*** 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:	**Thursday, April 29, 2021 at 4:30 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 March 16, 2021 meeting.
2. **PUBLIC HEARING:** Discussion and possible action on approving a conditional use at 1900 Townline Road to allow for cultivation, in a SR-2, Single Family Residential-2 Zoning District. (Townline CTH-N LLC)
3. **PUBLIC HEARING:** Discussion and possible action on approving a conditional use at 2130 Northwestern Avenue to allow for cultivation, in a SR-2, Single Family Residential-2 Zoning District. (NWA Holdings LLC)
4. **PUBLIC HEARING:** Discussion and possible action on rezoning 117 & 119 East Chellis Street from SR-5, Single Family Residential-5 Zoning District to HI, Heavy Industrial Zoning District.
5. **PUBLIC HEARING:** Discussion and possible action on rezoning 209, 211 & 215 Short Street and 1214 North 3rd Street from TF-10, Two-Flat Residential-10 Zoning District to PUD, Planned Unit Development Zoning District and approve the General Development Plan to allow for a four-unit multi-family development with associated parking. (Aedifix Builds Inc.)
6. **PUBLIC HEARING:** Discussion and possible action on rezoning 617 & 621 Forest Street from NMU, Neighborhood Mixed Use Zoning District to PUD, Planned Unit Development Zoning District and approve the General Development Plan to allow for office space, vehicles sales and parking lot. (AOK Property LLC)
7. **PUBLIC HEARING:** Discussion and possible action on rezoning 1520 Elm Street from SMU, Suburban Mixed-Use Zoning District to PUD, Planned Unit Development District and approve the General Development Plan to allow for a new mixed-use apartment development. (Lokre)
8. **PUBLIC HEARING:** Discussion and possible action on rezoning 1601 Elm Street from SMU, Suburban Mixed-Use Zoning District to PUD, Planned Unit Development District and approve the General Development Plan to allow for off-street parking for a new multi-family residential development. (Lokre)
9. **PUBLIC HEARING:** Discussion and possible action on amending various sections of Chapter 23 of Wausau Municipal Code.
10. Discussion and possible action on approving the Specific Implementation Plan at 2101 & 2105 Grand Avenue to allow for two 16-unit apartment buildings.
11. Discussion and possible action on approving a dual post sign at 1106 North 5th Street in a HI, Heavy Industrial Zoning District.
12. Next meeting date and future agenda items for consideration.
13. 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 187 375 6872. 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 4/26/2021 @ 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, Plover River Land Company Inc., Aedifix Builds Inc., AOK Property LLC, Lokre, Marathon Technical Services

Time and Date: The Plan Commission met on Tuesday, March 16, 2021, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

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

Others Present: Brad Lenz, Bruce Grau, Terry Kilian, Elgart Baumann, Gary Gisselman, Lou Larson, Dennis Smith, Tom Kilian, William Harris, Chris Norfleet, David Piehler, Mario Diaz, Mike Tomsyck; *By WebEx:* William Hebert, Andrew Halverson, Mike Howley, Becky McElhaney, 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. Mayor Rosenberg introduced the new member, George Bornemann, to the commission.

Approve the minutes of the February 17, 2021 meeting.

Bohlken motioned approve the minutes from the February 17, 2021 meeting. Peckham seconded, and the motion carried unanimously 7-0 by roll call vote.

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.

Lenz said that there was a public hearing for this item last month and it is on the agenda for the commission to weigh in on the substantial evidence that was presented. The use meets the zoning requirements and standards, but the building is over 50,000 square feet. Staff recommends approval.

Andrew Halverson said that he is available for any questions.

Bornemann motioned to approve the 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. Bohlken seconded, and the motion carried unanimously 7-0 by roll call vote.

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

Lenz said that there wasn't any public comment offered at the prior month's public hearing. The petitioner did submit additional testimony, which is included in the packet. The additional information addressed concerns about historical sensitivity. Staff recommends approval.

Mike Howley said that he is available for any questions.

Peckham motioned to approve the conditional use at 221 Scott Street to allow for a wireless telecommunication facility, in a DRMU, Downtown High-Rise Mixed-Use Zoning District. Bornemann seconded, and the motion carried unanimously 7-0 by roll call vote.

Discussion and possible action on approving the Final Plat Review for Royal Vistas.

Lenz said that this item is for the final plat approval. This is outside of the city, but within the three mile boundary. It is the same plat as the preliminary.

Lindman motioned to approve the final plat for Royal Vistas. Peckham seconded.

Bornemann asked if extraterritorial reviews are always done if it is within three miles. Lenz answered

that if it is an unincorporated municipality it is reviewed.

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

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.

Bruce Grau, 1115 North 10th Street, said that there has been a lot of citizen input for this and so far only one has been received that is opposed. The citizen that is opposed is 3M. The older tanks were known to have contamination and were always reported and were forced to clean up. This should have been required. Grau asked why the DNR and City of Wausau did not require the remediation. The high toxic levels put the residents at risk and this needs to be fully remedied. Grau said that this is not a fiscal issue.

Terry Kilian, 133 East Thomas Street, she lives in this area along with family and friends. This need to be corrected and there is overwhelming support for residential zoning. Kilian thanked the committee for taking the step forward.

Elgart Baumann, 105 Edwards Street, said that he drove by the property the other day and there were logs and sewer pipes on the property. Baumann asked why the contamination was not taken care of already. Baumann said that he does not have a problem with industrial uses and asked who is behind the residential zoning request.

Gary Gisselman, 319 Park Avenue, thanked the commission for revisiting this item. In 2018, this was unanimously approved by the Plan Commission and Common Council for residential zoning. Gisselman said that there have been a lot of comments from neighbors and residents to rezone to residential again. The mistake needs to be corrected.

Lou Larson, 904 South 21st Place and Alderperson District 10, said that he urges the Plan Commission to rezone this property to residential, which was done in 2018. The residential clean up needs to be done and there are cleanup funds that can be used.

Dennis Smith, 3516 Polzer Drive, asked how the property is zoned industrial when Common Council had approved the residential zoning in 2018. Lenz said that in 2018, the residential zoning was approved for a specific project. When the zoning code and map was changed, the map that was used was a version prior to the specific rezoning. During the time the zoning code was being rewritten, the city did accept rezoning requests. Lenz said that Common Council did approve the map that shows the industrial zoning. Smith said that the zoning should be changed back to residential and suggested a dog park for the parcel.

Tom Kilian, 133 East Thomas Street and Alderperson District 3, said that this is essentially a housekeeping error and applauded the interim director for going through the process to correct the error. This is a reasonably firm expectation and a valid process. Correcting this oversight is good governance. Kilian said that he observed a high volume of feedback and is supportive of rezoning this to residential. All views are valuable, but a large amount of the feedback is in support of residential zoning.

Becky McElhaney, 4050 Ashland Avenue and Alderperson for District 6, said that this property was zoned to residential in 2018 by the Common Council. There was a lot of discussion about this and hopes that the voices have been heard.

William Harris, 316 ½ North 3rd Street and Marathon County Board Supervisor District 3, said that he supports this rezoning moving forward and echoes a lot of comments. The change should be made.

Debra Ryan, 702 Elm Street and Alderperson for District 11, said that this is a nice quiet neighborhood.

Ryan said that the information is necessary to clean up the site. It may take a long time to clean up. It will be a great new neighborhood for the area.

Chris Norfleet, 221 Scott Street, said that this could be a possible win for everyone if this would stay residential and get cleaned up. It is good to keep the positive communication and create a model for communities in the area.

David Piehler, 1025 Weston Avenue, spoke for 3M. Piehler said that the commission needs to look at the big picture. The remediation issue needs to be reviewed and there is no rush to rezone the property. The discussions for the remediation are in the early stages. This was originally zoned to residential as a request from a developer. The city owns the parcel and has complete control. A rezone would be an endorsement for a specific remediation. The plan should be addressed for the area and asked respectively to postpone the rezoning.

Mario Diaz, 1701 Maple Hill Road, said that he represents 3M and is a plant manager. Diaz said that in April 2020, a proposal was presented and said that they are still interested with collaborating with Kolbe & Koble. Diaz said that 3M and Kolbe & Kolbe are the only interested parties. The proposal is the most cost effective and will work with the city for the proposal. Diaz asked the commission to hold off on the zoning.

Mike Tomsyck, 1323 South 11th Avenue and Vice President of Kolbe & Kolbe, said that there is not an urgent need to rezone this property right now. The proposal from 2018 did not materialize. This commission should not influence on the type of remediation that is completed. Tomsyck asked what the up-side of the residential zoning would be. Tomsyck said that the property may have to be changed again in the future. These local business employ many city residents.

Terry Kilian said that the residential zoning would give the residents a peace of mind. The residents do not want more industry. Kilian said that the property should be cleaned and remediated to residential standards.

Mayor Rosenberg closed the public hearing.

Peckham motioned to rezone 1300 Cleveland Avenue from MI, Medium Industrial Zoning District to MRL-12, Multi-Family Residential-12 Zoning District. Bohlken seconded.

Peckham said that he wanted to answer Mr. Baumanns questions. There is not a proposal for a residential development. There was an error in the zoning map and this would revert the zoning to the residential request from 2018.

Bornemann said the proposed MRL-12 zoning would replace the R4 zoning and asked if they are similar districts. Lenz confirmed this and said that every zoning district changed. There are three multi-family districts, but this one is the most restrictive. Bornemann said that there seems to be a desire for residential to have a more substantial clean up. Bornemann said that he is not sure if this is the proper use of the zoning code and is reluctant to do so. There is no proposal. This would fix an error. The clean-up of the property is in the infant steps. Bornemann said that he is torn between the two options.

Neal said that he echoes the comments. This would fix an error and a lot of this is about the clean-up. Neal said that there is support of the neighborhood. Neal said that he supports the rezoning.

Lindman said that there is currently no land use and once a land use is determined, it may have to come back here for a rezoning. This is a very specific zoning district. Lindman said that he doesn't want any residents to feel that it won't be looked at again.

Tom Kilian agreed with Neal and said that they do not know the ultimate land use. If a future use would change, it would trigger the process and the neighbors will be notified.

Peckham said that it is good to make it clear. The clean-up should be straight forward and it is a good move to rezone this to residential.

Mayor Rosenberg said that there is a lot of support for this rezone. There is a lot of work to do and it will take time.

Bornemann asked about the rezoning process if the council does not approve it. Would it not be able to come back for a rezoning for one year? Lenz said that if the exact zoning district was requested, perhaps not, but there may be different options for zoning.

The motion carried 5-2 by roll call vote. Brueggeman and Lindman voted against this item. This item will go to Common Council on April 13, 2021.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for April 20, 2021.

Adjournment.

Bohlken motioned to adjourn, seconded by Bornemann. The motion carried unanimously 7-0 and the meeting adjourned at 5:55 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on April 20, 2021.

STAFF REPORT

TO: City of Wausau Plan Commission

FROM: William Hebert, Chief Inspector / Zoning Administrator

DATE: April 15, 2021

GENERAL INFORMATION

APPLICANT: Dan Higginbotham, Agent for Townline CTH-N LLC

LOCATION: 1900 Townline Road

EXISTING ZONING: SR-2, Suburban Residential

PURPOSE: Conditional Use Review

EXISTING LAND USE: Vacant Land

PROPOSED LAND USE: Cultivation

SIZE OF PARCEL: Approximately 33.99 acres

SURROUNDING ZONING AND LAND USE:

This relatively large parcel is located on the eastern end of Wausau, north of Townline Road. Easthill condominiums are developed to the west, Primose Living community is located to the east, and residential subdivisions are developed on the far northern side of this property. See the zoning map included in the packet.

SUMMARY OF REQUEST:

The owners are proposing to use the property for cultivation use until a future development is considered. In the zoning code cultivation is described as the following:

"Operations primarily oriented to the on-site, outdoor raising of plants for commercial purposes. Cultivation includes the raising of trees as a crop to be replaced with more trees after harvesting, such as in nursery or Christmas tree operations. The raising of plants for consumption by farm animals is considered Cultivation if said plants are consumed by animals which are located offsite."

CONDITIONAL USE PROCEDURE:

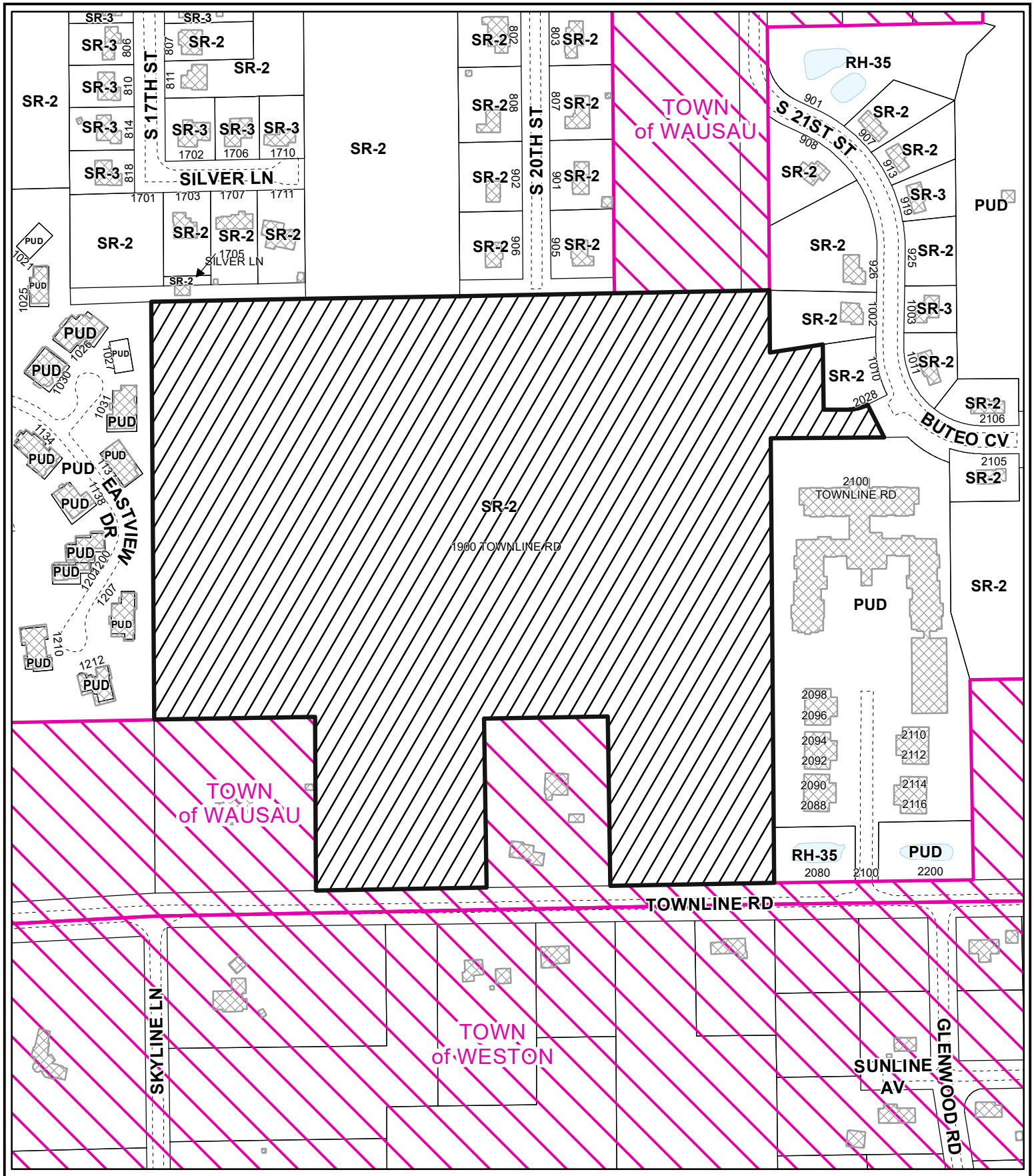
The purpose of this meeting is to hold a public hearing and hear testimony regarding the CU request. The City of Wausau zoning code that went into effect on January 1, 2020 requires two Plan Commission meetings to approve or deny a conditional use. The final decision to approve, approve with modifications 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.

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.



City of Wausau

Marathon County Wisconsin

0 200 400 Feet

Area of Interest

Building

Map Location

Map Date: April 9, 2021

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

STAFF REPORT

TO: City of Wausau Plan Commission

FROM: William Hebert, Chief Inspector / Zoning Administrator

DATE: April 22, 2021

GENERAL INFORMATION

APPLICANT: Dan Higginbotham, Agent for NWA Holdings LLC

LOCATION: 2130 Northwestern Ave.

EXISTING ZONING: SR-2, Suburban Residential

PURPOSE: Conditional Use Review

EXISTING LAND USE: Vacant land

PROPOSED LAND USE: Cultivation

SIZE OF PARCEL: Approximately 16.95 acres

SURROUNDING ZONING AND LAND USE:

This parcel is located on the south side of Northwestern Avenue on the municipal boundaries of the city of Wausau and the Town of Weston. North of this parcel is an existing, undeveloped field, while south and west is a railroad line, and a natural area along the Eau Claire River.

SUMMARY OF REQUEST:

The owners are proposing to use the property for cultivation use until a future development is considered. In the zoning code cultivation is described as the following:

"Operations primarily oriented to the on-site, outdoor raising of plants for commercial purposes. Cultivation includes the raising of trees as a crop to be replaced with more trees after harvesting, such as in nursery or Christmas tree operations. The raising of plants for consumption by farm animals is considered Cultivation if said plants are consumed by animals which are located offsite."

CONDITIONAL USE PROCEDURE:

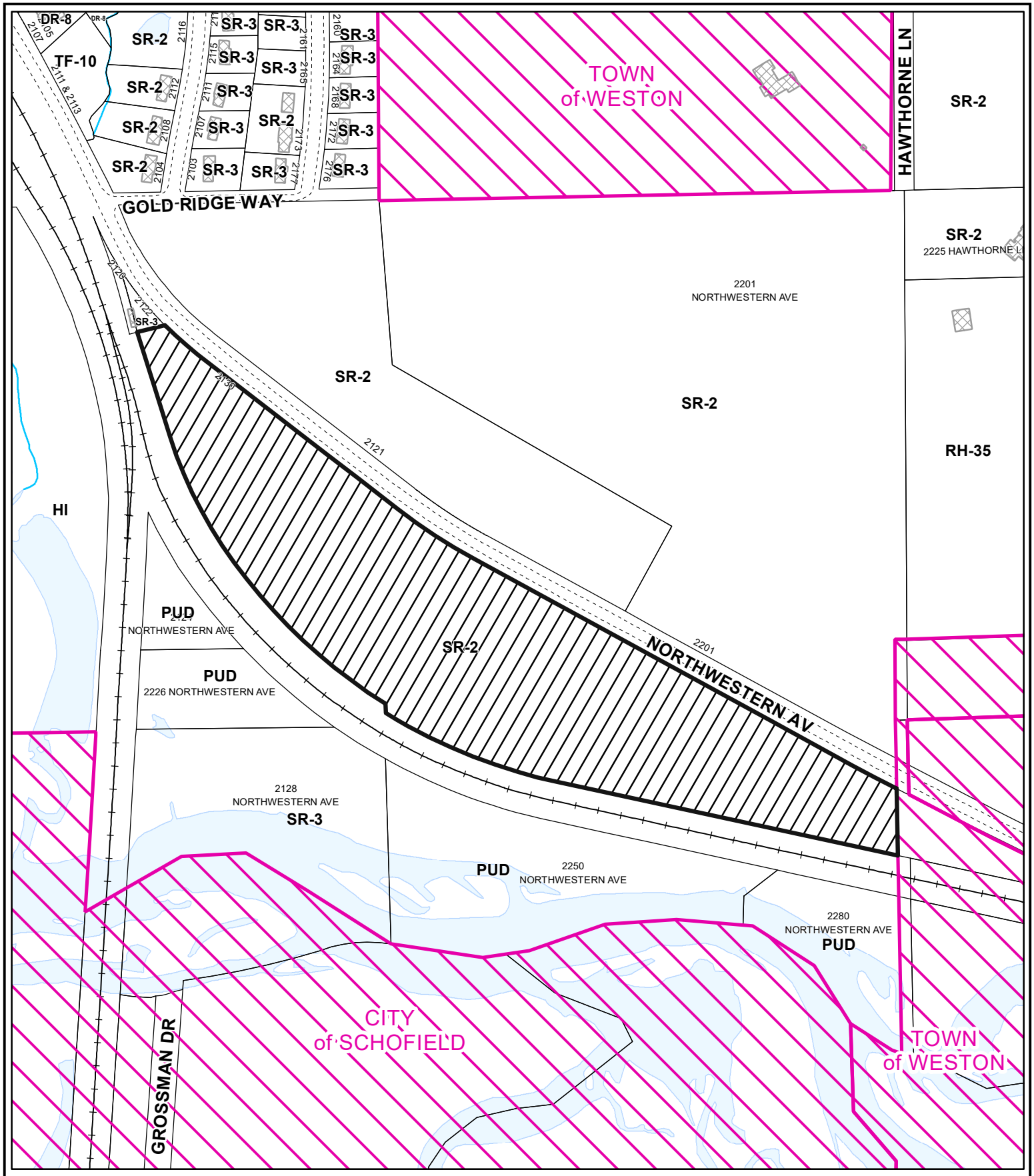
The purpose of this meeting is to hold a public hearing and hear testimony regarding the CU request. The City of Wausau zoning code that went into effect on January 1, 2020 requires two Plan Commission meetings to approve or deny a conditional use. The final decision to approve, approve with modifications 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.

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

Map Date: April 9, 2021

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

City of Wausau

Marathon County Wisconsin

0 200 400 Feet

Area of Interest

Building

Map Location

Memorandum

From: Brad Lenz
To: Plan Commission
Date: April 26, 2021
Subject: Zoning Map Amendment for 117 and 119 E. Chellis Street

Background

The City of Wausau Department of Public Works (DPW) is seeking zoning map amendments for 117 and 119 E. Chellis Street. These two properties border the city's yard waste site to the west. DPW is planning to expand the yard waste site to improve the capacity and functioning of it. Heavy Industrial (HI) zoning, which currently exists east of the subject parcel to the river and up to Thomas Street, would be needed for this use.

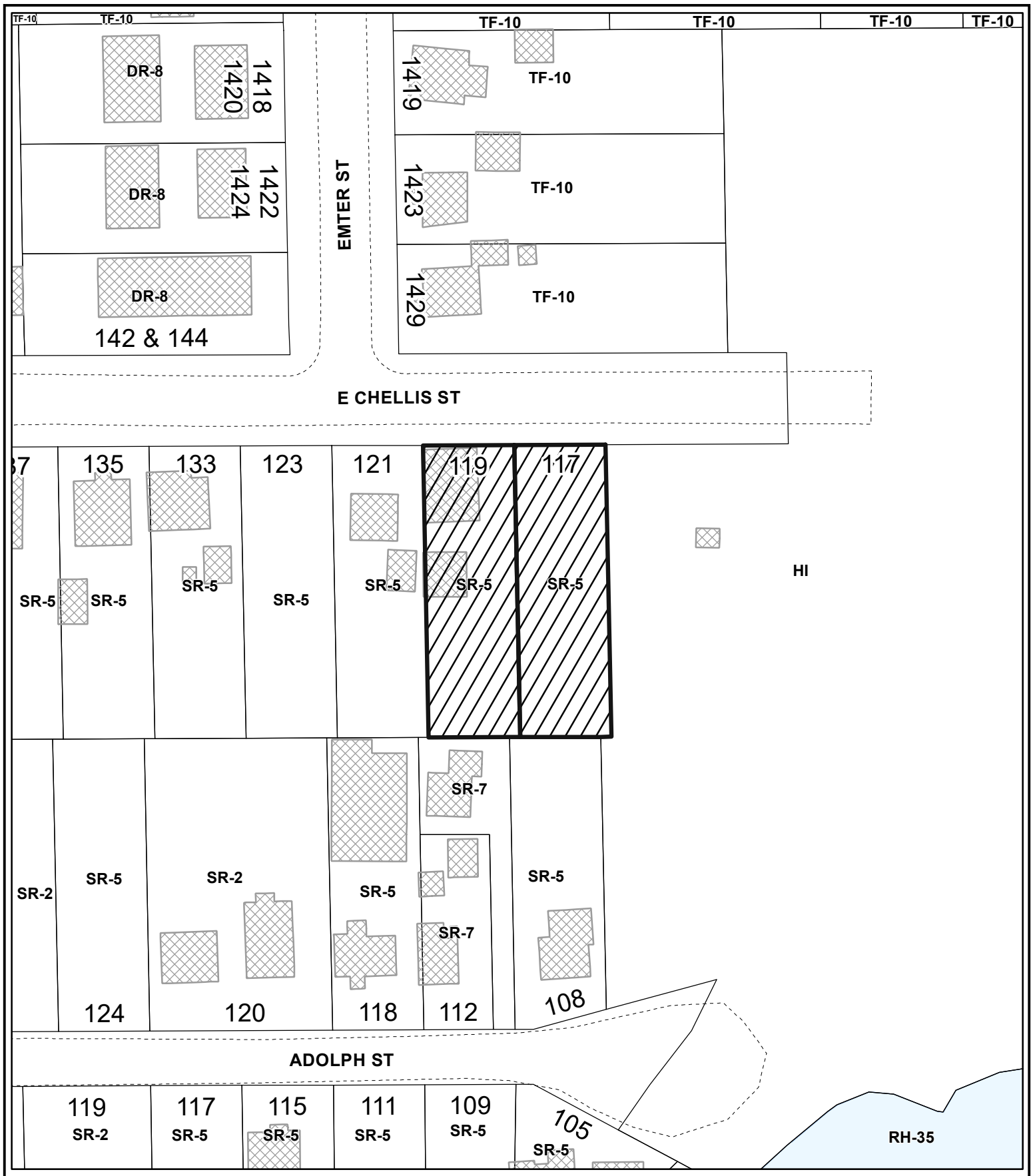
Amendments to Zoning Map

Section 23.10.31(4)(b) of the Zoning Code outlines criteria for zoning map amendments that staff and the Plan Commission are to review and make recommendation to the Common Council.
Under this section, a proposed amendment is to be evaluated as to whether it:

1. Advances the purposes of this Chapter as outlined in Section 23.01.03 and the applicable rules of Wisconsin Department of Administration and the Federal Emergency Management Agency.
2. Is in harmony with the Comprehensive Plan.
3. Maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts.
4. Addresses any of the following factors that are not properly addressed on the current Official Zoning Map:
    a. The designations of the Official Zoning Map are not in conformance with the Comprehensive Plan.
    b. A mapping mistake was made, including the omission on the Official Zoning Map of an approved zoning map amendment.
    c. Factors have changed (such as new data, infrastructure, market conditions, development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
    d. Growth patterns or rates have changed, creating the need for an amendment to the Official Zoning Map.

Staff Comments

The proposed zoning of the property is specifically for the expansion of the yard waste site on the DPW grounds. The improvements would not introduce a new land use to the area, but would improve the functioning of the current one. The improvements are expected to reduce impacts to surrounding property owners, due to more capacity and efficiency of the site. The city's comprehensive plan does not speak directly to such an expansion, but to the extent that the improvements will limit land use conflicts between properties, it can be seen as harmonious with the plan.



WAUSAU WISCONSIN

N W E S

Map Date: April 9, 2021

City of Wausau

Marathon County Wisconsin

0 50 100 Feet

Area of Interest

Building

Map Location

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

Memorandum

From: Brad Lenz
To: Plan Commission
Date: April 26, 2021
Subject: Planned Unit Development at 209 Short Street and 1214 N. 3rd Street

Background

The proposed Planned Unit Development (PUD) contains an existing duplex as well as an empty lot on the corner of 3rd and Short Streets. The zoning change would bring these two properties into the existing PUD to the west, which was previously approved for an apartment building (that is similar to the existing buildings just to north on 2nd and 3rd Streets). The current proposal is to convert the existing duplex into a four-unit building, and to create a surface parking lot on the corner of 3rd and Short Streets. The parking lot would be for use by the residents of the 4-unit building.

Criteria for Approval

Section 23.10.45(f) of the zoning code outlines the criteria for approval of a Planned Unit Development. It states that in its review of an application for a PUD the plan commission shall make findings with respect to the ten criteria below. Staff comments follow each of the criteria listed below. In some cases, as noted below, the criteria may pertain more to the specific implementation plans, which will be reviewed at a subsequent meeting, than to the current general development plans.

1. **The proposed Planned Unit Development project is consistent with the overall purpose and intent of this title.**

   The purpose of the PUD zoning is to provide for the possible relaxation of certain development standards in exchange for advantages in the overall site design. These advantages could include functionality, architectural quality, environmental benefits and others.

   In this case, PUD zoning is being sought to bring an existing structure and lot into the overall development. The surrounding properties were redeveloped with multi-family housing, and this project is meant to fit into the larger development.

2. **The proposed Planned Unit Development project is consistent with the City's Comprehensive Plan and other area plans. (It is the responsibility of the City to determine such consistency.)**

A housing objective in the comprehensive plan is to encourage a variety of housing types throughout the city without concentrating any particular type of housing within one neighborhood. The plan also encourages in-fill housing and increasing the availability of affordable housing. The proposed PUD zoning can be seen as facilitating in-fill housing and meeting the objectives of the plan.

3. **The proposed Planned Unit Development project would maintain the desired relationships between land uses, land use densities and intensities, and land use impacts in the environs of the subject site.**

   The existing zoning of the property, Two Flat Residential – 10 (TF-10), allows two-unit residential buildings. The proposed project would add two units to what would be allowed in the base district. The subject parcel is smaller than a standard lot, but by adding the corner lot for parking and open space it would bring the development in line with zoning standards.

   The wider development in this area contains a mix of new townhome-style residences, as well as traditional stand-alone homes. The proposed apartments would fit into the mix of residential types in the area.

4. **Adequate public infrastructure is or will be available to accommodate the range of uses being proposed for the Planned Unit Development project, including but not limited to public sewer and water and public roads.**

   The new project will use existing public utilities and facilities that are available in the area. The intensity of the development is not expected to overload any public facilities. The City is looking to reconstruct some of the infrastructure in the area.

5. **The proposed Planned Unit Development project will incorporate appropriate and adequate buffers and transitions between areas of different land uses and development densities/intensities.**

   The subject property is surrounding by residential uses on all sides, so buffering from other properties is not necessary.

6. **The proposed Planned Unit Development project design does not detract from areas of natural beauty surrounding the site.**

   The project is located within a developed area of the city. There is a walkway across 3rd Street through a small public green space. A landscaping plan, particularly for the parking lot, will be required as part of the specific implementation plans.

7. **The proposed architecture and character of the proposed Planned Unit Development project is compatible with adjacent/nearby development.**

   The exterior of the building will be renovated as part of the conversion to two additional units, but the architecture will not change substantially.

8. **The proposed Planned Unit Development project will positively contribute to**

and not detract from the physical appearance and functional arrangement of development in the area.

The existing building will remain. Improvements will be made to it, and to the currently-vacant lot on the corner.

9. **The proposed Planned Unit Development project will produce significant benefits in terms of environmental design and significant alternative approaches to addressing development performance that relate to and more than compensate for any requested exceptions/base standard modifications variation of any standard or regulation of this title.**

   The plan coordinates two sites into one project that is meant to fit into the larger residential development. Particular benefits of environmental design will be evaluated when the specific implementation plans are reviewed.

10. **For Planned Unit Development projects that are proposed to be developed in phases, the applicant can provide a timeline for development and can demonstrate that the project would be successful even if all phases were not or could not be completed.**

    This particular project will be developed in a single phase, even though it is part of a larger residential development being built over time.

WAUSAU WISCONSIN

N W E S

Map Date: April 9, 2021

City of Wausau

Marathon County Wisconsin

0 50 100 Feet

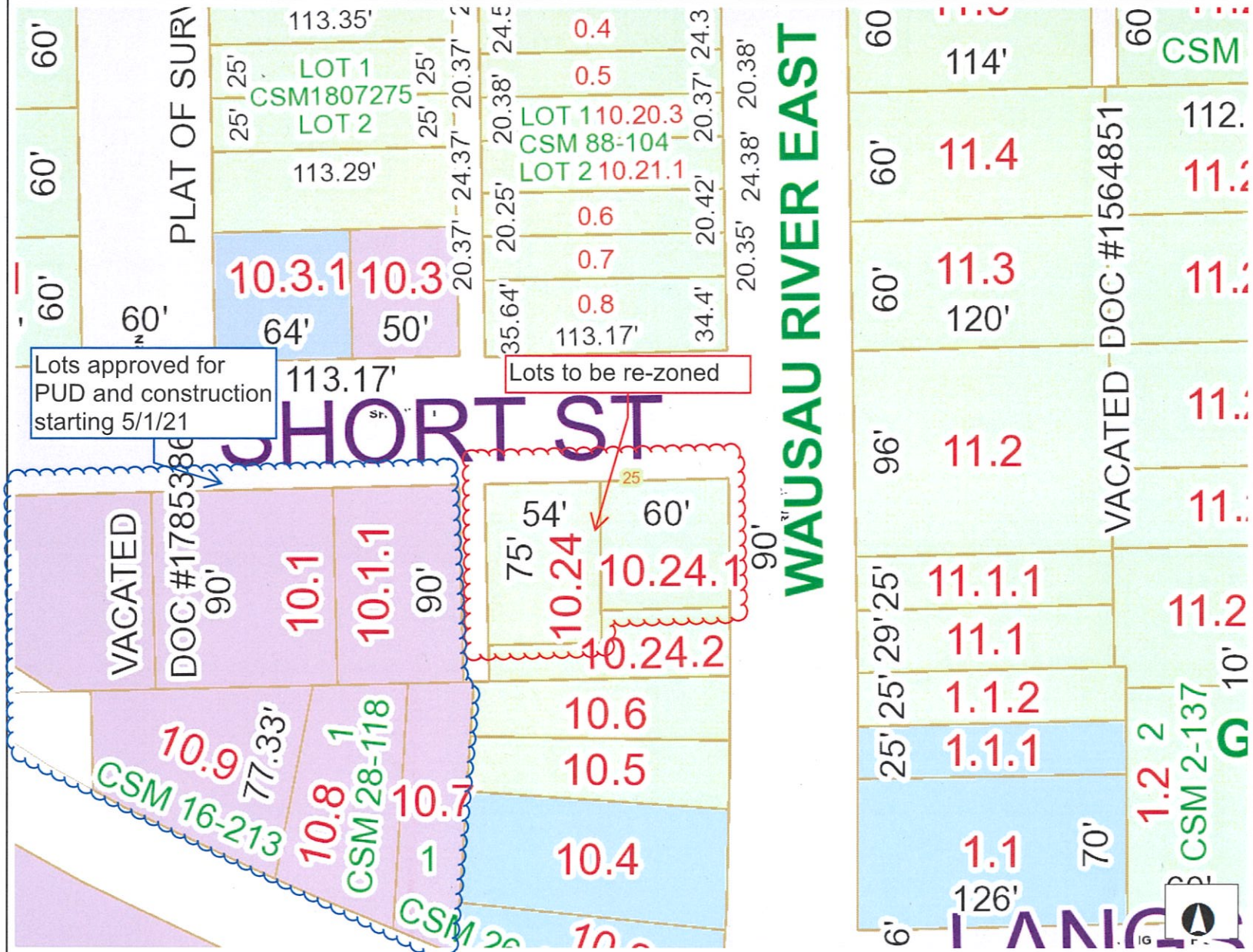
Area of Interest

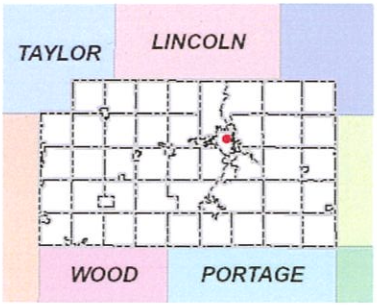
Building

Map Location

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

Land Information Mapping System





Legend

- Road Names
- Parcels
- Parcel Lot Lines
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Named Places
- Municipalities
- Wausau Zoning
  - AO
  - DHMU
  - DPMU
  - DR-8
  - DRMU
  - HI
  - I
  - IOC
  - IOS
  - LI
  - MH-7
  - MI
  - MRH-50
  - MRL-12
  - MRM-20
  - NMU
  - PUD
  - RH-35
  - SMU
  - SO
  - SR-2
  - SR-3
  - SR-5
  - SR-7
  - TF-10
  - TRD-12
  - UMU

34.38 0 34.38 Feet

NAD_1983_HARN_WISCRS_Marathon_County_Feet

DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

ABBREVIATIONS

D.O.=DRYWALL OPENING
C.O.=CASED OPENING
S/R=16" SHELF/ROD
5SH=5-16" DEEP SHELVES
VAN=VANITY

ELECTRICAL KEY

	2 STORY FOYER
	SMALL FOYER/STAIR
	DINING
	BREAKFAST
	KIT. ISLAND PENDANT
	KITCHEN/FOYER FLUSH
	HALLS/CLOSETS
	LAUNDRY/BEDROOMS
	SCONCE
	VANITY 3 LIGHT
	VANITY 4 LIGHT
	GARAGE/FRONT
	REAR
	BATH FAN/LIGHT
	RECESSED CAN LIGHT

LITE & VENT SCHEDULE

ROOM NAME	CALCULATIONS	
	AREA:	SQFT
	LITE REQ'D:	SQFT
	VENT REQ'D:	SQFT
	AREA:	SQFT
	LITE REQ'D:	SQFT
	VENT REQ'D:	SQFT
	AREA:	SQFT
	LITE REQ'D:	SQFT
	VENT REQ'D:	SQFT
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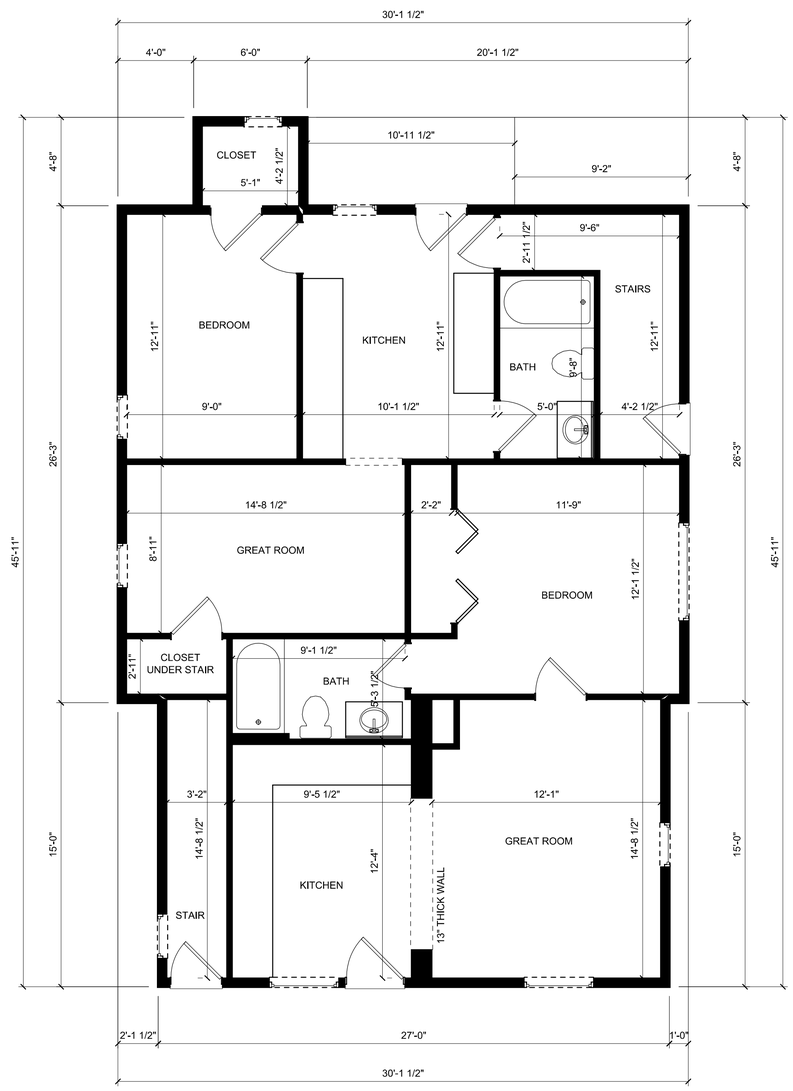
	VENT REQ'D:	SQFT



PRELIMINARY
NOT FOR CONSTRUCTION
FIRST FLOOR

Mailing Address - P.O Box 40
Amherst, WI 54406
Physical Address - 500 Lorry St.
Phone (715)824-5665
Fax (715)824-5663
Website - www.blenkerco.co

BLENKER CONSTRUCTION

Revision Date:	Description:
-	-

Project: WAUSAU SHORT ST REMODEL
Site Address: SHORT STREET WAUSAU, WI
Job # 21-001

Builder: BLENKER CONSTRUCTION
Address: 5741 WINDY DR. SUITE C STEVENS POINT, WI 54482
Telephone: 715-824-5665
Fax: 715-824-5663
Drawn By: MW
Sales:
Scale: 1/4"=1'-0"
Date: 1-21-21

A
3.1

ABBREVIATIONS

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	LITE REQ'D:	SQFT
	VENT REQ'D:	SQFT
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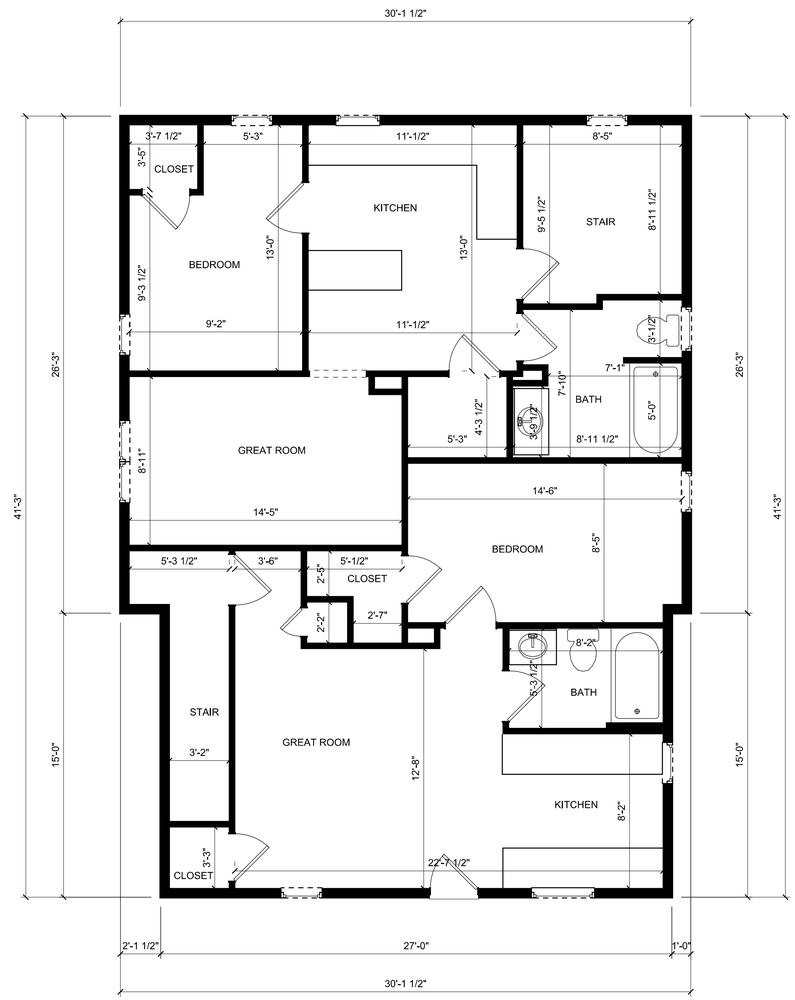
	VENT REQ'D:	SQFT



PRELIMINARY
NOT FOR CONSTRUCTION

SECOND FLOOR

Mailing Address - P.O Box 40
Amherst, WI 54406
Physical Address - 500 Lorry St.
Phone (715)824-5665
Fax (715)824-5663
Website - www.blenkerco.co

BLENKER CONSTRUCTION

Revision Date:	Description:
-	-

Project: WAUSAU SHORT ST REMODEL
Site Address: SHORT STREET WAUSAU, WI
Job # 21-001

Builder: BLENKER CONSTRUCTION
Address: 5741 WINDY DR. SUITE C STEVENS POINT, WI 54482
Telephone: 715-824-5665
Fax: 715-824-5663
Sales:
Drawn By: MW
Date: 1-21-21
Scale: 1/4"=1'-0"

A
3.2

Memorandum

From: Brad Lenz
To: Plan Commission
Date: April 26, 2021
Subject: Planned Unit Development at 617 – 621 Forest Street

Background

The proposed Planned Unit Development (PUD) will rezone two adjacent properties and combine them into one, for a multi-use project. Both lots currently contain structures that were originally built as single-family homes, but were substantially renovated over the years. One of the structures will be demolished for parking, while the other will be used for office space. Specifics of the project are detailed in the attached information submitted by the petitioners.

Criteria for Approval

Section 23.10.45(f) of the zoning code outlines the criteria for approval of a Planned Unit Development. It states that in its review of an application for a PUD the plan commission shall make findings with respect to the ten criteria below. Staff comments follow each of the criteria.

1. **The proposed Planned Unit Development project is consistent with the overall purpose and intent of this title.**

   The purpose of the PUD zoning is to provide for the possible relaxation of certain development standards in exchange for advantages in the overall site design. These advantages could include functionality, architectural quality, environmental benefits and others.

   In this case, PUD zoning is being sought to allow a multi-faceted project, with a use (i.e., car sales) that is not permitted in the existing zoning district. Aspects of the site design are also being asked to be flexed, including pavement setbacks, lighting, drive aisle widths, maximum parking, and curb and gutter.

2. **The proposed Planned Unit Development project is consistent with the City's Comprehensive Plan and other area plans. (It is the responsibility of the City to determine such consistency.)**

   The comprehensive plan includes economic development objectives that could be seen as applicable to the proposed PUD. In particular, one objective is to stimulate community and economic growth and development, supporting business expansion and retention in competitive sectors.

3. **The proposed Planned Unit Development project would maintain the desired relationships between land uses, land use densities and intensities, and land use impacts in the environs of the subject site.**

   The existing zoning of the property, Neighborhood Mixed Use (NMU), is intended to allow small-scale commercial development that is compatible with adjacent residential uses and established neighborhood-level commercial corridors. The NMU district exists to the north and east of the subject property. To the south and west (with the exception of one lot immediately to the west), exists automotive uses that have been expanding through the year. The proposal keeps the existing building which is congruent with the character of the NMU, while the proposed parking and car lot more closely aligns with the adjacent automotive uses.

4. **Adequate public infrastructure is or will be available to accommodate the range of uses being proposed for the Planned Unit Development project, including but not limited to public sewer and water and public roads.**

   The new project will use existing public utilities and facilities that are available in the area. The intensity of the development is not expected to overload any public facilities.

5. **The proposed Planned Unit Development project will incorporate appropriate and adequate buffers and transitions between areas of different land uses and development densities/intensities.**

   Small office buildings exist on either side of the proposed project, so no buffering would be needed on the sides. The petitioners are seeking, however, an exception to the front setback even though residences exist across the street (i.e., Forest Street). The petitioners are also seeking an exception to the rear setback, but the south property line borders other property owned by the petitioners and uses for their automotive business.

6. **The proposed Planned Unit Development project design does not detract from areas of natural beauty surrounding the site.**

   The project is located within a developed area of the city where not a lot of truly natural areas exist.

7. **The proposed architecture and character of the proposed Planned Unit Development project is compatible with adjacent/nearby development.**

   The proposal keeps an existing building while removing another. The architecture of the existing building will not change, but the removal of the second structure continues the pattern of eroding the historic fabric of the block.

8. **The proposed Planned Unit Development project will positively contribute to and not detract from the physical appearance and functional arrangement of development in the area.**

The trend in development of the block has been away from the traditional small-lot structures that were built as single-family homes, and towards larger-scale commercial buildings with large surface parking lots.

9. **The proposed Planned Unit Development project will produce significant benefits in terms of environmental design and significant alternative approaches to addressing development performance that relate to and more than compensate for any requested exceptions/base standard modifications variation of any standard or regulation of this title.**

   Staff does not see how the benefits of the design outweigh the number of exceptions that are being sought.

10. **For Planned Unit Development projects that are proposed to be developed in phases, the applicant can provide a timeline for development and can demonstrate that the project would be successful even if all phases were not or could not be completed.**

    This particular project would be developed in a single phase, even though it is part of the continued redevelopment of the block over time.

City of Wausau

Marathon County Wisconsin

0 50 100 Feet

Area of Interest

Building

Map Date: April 9, 2021

Map Location

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

MTS

Marathon Technical Services LLC
404 Franklin
Suite 1
Wausau, WI 54403

Consulting Engineers
Municipal Infrastructure, Site Design and Commercial Building Design

March 19, 2021

Mr. Brad Lenz
City Planner and Interim Development Director
City of Wausau
407 Grant Street
Wausau, WI 54403

RE: Zoning Map Amendment – 617 & 621 Forest Street

Dear Mr. Lenz:

The owner, AOK Property, LLC, has purchased 617 and 621 Forest Street. The intent of the land purchase is to combine the two parcels into one larger parcel. AOK Property, LLC proposes to raze the existing building at 621 Forest Street and continue to make improvements to the existing building at 617 Forest Street as well as the property as a whole. The remainder of the combined lots would be redeveloped for parking.

Wisconsin Automotive & Truck Education Association, a non-profit, has leased space in the building for their main offices. WATEA will employ 2-3 individuals on a regular basis. WATEA will hold monthly board meetings as well as the Wheels to Work monthly board meetings in the building. The board meetings typically have 12-14 members present. The Commute to Careers initiative, within WATEA, provides rides for local individuals who can otherwise not afford transportation to and from work. These drivers will occasionally be at this location.

In addition, the Fast Forward training initiative will utilize the building for a partnership with Northcentral Technical College. This training will provide pre-apprenticeship education for collision students. Classroom work will take place in the building currently located at 617 Forest Street and hands-on training will be located at the nearby Olson Auto Body & Paint building and at Brickner's of Wausau.

Lastly, an additional tenant will support the overhead of WATEA by selling some of the vehicles repaired through the Fast Forward training as well as a limited number of vehicles not related to the training. This vehicle sale portion of the development is meant to be a mostly internet-based business that would allow the Fast Forward students to see the impact of their work as well as provide shared utility, rent, and staff with WATEA. As a non-profit, WATEA is deeply invested in supporting the workforce of the community.

The proposed redevelopment does not require a large building footprint; however, it does require a larger parking lot than the City of Wausau Zoning Ordinance currently allows. Section 23.06.06 does not allow for on-site parking of office spaces under 2,000 square feet. The purpose of the rezoning request to a PUD is accommodate the multiple facets of the interested parties while still maintaining an appearance and standard of excellence that AOK Property, LLC is known for.

As part of the zoning change to a Planned Unit Development, a General Development Plan is required. Along with a copy of the Application for Zoning Map Amendment, the following is a list of items required by Section 23.10.44(3)(d) of the City Ordinances:

a) Location Map of the Subject Property (see attached)

b) Site Plan (see attached)

c) Statistical Data

i, ii, & iii. Only one lot will be created with a lot size of 0.331 acres (14,400 square feet)

iv. Existing building area to remain is 1,632 square feet or 11.3%

v. Landscaping area is 3,306 square feet or 23.0%

vi. The proposed development will be completed in one phase.

d) A Landscape Plan is included as part of the Site Plan. This plan meets the requirements of Article VIII.

e) No signage is shown on the plans. Once the PUD zoning is approved, a single monument sign will be designed, and a sign permit applied for.

f) No property owner's association, covenants, or deed restrictions are proposed.

g) Written description of the Planned Unit Development

i. The project intends to provide college students classroom and hands-on automotive repair experience, while also providing a headquarters for WATEA and associated programs.
ii. The proposed development is one, mixed-occupancy building.
iii. The building area ratio is 0.11, the parking lot area ratio is 0.66 and the landscape area ratio is 0.23.
iv. The existing natural area on the west property line will remain and be expanded.
v. AOK Property, LLC owns the adjacent properties to the south for car-related services. The adjacent property to the west is Bartells, Parman & Pease law firm and the adjacent property to the east is the Center for Human Development, both office buildings.
vi. The Comprehensive Plan has the area labeled as City Center (Growth, development and increased density is encouraged).
vii. The proposed exceptions are for parking spaces in excess of those allowed by

building area as well as a reduced front and rear yard setbacks. The front yard will have a landscape planter to physically divide the sidewalk from the parking lot. The rear yard adjoins to the other AOK Property, LLC land.

h) A Traffic Impact Analysis has not been requested by the City.

To prevent delays in the project, AOK Property, LLC is submitting the Specific Implementation Plan concurrently with the General Development Plan. The following is a list of items required by Section 23.10.44(3)(e) of the City Ordinances:

a) Existing Conditions Plan (see attached)

b) Site Plan (see attached)

c) Grading Plan (see attached)

d) Landscaping Plan (see attached)

e) Architectural Plans not included as part of this submittal. The exterior of the existing building is not being altered.

f) Engineering plans are not required for water, sewer, stormwater, and roadways. Plans for the parking lot have been attached.

g) No signage is shown on the plans. Once the PUD zoning is approved, a single monument sign will be designed and a sign permit applied for.

h) Written description of the Specific Implementation Plan

i, ii, & iii. Not applicable.

iv. The existing natural area on the west property line will remain and be expanded.

v. AOK Property, LLC owns the adjacent properties to the south for car-related services. The adjacent property to the west is Bartells, Parman & Pease law firm and the adjacent property to the east is the Center for Human Development, both office buildings.

vi. The building area ratio is 0.11, the parking lot area ratio is 0.66 and the landscape area ratio is 0.23.

vii & viii. The PUD zoning is proposed to provide exceptions of the code limits for the maximum parking stalls and the required parking setbacks. The City Ordinance bases the maximum parking stalls on the building square footage. The existing building is only 1,632 square feet and thus does not allow for on-site parking stalls. This hardship prevents any business redeveloping these lots from having onsite available parking stalls for employees and visitors. In addition, the variety of uses of the development requires more parking stalls than would normally be required. The multiple uses make the development viable and the non-

profit spending more focused on the community and less on overhead.
The setback reduction is in conjunction with the proposed parking stall increase.
AOK Property, LLC proposes two decorative streetlights on Forest Street to enhance the area. The reoccurring utility costs for the electricity will be paid for by AOK as is currently the case adjacent to their other properties. AOK upholds a high standard for appearance and maintenance. This development will not diverge from that standard.

ix. Not applicable.

i) Not applicable.

j) The SIP and GDP are being submitted as one and thus consistent with each other.

As part of the Planned Unit Development, the developer proposes to increase the number of allowed parking stalls from 0 to 23. This increase of parking stalls is based on the parking stall needs from potential lessees. In conjunction with the need for the additional stalls, the front and rear setbacks are proposed to be reduced.

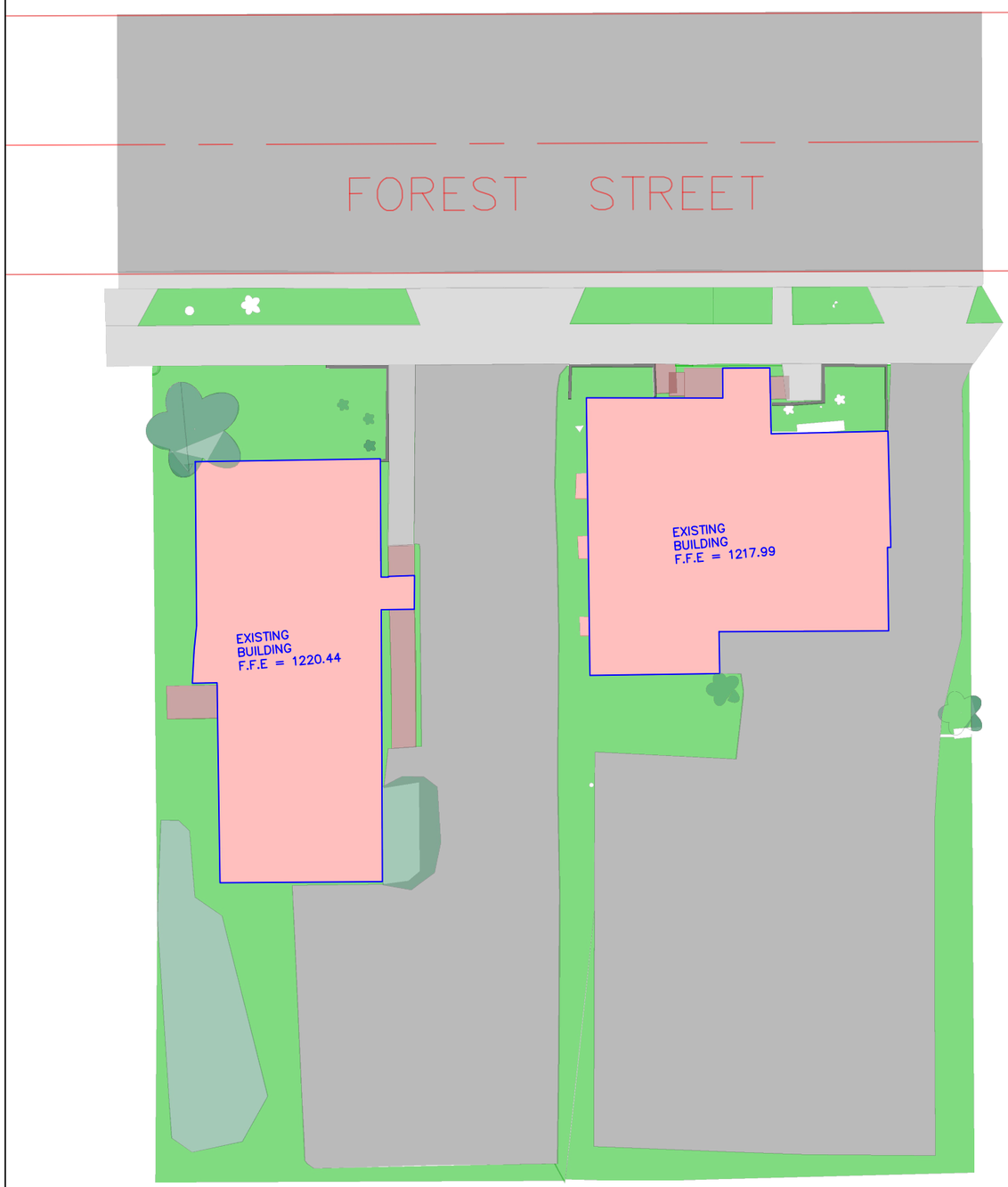
All other City Ordinances are intended to be complied with.

Please review the application and included materials for use in the application for a zoning change. If you have any questions or need any further information, please let us know.

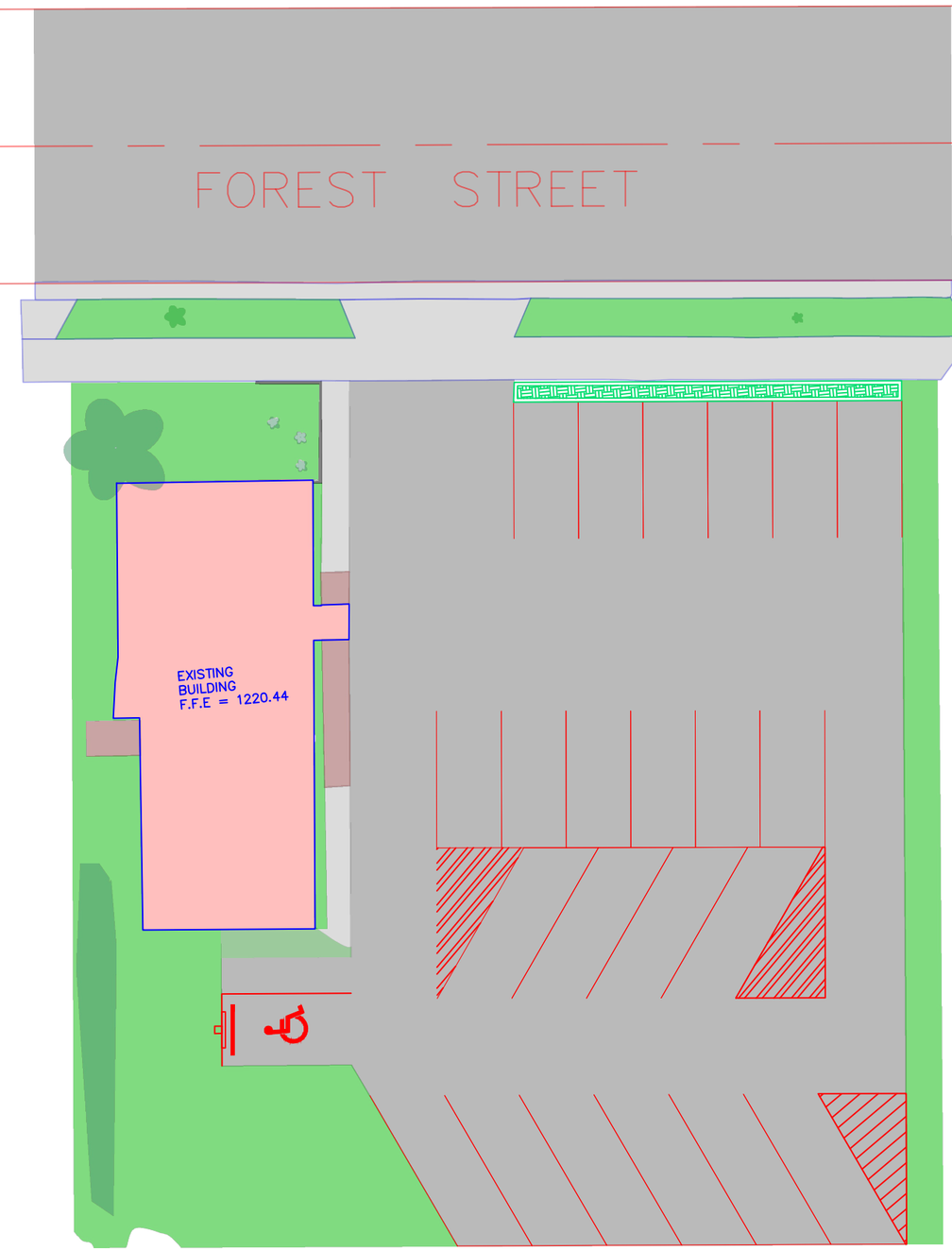
Sincerely,

Nicholas Bancuk PE
Project Engineer

EXISTING CONDITIONS



PROPOSED CONDITIONS



MARATHON TECHNICAL SERVICES LLC
MTS
404 FRANKLIN ST
WAUSAU, WI 54403
PHONE: 715-843-2292
FAX: 715-843-7292
WWW.MTSLLC.NET

REVISION DATE

SURVEYED BY:
RIVERSIDE SURVEYING

DESIGNED BY:
MTS

DRAWN BY:
JUSTIN H.

APPROVED BY:
NICK B.

PROJECT DETAILS

PROJECT NUMBER:
2105

PROJECT PHASE:
PRELIMINARY

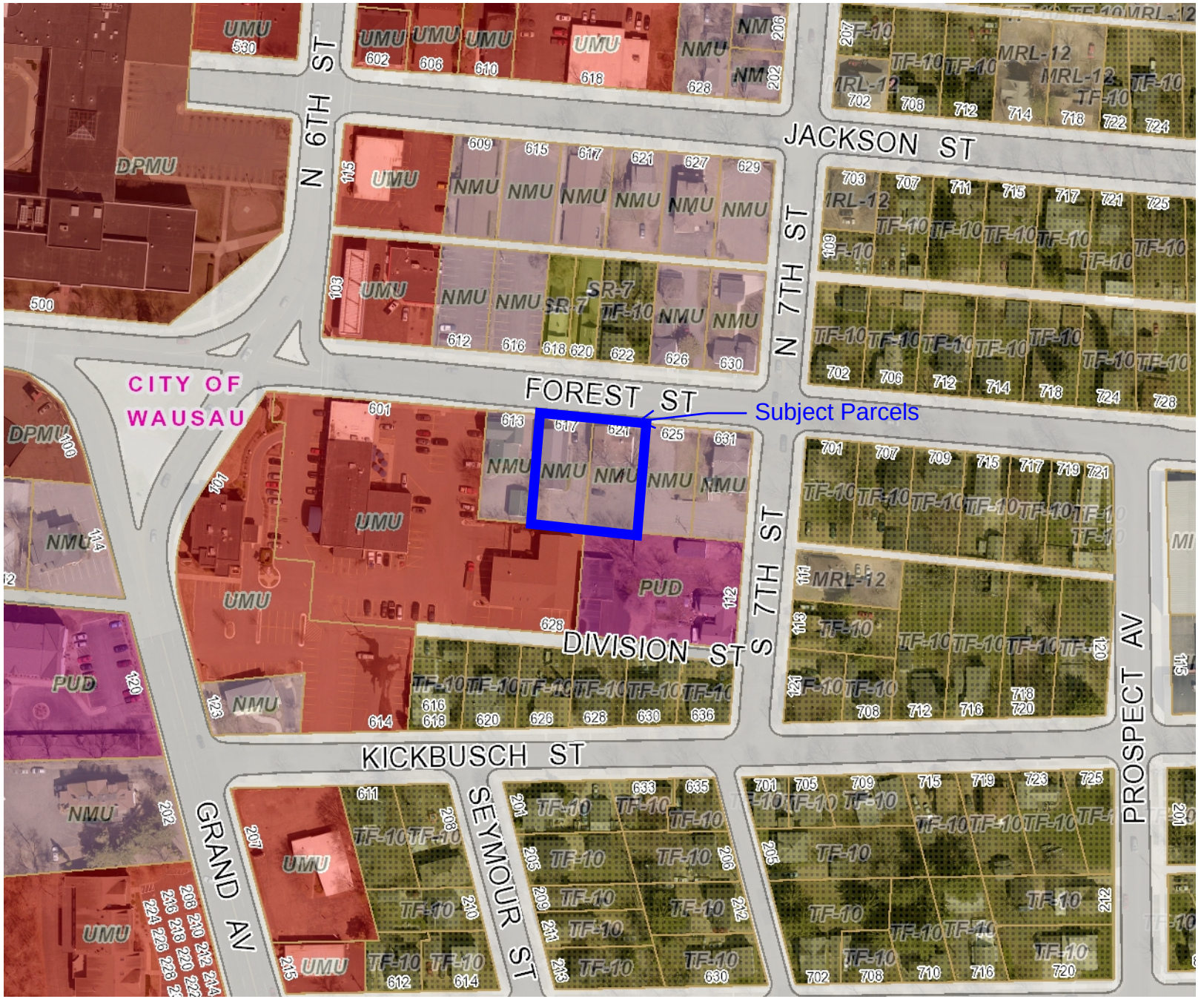
PROJECT MILESTONE:
PUD APPROVAL MEETING

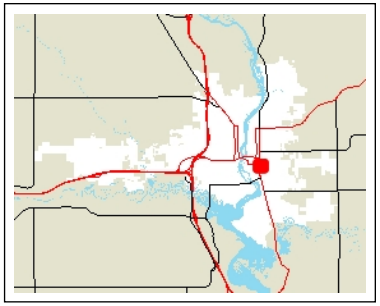
COLORED COMPARISON

OLSEN PARKING LOT
WASUAU, MARATHON COUNTY

SCALE
1" = 20'

SHEET NO.





Legend

- Parcel
- Railroad
- Bridge
- Overpass
- Paved Road
- Divided Highway
- Right Of Way
- Stream - River
- Pond - Lake
- Wausau Wetland
- Swamp

Zoning

- SR-2 - Single Family Residential - 2
- SR-3 - Single Family Residential - 3
- SR-5 - Single Family Residential - 5
- SR-7 - Single Family Residential - 7
- MH-7 - Mobile Home Residential - 7
- DR-8 - Duplex Residential - 8
- TF-10 - Two-Flat Residential - 10
- TRD-12 - Townhome Residential - 12
- MRL-12 - Multi-Family Residential - 12
- MRM-20 - Multi-Family Residential - 20
- MRH-50 - Multi-Family Residential - 50
- PUD - Planned Unit Development
- RH-35 - Rural Holding
- I - Institutional
- NMU - Neighborhood Mixed-Use
- SO - Suburban Office
- SMU - Suburban Mixed Use
- UMU - Urban Mixed-Use

Map Created: 3/2/2021

79.92 0 79.92 Feet

NAD_1983_HARN_WISCRS_Marathon_County_Feet

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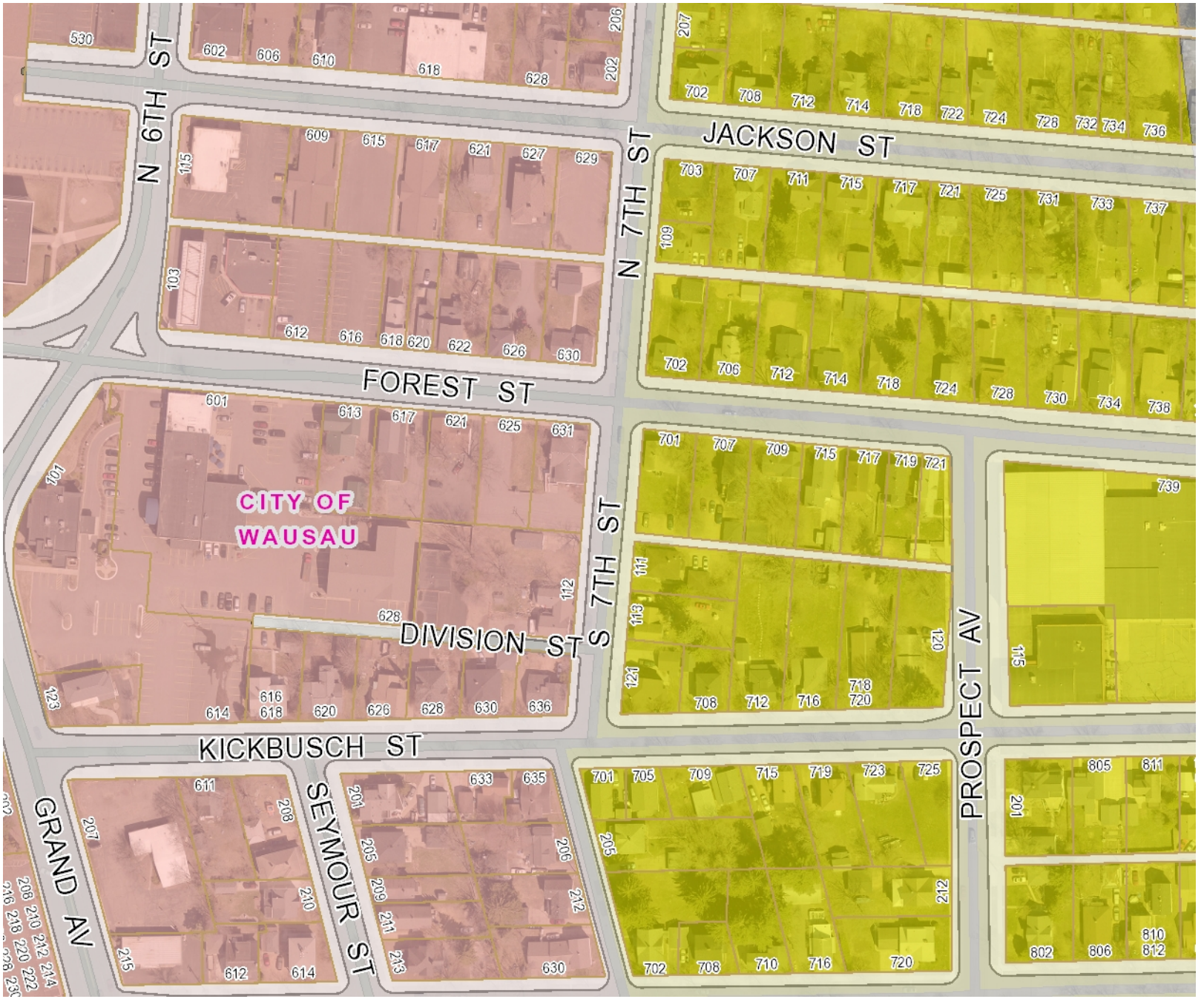
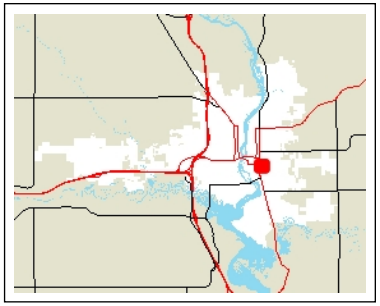
Current Zoning Map





Legend

- Parcel
- Railroad
- Bridge
- Overpass
- Paved Road
- Divided Highway
- Right Of Way
- Stream - River
- Pond - Lake
- Wausau Wetland
- Swamp

Future Land Use

- City Center
- Legacy Industrial
- Public / Open Space
- Railroad
- Suburban Commercial and Industry
- Suburban Residential
- Urban Residential

Map Created: 3/2/2021

79.92 0 79.92 Feet

NAD_1983_HARN_WISCRS_Marathon_County_Feet

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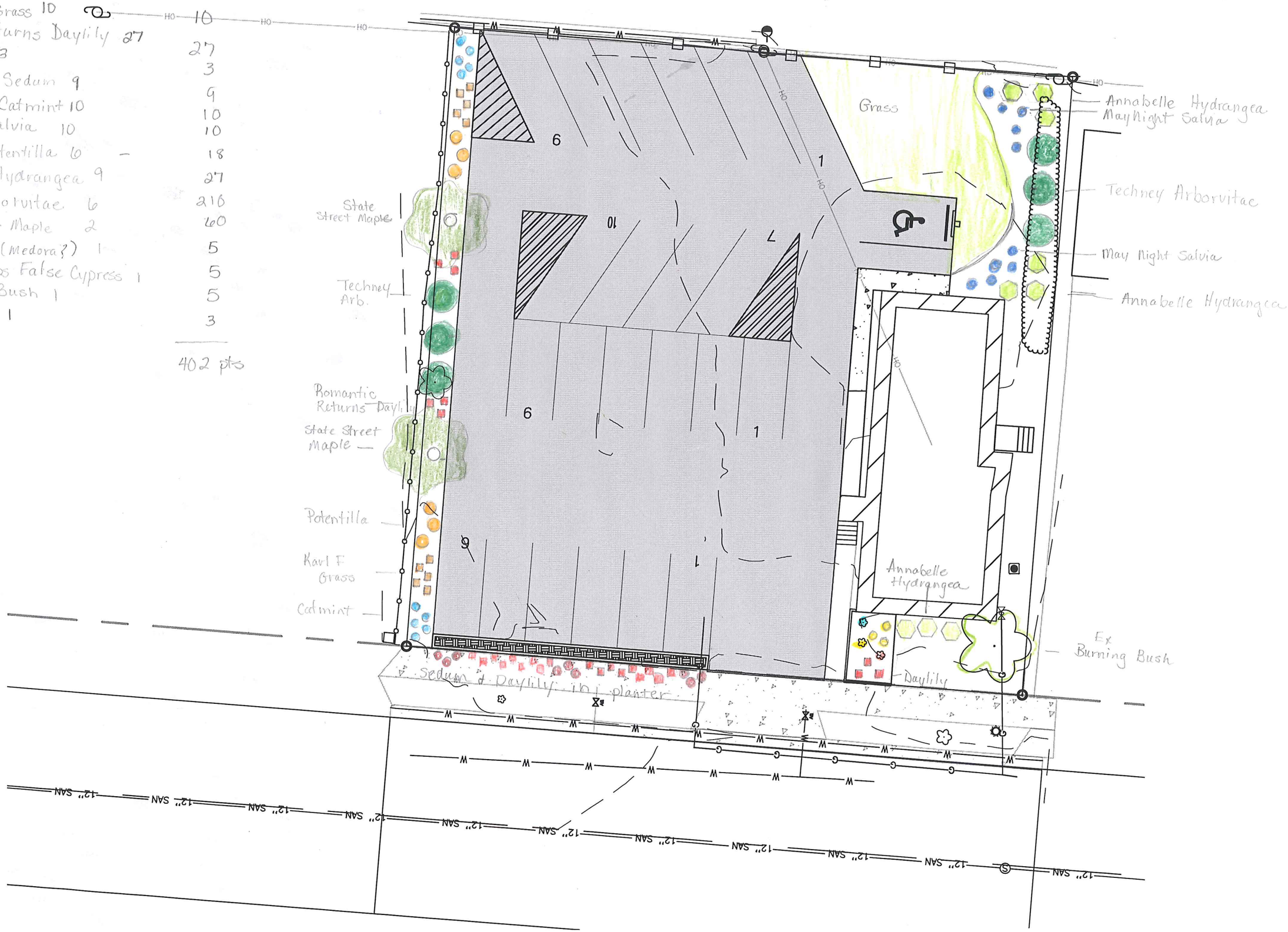
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Future Zoning Map

Olson Tire Design Dana Sanft

Karl Forster Grass	10	10
Romantic Returns Daylily	27	27
Ex Daylily	3	3
Autumn Joy Sedum	9	9
Walkers low Catmint	10	10
May Night Salvia	10	10
Marmalade Potentilla	6	18
Annabelle Hydrangea	9	27
Techney Arborvitae	6	216
State Street Maple	2	60
Ex Juniper (Medora?)	1	5
Ex Golden Mops False Cypress	1	5
Ex Burning Bush	1	5
Ex Barberry	1	3
		402 pts



CIVIL PLANS FOR

OLSEN PARKING LOT

STEWART PARCHER & MANSONS ADD LOT 6 &7 OF BLOCK 16 IS LOCATED IN PART OF NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 36, TOWNSHIP 29 NORTH, RANGE 07 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN

LOCATION MAP

SHEET INDEX

1 Cover Page
2 Existing Site Plan
3 Demolition Plan
4 Proposed Site Plan
5 Grading Plan
6 Erosion Control Plan
7 Erosion Control Specifications & Erosion and Site Details

404 FRANKLIN ST.
WAUSAU, WI 54403
PHONE: 715-842-2292
FAX: 715-842-7292
WWW.MTSLLC.NET

MARATHON TECHNICAL SERVICES LLC

MTS

REVISION DATE

SURVEYED BY: RIVERSIDE SURVEYING

DESIGNED BY: MTS

DRAWN BY: JUSTIN H.

APPROVED BY: NICK B.

PROJECT DETAILS

PROJECT NUMBER: 2105

PROJECT PHASE: PRELIMINARY

PROJECT MILESTONE: PUD APPROVAL MEETING

CONCEPT NUMBER CONCEPT 6

COVER PAGE

OLSEN PARKING LOT
WASUAU, MARATHON COUNTY

SCALE

NTS

SHEET NO.

1

FOREST STREET

12" SAN

W

G

DTRE 16IN

ELEVATED PLANTING BED

59.9'

120.5'

60.6'

ELEVATED PLANTING BED

DTRE 8IN

1216

1215

1217

1216.80
BM WAUSAU 143H

RIGHT-OF-WAY

WOODEN STAIRS AND PORCH

WOODEN PORCH, STAIRS, & LANDING

EXISTING BUILDING
F.F.E = 1217.99

WOODEN STAIRS

EXISTING BUILDING
F.F.E = 1220.44

ADA RAMP

LARGE BUSH OVERHANGS ASPHALT

HC PARKING SIGN

DTRE 30IN

DTRE 40IN

OH

120.1'

GARAGE

1218

60.4'

120.8'

60.4'

RIGHT-OF-WAY

GREEN SPACE RATIO
BUILDINGS (INCLUDING STAIRS AND LANDINGS): 3,410 SF
PAVEMENT: 7,285 SF
COMBINED PARCELS: 14,491 SF

PERCENT IMPERVIOUS: 74%
MAXIMUM IMPERVIOUS SET BY CITY CODE: 80%

LEGEND:

EXISTING BUILDING

EXISTING ASPHALT

WOODEN FENCE

CHAINLINK FENCE

MTS

MARATHON TECHNICAL SERVICES LLC

404 FRANKLIN ST.
WAUSAU, WI 54403
PHONE 715-843-7292
FAX 715-843-7292
WWW.MTSLLC.NET

REVISION DATE

SURVEYED BY:
RIVERSIDE SURVEYING

DESIGNED BY:
MTS

DRAWN BY:
JUSTIN H.

APPROVED BY:
NICK B.

PROJECT DETAILS

PROJECT NUMBER:
2105

PROJECT PHASE:
PRELIMINARY

PROJECT MILESTONE:
PUD APPROVAL MEETING

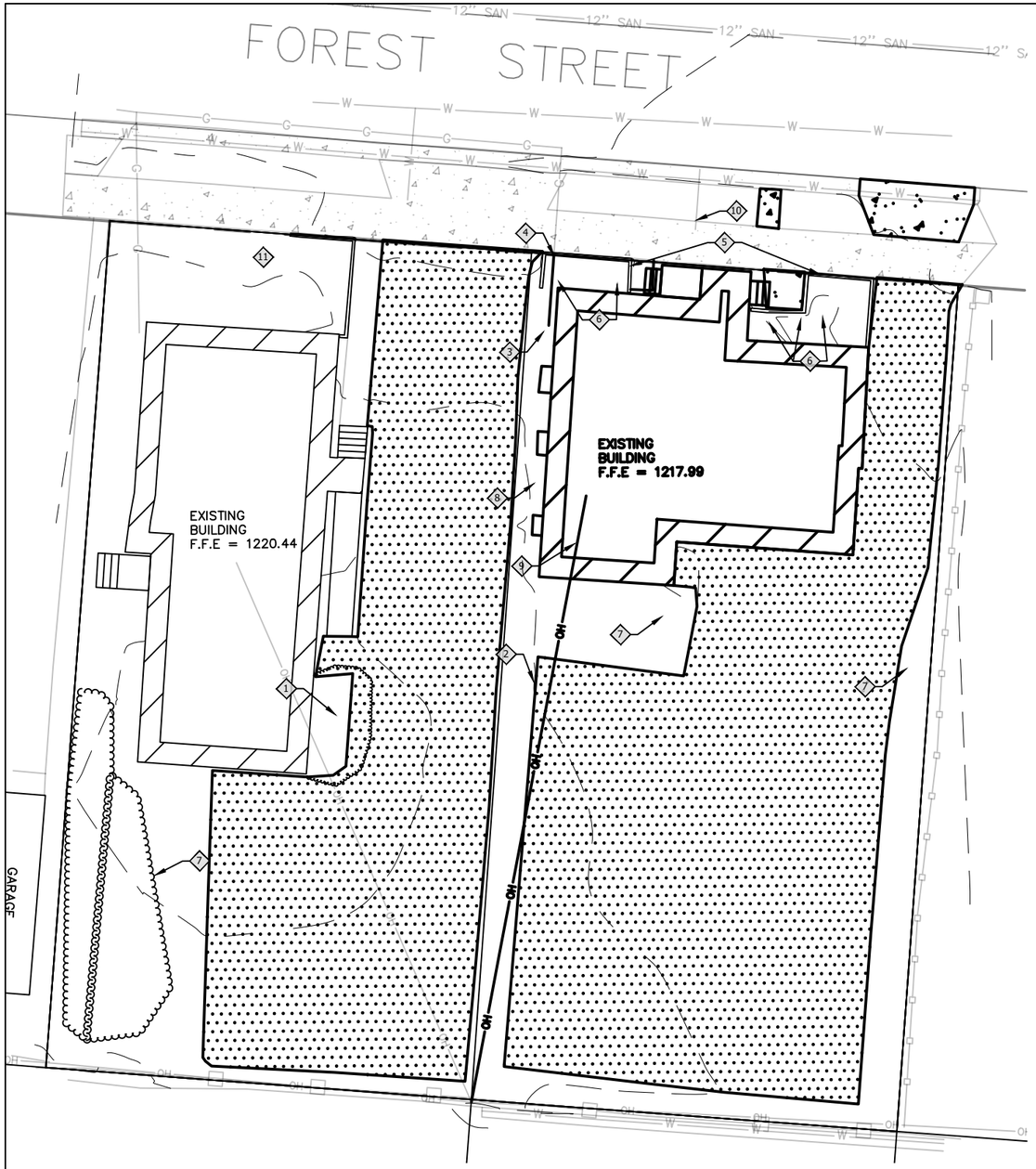
CONCEPT NUMBER
CONCEPT 6

EXISTING SITE PLAN

OLSEN PARKING LOT
WASUAU, MARATHON COUNTY

SCALE
1" = 20'

SHEET NO.
2



BLOCK LEGEND:

- EXISTING HANDICAP PARKING SIGN
- EXISTING CP MAG
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING IRON PIN
- EXISTING TREES AND SHRUBS
- EXISTING UTILITY METERS
- EXISTING WATER VALVE
- EXISTING AIR CONDITIONING UNIT
- EXISTING LIGHT POLE
- EXISTING SANITARY SEWER MANHOLE

HATCH LEGEND:

- REMOVE BUILDING
- REMOVE ASPHALT
- REMOVE CONCRETE

DEMOLITION KEYNOTE LEGEND:

1. REMOVE LARGE BUSH
2. REMOVE HANDICAP PARKING SIGN
3. COORDINATE AND REMOVE GAS METERS
4. CUT AND CAP EXISTING GAS LINE AT PROPERTY LINE
5. REMOVE EXISTING ELEVATED PLANT BED
6. REMOVE EXISTING SHRUBS
7. REMOVE EXISTING TREES
8. REMOVE EXISTING ELECTRIC METER
9. COORDINATE WITH UTILITY COMPANY TO REMOVE OVERHEAD SERVICE TO HOUSE
10. CUT AND CAP EXISTING WATER SERVICE AT PROPERTY LINE
11. SEE LANDSCAPE PLAN FOR PLANT REMOVAL AND NEW PLANTING LOCATIONS

MTS
MARATHON TECHNICAL SERVICES LLC
404 FRANKLIN ST.
WAUSAU, WI 54403
PHONE: 715-842-2292
FAX: 715-842-2292
WWW.MTSLLC.NET

REVISION DATE

SURVEYED BY: RIVERSIDE SURVEYING
DESIGNED BY: MTS
DRAWN BY: JUSTIN H.
APPROVED BY: NICK B.

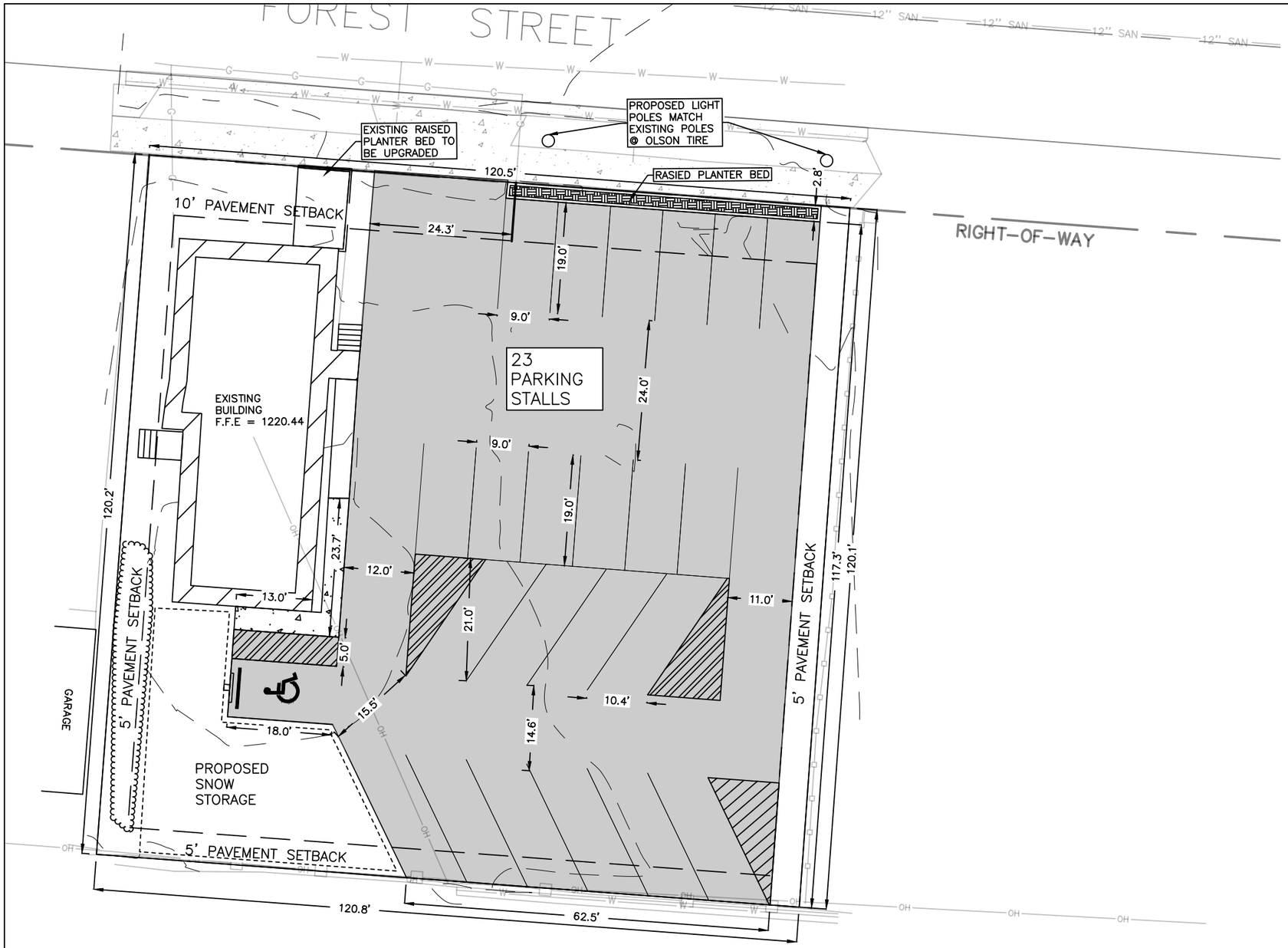
PROJECT DETAILS
PROJECT NUMBER: 2105
PROJECT PHASE: PRELIMINARY
PROJECT MILESTONE: PUD APPROVAL MEETING
CONCEPT NUMBER: CONCEPT 6

DEMOLITION PLAN

OLSEN PARKING LOT
WASUAU, MARATHON COUNTY

SCALE: 1" = 20'

SHEET NO. 3



BLOCK LEGEND:

- EXISTING HANDICAP PARKING SIGN
- EXISTING CP MAG
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING IRON PIN
- EXISTING TREES AND SHRUBS
- EXISTING UTILITY METERS
- EXISTING WATER VALVE
- EXISTING AIR CONDITIONING UNIT
- EXISTING LIGHT POLE
- EXISTING SANITARY SEWER MANHOLE

HATCH LEGEND:

- PROPOSED ASPHALT
- PROPOSED CONCRETE

MTS
MARATHON TECHNICAL SERVICES LLC
404 FRANKLIN ST.
WAUSAU, WI 54403
PHONE 715-842-2292
FAX 715-842-2293
WWW.MTSLLC.NET

REVISION DATE

SURVEYED BY:
RIVERSIDE SURVEYING

DESIGNED BY:
MTS

DRAWN BY:
JUSTIN H.

APPROVED BY:
NICK B.

PROJECT DETAILS

PROJECT NUMBER:
2105

PROJECT PHASE:
PRELIMINARY

PROJECT MILESTONE:
PUD APPROVAL MEETING

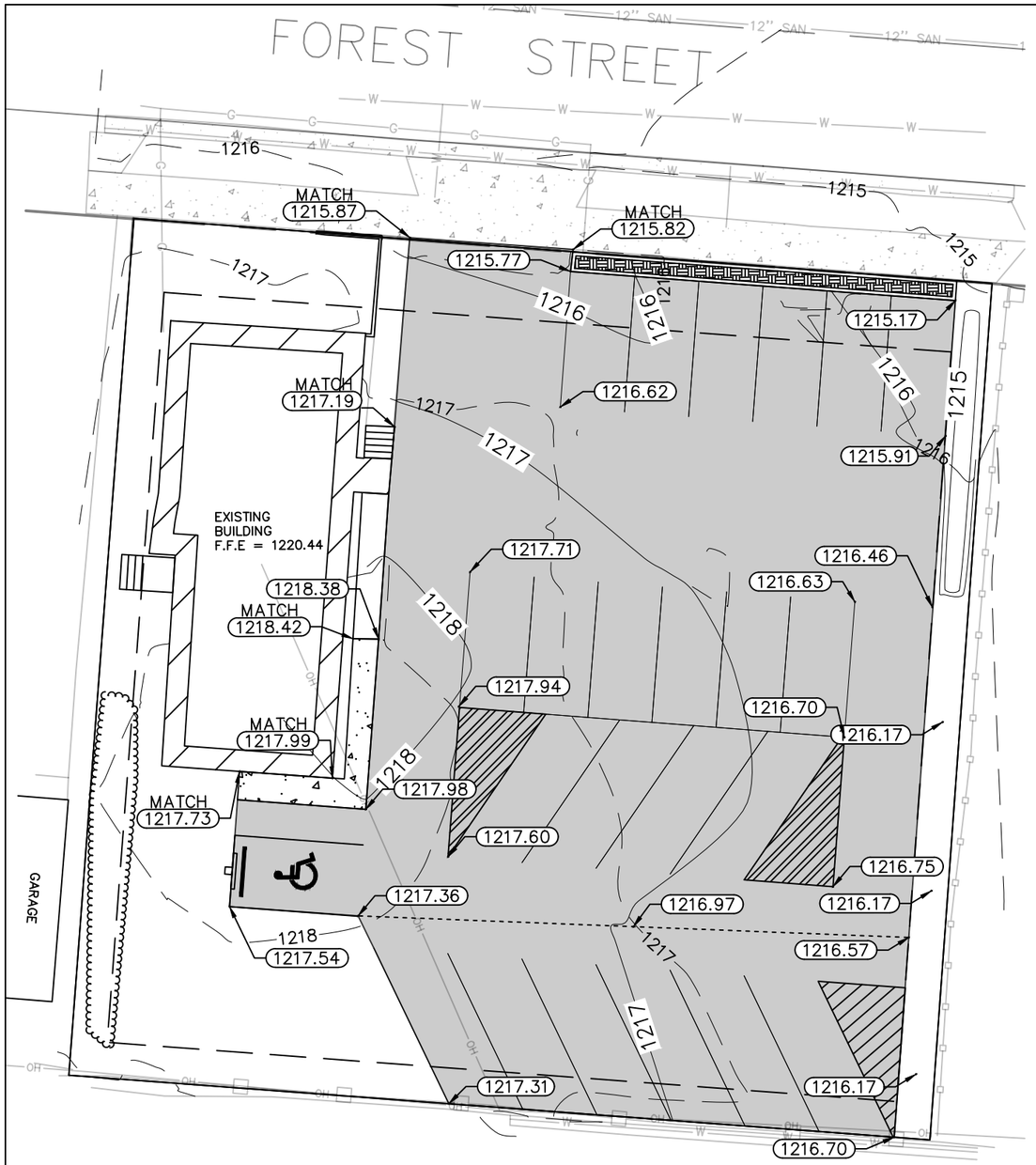
CONCEPT NUMBER
CONCEPT 6

PROPOSED SITE PLAN

OLSEN PARKING LOT
WASUAU, MARATHON COUNTY

SCALE
1" = 20'

SHEET NO.
4



BLOCK LEGEND:

- EXISTING HANDICAP PARKING SIGN
- EXISTING CP MAG
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING IRON PIN
- EXISTING TREES AND SHRUBS
- EXISTING UTILITY METERS
- EXISTING WATER VALVE
- EXISTING AIR CONDITIONING UNIT
- EXISTING LIGHT POLE
- EXISTING SANITARY SEWER MANHOLE

LINETYPE LEGEND:

- EXISTING CONTOURS
- PROPOSED CONTOURS
- SWALE CENTERLINE

LABEL LEGEND:

- XXXX.XX — PROPOSED SPOT ELEVATION
- MATCH XXXX.XX — PROPOSED MATCH ELEVATION

404 FRANKLIN ST.
WAUSAU, WI 54403
PHONE 715-842-2292
FAX 715-842-2292
WWW.MTSLLC.NET

MARATHON TECHNICAL SERVICES LLC

MTS

REVISION DATE

SURVEYED BY:
RIVERSIDE SURVEYING

DESIGNED BY:
MTS

DRAWN BY:
JUSTIN H.

APPROVED BY:
NICK B.

PROJECT DETAILS

PROJECT NUMBER:
2105

PROJECT PHASE:
PRELIMINARY

PROJECT MILESTONE:
PUD APPROVAL MEETING

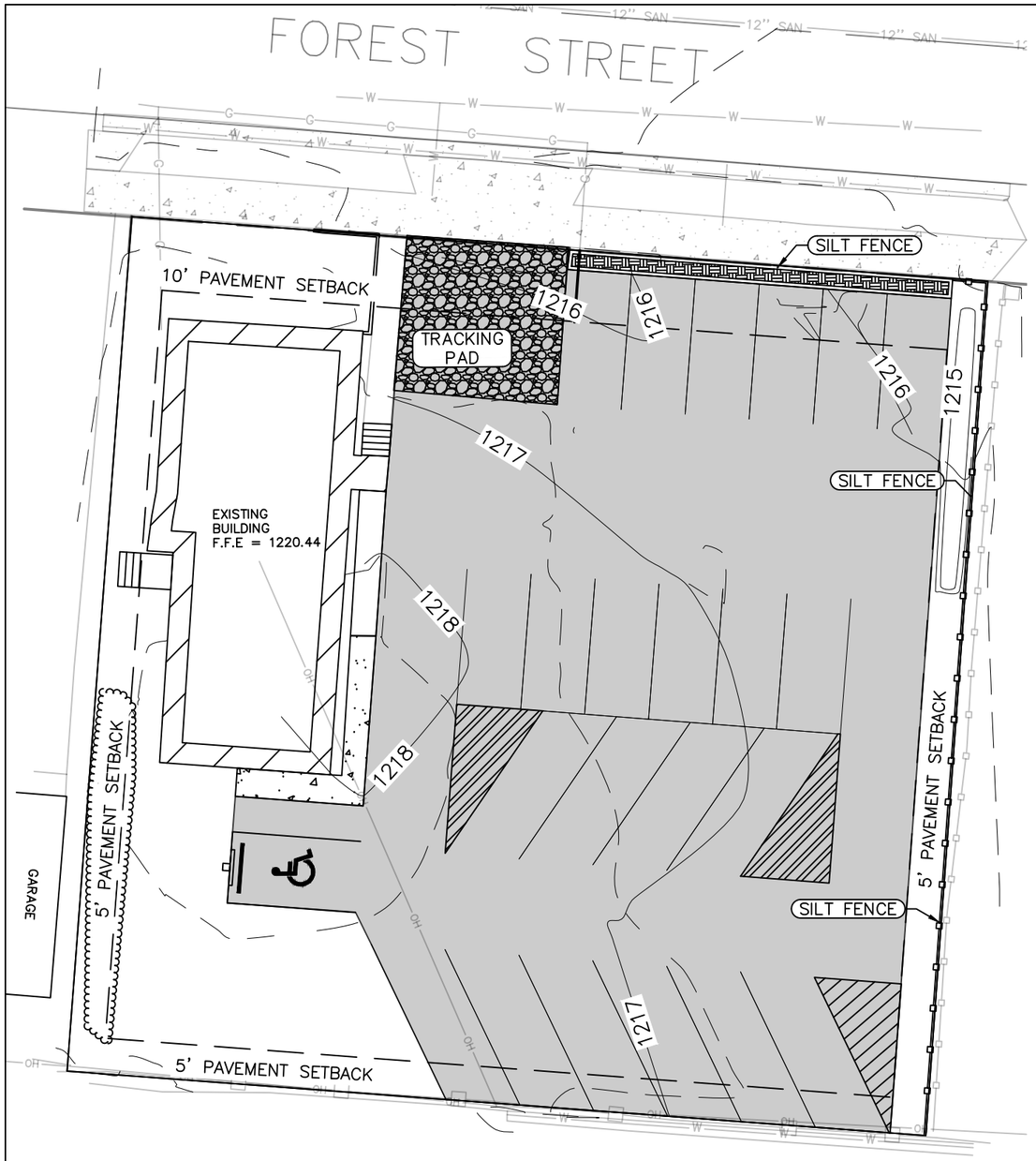
CONCEPT NUMBER
CONCEPT 6

GRADING PLAN

OLSEN PARKING LOT
WASUAU, MARATHON COUNTY

SCALE
1" = 20'

SHEET NO.
5



BLOCK LEGEND:

- EXISTING HANDICAP PARKING SIGN
- EXISTING CP MAG
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING IRON PIN
- EXISTING TREES AND SHRUBS
- EXISTING UTILITY METERS
- EXISTING WATER VALVE
- EXISTING AIR CONDITIONING UNIT
- EXISTING LIGHT POLE
- EXISTING SANITARY SEWER MANHOLE

LINETYPE LEGEND:

SILT FENCE

HATCH LEGEND:

TRACKING PAD

404 FRANKLIN ST.
WAUSAU, WI 54403
PHONE 715-842-2292
FAX 715-842-2292
WWW.MTSLLC.NET

MARATHON TECHNICAL SERVICES LLC

MTS

REVISION DATE

SURVEYED BY:
RIVERSIDE SURVEYING

DESIGNED BY:
MTS

DRAWN BY:
JUSTIN H.

APPROVED BY:
NICK B.

PROJECT DETAILS

PROJECT NUMBER:
2105

PROJECT PHASE:
PRELIMINARY

PROJECT MILESTONE:
PUD APPROVAL MEETING

CONCEPT NUMBER
CONCEPT 6

EROSION CONTROL PLAN

OLSEN PARKING LOT
WASUAU, MARATHON COUNTY

SCALE
1" = 20'

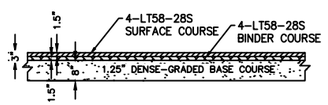
SHEET NO.
6

PROPOSED EROSION CONTROL ACTIVITIES:

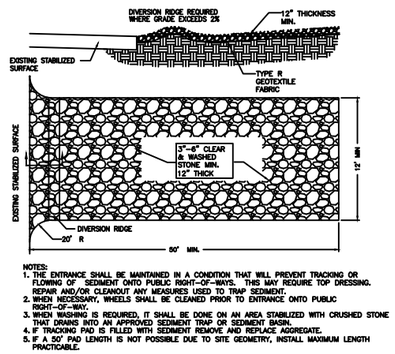
1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. NOTIFY THE LOCAL MUNICIPALITY AT LEAST 2 WORKING DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
3. KEEP A COPY OF THE EROSION CONTROL PLANS AND STORMWATER & EROSION CONTROL MANAGEMENT PLAN ON SITE THROUGHOUT THE PROJECT.
4. INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
5. ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
6. CRUSHED ROCK DRIVES FOR SEDIMENT TRACKING UTILIZING 3" CRUSHED ROCK SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12" THICK AND BE A MINIMUM OF 50 FEET IN LENGTH BY THE WIDTH OF THE DRIVEWAY.
7. OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING SOIL TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT A MINIMUM BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM AND BEFORE IMMINENT RAIN EVENTS.
8. DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT ARE LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
9. WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING ANY SEDIMENT OR TRASH THAT HAS MOVED OFF-SITE SHALL BE SWEPT OR CLEANED UP BEFORE THE END OF THE WORK DAY.
10. EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
11. INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE PROJECT CIVIL ENGINEER.
12. ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
13. IF SEDIMENT LADEN WATER NEEDS TO BE REMOVED FROM THE SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH THE WI DNR TECHNICAL STANDARDS 1061 TO PREVENT THE DISCHARGE OF SEDIMENT TO THE MAXIMUM EXTENT PRACTICABLE.
14. IF BARE SOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANIONIC POLYACRYLAMIDE SHALL OCCUR PRIOR TO SNOW OR FROZEN GROUND.
15. SILT FENCE SHALL BE INSTALLED AROUND THE TOPSOIL STOCKPILE.
16. THE CONTRACTOR SHALL ONLY USE PHOSPHORUS FREE FERTILIZER FOR ALL LANDSCAPE APPLICATIONS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING PLANTED DISTURBED AREAS WHENEVER MORE THAN 7 DAYS OF DRY WEATHER OCCUR.
18. THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WI DNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400-187. THIS FORM CAN BE FOUND ON WISCONSIN DNR WEBSITE OR PROVIDE IF NECESSARY.

EROSION CONTROL SCHEDULING:

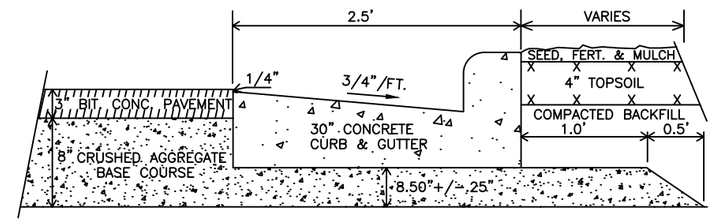
1. INSTALL PERIMETER EROSION CONTROL.
2. BEGIN ROUGH GRADING AND UTILITY INSTALLATION.
3. DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT.
4. ALL DISTURBED AREAS SHALL BE STABILIZED, TEMPORARILY AND/OR PERMANENT, WITHIN 30 DAYS OF DISTURBANCE, OR PERMANENTLY STABILIZED WITHIN 7 DAYS OF ACHIEVING FINISHED GRADE.
5. IF DISTURBED AREAS MUST BE LEFT OVER WINTER, AN ANIONIC POLYACRYLAMIDE SHALL BE APPLIED TO ALL DISTURBED AREAS PRIOR TO GROUND FREEZE. SEE SPECIFICATIONS FOR DETAILS.



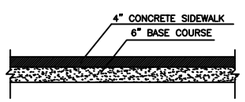
1/7 TYPICAL ASPHALT CROSS-SECTION



3/7 TRACKOUT CONTROL DETAIL



4/7 30 IN STANDARD CURB CROSS-SECTION



2/7 SIDEWALK CROSS-SECTION

GENERAL NOTES:

DETAIL OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STARDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

WHEN POSSIBLE THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE, WITH THE ENDS POINTING UPSLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.

ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOIL CONDITIONS.

ALTERNATES "A" & "B" ARE EQUAL AND EITHER MAY BE USED.

ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS.

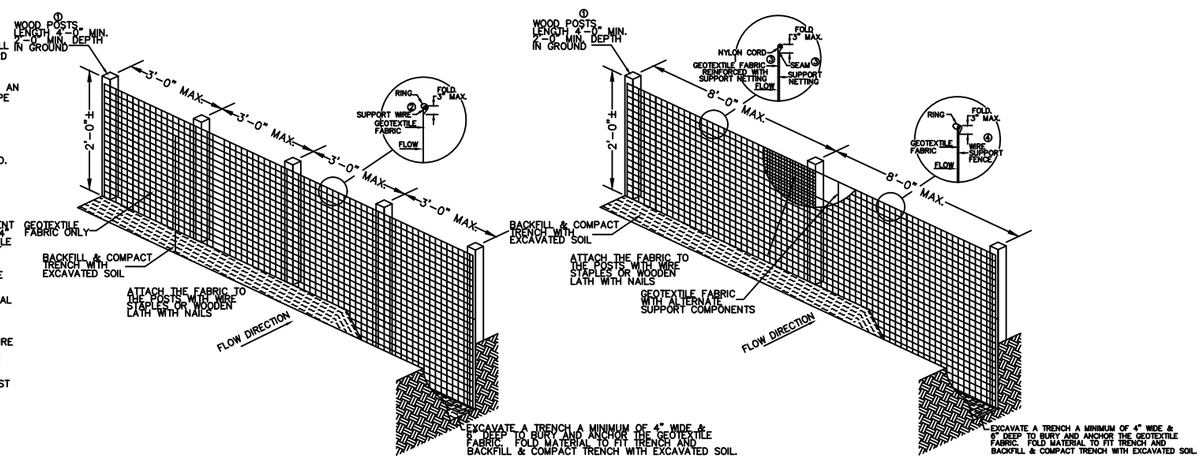
① STEEL POSTS SHALL BE A STUDDED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 1.28 LBS/LINEAL FOOT (WITHOUT ANCHOR). FIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 4" DIA. OR 1 1/2" X 3 1/2" EXCEPT WOOD POSTS FOR GEOTEXTILE FABRIC REINFORCED WITH NETTING SHALL BE MINIMUM SIZE OF 1 1/8" X 1 1/8" OAK OR HICKORY.

② MINIMUM 14 GAGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C-C.

③ GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3" X 3" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED.

④ WIRE SUPPORT FENCE SHALL BE 14 GAGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C-C.

⑤ LENGTH NOT LESS THAN THE CIRCUMFERENCE OF THE LARGEST TIRE ON THE CONSTRUCTION EQUIPMENT, PLUS 5 FEET.



5/7 SILT FENCE

404 FRANKLIN ST
WAUSAU, WI 54403
PHONE: 715-842-2292
FAX: 715-842-2292
WWW.MTSLLC.NET
MARATHON TECHNICAL SERVICES LLC
MTS

REVISION DATE

SURVEYED BY: RIVERSIDE SURVEYING
DESIGNED BY: MTS
DRAWN BY: JUSTIN H.
APPROVED BY: NICK B.

PROJECT DETAILS
PROJECT NUMBER: 2105
PROJECT PHASE: PRELIMINARY
PROJECT MILESTONE: PUD APPROVAL MEETING
CONCEPT NUMBER: CONCEPT 6

EROSION CONTROL SPECIFICATIONS & EROSION AND SITE DETAILS

OLSEN PARKING LOT
WASAU, MARATHON COUNTY

SCALE: NTS

SHEET NO. 7

Melissa Engen

From: Brad Lenz
Sent: Monday, April 26, 2021 6:53 PM
To: William Hebert; Melissa Engen
Subject: Fwd: [EXTERNAL] Zoning change - 617 & 621 Forest St
Attachments: Rezoning notice.pdf

Begin forwarded message:

> **From:** Eric C Pease <ecp@bartellslaw.com>
> **Date:** April 26, 2021 at 5:38:26 PM CDT
> **To:** Katie Rosenberg <Katie.Rosenberg@ci.wausau.wi.us>, Brad Lenz <Brad.Lenz@ci.wausau.wi.us>
> **Cc:** kent@olsontireandauto.com
> **Subject: [EXTERNAL] Zoning change - 617 & 621 Forest St**
>
> Greetings:
>
> I am writing in response to the attached 4/8/21 hearing notice regarding a rezoning request involving properties at 617 and 621 Forest Street. My business, Bartells & Pease, Ltd., occupies the adjacent property at 613 Forest Street.
>
> Upon receipt of the notice, I spoke with Kent Olson about his plans for the properties at 617 and 621 Forest Street and the purpose for requesting rezoning of those properties. Mr. Olson described his plans and the purpose for his request, and he shared a copy of the 3/19/21 letter and diagrams from Marathon Technical Services project engineer Nicholas Bancuk to City Planner Brad Lenz. After my conversation with Mr. Olson and my review of Mr. Bancuk's project plan, I am satisfied that the planned development will enhance, not detract from, the neighborhood. The proposed landscaping and hardscaping for the planned parking area certainly appear to be a cut above the nearby county parking lot on the north side of Forest Street. From my perspective as a neighboring business owner, the development Mr. Olson has proposed would be an improvement over the current condition of the affected properties.
>
> In sum, I support Mr. Olson's rezoning request. Thank you for your time and attention to my comments.
>
> Eric Pease
> Bartells & Pease, Ltd.
> (715) 848-1801

04/27/2021

Brad Lenz
407 Grant Street
Wausau, WI 54403

Dear Mr. Lenz,

On behalf of the Wisconsin Automotive & Truck Education Association (WATEA), I am writing in support of AOK Property's rezone petition for the properties located at 617 and 621 Forest Street. As the current tenant in the 617 building, our organization looks forward to utilizing the expanded parking lot to better serve our clients, students, volunteers, and staff. The proposed parking lot as outlined in the plans from Marathon Technical Service will provide a safe, accessible, and aesthetically pleasing area for visitors to access our services and we encourage you to approve the plan as presented.

WATEA moved into the 617 Forest building in February 2021 to accommodate the growth of our various educational and community programs. WATEA works to ensure our region has sufficient access to transportation industry workforce training opportunities at the K-12 and technical college levels. We also run the local Wheels to Work and Commute2Careers transportation access programs, which serve low-income residents in and around the greater Wausau area.

In February, WATEA launched a new Auto Collision Training Program. This program is supported by Northcentral Technical College but housed at our facility. Twice per week, 15 students and 2 instructors joined WATEA's staff for the class; needless to say, parking was a problem. We expect this program to return each year and, as such, we will continue to need expanded parking options.

In addition to the Collision program, WATEA regularly hosts activities that can involve more than a dozen visitors at a time, including our Wheels to Work Advisory Committee, the WATEA Board of Directors, the Vehicle Maintenance Literacy Program, and various planning teams. The Wheels to Work and Commute2Careers programs also frequently bring both new guests and vehicle donations to our door.

To accommodate WATEA's many visitors each week in a safe and efficient manner, please approve the proposed rezone for the larger parking lot. This proposal addresses all key concerns, enhances the neighborhood, and, most importantly, creates a safe and adequately sized space for anyone needing to access our facility. Thank you for your time, and for giving serious consideration to WATEA's comments.

Sincerely,

Sara Guild

Sara Guild
Executive Director, WATEA

617 Forest Street • Wausau, WI 54403 • 715-581-9283 • www.watea.org

Melissa Engen

From: Brad Lenz
Sent: Wednesday, April 28, 2021 9:58 AM
To: William Hebert; Melissa Engen
Subject: FW: Proposed rezoning

From: Lee Webster [mailto:lwebster@chdevelopment.org]
Sent: Tuesday, April 27, 2021 8:00 PM
To: Brad Lenz <Brad.Lenz@ci.wausau.wi.us>
Cc: Kent Olson <kent@olsontireandauto.com>
Subject: [EXTERNAL] Proposed rezoning

To Whom it May Concern:
I own the property immediately adjacent to the lot that Kent Olson is proposing for rezoning. He has openly discussed the project with me and I believe that it will be an enhancement to the neighborhood. Mr. Olson recently worked cooperatively with us on other building projects and we are excited about his proposal. Please grant his request for rezoning.

Sincerely,

E. Lee Webster

E. Lee Webster, MSW, LCSW, BCD
Director

CENTER FOR HUMAN DEVELOPMENT
"Counseling you and those important to you"

Email: lwebster@chdevelopment.org
Website: **www.chdevelopment.org**
631 Forest St
Wausau, WI 54403
Phone: 715-842-0944
Fax: 715-845-6477

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Northcentral TECHNICAL COLLEGE

April 28, 2021

Brad Lenz
Planning, Community and Economic Development - Interim Director
City of Wausau
407 Grant Street
Wausau, WI 54403

Dear Mr. Lenz:

On behalf of Northcentral Technical College (NTC), I would like to express our support of the Wisconsin Automotive & Truck Education Association, Inc. (WATEA). We have been fortunate to partner with WATEA to improve the awareness of career pathways in the automotive and truck industry. Through our collaborative efforts, we have expanded post-secondary and continuing education opportunities for both prospective students and incumbent employees.

Most recently, we partnered with WATEA for the hands-on training component of their $101,720 grant awarded through DWD's Wisconsin Fast Forward Initiative. Students participating in the grant program will earn NTC's Auto Collision Fundamentals Certificate and be prepared to earn an industry recognized credential through I-CAR. 14 students are currently in the pipeline and plan to continue their education with an advanced level certificate program at NTC this fall.

The support of NTC expands beyond WATEA as an organization. WATEA members have also been instrumental participants on NTC program advisory committees, contributing their time and talents to ensure our programs are aligned with industry needs.

At NTC, we routinely say that we cannot go at it alone. We rely on collaborative partners throughout our District community to ensure we are meeting the workforce and educational needs of our students and our businesses. Through our partnership with WATEA, we are fortunate to do just that.

Sincerely,

Lori A. Weyers

Lori A. Weyers
President

CC: Kent Olson, WATEA

Memorandum

From: Brad Lenz
To: Plan Commission
Date: April 26, 2021
Subject: Planned Unit Development at 1520 and 1601 Elm Street

Background

The proposed Planned Unit Development (PUD) will rezone two properties on either side of Elm Street, east of 17th Avenue. A new mixed-use apartment development is being planned north of Elm Street, next to the newly-remodeled hotel. The property south of Elm Street is currently a surface parking lot that will be used as overflow parking.

The project contains a variety of internal and external parking on the site. The ground floor contains retail space on the 17th Avenue side, along with common space for the public and residents of the apartments.

Floors two through four contain 47 apartment units per floor. Of those units, 26 are planned to be efficiency, eleven (11) are one-bedroom, six (6) are two-bedroom, and four (4) are three-bedroom.

The top floor would contain a roof top patio area, some space for a green roof, as well as an indoor restaurant. The enclosed restaurant would take up only a small portion of the roof top area – approximately 5,500 square feet. Please see the attached roof plan, as well as the rest of the plan set for additional information.

Criteria for Approval

Section 23.10.45(f) of the zoning code outlines the criteria for approval of a Planned Unit Development. It states that in its review of an application for a PUD the plan commission shall make findings with respect to the ten criteria below. Staff comments follow each of the criteria.

1. **The proposed Planned Unit Development project is consistent with the overall purpose and intent of this title.**

   The purpose of the PUD zoning is to provide for the possible relaxation of certain development standards in exchange for advantages in the overall site design. These advantages could include functionality, architectural quality, environmental benefits and others.

   The main purpose for seeking the PUD zoning is that the restaurant on the roof top would push the building height slightly over the 50 foot maximum of the current

zoning district. Utilizing the existing parking lot across Elm Street as part of the PUD for additional parking allows for a better site design on the building site.

2. **The proposed Planned Unit Development project is consistent with the City's Comprehensive Plan and other area plans. (It is the responsibility of the City to determine such consistency.)**

   A housing objective in the comprehensive plan is to encourage a variety of housing types throughout the city without concentrating any particular type of housing within one neighborhood. The plan also encourages in-fill housing and increasing the availability of affordable housing. The proposed project adds a variety of housing units within a single building to an area that formerly contained commercial space.

3. **The proposed Planned Unit Development project would maintain the desired relationships between land uses, land use densities and intensities, and land use impacts in the environs of the subject site.**

   The existing zoning of the property, Suburban Mixed Use (SMU), allows mixed-use commercial and residential development. The pattern of development in the area has been for commercial and higher-density residential uses to locate along and near 17th Avenue, with the smaller-scale (single-family) residential area staying to the east of 14th Avenue.

4. **Adequate public infrastructure is or will be available to accommodate the range of uses being proposed for the Planned Unit Development project, including but not limited to public sewer and water and public roads.**

   The new project will use existing public utilities and facilities that are available in the area and were available to the formerly commercial site. The intensity of the development is not expected to overload any public facilities.

5. **The proposed Planned Unit Development project will incorporate appropriate and adequate buffers and transitions between areas of different land uses and development densities/intensities.**

   The project incorporates setback distances prescribed by the underlying zoning district. Also, a city-owned parcel exists to the east of the property which contains a stormwater management facility. This area, along with a rather steep uphill grade change, will help buffer the development from the single-family area to the east of 14th Avenue.

6. **The proposed Planned Unit Development project design does not detract from areas of natural beauty surrounding the site.**

   The project is located within a fully developed area of the city, and utilizes a site that was almost entirely covered by buildings and asphalt parking. There are no truly natural areas surrounding the site – the stormwater management parcel owned by the city will be maintained as a natural buffer. The addition of green space around the perimeter of the site will be an improvement over the previous condition.

7. **The proposed architecture and character of the proposed Planned Unit Development project is compatible with adjacent/nearby development.**

   The project sits between a newly-renovated hotel and a newly-built apartment building. The architecture and character may be seen as somewhat similar to the existing apartment building, but the new project arguably adds some upgraded visual interest.

8. **The proposed Planned Unit Development project will positively contribute to and not detract from the physical appearance and functional arrangement of development in the area.**

   As noted above, the project sits between two newly-improved properties. The project will fit in and have some potential synergies with them.

9. **The proposed Planned Unit Development project will produce significant benefits in terms of environmental design and significant alternative approaches to addressing development performance that relate to and more than compensate for any requested exceptions/base standard modifications variation of any standard or regulation of this title.**

   The inclusion of existing off-street parking at 1601 Elm Street allows for better design of the principal site, while still meeting the base standards of the zoning district, particularly in regards to setbacks. The exceedance of maximum building height will be more than offset by the number of amenities that can be added to the top of the building.

10. **For Planned Unit Development projects that are proposed to be developed in phases, the applicant can provide a timeline for development and can demonstrate that the project would be successful even if all phases were not or could not be completed.**

    This particular project would be developed in a single phase, even though it is part of a phased redevelopment of the area.

ABBREVIATIONS

A	
A/C	air conditioning
A/E	Architect/Engineer
ACT	acoustical ceiling tile
ADDL	additional
ADJ	adjacent
AFF	above finished floor
AFF	above finished floor
AFG	above finished grade
AFS	above finished slab
ALT	alternate
ALUM	aluminum
APPD	approved
APT	apartment
AP	acoustic panel
ASC	above suspended ceiling
B	
BB	bulletin board
BB	bulletin board
BLDG	building
BL	balanced light
BOW	below
BPL	base plate
BO	bottom of
BOS	bottom of steel
C	
CB	catch basin
CB	construction bulletin
CFCI	contractor furnished, contractor installed
CFOI	contractor furnished, owner installed
CFVI	contractor furnished, vendor installed
CG	corner guard
CH BD	chalkboard
CIP	cast in place
CJ	control joint
CJG	construction joint
C	(continued)
CL	centerline
CLG	ceiling
CLR	clear
CM	construction management
CMU	concrete masonry unit
CO	clean out
COL	column
CONC	concrete
CONR	corridor
CONT	continuous
CPT	carpet
CRMK	caulk mark
CT	ceramic tile
CTB	ceramic tile base
D	
DEMO	demolition
DLTS	dry laminate
DF	drinking fountain
DFS	door and frame schedule
DIA	diameter
DP	decorative panel
DR	door
DRFR	door frame
DTL	detail
DN	downspout
DW	dishwasher
DWG	drawing
E	
E	east
EBS	exterior insulation & finish system
EL	elevation
EJ	expansion joint
EEC	electric, electrical
ELEV	elevator
EPS	expanded polystyrene board
EQ	equal
EW	eyewash
EXIST	existing
EXP	expansion, expansion
EXT	exterior
F	
F	filter
FA	fire alarm
FA	floor applied
FAB	fabric
FC	file cabinet
FD	floor drain
FE	fire extinguisher
FEC	fire extinguisher cabinet
FHC	fire hose cabinet
FLR	floor
FM	factory mutual
FO	floor opening
FP	fire protection
FPL	fireplace
FT	foot, feet
FTG	footing
G	
GA	gauge
GALV	galvanized
GB	grab bar
GC	general contractor
GL	glass
GLUE LAM	glue laminated wood
GR	grade, grading
GT	grout
GYP BD	gypsum board
H	
HB	hose bibb
HC	hollow core
HCP	handicapped
HM	hollow metal
HORIZ	horizontal
HVAC	heating, ventilating & air conditioning
HGT	height
HW	hot water
HWY	highway
I	
ID	inside diameter
INSUL	insulation
INT	interior
J	
JA	janitor sink
L	
LAM	laminate
LAV	lavatory
LL	live load
LVT	luxury vinyl tile
M	
MAX	maximum
MC	modular carpet tile
MECH	mechanical
MFR	manufacturer
MICRO	microwave oven
MIN	minimum
MISC	miscellaneous
MO	masonry opening
MS	mop sink
MTD	mounted
MTL	metal
N	
N	north
NA	not applicable
NIC	not in contract
NO	number
NOM	nominal
NTS	not to scale
O	
OC	on center
OD	outside diameter
OFCI	owner furnished, contractor installed
OFOI	owner furnished, owner installed
OFVI	owner furnished, vendor installed
OH CPL	overhead coiling door
OPG	opposite hand
OPNG	opening
P	
PLYWD	plywood
PNL	panel
PREFAB	prefabricated
PREFIN	prefinished
P	(continued)
PSF	pounds per square foot
PT	paint, painted
PTN	partition
Q	
QT	quarry tile
QTB	quarry tile base
R	
RB	rubber base
RCP	reflected ceiling plan
RC	roof connector
RD	roof drain
REINFOR	reinforcing steel bars
REQ	require
REF	reference
RFC	resilient flooring
REM	remove
RFS	room finish schedule
RO	rough opening
S	
S	south
SAN	sanitary
SC	sealed concrete
SC	solid core
SF	square foot
SIM	similar
SP	sprinkler
SS	solid surface
SST	stainless steel
ST	stem
ST	stair
STH	stiner
STBB	stone base
STRUCT	structure
T	
T&M	time & materials
TEMP	temperature
TLB	toilet
TERR	terrazzo base
TFF	top of finish floor
T	(continued)
THRD	threshold
TO	top of
TOB	top of beam
TOC	top of concrete
TOJ	top of joist
TOPO	topography
TOS	top of slab
TOS	top of steel
TP	toilet partition
TV	television
TYP	typical
U	
UNO	unless noted otherwise
V	
VCT	vinyl composition tile
VERIFY	verify measure
VERT	vertical
VFWI	vendor furnished, contractor installed
VFVI	vendor furnished, owner installed
VFVI	vendor furnished, vendor installed
VIF	verify in field
VIS	verify in situ
VWC	vinyl wall covering
W	
W	west
W/	with
W/O	without
WC	water closet
WC	wall covering
WD	wood
WDB	wood base
WDW	wood window
WH	water heater
WM	walk-off mat
WP	wall protection
WP	workpoint
WT	window treatment
X	
XPS	extruded polystyrene board (insulation)

PLAN COMMISSION SET for:

LOKRE DEVELOPMENT GROUP - BANTR APARTMENTS

MIXED USE / MULTI-FAMILY BUILDING

17TH AVENUE & ELM STREET
WAUSAU, WISCONSIN

PROJECT DATA

PROJECT DATA	
OWNER	
	LOKRE DEVELOPMENT
LOCATION	
MUNICIPALITY:	WAUSAU
COUNTY:	MARATHON
STATE:	WISCONSIN
APPLICABLE BUILDING CODES	
BUILDING CODE:	2015 INTERNATIONAL EXISTING BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 366
ACCESSIBILITY CODE:	2015 INTERNATIONAL BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 362 / 2009 ICC/ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
MECHANICAL CODE:	2015 INTERNATIONAL MECHANICAL CODE WITH WISCONSIN AMENDMENTS SPS 364
PLUMBING CODE:	2015 WISCONSIN PLUMBING CODE SPS 382-384
ELECTRICAL CODE:	2015 NFPA 70 NATIONAL ELECTRICAL CODE WITH WISCONSIN AMENDMENTS SPS 316
ENERGY CODE:	2015 IECC INTERNATIONAL ENERGY CONSERVATION CODE WITH WISCONSIN AMENDMENTS SPS 363
FIRE CODE:	2015 INTERNATIONAL FIRE CODE ADOPTED PER MILWAUKEE CODE OF ORDINANCES (MCO 214-3)
CONSTRUCTION CLASSIFICATION	
	TYPE VA, WOOD FRAME (N-2)
	TYPE IIB, (S-2) PARKING GARAGE

PROJECT DATA	
OCCUPANCY GROUP	
	(R-2) RESIDENTIAL (MAIN OCCUPANCY) (S-2) PARKING GARAGE, (B) BUSINESS ACCESSORY USE, (M) MERCANTILE (RETAIL) AND (A-2) ASSEMBLY (RESTAURANT)
PROJECT TYPE	
	NEW CONSTRUCTION
NUMBER OF STORIES	
	4 STORIES W/ ENCLOSED PARKING GARAGE (BELOW GRADE AND PARTIAL AT GRADE W/ RIGHT OF RESTAURANT AND PATIO
BLDG GROSS AREA (SQ FT)	
LOWER LEVEL AREA (S-2)	25,306 SF
GROUND LEVEL AREA (A-1 & S-2)	45,584 SF
FLOOR TWO - FOUR (R-2)	48,584 SF EA
ROOF AREA (A-2)	8,000 SF
TOTAL GROSS AREA	231,242 SF
FIRE PROTECTION	
FIRE ALARM	COMPLETE
FIRE SUPPRESSION	COMPLETE
MONITORING TYPE	CENTRAL STATION
NFPA STANDARD USED	13R
FIRE RESISTIVE RATINGS	
CORRIDORS (R-2 FLOOR/CEILING)	1-HOUR
GARAGE CORRIDORS (S-2 CEILING)	2-HOUR
GARAGE WALLS	2-HOUR
STAIR ENCLOSURES	2-HOUR
ELEVATOR ENCLOSURES	2-HOUR
ELEVATOR EQUIPMENT ROOM	1-HOUR
SHAFT ENCLOSURES	2-HOUR
(R-2) UNIT SEPARATION	1-HOUR
FLOOR AT (A-2) RESTAURANT	1-HOUR

PARKING COUNT SUMMARY:
- (19) STALLS AT OFF-STREET PARKING LOT AT 1601 ELM STREET
- (107) EXTERIOR STALLS ON SITE AT 1520 ELM STREET DEVELOPMENT
- (86) STALLS AT LOWER LEVEL INTERIOR GARAGE
- (155) STALLS AT GROUND LEVEL INTERIOR GARAGE

(373) TOTAL AUTO PARKING STALLS

PROJECT INFORMATION

GENERAL PROJECT NOTES	
1.	THIS BUILDING HAS BEEN DESIGNED WITH THE INTENT OF PROVIDING FOUR (4) FLOORS OF (R-2) RESIDENTIAL APARTMENT UNITS WITH (B) A (M) AREA COMMON AMENITIES AND RETAIL AMENITIES, AND AN (A-2) RESTAURANT OCCUPANCY ON THE ROOF. THERE IS AN ENCLOSED PARKING GARAGE BELOW GRADE AND AT-GRADE (S-2).
2.	ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL CODES, MAINTAIN CODE REQUIRED FIRE RESISTANCE RATINGS AND ENCLOSURES.
3.	ALL EGRESS DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEY OR SPECIAL KNOWLEDGE.
4.	THIS BUILDING IS COMPLETELY SPRINKLERED PER NFPA 13R AND NFPA 13.
5.	ALL CONTRACTORS AND/OR TRADES TO REFER TO ALL SHEETS OF THE SET FOR INFORMATION TO COMPLETE THEIR WORK.
6.	ALL CONTRACTORS AND/OR TRADES MUST COORDINATE THEIR WORK AND LOCATION WITH OTHER CONTRACTORS AND/OR TRADES.
7.	ANY DISCREPANCIES OR UNUSUAL EXISTING CONDITIONS SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF JAK ARCHITECTS FOR FURTHER DIRECTION.
8.	THIS BUILDING WILL HAVE EXIT LIGHT SIGNAGE, EMERGENCY LIGHTING, SMOKE DETECTORS, FIRE ALARM SENSORS, AND FIRE EXTINGUISHERS AS REQUIRED BY CODE.
9.	THIS PROJECT WILL HAVE DESIGN BUILD MEP/FP - DESIGN. EACH RESPECTIVE DESIGN BUILD MEP/FP SUBCONTRACTOR WILL BE REQUIRED TO PROVIDE FINAL DESIGN DOCUMENTS FOR STATE AND CITY REVIEW AND APPROVAL AND MEET ALL APPLICABLE CODES, AS THEY WILL BE CONSIDERED DESIGNER OF RECORD.
10.	DIMENSIONS ARE GIVEN FROM FINISH FACE TO FINISH FACE OF WALL - REFER TO CIVIL DRAWINGS FOR PROJECT BASELINE ELEVATION.
11.	THE CLEARING/GRUBBING/EXCAVATING OF THIS AREA SHALL BE ACCOMPLISHED IN A MANNER AS TO MINIMIZE THE RUNOFF OF SILT AND SEDIMENT INTO THE STORM DRAINAGE SYSTEM AND ONTO ADJACENT OR DOWNSTREAM PROPERTIES. EROSION CONTROL MEASURES SHALL BE INSTITUTED AS NECESSARY BY THE CONTRACTOR TO ACCOMPLISH THIS EROSION CONTROL, AND AND ALL EROSION PLANS REQUIRED FOR THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
12.	NO DEBRIS, EARTH MATERIALS, CLEARED VEGETATION OR WASTE MATERIALS SHALL BE DEPOSITED ON ANY OTHER PROPERTY WITHOUT FIRST OBTAINING THE REQUIRED PERMITS AND/OR APPROVALS. THIS INCLUDES THE INTRUSION OF SUCH MATERIAL INTO THE CITY STREET AND DRAINAGE SYSTEMS. CLEAN ANY DEBRIS LEFT IN THE STREET AS RESULT OF OPERATIONS IMMEDIATELY.
13.	BARRICADE AND POST WARNING SIGNS AND LIGHTS ADJACENT TO OPEN DEPRESSIONS AND HOLES OCCURRING AS PART OF THE WORK.
14.	USE MEANS NECESSARY TO PREVENT DUST FROM BECOMING A NUISANCE TO THE PUBLIC, NEIGHBORS, AND OTHER WORK BEING PERFORMED ON OR NEAR THE SITE.
15.	FINISH FLOOR SHALL BE A MINIMUM OF 4" ABOVE ADJACENT FINAL GRADING.
16.	DO NOT SCALE DRAWINGS.
17.	VERIFY ALL ROUGH DIMENSIONS FOR ALL BUILT-IN EQUIPMENT PRIOR TO PERFORMING WORK. NO CHANGE ORDERS WILL BE APPROVED FOR CONTRACTOR FAILURE TO DO SO.
18.	REPETITIVE FEATURES IN THE CONSTRUCTION DOCUMENTS ARE OFTEN DRAWN ONLY ONCE AND SHALL BE COMPLETELY PROVIDED AND CONSTRUCTED AS IF DRAWN FULL.

ISSUANCES:

SCHEMATIC DESIGN PACKAGE	04 DECEMBER 2020
SCHEMATIC DESIGN PACKAGE (REVISED)	19 MARCH 2021
PLAN COMMISSION SUBMITTAL	29 MARCH 2021

OWNER
LOKRE DEVELOPMENT COMPANY

1820 PLOVER ROAD, SUITE E
PLOVER, WISCONSIN 54467
PHONE: (715) 342-9200

PROJECT CONTACT: ROLLY LOKRE
DIRECT PHONE: (805) 445-2096
EMAIL ADDRESS: rolly@lockre.com

CONTRACTOR
12GAUGE CONSTRUCTION, LLC.

2013 S STOUGHTON ROAD
MADISON, WISCONSIN 53716
PHONE: (608) 467-7123
FAX: (608) 467-6611

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ARCHITECTURAL
JAKnetter ARCHITECTS

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PHONE: (262) 513-9800

PROJECT CONTACT: JAY A. KNETTER, AIA
DIRECT PHONE: (262) 278-4383
EMAIL ADDRESS: jayk@jaknetter.com

SHEET INDEX

SHEET INDEX	
G-GENERAL	
TS100	COVER
T-CIVIL	
(TBD)	
L-LANDSCAPE	
(TBD)	
A-ARCHITECTURAL SITE	
AS100	ARCHITECTURAL SITE PLAN - 1520 ELM STREET
AS221	COLOR SITE PLAN - 1520 ELM STREET
AS101	ARCHITECTURAL SITE PLAN - 1601 ELM STREET
A-ARCHITECTURAL	
A100	LOWER LEVEL FLOOR PLAN
A101	GROUND LEVEL FLOOR PLAN
A102	SECOND LEVEL FLOOR PLAN
A103	THIRD LEVEL FLOOR PLAN
A104	FOURTH LEVEL FLOOR PLAN
A105	ROOF PLAN
A200	BUILDING ELEVATIONS
A240	COLOR ELEVATIONS
A250	PERSPECTIVE
A251	PERSPECTIVES

VICINITY MAP

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PROJECT INFORMATION:

BANTR APARTMENTS

WAUSAU, WISCONSIN

DRAWING ISSUANCE:

PLAN COMMISSION SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. They are not final construction documents and should not be used for final pricing or construction, related purposes.

29 MARCH 2021

PROJECT NUMBER	PROJECT MANAGER
28000-00	JK

COVER

TS100

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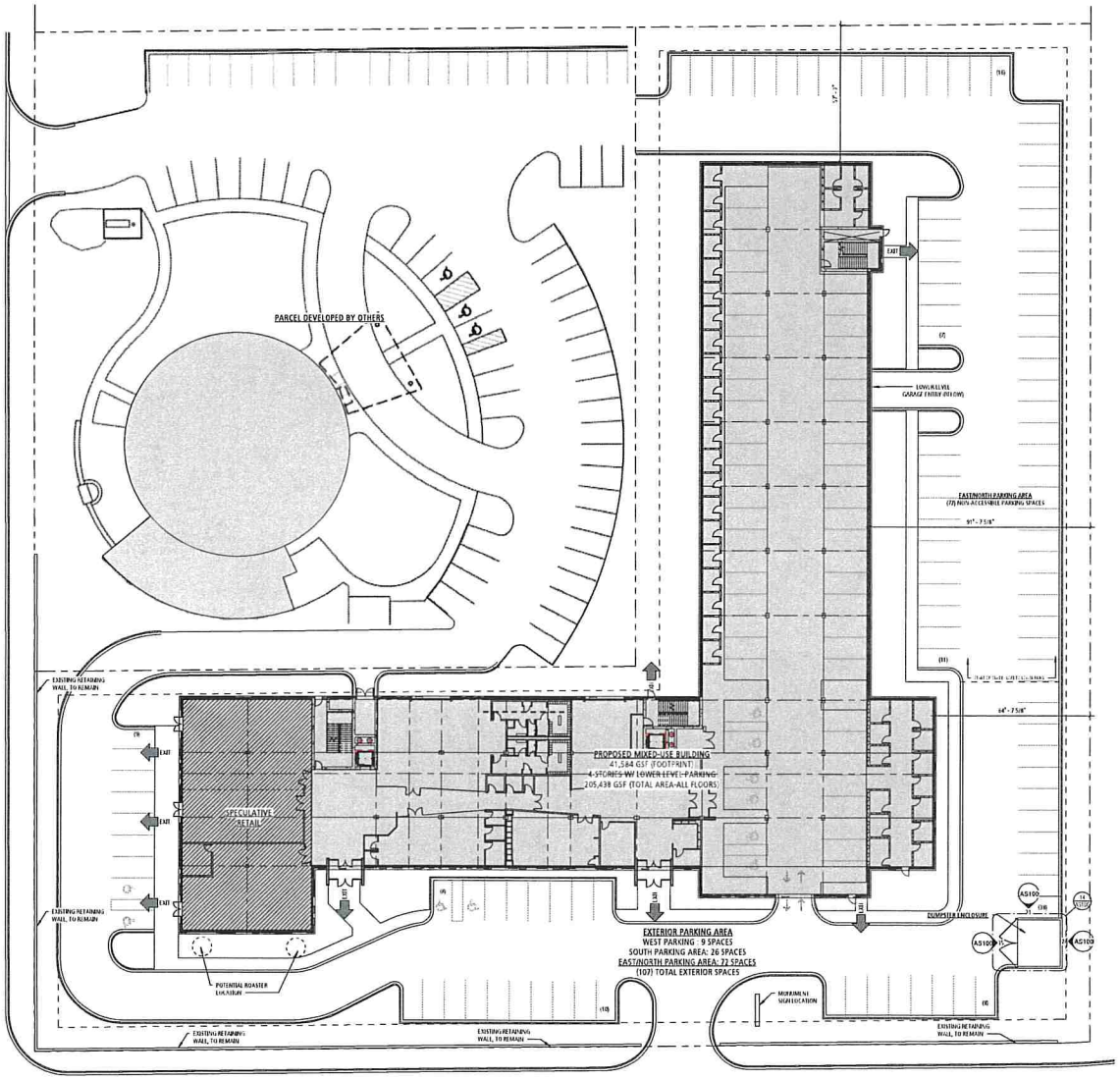
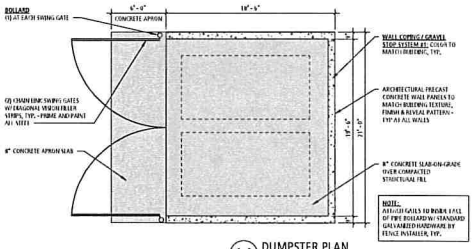
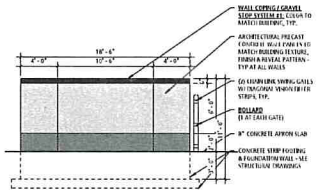
PARKING / UNIT MATRIX						
UNITS / PARKING	LOWER LEVEL	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL
EFFICIENCY	–	–	24 UNITS	25 UNITS	25 UNITS	74 UNITS
EFFICIENCY TYPE "A"	–	–	1 UNIT			1 UNIT
1-BEDROOM	–	–	11 UNITS	12 UNITS	12 UNITS	35 UNITS
1-BEDROOM TYPE "A"	–	–	1 UNIT			1 UNIT
2-BEDROOM	–	–	5 UNITS	6 UNITS	6 UNITS	17 UNITS
2-BEDROOM TYPE "A"	–	–	1 UNIT			1 UNIT
3-BEDROOM	–	–	4 UNITS	4 UNITS	4 UNITS	11 UNITS
PARKING (ENCLOSED)	141 SPACES					
PARKING (SURFACE)	107 SPACES					
PARKING/UNIT TOTAL	248 SPACES					141 UNITS
NOTES	(1) EFFICIENCY, (1) 1-BEDROOM, (1) 2-BEDROOM & (1) 3-BEDROOM TYPE "A" UNITS TO BE LOCATED ON SECOND FLOOR ONLY. ALL REMAINING UNITS TO BE TYPE "B" UNITS. PARKING INCLUDES ON-SITE PARKING COUNTS ONLY.					



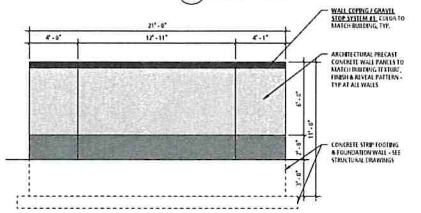
33 ARCHITECTURAL SITE PLAN
1" = 20'-0" 1 / A100



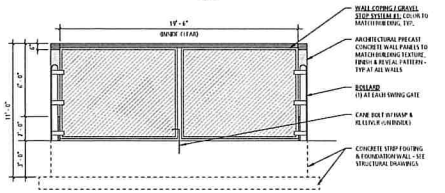
14 DUMPSTER PLAN
3/16" = 1'-0" 3 / A100



21 DUMPSTER - TYP SIDE ELEVATION
3/16" = 1'-0" 3 / A100



28 DUMPSTER - REAR ELEVATION
1/4" = 1'-0" 3 / A100



35 DUMPSTER - FRONT ELEVATION
1/4" = 1'-0" 3 / A100

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PROJECT INFORMATION:

BANTR APARTMENTS

WAUSAU, WISCONSIN

DRAWING ISSUANCE:

PLAN COMMISSION SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION

PROGRESS DOCUMENTS

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29 MARCH 2021

PROJECT NUMBER	PROJECT MANAGER
28000-00	JK

ARCHITECTURAL SITE PLAN

AS100

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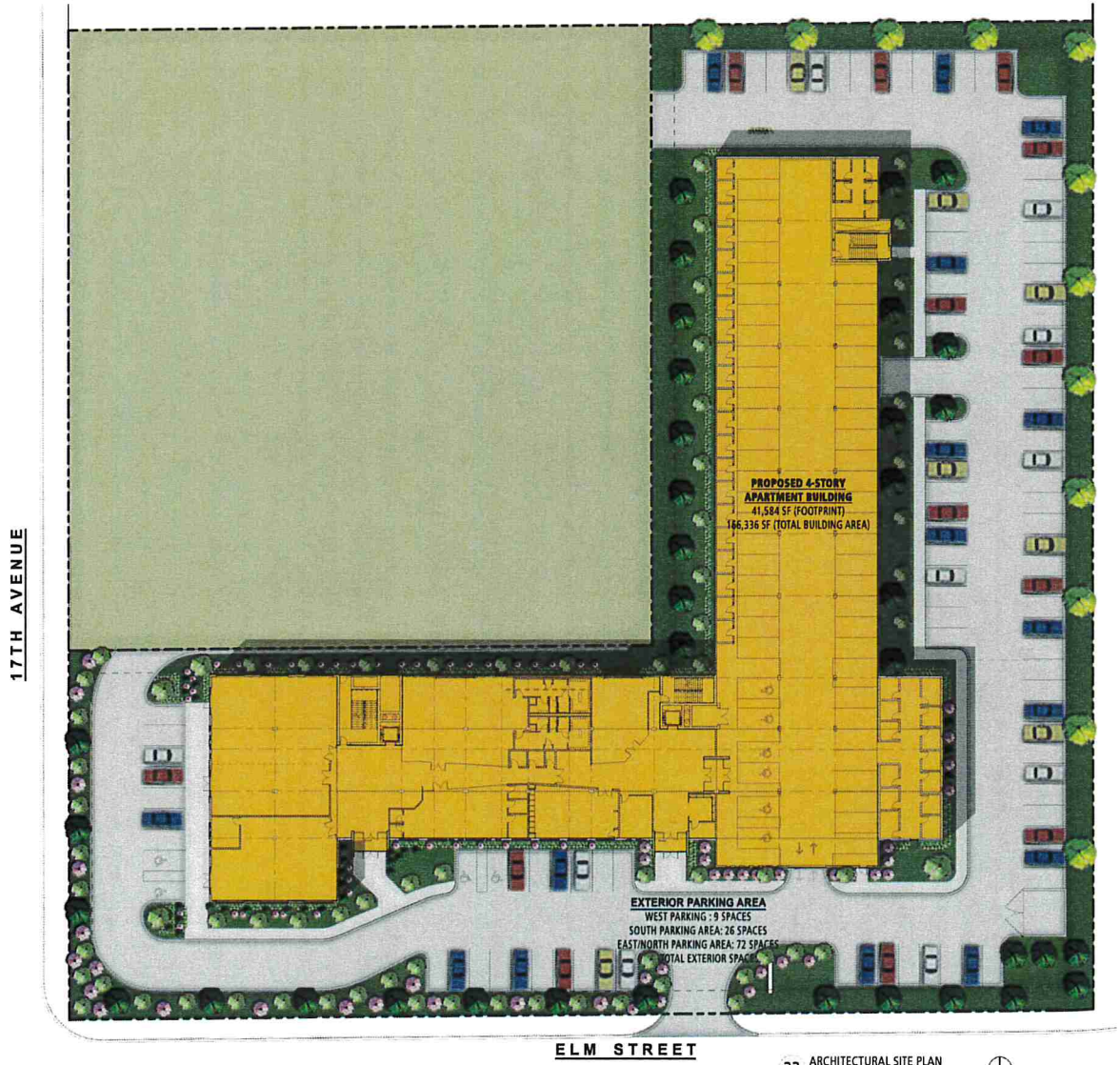

33 ARCHITECTURAL SITE PLAN
1" = 20'-0" 11 A300

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PROJECT INFORMATION

BANTR APARTMENTS

WAUSAU, WISCONSIN

DRAWING ISSUANCE:

PLAN COMMISISON SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION

29 MARCH 2021

PROJECT NUMBER	PROJECT MANAGER
20028-00	JK

COLOR SITE PLAN

AS220

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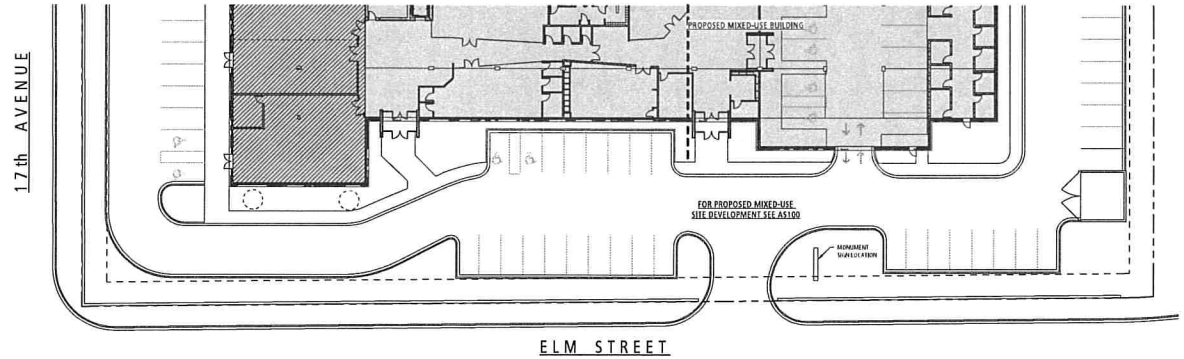

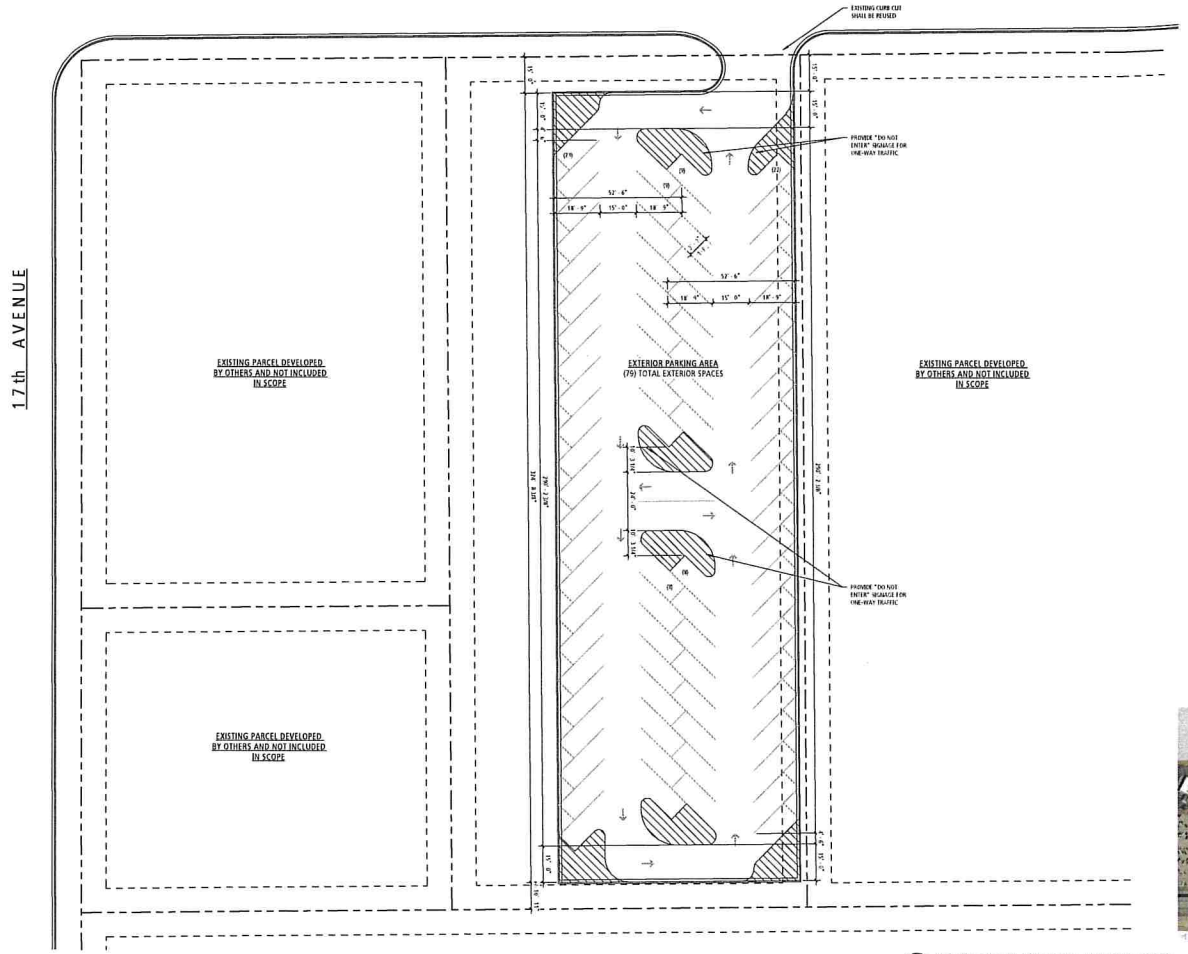

34 ARCHITECTURAL SITE PLAN - PARKING LOT
1" = 20'-0" 4 / A200

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PROJECT INFORMATION:

BANTR APARTMENTS

WAUSAU, WISCONSIN

DRAWING ISSUANCE:

PLAN COMMISSION SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION

PROGRESS DOCUMENTS

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29 MARCH 2021

PROJECT NUMBER	PROJECT MANAGER
28000-00	JK

OFF STREET PARKING LOT SITE PLAN

AS101

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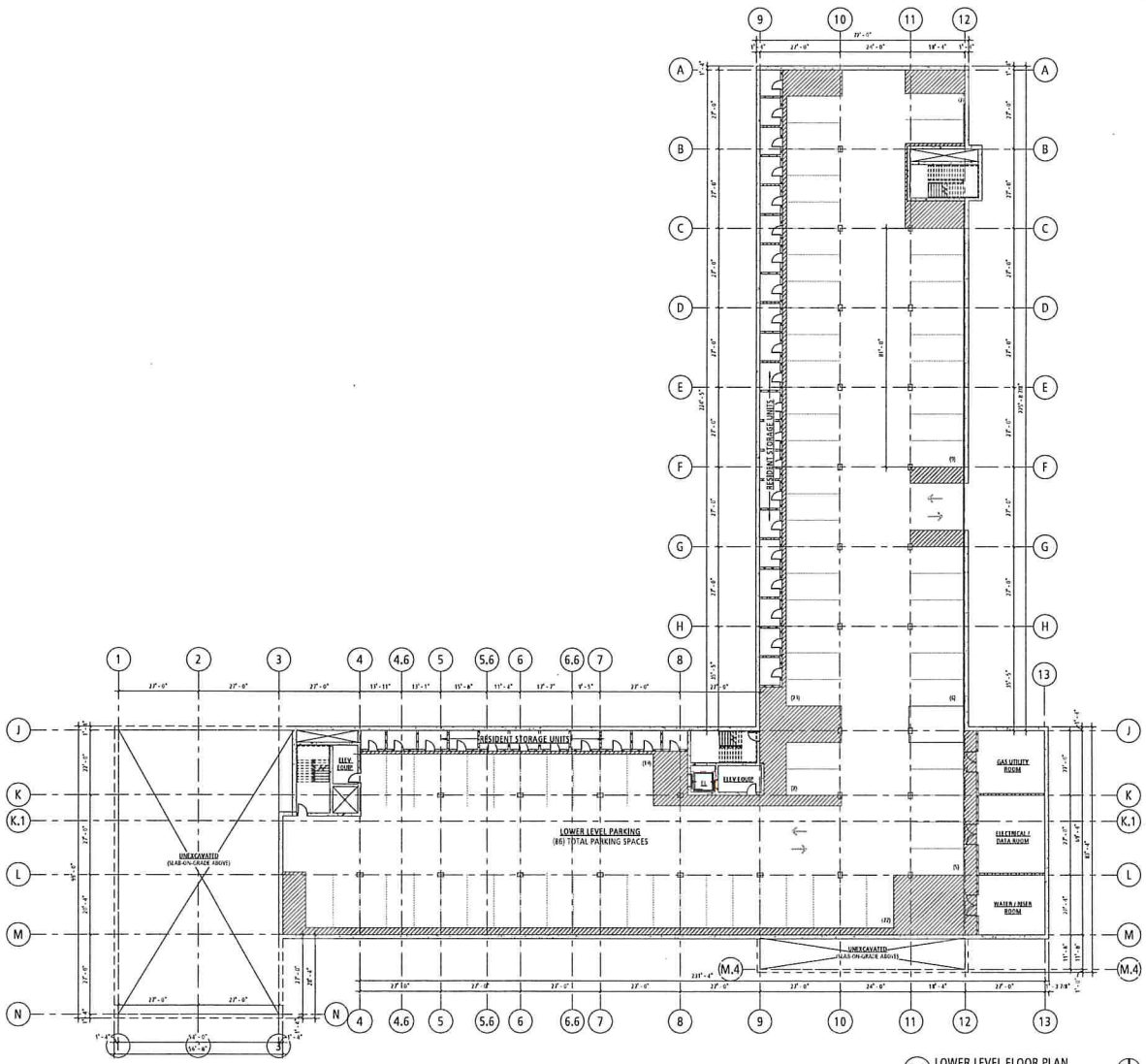

34 LOWER LEVEL FLOOR PLAN
1/16" = 1'-0" 1 / A100

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL CONSTRUCTION
- EXISTING DOOR TO REMAIN
- DOOR - NEW CONSTRUCTION
- DOOR NUMBER - REFER TO DOOR SCHEDULE
- WALL TYPE - REFER TO SHEET A000
- KEYNOTE - REFER TO KEYNOTE LEGEND
- FIRE EXTINGUISHER (WALL / COLUMN FINISH, CONNECTION)
- ACADEMY, CLEAR ALUMINUM, VERTICAL DOOR, SEMI-RECESSED FIRE EXTINGUISHER CABINET BY NATIONAL STORE EQUAL

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office 262 513 9800 | fax 262 513 9815

PROJECT INFORMATION:

BANTR APARTMENTS

WAUSAU, WISCONSIN

DRAWING ISSUANCE:

PLAN COMMISSION SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction/permit purposes.

29 MARCH 2021

PROJECT NUMBER	PROJECT MANAGER
28000-00	JK

LOWER LEVEL FLOOR PLAN

A100

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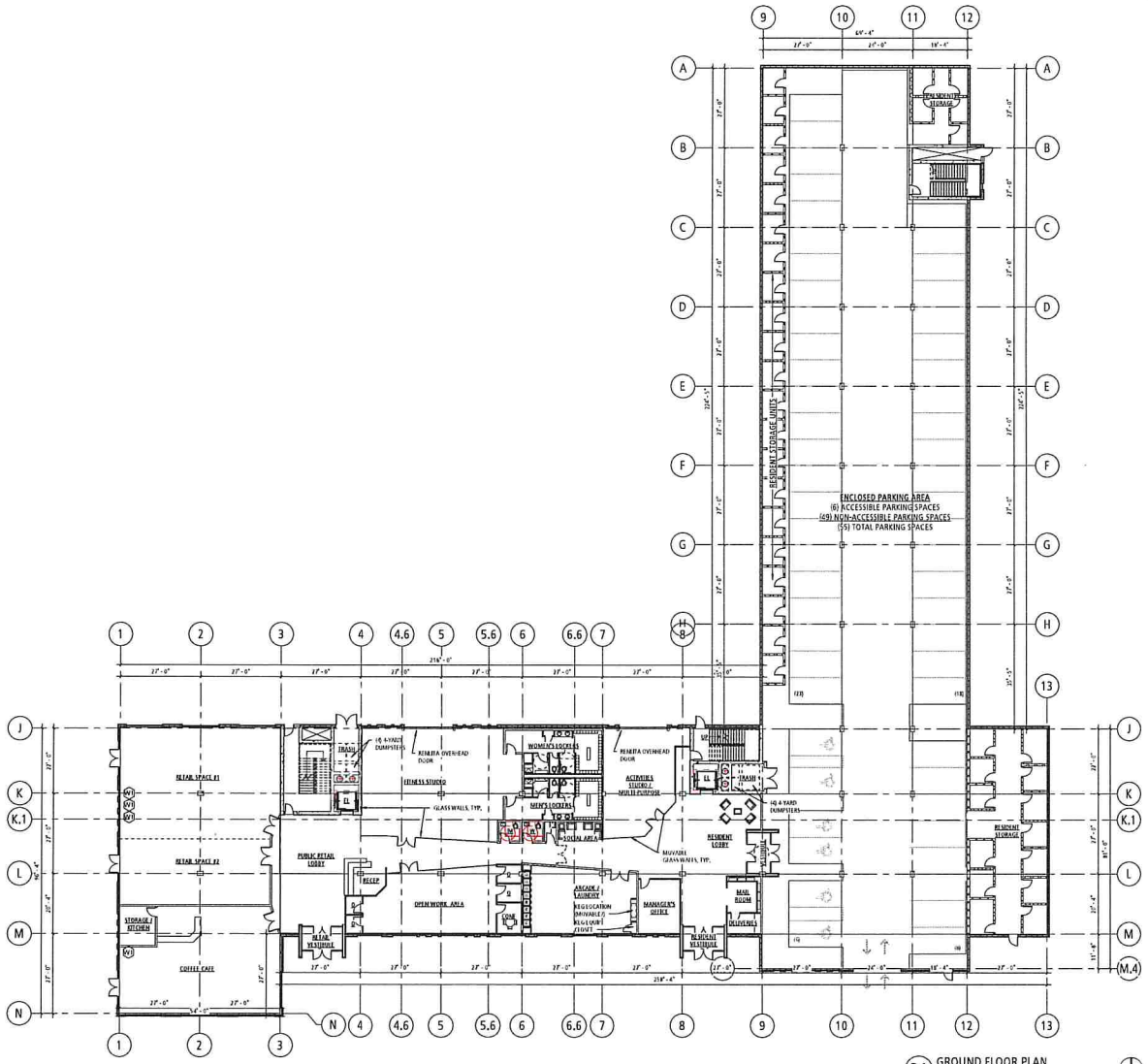

34 GROUND FLOOR PLAN
1/16" = 1'-0" 1 / A100

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL CONSTRUCTION
- EXISTING DOOR TO REMAIN
- DOOR - NEW CONSTRUCTION
- DOOR NUMBER - REFER TO DOOR SCHEDULE
- WALL TYPE - REFER TO SHEET A000
- KEYNOTE - REFER TO KEYNOTE LEGEND
- FIRE EXTINGUISHER (WALL / COLUMN FINISH CONNECTION)
- ACADEMY, CLEAR ALUMINUM, VERTICAL DUO, SEMI-RECESSED FIRE EXTINGUISHER CABINET BY SI INDUSTRIES OR EQUAL

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29 MARCH 2021

PROJECT NUMBER	PROJECT MANAGER
28000-00	JK

GROUND LEVEL FLOOR PLAN

A101

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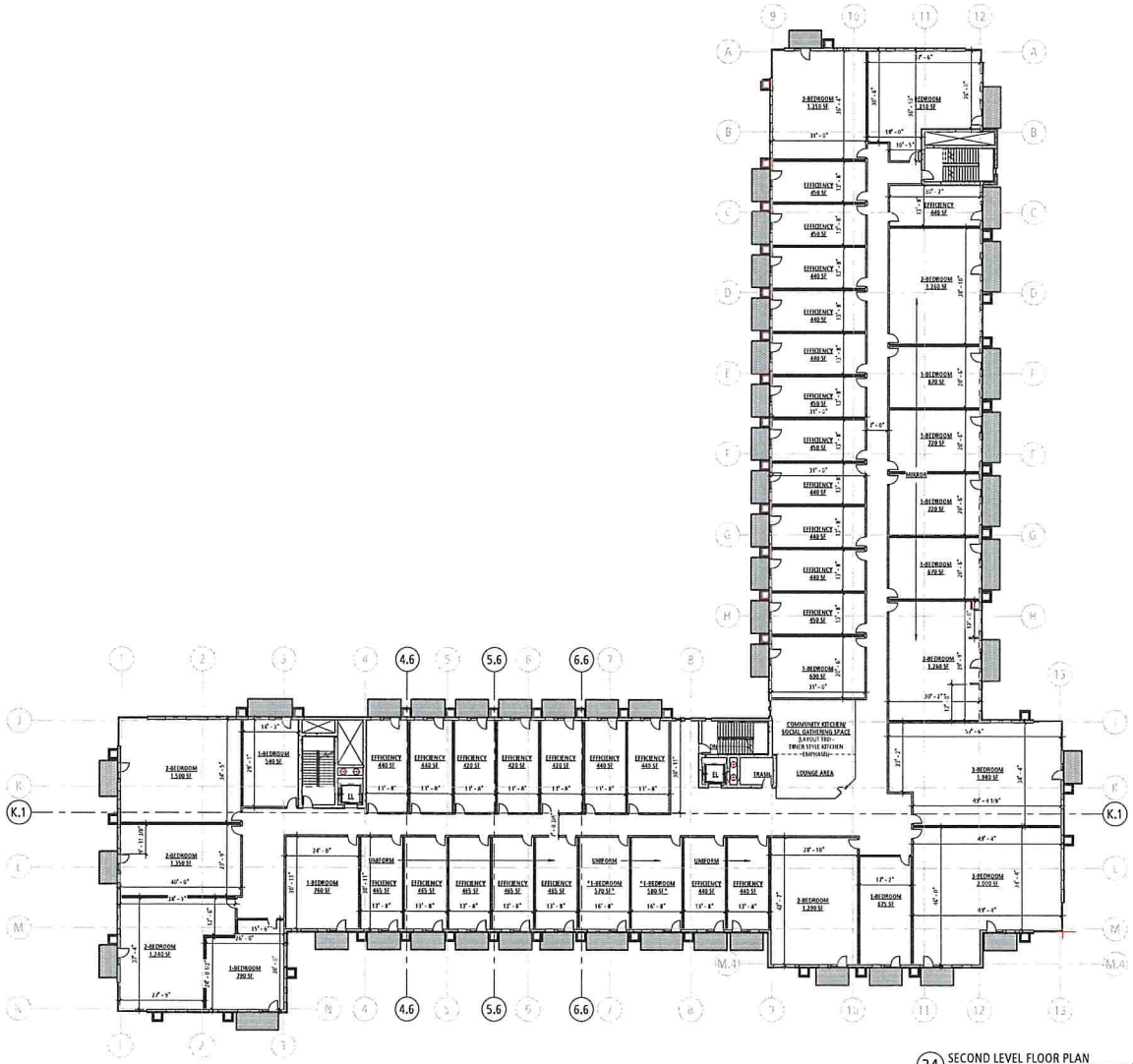

34 SECOND LEVEL FLOOR PLAN
1/16" = 1'-0" 17 A100

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL CONSTRUCTION
- EXISTING DOOR TO REMAIN
- DOOR - NEW CONSTRUCTION
- DOOR NUMBER - REFER TO DOOR SCHEDULE
- WALL TYPE - REFER TO SHEET A000
- KEYNOTE - REFER TO KEYNOTE LEGEND
- FIRE EXTINGUISHER (WALL / COLUMN / FIRE CONNECTION)
- ACADEMY, CLEAR ALUMINUM, VERTICAL DUST, SEMI-RECESSED FIRE EXTINGUISHER CABINET WITH MINIMUM 1-HR RATING OR EQUAL

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PROJECT INFORMATION:

BANTR APARTMENTS

WAUSAU, WISCONSIN

DRAWING ISSUANCE:

PLAN COMMISSION SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION

PROGRESS DOCUMENTS

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29 MARCH 2021

PROJECT NUMBER	PROJECT MANAGER
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SECOND LEVEL FLOOR PLAN

A102

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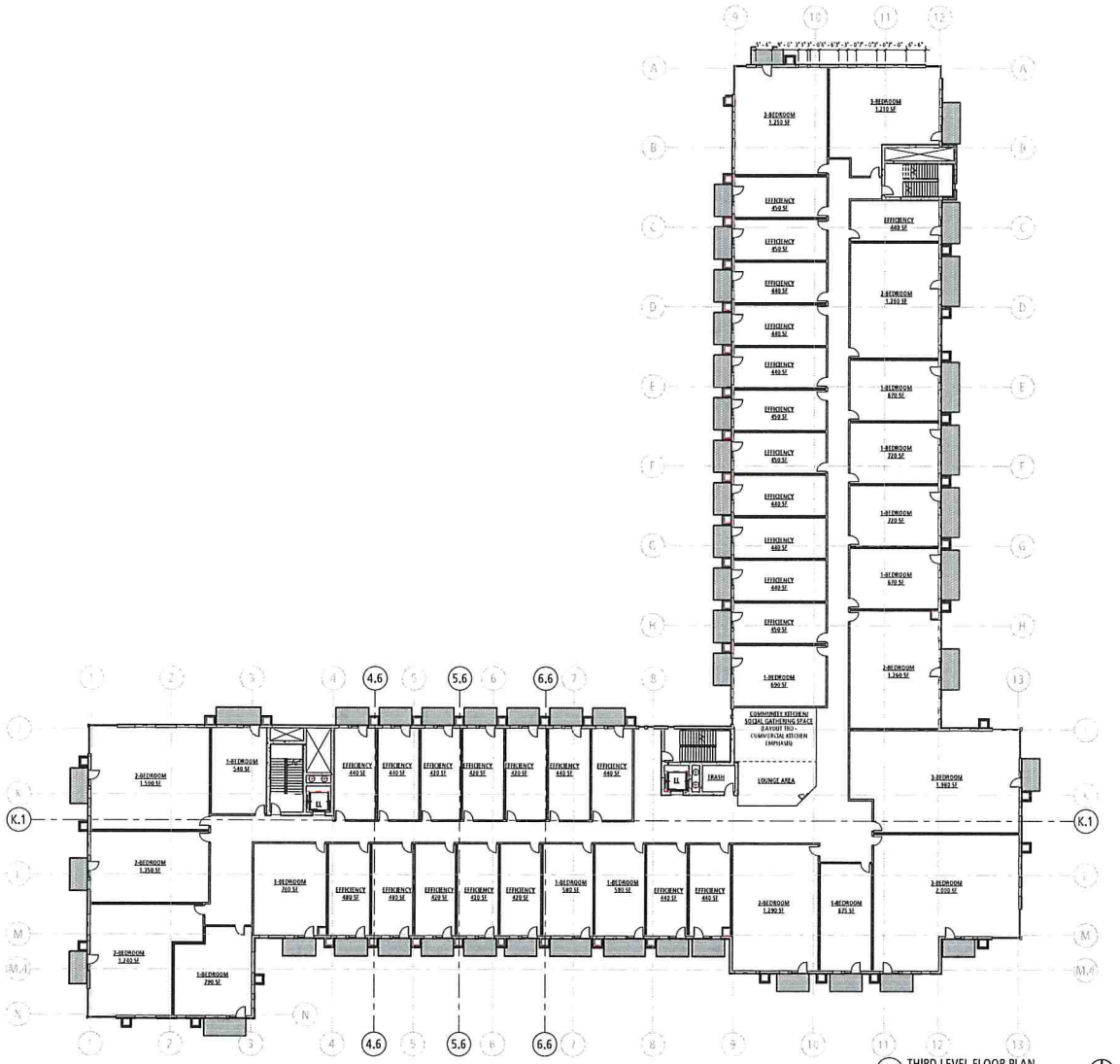

34 THIRD LEVEL FLOOR PLAN
1/16" = 1'-0" 17 A100

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL CONSTRUCTION
- EXISTING DOOR TO REMAIN
- DOOR - NEW CONSTRUCTION
- DOOR NUMBER - REFER TO DOOR SCHEDULE
- WALL TYPE - REFER TO SHEET A000
- KEYNOTE - REFER TO KEYNOTE LEGEND
- FIRE EXTINGUISHER (WALL / COLUMN FIXDOR CONNECTION)
- ACADEMY, CLEAR ALUMINUM, VERTICAL DOUT, SEMI-RECESSED FIRE EXTINGUISHER CABINET BY N BIDNESTRIES OR EQUAL

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PROJECT INFORMATION:

BANTR APARTMENTS

WAUSAU, WISCONSIN

DRAWING ISSUANCE:

PLAN COMMISSION SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION

PROGRESS DOCUMENTS

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29 MARCH 2021

PROJECT NUMBER	PROJECT MANAGER
28000-00	JK

THIRD LEVEL FLOOR PLAN

A103

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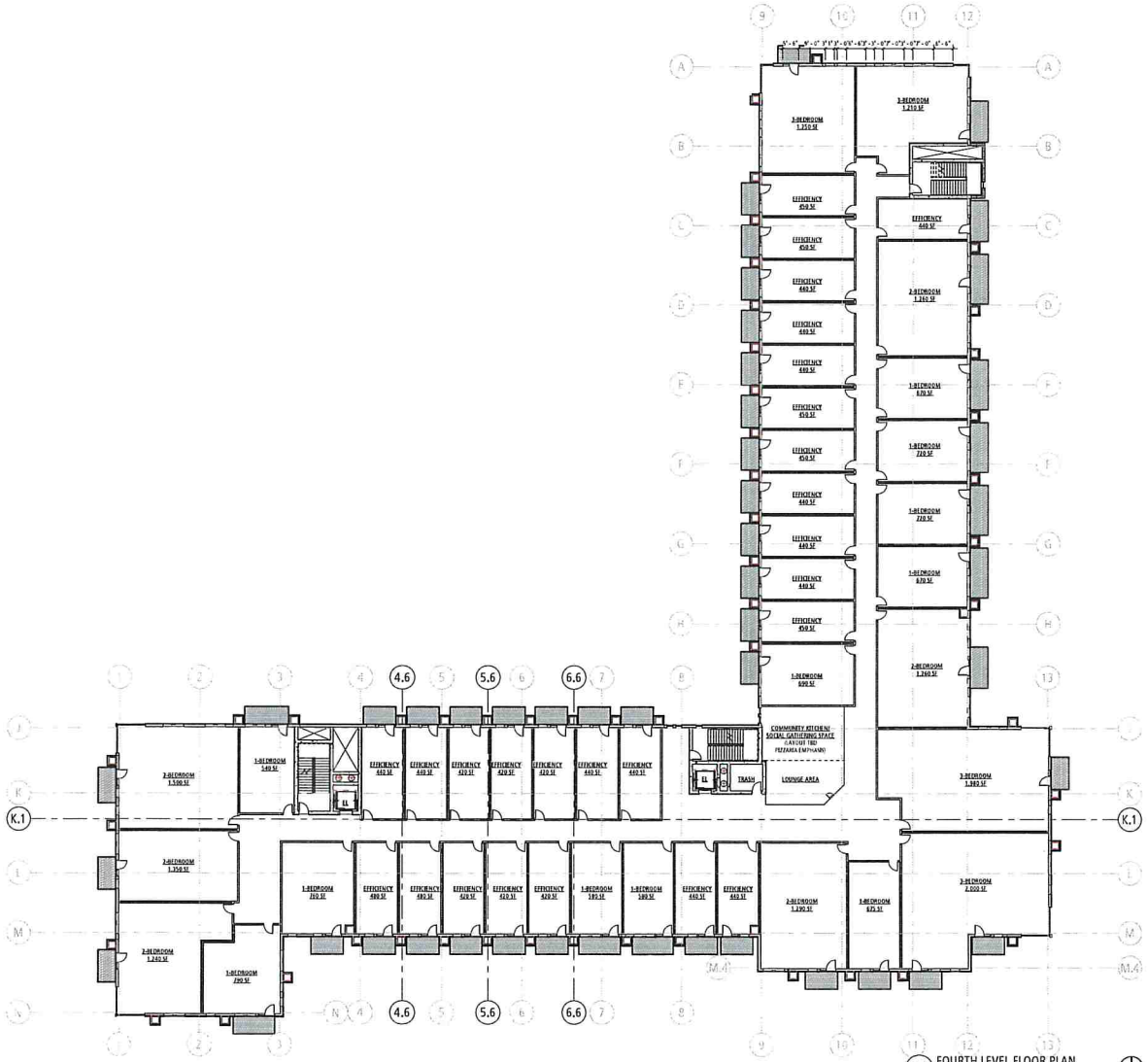

34 FOURTH LEVEL FLOOR PLAN
1/16" = 1'-0" 1 / A300

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL CONSTRUCTION
- EXISTING DOOR TO REMAIN
- DOOR - NEW CONSTRUCTION
- DOOR NUMBER - REFER TO DOOR SCHEDULE
- WALL TYPE - REFER TO SHEET A000
- KEYNOTE - REFER TO KEYNOTE LEGEND
- FE — FIRE EXTINGUISHER (WALL / COLUMN / HOOK CONNECTION)
- FEC — ACADEMY, CLEAR ALUMINUM, VERTICAL DUO, SEMI-RECESSED FIRE EXTINGUISHER CABINET FIN N INDUSTRIES OR EQUAL

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office 262 513 9800 | fax 262 513 9815

PROJECT INFORMATION:

BANTR APARTMENTS

WAUSAU, WISCONSIN

DRAWING ISSUANCE:

PLAN COMMISSION SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for finish bidding or construction feasibility purposes.

29 MARCH 2021

PROJECT NUMBER	PROJECT MANAGER
28000-00	JK

FOURTH LEVEL FLOOR PLAN

A104

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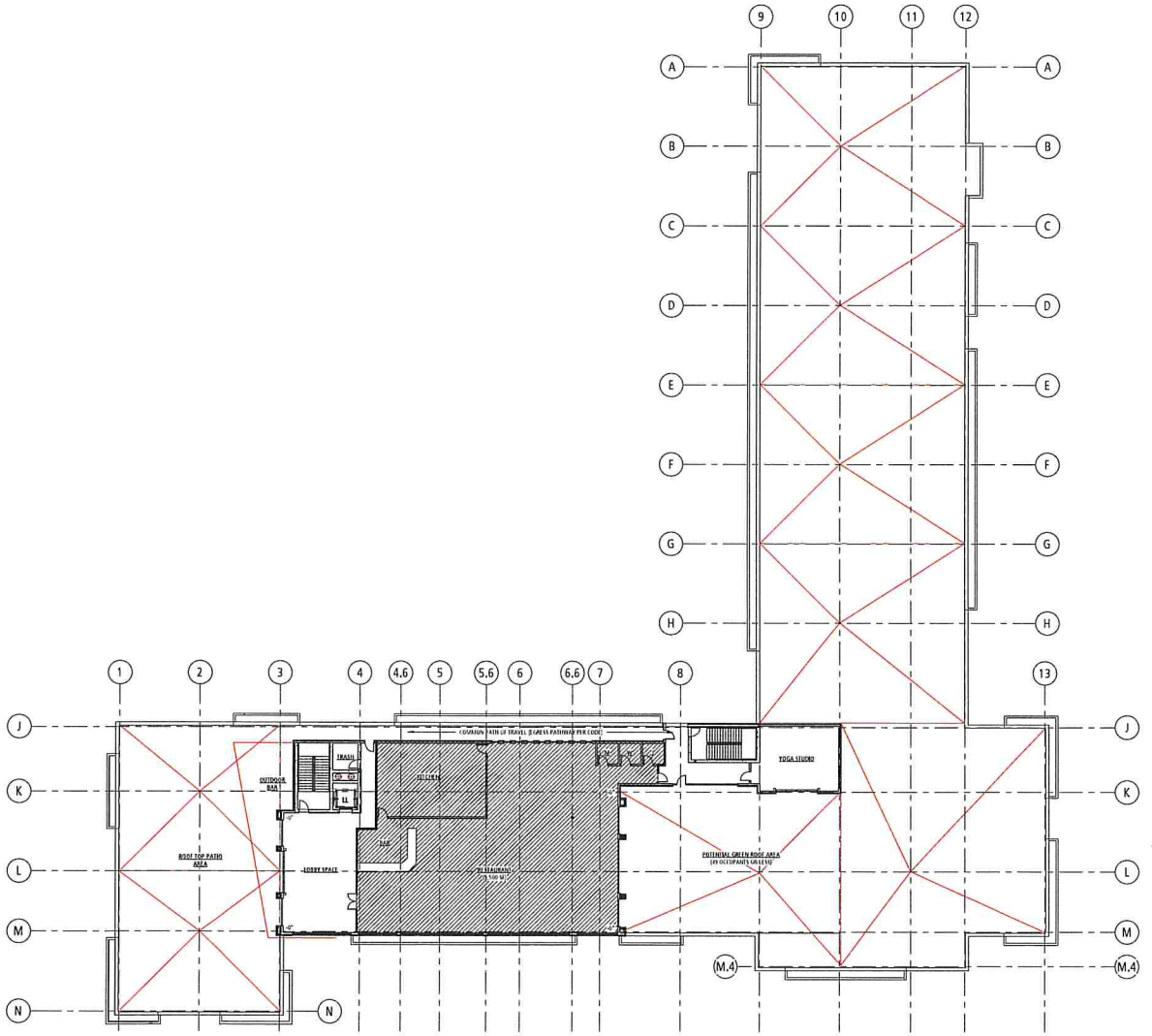

34 OVERALL ROOF PLAN
1/16" 1'-0" 1/ A100

FLOOR PLAN LEGEND

EXISTING WALL TO REMAIN
NEW WALL CONSTRUCTION
EXISTING DOOR TO REMAIN
DOOR - NEW CONSTRUCTION
DOOR NUMBER - REFER TO DOOR SCHEDULE
WALL TYPE - REFER TO SHEET A600
KEYNOTE - REFER TO KEYNOTE LEGEND
FIRE EXTINGUISHER (WALL / COLUMN / FLOOR CONNECTION)
ACADEMY, CLEAR ALUMINUM, VERTICAL DUO, SEMI-RECESSED FIRE EXTINGUISHER CABINET IN INDUSTRIES OR EQUAL

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office 262 513 9800 | fax 262 513 9815

PROJECT INFORMATION:

BANTR APARTMENTS

WAUSAU, WISCONSIN

DRAWING ISSUANCE:

PLAN COMMISSION SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final pricing or construction-related purposes.

29 MARCH 2021

PROJECT NUMBER	PROJECT MANAGER
28000-00	JK

ROOF PLAN

A109

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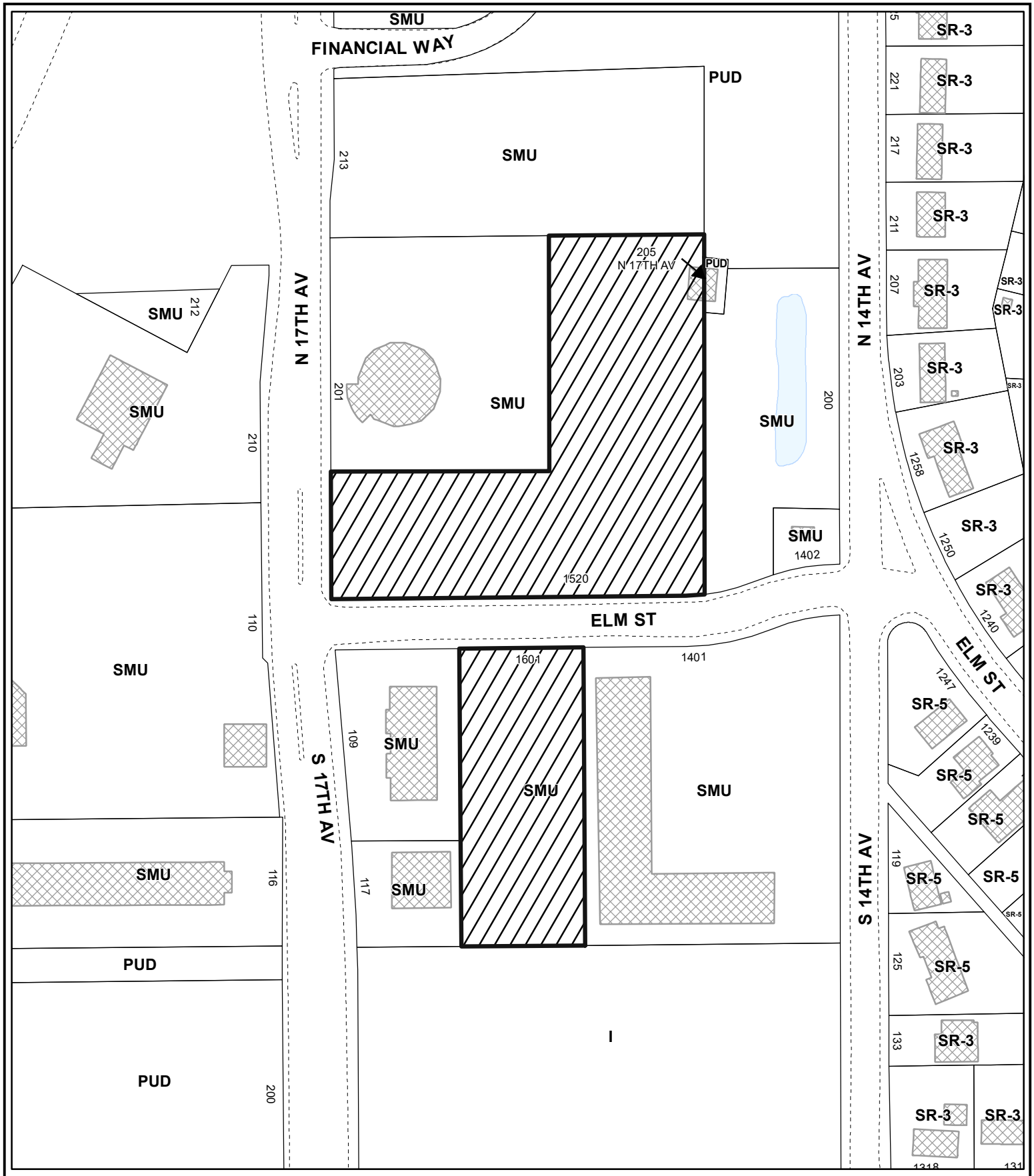


City of Wausau

Marathon County Wisconsin

0 100 200 Feet

Area of Interest

Building

Map Date: April 9, 2021

Map Location

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

Memorandum

From: William Hebert, Zoning Administrator
To: Plan Commission
Date: April 15, 2021
Subject: General Zoning Code Edits

After a full year of working with the newly adopted zoning code, staff has gathered recommended changes to the zoning ordinance. The following drafted ordinance shows the various zoning ordinance edits. Several of the edits are being done to include long standing allowances from the previous code, edits from typos, and revisions from issues found over the past construction season.

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

ORDINANCE OF PLAN COMMISSION	
Repealing Section 23.06.50 Regulations for vacant buildings; amending Section 23.01.23 Definitions, Section 23.02.02 Standard zoning districts, Section 23.02.20 (RH-35) Rural Holding Zoning District, Section 23.02.30 (SR-2) Single Family Residential-2 Zoning District, Section 23.02.31 (SR-3) Single Family Residential-3 Zoning District, Section 23.02.32 (SR-5) Single Family Residential-5 Zoning District, Section 23.02.33 (SR-7) Single Family Residential-7 Zoning District, Section 23.02.34 (MH-7) Mobile Home Residential-7 Zoning District, Section 23.02.40 (DR-8) Duplex Residential-8 Zoning District, Section 23.02.41 (TF-10) Two Flat Residential-10 Zoning District, Section 23.02.42 (TRD-12) Townhome Residential-12 Zoning District, Section 23.02.43 (MRL-12) Multi-Family Residential-12 Zoning District, Section 23.02.52 (SO) Suburban Office Zoning District, Section 23.02.53 (SMU) Suburban Mixed-Use Zoning District, Section 23.02.54 (UMU) Urban Mixed-Use Zoning District, Section 23.02.55 (DPMU) Downtown Periphery Mixed-Use Zoning District, Section 23.03.03 Regulations applicable to all land uses, Section 23.03.05 Table of land uses, Section 23.03.06 Residential land uses, Section 23.03.28 Accessory land uses and structures, Section 23.06.02 Group and large development standards, Section 23.06.03 Vehicle access standards, Section 23.06.05 Visibility standards, Section 23.06.06 Off-street parking and traffic circulation, Section 23.06.40 Fencing standards, Section 23.06.42 Swimming pool standards, Section 23.06.51 – 23.06.99 Reserved, Section 23.09.05 Definitions and rules related to sign groups, sign categories, and sign types, Section 23.09.27 Sign permits—Application, enforcement, and revocation. Committee Action: Pending **Ordinance Number:** Fiscal Impact:	
File Number:	**Date Introduced:**

The Common Council of the City of Wausau do ordain as follows:

Add ( )
Delete (———)

Section 1. That Section 23.01.23 Definitions is hereby amended to read as follows:

Section 23.01.23 Definitions.

…

Key to Figure 23.01.23e	
…	…
•	Driveway entrance at right-of-way (maximum ~~20~~ 24 feet wide)
…	…

…

Section 2. That Section 23.02.02 Standard zoning districts is hereby amended to read as follows:

Section 23.02.02 Standard zoning districts.

For the purpose of this title, all areas within the jurisdiction of this title are hereby divided into the following standard zoning districts.

Residential Zoning Districts	
…	…
TRD-12	Townhome Residential - 12
MRL-12	Multi-Family Residential - 12
MRM-20	Multi-Family Residential - 20
MRH-50	Multi-Family Residential - 50
…	…

…

Section 3. That Section 23.02.20 (RH-35) Rural Holding Zoning District is hereby amended to read as follows:

Section 23.02.20 (RH-35) Rural Holding Zoning District.

…

(7) *Density, intensity, and bulk regulations for the (RH-35) Rural Holding District*.

	Regulation
…	…
Minimum Front Setback	30 feet
Minimum Attached Garage Setback	~~2 feet behind the plane of the building~~ 30 feet
…	…

…

Section 4. That Section 23.02.30 (SR-2) Single Family Residential-2 Zoning District is hereby amended to read as follows:

Section 23.02.30 (SR-2) Single Family Residential-2 Zoning District.

…

(7) *Density, intensity, and bulk regulations for the (SR-2) Single Family Residential-2 District.*

	Requirement
…	…
Minimum Lot Frontage at Right-of-Way	50 feet
Minimum Front Setback	~~30~~ 25 feet
Minimum Attached Garage Setback	~~2 feet behind the plane of the building or minimum of 22-foot front setback, whichever is greater*~~ 25 feet

…	…

Accessory Buildings:	Residential	Nonresidential
Minimum Front Setback	Even with or behind the principal structure	60 feet and at least 5 feet behind the principal structure
Minimum Side Setback (interior)	10 feet; 3 feet if in rear 50% of lot	5 feet
…	…	…

~~*Staff can reduce attached garage setback requirements to accommodate topographic or natural features.~~

Section 5. That Section 23.02.31 (SR-3) Single Family Residential-3 Zoning District is hereby amended to read as follows:

Section 23.02.31 (SR-3) Single Family Residential-3 Zoning District.

…

(7) *Density, intensity, and bulk regulations for the (SR-3) Single Family Residential-3 District.*

	Requirement
…	…
Minimum Attached Garage Setback	~~2 feet behind the plane of the building or minimum 22 foot front setback, whichever is greater*~~ 25 feet
…	…

Accessory Buildings:	Residential	Nonresidential
Minimum Front Setback	Even with or behind the principal structure	60 feet and at least 5 feet behind the principal structure

Minimum Side Setback	10 feet; 3 feet if in rear 50% of lot	5 feet
…	…	…

~~*Staff can reduce attached garage setback requirements to accommodate topographic or natural features.~~

Section 6. That Section 23.02.32 (SR-5) Single Family Residential-5 Zoning District is hereby amended to read as follows:

Section 23.02.32 (SR-5) Single Family Residential-5 Zoning District.

…

(7) *Density, intensity, and bulk regulations for the (SR-5) Single-Family Residential-5 District.*

	Requirement
…	…
Minimum Front Setback	17 feet
Minimum Attached Garage Setback	~~2 feet behind the plane of the building or minimum 22-foot front setback, whichever is greater*~~ 17 feet
…	…

Accessory Buildings:	**Residential**	**Nonresidential**
Minimum Front Setback	Even with or behind the principal structure	60 feet and at least 5 feet behind the principal structure
Minimum Side Setback	8 feet; 3 feet if in rear 50% of lot	5 feet
…	…	…

~~*Staff can reduce attached garage setback requirements to accommodate topographic or natural features.~~

Section 7. That Section 23.02.33 (SR-7) Single Family Residential-7 Zoning District is hereby amended to read as follows:

Section 23.02.33 (SR-7) Single Family Residential-7 Zoning District.

…

(7) *Density, intensity, and bulk regulations for the (SR-7) Single Family Residential-7 District.*

	Requirement
…	…
Maximum Front Setback	25 feet
Minimum Attached Garage Setback	~~2 feet behind the plane of the building or minimum 22-foot front setback, whichever is greater**~~ 17 feet
…	…

Accessory Buildings:	**Residential**	**Nonresidential**
Minimum Front Setback	Even with or behind the principal structure	60 feet and at least 5 feet behind the principal structure
Minimum Side Setback	6 feet; 3 feet if in rear 50% of lot	10 feet
…	…	…

…

~~**Staff can reduce attached garage setback requirements to accommodate topographic or natural features.~~

Section 8. That Section 23.02.34 (MH-7) Mobile Home Residential-7 Zoning District is hereby amended to read as follows:

Section 23.02.34 (MH-7) Mobile Home Residential-7 Zoning District.

…

(7) *Density, intensity, and bulk regulations for the (MH-7) Mobile Home Residential-7 District.* (A mobile home that is replacing an existing unit can meet either the following table or the setback met by the existing unit, whichever are less restrictive.)

	Requirement
…	…
Minimum Front Setback	12 feet
Minimum Attached Garage Setback	~~2 feet behind the plane of the building~~ 20 feet
…	…

Section 9. That Section 23.02.40 (DR-8) Duplex Residential-8 Zoning District is hereby amended to read as follows:

Section 23.02.40 (DR-8) Duplex Residential-8 Zoning District.

…

(7) *Density, intensity, and bulk regulations for the (DR-8) Duplex Residential-8 District.*

	Requirement
…	…
Minimum Front Setback	17 feet
Minimum Attached Garage Setback	~~2 feet behind the plane of the building or minimum 22 foot front setback, whichever is greater**~~ 17 feet
…	…

Accessory Buildings:	**Residential**	**Nonresidential**
Minimum Front Setback	Even with or behind the principal structure	60 feet and at least 5 feet behind the principal structure
Minimum Side Setback	10 feet; 3 feet if in rear 50% of lot	5 feet
…	…	…

…

~~**Staff can reduce attached garage setback requirements to accommodate topographic or natural features.~~

Section 10. That Section 23.02.41 (TF-10) Two Flat Residential-10 Zoning District is hereby amended to read as follows:

Section 23.02.41 (TF-10) Two Flat Residential-10 Zoning District.

…

(3) *Principal uses permitted as conditional use.* Refer to article III for detailed definitions and requirements for each of the following land uses.

(a) Townhouse (five to eight units per building).

(b) Multiplex (three to four units per building).

(~~b~~c) Multiplex (five to eight units per building).

(d) Apartment (three to four units per building).

(~~a~~e) Apartment (five to eight units per building).

(~~b~~f) Boarding house living arrangement.

(~~c~~g) Live/work unit.

(~~d~~h) Group day care.

(~~e~~i) Community living arrangement (nine to 15 residents) meeting the requirements of section 23.03.12(8).

(~~f~~j) Community living arrangement (16+ residents) meeting the requirements of section 23.03.12(9).

(~~g~~k) Institutional residential (assisted living).

(~~h~~l) Transit center.

(~~i~~m) Off-street parking lot.

(~~j~~n) Communication tower.

(~~k~~o) Cultivation.

…

(7) *Density, intensity, and bulk regulations for the (TF-10) Two Flat Residential-10 District.*

	Requirement
…	…
Minimum Front Setback	17 feet
Minimum Attached Garage Setback	~~2 feet behind the plane of the building or minimum 22-foot front setback, whichever is greater*~~ 17 feet
…	…

Accessory Buildings:	**Residential**	**Nonresidential**
Minimum Front Setback	Even with or behind the principal structure	60 feet and at least 5 feet behind the principal structure
Minimum Side Setback	8 feet; 3 feet if in rear 50% of lot	5 feet
…	…	…

*Staff can reduce attached garage setback requirements to accommodate topographic or natural features.

Section 11. That Section 23.02.42 (TRD-12) Townhome Residential-12 Zoning District is hereby amended to read as follows:

Section 23.02.42 (TRD-12) Townhome Residential-12 Zoning District.

…

(7) *Density, intensity, and bulk regulations for the (TRD-12) Townhome Residential-12 District.*

…	…	…
Accessory Buildings:	**Residential**	**Nonresidential**
Minimum Front Setback	Even with or behind the principal structure	60 feet and at least 5 feet behind the principal structure
Minimum Side Setback	~~5~~ 3 feet	5 feet
…	…	…

…

Section 12. That Section 23.02.43 (MRL-12) Multi-Family Residential-12 Zoning District is hereby amended to read as follows:

Section 23.02.43 (MRL-12) Multi-Family Residential-12 Zoning District.

…

(2) Principal uses permitted by right. Refer to article III for detailed definitions and requirements for each of the following land uses.

…

(f) Apartment (three to four units per building).

~~(g) Apartment (five to eight units per building).~~

(~~h~~g) Single family living arrangement.

(~~i~~h) Outdoor open space institutional.

(~~j~~i) Passive outdoor recreation.

(~~k~~j) Active outdoor recreation.

(~~l~~k) Essential services.

(~~m~~l) Community living arrangement (one to eight residents) meeting the requirements of section 23.03.12(7).

(~~n~~m) Community garden.

…

Section 13. That Section 23.02.52 (SO) Suburban Office Zoning District is hereby amended to read as follows:

Section 23.02.52 (SO) Suburban Office Zoning District.

…

(7) *Density, intensity, and bulk regulations for the (SO) Suburban Office District.**

	Requirement
…	…
Minimum Rear Setback	10 feet
Maximum Principal Building Height	~~50~~ 60 feet
…	…

…

Section 14. That Section 23.02.53 (SMU) Suburban Mixed-Use Zoning District is hereby amended to read as follows:

Section 23.02.53 (SMU) Suburban Mixed-Use Zoning District.

…

(2) *Principal uses permitted by right*. Refer to article III for detailed definitions and requirements for each of the following land uses.

…

(v) Community living arrangement (one to eighty residents) meeting the requirements of section 23.03.12(7).

(w) Bed and Breakfast.

…

(7) *Density, intensity, and bulk regulations for the (SMU) Suburban Mixed-Use District.**

	Requirement
…	…
Minimum Rear Setback	10 feet
Maximum Principal Building Height	~~50~~ 60 feet
…	…

…

Section 15. That Section 23.02.54 (UMU) Urban Mixed-Use Zoning District is hereby amended to read as follows:

Section 23.02.54 (UMU) Urban Mixed-Use Zoning District.

…

(2) *Principal uses permitted by right*. Refer to article III for detailed definitions and requirements for each of the following land uses.

…

(v) Restaurants, taverns, and indoor commercial entertainment.

~~(w) Outdoor commercial entertainment.~~

(~~x~~w) Drive-through and in-vehicle sales or service.

(~~y~~x) Group daycare center.

(~~z~~y) Indoor maintenance service.

(~~aa~~z) Water-related recreation.

(~~bb~~aa) Indoor institutional.

(~~cc~~bb) Outdoor open space institutional.

(~~dd~~cc) Passive outdoor recreation.

(~~ee~~dd) Active outdoor recreation.

(~~ff~~ee) Essential services.

(~~gg~~ff) Community living arrangement (one to eight residents) meeting the requirements of section 23.03.12(7).~~.~~

(gg) Bed and Breakfast.

…

Section 16. That Section 23.02.55 (DPMU) Downtown Periphery Mixed-Use Zoning District is hereby amended to read as follows:

Section 23.02.55 (DPMU) Downtown Periphery Mixed-Use Zoning District.

…

(2) Principal uses permitted by right. Refer to article III for detailed definitions and requirements for each of the following land uses.

…

(y) Community living arrangement (one to eight residents) meeting the requirements of section 23.03.12(7).

(z) Bed and Breakfast.

…

Section 17. That Section 23.03.03 Regulations applicable to all land uses is hereby amended to read as follows:

Section 23.03.03 Regulations applicable to all land uses.

…

(18) *Demolition of a principal structure*. Where a principal structure has been removed, all driveways, paved areas, and below grade improvements on the lot shall be removed.

(a) All disturbed areas shall be repaired with a minimum of 4 inches of top soil and lawn seed until site is stabilized. Best management practices shall be used for soil and erosion control.

Section 18. That Section 23.03.05 Table of land uses is hereby amended to read as follows:

Section 23.03.05 Table of land uses.

The Table of Land Uses on the following pages is provided as a convenience for the City and the general public. Where there are conflicts between the text of this title and the Table of Land Uses, the text shall prevail.

Rural Holding (	**Single Family Residentia**	**Single Family Residentia**	**Single Family Residentia**	**Single Family Residentia**	**Mobile Home Residen**	**Duplex Residential - 6 (D**	**Two Flat Residential - 10**	**Townhome Residentia**	**Multi-Family Residentia**	**Multi-Family Residentia**	**Multi-Family Residentia**	**Institutional (I)**	**Neighborhood Mixed Use (N**	**Suburban Office (SO)**	**Suburban Mixed Use (S**	**Urban Mixed U**	**Downtown Periph**	**Downtown Histor**	**Downtown High-**	**Research Park (**	**Light Industrial**	**Medium Industrial (**	**Heavy Industrial**	**Intensive Outdoor**	**Intensive Outdoor Com**	**Adult-Oriented Entertainment**	**Extraction/Disposal (EX)**	**Land Uses Permitted: Refer to**

RH-35)	**l-2 (SR-2)**	**l-3 (SR-3)**	**l-5 (SR-5)**	**l-7 (SR-7)**	**tial-7 (MH-7)**	**R-6)**	**(TF-10)**	**l-12 (TRD-12)**	**l-12 (MRL-12)**	**l-20 (MRM-20)**	**l-50 (MRH-50)**		**MU)**		**MU)**	**se (UMU)**	**ery Mixed Use (DPMU)**	**ic Mixed Use (DHMU)**	**Rise Mixed Use (DRMU)**	**RP)**	**(LI)**	**MI)**	**(HI)**	**Storage (IOS)**	**mercial (IOC)**	**(AO)**		**the detailed definitions and requirements listed for each land use on the following pages. P: By Right C: By Conditional use permit P/C: Refer to specific requirements for that land use to determine if a Conditional use permit**

																											is required
																											Residential Land Uses (§ 23.03.06)*
…	…	…	…	…	…	…	…	…	…	…	…	…	…	…	…	…	…	…	…	…	…	…	…	…	…	…	**…**
P													P	P	P	P				P							Commercial Animal Boarding/Daycare
C													P		P	P	P										**Bed and Breakfast**
C													C														**Vacation Rental Home**
…	…	…	…	…	…	…	…	…	…	…	…	…	…	…	…	…	…	…	…	…	…	…	…	…	…	…	**…**

…

Section 19. That Section 23.03.06 Residential land uses is hereby amended to read as follows:

Section 23.03.06 Residential land uses.

(1) Single family dwelling unit: This dwelling unit type consists of a fully detached single family residence which is located on an individual lot. Single family dwelling units are designed for one family and have no roof, wall, or floor in common with any other

dwelling unit. A single family dwelling that contains an in-family suite is still considered a single family dwelling.

Regulations:

…

(d) ~~If no garage is provided, each dwelling unit shall provide one shed of no less than 80 square feet in order to store yard maintenance equipment or other items typically stored in a garage. Lots that are less than 60 feet wide or less than 100 feet deep shall be exempt from this requirement. Lots in which no area is available for its placement, as determined by the Zoning Administrator, shall be exempt from this requirement.~~ A minimum 200 square foot garage is required and must be in similar design style as to the principal structure.

(e) Minimum required parking: two spaces.

…

(5) *Duplex*: This dwelling unit type consists of two separate Family Residential residences, each having private individual access, and no shared internal access. Similar to Twin Houses, Duplexes are attached side-by-side units, each with a ground floor and roof. Unlike Twin Houses, the two dwelling units in a Duplex are located on one lot.

Regulations:

…

(d) ~~If no garage is provided, each dwelling unit shall provide one shed of no less than 80 square feet in order to store yard maintenance equipment or other items typically stored in a garage. Lots that are less than 60 feet wide or less than 100 feet deep shall be exempt from this requirement. Lots in which no area is available for its placement, as determined by the Zoning Administrator, shall be exempt from this requirement.~~ A minimum 200 square foot garage is required and must be in similar design style as to the principal structure.

(e) Minimum required parking: two spaces.

…

(7) *Two flat*: This dwelling unit type consists of a single structure with two separate family residential residences each having a private individual access, and no shared internal access other than entry foyers and halls. Two flats are attached units within a two-story structure with one unit above the other.

Regulations:

…

(d) ~~If no garage is provided, each dwelling unit shall provide one shed of no less than 80 square feet in order to store yard maintenance equipment or other items typically stored in a garage. Lots that are less than 60 feet wide or less than 100 feet deep shall be exempt from this requirement. Lots in which no area is available for its placement, as determined by the Zoning Administrator, shall be exempt from this requirement.~~ A minimum 200 square foot garage is required and must be in similar design style as to the principal structure.

(e) Minimum required parking: two spaces per dwelling unit.

…

Section 20. That Section 23.03.28 Accessory land uses and structures is hereby amended to read as follows:

Section 23.03.28 Accessory land uses and structures.

…

Minor Accessory Structures Permitted in Required Yard Setbacks				
Minor Accessory Structures and Obstructions	**Front Setbacks**	**Side Setbacks**	**Rear Setbacks**	**Limitations**
Structures				
…	…	…	…	…
Seasonal Decorations	√	√	√	Not displayed longer than 90 days.
Shed/Storage Building		√	√	Not more than 16 feet in height and no larger than ~~120~~ 160 square feet.
Statue/Art Objects	√	√	√	Not more than 5 feet in height with a footprint no larger than 20 square feet.
…	…	…	…	…

(2) *Detached accessory building:* Detached buildings accessory to a residential use including but not limited to buildings used to shelter parked passenger vehicles (including garages) and workshops, greenhouses, boathouses, and pool houses.

Regulations:

…

(b) A combined total of 1,200 square feet of gross floor area of all detached accessory building on the property is permitted by right. For lots larger than one acre, the maximum permitted combined total of gross floor area of all detached accessory building on the property shall be increased by one square foot for every 100 square feet of lot area over one acre. In no instance shall the detached accessory building area exceed the ground floor area of the principal building used for residence. An individual detached accessory building shall not exceed ~~800~~ 900 square feet of gross floor area. If additional square footage is necessary, then approval from the Building Advisory Board must be obtain in accordance with WMC Title 15.

…

(4) *Home occupation:* Economic activities performed within a residential dwelling unit. Examples include personal and professional services, handicraft's, and retail conducted online. Home occupations are intended to provide a means to accommodate a small home-based family or professional business without the necessity of a rezoning from a residential to a business district. home occupations are limited to low intensity businesses and businesses with limited overlap of customer visits.

Regulations:

…

(p) Permit required.

1. The applicant shall submit a completed application and any supporting documentation to the Department of ~~Community Development~~ Inspections and Zoning.

2. A permit shall not be issued until the Zoning Administrator, determines that the proposed home occupation complies with the standards as set forth in this ordinance.

…

(9) *Tourist rooming house:* Includes all lodging places and tourist cabins and cottages, other than hotels and motels, in which sleeping accommodations are offered for pay to tourists and transients. It does not include private boarding houses or rooming houses not accommodating tourists or transients, or bed and breakfast establishments regulated under ACTP 73.

(a) *Permitted by right:* All zoning districts.

…

2. *Annual City license required.* Each tourist rooming house shall operate only during the valid period of an Annual City of Wausau Tourist Rooming House License for each calendar year. Operating a tourist rooming house without a current version of a valid license shall be considered a violation of this Zoning Ordinance, and subject to the penalties of section 23.10.60. The following information shall be provided on an annual basis, prior to issuance of said Annual City of Wausau Tourist Rooming House License:

   a. Completed City of Wausau Tourist Rooming House Application, which includes the property owner name, address, and phone number; the designated operator's name, address, and phone number; the period of operation of up to 180 days in a calendar year, which ~~must be consecutive~~ can be split into two seasons (90 days);
   b. A current floor plan for the tourist rooming house at a minimum scale of one-inch equals four feet, and site plan of the property at a minimum scale of one-inch equals ten feet showing on-site parking spaces and trash storage areas;
   c. General Building Code inspection by City, ~~and submittal of Official Building Code Inspection Report with no outstanding compliance orders remaining~~;
   d. Fire Code inspection by City, ~~and submittal of Official Fire Code Inspection Report with no outstanding compliance orders remaining~~;

   …

3. *Property management requirements.* Each tourist rooming house shall be managed consistent with the following requirements:

   a. The total number of days of operation within any calendar year shall not exceed 180 days, ~~which must be consecutive~~. This period of tourist rooming house operation shall be specified by the property owner in the required annual Wausau Tourist Rooming House Application.
   b. The minimum rental period shall be a minimum of ~~seven~~ four consecutive days by any one party.
   c. The maximum rental period shall be no more than 180 consecutive days by any one party.
   d. Similar facilities in which residential land uses are available for less than ~~seven~~ four days, more than 180 days, or throughout the year, are a different land use that falls within the indoor commercial lodging and vacation rental home land use categories.

   …

   k. Each tourist rooming house shall maintain the following written business record for each rental of the tourist rooming house: the true names and addresses of any person renting the property, the dates of the

rental period (which must be a minimum of ~~seven~~ four consecutive days), and the monetary amount or consideration paid for the rental. The business record shall be kept intact and available by the designated operator for inspection by representatives of the City for at least one year from the day of the conclusion of the period of operation.

…

(22) *Small solar energy system:* Equipment and associated facilities that directly convert and then transfer or store solar energy into usable forms of thermal or electrical energy. Small solar energy systems are accessory to a principal land use on a property and are designed primarily to generate energy for said principal land use.

Regulations:

…

(d) See article II for specific bulk, density, and intensity requirements for accessory structures in each district. There are no screening or design requirements for small solar energy systems.

(e) The backside of any solar panel shall not face a public ~~right of way or alley~~ street, as determined by the Zoning Administrator.

~~(f) Solar energy systems are a conditional use in any district. The City will apply Wis. Stats. § 66.0401 and 66.0403 of the Wis. Admin. Code as amended, in the evaluation of such requests.~~

~~1. No restriction shall be placed, either directly or in effect, on the installation or use of a solar energy system, unless the restriction satisfies one of the following conditions:~~

~~a. Serves to preserve or protect the public health or safety.~~

~~b. Does not significantly increase the cost of the system or significantly decrease its efficiency.~~

~~c. Allows for an alternative system of comparable cost and efficiency.~~

…

Section 21. That Section 23.06.02 Group and large development standards is hereby amended to read as follows:

Section 23.06.02 Group and large development standards.

…

(2) *Definitions.*

(a) *Group development.*

1. Any development located on one lot and comprised of any single instance or any combination of the following development types:

a. 1 or more principal multi-family residential buildings with 20 or more residential units on the same lot.

b. ~~3~~ 2 or more principal structures on the same lot, whether serving a single use or more than one use.

c. Any addition of principal buildings that increases the total number of principal structures on the same lot to three or more.

…

Section 22. That Section 23.06.03 Vehicle access standards is hereby amended to read as follows:

Section 23.06.03 Vehicle access standards.

…

(13) *Design of single and two family residential driveways.*

…

(b) *Driveway width.*

1. Driveways shall be a minimum width of eight feet. Driveways leading to garages are limited to a maximum width of ~~30~~ 24 feet at the lot line or 30 percent of the lot width, whichever is less, but may increase to the width of the garage. See Figure 23.06.03a or 23.06.03b. Where no garage exists, the maximum driveway width shall be 12 feet and shall be situated as not to create only front yard parking.

…

Section 23. That Section 23.06.05 Visibility standards is hereby amended to read as follows:

Section 23.06.05 Visibility standards.

…

(5) *Vision triangle at alleys and driveways.* A vision triangle extending ten feet from alleys and driveways shall be maintained. No wall, fence, structure, utility structure or appurtenance, or vegetation shall be permitted within such vision triangle which materially impedes vision between the height of two and one-half feet and eight feet. Development in the ~~CMU~~ Downtown Districts shall be exempt from this requirement.

…

Section 24. That Section 23.06.06 Off-street parking and traffic circulation is hereby amended to read as follows:

Section 23.06.06 Off-street parking and traffic circulation.

…

(6) *Parking requirement exceptions in the DHMU, DPMU, and DRMU Districts.*

(a) Within the DHMU, DPMU, and DRMU Districts, the parking requirements of this title are hereby waived. However, when off-street parking facilities are provided, such facilities shall meet the requirements of this title, except in respect to the required number of spaces. Residential uses need only provide evidence of the availability of off-street public or private parking in the amount of one parking space per dwelling unit within 1,000 feet of the unit.

(7) *Parking requirement modification in the NMU and UMU Districts.*

(a) Within the NMU and UMU~~M~~ Districts, the parking requirements listed in Figure 23.06.06a can be reduced by up to 50 percent as determined by the Plan Commission through a conditional use permit, planned development, or site plan review.

Figure 23.06.06a: Number of Off-Street Parking Spaces Required by Land Use

Figure 23.06.06a is provided as convenience for the City and the general public. Where there are conflicts between the text of this title and Figure 23.06.06a, the text shall prevail.

Land Use		**Minimum Number of Off-Street Parking Spaces Required**	**Maximum Number of Off-Street Parking Spaces Permitted**
Residential	Single Family Dwelling Unit	2	5
	Mobile Home	2	3
	Duplex, Twin House, Two Flat	2 per dwelling unit	~~6 per dwelling unit~~ 7 per structure
	Townhouse, Multiplex, Apartment	1.5 spaces per dwelling unit containing 0—2 bedrooms, plus 0.5 space per additional bedroom over 2 bedrooms per unit	3 per dwelling unit
…	…	…	…

(8) *Limit on the number of off-street parking spaces provided.* No site plan may be approved for a multi-family or nonresidential use which contains more than ~~125~~ 150 percent of the development's minimum number of required parking spaces, except as granted through a conditional use permit. (See Figure 23.06.06a for a summary of the minimum and maximum parking requirements by land use.) Consideration of the following factors shall be given in considering a conditional use permit request:

…

(15) *Off-street parking and traffic circulation standards for multi-family and nonresidential uses.*

…

(k) *Special provisions for nonconforming parking lots.*

1. Legally established parking facilities constructed prior to the effective date of this title which do not meet the minimum setbacks required by this title shall be permitted to be reconstructed with reduced setbacks, and reduced throat depth subject to approval of a parking lot layout plan by the Zoning Administrator. Said parking lot layout plan shall be designed in accordance with the dimensions identified in Figure 23.06.06g of this title. Parking lot setback reductions shall only be provided in the following instances:

…

(19) *Bicycle parking standards.*

(a) *Required provision of bicycle parking areas.*

…

2. For parking lots containing more than 40 automobile parking spaces, off-street bicycle parking spaces shall be provided. The number of off-street bicycle parking spaces to be provided shall be equal to five percent of the automobile parking space requirement or 20 bicycle parking spaces, whichever is less. Note, minimum of 4 spaces in 1. above.

…

Section 25. That Section 23.06.40 Fencing standards is hereby amended to read as follows:

Section 23.06.40 Fencing standards.

…

(5) *Design and materials.*

(a) *Materials.*

…

3. Rules related to specific materials.

…

b. Wire mesh and non-coated/non-galvanized chain link fencing is not permitted within front yards in the SR-2, SR-3, SR-5, SR-7, MH-7, DR-8, TF-10, TRD-12, MR-12, MR-20, and MR-50 titles, except when used in conjunction with parks, schools, airports, or other institutional uses.

c. Wire, chain link, and other rolls of materials shall be one piece from top to bottom. Stacking of rolls is prohibited.

~~c~~d. Barb wire fencing or similar security fencing shall be permitted only on the top of security fencing when located at least 6 feet above the ground and shall be permitted only in the I, RP, LI, MI, HI, IOS, IOC, AO, and EX districts. Such fences shall meet the setbacks for the principal structure.

~~d~~e. Coated chain link fences shall have a minimum nine-gauge thickness, and a top rail support is required. Coated chain link fences shall not be permitted in front or street yards and shall not extend toward the street beyond the front of the building.

Section 26. That Section 23.06.42 Swimming pool standards is hereby amended to read as follows:

Section 23.06.42 Swimming pool standards.

…

(5) *Exempt pools.* Non-filtered storable swimming or wading pools that are so constructed that they may be readily disassembled for storage and reassembled to their original integrity are exempt from the provisions of this section. Decorative pools that are less than ~~36~~ 24 inches in depth are exempt from the provisions of this section. Spas and hot tubs with lockable tops are also exempt. Lockable tops shall be securely fastened in place at all time when the hot tub is not in actual use.

…

Section 27. That Section 23.06.50 Regulations for vacant buildings is hereby repealed.

Section 28. That the reference to 23.06.51 – 23.06.99 Reserved shall be amended to read as 23.06.50 – 23.06.99 Reserved.

Section 29. That Section 23.09.05 Definitions and rules related to sign groups, sign categories, and sign types is hereby amended to read as follows:

Section 23.09.05 Definitions and rules related to sign groups, sign categories, and sign types.

This section provides the definitions and rules related to various sign groups, sign categories, and sign types. Figures 23.09.11a through 23.09.11d provide the regulations for these signs applicable to each zoning district. Any sign type not addressed by this title shall be construed to be prohibited.

Definitions and rules related to the permanent business signs group:

(1) *Permanent business sign.* A permanent sign which directs attention to a business, commodity, service, or entertainment conducted, sold, offered, or manufactured upon the site where the sign is located.

Permanent business signs is a sign group containing various sign categories and sign types that a business is eligible to use. Permanent business signs include the following sign categories: freestanding signs, on-building signs, pedestrian signs, and daily notice signs. See Figure 23.09.11a for additional rules for permanent business signs related to zoning districts.

…

(d) *Daily notice sign category.* A sign typically used to advertise daily specials, daily menu items, or on-site events that change on a daily basis and which usually includes changeable copy. This type of sign is often associated with restaurants, taverns, retail stores, music venues, and retail stores.

The following daily notice sign types are addressed by this title:

…

4. *Order board sign.* A type of daily notice sign used only in conjunction with drive-through or drive-in establishments.

…

d. Order board sign audio components shall ~~meet the noise standards set forth in section 23.06.32 of the Zoning Ordinance.~~ not cause a nuisance with volume.

…

Section 30. That Section 23.09.27 Sign permits—Application, enforcement, and revocation is hereby amended to read as follows:

Section 23.09.27 Sign permits—Application, enforcement, and revocation.

…

(2) *Review authority.*

(a) The Zoning Administrator ~~Plan Commission~~ shall review all ~~freestanding~~ on-buildings signs, as noted in the chart, bulletin board, order board, or optional miscellaneous signs, all signs accompanying changes in use or new use which must receive approval of a zoning permit, and all proposed signs which would require approval of a group development for a site or sites which will have more than one sign viewed together as part of a group of signs. This may be required with a zoning permit for change of use or a sign permit. All signs which require approval of a sign permit by the Zoning Administrator or Plan Commission shall be reviewed according to the following evaluation factors:

…

Section 31. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 32. This ordinance shall be in full force and effect from and after its date of publication.

Adopted:

Approved:

Published:
Attest:

Approved:

_____
Katie Rosenberg, Mayor

Attest:

_____
Leslie M. Kremer, Clerk

Memorandum

From: Brad Lenz
To: Plan Commission
Date: April 26, 2021
Subject: Specific Implementation Plans – 2101 & 2105 Grand Avenue

The general development plan of the Planned Unit Development (PUD) for this project was approved earlier this year by the Plan Commission and Common Council. The specific implementation plans are currently up for review. Staff has been working through the design of the site with the property owners and their design team to make sure that the plans meet the spirit of the City's ordinances.

The current plans are consistent with the previous general development plans that had been approved. A few changes were made with the petitioners prior to approval of the general plans that included building placement and orientation, façade articulation, and modifications to the parking area.

In review of the specific implementation plans, staff notes two additional items to be addressed. First, is to include bicycle parking for residents in addition to the automobile parking that is already being provided. Second, is to screen the refuse and recycle area from the street with a material that is complementary to the building.

Additional details, such as landscaping points and lighting specifications, will be verified by staff as part of the building permit process.

MTS

Marathon Technical Services LLC
404 Franklin
Suite 1
Wausau, WI 54403

Consulting Engineers
Municipal Infrastructure, Site Design and Commercial Building Design

April 6, 2021

Mr. Brad Lenz
City Planner and Interim Development Director
City of Wausau
407 Grant Street
Wausau, WI 54403

RE: Zoning Map Amendment – 2101 & 2105 Grand Avenue

Dear Mr. Lenz:

The owner of 2105 Grand Avenue, Emmerich & Associates Inc, is in the process of purchasing 2101 Grand Avenue from the Community Development Authority of the City of Wausau. The intent of the land purchase is to combine to two parcels into one larger parcel. Emmerich & Associates proposes to develop the land as a multi-family residential use.

The proposed development includes the construction of (2) 16-unit apartment buildings with a combined parking lot, refuse and recycling, and storm water management. The desire to integrate the design into one development necessitates a zoning change to a Planned Unit Development (PUD).

As part of the zoning change to a Planned Unit Development, a Specific Implementation Plan is required. The following is a list of items required by Section 23.10.44(3)(e) of the City Ordinances:

a) Existing Conditions Plan (see attached).

b) Site Plan (see attached).

c) Grading Plan (see attached).

d) Landscaping Plan (see attached).

e) Architectural Plans (see attached). The two proposed buildings will be identical.

f) Utility Plan (see attached).

g) No signage is proposed.

h) Written description of the Specific Implementation Plan

i. Color building elevation are included.
ii. All (32) proposed units are 1-bedroom, 1-bathroom units ranging in size from 570 square feet to 741 square feet.
iii. The proposed density is 30.4 units per acre.
iv. The site is a redevelopment with no existing natural area. The proposed development will be adding landscaping to improve the natural aspect of the site.
v. The subject property is bordered by Ross Avenue to the north, Grand Avenue to the west, Kwik Trip to the East, and Midas to the south.
vi. The building area ratio is 0.27, the parking lot area ratio is 0.36 and the landscape area ratio is 0.37.
vii & viii. The PUD zoning is proposed to provide exceptions of the code limits for the minimum parking stalls and to allow for two buildings on the same lot. The Ordinance requires a minimum of 48 parking stalls. Based on the developers other apartment properties in the area, the proposed 43 parking stalls are more than adequate for this development. Combining the buildings on one lot allows for shared parking, shared refuse and recycling without compromising the design to account for dividing lot line locations and setbacks.

ix. The project will be phased based on demand. The building along Grand Avenue will be constructed first with the building along Ross Avenue to follow.

i) Not applicable.

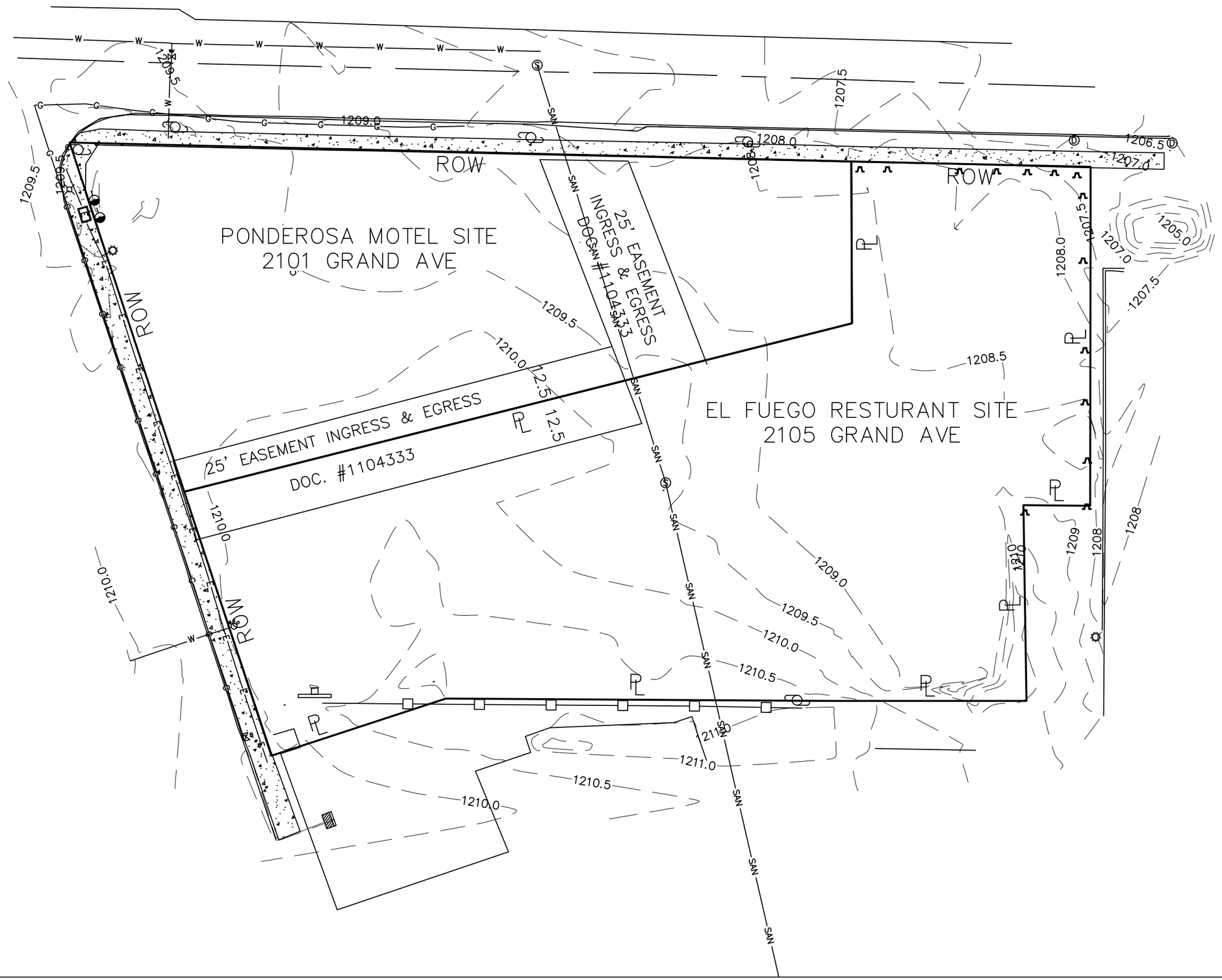
j) The SIP is consistent with the PUD.

All other City Ordinances are intended to be complied with.

Please review the application and included materials for use in the application for a zoning change. If you have any questions or need any further information, please let us know.

Sincerely,

Nicholas Bancuk PE
Project Engineer



404 FRANKLIN ST.
WAUSAU, WI 54403
PHONE 715-842-2292
FAX 715-842-2292
WWW.MTSLLC.NET

MARATHON TECHNICAL SERVICES LLC

MTS

REVISION DATE

SURVEYED BY:
VREELAND ASSOCIATES

DESIGNED BY:
MTS

DRAWN BY:
JUSTIN H.

APPROVED BY:
NICK B.

PROJECT DETAILS

PROJECT NUMBER:
2009

PROJECT PHASE:
PRELIMINARY

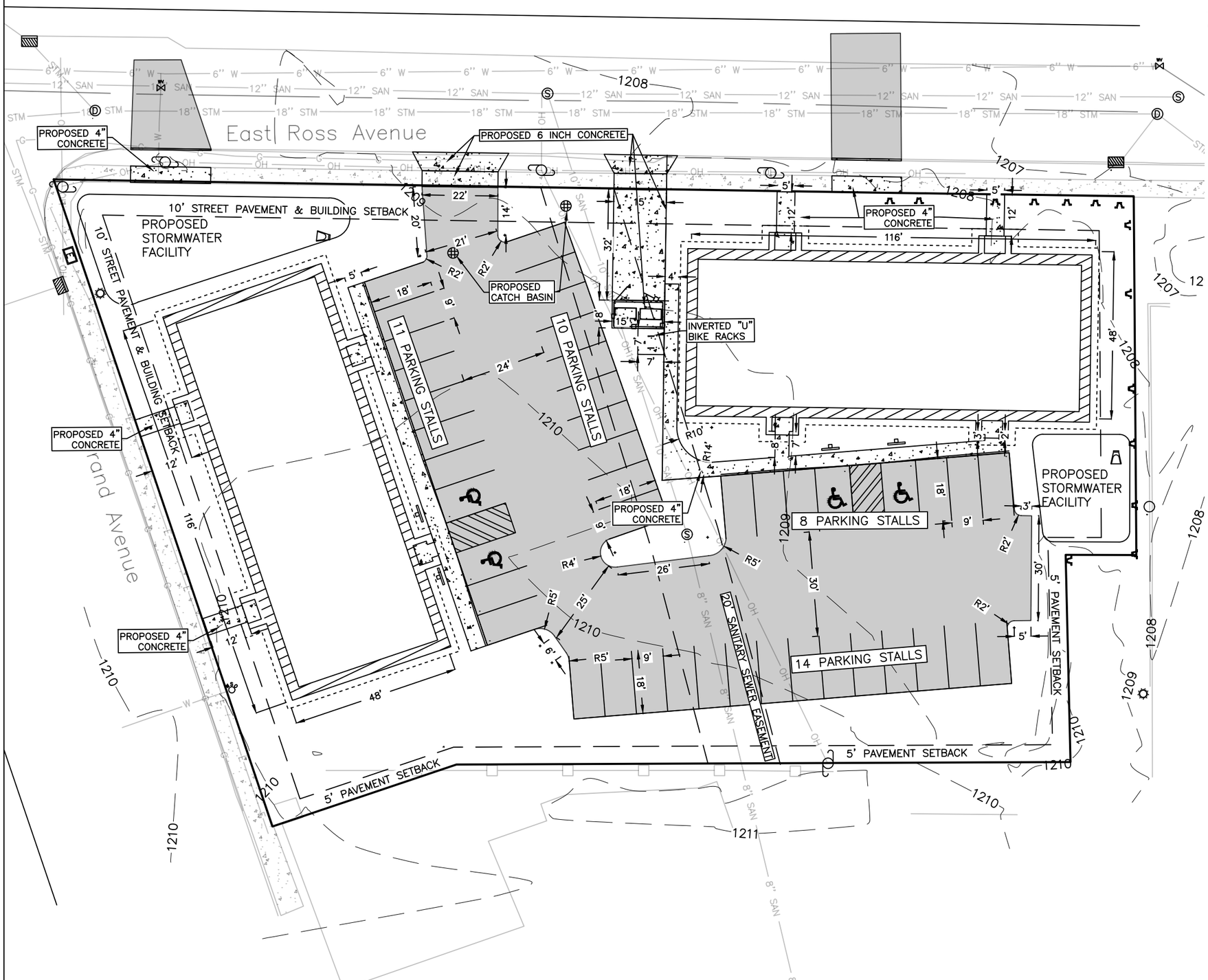
PROJECT MILESTONE:
DNR STM SUBMITTAL

EXISTING SITE PLAN

EMMERICH APARTMENTS
WAUSAU, MARATHON COUNTY

SCALE
1" = 30'

SHEET NO.
2



BLOCK LEGEND:

- EXISTING CURB STOP
- EXISTING WATER VALVE
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING FENCE POST
- PROPOSED HANDICAP PARKING SIGN
- EXISTING CURB INLET
- PROPOSED CATCH BASIN
- EXISTING STORM SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE

HATCH LEGEND:

- PROPOSED BUILDING
- PROPOSED ASPHALT
- PROPOSED CONCRETE

LINETYPE LEGEND:

- PROPOSED ROOF LINE

IMPERVIOUS AREA COMPARISON:

	AREA	PERCENT
GREENSPACE	18,018 SF	38%
BUILDING	13,013 SF	27%
PAVEMENT	16,362 SF	35%
TOTAL LOT	47,393 SF	100%

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MARATHON TECHNICAL SERVICES LLC

MTS

REVISION DATE

SURVEYED BY: VREELAND ASSOCIATES

DESIGNED BY: MTS

DRAWN BY: JUSTIN H.

APPROVED BY: NICK B.

PROJECT DETAILS

PROJECT NUMBER: 2009

PROJECT PHASE: PRELIMINARY

PROJECT MILESTONE: DNR STM SUBMITTAL

PROPOSED SITE PLAN

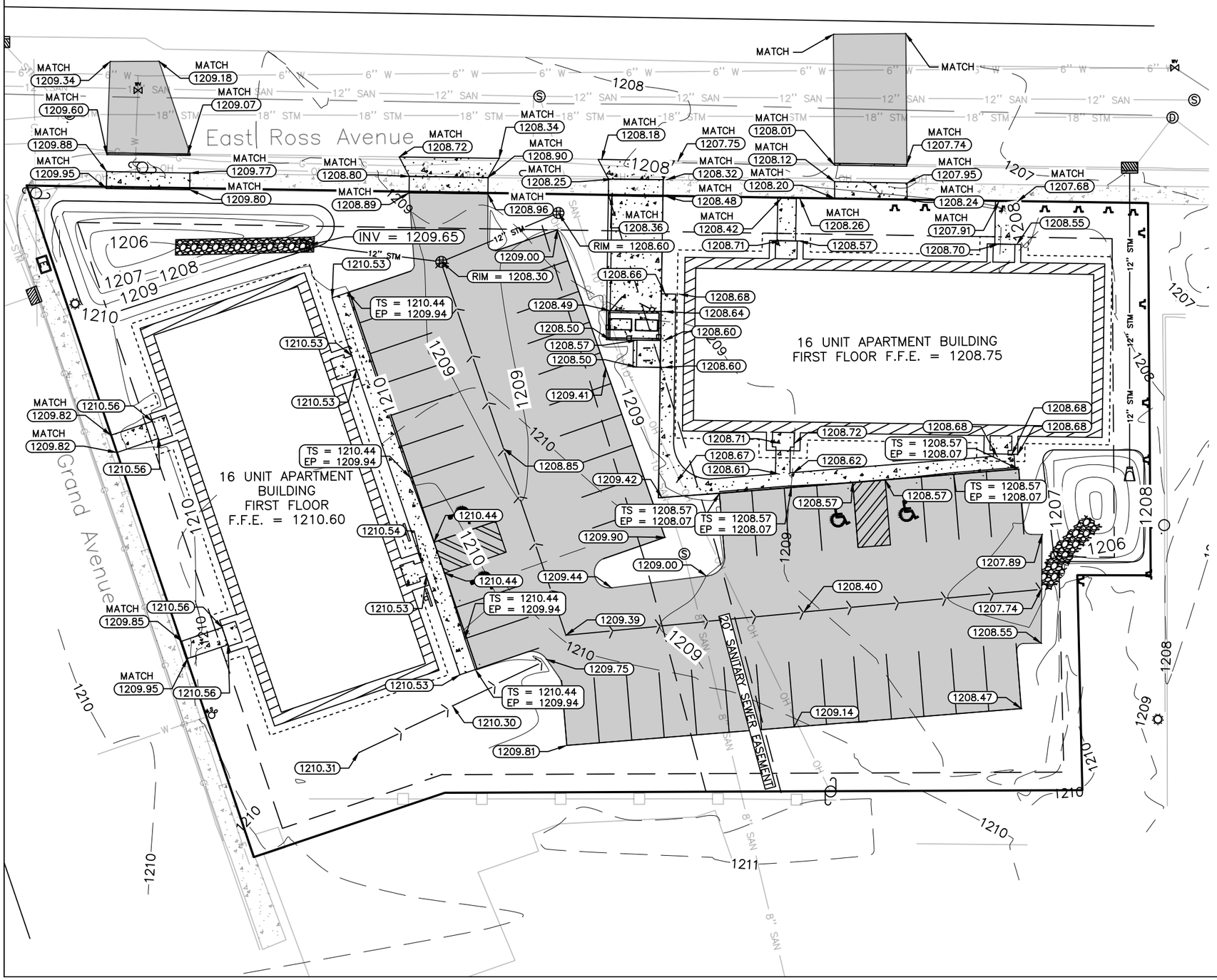
EMMERICH APARTMENTS
WAUSAU, MARATHON COUNTY

SCALE

1" = 30'

SHEET NO.

3



BLOCK LEGEND:

- EXISTING CURB STOP
- EXISTING WATER VALVE
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING FENCE POST
- PROPOSED HANDICAP PARKING SIGN
- EXISTING CURB INLET
- PROPOSED CATCH BASIN
- EXISTING STORM SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE

LINETYPE LEGEND:

- EXISTING CONTOURS
- PROPOSED CONTOURS
- SWALE CENTERLINE

LABEL LEGEND:

- XXXX.XX → PROPOSED SPOT ELEVATION
- MATCH XXXX.XX → PROPOSED MATCH ELEVATION
- BC = XXXX.XX → PROPOSED BUILDING CORNER ELEVATION
- TS = XXXX.XX, EP = XXXX.XX → PROPOSED TOP OF SIDEWALK AND EDGE OF PAVEMENT ELEVATION
- RIM = XXXX.XX → PROPOSED RIM ELEVATION OF STORM STRUCTURE
- INV = XXXX.XX → PROPOSED INVERT ELEVATION OF ENDWALL STRUCTURE

MTS
MARATHON TECHNICAL SERVICES LLC
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PHONE: 715-842-2292
FAX: 715-842-7292
WWW.MTSLLC.NET

REVISION DATE

SURVEYED BY: VREELAND ASSOCIATES
DESIGNED BY: MTS
DRAWN BY: JUSTIN H.
APPROVED BY: NICK B.

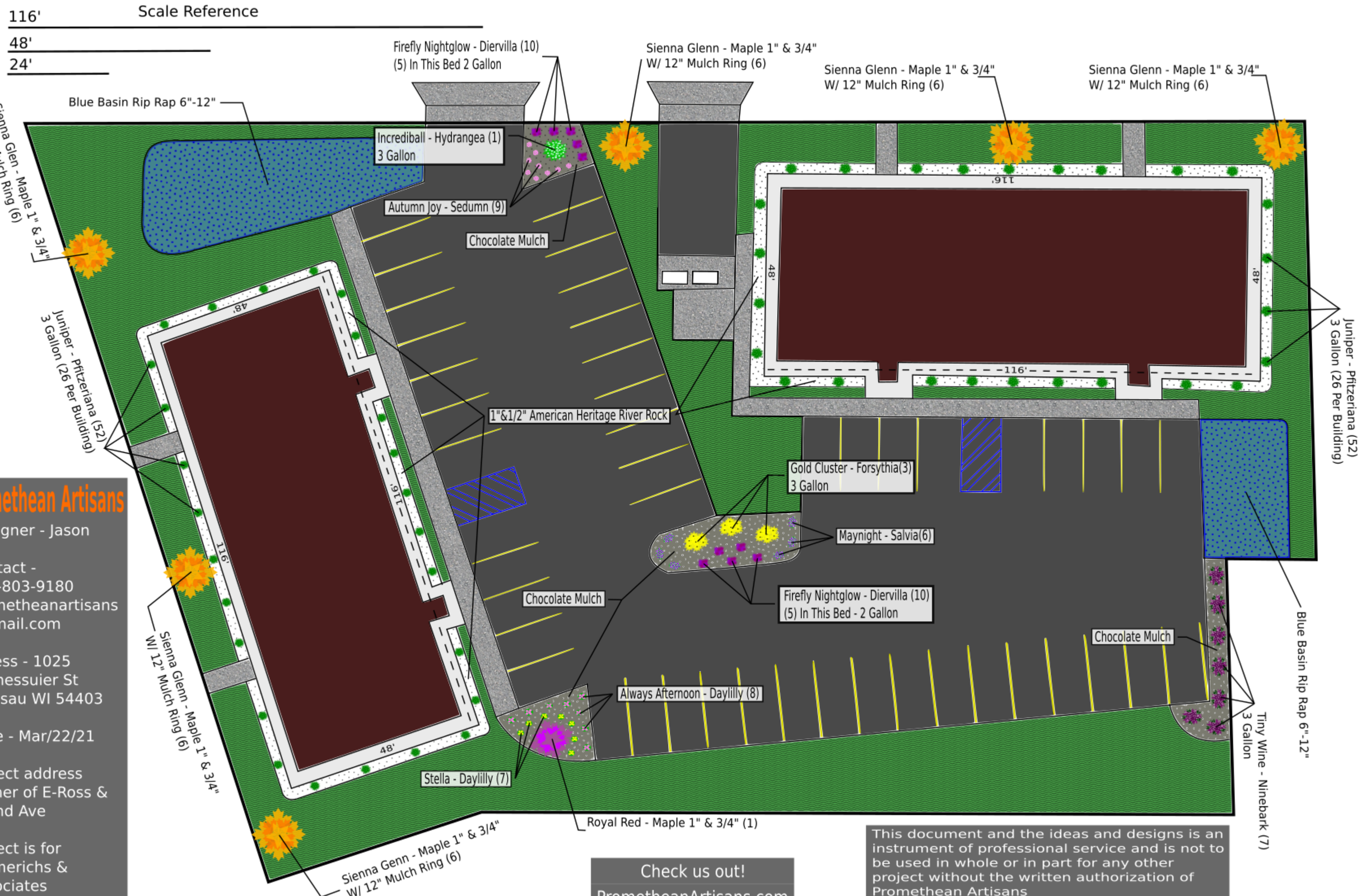
PROJECT DETAILS
PROJECT NUMBER: 2009
PROJECT PHASE: PRELIMINARY
PROJECT MILESTONE: DNR STM SUBMITTAL

GRADING PLAN

EMMERICH APARTMENTS
WAUSAU, MARATHON COUNTY

SCALE: 1" = 30'

SHEET NO. 4



Promethean Artisans

Designer - Jason

Contact -
715-803-9180
Prometheanartisans
@gmail.com

Adress - 1025
Le messuier St
Wausau WI 54403

Date - Mar/22/21

Project address
Corner of E-Ross &
Grand Ave

Project is for
Emmerichs &
Associates

Check us out!
PrometheanArisans.com

This document and the ideas and designs is an instrument of professional service and is not to be used in whole or in part for any other project without the written authorization of Promethean Artisans

Perennials

Common Name	Botanical Name	Total Quantity	Points	Hardiness Zone
Autumn Joy – Sedumn	Hylotelephium Telephium	9	9	3b to 9
Maynight – Salvia	Salvia Sylvestris	6	6	4a to 9
Always Afternoon – Daylilly	Hemerocallis	8	8	3bto 9
Stella – Daylilly	Hemerocallis Stella D'Oro	7	7	3b to 9

Shurbs

Common Name	Botanical Name	Total Quantity	Points	Hardiness Zone
Juniper	Pfitzeriana	52	260	4a to 9
Firefly Nightglow – Honeysuckle	Diervilla Splenden	10	30	3b to 9
Gold Cluster – Forsythia	Courtaneur	3	9	3b to 9
Tiny Whine – Ninebark	Physocarpus Opulifolius	7	21	3b to 7
Incrediball – Hydrangea	Hydrangea Arborescens	1	5	3b to 8

Trees

Common Name	Botanical Name	Total Quantity	Points	Hardiness Zone
Royal Red – Maple	Acer Platanoides	1	60	4a to 9
Sienna Glenn - Maple	Acer x freemanii 'Sienna	6	360	3a to 9

Installation Size and Growth Expectations

Common Name	Installation	Mature Growth
Autumn Joy – Sedumn	2.5 Gallon pot – 6” - 8” Tall	18”-24” Tall 18-24” Wide
Maynight – Salvia	2.5 Gallon pot– 6” - 8” Tall	16”-20” Tall 15”-18” Wide
Always Afternoon – Daylilly	2.5 Gallon pot– 12” Tall	20”-24” Tall 18”-24” Wide
Stella – Daylilly	2.5 Gallon pot– 12” Tall	12”-16” Tall 16”-20” Wide
Juniper	3 to 5 Gallon pot– 2' Tall	3'-4' Tall 4'-5' Wide
Firefly Nightglow – Honeysuckle	3 to 5 Gallon pot- 2' Tall	2'-3' Tall 2'-3' Wide
Gold Cluster – Forsythia	3 to 5 Gallon Pot- 2' – 3' Tall	3'-4' Tall 3'-4' Wide
Tiny Whine – Ninebark	3 to 5 Gallon Pot- 2' – 3' Tall	3'-4' Tall 3'-4' Wide
Incrediball – Hydrangea	3 to 5 Gallon Pot- 2'-3' Tall	4'-5' Tall 4'-5' Wide
Royal Red – Maple	5 Gallon Pot 1”&3/4” diameter 6' Tall	30'-40' Tall 25'-35' Wide
Sienna Glenn - Maple	5 Gallon pot 1”&3/4” diameter 6' Tall	40'-50' Tall 35'-40' Wide

Points

	Measurements	Required	Design Source
Building Foundation	656'	262	260 - Foundation
Paved Areas	16,328' sq	65	155 - Mulch Beds
Parking Stalls	43	172	155 – Mulch Beds
Street Frontage	310'	186	360 - Trees
Yards	11,510' sq	115	360 - Trees

Total Required	Total Achieved with Design
800	775

Special Points Note:

The Wausau points portal reference states planting perennials in a 10x10 area with perennials are valued at 100 points but never states how close they need to be so its unclear if they meet that criteria. I could see a smaller modifier being applied to the mulch beds though. If it is decided the Mulch beds meet that criteria, then the Mulch bed values would be 400 putting the total design point value to 1020.

Special Notes:

All Plants to be installed with root zone 6 month controlled release fertilizer packets, Perennials w/1-2 packets, Shrubs w/ 2-3 packets and Trees w/ 3-5 packets.

All trees are to be stacked as needed and water retention rings will be built under the mulch **Mulch to be pulled back 2 inches from the base of the trunk of all trees as it can kill them!

Grass seed to be spread, HSU Athletic Mix and fertilized the same day with 11-23-10 lawn starter fertilizer and racked in below the surface.

1” &3/4” Rock to be installed with landscape fabric underneath and at 2-3 inches thick

Chocolate mulch to be installed at 2”-3” thick

Designer – Jason – Contact – 715-803-9180 – Email – Prometheanartisans@gmail.com

Prometheanartisans.com

FRONT ELEVATION

1/4" = 1'0"

OWNER & BUILDER:	PROJECT & LOCATION:	*First Step Designs* *where your home begins....*	PLAN STATUS:	DRAWN BY: D. Hemauer	PLAN:	PAGE #
Emmerich & Assoc. *453 Grand Ave.* *Schofield, WI 54476* *# 715-359-1500*	New Proposed Site CORNER OF E. ROSS & GRAND AVENUES WAUSAU, WI. 54476	214216 County Road KK Mosinee, WI 54455 715-693-9551 fsdesigns@mtc.net	PRELIMINARY: ■ FINAL: □	SCALE: 1/4" = 1'0" DATE: Tuesday, April 6, 2021	**FRONT ELEVATION**	A 1

FRONT ELEVATION

FLOOR PLAN NOTES

- BUILDING IS FIRE PROTECTED BY AN NFPA13R SPRINKLER SYSTEM
- EXTERIOR SIDING, TRIM, MOULDINGS AND DETAILS ARE PER BUILDER'S SPECIFICATIONS
- INTERIOR DIMENSIONS REPRESENT STUD TO STUD
- ALL EXTERIOR WALLS ARE 2" X 6" (NOM.) STUD WALLS, 16" O.C. (UNLESS NOTED OTHERWISE) SPF #2
- ALL INTERIOR WALLS ARE 2" X 4" (NOM.) STUD WALLS, 16" O.C. (UNLESS NOTED OTHERWISE) SPF #2
- PROVIDE 3" WIDE (MIN.) SHOULDER STUDS AT ALL DOORS
- PROVIDE (2) 2" X 10" 'S FOR HEADER ABOVE ALL WINDOWS (UNLESS NOTED OTHERWISE)
- INTERIOR FRAMING HEIGHT = 8'1 1/8" FOR 1st & 2nd FLOOR
- WINDOW & DOOR DIMENSIONS REPRESENT ROUGH OPENING SIZES MANUFACTURER SIZE, DESIGN AND DETAILS PER BUILDER
- WATER HEATER & BOILER TO BE CLOSED COMBUSTION TYPE

* ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR(S) MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

FINAL REVIEW B
Not for construction

OWNER & BUILDER:	PROJECT & LOCATION:	*First Step Designs* *where your home begins....*	PLAN STATUS:	DRAWN BY: D. Hemauer	PLAN:	PAGE #
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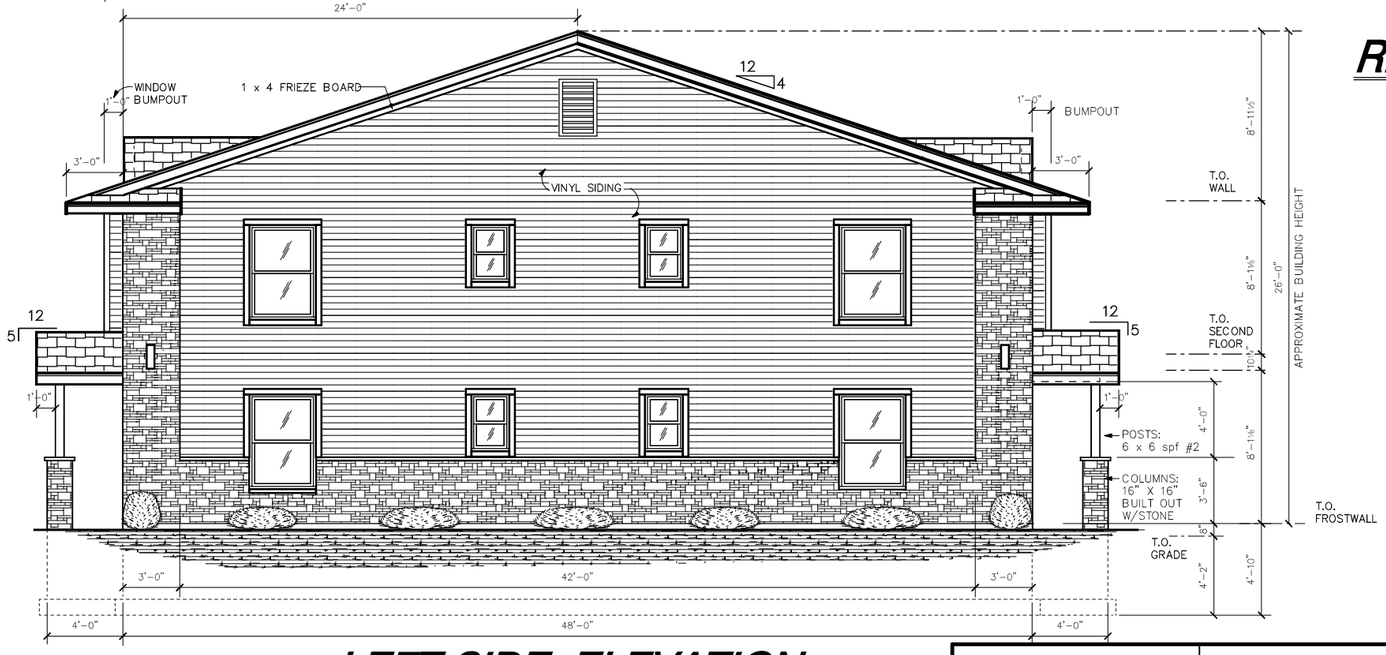
REAR ELEVATION



LEFT SIDE ELEVATION

FINAL REVIEW B
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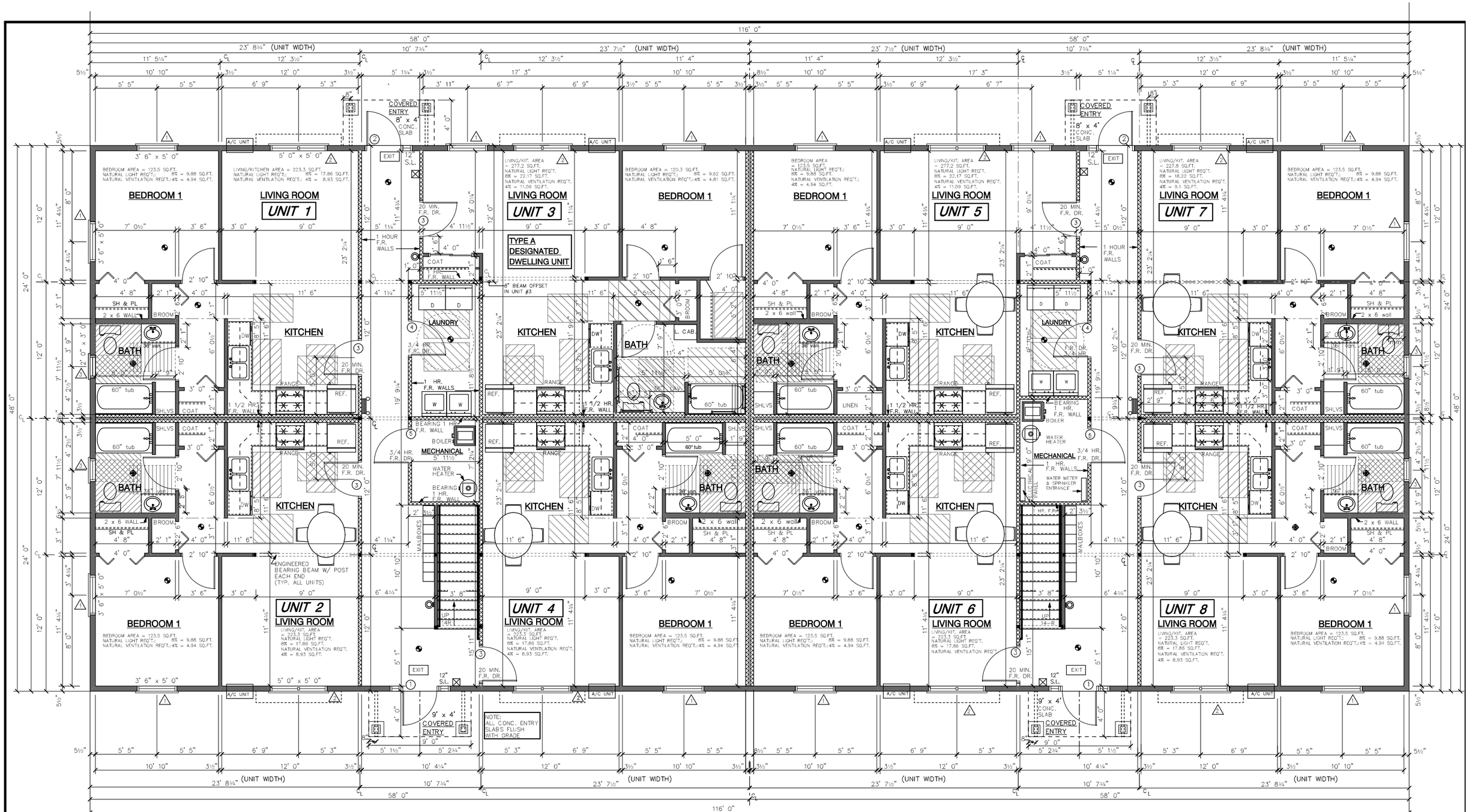


1st LEVEL FLOOR PLAN

1/8" = 1'-0"

UNITS 1, 2, 7, 8	573.0 SQ. FT.	each x 4 =	2292 sq. ft.
UNIT 3, 5	634.3 SQ. FT.	each x 2 =	1268.6 sq. ft.
UNIT 4, 6	570.5 SQ. FT.	each x 2 =	1141 sq. ft.
COMMON AREAS	433.2 SQ. FT.	each x 2 =	866.4 sq. ft.
1st FLOOR TOTAL:	5568 SQ. FT.		

FIRE RATED 2 X 4 INTERIOR WALL

FIRE EXTINGUISHER (TYPE A)

BATH FAN

SMOKE ALARM PER IBC 907.2.11.2
MUST BE INTERCONNECTED WITHIN EA. UNIT
PRIMARY POWER FROM BUILDING WIRING WITH BATTERY BACKUP. PROVIDE AND INSTALL
CARBON MONOXIDE DETECTORS I.A.W. IBC 915
SMOKE DETECTORS SHALL BE LOCATED:
* 1 NEAR BASE OF STAIRWAY
* IN EACH BEDROOM AND IN THE IMMEDIATE VICINITY OF THE BEDROOMS
CARBON MONOXIDE DETECTORS SHALL BE LOCATED:
* 1 IN EACH HABITAT STORY OF THE BUILDING
* WITHIN 10' OF EACH BEDROOM

WALL MOUNT EMERGENCY LIGHT (POWER PACK)
LOW MAINTENANCE, NICKEL CADMIUM

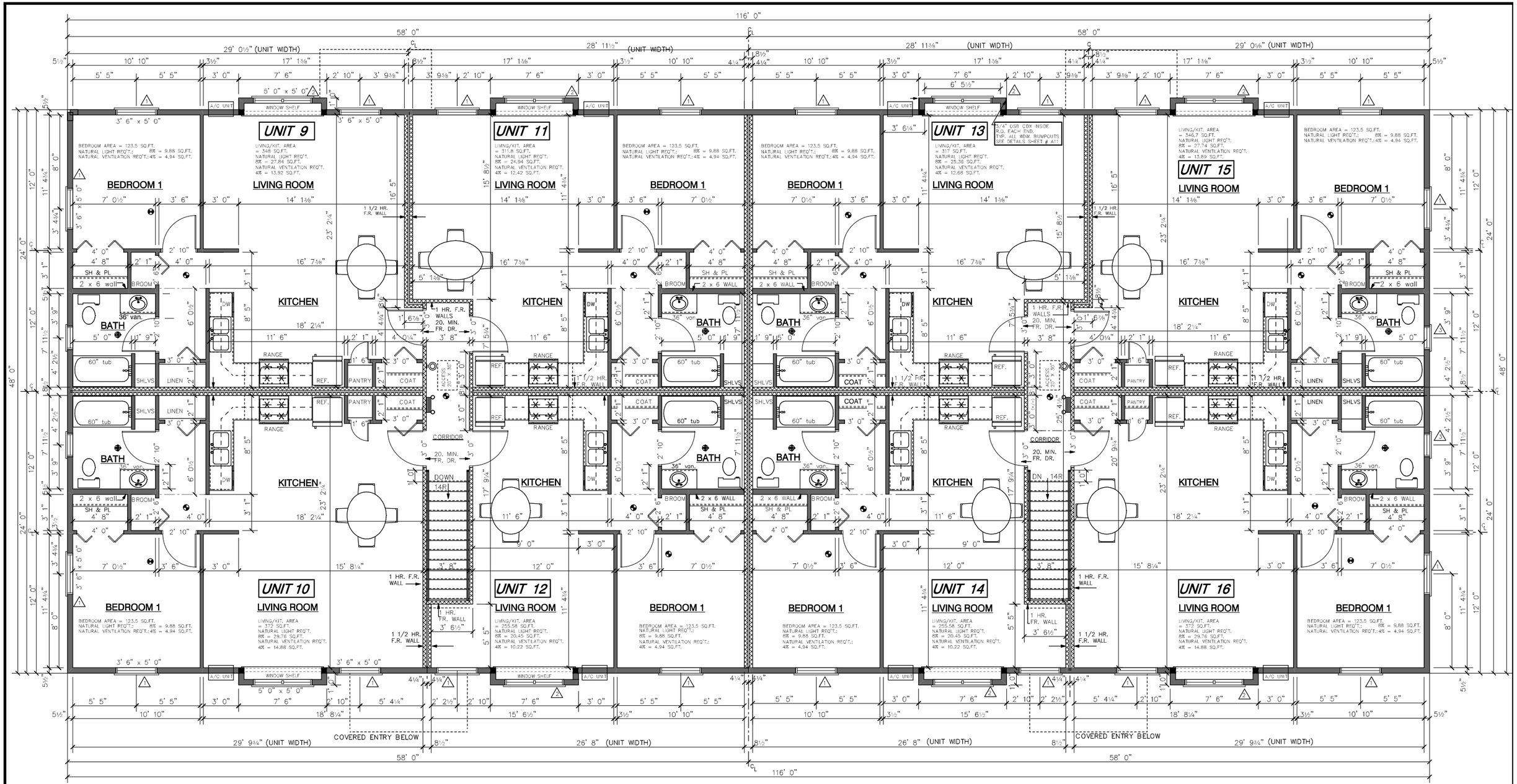
* UNIT #3 TO BE DESIGNATED TYPE A DWELLING UNIT
ALL OTHER UNITS TO BE TYPE B DWELLING UNITS IN ACCORDANCE WITH ANSII ICC A117.1-2009 CODE
* 5/8" TYPE X SHEETROCK TO BE INSTALLED BEHIND TUB UNITS

* PLAN MEASUREMENTS REPRESENT STUD TO STUD DIMENSIONS

* PER ANSI A117-1-2009 1004.9 OPERABLE PARTS (LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS, ENVIRONMENTAL CONTROLS, ELECTRICAL PANEL BOARDS AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS SHALL COMPLY WITH SECTIONS 309.2 AND 309.3.
* PER ANSI A117-1-2009
1004.11.1 EXCEPTIONS 1-7 MAY APPLY
REINFORCEMENT SHALL BE PROVIDED FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS

OWNERS & BUILDER:	PROJECT & LOCATION:	First Step Designs where your home begins....	PLAN STATUS:	DRAWN BY:	PLAN:	PAGE #
Emmerich & Assoc. 453 Grand Ave. Schofield, WI 54476 # 715-359-1500	New Proposed Site CORNER OF E. ROSS & GRAND AVENUES WAUSAU, WI. 54403	214216 County Road KK Mosinee, WI 54455 715-693-9551 fsdesigns@mtc.net	PRELIMINARY: ☐ FINAL: ■	SCALE: (36" X 24") 1/4" = 1'0" DATE: April 05, 2021	FIRST FLOOR PLAN	A4

FINAL REVIEW B - Not for construction



2nd LEVEL FLOOR PLAN

1/8" = 1'-0"

UNITS 11, 13	663.4 SQ. FT.	each x 2 =	1334.0 sq. ft.
UNITS 12, 14	600.6 SQ. FT.	each x 2 =	1205.0 sq. ft.
UNITS 9, 15	716.0 SQ. FT.	each x 2 =	1429.8 sq. ft.
UNITS 10, 16	741.2 SQ. FT.	each x 2 =	1482.6 sq. ft.
COMMON AREAS	93.0 SQ. FT.	each x 2 =	176.6 sq. ft.
1st FLOOR TOTAL:	5628.0 SQ. FT.		

FIRE RATED 2 X 4 INTERIOR WALL

FIRE EXTINGUISHER (TYPE A)

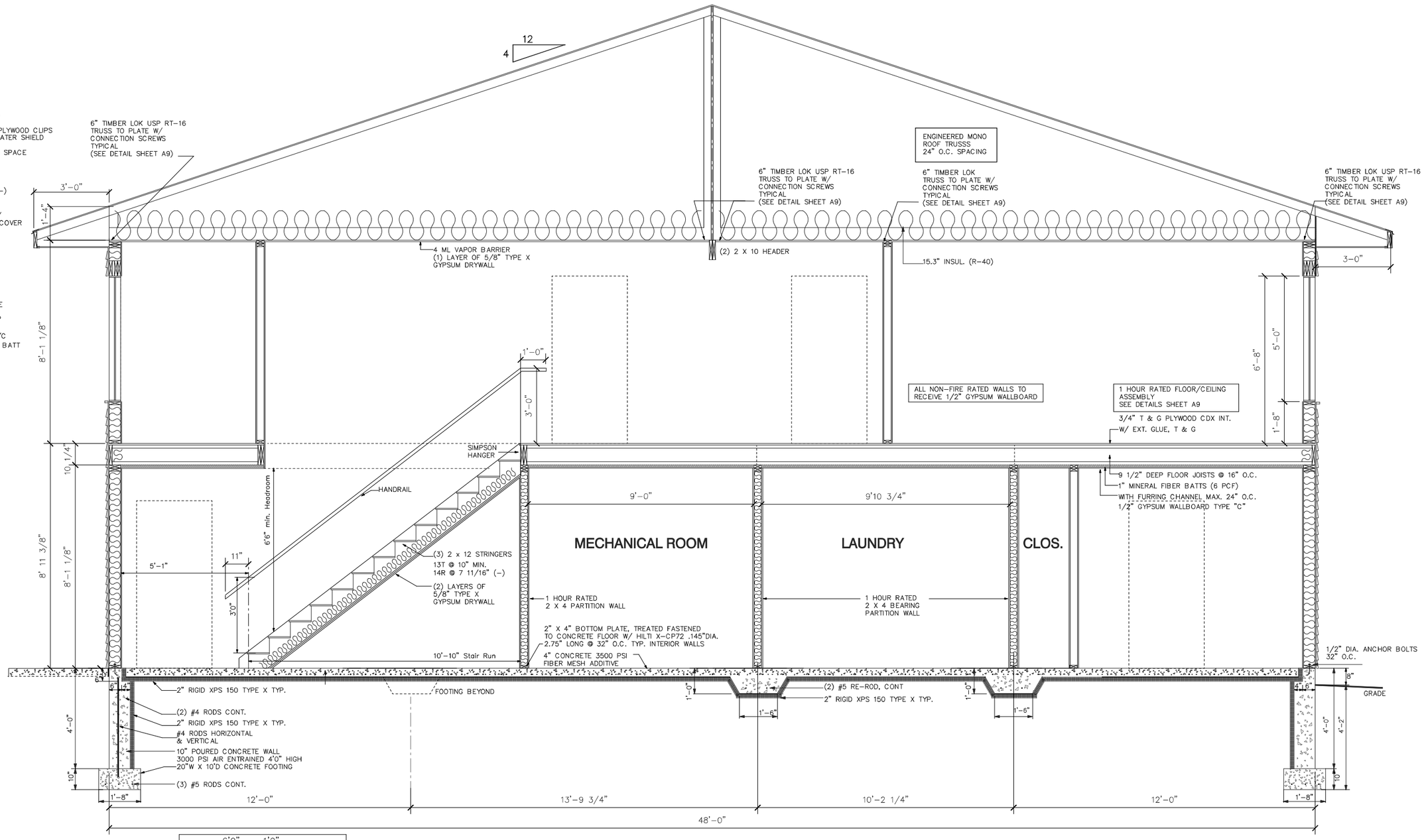
BATH FAN

SMOKE ALARM PER IBC 907.2.11.2
MUST BE INTERCONNECTED WITHIN EA. UNIT
PRIMARY POWER FROM BUILDING WIRING WITH
BATTERY BACKUP. PROVIDE AND INSTALL
CARBON MONOXIDE DETECTORES I.A.W. IBC 915
SMOKE DETECTORS SHALL BE LOCATED:
* 1 NEAR BASE OF STAIRWAY
* IN EACH BEDROOM AND IN THE
IMMEDIATE VICINITY OF THE BEDROOMS
CARBON MONOXIDE DETECTORS SHALL BE LOCATED:
* 1 IN EACH HABITAT STORY OF THE BUILDING
* WITHIN 10' OF EACH BEDROOM
WALL MOUNT EMERGENCY LIGHT (POWER PACK)
LOW MAINTENANCE, NICKEL CADMIUM

* UNIT #3 TO BE DESIGNATED TYPE A DWELLING UNIT
ALL OTHER UNITS TO BE TYPE B DWELLING UNITS IN ACCORDANCE WITH ANSII ICC A117.1-2009 CODE
* 5/8" TYPE X SHEETROCK TO BE INSTALLED BEHIND TUB UNITS
PLAN MEASUREMENTS REPRESENT STUD TO STUD DIMENSIONS

Final Review B - Not for construction

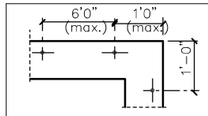
OWNERS & BUILDER:	PROJECT & LOCATION:	First Step Designs where your home begins....	PLAN STATUS:	DRAWN BY:	PLAN:	PAGE #
Emmerich & Assoc. 453 Grand Ave. Schofield, WI 54476 # 715-359-1500	New Proposed Site CORNER OF E. ROSS & GRAND AVENUES WAUSAU, WI. 54403	214216 County Road KK Mosinee, WI 54455 715-693-9551 fsdesigns@mtc.net	PRELIMINARY: ☐ FINAL: ■	SCALE: (36" x 24") 1/4" = 1'0" DATE: April 05, 2021	SECOND FLOOR PLAN	A5



5
A10

SECTION AT STAIRS

1/2" = 1'-0"



1/2" dia. (min.) A307
stl. anchors with a minimum
embedment of 7" into foundation.
(2)Anchors bolts min. per sill plate.
4" min. and 1'0" max. from ea.end
of the sill plate section.
6'0" MAX. O.C. SPACING (TYPICAL)

ANCHOR BOLT DETAIL

FINAL REVIEW B
Not for construction

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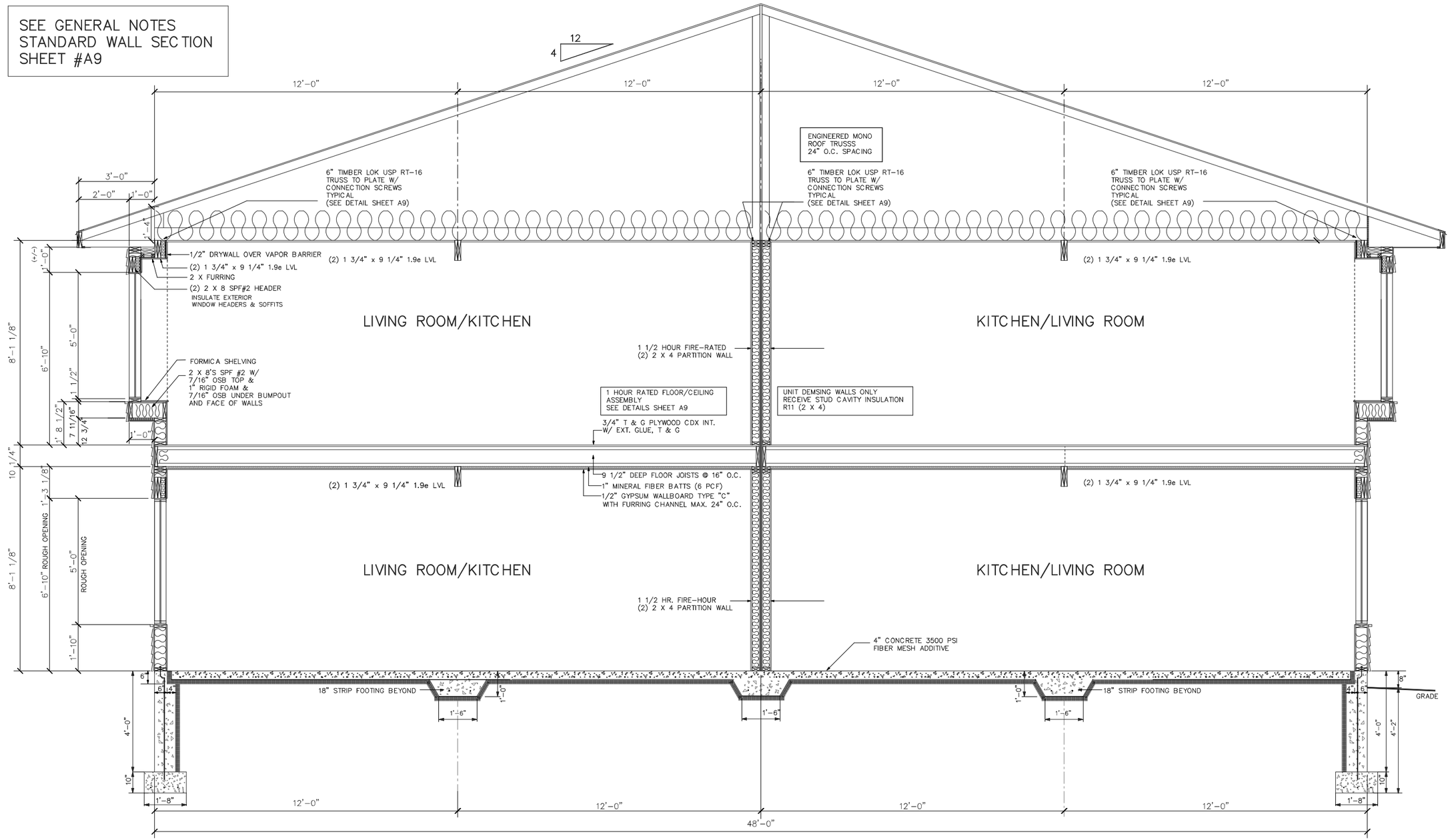
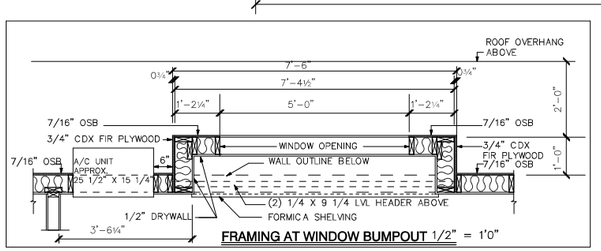
SEE GENERAL NOTES
STANDARD WALL SECTION
SHEET #A9





FRAMING AT WINDOW BUMPOUT 1/2" = 1'0"

6 / A11 SECTION AT STAIRS

1/2" = 1'-0"

FINAL REVIEW B
Not for construction

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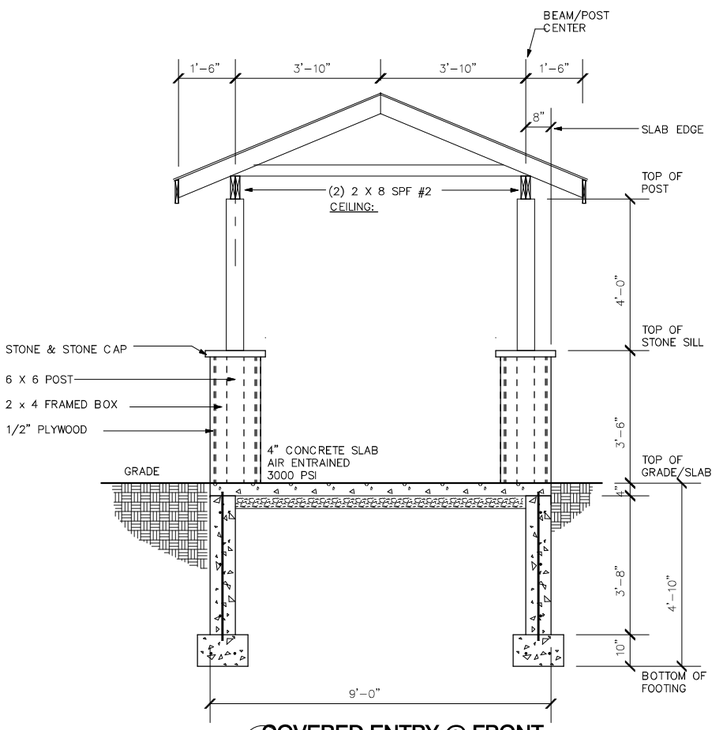


COVERED ENTRY @ FRONT (A12)
1/2" = 1'0"

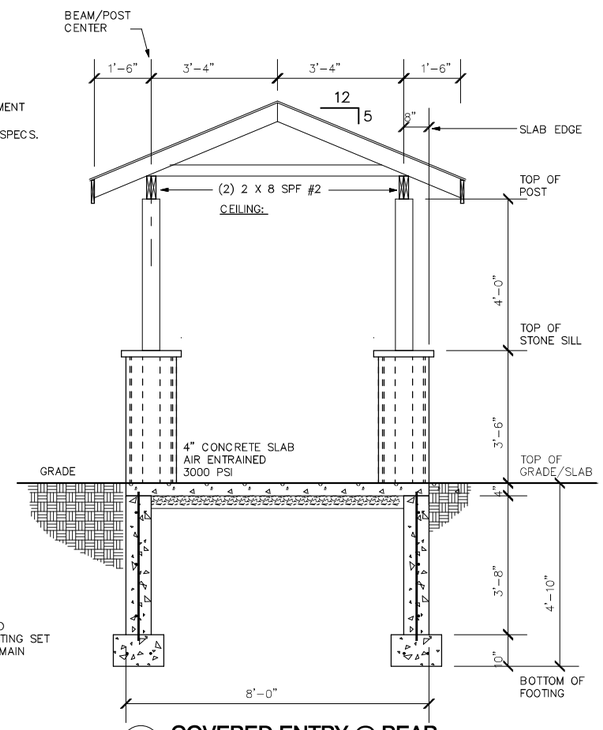
ROOFING:
COMPOSITE ROOFING
1/2" OSB W/ CLIPS
ROLLED 30# UNDERLAYMENT
TRUSSES 24" O.C.
PER MANUFACTURER'S SPECS.
HURRICANE CLIPS

OVERHANG:
1 x 8 FASCIA
GABLE END: 1'-0"
EAVE END: 1'-6"
ODE ROOF EDGE

T.O. SLAB FLUSH WITH T.O. GRADE

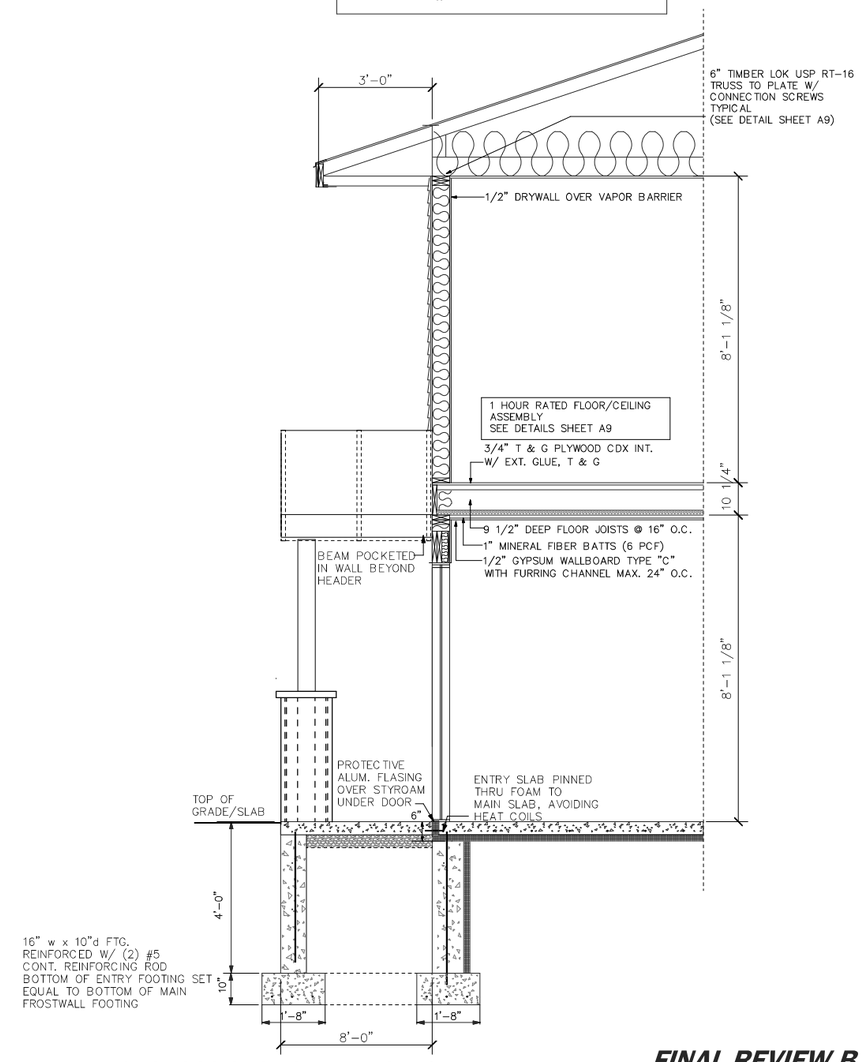
8"w CONCRETE FROSTWALL

16" w x 10"d FTG.
REINFORCED W/ (2) #5
CONT. REINFORCING ROD
BOTTOM OF ENTRY FOOTING SET
EQUAL TO BOTTOM OF MAIN
FROSTWALL FOOTING



COVERED ENTRY @ REAR (8 A12)
1/2" = 1'0"

SEE GENERAL NOTES
STANDARD WALL SECTION
SHEET #A9



16" w x 10"d FTG.
REINFORCED W/ (2) #5
CONT. REINFORCING ROD
BOTTOM OF ENTRY FOOTING SET
EQUAL TO BOTTOM OF MAIN
FROSTWALL FOOTING

CROSS SECTION @ FRONT/REAR ENTRY (9 A12)
1/2" = 1'0"

FINAL REVIEW B
Not for construction

OWNERS & BUILDER:	PROJECT & LOCATION:	*First Step Designs* *where your home begins....*	PLAN STATUS:	DRAWN BY:	PLAN:	PAGE #
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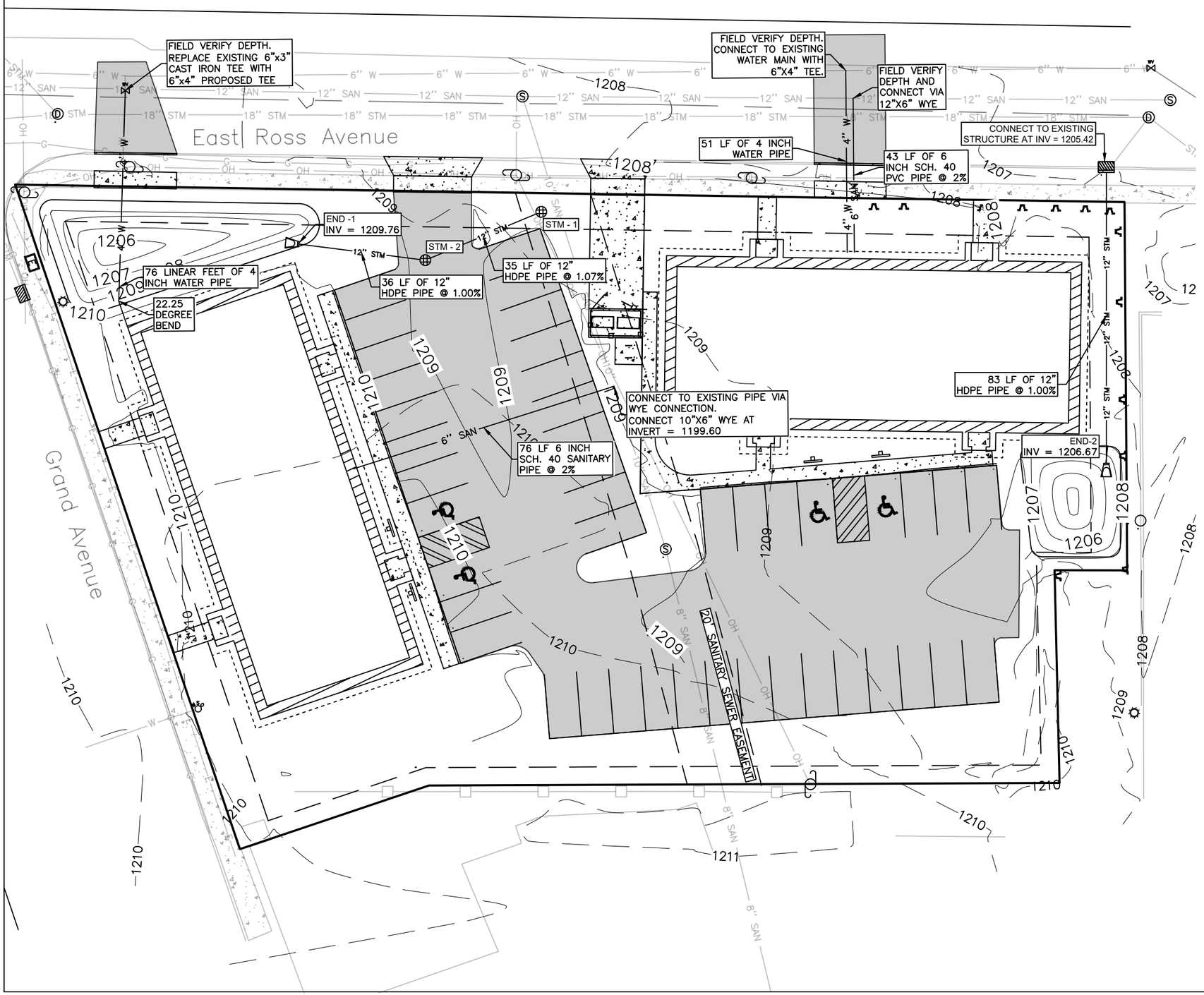


BLOCK LEGEND:

- EXISTING CURB STOP
- EXISTING WATER VALVE
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING FENCE POST
- PROPOSED HANDICAP PARKING SIGN
- EXISTING CURB INLET
- PROPOSED CATCH BASIN
- EXISTING STORM SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE

LINETYPE LEGEND:

- 4" W — PROPOSED 4" WATER LATERAL
- 12" STM — PROPOSED 6" SCH. 40 PVC SANITARY LATERAL
- 6" STM — PROPOSED 6" SCH. 40 PVC SANITARY LATERAL

STORM SCHEDULES:

STORM STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE DETAILS
STM – 1	RIM = 1208.56 INV (W) = 1205.00 DEPTH = 3.56 FT
STM – 2	RIM = 1208.30 INV (E) = 1204.63 INV (W) = 1209.93 DEPTH = 3.68 FT

MTS
MARATHON TECHNICAL SERVICES LLC
404 FRANKLIN ST.
WAUSAU, WI 54403
PHONE 715-842-2292
FAX 715-842-7792
WWW.MTSLLC.NET

REVISION DATE

SURVEYED BY: VREELAND ASSOCIATES
DESIGNED BY: MTS
DRAWN BY: JUSTIN H.
APPROVED BY: NICK B.

PROJECT DETAILS
PROJECT NUMBER: 2009
PROJECT PHASE: PRELIMINARY
PROJECT MILESTONE: DNR STM SUBMITTAL

UTILITY PLAN

EMMERICH APARTMENTS
WAUSAU, MARATHON COUNTY

SCALE: 1" = 30'

SHEET NO. 6

STAFF REPORT

TO: City of Wausau Plan Commission

FROM: William Hebert, Chief Inspector / Zoning Administrator

DATE: April 21, 2021

GENERAL INFORMATION

APPLICANT: Bruce Flora, Super Lettering and Signs, for Good News Project

LOCATION: 1106 N. 5th St.

EXISTING ZONING: HI, Heavy Industrial

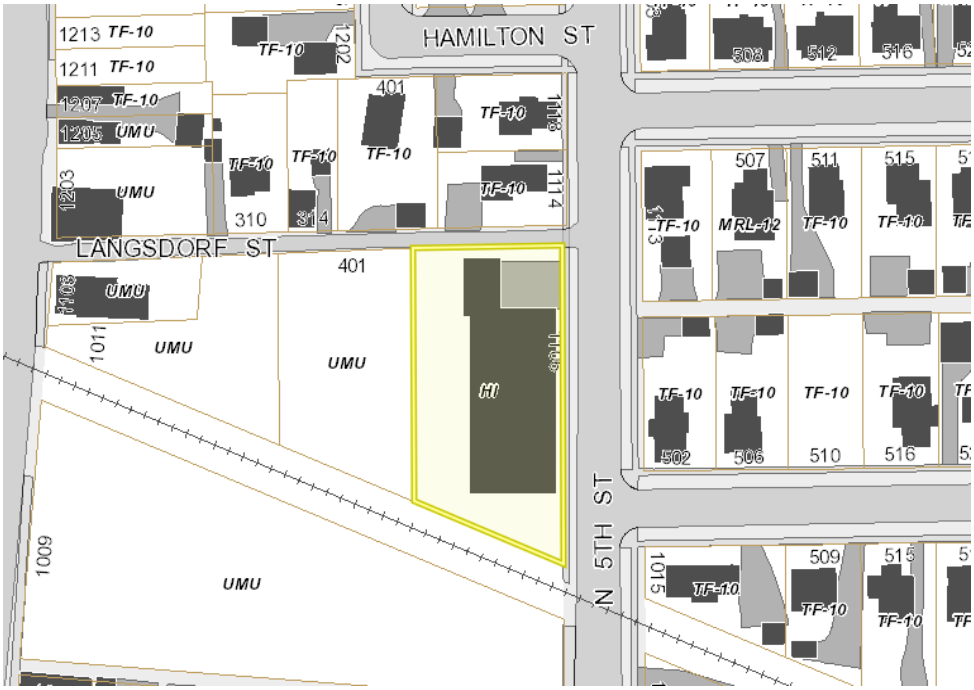
PURPOSE: Plan Commission Approval

EXISTING LAND USE: Commercial / Warehouse

SIZE OF PARCEL: Approximately .63 acres

SURROUNDING ZONING AND LAND USE:

This parcel is located on the North 5th St, between Langsdorf Street, and Adams Street. Commercial land uses exist to the south and west, while residential land use are to the north and east



ANALYSIS

The proposed dual post sign is planned to be located south of the building at the southern end of the driveway next to the railroad track. The sign is approximately 5 feet back from the inside edge of the sidewalk and outside the vision triangle requirements for a driveway.

The sign high is planned to be 7 foot in height and 8 foot in width. The proposed sign is a single sided business sign placed between 2 posts forming a dual post sign. The maximum allowed sign height would be 10 feet.

Staff recommends approval of the dual post sign, subject to landscaping being placed around the sign base.

good news project
Be the Good for the Environment and Each Other
e-CYCLING
Electronics Recycling
HELP
Health Equipment Lending Program

96.00 in

48.00 in

36.00 in

Back