



*** 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.

Meeting:	PLAN COMMISSION OF THE CITY OF WAUSAU
Date/Time:	Tuesday, April 29, 2025, at 4:30 PM
Location:	City Hall (407 Grant Street, Wausau, WI 54403), Council Chambers
Members:	Mayor Doug Diny (C), Eric Lindman, Sarah Watson, Lou Larson, Bruce Bohlken, Andrew Brueggeman, George Bornemann

AGENDA ITEMS FOR CONSIDERATION

(All items listed may be acted upon)

- 1) Approved the meeting minutes for March 18, 2025.
- 2) **PUBLIC HEARING:** Discussion on rezoning 2811 W Wausau Ave from a DR-8 to a TF-10 to allow for a 3-4 unit multiplex. (Lang Investments LLC)
- 3) Discussion and possible action on rezoning 2811 W Wausau Ave from a DR-8 to a TF-10 to allow for a 3-4 unit multiplex. (Lang Investments LLC)
- 4) **PUBLIC HEARING:** Discussion on rezoning 1040 S 12th Ave from a TF-10 to a PUD to allow for 2 duplexes. (MAC Ventures)
- 5) Discussion and possible action on rezoning 1040 S 12th Ave from a TF-10 to a PUD to allow for 2 duplexes. (MAC Ventures)
- 6) **PUBLIC HEARING:** Discussion on approving a Conditional Use permit for 903 3rd St (First United Methodist Church) to allow for the use of their basement as an emergency night shelter. (Wausau PD)
- 7) **PUBLIC HEARING:** Discussion regarding Tax Increment District No. 3 Project Plan Amendment #6 In Order to Add Projects and Project Costs. (Finance)
- 8) Discussion and possible action regarding Tax Increment District No. 3 Project Plan Amendment #6 in Order to Add Projects and Project Costs. (Finance)
- 9) **PUBLIC HEARING:** Discussion regarding Tax Increment District No. 7 Project Plan Amendment #4 in Order to share surplus increments with Tax Increment District #12 for the year 2026. (Finance)
- 10) Discussion and possible action regarding Tax Increment District No. 7 Project Plan Amendment #4 in Order to share surplus increments with Tax Increment District #12 for the year 2026. (Finance)
- 11) **PUBLIC HEARING:** Discussion regarding Tax Increment District No. 8 Project Plan Amendment #5 in Order to Add Projects and Project Costs. (Finance)
- 12) Discussion and possible action regarding Tax Increment District No. 8 Project Plan Amendment #5 in Order to Add Projects and Project Costs. (Finance)
- 13) Discussion and possible action on dedication of land as Right of Way at 700 Grand Avenue. (IAFC)
- 14) Next meeting date May 20, 2025
- 15) Adjournment

Mayor Doug Diny, Chairperson

It is likely that members of, and a quorum of the Council and/or members of other committees of the Common Council of the City of Wausau will be in attendance at the above-mentioned meeting to gather information. **No action will be taken by any such groups.**

Members of the public may view the meeting live or after the fact on the City of Wausau's YouTube Channel: <https://tinyurl.com/WausauCityCouncil> or live on Cable TV, Channel 981. Any person who wishes to make a public comment but is unable to or does not wish to appear in person may direct their comment via email samantha.kulig@wausauwi.gov or City Planner: brad.lenz@wausauwi.gov with "PC Public Comment" in the subject line by the start of the meeting. All public comments received, either by email or in person, will be limited to items on the agenda only. Messages related to agenda items received prior to the start of the meeting will be provided to the Committee Chair.

This Notice was Posted at City Hall and Emailed to Local Media Outlets on 4/22/25 @ 4:00 PM

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (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 to participate in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6622 or email ADAServices@wausauwi.gov to discuss your accessibility needs. We ask that your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours beforehand, the City of Wausau will make a good faith effort to accommodate your request.

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, March 18, 2025, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall

Members Present: Mayor Doug Diny, Eric Lindman, Bruce Bohlken, Andrew Brueggeman, George Bornemann,

Staff Present: William Hebert, Shahn Kariger, Brad Lenz, Andrew Lynch, Brooke Mueller

Others Present: Dave Reidel (Wangard), Pastor Cripps (St John's Episcopal)

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

Approve the meeting minutes for January 21, 2025

Motion by Borneman and seconded by Brueggeman. Motion approved unanimously

PUBLIC HEARING: Discussion on amending the GDP for 920 N 1st St and 15 Fulton St to accommodate multifamily apartment buildings and a clubhouse. (Wangard Properties Inc)

Dave from Wangard gave a brief introduction to the amendment.

Mayor Diny opened the public hearing.

Kathy Volkmann, Chief Compliance Officer – Cloverbelt CU, spoke about her companies concerns over the current intersection that will be impacted by this housing. They are in favor of the properties but want to be sure that the City does more studies on that intersection if the traffic is going to increase even more.

Mayor Diny closed the public hearing.

Discussion and possible action on amending the GDP for 920 N 1st St and 15 Fulton St to accommodate multifamily apartment buildings and a clubhouse. (Wangard Properties Inc)

Lenz stated that this is an amendment to the GDP from about 10 years ago. The updated design will offer better views and have more apartments than previously planned. Fulton St from 1st to 7th is going to be reconstructed this year. Lindman stated that they will do some traffic counts to see about adding a 4-way stop to the intersection of concern.

REI spoke to the Clubhouse driveway on 1st Ave, due to the 9' drop from where the Clubhouse would be to the main apartment parking lot it isn't feasible to have the 2 lots connected which is why they have it opening on 1st. The clubhouse parking lot isn't expected to be exceptionally busy so they don't foresee this to contribute any problems to the current intersection concerns.

Motion by Brueggeman and seconded by Borneman. Motion approved unanimously

Discussion and possible action on landmarking the Little Red Schoolhouse (Marathon Park) (Historic Preservation)

Motion by Bohlken and seconded by Borneman. Motion approved unanimously

Discussion and possible action on landmarking St. John's Episcopal Church (330 McClellan) (Historic Preservation)

Pastor Cripps gave a brief history of the church to the group.

Motion by Bohlken and seconded by Borneman. Motion approved unanimously

Discussion and possible action for the Specific Implementation Plan for 315, 319, & 325 N 1st Ave also known as the old Pied Piper Building (Bridge St Mission)

Lenz briefly described the changes requested, which would be adding windows to the 2nd floor to accommodate the expansion of the women's program.

Motion by Borneman and seconded by Brueggeman. Motion approved unanimously

Discussion and possible action for the Specific Implementation Plan for 905 E Thomas St (Bull Falls Brewery)

Motion by Brueggeman and seconded by Bohlken. Motion approved unanimously

Next Meeting Date

April 29, 2025 4:30pm (due to updates in Council Chambers)

Adjournment

Motion by Brueggeman and seconded by Borneman. Motion approved unanimously, and the meeting adjourned at 5:30 p.m.

The Plan Commission is next scheduled to meet at 4:30 p.m. on Tuesday April 29, 2025.



STAFF REPORT

TO: City of Wausau Plan Commission

FROM: William Hebert, Chief Inspector / Zoning Administrator

DATE: April 16, 2025

GENERAL INFORMATION

APPLICANT: Craig Lang

LOCATION: 2811 West Wausau Avenue

EXISTING ZONING: DR-8, Duplex Residential-8

REQUESTED ZONING: TF-10, Two-Flat Residential

PURPOSE: First step in requesting a conditional use to allow a 3 or 4-plex

EXISTING LAND USE: Vacant

SIZE OF PARCEL: Approximately 0.78 acres

SURROUNDING ZONING AND LAND USE:

North: **SR-2**, Single-Family Residence District and Village of
Maine; Residential

South: **SR-2**; Residential

East: **SR-2**; Residential

West: **TF-10**; Residential

See map below

SUMMARY

The applicant is seeking a zoning map amendment to allow the development of a vacant property with a 3 or 4 plex building. The parcel is a large vacant parcel in the middle of a block with two access points. The primary access is on West Wausau Avenue, and a secondary access at a small sliver of land (less than 0.1 acre) at 809 N 29th Avenue. 809 N 29th Ave would be combined with 2811 West Wausau Avenue. A preliminary site plan is included in the packet for reference,

though the zoning map amendment is not contingent upon a specific site plan. The applicant stated in the application that the buildings are planned to have 1 or 2 bedroom units.

The parcel is bordered on three sides by residential uses that appear to be single-family residences, though two-family uses are allowed by right on the parcels immediately to the west. The neighborhood is a mix of single family and two-family uses, with several duplexes located a half-block to the east along West Wausau Avenue and 28th Avenue.



*View of 2811 West Wausau Avenue and surroundings
2023 City of Wausau Imagery*

ANALYSIS

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 would slightly increase the allowable intensity of residential uses on the parcel compared to the current zoning designation. Uses in the TF-10 district are limited to low/medium density residential and some limited non-residential uses that are already allowed by-right in the DR-8 district (e.g. outdoor open space institutional, passive and active outdoor recreation, essential services).

Ultimately the owner is seeking to construct a 3 or 4 unit multiplex. This is allowed only as a conditional use under TF-10 zoning and not mentioned in DR-8.

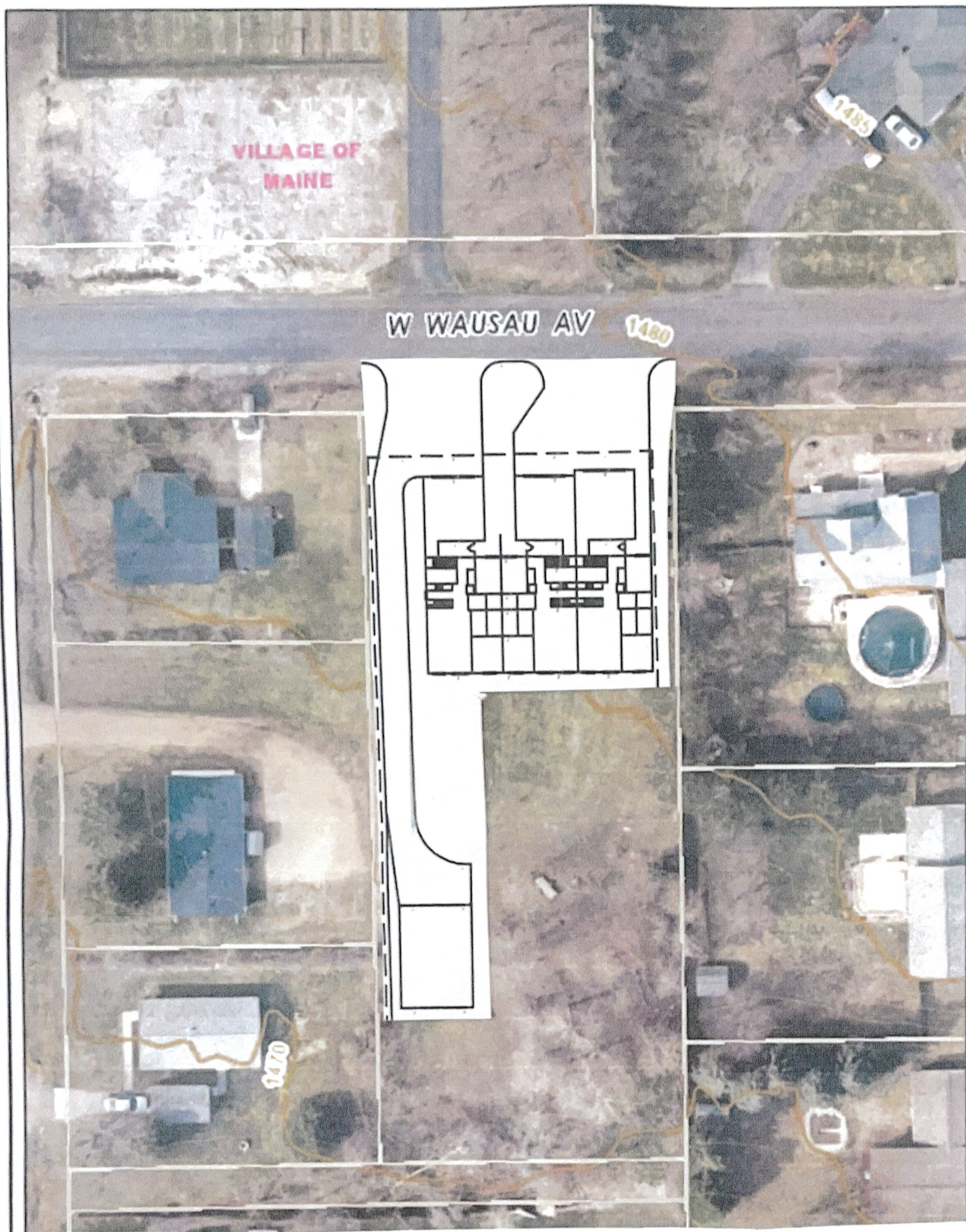
The City of Wausau Comprehensive Plan Future Land Use Map identifies this area as suburban residential, which is consistent with the intent of the TF-10 district. The TF-10 zoning district in general is intended to be compatible with and mixed with other suburban residential zoning districts. The City of Wausau Comprehensive Plan encourages the mixing of compatible land uses and encouraging a variety of housing choices. This zoning map amendment would allow for an increase in the supply of the “missing middle” housing, such as duplexes, and is consistent with these goals.

CITY OF WAUSAU
APPLICATION FOR ZONING MAP AMENDMENT

2811 West Wausau Ave

5. The lot layout is atypical. The minimum lot sizes for DR-8 is 80'x120' and 60'x120' for TF-10. This lot is 119' x 287', more than triple the required size for a duplex. DR-8 density is 8 dwelling units per acre. TF-10 density is 10 dwelling units per acre. Construction of a fourplex would be 5.1 units per acre, well below the maximum densities for either zoning district. The construction of a four plex would have less than 50% impermeable surface, below the 55% maximum allowed under both zoning districts.

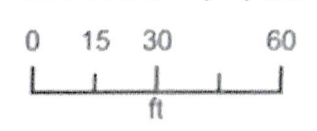
Craig Lang



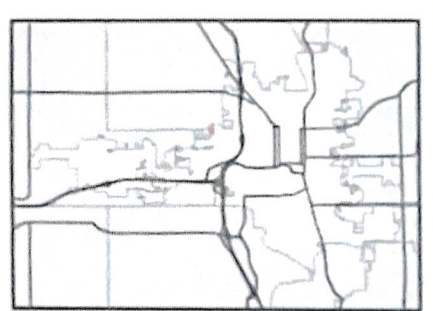
ArcGIS Web Map

City of Wausau

Date Printed: 3/23/2025



- Parcel
- Intermediate
- Intermediate Depression
- Index



Concept Plan

Change zoning from DR-8 to TF-10 to construct multiplex (three or four unit) through a conditional use permit. 1-2 bedroom units.

Three unit concept has three units facing the street using 8' side setbacks and two driveways on West Wausau Avenue.

Four unit concept has four units facing shared driveway. The front unit would be single story facing street with front door and split level to the rear due to elevation change. Since the rear of the units would be facing what is typically the side of the lot, the TF-10 25' rear setback would be used on the rear of the building.



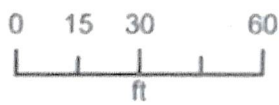
NOTES:
 Duplication of this map is prohibited without the written consent of the City of Wausau DPW / GIS Dept.
 This map was compiled and developed by the City of Wausau and Marathon County GIS. The City and County assume no responsibility for the accuracy of the information contained herein.
 City of Wausau
 Public Works / GIS Division
 17 Grant St
 Wausau, WI 54403
 www.ci.wausau.wi.us



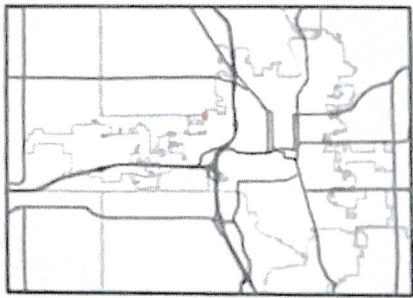
ArcGIS Web Map

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City of Wausau
Public Works / GIS Division
17 Grant St
Wausau, WI 54403
www.ci.wausau.wi.us



STAFF REPORT

To: Plan Commission

Prepared By: Brad Lenz

Date: April 21, 2025

REQUESTED ACTION: Zoning Map Amendment for 1040 S. 12th Avenue
from TF-10 to Planned Unit Development (PUD)
and approve the General Development Plan (GDP) for two (2) duplexes

LOCATION:	1040 S. 12 th Avenue
APPLICANT:	MAC Ventures
EXISTING ZONING:	Two-Flat Residential-10 (TF-10)
EXISTING LAND USE:	Vacant
SIZE OF PARCEL:	0.3 acres
REQUESTED ZONING:	Planned Unit Development (PUD)
PURPOSE:	Allow for two (2) duplexes
COMPREHENSIVE PLAN:	Goal of encouraging a variety of housing types throughout the city; Future Land Use Map = Urban Residential
OTHER PLANS:	Wausau Metropolitan Housing Assessment 2022 – Pursue new construction of housing of all types and prices

BACKGROUND INFORMATION:

The subject parcel formerly contained a duplex, an accessory dwelling unit, and a detached garage. Fire destroyed the duplex, which was subsequently razed along with the accessory unit. The garage is still standing, but will be torn down. With a vacant site, the property owner would like to split the lot in half and construct two duplexes.

The current zoning, TF-10, would allow for a two-flat building, but the area of the parcel is too small to divide into two lots. The total square footage of the current parcel is approximately 13,200 square feet; the minimum lot size in the TF-10 district is 7,000 square feet.

The property owner is seeking the flexibility of the PUD zoning district to build a total of four (4) new residential units, when the property previously contained three (3) units.

CRITERIA FOR APPROVAL:

In its review and action for an application for a **Planned Unit Development District**, the Plan Commission shall make findings with respect to the following criteria:

1. The proposed Planned Unit Development project is consistent with the overall purpose and intent of this title.
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.)
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.
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.
5. The proposed Planned Unit Development project will incorporate appropriate and adequate buffers and transitions between areas of difference land uses and development densities/intensities.
6. The proposed Planned Unit Development project design does not detract from areas of natural beauty surrounding the site.
7. The proposed architecture and character of the proposed Planned Unit Development project is compatible with adjacent/nearby development.
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.
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.
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.

PUD CRITERIA

Staff is satisfied that the criteria pertaining to the General Development Plan have been met. The remaining criteria will be evaluated during review of the Specific Implementation Plan at a future meeting. Of particular note, is criterion 9 above. The preliminary designs will need to be modified to at least meet the zoning code's exterior design standards. The standards for building orientation and front-loaded garages (under Wausau Municipal Code 23.07.10(5)) in particular will need to be reviewed by the petitioners for revisions to the plans.

COMMITTEE ACTION

Plan Commission may recommend for or against the zoning change and General Development Plan. The request will then proceed to the Common Council for final consideration.

33' 53.33' 53.33'

WUNSCH'S

ADDITION

33' 53.33' 53.33'

37'

150'

37'

150'

125'

T29R7
34

88'

104.17'

S 12 TH AV

W THOMAS ST

57'

57'

91'

56.43'

91'

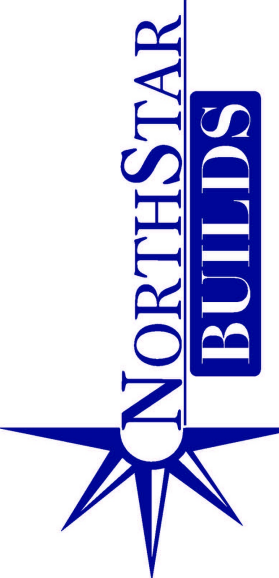
LO

91'



1040 S 12TH AVENUE
WAUSAU, WI 54401

REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISD BY



PROJECT NUMBER:	1040 S 12TH AVE WAUSAU, WI 54401
PROJECT NAME:	MAC VENTURES
TITLE:	Project Overview

PROJECT TEAM
Director: John Garcia (715) 302-0529
Customer Concierge: Adelle Paul (715) 302-0529
Project Manager: Jimi Honeck (715) 302-0529
Designer: Hadleigh Baumann (715) 302-0529

DRAWN BY:
Hadleigh Baumann

DATE:
4/8/2025

SCALE:

SHEET:
P-1



E1 ELEVATION 1
1/6 IN = 1 FT



E4 ELEVATION 4
1/6 IN = 1 FT

REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISD BY



PROJECT NUMBER:	1040 S 12TH AVE WAUSAU, WI 54401
PROJECT NAME:	MAC VENTURES
TITLE:	FRONT/BACK ELEVATION

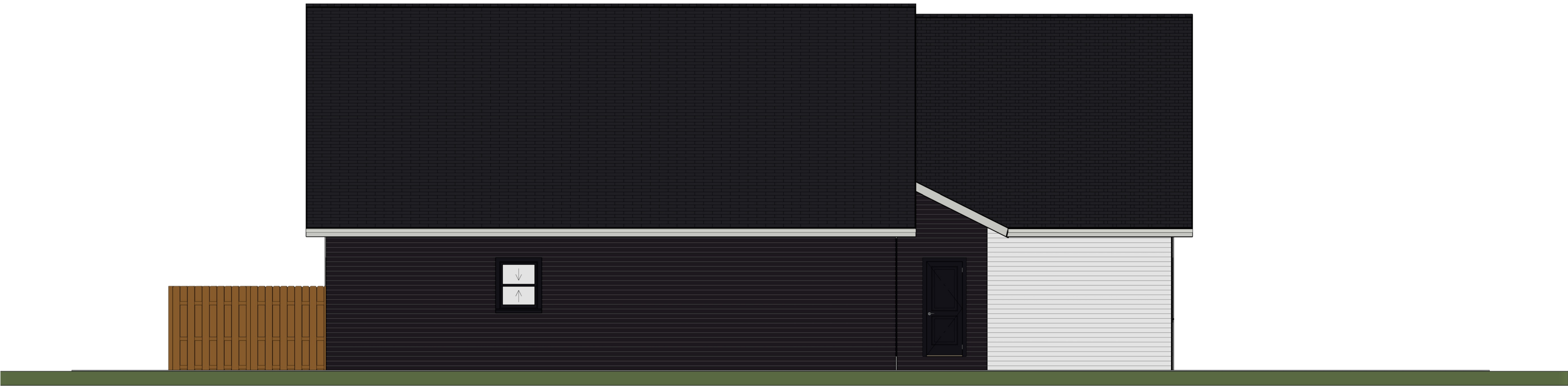
PROJECT TEAM
Director: John Garcia (715) 302-0529
Customer Concierge: Adelle Paul (715) 302-0529
Project Manager: Jimi Honeck (715) 302-0529
Designer: Hadleigh Baumann (715) 302-0529

DRAWN BY:
Hadleigh Baumann

DATE:
4/8/2025

SCALE:

SHEET:

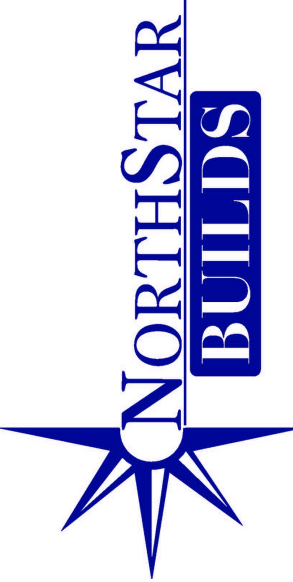


E2 ELEVATION 2
1/6 IN = 1 FT



E3 ELEVATION 3
1/6 IN = 1 FT

REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISED BY



PROJECT NUMBER:	1040 S 12TH AVE WAUSAU, WI 54401
PROJECT NAME:	MAC VENTURES
TITLE:	RIGHT/LEFT ELEVATION

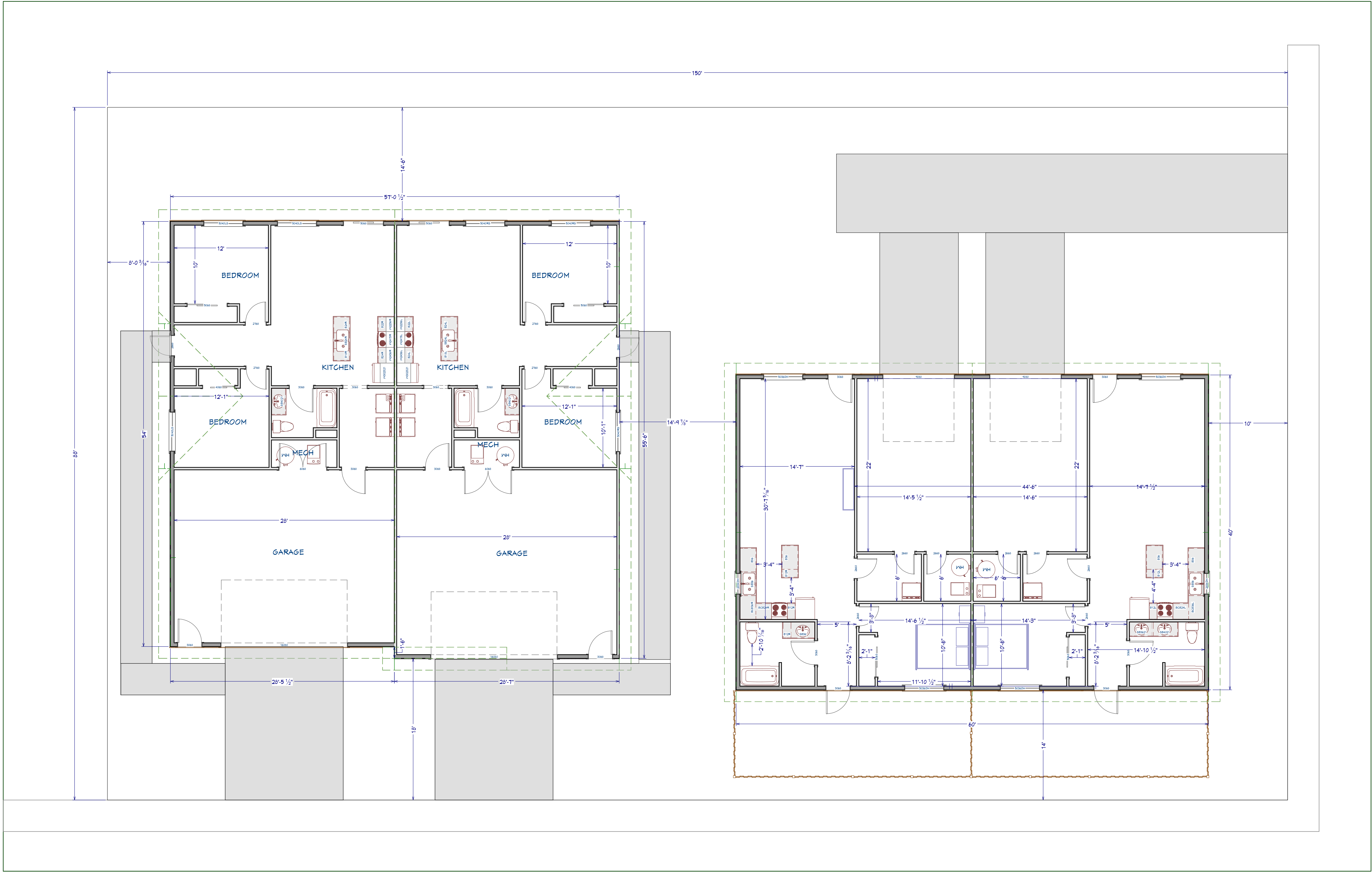
PROJECT TEAM
Director: John Garcia (715) 302-0529
Customer Concierge: Adelle Paul (715) 302-0529
Project Manager: Jimi Honeck (715) 302-0529
Designer: Hadleigh Baumann (715) 302-0529

DRAWN BY:
Hadleigh Baumann

DATE:
4/8/2025

SCALE:

SHEET:



REVISION TABLE		DESCRIPTION
NUMBER	DATE	



PROJECT NUMBER:	1040 S 12TH AVE MAUSAU, WI 54401
PROJECT NAME:	MAC VENTURES
TITLE:	OVERALL FLOOR PLAN

PROJECT TEAM	
Director:	John Garcia (715) 302-0529
Customer Concierge:	Adelle Paul (715) 302-0529
Project Manager:	Jimi Honeck (715) 302-0529
Designer:	Hadleigh Baumann (715) 302-0529

DRAWN BY:
Hadleigh Baumann

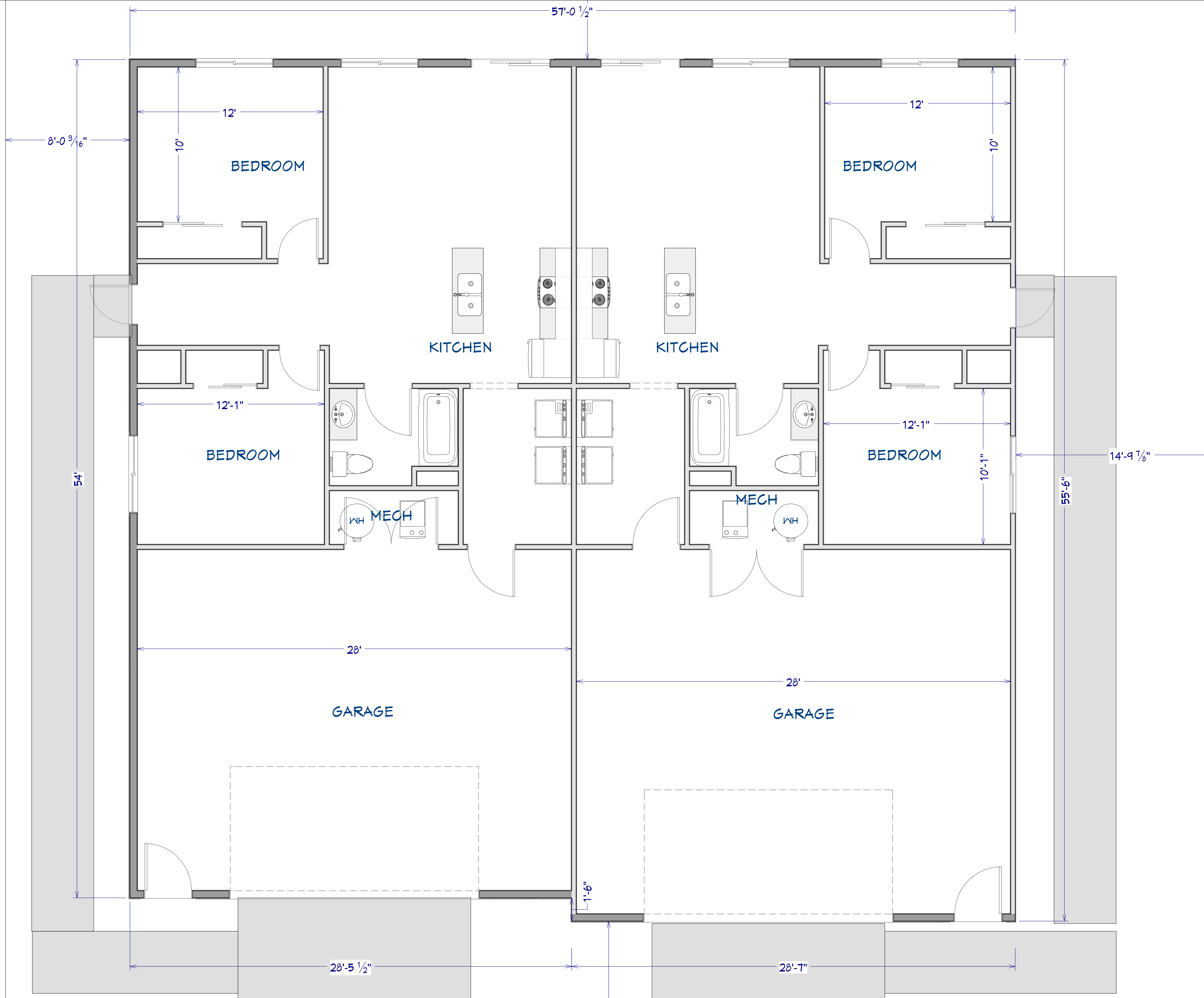
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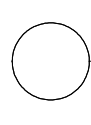
4/8/2025

SCALE:

SHEET:

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 **FLOOR PLAN VIEW DIMENSIONED**
1/3 IN = 1 FT

REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISD BY



PROJECT NUMBER:	1040 S 12TH AVE MAUSAU, WI 54401
PROJECT NAME:	MAC VENTURES
TITLE:	ENLARGED FLOOR PLAN

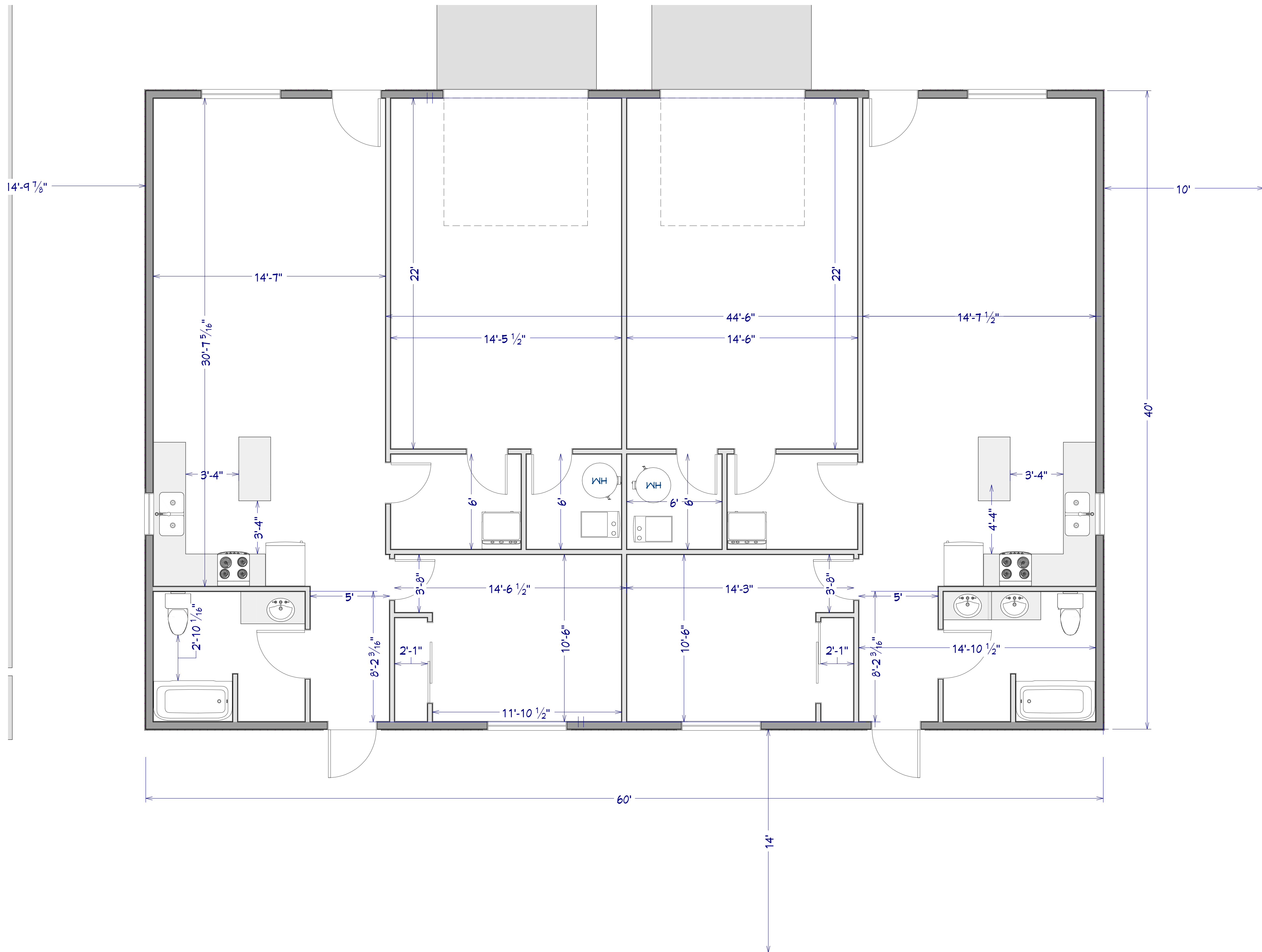
PROJECT TEAM	
Director:	John Garcia (715) 302-0529
Customer Concierge:	Adelle Paul (715) 302-0529
Project Manager:	Jimi Honeck (715) 302-0529
Designer:	Hadleigh Baumann (715) 302-0529

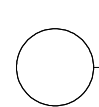
DRAWN BY:
Hadleigh Baumann

DATE:
4/8/2025

SCALE:

SHEET:



 FLOOR PLAN VIEW DIMENSIONED
1/3 IN = 1 FT

REVISION TABLE		DESCRIPTION	
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Director:	John Garcia (715) 302-0529
Customer Concierge:	Adelle Paul (715) 302-0529
Project Manager:	Jimi Honeck (715) 302-0529
Designer:	Hadleigh Baumann (715) 302-0529

DRAWN BY:
Hadleigh Baumann

DATE:
4/8/2025

SCALE:

SHEET:



STAFF REPORT

To: Plan Commission
Prepared By: William Hebert, Chief Inspector/Zoning Administrator
Date: April 16, 2025

REQUESTED ACTION:

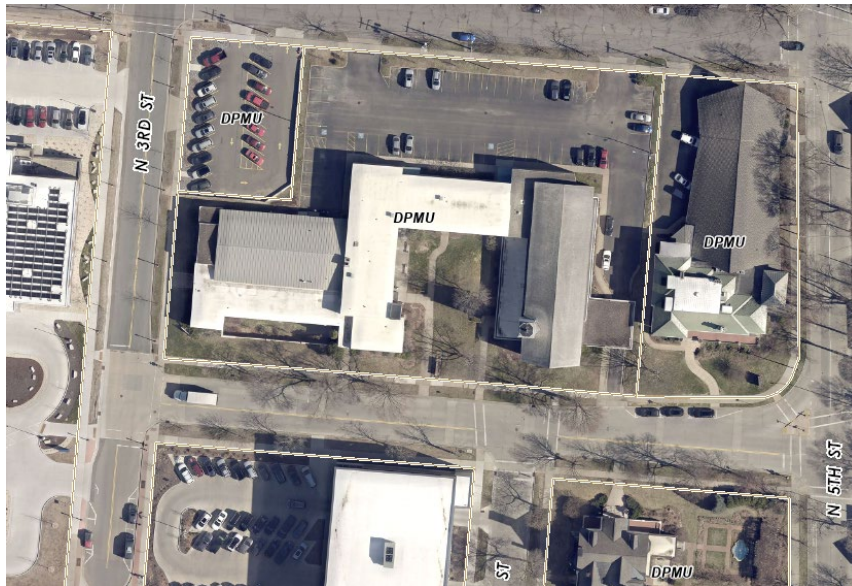
Conditional Use Permit at 903 N 3rd St

LOCATION:	903 N 3 rd St.
APPLICANT:	Police Chief Matt Barnes, Wausau Police Department
EXISTING ZONING:	Downtown Periphery Mixed Use (DPMU)
EXISTING LAND USE:	Church, day care and offices
REQUESTED CONDITIONAL USE:	Homeless Shelter
COMPREHENSIVE PLAN:	This area is mapped as City Center
OTHER PLANS:	n/a

PURPOSE:

The City of Wausau and Marathon County are partnering to provide an emergency homeless shelter. They intend to utilize approximately 10,000 square feet of the First United Methodist Church of Wausau in the basement level to operate a shelter for both men and women. There could be up to 50 individuals sleeping the in the lower level. The shelter would open at 6 p.m. and close at 8:00 a.m. seven days a week.

This building was previously used as an emergency shelter during the Covid-19 pandemic. Please see the application and cover letter for more details on the current proposal.



CONDITIONAL USE PROCEDURE:

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

1st meeting: Public Hearing, no action.

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

PUBLIC HEARING

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

REVIEW AND ACTION

STANDARDS

(8) <i>Findings.</i> In reviewing and taking final action on a proposed conditional use permit, the Plan Commission shall consider whether the proposed conditional use: (W.M.C. 23.10.32(8))	
(a) Is in harmony with the Comprehensive Plan.	
(b) Would result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare.	
(c) Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.	

- | | |
|--|--|
| (d) The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public or private agencies serving the subject property. | |
| (e) The potential public benefits outweigh any potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts. | |

SUBSTANTIAL EVIDENCE FROM THE PUBLIC HEARING

N/A

STAFF RECOMMENDATION

N/A

ACTION

The Commission may

1. approve the use as originally proposed,
2. approve the proposed conditional use with modifications and/or conditions,
3. or deny approval of the proposed conditional use.



*** 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.

Meeting of: **JOINT REVIEW BOARD**

Date/Time: **Monday April 28, 2025 at 7:30AM**

Location: **City Hall, Council Chambers**

Members: Lisa Rasmussen (Chair), Samantha Fenske, Chet Strebe, Joshua Viegut, James Tipple

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

Click agenda items below to review documents.

- 3 Discussion regarding Tax Increment District No. 3 Project Plan Amendment #6 in Order to Add Projects and Project Costs
- 4 Discussion regarding Tax Increment No. 7 Project Plan Amendment #4 in Order to share surplus increments with Tax Increment District #12 for the year 2026
- 5 Discussion regarding Tax Incremental District No. 8 Project Plan Amendment #5 in Order to Add Projects and Project Costs

Chair, Lisa Rasmussen



STAFF REPORT

To: Plan Commission
Prepared By: Andrew Lynch, AICP
Economic Development Manager
Date: April 16, 2025

Action on dedication of land to Right of Way at 700 Grand Ave

During the creation of the RFP for the 700 Grand Ave project, staff recommended setting aside 20' along the west side of Grand Avenue to accommodate future roadway changes. A 20' wide and 398' long strip of the 700 Grand Ave parcel remains to be dedicated. This is shown on the attached CSM.

There is no fiscal impact.

Passed Infrastructure & Facilities committee by unanimous vote on April 10.

Staff recommends approval.

CERTIFIED SURVEY MAP
MARATHON COUNTY NO. 20050

ALL OF LOTS 2, 3 & 4 AND PART OF LOT 1 OF ASSESSOR'S
PLAT NUMBER 5 TO THE CITY OF WAUSAU, LOCATED IN
GOVERNMENT LOT 2 OF SECTION 36, TOWNSHIP 29 NORTH, RANGE
7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

VREELAND ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS
6103 DAWN STREET WESTON, WI. 54476
PH (715) 241-0947 tim@vreelandassociates.us

PREPARED FOR: CITY OF WAUSAU

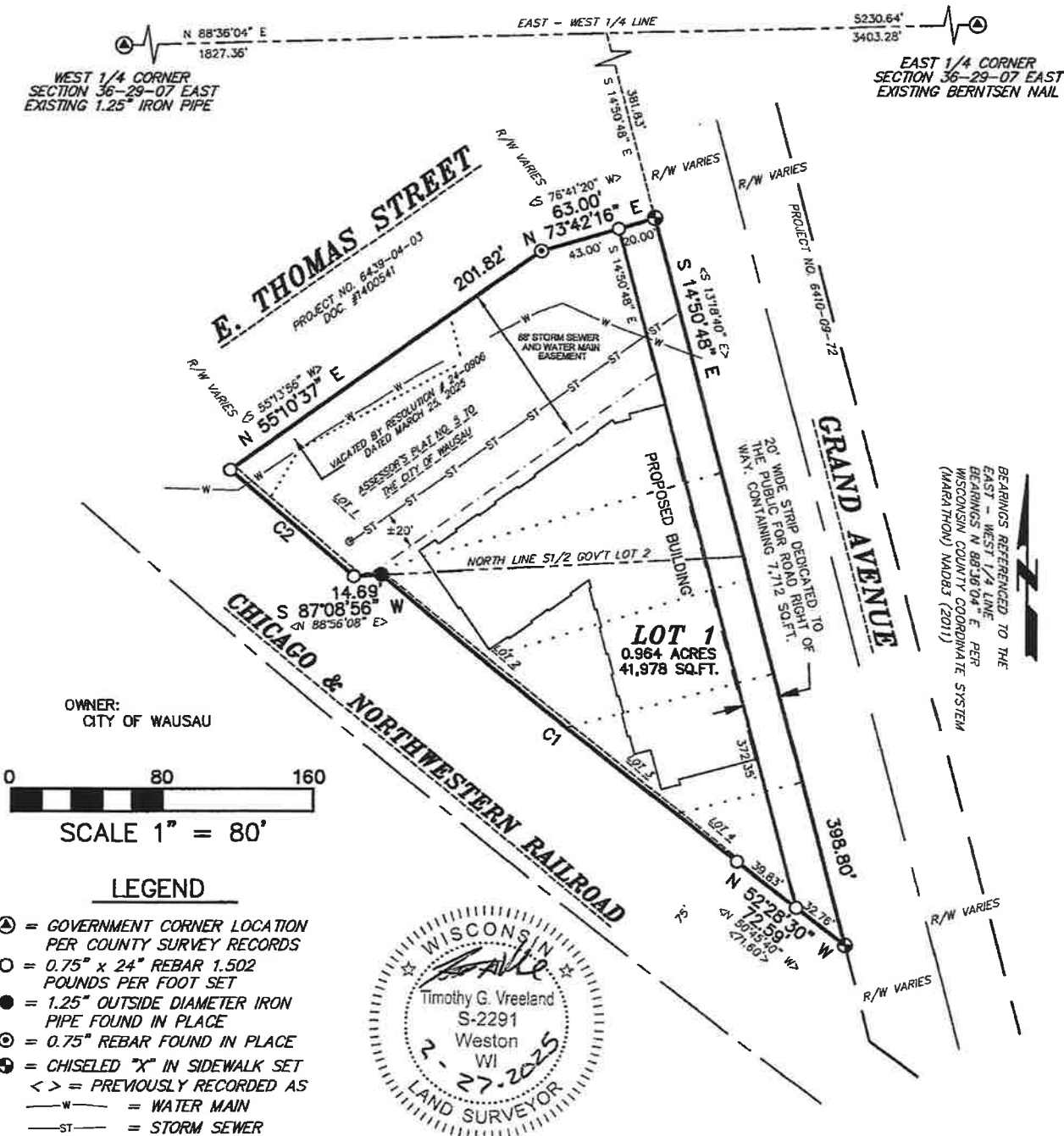
FILE #: 24-0234 M&A

DRAFTED BY: TIMOTHY G. VREELAND

DRAWN BY: DALTON L. ZEINERT

SHEET 1 OF 3 SHEETS

Curve Table						
Curve #	Radius	Arc Length	Central Angle	Chord	Tangent Bearing Start	Tangent Bearing End
C1	5654.58'	243.81'	2°28'14"	N 51°14'23" W 243.79'	S 50°00'17" E	S 52°28'30" E
C2	5664.58'	86.84'	0°52'42"	N 49°27'23" W 86.84'	S 49°01'02" E	S 49°53'44" E



CERTIFIED SURVEY MAP

ALL OF LOTS 2, 3 & 4 AND PART OF LOT 1 OF ASSESSOR'S
PLAT NUMBER 5 TO THE CITY OF WAUSAU, LOCATED IN
GOVERNMENT LOT 2 OF SECTION 36, TOWNSHIP 29 NORTH, RANGE
7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

SHEET 2 OF 3 SHEETS

SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF CITY OF WAUSAU, I SURVEYED, MAPPED AND DIVIDED ALL OF LOTS 2, 3 AND 4 AND PART OF LOT 1 OF ASSESSOR'S PLAT NUMBER 5 TO THE CITY OF WAUSAU, LOCATED IN GOVERNMENT LOT 2 OF SECTION 36, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 36; THENCE N 88°36'04" E ALONG THE EAST - WEST 1/4 LINE 1827.36 FEET; THENCE S 14°50'48" E 381.83 FEET TO THE WEST LINE OF GRAND AVENUE AND TO THE POINT OF BEGINNING; THENCE CONTINUING S 14°50'48" E ALONG THE WEST LINE OF GRAND AVENUE 398.80 FEET; THENCE N 52°28'30" W ALONG THE WEST LINE OF ASSESSOR'S PLAT NUMBER 5 TO THE CITY OF WAUSAU 72.59 FEET; THENCE 243.81 FEET ALONG AN ARC OF A CURVE CONCAVE TO THE EAST WHOSE RADIUS IS 5654.58 FEET, WHOSE CENTRAL ANGLE IS 2°28'14" AND WHOSE CHORD BEARS N 51°14'23" W 243.79 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF GOVERNMENT LOT 2; THENCE S 87°08'56" W ALONG THE NORTH LINE OF THE SOUTH 1/2 OF GOVERNMENT LOT 2 14.69 FEET; THENCE 86.84 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE EAST WHOSE RADIUS IS 5664.58 FEET, WHOSE CENTRAL ANGLE IS 0°52'42" AND WHOSE CHORD BEARS N 49°27'23" W 86.84' FEET TO THE SOUTH LINE OF E. THOMAS STREET; THENCE N 55°10'37" E ALONG THE SOUTH LINE OF E. THOMAS STREET 201.82 FEET; THENCE N 73°42'16" E ALONG THE SOUTH LINE OF E. THOMAS STREET 63.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND USE.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION AND THE CERTIFIED SURVEY MAP THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES IN SURVEYING, MAPPING AND DIVIDING THE LANDS, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE LAND DIVISION ORDINANCE OF THE CITY OF WAUSAU, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.



A handwritten signature in black ink, appearing to read "Timothy G. Vreeland", written over a horizontal line.

DATED THIS 27TH DAY OF FEBRUARY, 2025
SURVEY PERFORMED JUNE 21ST, 2024

TIMOTHY G. VREELAND P.L.S. 2291

CERTIFIED SURVEY MAP

ALL OF LOTS 2, 3 & 4 AND PART OF LOT 1 OF ASSESSOR'S
PLAT NUMBER 5 TO THE CITY OF WAUSAU, LOCATED IN
GOVERNMENT LOT 2 OF SECTION 36, TOWNSHIP 29 NORTH, RANGE
7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

SHEET 3 OF 3 SHEETS

OWNERS CERTIFICATE OF DEDICATION

THE CITY OF WAUSAU, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNERS, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE MAP. THE CITY OF WAUSAU DOES FURTHER CERTIFY THAT THIS MAP IS REQUIRED BY s.236.10 OR s.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: THE CITY OF WAUSAU COMMON COUNSEL.

IN WITNESS WHEREOF, THE SAID CITY OF WAUSAU HAS CAUSED THESE PRESENTS TO BE SIGNED BY:

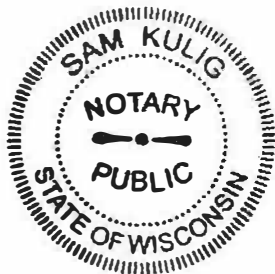
DOUG DINY, IT'S MAYOR AND COUNTERSIGNED BY KAITLYN BERNARDE, IT'S CLERK, AT THE CITY OF WAUSAU, WISCONSIN, AND IT'S CORPORATE SEAL TO BE HEREON AFFIXED ON THIS DAY 1st OF April 2025.

Doug Diny
DOUG DINY, MAYOR

Kaitlyn Bernarde
KAITLYN BERNARDE, CITY CLERK

STATE OF WISCONSIN)SS
MARATHON COUNTY)

PERSONALLY CAME BEFORE ME THIS 1st DAY OF April, 2025, THE ABOVE NAMED DOUG DINY AND KAITLYN BERNARDE TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.



Sam Kulig
NOTARY PUBLIC, MARATHON COUNTY, WISCONSIN

MY COMMISSION EXPIRES 11-30-2027

COMMON COUNCIL RESOLUTION

RESOLVED THAT THE CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE COMMON COUNCIL OF THE CITY OF WAUSAU. CITY OF WAUSAU, OWNERS OF THE LANDS.

DATE APPROVED 3/25/25

MAYOR Doug Diny
DOUG DINY

DATE SIGNED 3/25/25

MAYOR Doug Diny
DOUG DINY

CITY CLERK

I, KAITLYN BERNARDE DO HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WAUSAU.

Kaitlyn Bernarde
KAITLYN BERNARDE

