



OFFICIAL NOTICE AND AGENDA

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

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

Meeting of the:	PLAN COMMISSION OF THE CITY OF WAUSAU
Date/Time:	Tuesday, May 18, 2021 at 5:00 pm.
Location:	City Hall (407 Grant Street, Wausau WI 54403) - COMMON COUNCIL CHAMBERS
Members:	Katie Rosenberg (C), Eric Lindman, Pat Peckham, Tom Neal, Bruce Bohlken, Andrew Brueggeman, George Bornemann

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

1. Approve the minutes of the April 29, 2021 meeting.
2. **PUBLIC HEARING:** Discussion and possible action on approving a conditional use at 360/372 Grand Avenue to allow for institutional residential land use which includes a homeless shelter, in a UMU, Urban Mixed-Use Zoning District. (Catholic Charities of the Diocese of La Crosse, Inc.)
3. **PUBLIC HEARING:** Discussion and possible action on rezoning 510 South 32nd Avenue/3205 Seymour Lane from I, Institutional Zoning District, to SR-2, Single Family Residential-2 Zoning District. (City of Wausau)
4. 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)
5. 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)
6. Discussion and possible action on approving the Specific Implementation Plan at 617 & 621 Forest Street to allow for office space, vehicle sales and parking lot. (AOK Property LLC)
7. Discussion and possible action on amending the Specific Implementation Plan at 1140 West Bridge Street to allow for skills training, in a PUD, Planned Unit Development Zoning District. (Bridge Street Mission)
8. Discussion and possible action on amending the Specific Implementation Plan at 800 Gilbert Street to allow for an office building in a PUD, Planned Unit Development Zoning District. (ABC Rental Management & Rod Cox)
9. Next meeting date and future agenda items for consideration.
10. 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 187 239 2396. Individuals appearing in person will either be seated in the Council Chambers or an overflow 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 5/14/2021 @ 3:00 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., Catholic Charities of the Diocese of La Crosse, Inc., AOK Property LLC, Bridge Street Mission, ABC Rental Management, Rod Cox

PLAN COMMISSION

Time and Date: The Plan Commission met on Thursday, April 29, 2021, at 4:30 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Katie Rosenberg, Eric Lindman, Patrick Peckham, Bruce Bohlken, George Bornemann, Tom Neal; *By WebEx*: Andrew Brueggeman (arrived at 4:55 p.m.)

Others Present: Brad Lenz, William Hebert, Gary Guerndt, Kent Olson, Debra Ryan, Jay Knetter, Kristine Daniels; *By WebEx*: Nick Bancuk

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 4:30 p.m. noting that a quorum was present.

Approve the minutes of the March 16, 2021 meeting.

Neal motioned approve the minutes from the March 16, 2021 meeting. Bohlken seconded, and the motion carried unanimously 6-0.

PUBLIC HEARING: Discussion and possible action on approving a conditional use at 1900 Townline Road to allow for cultivation, in SR-2, Single Family Residential-2 Zoning District.

Hebert said that this is for a vacant parcel that is 34 acres and the petitioner would like to use it for a crop field while the future use is determined.

Gary Guerndt, 8201 Ryan Street, said that he worked with the City Assessor and have cleaned up the field and hauled in top soil so it can be utilized.

Mayor Rosenberg closed the public hearing.

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.

Hebert said that this item is similar to the previous request. The parcel is near the river and they would like to use the parcel as a crop field until a use is determined.

Debra Ryan, 702 Elm Street and Alderperson District 11, said that she recently drove by the area. She said that it seems like a good thing until a use is determined. Ryan also said that because of the acres of woodlands, this may qualify for reduced real estate taxes.

Mayor Rosenberg closed the public hearing.

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.

Lenz said that these properties are proposed for the yard waste site expansion. The specific plans have not been drawn up yet, but it will make a larger waiting area so cars will not have to wait on the street. It will improve efficiency. A letter was received from the alderperson.

Mayor Rosenberg closed the public hearing.

Bohlken motioned to rezone 117 & 119 East Chellis street from SR-5 Single Family Residential-5 Zoning District to HI, Heavy Industrial Zoning District. Bornemann seconded, and the motion carried

unanimously 6-0. This item will go to Common Council on May 11, 2021.

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.

Lenz said that information about the project is in the packet for this item and the petitioner is present.

Kent Olson said that since previous developments, additional properties have been acquired. Olson said that Wisconsin Automotive & Truck Education Association (WATEA) is a non-profit organization for a training pathway. WATEA is very active with NTC and schools. Olson said that they have worked with NTC to develop a new entry-level program for auto collision. There are currently 14 students enrolled that will complete in August. Olson said that there is also a Commute to Careers program. Olson said that he has spoken to staff about the setback issues. Olson said that more parking is needed than zoning may allow for.

Mayor Rosenberg asked Lenz what the variances to the code would be. Lenz said that the use of car sales would not be allowed in the current district and there are a number of setback issues. The plan also exceeds the maximum number of parking stalls. Hebert said that staff is agreeable with the use, but are concerned with the parking lot. It should include curb and gutter, there isn't lighting and the drive aisle does not meet the minimum requirements. Lenz said that stalls could be relocated to meet the setback requirements. Lenz said that all of the stalls are not needed all day, every day.

Olson said that there are 14 board members, 3 staff and 3 vans that will need the parking lot. Olson added that the parking lot across the street does not meet the requirements. Olson said that his projects are very nicely landscaped and attractive. Lighting can be added; the back side of the current building does have lights. Olson said that two committees meet monthly and could be 2-3 meetings per month.

Lenz said that the parking lot across the street was built before the current zoning code. There were not a lot of parking lot design standards when it was done. When the parking lot is replaced, it will need to meet the current code.

Andrew Brueggeman joined the meeting remotely at approximately 4:55 p.m.

Peckham asked what the expected closing hours will be. Olson answered that the training will be completed by 8:00 p.m.

Lenz said that based on designs by MTS, a row could be eliminated and parking spaces shifted. There is a concern of the drive aisle width. Nick Bancuk, MTS, said that they have done several layouts and the current design fits the most vehicles. The raised planter bed does create a buffer and blocks headlights.

Debra Ryan, 702 Elm Street and Alderperson District 11, said that she has had work done here and there is little parking on Forest Street. This project would remove blight. This is a positive project and offers excellent programs.

Mayor Rosenberg closed the public hearing.

Lenz said that if this is approved, they will need to come back for approval of the specific implementation plan.

Neal motioned to rezone 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, vehicle sales and parking lot. Bohlken seconded.

Lindman said that he is ok with the uses, but would like the setback and functionality of the parking lot addressed when this comes back for the specific implementation plan.

The motion carried unanimously 7-0. This item will go to Common Council on May 11, 2021.

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.

Lenz said that these are two small parcels that have an existing duplex and they would like to convert it to a fourplex and have the lot next to it for parking. The petitioner also owns the property to the west. The PUD for that property would be extended to this project.

Mayor Rosenberg closed the public hearing.

Peckham motioned to rezone 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. Brueggeman seconded. The motion carried unanimously 7-0. This item will go to Common Council on May 11, 2021.

PUBLIC HEARING: Discussion and possible action on rezoning 1520 Elm Street from SMU, Suburban Mixed-Use Zoning District to PUD, Planned Unit Development Zoning District and approve the General Development Plan to allow for a new mixed-use apartment development.

Lenz said that these plans are for a mixed-use project that will be on the same block as the hotel on 17th Avenue. There will be underground parking, commercial space on the ground floor, and three levels of apartments. The roof is slated to have a restaurant, patio, and a green roof. The following agenda item will be for an overflow parking lot. Lenz said that main reason for the PUD is to be flexible on the building height.

Debra Ryan, 702 Elm Street and Alderperson District 11, said that she lives within 1 mile and tends to travel on Elm Street. Ryan said that she has spoken to neighbors and there is concern about the noise level. There is also a concern about traffic on Elm Street. The Mountain Lanes apartment building is still under 50% vacant. The neighbors would prefer affordable housing. People would rather look at shrubbery than a building. Apartments are not full and Wausau is becoming a bedroom community

Mayor Rosenberg closed the public hearing.

Brueggeman motioned to rezone 1520 Elm Street from SMU, Suburban Mixed-Use Zoning District to PUD, Planned Unit Development Zoning District and approve the General Development Plan to allow for a new mixed use apartment development. Bohlken seconded.

Peckham asked what the total number of units would be. Jay Knetter said that there will be 141 units and described the floor plans to the committee.

Bornemann asked what the building height will be. Knetter answered that the majority of the building will be 51 feet tall, but the restaurant would be 64 feet.

Peckham asked about the green roof. Knetter answered that that they are still working out the details and the potential cost will be a factor.

The motion carried unanimously 7-0. This item will go to Common Council on May 11, 2021.

PUBLIC HEARING: Discussion and possible action on rezoning 1601 Elm Street from SMU, Suburban Mixed-Use Zoning District to PUD, Planned Unit Development Zoning District and approve the General Development Plan to allow for off-street parking for a new multi-family residential development.

Lenz said that this item is for the same project as the previous item. The details of the parking lot will be worked out with the specific implementation plan. This will provide additional parking for the development.

Peckham asked how many parking spaces will be provided per unit. Lenz answered that there will be 1.5 spaces per unit and that efficiency units are the main type of unit.

Debra Ryan, 702 Elm Street and Alderperson District 11, said that the pedestrian and vehicle traffic are very serious issues and there was a fatal accident in previous years at this intersection. Ryan asked if there will be any CISM discussions. Ryan said that additional storage is good, but asked the committee to consider that vehicle and pedestrian accidents could occur.

Mayor Rosenberg closed the public hearing.

Brueggeman motioned to rezone 1601 Elm Street from SMU, Suburban Mixed-Use Zoning District to PUD, Planned Unit Development Zoning District and approve the General Development Plan to allow for off-street parking for a new multi-family mixed use development. Bornemann seconded, and the motion carried unanimously 7-0. This item will go to Common Council on May 11, 2021.

PUBLIC HEARING: Discussion and possible action on amending various sections of Chapter 23 of the Wausau Municipal Code.

Hebert said that staff put together a list of some issues that were in the zoning code. This is to clean up some issues and clarify some items that weren't quite clear. This is mostly administrative. Staff tries to go through the zoning code to keep it up to date.

Mayor Rosenberg closed the public hearing.

Peckham motioned to amend various sections of Chapter 23 of the Wausau Municipal Code. Bohlken seconded.

Brueggeman said that when the discussions were going on, there was an item for setbacks for a garage to be 2' back from the front of the house. Hebert said that there were issues with this and it had surprised most developers. Staff was told that in order to do this, lots would need to be wider and Wausau hasn't had any new subdivisions in recent years so we are working with existing lots.

The motion carried unanimously 7-0. This item will go to Common Council on May 11, 2021.

Discussion and possible action on approving the Specific Implementation Plan at 2101 & 2105 Grand Avenue to allow for two 16-unit apartment buildings.

Lenz said that this item is for the former Ponderosa site. Staff has been working with the developers and this conforms to the general development plan. There was a little rearranging of parking and green space. The only items left would be to screen the dumpsters and add bicycle parking – 4 spaces per building. The lighting and landscaping points will be looked at in the permitting stage.

Neal motioned to approve the Specific Implementation Plan at 2101 & 2105 Grand Avenue to allow for two 16-unit apartment buildings. Bohlken seconded, and the motion carried unanimously 7-0.

Discussion and possible action on approving a dual post sign at 1106 North 5th Street in a HI, Heavy Industrial Zoning District.

Hebert said that the owner is available for any questions. A dual post sign is proposed. Hebert said that he has been working with the sign company on the proposal and feels it is adequate for the site, including vision triangles for cars and pedestrians. The Plan Commission is required to review this. Staff recommends approval as long as landscaping is provided.

Kristine Daniels said that this has been the location since 1998 and they have had tremendous growth. The signage will be beneficial for people to know where the business is located.

Peckham motioned to approve a dual post sign at 1106 North 5th Street in a HI, Heavy Industrial Zoning District. Brueggeman seconded, and the motion carried unanimously 7-0.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for May 18, 2021.

Adjournment.

Bohlken motioned to adjourn, seconded by Neal. The motion carried unanimously 7-0 and the meeting adjourned at 5:35 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on May 18, 2021.



Memorandum

From: Brad Lenz
To: Plan Commission
Date: May 13, 2021
Subject: 360 – 372 Grand Ave – Conditional Use Application

Introduction

The petitioners (Catholic Charities of the Diocese of La Crosse, Inc.) are seeking conditional use approval for a warming center as part of the proposed Community Partners Campus. The warming center would occupy approximately 4,000 square feet of the 25,000 square feet of the renovated building. In the Urban Mixed Use (UMU) District, a warming center, considered “institutional residential” in the zoning code, would require a conditional use permit. Other uses of the proposed Community Partners Campus would be permitted by right. Please see the attached materials for additional details on the project.

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.

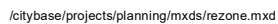
The full procedures for conditional use applications are found in Chapter 23 Article X, Section 23.10.32 of the *City of Wausau Municipal Code*. This first Plan Commission meeting is to hold a public hearing and hear testimony of any *substantial evidence* related to the conditional use request. “*Substantial 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.



5. What is the area, in square feet, of the property on which the establishment of the conditional use is requested? 25,000 square feet
6. What is the present zoning of the subject property? Urban mixed use
7. What is (are) the present use(s) of the subject property? Approximately 4,000 square feet
8. Proposed use(s) of property: Multi-tenant shared space non-profit center

Primary Use (reason for conditional use request): Institutional residential land use which includes a homeless shelter.

Secondary use (if any) of property in addition to the conditional use: N/A

Other use(s): _____

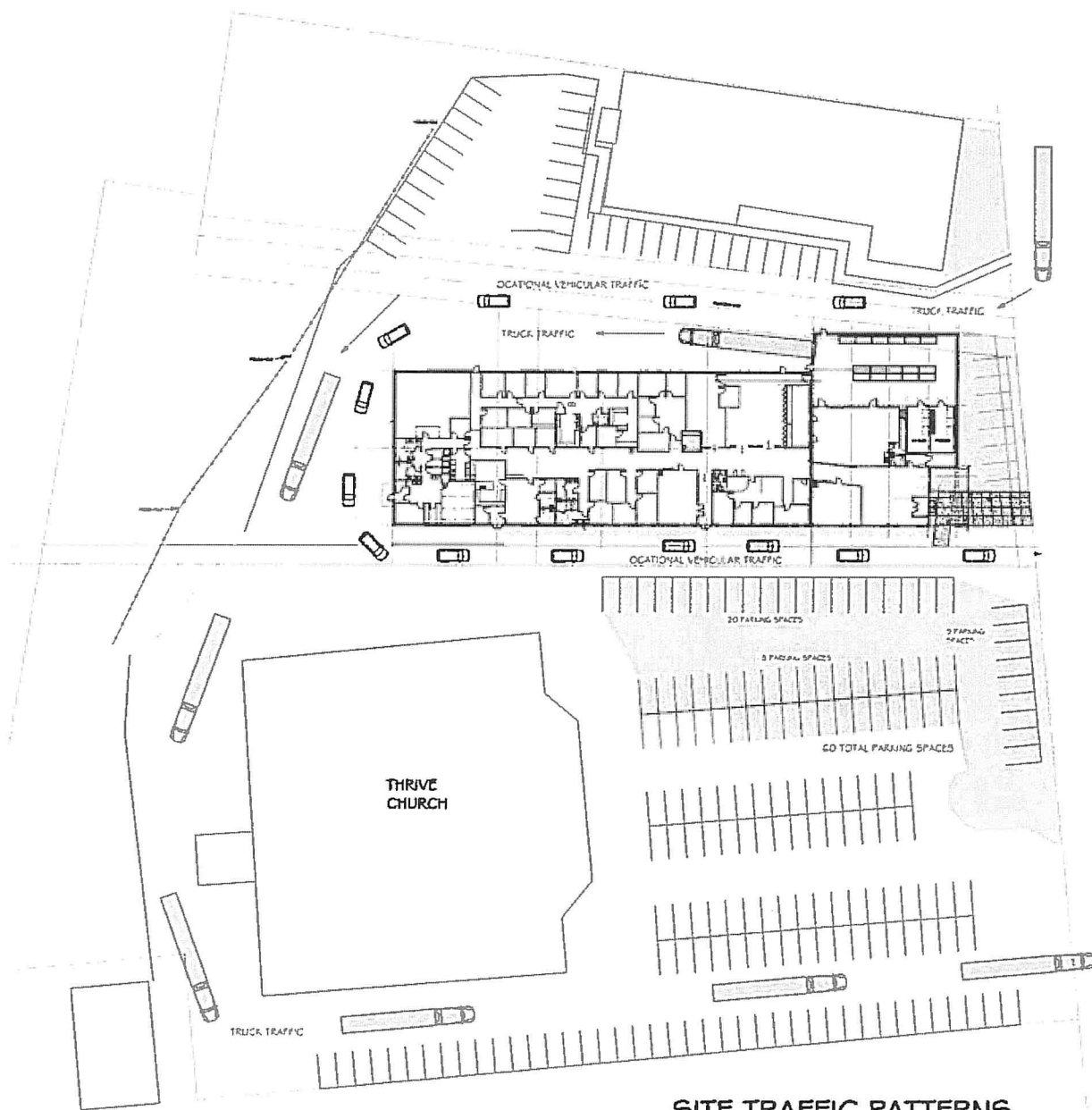
9. Describe in detail the nature of your proposed conditional use request. Include information regarding construction of new buildings, remodeling of existing buildings, location and amount of parking, number of employees, hours of operation, proposed type, size, location, and style of any new sign(s), and other pertinent information. (This information may be provided on a separate sheet or sheets)

Generally, a site plan and more detailed information about any buildings will need to be submitted in order to more accurately explain your proposal. This is described in greater detail in the attached section, "*Site Plan and Building Information*".

This application, the site plan and all other information provided by the applicant, including testimony made at the public hearing, become part of the public record of your conditional use request. Any material variations from this application could be cause for the Plan Commission to void this application and require the applicant to reapply for the conditional use. Therefore, do not make written or verbal statements regarding the proposed use(s) that are not entirely accurate. (Include additional page(s) if necessary)

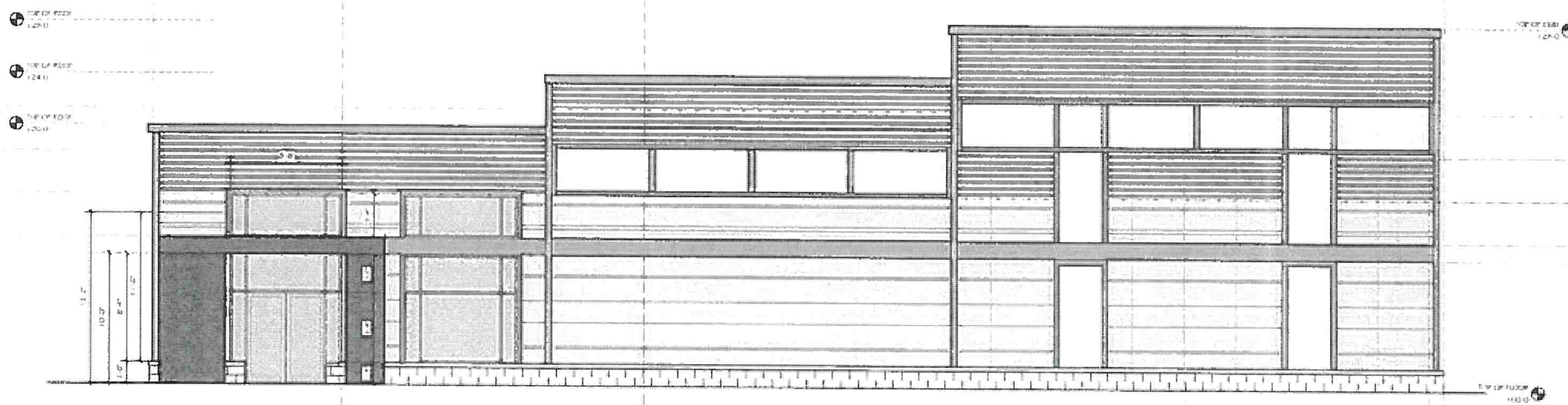
The Catholic Charities Wausau Warming Center will occupy approximately 4,000 square feet of the 25,000 square feet of the Community Partners Campus. Hours of operation will run be 7pm to 8am 7 days/week with a plan of operating 365 days/year. During the day, Catholic Charities professional staff will utilize the space for case management and administrative offices. Housing counseling services, financial counseling and education and day-time outreach services are among those services that will be provided. Day-time hours will be 9am-4pm Monday through Thursday and by appointment only on Fridays. Renovations of the entire 25,000 square foot facility will take place in order to incorporate a multi-tenant, shared space, non-profit center. As mentioned earlier, Catholic Charities professional day services and the Wausau Warming Center will be approximately 4,000 square feet of the overall renovation project.

NOTE: If you are submitting an application for a community living arrangement (group home, community based residential facility, etc.) please request a copy of the City's *Policy Regarding Location and Distribution of Community Living Arrangements* (April, 1996). This policy is available from the Inspections Department and identifies additional information that **MUST be submitted with your conditional use application for this type of use.**



SITE TRAFFIC PATTERNS

—CW—CW—CW—



TRANSLUCENT GLASS
AT WAREHOUSE

2415 SF FRONT ELEVATION
483 SF = 20% REQUIREMENT FOR OPENINGS
THIS CONCEPT SHOWS ABOUT 510 SF



Memorandum

From: Brad Lenz
 To: Plan Commission
 Date: May 13, 2021
 Subject: Zoning Map Amendment for 510 S. 32nd Avenue

Background

The subject parcel is currently owned by the city of Wausau and contains the former west side fire station. Once the new fire station was opened along Highway 52 Parkway, the building at 510 S. 32nd Avenue was decommissioned and offered for sale by the City. A potential buyer is interested in converting it to a single-family home. The current zoning of the property – Institutional (I) – is essentially left over from when the building was an operating fire station; it would not allow a single-family residence.

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.

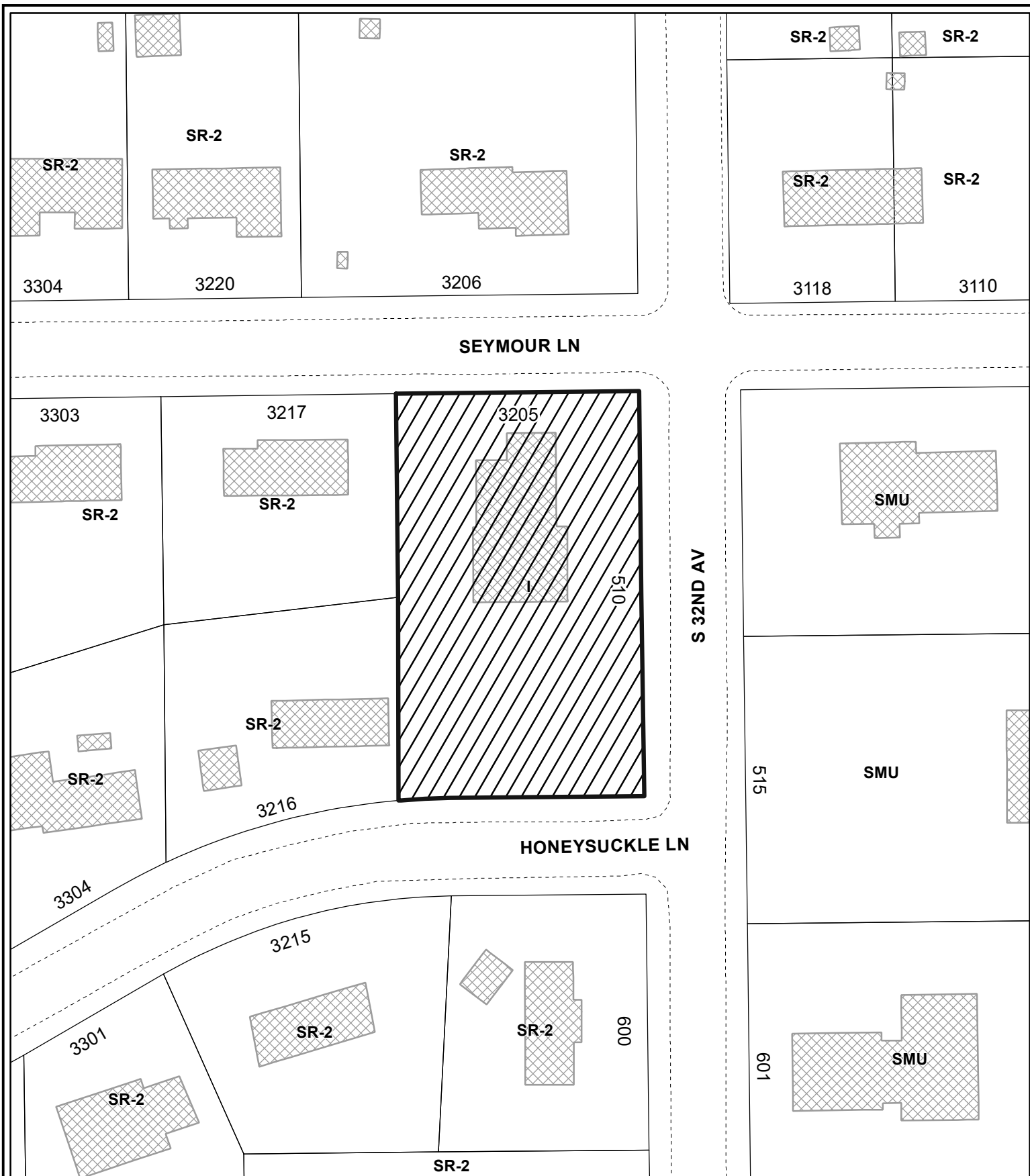
Under this section, a proposed amendment is to be evaluated as to whether it:

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

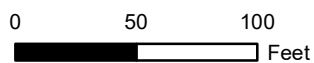
The proposed zoning of the property, Single Family Residential-2 (SR-2) District, is more restrictive than the existing Institutional district. SR-2 is intended to allow single-family homes, which is generally seen as the most unobtrusive land use, along with a handful of related uses. The attached zoning map shows that the SR-2 district exists adjacent to the subject property on three sides. South 32nd Avenue would serve as a dividing line between residential and commercial properties south of Seymour Lane.

The City, through its property disposition process, has already recommended moving forward with the proposal. The ultimate sale of the property is contingent on receiving zoning approval.



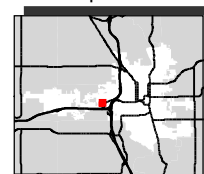
Map Date: April 29, 2021

City of Wausau
Marathon County Wisconsin



- Area of Interest
- Building

Map Location





STAFF REPORT

TO: City of Wausau Plan Commission
FROM: William Hebert, Chief Inspector / Zoning Administrator
DATE: May 12, 2021
SUBJECT: Cultivation Conditional Use at 1900 Townline Road

Introduction

This relatively large parcel is located on the eastern end of Wausau, north of Townline Road. The owners have entered into a five year contract to rent out the 34 acres for crop farming. Cultivation is a conditional use in the SR-2 district.

Prior Action

The Plan Commission held a public hearing on April 29, 2021, to hear testimony from the public related to the proposed conditional use. Gary Guerndt, owner of this property explained that this vacant land was cleaned up of rock piles, holes, and debris over the last year in preparation for use as a crop field. Guerndt had worked with the assessor's office to assess the property as an agricultural use in the last year. No other substantial evidence was presented.

Findings

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

a) Is in harmony with the Comprehensive Plan

Comments: Future land use map shows suburban residential. Crop farming is an ideal holding use until a developer proposes a subdivision.

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.

Comments: This proposal would have little impact on neighboring properties. Soil erosion control will be critical, but is manageable. Traffic impacts will be minimal.

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

Comments: Site improvements have been made with cleanup of rock piles, debris, and improving the soil conditions by hauling in top soil.

- d) 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.

Comments: Property is served by County Highway N and should have adequate services for the proposed use.

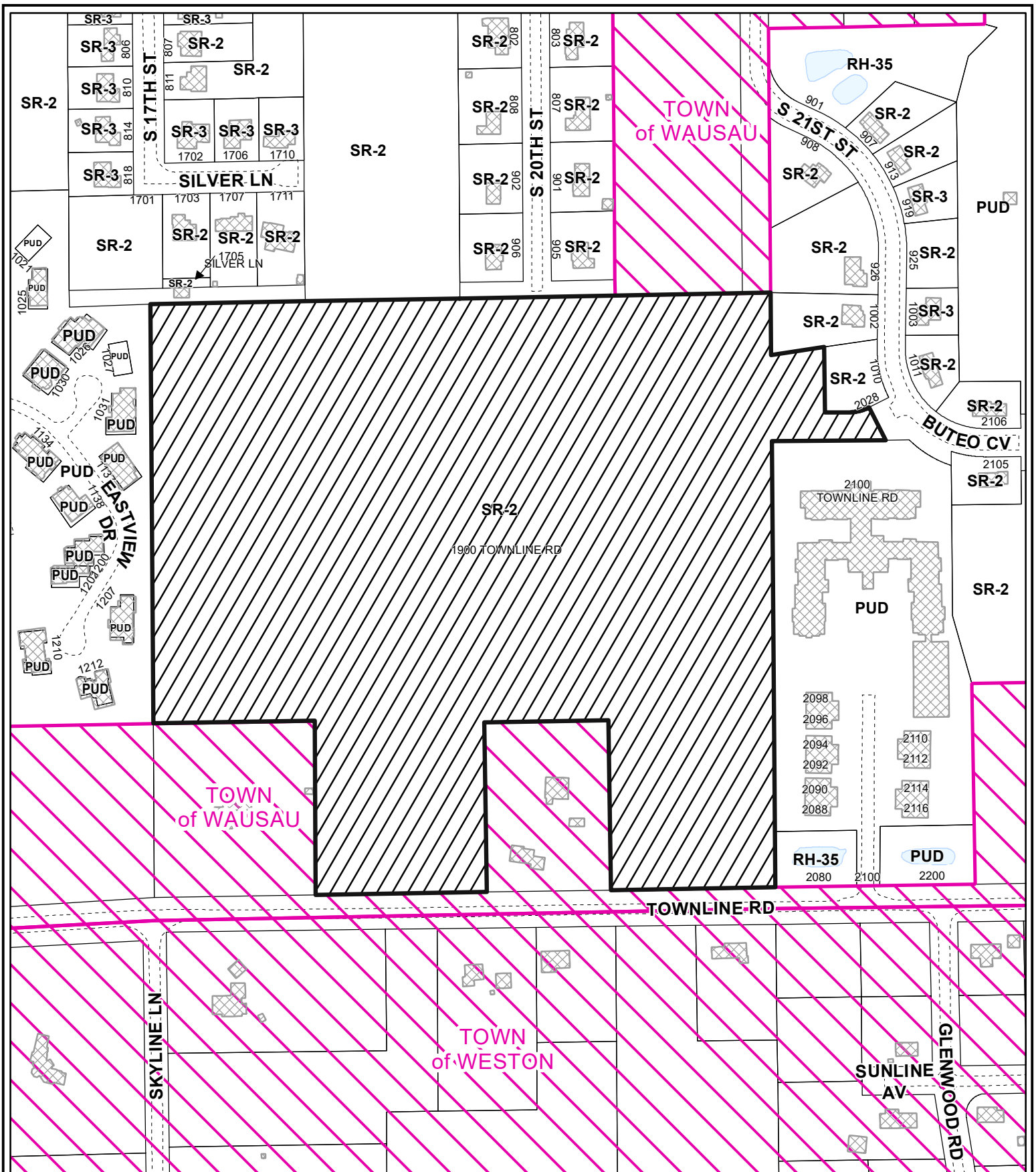
- e) The potential public benefits outweigh any potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

Comments: The proposed use will allow use of the property while awaiting a future residential development.

Recommended Motion

To approve the conditional use for cultivation subject to the following:

1. Field work operations are limited to 7 a.m. to 7 p.m.
2. Maintain gravel tracking pad to enter/exit field
3. Maintain soil and erosion control measures at all times.
4. Follow all state and local standards that are applicable to this site.



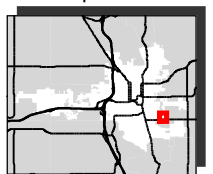
Map Date: April 9, 2021

City of Wausau
Marathon County Wisconsin

0 200 400
Feet

Area of Interest
 Building

Map Location





STAFF REPORT

TO: City of Wausau Plan Commission
FROM: William Hebert, Chief Inspector / Zoning Administrator
DATE: May 12, 2021
SUBJECT: Cultivation Conditional Use at 2130 Northwestern Ave.

Introduction

This approximately 17 acre parcel is located on the eastern end of Wausau. The owners have entered into a five year contract to rent out the acreage for crop farming. Cultivation is a conditional use in the SR-2 district.

Prior Action

The Plan Commission held a public hearing on April 29, 2021, to hear testimony from the public related to the proposed conditional use. Gary Guerndt, owner of this property explained that this vacant land was previously the Muerrett Farm years ago. Over the past several years it has been vacant land. The current owners have removed depilated structures from the property. Guerndt had worked with the assessor's office to assess the property as an agricultural use in the last year.

Alderwoman Deb Ryan spoke at the public hearing saying that the proposed use would be a positive use until a future development plan is presented.

No other substantial evidence was presented.

Findings

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

- a) Is in harmony with the Comprehensive Plan

Comments: Future land use map shows suburban residential. Crop farming is an ideal holding use until a developer proposes a subdivision.

- 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.

Comments: This proposal would have little impact on neighboring properties. Soil erosion control will be critical, but is manageable. Traffic impacts will be minimal.

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

Comments: This property was previously a small farm and the proposed use will re-establish crop farming use.

- d) 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.

Comments: No public utility services will be required for this land use. The existing road is adequate with gravel shoulders to allow infrequent equipment usage for planting and harvesting crops.

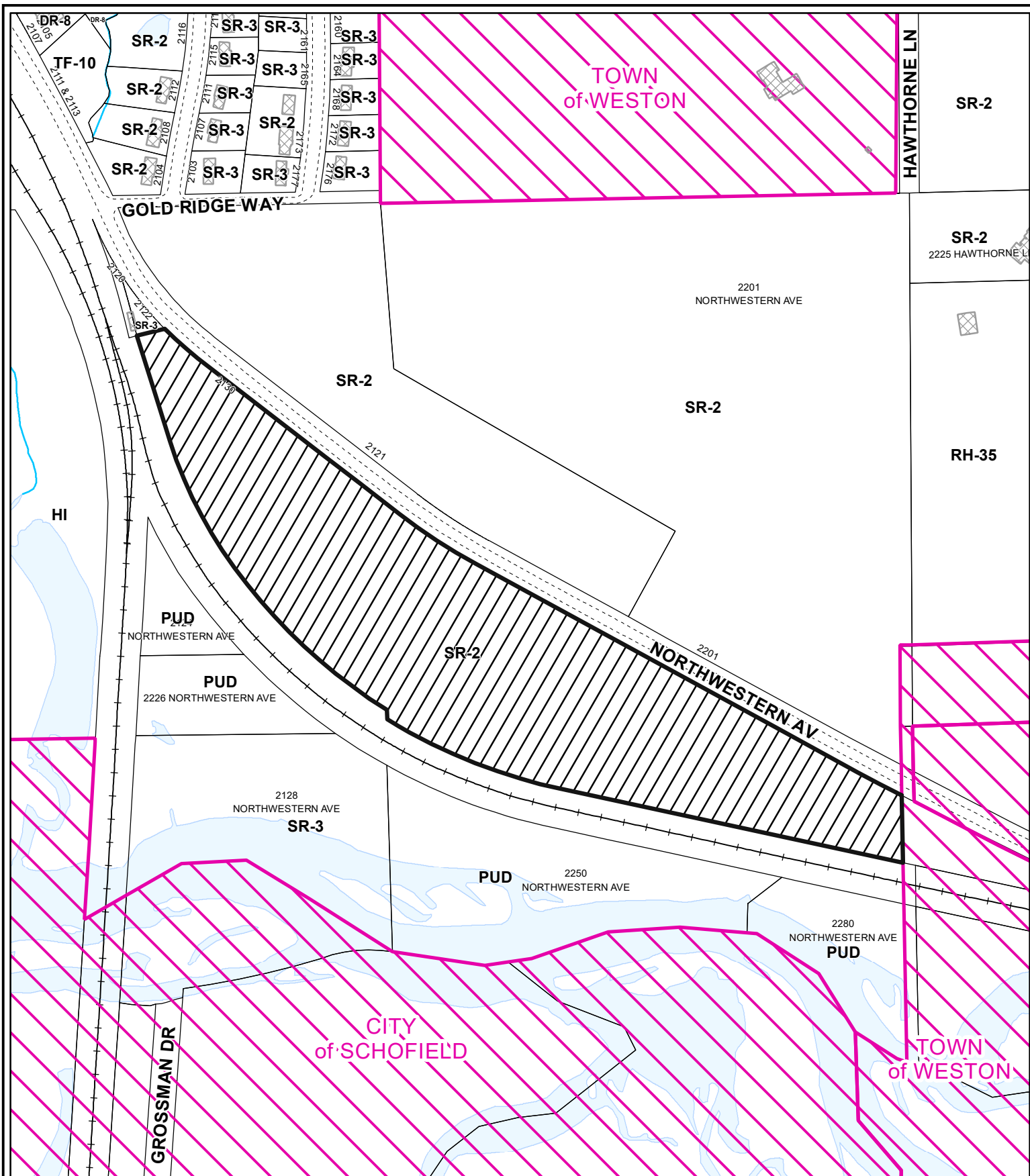
- e) The potential public benefits outweigh any potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

Comments: The proposed use will allow use of the property while awaiting a future residential development.

Recommended Motion

To approve the conditional use for cultivation subject to the following:

1. Field work operations are limited to 7 a.m. to 7 p.m.
2. Maintain gravel tracking pad to enter/exit field
3. Maintain soil and erosion control measures at all times.
4. Follow all state and local standards that are applicable to this site.



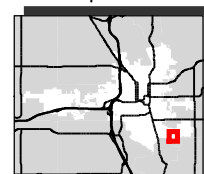
Map Date: April 9, 2021

City of Wausau
Marathon County Wisconsin

0 200 400
Feet

Area of Interest
 Building

Map Location

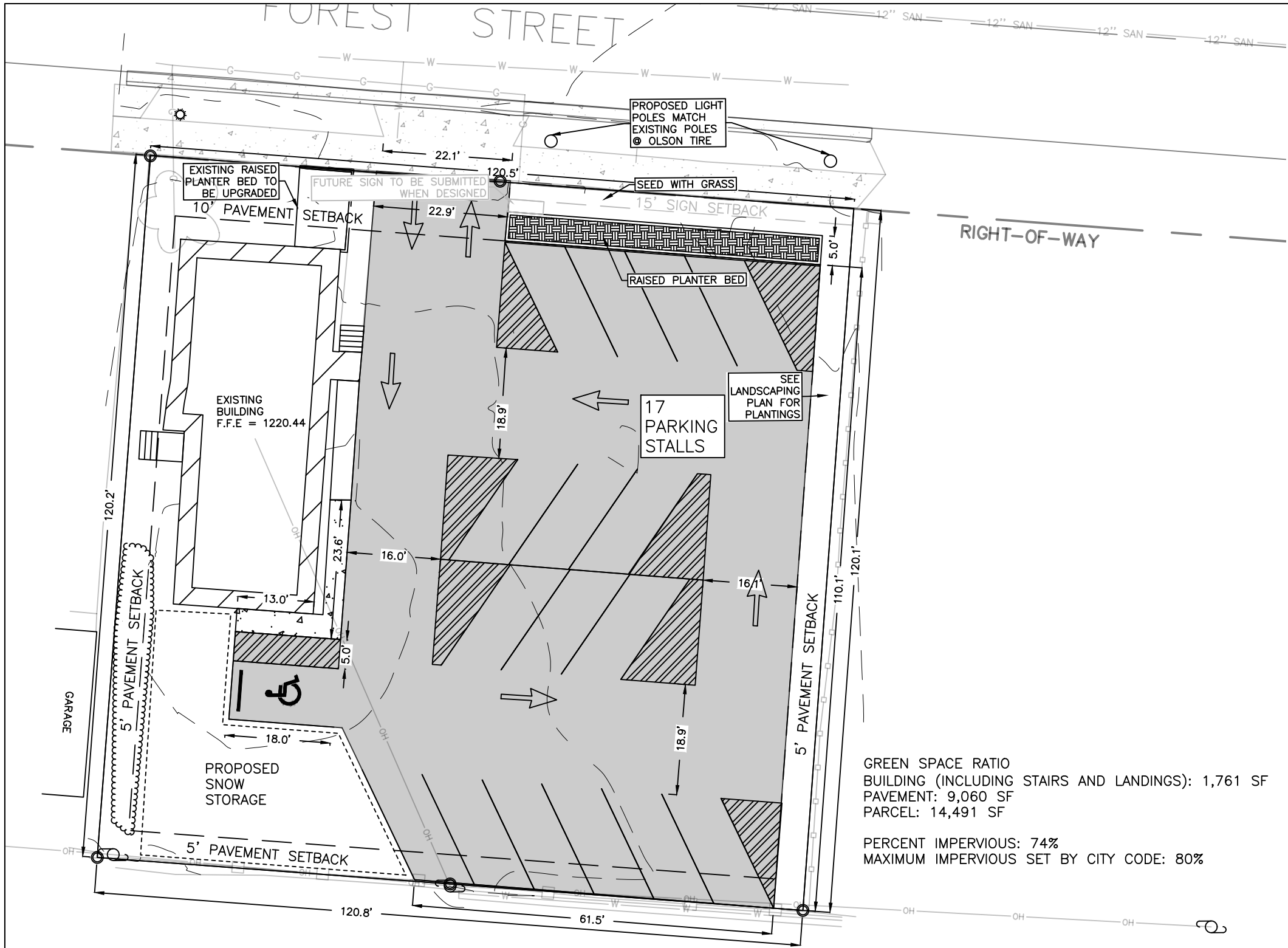




Memorandum

From: Brad Lenz
To: Plan Commission
Date: May 13, 2021
Subject: Specific Implementation Plan – 617 Forest Street

The general development plan of the Planned Unit Development (PUD) for this project was previously approved by the Plan Commission and Common Council. The specific implementation plan is currently up for review; it has been revised slightly based on feedback received at the last Plan Commission meeting. The parking lot now includes a front setback as outlined in the zoning code, plus wider drive aisles that also meet code. The redesign resulted in a reduction of parking spaces from 23 to 17, which is also more in line with the code. Staff recommends approval of the revised site plan.



BLOCK LEGEND:

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

HATCH LEGEND:

- PROPOSED ASPHALT
- PROPOSED CONCRETE

GREEN SPACE RATIO
BUILDING (INCLUDING STAIRS AND LANDINGS): 1,761 SF
PAVEMENT: 9,060 SF
PARCEL: 14,491 SF
PERCENT IMPERVIOUS: 74%
MAXIMUM IMPERVIOUS SET BY CITY CODE: 80%

404 FRANKLIN ST.
WASUQU, WI 54003
PHONE: 715-843-7292
FAX: 715-843-7292
WWW.MTSLLC.NET

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
CITY MTG

PROPOSED SITE PLAN

OLSEN PARKING LOT
WASUQU, MARATHON COUNTY

SCALE

1" = 20'

SHEET NO.



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

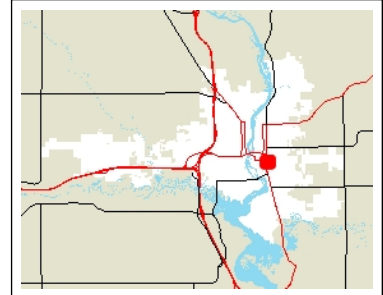
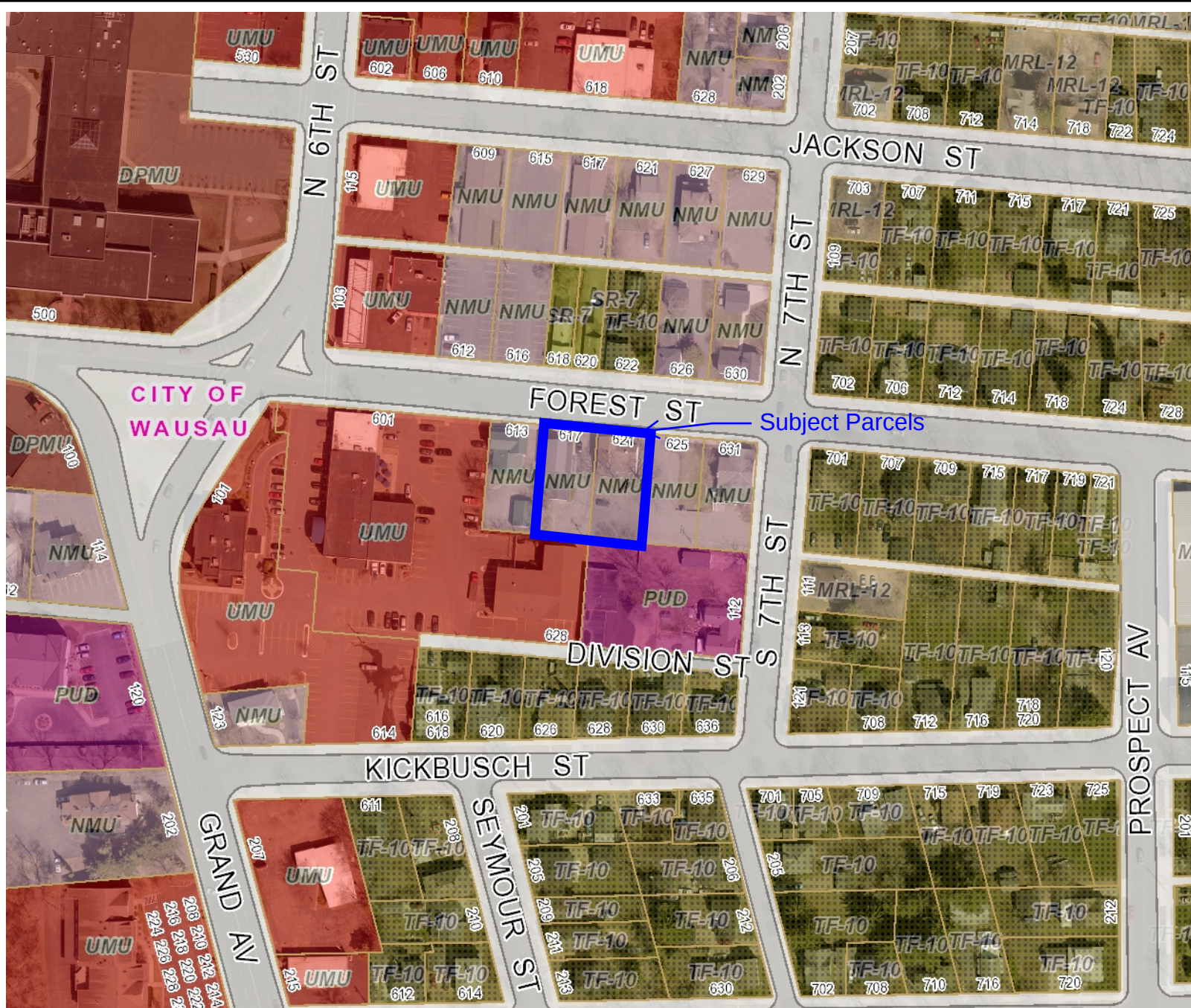


404 FRANKLIN ST.
WASUAI, WI 54403
PHONE: 715-843-7292
FAX: 715-843-7292
WWW.MTSLLC.NET

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	
COLORED COMPARISON	OLSEN PARKING LOT WASUAI, 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



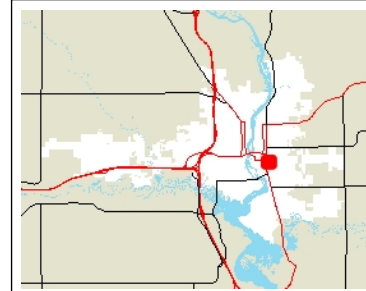
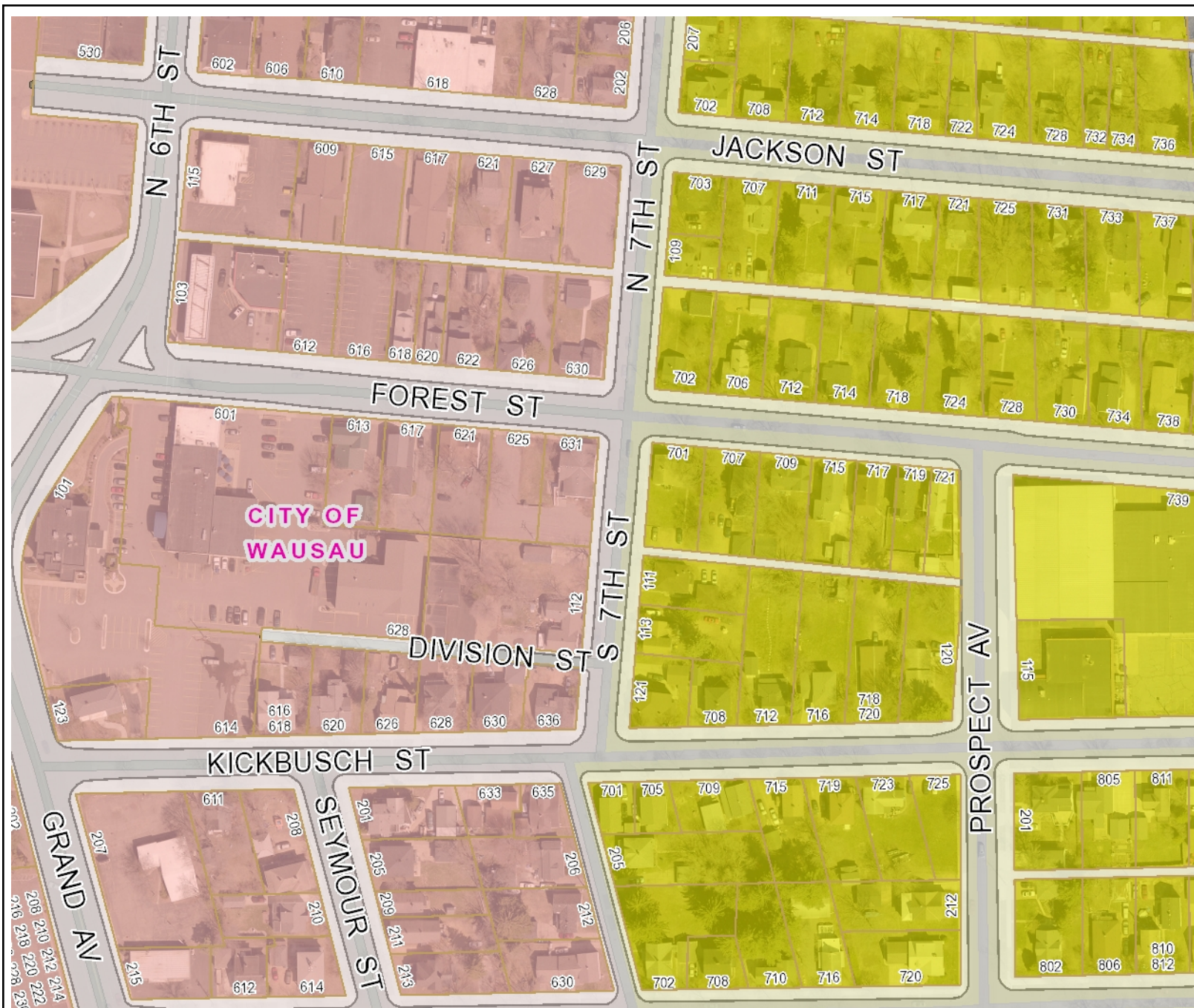
NAD_1983_HARN_WISCRS_Marathon_County_Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

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



Notes

Future Zoning Map

Map Created: 3/2/2021

79.92 0 79.92 Feet



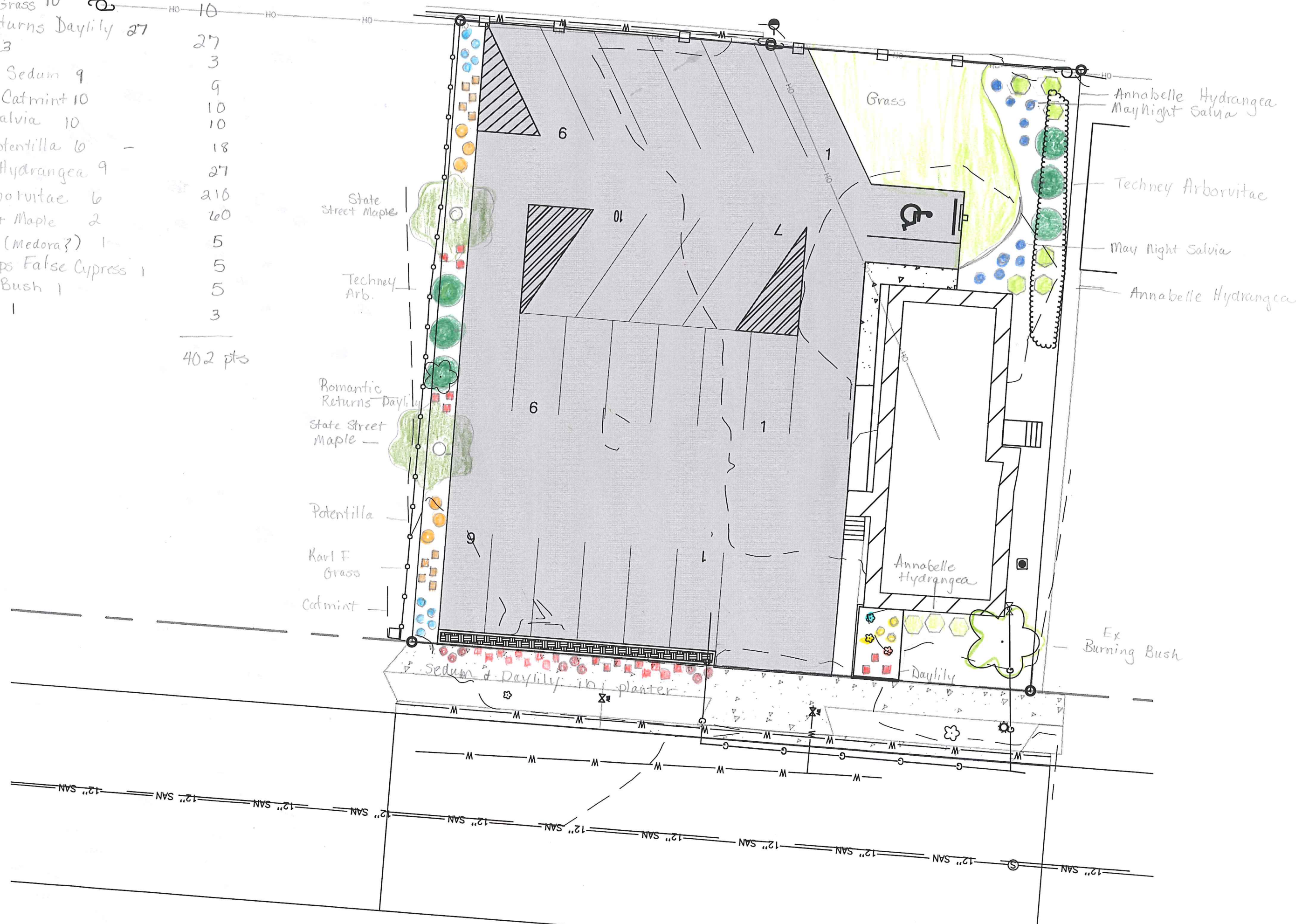
NAD_1983_HARN_WISCRS_Marathon_County_Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

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	210
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





STAFF REPORT

TO: City of Wausau Plan Commission
 FROM: William Hebert, Chief Inspector / Zoning Administrator
 DATE: May 14, 2021

GENERAL INFORMATION

APPLICANT: Craig Vincent, Executive Director, Bridge St. Mission

LOCATION: 1140 W. Bridge St.

EXISTING ZONING: PUD

PURPOSE: Amend Specific Implementation Plan

EXISTING LAND USE: Multi-family

SIZE OF PARCEL: Approximately .91 acres

ZONING & LAND USE: This parcel is located on the located at 1140 W. Bridge St., just north of the Bridge Street and 12th Avenue intersection. Land uses to the east and west of this property a private school and a future Eye Clinic, zoned institutional. South of Bridge Street are single family homes zoned SR-3 and SR-5.

HISTORY: The primary building consists of 41 efficiency apartments. The building was constructed in 1956 according to city records. In 2019, a three car garage was moved to the rear of the property from 107 W. Bridge St.

ANALYSIS: The owners wish to convert the garage / storage building into a workshop for the residents of the apartment. They would help teach skills such as welding, facility management or small engine repair. No more than 3 or 4 men would be learning the skills at one time. For more information see the cover letter and floor plan submitted by Mr. Vincent.

RECOMMENDATION: Approval of the modification to the Specific Implementation Plan with the following limitations:

1. Limit the training to residents of the apartment
2. All work should be done within the garage.
3. No exterior storage of small engines in disrepair.



Christ-Centered Hope for Those in Need

April 27, 2021

William Hebert
Chief Inspector/Zoning Administrator
City of Wausau
407 Grant Street
Wausau, WI 54403-4783

Bill,

Bridge Street Mission would like to use the garage on our Sober Living Center property located at 1140 W. Bridge St., Wausau, WI 54401 for vocational training for men in our programs. The vocational tracts that might use the garage are welding and potentially facility management or small engine repair. These tracts will work with 3 or 4 men at a time teaching them both soft skills of employment as well as some basic skills.

In order to prepare the garage for this purpose, we have a volunteer group that will finish putting up drywall and installing an exhaust fan. I am enclosing a drawing of the garage layout along with a list of equipment that will be in the garage. Please let me know what you need from us in order to move forward with this project.

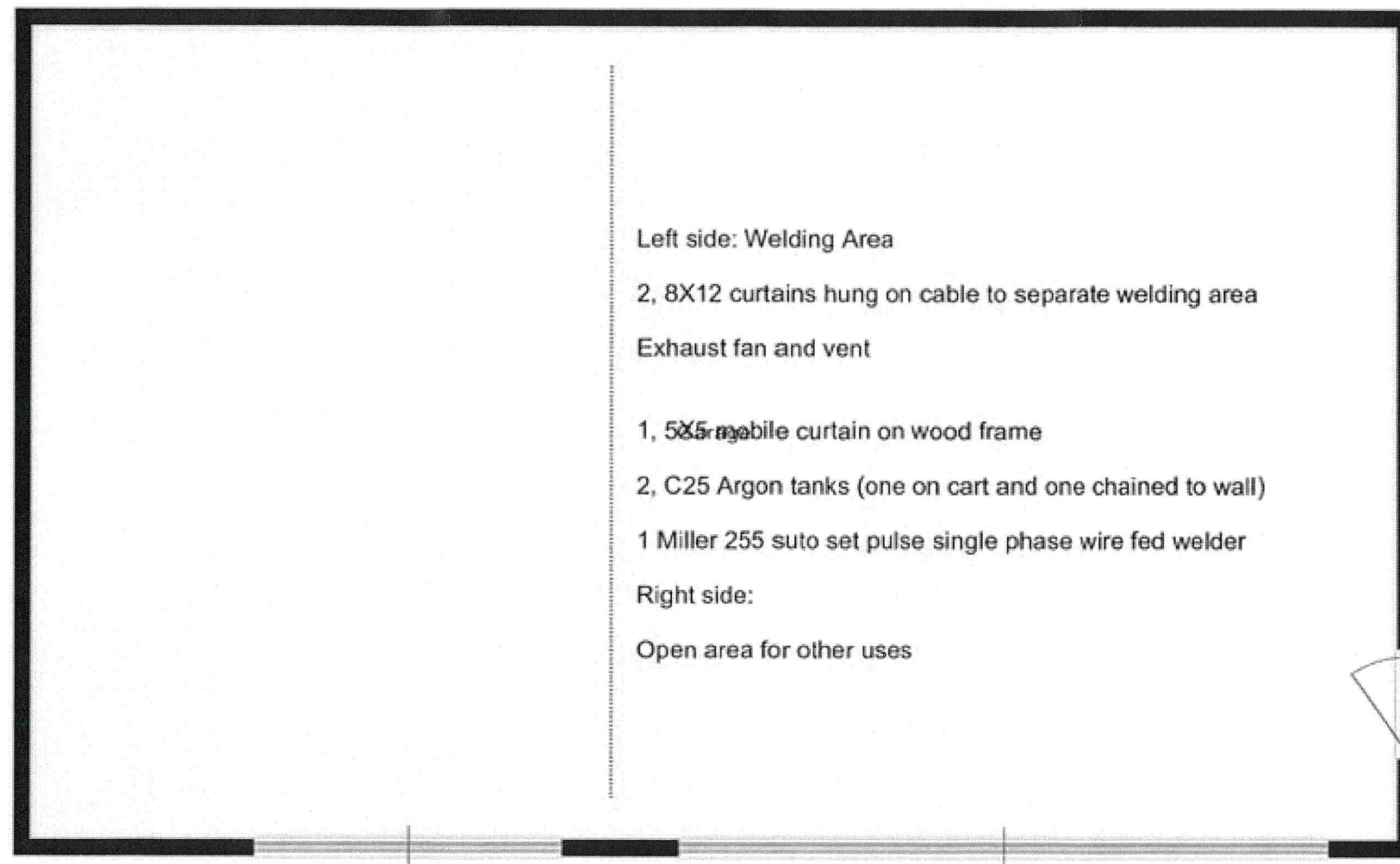
Bridge Street Mission's Sober Living Center offers short term and extended stay programming for men in various stages of recovery. This Christian discipleship program provides the support, accountability and skills needed to live addiction free and establish stable and productive lives. The Sober Living Center is open to any man who is willing to participate in programming and abide by program policies.

Sincerely,

Craig Vincent
Executive Director

40'

24'



24'

24' 11 3/4"

40'

40' 11 3/4"



STAFF REPORT

TO: City of Wausau Plan Commission
 FROM: William Hebert, Chief Inspector / Zoning Administrator
 DATE: May 14, 2021

GENERAL INFORMATION

APPLICANT: Rod Cox, Cox & Associates

LOCATION: 800 Gilbert St.

EXISTING ZONING: PUD

PURPOSE: Amend Specific Implementation Plan

EXISTING LAND USE: Vacant; previous hospital and aging home.

SIZE OF PARCEL: Approximately .85 acres

ZONING & LAND USE: This parcel is located on the located at 800 Gilbert St, part of the old Wausau Hospital. Homme Heights, Buska Properties, and Toberticus Industries, LLC, have several structures on this campus. The majority of this block is zoned PUD with some residential homes on the eastern end of the block.

HISTORY: This campus was developed by Wausau Hospital. It contains several structures throughout the campus. Homme Heights operates several facilities on the northern half of the block. At the south west corner, the former Women's Community building (built 1960) has been operating as an office building for about a decade. Buska Properties operates an apartment building (built 1945) at the second building from the west along Brown Street. All properties along Brown Street access parking from entrances at the east and west where Gilbert Street dead ends into the campus.

ANALYSIS: Homme Home for the Aging is proposing to sell the property at 800 Gilbert Street to Joe Quance, owner of ABC Property Management. ABC is proposing to use the facility as an office building. The building was originally built in 1945 as an isolation hospital, then converted to a home for the aging. Over the last 20 years the building has been vacant. For more information see the cover letter submitted by Cox and Associates.

ABC is proposing to change the use of the building into offices. Architectural

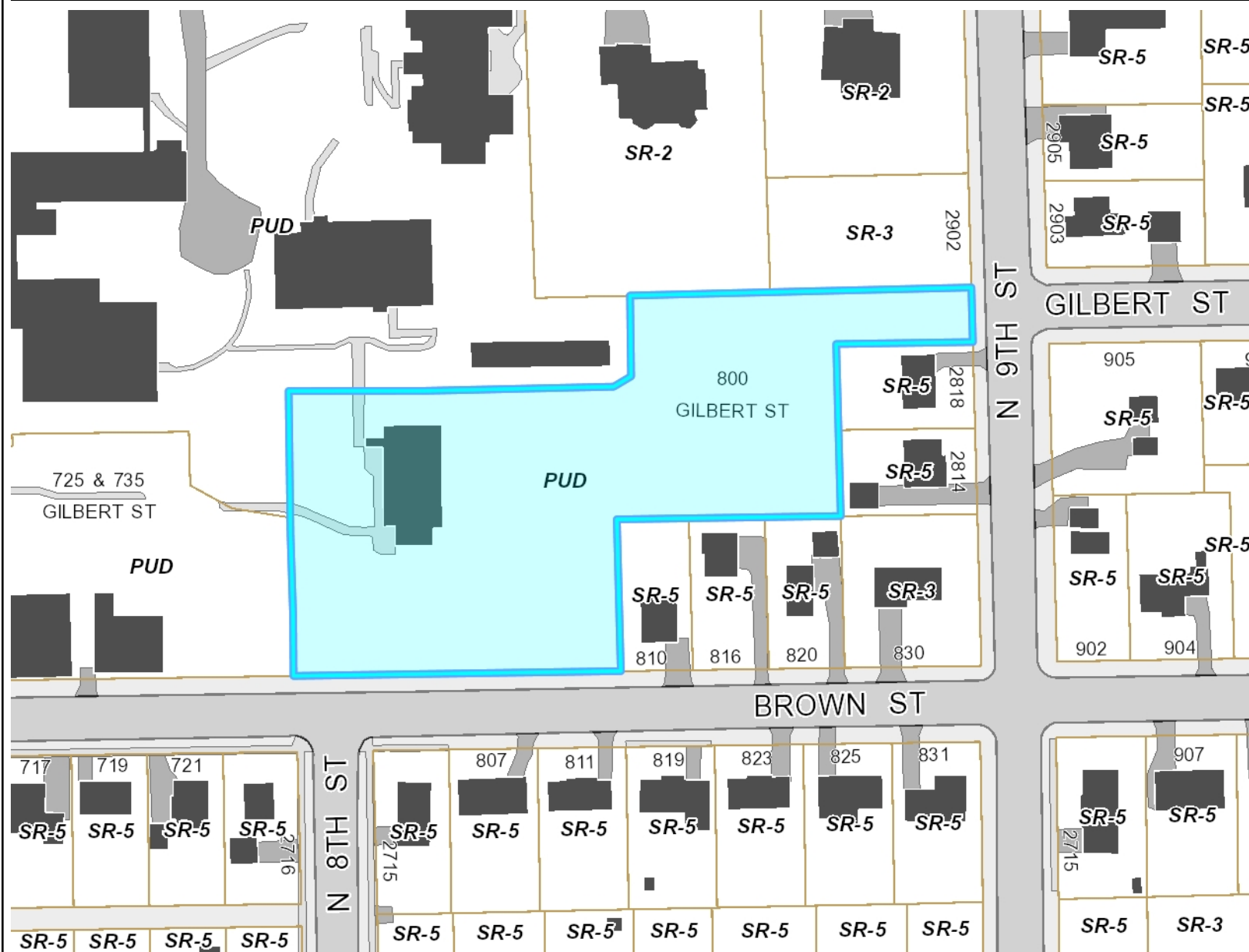
floor plans are included for the commissions' review. They are proposing to repair the building including new roofing, fix water damage to the interior and update restrooms to ADA accessible on each floor. Parking will be utilized as it exists on the interior of the campus.

The proposed changes will have little effect on neighboring properties. It will also provide new life into a vacant building. The new owner will need to obtain any necessary permits from inspections department prior to starting renovation.

RECOMMENDATION: Staff recommends approval of the proposed change to the Specific Implementation Plan.



Inspection Mapping System



Legend

- Floodplain
 - A
 - AO
 - AE
 - AE FLOODWAY
 - AE ADMINISTRATIVE FLOODWAY
 - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- + Railroad
- Bridge
- Overpass
- Paved Road
- Divided Highway
- Driveway
- Sidewalk
- Right Of Way
- Stream - River
- Pond - Lake
- Wausau Wetland
- Swamp
- Municipality

Map Created: 5/14/2021

58.51 0 58.51 Feet



NAD_1983_HARN_WISCRS_Marathon_County_Feet

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Notes



222512 STARFLOWER DR
WAUSAU, WI 54401
PHONE 715-355-8260
CELL 715-551-0032

Project Name: Office Remodeling Project
Former Isolation Hospital Building
801 Gilbert Street, Wausau, WI 54403

For ABC Property Management
Attn: Joe Quance

Cox & Associates was hired by ABC Property Management i
To investigate the existing building at 801 Gilbert Street Wausau. The original building constructed around 1945 as an Isolation Hospital. In the late 1980's it was renovated for Housing for the Aged. Also the building has been vacant for about the last 20 years.

Over the years the building as suffered much damage mainly due to roof leaks and water penetration. The overall stability of the structure seems to be sound. The exterior structure and interior structure is concrete columns, supporting a concrete pan floor system. The exterior walls are infilled with masonry with a stone finish on the exterior base and brick on the upper floors. The walls are covered with a plaster finish which has a lot of damage.

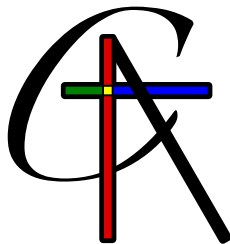
The intend use of the building is for an Office building. ABC Management intends to use most rooms as is and renovate two existing toilet rooms on each floor. The two stairways serve well for exiting and exits from the building are adequate by code. The change of occupancy from residential to Business has no issues as related to the code. The building falls under the requirements for a business under a Type III B – non sprinklered building.

Sincerely,

Rod Cox

Cox & Associates Architects and Planners

NEW OFFICE BUILDING
800 BROWN STREET
FORMER HOMME HOME FOR THE AGING, INC.



**COX &
ASSOCIATES**

Architects and Planners

222512 STARFLOWER DR
WAUSAU
WISCONSIN 54401
PHONE (715) 355-8260
CELL (715) 551-0032



DRAWING INDEX

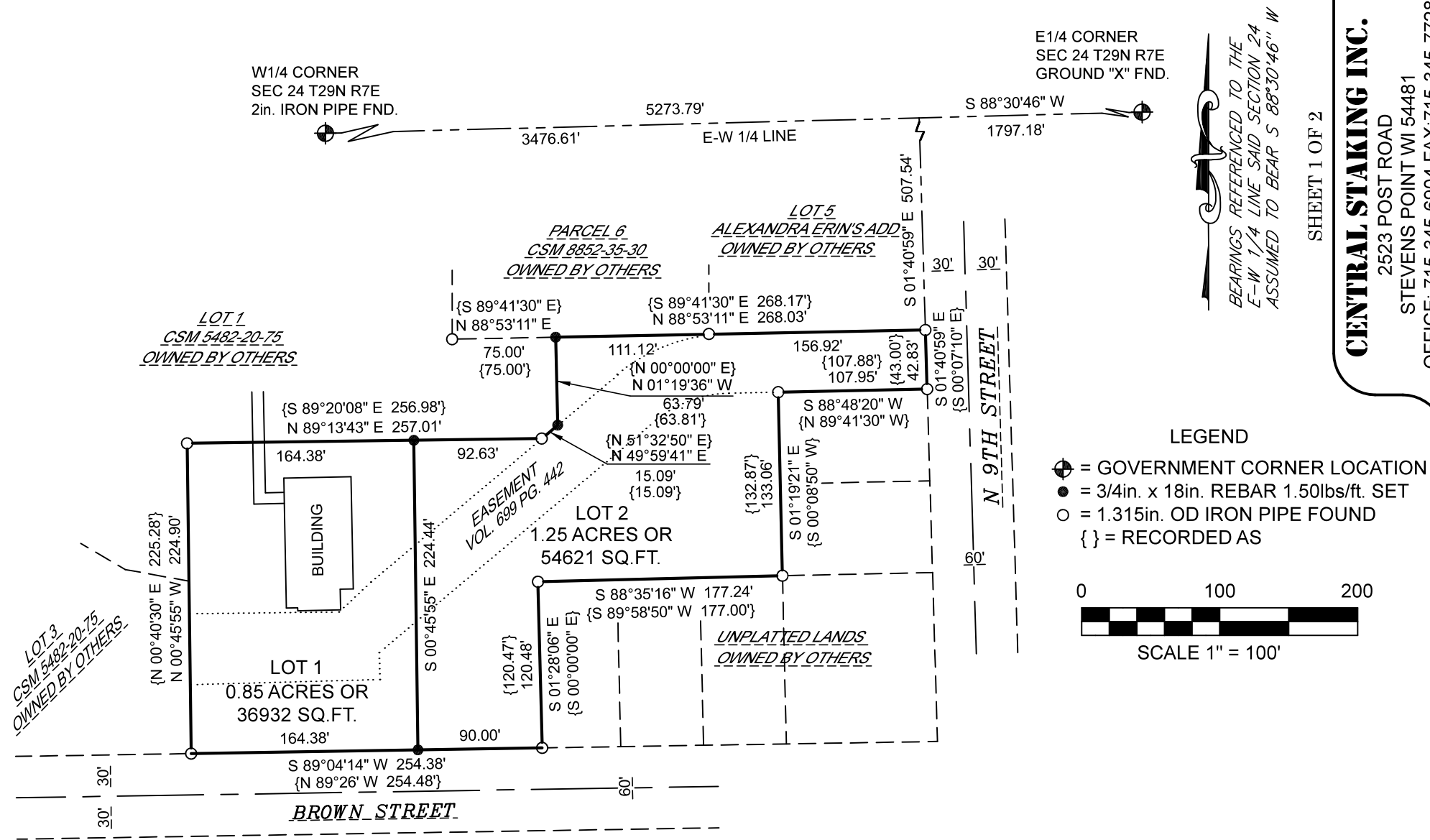
CITY SUBMITTAL 4-30-2021

ARCHITECTURAL		
●		T1.0 TITLE SHEET SITE PLAN
●		C1.0 SURVEY PLAN
●		A0.1 CODE PLAN
●		A1.0 FIRST FLOOR PLAN
●		A2.0 SECOND FLOOR PLAN
●		A3.0 THIRD FLOOR PLAN

SITE PLAN

T1.0 TITLE SHEET

MARATHON COUNTY CERTIFIED SURVEY MAP
PREPARED FOR: JUSTIN CIESLEWICZ
EXECUTIVE DIRECTOR HOMME INC. OF WISCONSIN
BEING LOT 4, CSM NO. 5482 VOL. 20 PG. 75, LOCATED IN
THE NW1/4 OF THE SE1/4, SECTION 24, T29N R7E, CITY
OF WAUSAU, MARATHON COUNTY, WISCONSIN



SHEET 1 OF 2

CENTRAL STAKING INC.
2523 POST ROAD
STEVENS POINT WI 54481
OFFICE: 715-345-6904 FAX: 715-345-7728

OFFICE REMODELING PROJECT

2901 N. SEVENTH ST

CODE REVIEW:

OCCUPANCY - B BUSINESS
CONSTRUCTION TYPE IIIB - NON SPRINKLERED
ALLOWABLE HEIGHT - 55'
ALLOWABLE STORIES - 3 STORIES
ALLOWABLE AREA - 19,000 SF

4,437 SF PER FLOOR

FIRE-RESISTANCE RATING REQUIREMENTS

PRIMARY STRUCTURAL FRAME	0
BEARING WALLS - EXTERIOR	2
- INTERIOR	0
NON BEARING - EXTERIOR	0
- INTERIOR	0
FLOOR CONSTRUCTION -	0
ROOF CONSTRUCTION -	0

EXISTING CONSTRUCTION:

STRUCTURAL FRAME IS CONCRETE COLUMN FRAME,
AND INTERIOR CONCRETE COLUMNS.
INFILL BETWEEN COLUMNS IS ALL NON COMBUSTABLE
STONE/BRICK AND MASONRY INTERIOR W/
PLASTER FINISH. FLOOR STRUCTURE IS CONCRETE
PAN, TOPPED WITH TARRAZO.

PLUMBING FIXTURES: BUSINESS

WC - 1 PER 25 THEN 1 PER 50
LAV - 1 PER 40 THEN 1 PER 80

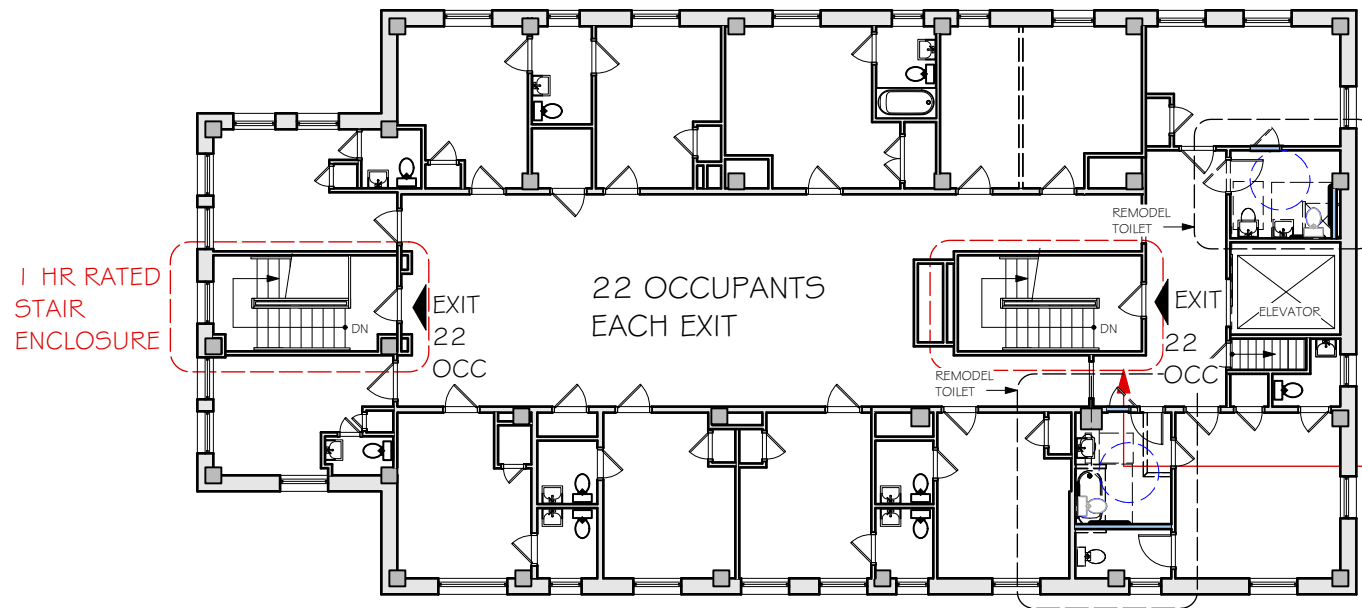
CONVERT TWO TOILET ROOMS PER GLOOR TO
HANDICAL ACCESSABLE

JAN SINK EXISTING

THIRD FLOOR

B OCCUPANCY
CONSTRUCTION TYPE IIIB
OCCUPANCY 4437/100 SF/OCC
= 44 OCCUPANTS

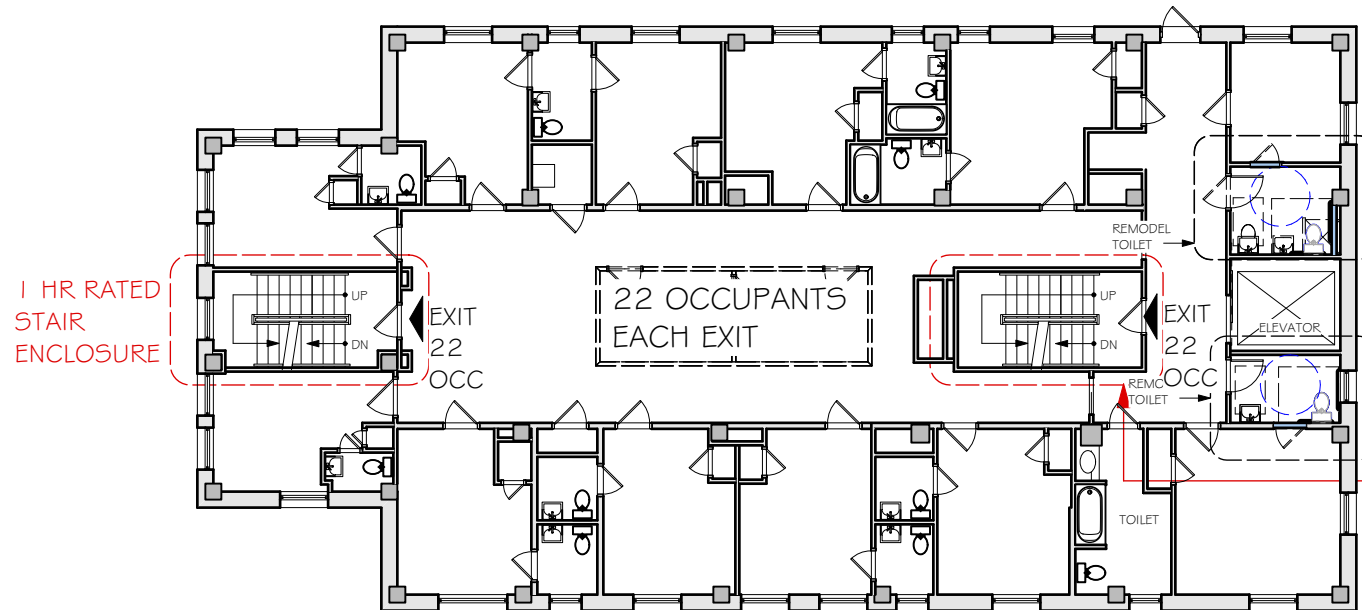
1 HR RATED
STAIR ENCLOSURE



SECOND FLOOR

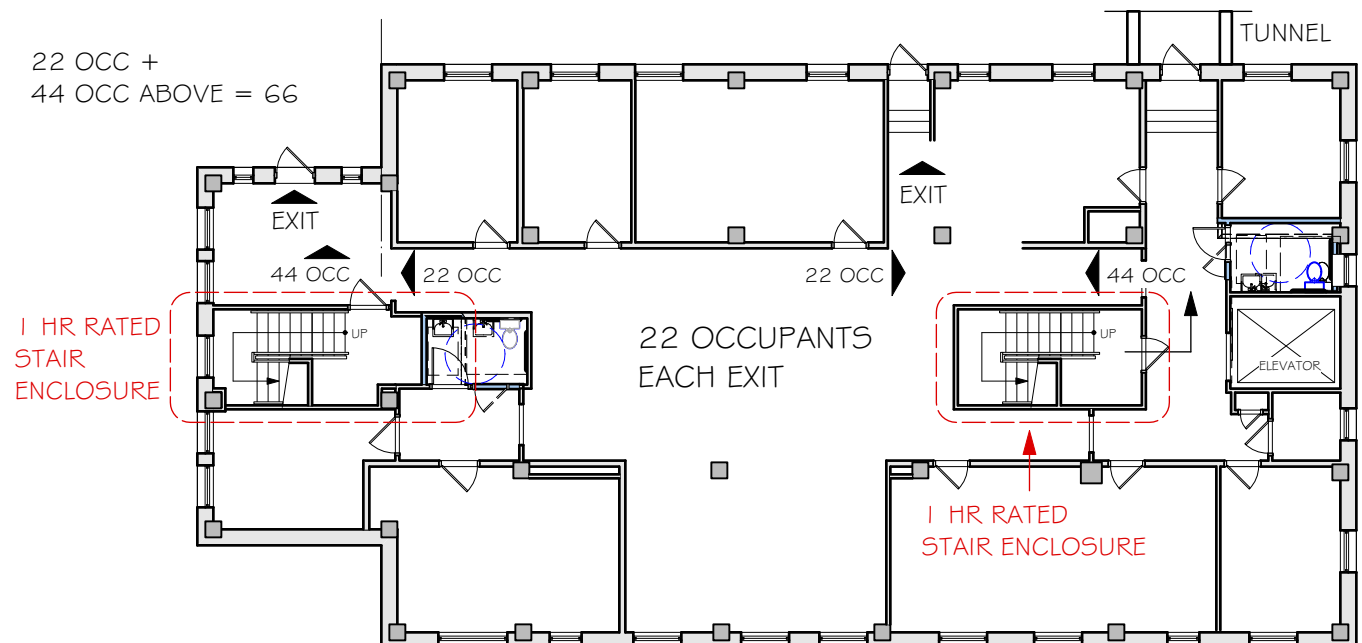
B OCCUPANCY
CONSTRUCTION TYPE IIIB
OCCUPANCY 4437/100 SF/OCC
= 44 OCCUPANTS

1 HR RATED
STAIR ENCLOSURE

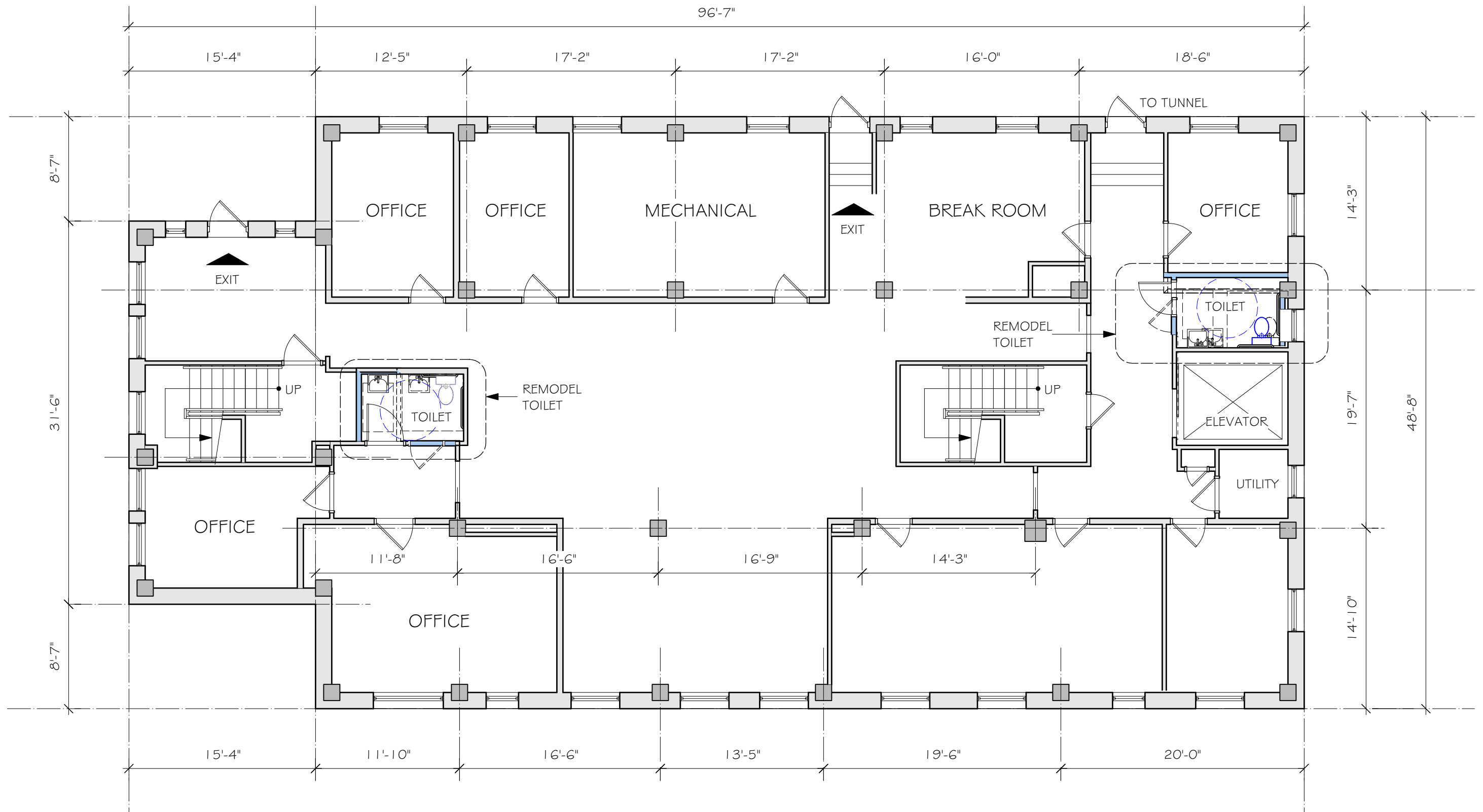


FIRST FLOOR

B OCCUPANCY
CONSTRUCTION TYPE IIIB
OCCUPANCY 4437/100 SF/OCC
= 44 OCCUPANTS

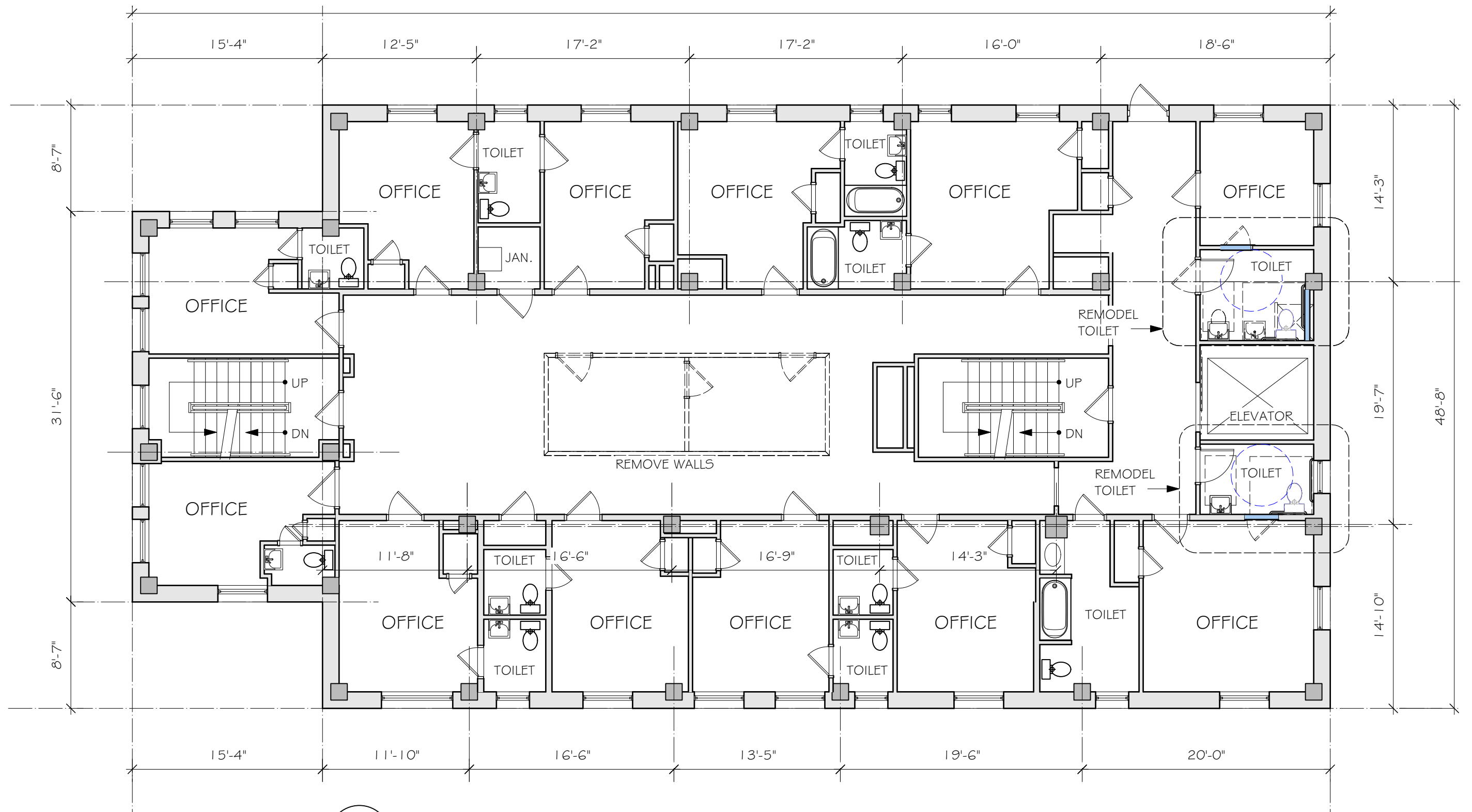


A0.1 CODE PLAN



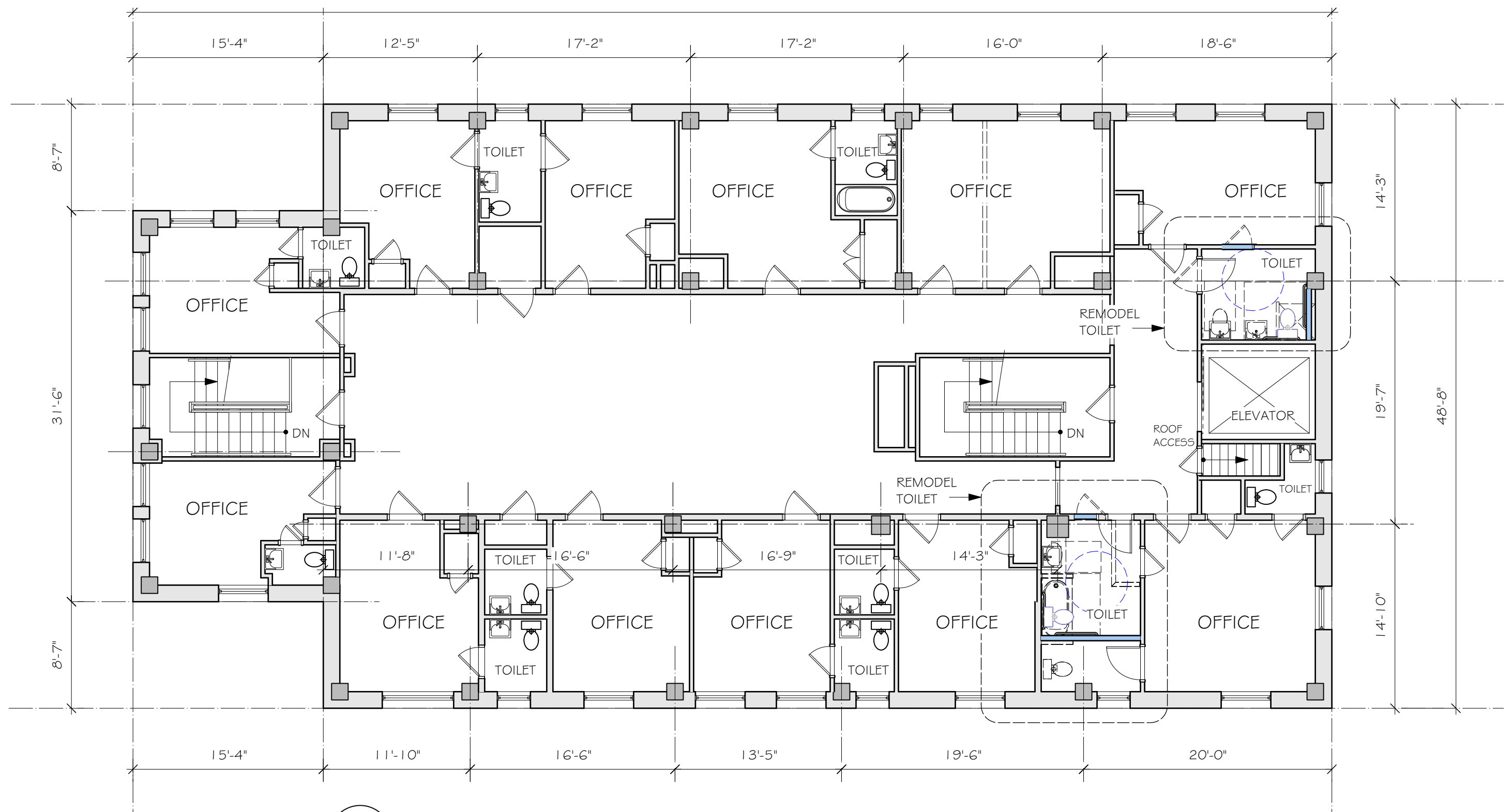
1 FIRST FLOOR
A1.0 Scale: 1/8" = 1'-0"

A1.0 FIRST FLOOR PLAN



1 SECOND FLOOR
A2.0 Scale: 1/8" = 1'-0"

A2.0 SECOND FLOOR PLAN



1 THIRD FLOOR
A3.0 Scale: 1/8" = 1'-0"

A3.0 THIRD FLOOR PLAN