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

OFFICIAL NOTICE AND AGENDA

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

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

Meeting of the:	**PLAN COMMISSION OF THE CITY OF WAUSAU**
Date/Time:	**Wednesday, June 16, 2021 at 5:00 pm.**
Location:	**City Hall (407 Grant Street, Wausau WI 54403) - COMMON COUNCIL CHAMBERS**
Members:	Katie Rosenberg (C), Eric Lindman, Pat Peckham, Tom Neal, Bruce Bohlken, Andrew Brueggeman, George Bornemann

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

1. Approve the minutes of the May 18, 2021 meeting.
2. **PUBLIC HEARING:** Discussion and possible action on amending the General Development Plan at 1200 North River Drive to allow for 122 residential units and 6,050 square feet of commercial space, in a PUD, Planned Unit Development Zoning District. (T. Wall Enterprises Management LLC)
3. 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.)
4. Discussion and possible action on approving the Specific Implementation Plan at 1520 and 1601 Elm Street to allow for a new mixed-use apartment development, in a PUD, Planned Unit Development Zoning District. (Lokre)
5. Discussion and possible action on vacating and discontinuing an unpaved alley lying west of 827 Turner Street between North 8th Street and Augusta Avenue.
6. Discussion and possible action on petition for annexation - Grundman (082-2808-062-0994, Town of Weston).
7. Next meeting date and future agenda items for consideration.
8. 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 1466 44 4572. Individuals appearing in person will either be seated in the Council Chambers or an overfill room, subject to the social distancing rules. Space available will be on a first come, first served basis. All public participants' phones will be muted during the meeting. Members of the public who do not wish to appear in person may view the meeting live over the internet at https://tinyurl.com/wausaucitycouncil, on the City of Wausau's YouTube Channel https://www.youtube.com/channel/UC-Nigpdco_i8sq5FbbJD_aw, live by cable TV, Channel 981, and a video is available in its entirety and can be accessed at https://tinyurl.com/wausaucitycouncil. Any person wishing to offer public comment who does not appear in person to do so, may e-mail melissa.engen@ci.wausau.wi.us with "Plan Commission public comment" in the subject line prior to the meeting start. All public comment, either by email or in person, will be limited to items on the agenda at this time. The messages related to agenda items received prior to the start of the meeting will be provided to the Chair.

This Notice was posted at City Hall and emailed to the Daily Herald newsroom on 6/11/2021 @ 11:00 a.m. Questions regarding this agenda may be directed to the Planning Department at (715) 261-6760.

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

Distribution List: City Website, Media, Committee Members, Council Members, Assessor, Attorney, City Clerk, Community Development, Finance, Metro Ride, Human Resources, Police Department, Hebert, Lenz, Stahl, Polley, County Planning, T. Wall Enterprises Management LLC, Catholic Charities of the Diocese of La Crosse, Inc., Lokre

Time and Date:	The Plan Commission met on Tuesday, May 18, 2021, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.
Members Present:	Mayor Katie Rosenberg, Eric Lindman, Patrick Peckham, Tom Neal, Bruce Bohlken, Andrew Brueggeman, George Bornemann
Others Present:	Brad Lenz, William Hebert, Brian Stahl, David Bliven, Vincent Craig; *By WebEx:* Robert Partarrieu, Kevin Burch, Joe Quance

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

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

Approve the minutes of the April 29, 2021 meeting.

Brueggeman motioned approve the minutes from the April 29, 2021 meeting. Bornemann seconded, and the motion carried unanimously 7-0.

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.

Lenz said that this item is for one of the uses within the Community Partners Campus. A conditional use is required for the warming center, the other uses are permitted by right.

Robert Partarrieu said that the warming center had to relocate to different places because of space issues. This will be a permanent place and will include a warming center and offices for services. At first it will operate on a 6 month basis, and then will go to year-round in the future from 7:00 p.m. – 8:00 a.m.

David Bliven said that he is the volunteer project manager and this will be a one-stop shop to assist with hunger, homelessness, a free clinic and North Central Healthcare services. There will also be pre-adoption and post-adoption services.

Kevin Burch said that the services will eventually go to 365 days per year.

Mayor Rosenberg closed the public hearing.

Lenz said that this item will come back next month with a findings report.

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.

Lenz said there are two addresses for this single property. This is the former fire station that was put up for sale by the City. The initial proposal was not well received. The current proposal will entail a substantial renovation and it will fit in with the surrounding neighborhood. Lenz added that an email was received in support of the request, but the building will remain on the parcel.

Mayor Rosenberg closed the public hearing.

Neal motioned to rezone 510 South 32nd Avenue/3205 Seymour Lane from I, Institutional Zoning District to SR-2, Single Family Residential-2 Zoning District. Bornemann seconded, and the motion carried unanimously 7-0. This item will go to Common Council on May 25, 2021.

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.

Hebert said that the staff report is located in the packet. It is a large parcel. Staff recommends approval of the conditional use with the conditions that are outlined in the report.

Bornemann motioned to approve a conditional use at 1900 Townline Road to allow for cultivation, in a SR-2, Single Family Residential-2 Zoning District with the conditions that field work operations are limited to 7 a.m. to 7 p.m., a gravel tracking pad is maintained to enter/exit field, soil and erosion control measures are maintained at all times, and all state and local standards that are applicable to this site are followed. Neal seconded.

Neal said that he wishes the City Assessor was here and asked if this is the right group to address this. It seems like a complicated item. Hebert answered that the City Assessor has worked with the property owner on this. This committee reviews land use and now the city can have conditions on it. This is a good land use until the site is developed.

The motion carried unanimously 7-0.

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 item. There have been controversies with previous proposals. This would be a five year contract. Staff recommends approvals of the conditional use with the conditions outlined in the staff report.

Brueggeman motioned to approve the conditional use at 2130 Northwestern Avenue to allow for cultivation, in a SR-2, Single Family Residential-2 Zoning District with the conditions that field work operations are limited to 7 a.m. to 7 p.m., a gravel tracking pad is maintained to enter/exit field, soil and erosion control measures are maintained at all times, and all state and local standards that are applicable to this site are followed. Peckham seconded. The motion carried unanimously 7-0.

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.

Lenz said that the general development plan was approved last month. The existing house will be razed and the parcel will be used for parking. A plan was submitted and is included in the packet. There are changes in the site plan, which have addressed previous concerns. There are now 17 parking spaces instead of 23. The drive aisles are now adequate. There isn't a setback for the back, but it runs into their property. There is now a setback in the front. Staff is fairly satisfied with the plan and recommends approval.

Peckham said that he is pleased to see the changes.

Peckham motioned to approve the specific implementation plan at 617 & 621 Forest Street to allow for office space, vehicle sales and parking lot. Bohlken seconded. The motion carried unanimously 7-0.

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.

Hebert said that the staff report is included in the packet. Bridge Street Mission purchased the property in 2017. Hebert said that the petitioner had discussed the use with staff and they would like to use the building for a training program.

Vincent Craig said that the program will be for class work and counseling. The garage space will be useful.

Brueggeman motioned to amend the specific implementation plan at 1140 West Bridge Street to allow for skills training, in a PUD, Planned Unit Development Zoning District with the conditions of limiting the training to residents of the apartment, all work should be done within the garage, and no exterior storage of small engines in disrepair. Neal seconded. The motion carried unanimously 7-0.

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.

Hebert said that the staff report outlines the proposal. This site is the old Wausau Hospital. Homme Homes would like to operate out of the north side. The building have been vacant for several years. An outline of the proposal is to establish the building for office occupancy. The building is structurally sound. A new roof and updates to the interior needs to be done.

Joe Quance said that they are not proposing anything too complicated, they just need office space. The same parking lot will be used and will fit in very well.

Bornemann said that would be 44 occupants per floor and asked if there would be adequate parking for that. Quance said that compared to the current location, which has 5 floors with 33 people, it is not a high traffic area and is not a retail use. The parking should be adequate and there is probably more than is needed. Hebert added that this was looked at and the total occupant load is much lower than what is planned. Lenz added that there is also an opportunity here for shared parking on the site and the regulations are flexible with the PUD.

Neal motioned to amend the specific implementation plan at 800 Gilbert Street to allow for an office building in a PUD, Planned Unit Development 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 June 15, 2021.

Adjournment.

Bohlken motioned to adjourn, seconded by Brueggeman. 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 June 15, 2021.

Memorandum

From: Brad Lenz
To: Plan Commission
Date: June 10, 2021
Subject: Amend PUD at 1200 N. River Drive to allow for three mixed-use buildings

Background

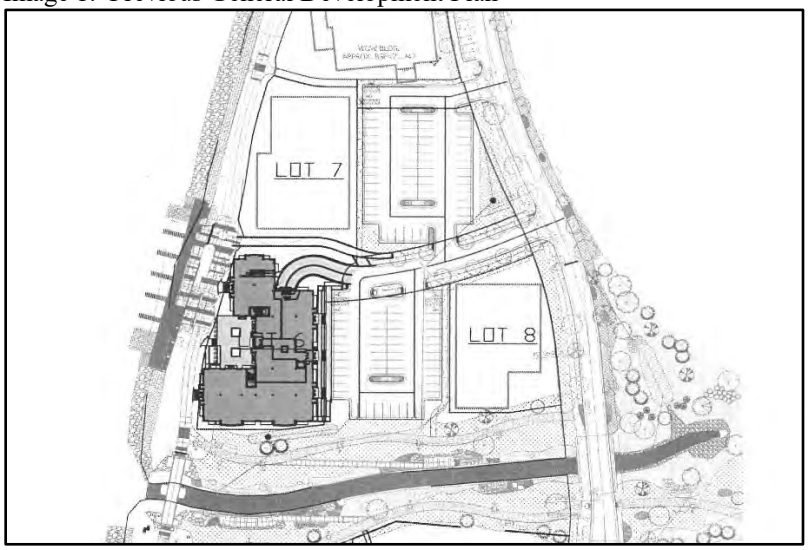
T. Wall Enterprises is proposing three new mixed-use buildings for the RiverLife area. The buildings would consist of small ground floor commercial spaces with three to four stories of residential apartments. Parking would be provided underground and on the surface.

The proposal is in response to a Request for Proposal (RFP) issued by the City for these properties. A selection committee and the city's Economic Development committee chose this proposal over another one that was received. The incentive package for this project is currently under review by the City.

As shown on the attached site plan, the arrangement of the buildings would leave a walkway to the public wharf. There would be 120 residential units total across the three buildings, with a small commercial space in each. Parking calculations from the developers are included in the packet.

The site plan below is the previous general development plan (approved in 2017) for the area north of the stream.

Image 1. Previous General Development Plan



The shaded building in the image above was the original concept for a "mixed use" building, which was actually a commercial building with different tenants. Lots 7 and 8 on the plan were being shown as building pads for future development, the particulars of which had not been decided at the time of the plan. The current action of amending the general development plan would specify the uses on lots 7 and 8 as well as change the former commercial building to a mixed-use building that is mostly residential.

The East Riverfront Master Plan, adopted by the city in 2015, conceived of the area, particularly north of the stream, as being mixed-use (with small scale commercial and residential). The buildings are shown oriented toward the river, stream, and River Drive, with some surface parking on the interior.

Image 2. Illustrative Concept from 2015 Master Plan

The green spaces in the area were designed in a linear fashion along the river and stream, with private development filling in behind them, except for the narrow area at the north end of the site which is RiverLife Park.

The plan included a market study which showed strong demand for multi-family residential use. The plan noted that the area could accommodate 40-45 new units per year, for eight to ten years, in addition to new commercial square footage. The actual and proposed density of development of this area is tracking to be under the targets set in the master plan.

Criteria for Approval

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

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

   The planned unit development zoning was established in the East Riverfront/RiverLife area before the first redevelopment project was undertaken. The district rightfully provides zoning flexibility in order to promote a unique, urban riverfront district.

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

   A housing objective in the plan is to encourage a variety of housing types throughout the city. The proposed mixed-use buildings along the riverfront would be the first of their kind in the city.

   Under the economic development goal of stimulating community and economic growth and development, the plan encourages the use of Planned Unit Development zoning to encourage and facilitate high quality, mixed use development. This ties into the Downtown objective of creating more residential use in order to make downtown a multi-use activity center.

   Similarly, the East Riverfront Master Plan envisions this area as a vibrant urban neighborhood that is anchored by new housing choices and supports high quality entertainment, retail, and office uses.

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

   The proposed project of mixed-use buildings fits with the original master plan for the area of creating a vibrant, urban, mixed-use riverfront that maintains public access to the river. The intensity of land use is consistent with the original plan, and will add to the experience of people living and visiting there.

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.**

   Public infrastructure was added during the remediation and site preparation phase of this brownfield redevelopment project.

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

   No buffering between uses is necessary as the uses will be compatible and complementary with each other.

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

   The project would not alter the public linear green spaces that lie adjacent to the buildings. The building designs (and their orientation) capitalize on the green spaces, which include the wharf and various pathways. Detailed landscaping plans for areas adjacent to the buildings will be part of the subsequent specific implementation plan review.

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

   The architecture of the buildings is intended to fit with the existing urban fabric, including some historic industrial structures. The massing of the buildings is generally in line with new and old buildings in the area.

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

   The arrangement of the proposed buildings matches the previous general development plan and is in line with the original master plan for the area. The site plan maintains public access to the river and stream, and arguably enhances the public connection to the wharf. The small commercial spaces will improve the visitor experience and provide amenities to residents 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.**

   The project as designed will bring new amenities and activity to the area. It will help the City realize its vision of creating an active, urban riverfront with plenty of access to the river and features for the public. Part of creating such an environment involves not overbuilding surface parking lots – too much surface parking can kill the vibrancy and walkability of an area. The zoning code allows for the ability to not only limit the amount of surface parking (e.g., with parking *maximums*) but it can allow the relaxation of fixed parking standards that may result in too much parking overall. This can be done in standard zoning districts, as well as with Planned Unit Development.

   For this project, the developer would be providing 82 covered/underground parking stalls for the 120 units. Between the two surface parking lots, there exists 104 parking stalls, although per previous agreements, 80 of those stalls must be open to the public and not designated to a particular residential development. This would leave 24 surface stalls to count towards the proposed project.

The zoning standard, in some zoning districts, for these mixed use buildings would be 135 spaces total. This is calculated using 1.5 stalls per unit with a 25% reduction for mixed use buildings, plus two stalls for the small commercial spaces. As noted, however, the zoning code allows for reductions of parking minimums in some zoning districts, including two districts that are adjacent to RiverLife – Urban Mixed Use (UMU) and Neighborhood Mixed Use (NMU). In these cases, the parking requirements can be reduced by as much as 50% as determined by Plan Commission. The minimum parking under this scenario would be 68 stalls, which is less than what the developer would be providing underground.

To get closer to the 135 parking spaces, there are a number of options that exist currently, plus other changes that could be made. The site overall is currently a work in progress and plenty of parking could be accommodated, if needed. The existing perpendicular street parking along River Drive could absorb some overflow parking for the apartments. There are over 70 spaces currently along the street. The City Engineering Department has also estimated that over 30 parallel spaces could be added along the east side of the street without relocating any of the street lights. Parking for RiverLife Park could be added north of the park when the meter shop relocates in the near future.

All of the above options would be located north of the stream and within approximately two city blocks of the proposed project. Other space within RiverLife is not currently slated for specific development, and could potentially accommodate additional off-street parking, again if the need arises. On-street parking could also be added along River Drive south of the stream.

Other options potentially exist adjacent to RiverLife on sites that could undergo transition in the near future. There are also large surface parking lots around RiverLife that are owned by others but are only used a portion of the time; shared parking arrangements could be pursued on a number of these parcels to relieve the overall parking demand on RiverLife.

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

    This project would essentially be developed in a single phase. A timeline is provided in the narrative supplied by the developer.

T. Wall is seeking approval of the general development plan at this time. A specific implementation plan with more detailed engineering work would need to be reviewed by the Plan Commission at a later date.

0 30' 60' 120'

Scale 1" = 60'

MAIN STREET WAUSAU, LLC

The District at Riverlife
Lots 6, 7 & 8
Wausau, WI

Mudrovich architects

© copyright 2021

JUNE 1, 2021

T. Wall Enterprises

City of Wausau
407 Grant Street
Wausau, WI 54403

RE: The District – General Development Plan

Dear Commission Members:

Main Street Wausau, LLC is pleased to present our proposal and vision for the Riverlife North District.

Design

In designing the architecture for The District, we reimagined the history of Wausau's industrial and manufacturing district. The theme of our architecture and building is based on this history with facing of brick and large manufacturing-plant windows. Cable suspended, steel faced balconies will recall the heavy use of steel in construction of buildings in the old industrial era. We will incorporate large warehouse style windows with awning style window openings and more mullions. Above the windows and openings will be vertical Soldier Coursing brick, which is unique to industrial architecture. The arch connected to the two buildings will be made of aluminum to look like rustic iron that will say "Riverlife District" to signify the entrance into the Riverlife District. Canopies above the retail stores will be incorporated to keep with our 'old world' architecture.

The building will appear as a converted 3-story industrial building that has a newly added fourth floor. The top of the third floor will have a more defining edge than what we are showing due to limitations of the design software, but we intend to build a cornice (decorative trim) along the top of the third floor to define the separation between the 'converted industrial building' and the new 'urban industrial' fourth floor.

The District's exterior building materials will be made of natural materials such as brick, steel, aluminum, and hardiplank, including using brick of a texture and color found in old industrial buildings in Wausau.

Amenities

The district will provide students, young professionals, and empty nesters alike a place to live. We strive to make our apartments a "living community" not just a temporary apartment. This is why we include high class amenities and views at all of our properties. Amenities would include a fitness center, grilling areas, fire pit, community courtyard, club room, on site property management, and various other community spaces.

P.O. Box 620037 Middleton, WI 53562 608-345-0701 terrence@twallenterprises.com

As typical for our properties, the units are equipped with high-quality finishes and fixtures including granite countertops, stainless steel appliances, floor to ceiling windows, and in-unit washer and dryers. We make the additional investment to ensure long-term quality with top-of-the-line HVAC systems, wider hallways, taller ceilings and fully insulated walls.

Green Components

We believe in developing communities in an environmentally sustainable and sensitive manner. Here are several of the green components that we include in our developments:

1. Solar Arrays (dependent upon the utility provider)
2. Electric Vehicle charging stations
3. secured bicycle storage
4. Energy efficient LED Fixtures
5. Water Sense Showerheads
6. Energy Star rated appliances
7. Smart Thermostats (Wi-Fi enabled)
8. Low ozone emissions products (i.e. low VOCs; carpets, paints, etc.)

Signage

To adhere to the industrial architectural theme, vertical and horizontal signage along with blade signs will be incorporated into the design (signage examples included). The awnings, above the commercial space, will have signage and then a blade sign above each awning. The blade signs will increase pedestrian visibility when passing through the breezeway. Horizontal signage will be displayed near the center of each building that will appear as painted industrial lettering that will say "The District".

Building Data

	Apt. Units	Commercial sf.	Underground Parking	Surface Parking
Lot 6	42	2,300	33	28
Lot 7	50	2,300	29	28
Lot 8	30	1,450	20	18
Total	122	6,050	82	74

P.O. Box 620037 Middleton, WI 53562 608-345-0701 terrence@twallenterprises.com

T. Wall Enterprises

Projected Development Schedule

	Construction Start	Occupancy	Stabilized
Lot 6	March 2022	March 2023	September 2023
Lot 7	April 2022	April 2023	October 2023
Lot 8	May 2022	April 2023	October 2023

Conclusion

This is more than a residential building; this is the grand entrance into The District and Riverwalk. We are designing to incorporate the old district character into the new Riverlife District. The District will memorialize the lumbering pioneers that built Wausau into the community it has become today.

Thank you for your consideration.

Sincerely,

Main Street Wausau, LLC

By:_____

Terrence R. Wall, President of
T. Wall Enterprises Manager, LLC, Its Manager

P.O. Box 620037 Middleton, WI 53562 608-345-0701 terrence@twallenterprises.com

T. Wall Enterprises
Creating Places Where People Interact

The Distric at Riverlife
Wausau, WI

Mudrovich architects
MAY 17, 2021

THE DISTRICT
STORE

STORE
RIVERLIFE DISTRICT
STORE
THE DISTR

THE DISTRICT
STORE
STORE
THE DISTRICT

Mudrovich architects

June 1, 2021

THE DISTRICT AT RIVERLIFE APARTMENT BUILDING DATA - LOTS 6 & 7															
FLOOR	UNITS						PARKING PROVIDED					BIKE STALLS PROVIDED			
	STUDIO	1 BR	2 BR	3 BR	TOTAL	BR's	COVERED	PUBLIC SURFACE	TOTAL	RATIOS		COVERED	PUBLIC SURFACE	TOTAL	RATIO
4	8	5	9	1	23	34									
3	8	5	9	1	23	34									
2	8	7	9	0	24	33									
1	8	7	5	0	20	25		56	56				35	35	
LL							62		62			16		16	
T	32	24	32	2	90	126	62	56	118	1.31 / UNIT	0.94 / BR	16	35	51	0.57 / UNIT
	36%	27%	36%	2%			0.69 / UNIT	0.62 / UNIT							

THE DISTRICT AT RIVERLIFE APARTMENT BUILDING DATA - LOT 8															
FLOOR	UNITS						PARKING PROVIDED					BIKE STALLS PROVIDED			
	STUDIO	1 BR	2 BR	-	TOTAL	BR's	COVERED	PUBLIC SURFACE	TOTAL	RATIOS		COVERED	PUBLIC SURFACE	TOTAL	RATIO
3	4	2	4	-	10	14									
2	4	2	4	-	10	14									
1	6	2	2	-	10	12		18	18				8	8	
LL							20		20			8		8	
T	14	6	10	-	30	40	20	18	38	1.27 / UNIT	0.95 / BR	8	8	16	0.53 / UNIT
	47%	20%	33%				0.67 / UNIT	0.60 / UNIT							

Memorandum

From: Sam Wessel
To: Plan Commission
Date: June 16, 2021
Subject: 360 - 372 Grand Avenue, Conditional Use Application

Introduction

Catholic Charities of the Diocese of La Crosse, Inc. is seeking conditional use approval for institutional residential use in the urban mixed use (UMU) zoning district under Section 23.02.54 (3)(j) of the City's zoning ordinance. This conditional use request is to allow the operation of a 4,000 square foot homeless shelter within the 25,000 square foot Community Partners building at 360 - 372 Grand Avenue. Section 23.03.12(10) of the City's zoning code includes "homeless shelters" under the definition of institutional residential land use. The use of the remainder of the site is office space, which is permitted by right in this zoning district.

Conditional Use Procedure

The City of Wausau zoning code that went into effect on January 1, 2020 requires two Plan Commission meetings to approve or deny a conditional use. The Plan Commission held a public hearing last month to hear testimony from the public relating to the proposed conditional use, and the petitioner provided additional project details. Please see the attached meeting minutes and submitted documentation.

Substantial Evidence

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

Recommended Findings

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

- Is in harmony with the Comprehensive Plan
- Would result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare.
- Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
- Is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public or private agencies serving the subject property.
- The potential public benefits outweigh any potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

The proposed use includes a 7,000 square foot addition on the east side of the existing building which fronts Grand Avenue and enhances the building's façade with large windows. This addition essentially eliminates existing parking on the site. Though Section 23.03.12 (10) of the City's zoning ordinance does not provide parking minimums specific to homeless shelters, Section 23.06.06 of the City's zoning ordinance requires 1 parking space per 400 square feet in excess of 2,000 square feet of office space. For a 25,000 square foot building, this equals 57 spaces (53 if the 4,000 foot homeless shelter is excluded from the calculation). Therefore, the removal of the site's only parking area must be addressed.

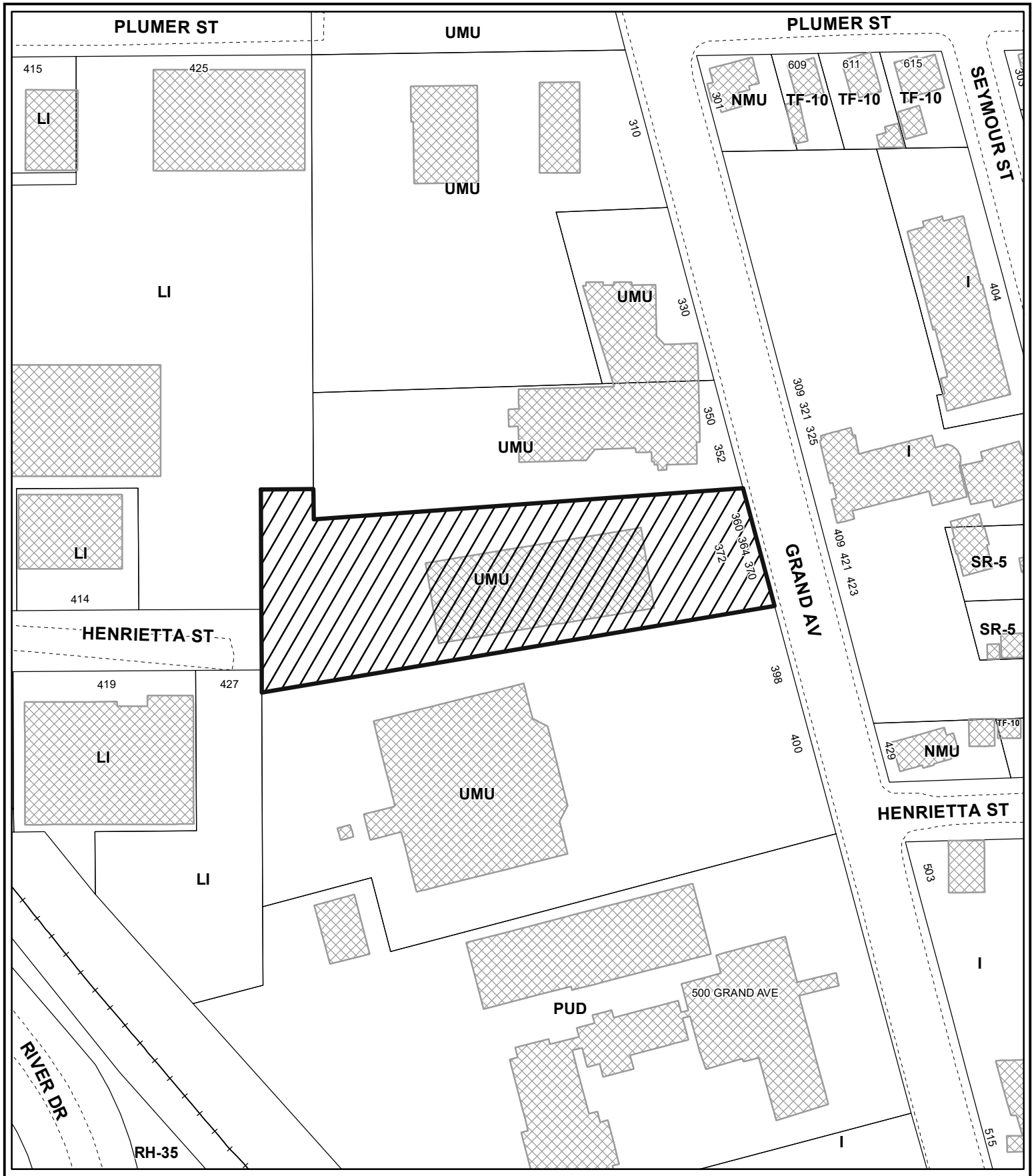
The attached site plan depicts 60 existing parking spaces available for the site located on the Thrive Church property immediately to the south. Staff recommends requiring a long-term parking agreement to be maintained between the two properties as a condition for approval to ensure these spaces remain available for the site should there be an eventual change in property ownership.

Recommended Motion

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

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

Since the attached site plan addresses potentials concerns over the parking availability, staff recommends approving the conditional use contingent on maintaining a long-term parking agreement to ensure the availability of the depicted 60 spaces on the Thrive Church property.



City of Wausau

Marathon County Wisconsin

0 75 150 Feet

Area of Interest

Building

Map Location

Map Date: April 29, 2021

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

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):

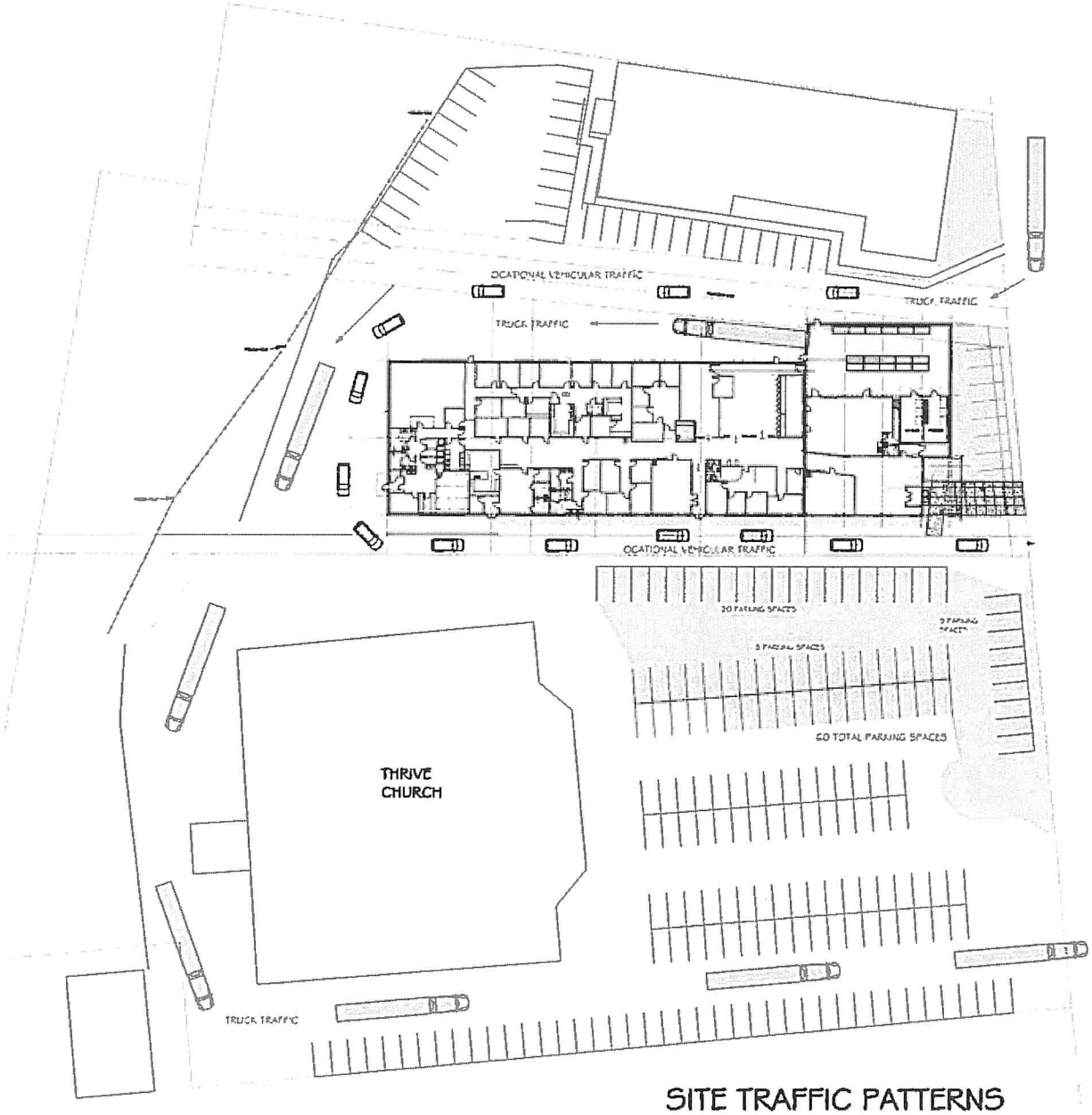
9. Describe in detail the nature of your proposed conditional use request. Include information regarding construction of new buildings, remodeling of existing buildings, location and amount of parking, number of employees, hours of operation, proposed type, size, location, and style of any new sign(s), 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*".

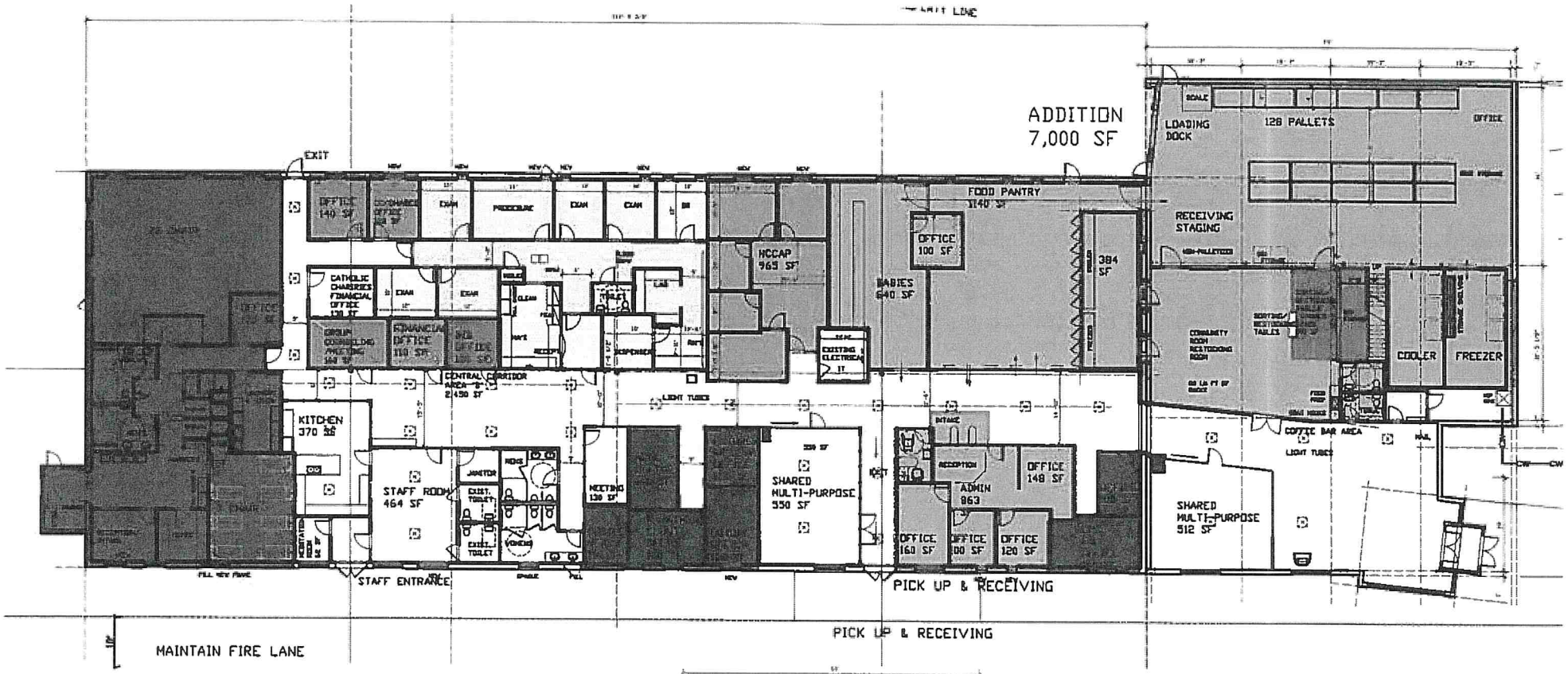
This application, the site plan and all other information provided by the applicant, including testimony made at the public hearing, become part of the public record of your conditional use request. Any material variations from this application could be cause for the Plan Commission to void this application 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)

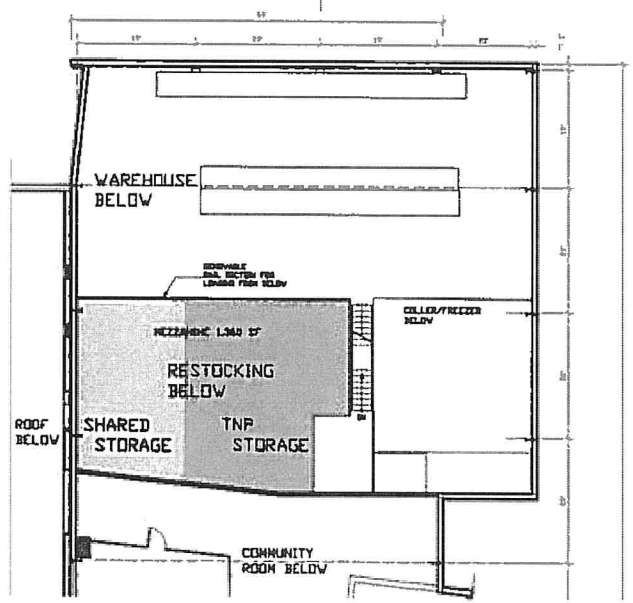
The Catholic Charities Wausau Warming Center will occupy approximately 4,000 square feet of the 25,000 square feet of the Community Partners Campus. Hours of operation will run be 7pm to 8am 7 days/week with a plan of operating 365 days/year. During the day, Catholic Charities professional staff will 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.

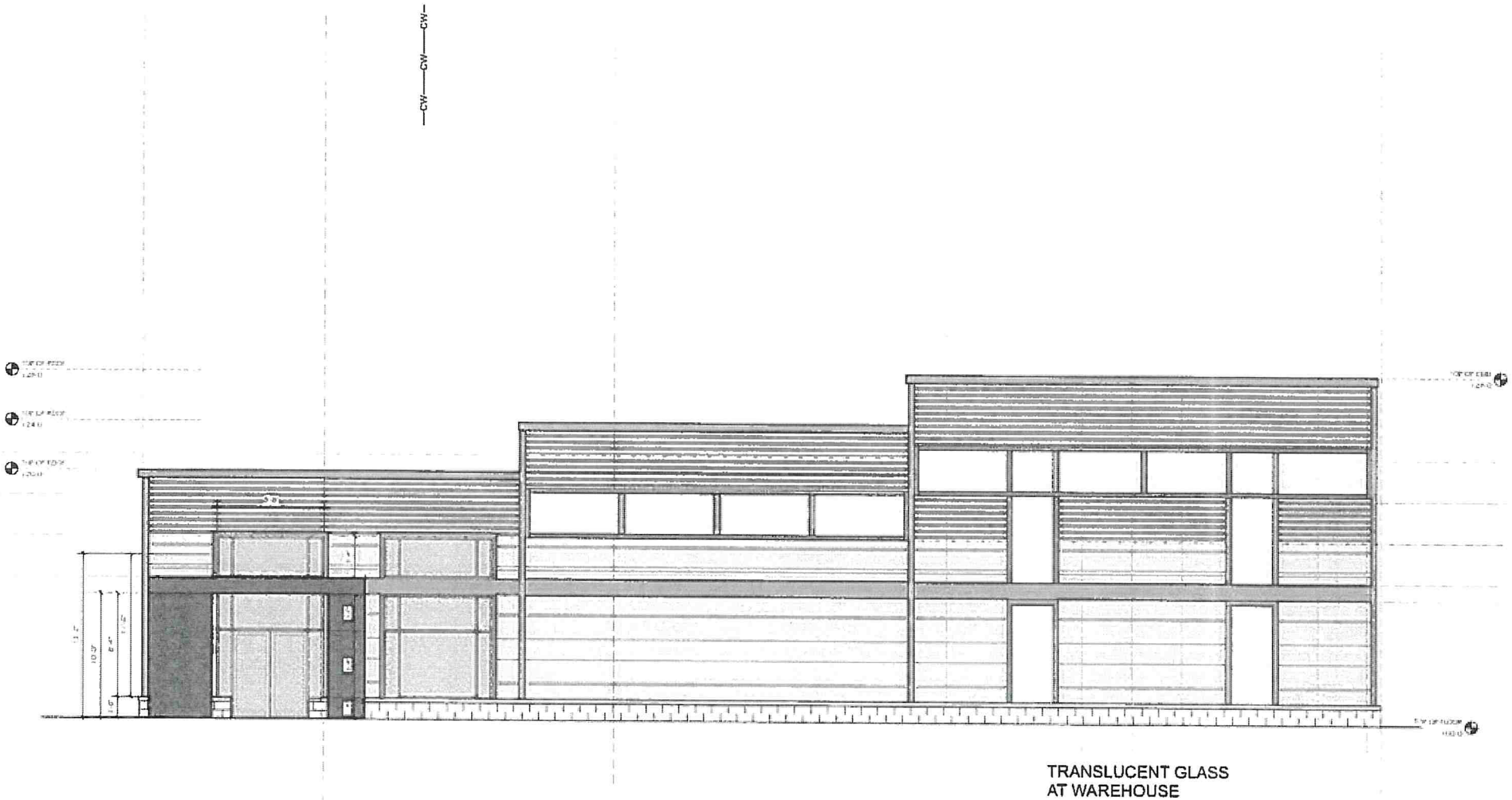
NOTE: If you are submitting an application for a community living arrangement (group home, community based residential facility, etc.) please request a copy of the City's *Policy Regarding Location and Distribution of Community Living Arrangements* (April, 1996). This policy is available from the Inspections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



SITE TRAFFIC PATTERNS


ADDITION
7,000 SF
EXIT
OFFICE 140 SF
EXAM
PROCEDURE
EXAM
EXAM
CATHOLIC CHARITIES FINANCIAL OFFICE
FINANCIAL OFFICE
CENTRAL CORRIDOR AREA "B" 2,450 SF
KITCHEN 370 SF
STAFF ROOM 464 SF
JANITOR
EXIST. TOILET
EXIST. TOILET
VENDING
MEETING 130 SF
HCCAP 965 SF
BABIES 640 SF
OFFICE 100 SF
FOOD PANTRY 1140 SF
384 SF
EXISTING ELECTRICAL
LIGHT TUBES
SHARED MULTI-PURPOSE 550 SF
RECEPTION
ADMIN 863
OFFICE 148 SF
OFFICE 160 SF
OFFICE 100 SF
OFFICE 120 SF
STAFF ENTRANCE
PICK UP & RECEIVING
PICK UP & RECEIVING
MAINTAIN FIRE LANE
LOADING DOCK
128 PALLETS
OFFICE
RECEIVING STAGING
COMMUNITY ROOM RESTOCKING ROOM
COOLER
FREEZER
COFFEE BAR AREA
LIGHT TUBES
SHARED MULTI-PURPOSE 512 SF


WAREHOUSE BELOW
RESTOCKING BELOW
SHARED STORAGE
TNP STORAGE
ROOF BELOW
COMMUNITY ROOM BELOW



2415 SF FRONT ELEVATION

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

Memorandum

From: Sam Wessel
To: Plan Commission
Date: June 16, 2021
Subject: Planned Unit Development at 1520 and 1601 Elm Street

Background

Attached is the Specific Implementation Plan (SIP) for a mixed use Planned Unit Development (PUD) known as BANTR Apartments which is east of 17th Avenue and on either side of Elm Street next to the recently remodeled Best Western Tower Inn. The property south of Elm Street is currently a surface parking lot that is depicted as overflow parking for this development. The property to the north of Elm Street includes 78 efficiency units, 33 one-Bedroom units, 21 two-bedroom units, and 9 three-bedroom units, for a total of 141 apartments. Also included are a patio, green space, and 5,500 square foot indoor restaurant on the rooftop. Additionally, a small retail space is planned on the west side of the ground-level floor. Altogether, the attached site plan depicts 107 surface parking spaces and 141 enclosed parking spaces, for a total of 248 spaces. An additional 79 overflow spaces are depicted using the existing parking lot to the south across Elm Street for a grand total of 327 parking spaces.

Per Section 23.10.44 of the City's zoning ordinance, the procedure for a Planned Unit Development is General Development Plan (GDP) review and approval by Plan Commission and City Council followed by Specific Implementation Plan (SIP) review and approval by Plan Commission. Please see the staff memo for this project in the April 29, 2021 Plan Commission packet and the minutes for the meeting as well as the packet and minutes of the May 11, 2021 City Council meeting for a detailed written PUD approval criteria and discussion.

Recommended Findings

The residential component of this development requires 162 parking spaces based on the number and type of units and configuration as a mixed use development under Section 23.06.06 of the City's Zoning Ordinance. Though retail and restaurant space occupies only a small share of the building's total square footage, all parking areas combined provide an additional 165 spaces for a total of 327 spaces on the two properties. Additionally, the City's Landscaping Ordinance requires landscaping islands to be placed at least every 180 linear feet of parking stalls under Section 23.08.30 (2)(d), which the attached plans do not depict. Since parking exceeds both minimum and maximum parking requirements and lacks required landscaping, staff recommends requiring the provision of landscaped islands as a condition of this SIP's approval. This also

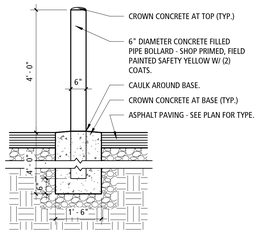
allows the development to get closer to the minimum of 25% open space that is typically required for the underlying suburban mixed use (SMU) zoning district under Section 23.02.53 of the City's zoning ordinance. Finally, staff recommends requiring a bicycle-pedestrian connection across Elm Street to meet the bicycle and pedestrian access standards in Section 23.06.04 that require safe bicycle and pedestrian movement between and within properties.

Recommended Motion

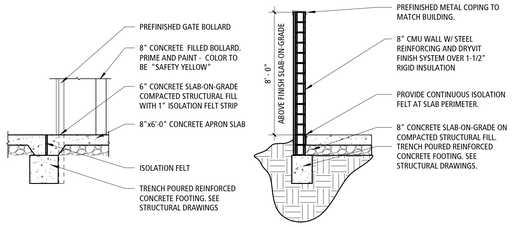
The recommended motion of the Plan Commission shall be one of the following:

- Approve the SIP as proposed;
- Approve the proposed SIP with modifications and/or conditions; or
- Deny approval of the proposed SIP

To address the lack of bicycle and pedestrian facilities and parking lot landscaping, staff recommends approving the development contingent on meeting appropriate parking lot landscaping and bicycle-pedestrian circulation standards.



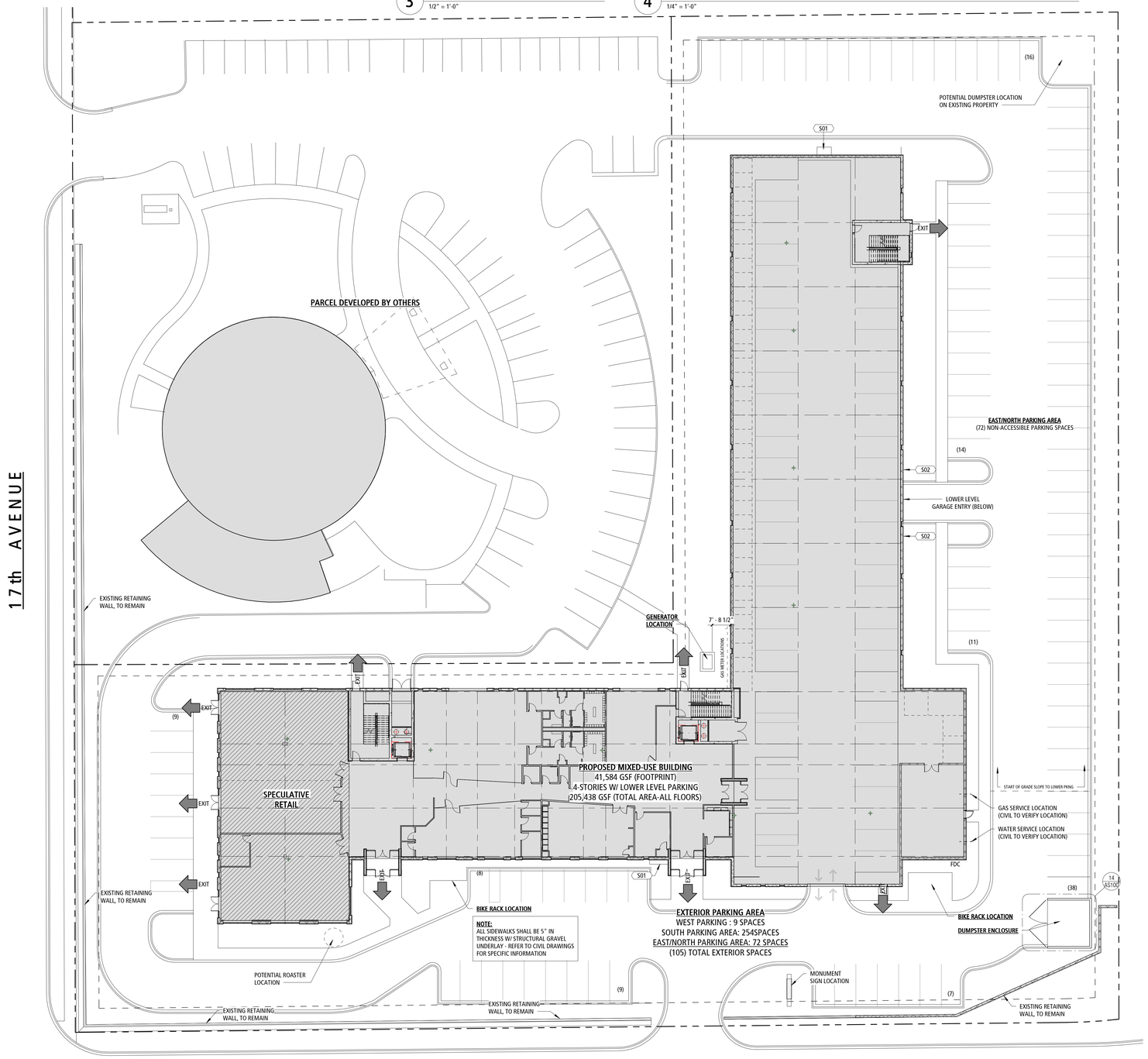
3 BOLLARD SECTION DETAIL
1/2" = 1'-0"



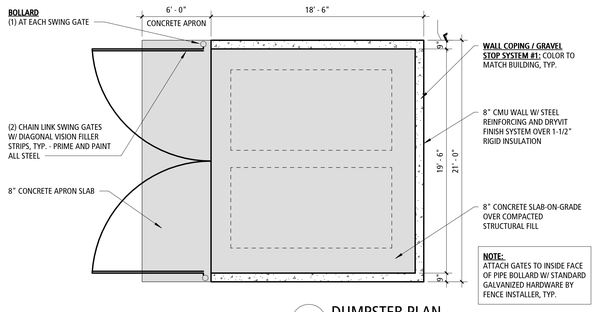
4 TYPICAL DUMPSTER WALL SECTIONS
1/4" = 1'-0"

KEYNOTES - SITE PLAN	
KEY	KEYNOTE DESCRIPTION
S01	CONCRETE LIGHT WELL FOR LOWER LEVEL EXHAUST SYSTEMS - REFER TO DEISGN / BUILD CONTRACTOR MEP/FP DRAWINGS FOR SPECFIC INFORMATION
S02	EXHAUST LOUVERS ABOVE - REFER TO DEISGN / BUILD CONTRACTOR MEP/FP DRAWINGS FOR SPECFIC INFORMATION

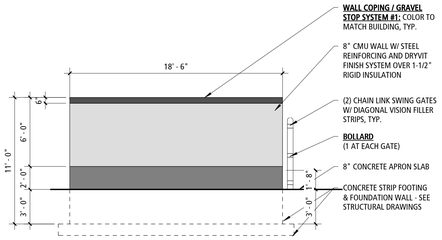
PARKING / UNIT MATRIX						
UNITS / PARKING	LOWER LEVEL	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL
EFFICIENCY	--	--	25 UNITS	26 UNITS	26 UNITS	77 UNITS
EFFICIENCY TYPE "A"	--	--	1 UNIT			1 UNIT
1-BEDROOM	--	--	10 UNITS	11 UNITS	11 UNITS	32 UNITS
1-BEDROOM TYPE "A"	--	--	1 UNIT			1 UNIT
2-BEDROOM	--	--	6 UNITS	7 UNITS	7 UNITS	20 UNITS
2-BEDROOM TYPE "A"	--	--	1 UNIT			1 UNIT
3-BEDROOM	--	--	3 UNITS	3 UNITS	3 UNITS	9 UNITS
PARKING (ENCLOSED)	141 SPACES					
PARKING (SURFACE)	107 SPACES					
PARKING/UNIT TOTAL	248 SPACES					141 UNITS
NOTES	(1) EFFICIENCY, (1) 1-BEDROOM, (1) 2-BEDROOM & (1) 3-BEDROOM TYPE 'A'UNITS TO BE LOCATED ON SECOND FLOOR ONLY. ALL REMAINING UNITS TO BE TYPE 'B' UNITS. PARKING INCLUDES ON-SITE PARKING COUNTS ONLY.					



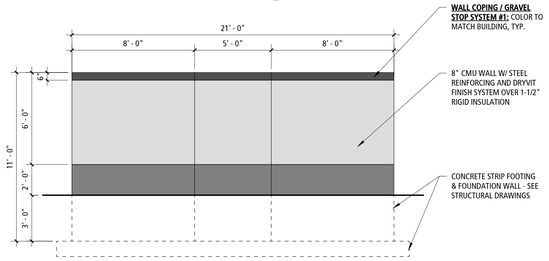
33 ARCHITECTURAL SITE PLAN
1" = 20'-0" 4 / A200



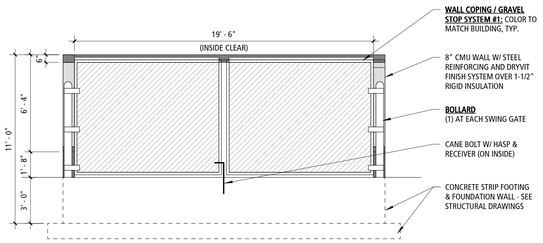
14 DUMPSTER PLAN
3/16" = 1'-0" 33 / AS100



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



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



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

JAK architecture + interior design
JAKnetter Architects
N16 W23217 STONE RIDGE DRIVE, SUITE 300
WAUKESHA, WI 53188 | www.jaknetter.com
office 262 513 9800 | fax 262 513 9815

PROJECT INFORMATION:

BANTR APARTMENTS

17th & ELM STREET
WAUSAU, WISCONSIN

DRAWING ISSUANCE:

UPDATED PROGRESS DRAWINGS

REVISIONS

#	DATE	DESCRIPTION

PROGRESS DOCUMENTS

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

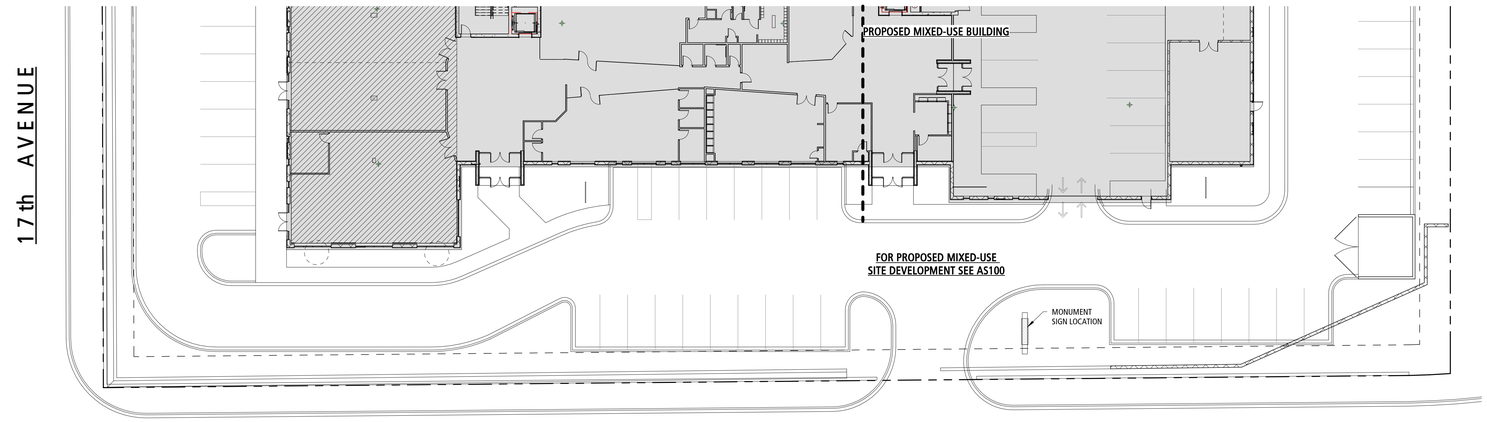
06 MAY 2021

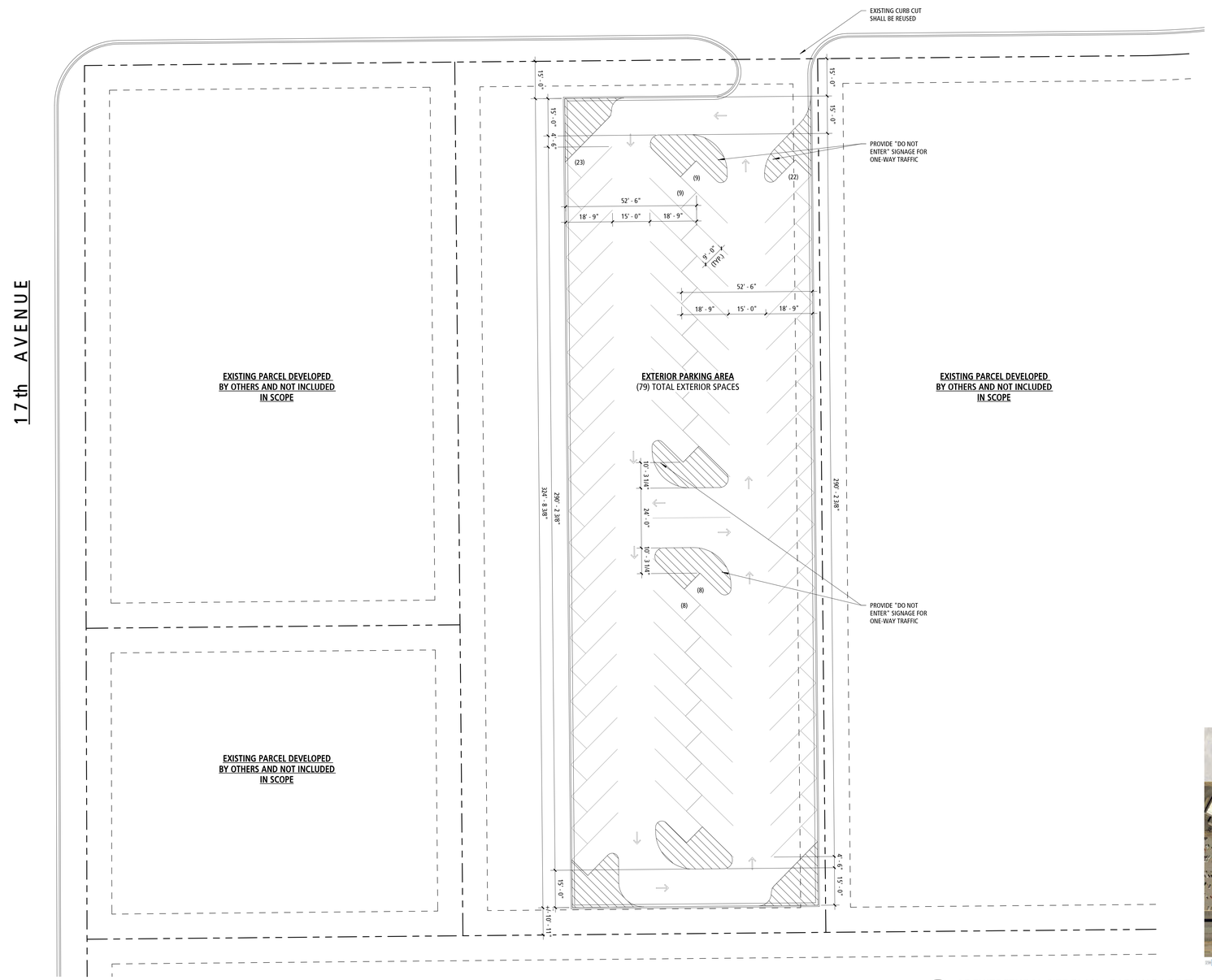
PROJECT NUMBER	PROJECT MANAGER
28000-00	JK

ARCHITECTURAL SITE PLAN

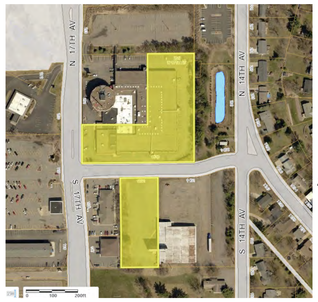
AS100

© JAKnetter Architects





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



JAK architecture + interior design
JAKnetter Architects
N16 W23217 STONE RIDGE DRIVE, SUITE 300
WAUKESHA, WI 53188 | www.jaknetter.com
office 262 513 9800 | fax 262 513 9815

PROJECT INFORMATION:

BANTR APARTMENTS

17th & ELM STREET
WAUSAU, WISCONSIN

DRAWING ISSUANCE:

UPDATED PROGRESS DRAWINGS

REVISIONS

#	DATE	DESCRIPTION

PROGRESS DOCUMENTS

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

06 MAY 2021

PROJECT NUMBER	PROJECT MANAGER
28000-00	JK

OFF STREET PARKING LOT SITE PLAN

AS101

© JAKnetter Architects

5 NORTH COLOR ELEVATION
1/16" = 1'-0"

19 EAST COLOR ELEVATION
1/16" = 1'-0"

26 SOUTH COLOR ELEVATION
1/16" = 1'-0"

33 WEST COLOR ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL FINISH SCHEDULE

EXTERIOR ALUMINUM WINDOW / DOOR FINISH (STOREFRONT)	BLACK ALUMINUM - THERMALLY BROKEN GLAZING SYSTEM W/ 1" INSULATED LOW-E GREY ANNEALED TINTED GLASS.
GLASS (STOREFRONT)	1" GREY LOW-E GLASS BY PPG - REFER TO BUILDING ASSEMBLIES FOR MORE INFORMATION
EXTERIOR WINDOW / DOOR FINISH (UNIT WINDOWS/DOORS)	PELLA, SERIES 250 VINYL WINDOWS, EXT COLOR: BLACK, NO GRILLES W/ 16" TRANSOMS
GLASS (UNIT WINDOWS)	ADVANCED LOW-E INSULATING GLASS, ARGON FILLED, TEMPERED & ANNEALED GLASS
PREFINISHED METAL FLASHING, COPING, ETC.	PREFINISHED METAL COPING. PAC-CLAD OR EQUAL, COLOR: BLACK
METAL TRIM/ CANOPY	PREFINISHED METAL PANEL. COLOR: CLEAR ANODIZED OR EQUAL GRAY TONE

WALL PANEL INFORMATION

PANEL 1 (PNL-1):	JAMES HARDI 'ARTISAN SERIES', REVEAL PANEL W/ RECESS TRIM MATCH PT-1	**PAINT 1 (PT-1):**	SHERWIN WILLIAMS SW 6274 'DESTINY'
PANEL 2 (PNL-2):	JAMES HARDI 'ARTISAN SERIES', REVEAL PANEL W/ RECESS TRIM MATCH PT-2	**PAINT 2 (PT-2):**	SHERWIN WILLIAMS SW 6276 'MYSTICAL SHADE'
PANEL 3 (PNL-3)	JAMES HARDI 'ARTISAN SERIES', REVEAL PANEL W/ RECESS TRIM MATCH PT-3	**PAINT 3 (PT-3):**	SHERWIN WILLIAMS SW 6278 'CLOAK GRAY'
PANEL 4 (PNL-3)	STONEWOOD ARCHITECTURAL PANEL 'SENECA WALNUT,' 3353-AA, 8mm (VERTICAL GRAIN ORIENTATION)		APPLY PAINT TO 12" PRECAST PANELS ON GROUND LEVEL - REFER TO FLOOR PLANS FOR PRECAST LOCATIONS

NOTES:
1. PROVIDE SEALANT COLOR SAMPLES TO ARCHITECT FOR APPROVAL.
2. PROVIDE COPING, BREAK METAL, PAINT DRAW DOWNS, ETC. SAMPLES TO ARCHITECT FOR APPROVAL.

JAK architecture + interior design
JAKnetter Architects
N16 W23217 STONE RIDGE DRIVE, SUITE 300
WAUKESHA, WI 53188 | www.jaknetter.com
office 262 513 9800 | fax 262 513 9815

BUILDING ASSEMBLIES

FOUNDATION SYSTEM #1
16" FORMED AND POURED-IN-PLACE CONCRETE FOUNDATION WALL WITH TYPICAL CONCRETE FOOTINGS PER STRUCTURAL DRAWINGS WITH POURED-IN-PLACE CONCRETE PIERS. PROVIDE 5" BRICK LEDGE (ON INSIDE FACE OF WALL) AT ALL MASONRY LOCATIONS IDENTIFIED ON EXTERIOR ELEVATIONS. SEE STRUCTURAL DRAWINGS FOR SPECIFIC INFORMATION. PROVIDE 2" CONTINUOUS RIGID INSULATION VERTICAL ON THE EXTERIOR OF THE FOUNDATION WALL FROM UNDERSIDE OF SLAB TO TOP OF FOOTING WITH SPRAY MOISTURE RETARDER. (OCCURS AT ALL EXTERIOR WALL CONDITIONS AND INTERIOR COLUMNS.) LOWER LEVEL CONCRETE WALLS TO RECEIVE APPROVED WATERPROOFING SYSTEM TO EXTERIOR FACE OF WALL.

STOOP #1
5" SLAB-ON-GRADE CONCRETE STOOP WITH POSITIVE SLOPE AWAY FROM THE DOOR OVER 44" FORMED-IN-PLACE FROST RESISTENT FOUNDATION WALL WITH FREELY DRAINING STONE (5" TO 6" ROCK) MATERIAL BACKFILL.

FLOOR #1 (LOWER LEVEL)
4" CONCRETE SLAB W/ 6x6 W1.4xW1.4 WWF OVER 10-MIL POLYETHYLENE VAPOR BARRIER AND 6" FREELY DRAINING COMPACTED GRANULAR FILL SUB-BASE. PROVIDE PRE-MOLDED JOINT FILL AT COLUMNS AND PERIMETER SLAB JOINT CONDITIONS. (SEE STRUCTURAL DRAWINGS FOR REINFORCING, CONTROL JOINT LOCATIONS AND SPECIFIC INFORMATION).

FLOOR #2
8" PRECAST HOLLOW CORE PLANK WITH 3" CONCRETE TOPPING BEARING ON PRECAST BEAM STRUCTURE. REFER TO STRUCTURAL DRAWINGS FOR SPECIFIC INFORMATION. FLOOR DESIGN TO UL DESIGN K906 (2-HOUR FLOOR ASSEMBLY SYSTEM).

FLOOR #3
10" PRECAST HOLLOW CORE PLANK WITH 3" CONCRETE TOPPING BEARING ON PRECAST BEAM STRUCTURE. REFER TO STRUCTURAL DRAWINGS FOR SPECIFIC INFORMATION. FLOOR DESIGN TO UL DESIGN K906 (2-HOUR FLOOR ASSEMBLY SYSTEM).

FLOOR #4
12" PRECAST HOLLOW CORE PLANK WITH 3" CONCRETE TOPPING BEARING ON PRECAST BEAM STRUCTURE. REFER TO STRUCTURAL DRAWINGS FOR SPECIFIC INFORMATION. FLOOR DESIGN TO UL Des K906 (2-HOUR FLOOR ASSEMBLY SYSTEM).

FLOOR #5 (LEVELS THREE & FOUR)
¼" GYPSUM TOPPING (LEVELROCK) OVER ¾" TONGUE & GROOVE APA SUBFLOOR SHEATHING OVER WOOD ENGINEERED FLOOR TRUSSES. REFER TO STRUCTURAL DRAWINGS FOR TRUSSES SIZING, SPACING AND SPECIFIC INFORMATION.

FLOOR #6 (CORRIDORS)
¼" GYPSUM TOPPING (LEVELROCK) OVER ¾" TONGUE & GROOVE APA SUBFLOOR SHEATHING OVER 2x12 FLOOR JOISTS @ 24" O/C IN 2x12 JOIST HANGERS. 5/8" TYPE "X" GYP BD ATTACHED TO UNDERSIDE OF FLOOR JOISTS. (UL DESIGN # LS14 – 1-HOUR FLOOR ASSEMBLY)

EXTERIOR WALL SYSTEM #1
JAMES HARDIE 'ARTISAN SERIES' REVEAL PANEL WITH RECESS TRIM (SEE ELEVATION SHEETS FOR SPECIFIC COLOR INFORMATION) OVER 5/8" THICK ZIP WALL WEATHER BARRIER SHEATHING SYSTEM PANEL WITH TONGUE & GROOVE EDGE - TAPE PANEL EDGE PER MANUFACTURER'S SPECIFICATIONS – OVER 2x6 WOOD STUDS. PROVIDE 5-1/2" R-19 FIBERGLASS INSULATION WITHIN STUD CAVITY AND 5/8" GYP BD APPLIED TO INTERIOR FACE OF STUD. SEE STRUCTURAL DRAWINGS FOR STUD GRADE AND SPACING.

EXTERIOR WALL SYSTEM #2 (EYE BROW LOCATIONS)
STONEWOOD ARCHITECTURAL PANELS (SEE ELEVATION SHEETS FOR SPECIFIC COLOR INFORMATION) OVER 5/8" THICK ZIP WALL WEATHER BARRIER SHEATHING SYSTEM PANEL WITH TONGUE & GROOVE EDGE - TAPE PANEL EDGE PER MANUFACTURER'S SPECIFICATIONS – OVER 2x6 WOOD STUDS. PROVIDE 5-1/2" R-19 FIBERGLASS INSULATION WITHIN STUD CAVITY AND 5/8" GYP BD APPLIED TO INTERIOR FACE OF STUD. SEE STRUCTURAL DRAWINGS FOR STUD GRADE AND SPACING.

FLASHING SYSTEM #1
WITHIN EXTERIOR WALL SYSTEMS PER STONEWOOD DETAILS, PROVIDE 40 MIL THICK RUBBERED ASPHALT FLASHING PER CODE. ADHESIVE BACKED OVER STAINLESS STEEL METAL DRIP PLATE. TURN-UP FLASHING VERTICALLY 8" MINIMUM LAP.

FLASHING SYSTEM #2
AT CANOPY STRUCTURE #1 PROVIDE PRE-FINISHED, 22 GA METAL COUNTER FLASHING WITH METAL REGLET SAWCUT INTO MORTAR OR RETURN AND TERMINATE TO ALUMINUM SYSTEM. INSTALL SEALANT AT METAL FLASHING AND FACE BRICK OR FIBERESIN PANEL JOINT.

GLAZING SYSTEM #1 (STOREFRONT SYSTEM)
VISION GLASS: 1" INSULATED CLEAR LOW-E GLASS. ALUMINUM GLAZING SYSTEM: "TRIFAB 451UT SYSTEM" BY KAWNEER OR EQUAL. THIS IS A CENTER GLAZED STOREFRONT SYSTEM – 2-1/2" WIDE x 4 1/2" DEEP IN BLACK ANODIZED ALUMINUM FINISH. 1" INSULATED LOW-E, TINTED GLASS UNITS WITH THERMAL BREAK, SILL FLASHING, EXTERIOR METAL CLOSURES AND SHIMS ATTACHED TO STRUCTURAL STEEL FRAMING AND MASONRY FRAMED OPENINGS AS INDICATED. 2" WIDE MULLION COVERS AND BUTT-GLAZED MULLIONS TYPICAL UNLESS NOTED OTHERWISE. ALL DOORS TO BE MEDIUM STILE FRAMES. SEE SHEET A600 FOR SPECIFIC INFORMATION.

GLAZING SYSTEM #2 (UNIT WINDOWS)
DOUBLE HUNG VINYL WINDOW SYSTEM (250 SERIES) BY PELLA. UNIT SHALL BE A FIXED FRAME/VENTED OPERATION WITH WHITE INTERIOR AND BLACK EXTERIOR FINISH. DOUBLE LAYER, ARGON FILLED, LOW-E GLASS TO BE ANNEALED OR TEMPERED DEPENDING ON LOCATION. HARDWARE FINISH TO BE WHITE.

CANOPY STRUCTURE #1
SKELETON FRAME ATTACHED TO THE BUILDING FAÇADE WITH EMBED PLATES AND CONNECTIONS TO THE STRUCTURAL STEEL FRAME OF THE BUILDING. FRAME UNDERSIDE OF CANOPY WITH METAL STUDS AND ALLUCOBOND METAL PANEL SOFFIT MATERIAL TO MATCH THE STONEWOOD FIBERESIN PANELS. PROVIDE AND INSTALL ADHERED 60 MIL EPDM MEMBRANE OVER TAPERED RIGID POLYISO INSULATION (R-25) SLOPED TO THE SIDE OF CANOPY WITH SCUPPER OPENINGS.

ROOF SYSTEM #1
60-MIL SINGLE-PLY EPDM BALLASTED MEMBRANE ON (2) LAYERS OF 2.1" POLYISOCYANURATE INSULATION WITH DUAL FOIL WITH STAGGERED JOINTS AND MINIMUM R-25 (5.2" TOTAL THICKNESS) OVER FLUTED, PRIMED METAL DECK. PROVIDE TAPERING OF ROOF INSULATION AS REQUIRED FOR FLAT STRUCTURE AREAS TO ROOF DRAINS. METAL DECK OVER STRUCTURAL STEEL BEAMS. STRUCTURAL STEEL TO PITCH TO ROOF DRAINS. SEE STRUCTURAL DRAWINGS. REFER TO ROOF PLAN FOR PAVER SYSTEM BY WAUSAU TILE.

WALL COPING #1
PREFINISHED 2-PIECE METAL WALL COPING WITH 6" FACE ON 2x WOOD TREATED ROOF BLOCKING, ANCHORED SECURELY TO TOP OF WALL @ 4'-0" O.C. WITH 3/8" DIAMETER ANCHORS. EXTEND ROOF MEMBRANE UP AND OVER WALL AND TERMINATE UNDER COPING SYSTEM. COLOR PREFINISHED BLACK. PROVIDE PARAPET ROOF COPING AT SPECIFIED LOCATIONS OF THE BUILDING PERIMETER.

EXIT MAN DOOR #1
14 GA. GALVANIZED INSULATED LAMINATED CORE HOLLOW METAL DOOR (FLUSH), PRIMED AND PAINTED. COLOR TO MATCH BLACK BUILDING COPING. PROVIDE PAINT SAMPLE COLOR TO ARCHITECT FOR APPROVAL. INSULATED HOLLOW METAL FRAMES WITH THRESHOLD AND DRIP CAP HEAD.

STAIR #1
PAINTED STEEL CHANNEL STRINGER WITH CONCRETE FILLED PAN TREAD UNDER RUBBER TREAD MATERIAL. PAINTED STEEL BALUSTERS AND INTERMEDIATE MEMBERS PER CODE AND STAIR SECTION DRAWINGS. STAIR HANDRAILS TO MEET EXTENSION REQUIREMENTS. SEE ROOM FINISH SCHEDULE FOR TREAD AND RISER FINISH.

ELEVATOR #1

PROJECT INFORMATION:

BANTR APARTMENTS

WAUSAU, WISCONSIN

DRAWING ISSUANCE:

PLAN COMMISSION SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION

PROGRESS DOCUMENTS

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

29 MARCH 2021

PROJECT NUMBER	PROJECT MANAGER
28000-00	JK

COLOR ELEVATIONS

A240

© JAKnetter Architects

28 BUILDING PERSPECTIVE FROM SE
1/16" = 1'-0"

JAK architecture + interior design
JAKnetter Architects
N16 W23217 STONE RIDGE DRIVE, SUITE 300
WAUKESHA, WI 53188 | www.jaknetter.com
office 262 513 9800 | fax 262 513 9815

PROJECT INFORMATION:

BANTR APARTMENTS

WAUSAU, WISCONSIN

DRAWING ISSUANCE:

PLAN COMMISSION SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION

PROGRESS DOCUMENTS

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

29 MARCH 2021

PROJECT NUMBER	PROJECT MANAGER
28000-00	JK

PERSPECTIVE

A250

© JAKnetter Architects

Agenda Item No.
4

STAFF REPORT TO CISM COMMITTEE – June 10, 2021

AGENDA ITEM
Public Hearing: Discussion and possible action on vacating and discontinuing an unpaved alley lying west of 827 Turner Street between North 8th Street, North 9th Street and Augusta Avenue
BACKGROUND
A petition was received to vacate a portion of the alley described above. The petition and map of the alley is attached. There are no city utilities located in this section of alley.
FISCAL IMPACT
Minimal, the area vacated by the alley would revert back to the abutting land owners.
STAFF RECOMMENDATION
Staff has no objection to vacating the portion of the alley as indicated on the petition and shown on the map.
Staff contact: Allen Wesolowski 715-261-6762

RECEIVED
MAR 16 2021
CITY OF WAUSAU
CITY CLERK

PETITION

A Petition Fo[illegible] TO THE MAYOR AND COMMON COUNCIL OF THE CITY OF WAUSAU, WISCONSIN

For Office Use
3/16/21
Date Filed with City Clerk

- ☒ Alley Vacation
- ☐ Blacktop Paving
- ☐ Curb and Gutter
- ☐ Sanitary Sewer
- ☐ Street Light
- ☐ Street Vacation
- ☐ Storm Sewer
- ☐ Watermain
- ☐ Zoning Change
- ☐ Other as Follows: CC: Atty Engineering planner

The undersigned petitioners respectfully request that your honorable body take such action as will cause the:
unimproved alley in Block 2 Streges Hospital Heights Subdivision ex Lots 8 & 9 Wausau, WI to be vacated. Bounded by Augusta Ave, N 9th St, Turner St, N 8th St.

Signature of Electors	Print Name Clearly	Print Home Address	Date of Signing
1.	Steve Kaiser	2407 N 8th St	3-14-2021
2.	Keele Westcott	824 Augusta Ave	3-14-2021
3.	Dan Zvolena	821 Turner St	3-14-2021
4.	Sharon Schueltz	805 Turner St	3-14-2021
5.	Nam phot Yang	2415 N 8th St	3-14-2021
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			

AFFIDAVIT OF CIRCULATOR

STATE OF WISCONSIN
CITY OF WAUSAU Steve Kaiser being duly sworn disposes and says that he is a resident of the affected area, residing at 2407 N 8th St in the City of Wausau; that he is personally acquainted with the persons who have signed the foregoing petition; that he knows them to be residents of the affected area; that they signed the same with full knowledge of the contents thereof; that their respective residents are stated therein; that each signer signed the same on the date stated opposite his name; and that he intends to support the petition.

Filed in the Office of the City Clerk and sworn to before me this 16th day of March, 2021

Signature of City Clerk or designee

LESLIE M. KREMER NOTARY PUBLIC STATE OF WISCONSIN

(Signature of Circulator)

2407 N 8th St
(Address of Circulator)

N

0 25 50 100 Feet

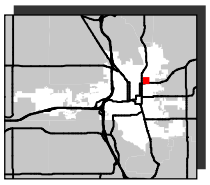
Map Date: March 29, 2021

CITY OF WAUSAU

Marathon County, Wisconsin

Legend

- Existing Building
- Existing Right-of-Way
- Proposed Vacation



Agenda Item No.
5

STAFF REPORT TO CISM COMMITTEE – June 10, 2021

AGENDA ITEM

Discussion and possible action on petition for annexation – Grundman (082-2808-062-0994, Town of Weston)

BACKGROUND

A petition for annexation of the parcel was received by the City Attorney's office. Engineering has provided the attached maps and legal description for the property. The parcel currently lies in the Town of Weston. The owner wants to annex to the City to connect to sewer and water facilities which currently exist in Northwestern Avenue.

FISCAL IMPACT

The City would add this property to the tax role. The City will pay the Town of Weston for a period of 5 years an amount equal to the value of the town taxes received from the annexation at the time the annexation becomes final. The petitioner will be assessed a per foot assessment based upon the actual cost of the sewer and water extension. This payment for sewer and water will be due as a condition of the annexation.

STAFF RECOMMENDATION

Staff recommends approving the annexation. The parcel is contiguous with the current city boundary and is served by existing sewer and water.

Staff contact: Allen Wesolowski 715-261-6762

PETITION FOR ANNEXATION

The undersigned, constituting 100 percent of the owners of the following-described property located in the Town of Weston, Marathon County, Wisconsin, lying contiguous to the City of Wausau, there being no electors residing therein, petition the Honorable Mayor and Common Council of said city to annex the territory described below and shown upon the attached scale map, as permitted by Chapter 66 of the Wisconsin Statutes, to the City of Wausau, Marathon County, Wisconsin:

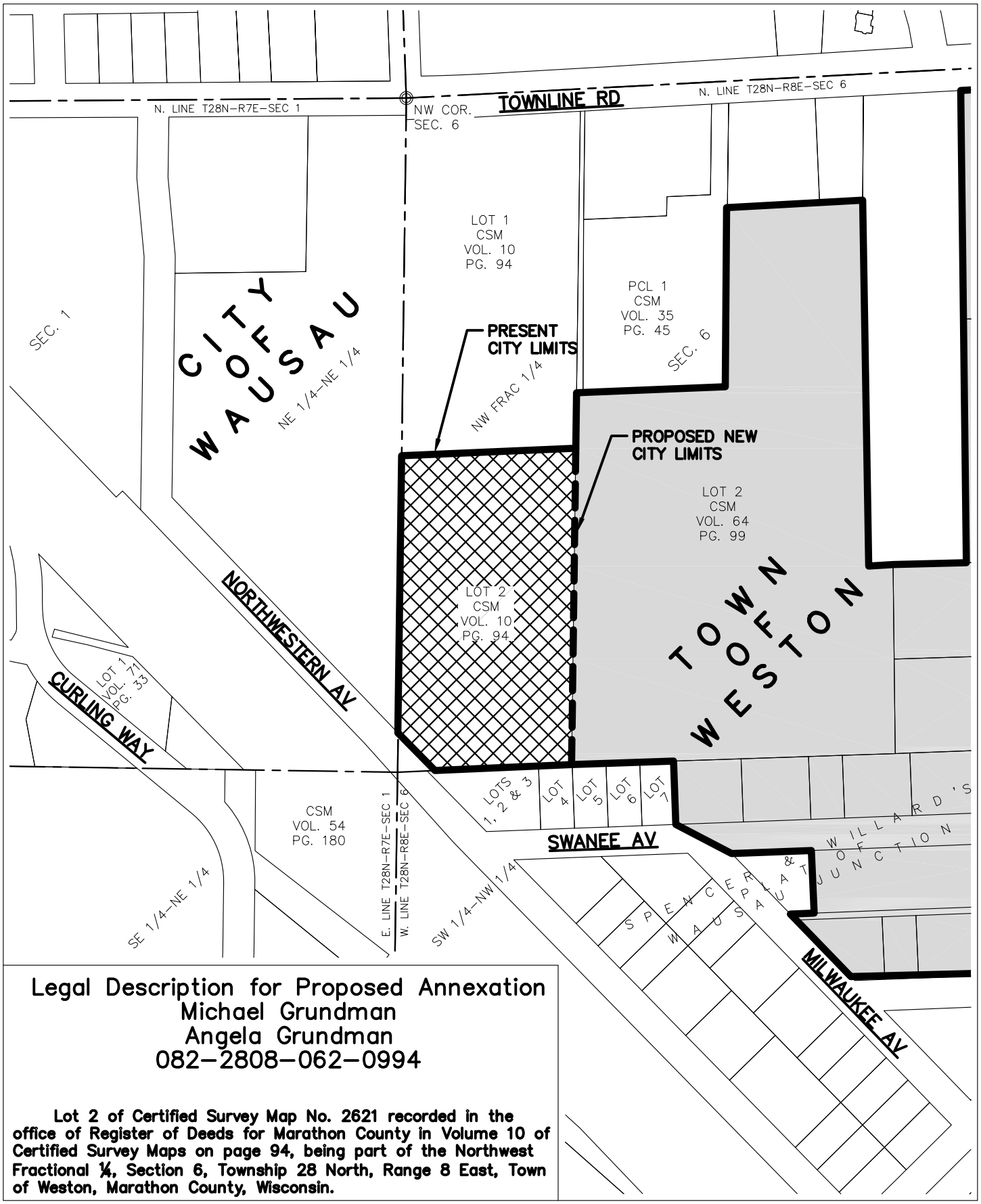
SEE ATTACHED MAP AND LEGAL DESCRIPTION

There are no persons residing in the territory

Dated this 28 day of May, 2021.

Michael Grundman, Owner
Mailing Address: 2337 Whitetail Drive
Mosinee WI 54455

Angela Grundman, Owner
Mailing Address: 2337 Whitetail Drive
Mosinee WI 54455



Legal Description for Proposed Annexation
Michael Grundman
Angela Grundman
082-2808-062-0994

Lot 2 of Certified Survey Map No. 2621 recorded in the office of Register of Deeds for Marathon County in Volume 10 of Certified Survey Maps on page 94, being part of the Northwest Fractional ¼, Section 6, Township 28 North, Range 8 East, Town of Weston, Marathon County, Wisconsin.

N

SCALE IN FEET

0 125 250

PROPOSED ANNEXATION MAP

ANNEXING TERRITORY
FROM THE TOWN OF WESTON

TOTAL AREA OF PROPOSED ANNEXATION
201,247± S.F.
4.62± AC.

Map Date: May 25, 2021

O:\Engineering\DWG\PROJ\112/\DWG\112/_Annexation_Grundman.dwg, 5/25/2021 6:32:46 AM, 1:1