



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

OFFICIAL NOTICE AND AGENDA

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

Meeting:	PLAN COMMISSION OF THE CITY OF WAUSAU
Date/Time:	Tuesday, June 17, 2025, at 5:00 PM
Location:	City Hall 407 Grant Street, Wausau, WI 54403, Council Chambers
Members:	Mayor Doug Diny (C), Eric Lindman, Sarah Watson, Lou Larson, Bruce Bohlken, Andrew Brueggeman, George Bornemann

AGENDA ITEMS FOR CONSIDERATION

(All items listed may be acted upon)

- 1) Approve the meeting minutes for May 20, 2025.
- 2) **PUBLIC HEARING:** Discussion on approving a Conditional Use Permit for 2811 West Wausau Avenue to allow construction of a Multiplex (3-4 units per building) within the Two-Flat Residential-10 (TF-10) Zoning District
- 3) **PUBLIC HEARING:** Discussion on approving a Conditional Use Permit for 508 East Wausau Avenue to allow construction of an off-street parking lot within the Two-Flat Residential-10 (TF-10) Zoning District
- 4) Discussion and possible action for the Specific Implementation Plan for 1040 South 12th Avenue
- 5) Next meeting date July 15, 2025
- 6) Adjournment

Mayor Doug Diny, Chairperson

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

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

This Notice was Posted at City Hall and Emailed to Local Media Outlets on 6/10/25 @ 4:00 PM

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs or activities. If you need assistance or reasonable accommodations to participate in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6622 or email ADAServices@wausauwi.gov to discuss your accessibility needs. We ask that your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours beforehand, the City of Wausau will make a good faith effort to accommodate your request.

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, May 20, 2025, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall

Members Present: Mayor Doug Diny, Eric Lindman, Sarah Watson, Lou Larson, Bruce Bohlken, Andrew Brueggeman, and George Bornemann

Staff Present: William Hebert, Shahn Kariger, Brad Lenz, Andrew Lynch, Randy Fifrick, and Carrie Edmondson

Others Present: Mark Lake (Wangard Partners) and Jim Borysenko (REI Engineering)

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

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

Approve the meeting minutes for April 29 and May 1, 2025

Motion by Brueggeman and seconded by Bornemann. Motion approved unanimously 7-0

PUBLIC HEARING: Discussion on rezoning 1339 Curling Way from a MI Zoning District to a HI Zoning District. (REVI)

Mayor Diny opened the public hearing.
No public hearing comments were received.
Mayor Diny closed the public hearing.

Discussion and possible action on rezoning 1339 Curling Way from a MI Zoning District to a HI Zoning District. (REVI)

Carrie gave a brief presentation on the Zoning Map Amendment request and stated that staff recommended approval with the condition of lot combination.

Motion by Brueggeman and seconded by Bornemann to approve with condition as outlined by staff. Motion approved unanimously 7-0

PUBLIC HEARING: Discussion and possible action for the Specific Implementation Plan for 920 N 1st St and 15 Fulton St, also known as Riverlife South (Wangard)

Brad gave a brief presentation. He provided background on the project and stated that the Specific Implementation Plan is consistent with the General Plan that was submitted previously with only slight modifications. He noted that signage may need additional modification and will need to go through the permit process. Lighting will also need some modification to be consistent with other Riverlife lighting.

Mark Lake noted that Solhaven Riverlife is the new project name after several iterations. They would like an architectural sign and will work with staff on signage and lighting.

Brad noted there will be a developer agreement forthcoming where some finer details will be addressed. However, the Specific Implementation Plan is complete.

Motion by Bohlken and seconded by Watson. Motion approved unanimously 7-0

Discussion and possible action on approving the Signage Plan for Lokre Development/Bantr Living, 1520 Elm St.

Brad noted that it is a PUD and that the proposal is in line with standards outlined in the Zoning Ordinance.

Motion by Brueggeman and seconded by Bornemann. Motion approved unanimously 7-0

Next Meeting Date

June 17, 2025 5:00 p.m. - Regular Meeting

Adjournment

Motion by Watson and seconded by Larson. Motion approved unanimously, and the meeting adjourned at 5:11 p.m.



STAFF REPORT

To: Plan Commission
Prepared By: William Hebert, Chief Inspector/Zoning Administrator
Date: June 10, 2025

REQUESTED ACTION:

Conditional Use Permit at 2811 W. Wausau Ave

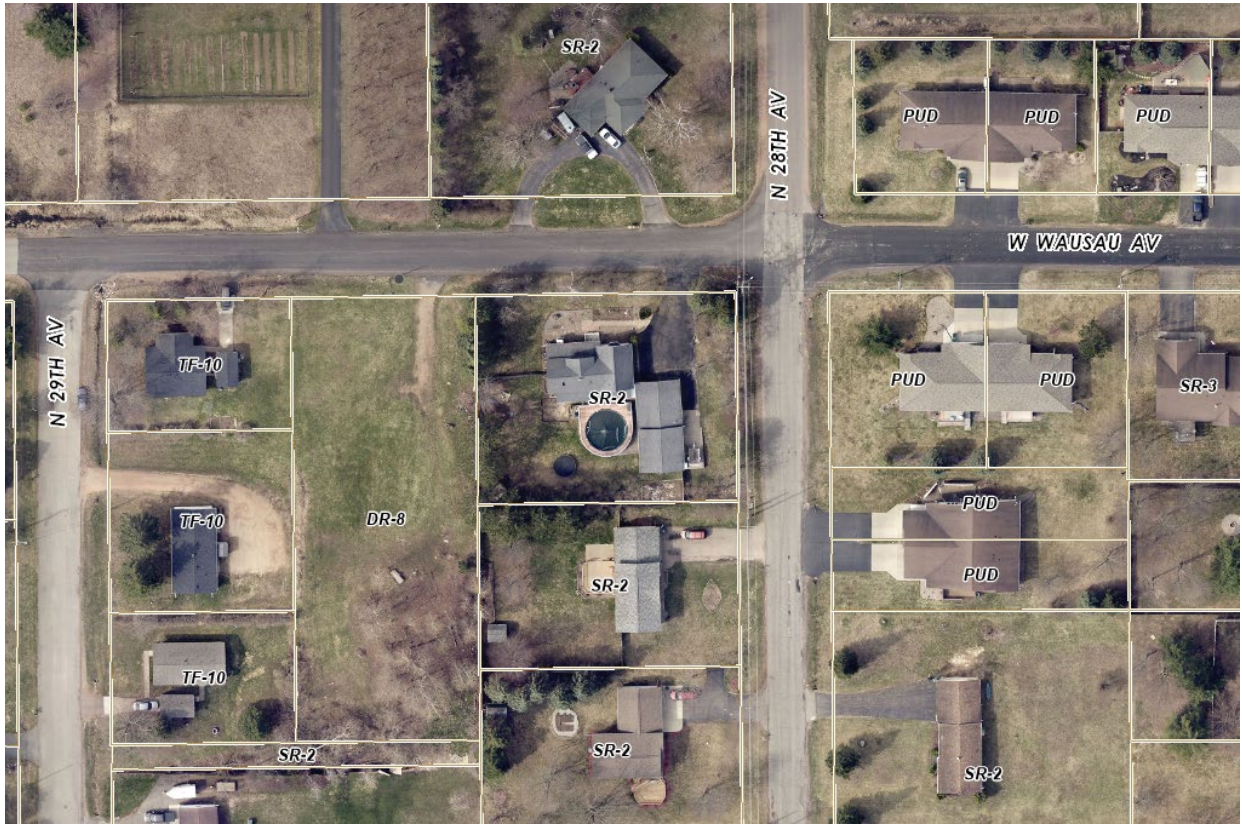
LOCATION: 2811 W Wausau Ave
APPLICANT: Craig Lang, Lang Investments LLC
EXISTING ZONING: **TF-10, Two Flat Residential**
EXISTING LAND USE: Vacant
REQUESTED CONDITIONAL USE: 3-4 unit multiplex
COMPREHENSIVE PLAN: This area is mapped as suburban residential
OTHER PLANS: n/a

PURPOSE:

Lang Investments is requesting a conditional use permit for a 3-4 unit multiplex development at 2811 W Wausau Ave. The site is approximately .76 acres. TF-10 zoning district is intended to allow a density of 10 dwelling units per acre.

The applicant has included both a 3 and 4 unit layout. The preference is to have a 4 unit development. Each unit is proposed to have 2 bedrooms and 2 bathrooms. Depending on bedrock, the units will either have a basement or be built with slab on grade construction.

Included in the packet is a floor plan layout with a street facing elevation. The site plan appears to meet our typical setback requirements for development and gives adequate yards for the tenants.



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

CONDITIONAL USE PROCEDURE:

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

1st meeting: Public Hearing, no action.

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

PUBLIC HEARING

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

REVIEW AND ACTION

STANDARDS

(8) <i>Findings.</i> In reviewing and taking final action on a proposed conditional use permit, the Plan Commission shall consider whether the proposed conditional use: (W.M.C. 23.10.32(8))	
(a) Is in harmony with the Comprehensive Plan.	
(b) Would result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare.	
(c) Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.	
(d) The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public or private agencies serving the subject property.	
(e) The potential public benefits outweigh any potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.	

SUBSTANTIAL EVIDENCE FROM THE PUBLIC HEARING

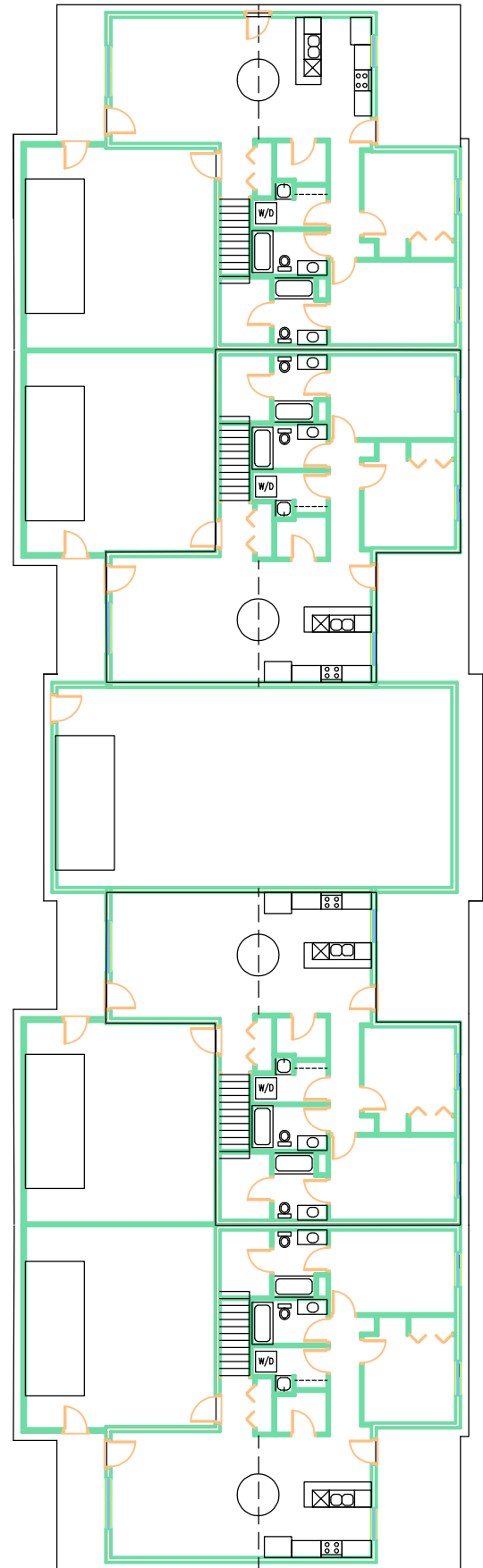
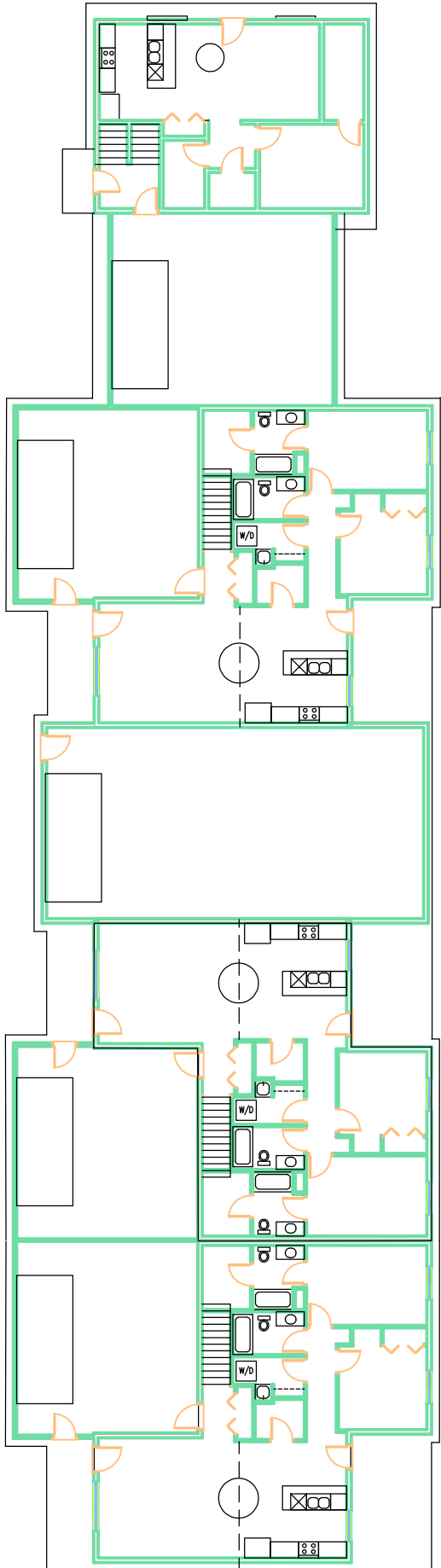
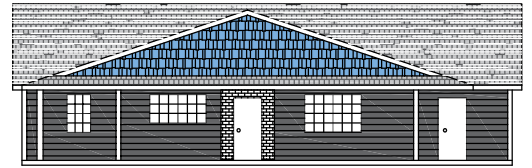
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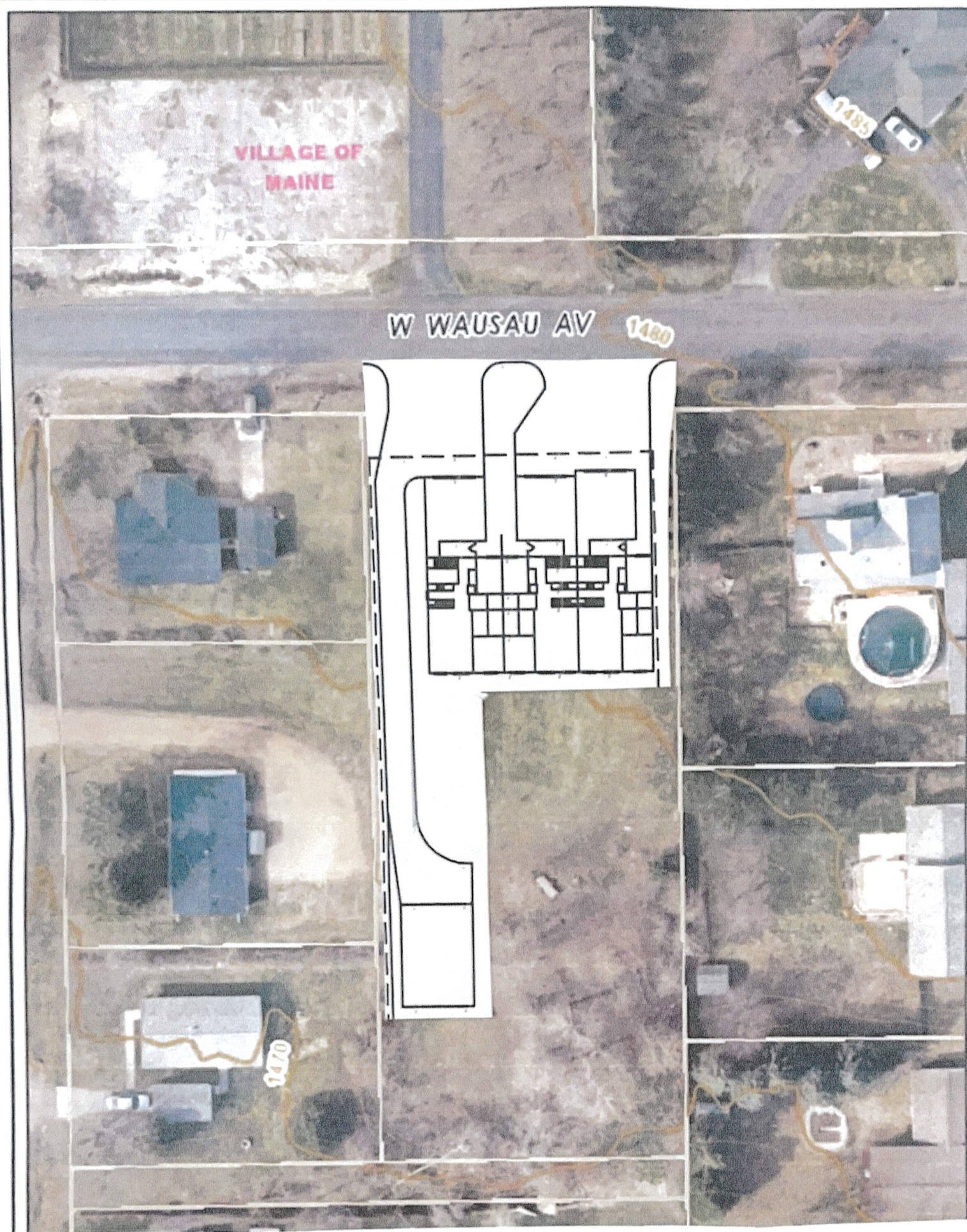
STAFF RECOMMENDATION

TBD

ACTION

No action at this time.

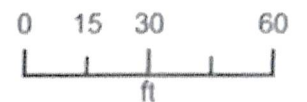




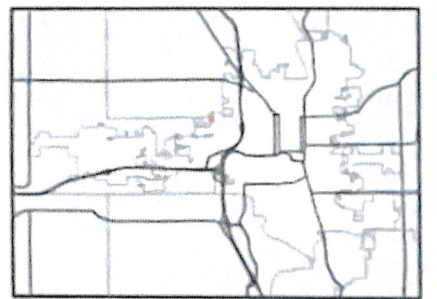
ArcGIS Web Map

City of Wausau

Date Printed: 3/23/2025



- Parcel
- Intermediate
- Intermediate Depression
- Index



Concept Plan

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

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

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



NOTES:
 Duplication of this map is prohibited without the written consent of the City of Wausau DPW / GIS Dept

This map was compiled and developed by the City of Wausau and Marathon County GIS. The City and County assume no responsibility for the accuracy of the information contained herein.

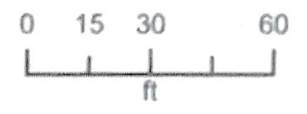
City of Wausau
 Public Works / GIS Division
 17 Grant St
 Wausau, WI 54403
www.ci.wausau.wi.us



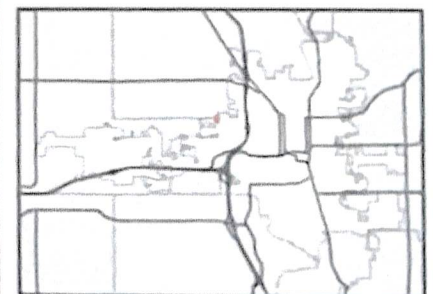
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City of Wausau

Date Printed: 3/23/2025



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City of Wausau
 Public Works / GIS Division
 17 Grant St
 Wausau, WI 54403
 WWW.CITYOFWAUSAU.WI.US

CITY OF WAUSAU

APPLICATION FOR A CONDITIONAL USE

For background on the conditional use process and other important information, please read the “*Information and Instructions for City of Wausau Conditional Use Process*” carefully before completing this application.

Please provide all of the information requested below, including a site plan, a written description of the conditional use including type of activities, buildings, structures and off-street parking, as well as the number of employees, written justification for conditional use including evidence that the application is consistent with the City of Wausau Comprehensive Plan and a Traffic Impact Analysis for group and large development projects. If you have questions during the course of preparing the application, contact either the Zoning Administrator at 715-261-6783 or the City Planner at 715-261-6753. (PLEASE PRINT OR TYPE)

1. Address of the property where the conditional use is requested:

2811 West Wausau Ave

2. Provide a legal description of subject property in the space below or attach a copy of the legal description to this application. (For example, the legal description might be the lot, block, and name of a subdivision, or a Certified Survey volume and page number, or some other type of legal description. The City Assessor, at 715-261-6600, may be able to provide this information):

3. Name(s) of Applicant Business: Lang Investments LLC

Name of Contact Person (PLEASE PRINT): Craig Lang

Mailing Address: 2212 West Wausau Ave

Email Address: KCLang@live.com

Daytime Phone No. of Contact Person: 715-551-6097

Evening Phone No. of Contact Person: 715-551-6097

What is your interest in the subject property? (For example, owner, prospective owner, renter, attorney for owner, etc.)

Owner

4. Property Owner Name(s) if Different from Applicant: _____

Mailing Address: _____

Email Address: _____

Owner's Daytime Phone Number: _____

Owner's Evening Phone Number: _____

5. What is the area, in square feet, of the property on which the establishment of the conditional use is requested? 34,153 SF

6. What is the present zoning of the subject property? TF-10

7. What is (are) the present use(s) of the subject property? Vacant Land

8. Proposed use(s) of property: Residential

Primary Use (reason for conditional use request): Construct 3 - 4 Multiplex

Secondary use (if any) of property in addition to the conditional use: _____

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)

We are seeking approval to construct a 3 - 4-unit multiplex consisting of two-bedroom two-bathroom units. Both the three and four unit schematics with layout on the lot were included as part of the original zoning change request. As part of this conditional use application, we are also submitting the four-unit layout with updated street facing elevations for review.

If approved our primary goal is to develop a four-unit structure, with the front of the units orientated west and the rear facing east. The design includes a 25' rear setback at the east side of the lot in compliance with TF-10 zoning requirements. The Northernmost unit is planned with a street facing front door and windows to enhance the streetscape and neighborhood compatibility. All units are proposed to be constructed on slab foundations; however, basements may be incorporated depending on rock depth and composition encountered during excavation

If extremely shallow bedrock is encountered, we may need to adjust the project to a three unit with the building facade orientated north

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.

10. I (we), the undersigned, do hereby make application and petition the Plan Commission to approve the conditional use as requested above and shown on the site plan and building plans submitted with this application:


Signature of Applicant _____ Date 5/28/2025

Craig Lang
PRINTED Name _____

Additional Applicant Signature _____ Date _____

PRINTED Name _____

Please return your completed application with site and building plans and a check made payable to "City of Wausau" (for the City's publication fee costs) to the Community Development Office on the Second Floor of Wausau City Hall, 407 Grant Street, Wausau WI 54403 (or to the Inspections Department located on the Second Floor of Wausau City Hall).

The publication fee is \$425 for a public hearing at a regularly scheduled Plan Commission meeting (and \$550 if you request a special Plan Commission meeting). Please contact the City Planner (715-261-6753) or Inspections Department (715-261-6780) to determine if these fees are current since they are subject to change.

<p>For City Use Only Date Received at City Hall: _____ Received By: _____ Amt. Submitted w/Application: \$ _____ Check Number: _____ Month Requested for Hearing: _____ Plan Commission Meeting Date for Expected Final Approval: _____ Other: _____</p>

STAFF REPORT



To: Plan Commission

Prepared By: Andrew Lynch, AICP, Econ. Development Manager
Carrie Edmondson, AICP, Assistant City Planner

Date: June 17, 2025

REQUESTED ACTION:

Conditional Use Permit at 508 E Wausau Ave

LOCATION:	508 E. Wausau Ave
APPLICANT:	City of Wausau
EXISTING ZONING:	Two Flat Residential 10 (TF-10)
EXISTING LAND USE:	Vacant lot with no structures
REQUESTED CONDITIONAL USE:	Off-street parking lot
COMPREHENSIVE PLAN:	Suburban Commercial and Industrial (Future Land Use Map)
OTHER PLANS:	<u>2023 City of Wausau Comprehensive Outdoor Recreation Plan</u> – recommended creation of a future parking plan for Athletic Park and considered it a high priority item. <u>2017 Comprehensive Plan</u> Transportation Goal: The City of Wausau will provide a safe and efficient transportation network that will facilitate the movement of people and goods throughout the community. Objective B: Create an environment that is safe and conducive to walking and bicycling throughout the entire city. 4. Prioritize bicycle and pedestrian improvement projects that enhance connectivity between important destinations within the community, and to regional and pedestrian networks.

OVERVIEW AND ANALYSIS:

This parcel was donated to the City contingent that it be utilized as an ADA parking lot for Athletic Park. Staff prepared the attached design to construct seven ADA parking stalls and a bike parking pad. This parking lot is expected to be constructed after the Woodchucks season has concluded at Athletic Park. Construction of this lot will help fulfill the parking requirements of the development agreement between the City and the MacDon Ventures LLC, aka the Woodchucks organization.

Dimensional Standards

The proposal includes seven ADA accessible parking spaces (four van and three car). Dimensional standards including accessible space dimensions, drive aisle width, and pavement setbacks are met.

Landscaping

The project does not meet the threshold for street frontage plantings but will still include one tree along East Wausau Avenue. The project requires approximately 25 points of paved area landscaping, and the proposed tree and hedge row well meets this requirement. Screening requirements will be met by the dense hedge/evergreen border at a height between 5 and 8 feet high along the east property line adjacent to a residential district. The maximum impervious surface area permitted is 55 percent and the proposal meets this requirement.

Lighting

Headlights will shine to the north and west away from the existing residential properties. Two light poles are proposed, one on the north section of the parcel and one on the east side of the parcel. Lighting will be required to comply with requirements as outlined in the Zoning Code.

CONDITIONAL USE PROCEDURE:

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

1st meeting: Public Hearing, no action.

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

PUBLIC HEARING

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

REVIEW AND ACTION

STANDARDS

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

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

SUBSTANTIAL EVIDENCE FROM THE PUBLIC HEARING

N/A

STAFF RECOMMENDATION

N/A

ACTION

The Commission may

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

CITY OF WAUSAU

APPLICATION FOR A CONDITIONAL USE

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1. Address of the property where the conditional use is requested:

508 E. Wausau Ave

2. Provide a legal description of subject property in the space below or attach a copy of the legal description to this application. (For example, the legal description might be the lot, block, and name of a subdivision, or a Certified Survey volume and page number, or some other type of legal description. The City Assessor, at 715-261-6600, may be able to provide this information):

KIEFER MILLER & RINGLES ADD LOT 2 BLK 6

3. Name(s) of Applicant Business: City of Wausau

Name of Contact Person (PLEASE PRINT): Andrew Lynch

Mailing Address: 407 Grant St Wausau WI 54403

Email Address: andrew.lynch@wausauwi.gov

Daytime Phone No. of Contact Person: 715-261-6686

Evening Phone No. of Contact Person: _____

What is your interest in the subject property? (For example, owner, prospective owner, renter, attorney for owner, etc.)

City of Wausau is the property owner.

4. Property Owner Name(s) if Different from Applicant: _____

Mailing Address: _____

Email Address: _____

Owner's Daytime Phone Number: _____

Owner's Evening Phone Number: _____

5. What is the area, in square feet, of the property on which the establishment of the conditional use is requested? 7,116 sqft

6. What is the present zoning of the subject property? TF-10

7. What is (are) the present use(s) of the subject property? Former residential, now vacant lot due to house fire.

8. Proposed use(s) of property: ADA Parking lot for Athletic Park visitors.

Primary Use (reason for conditional use request): Construct ADA parking lot for Athletic Park visitors.

Secondary use (if any) of property in addition to the conditional use: _____

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)

This parking lot will hold 7 ADA parking stalls, at least one will be van accessible. Appropriate landscaping and lighting will be included. Egress will only be from Wausau Ave, no access to the alley. A bike parking pad with appropriate racks will be located near the mouth of the lot.

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.**

10. I (we), the undersigned, do hereby make application and petition the Plan Commission to approve the conditional use as requested above and shown on the site plan and building plans submitted with this application:

Andrew Lynch May 29/2025
Signature of Applicant Date

ANDREW LYNCH
PRINTED Name

Additional Applicant Signature Date

PRINTED Name

Please return your completed application with site and building plans and a check made payable to "City of Wausau" (for the City's publication fee costs) to the Community Development Office on the Second Floor of Wausau City Hall, 407 Grant Street, Wausau WI 54403 (or to the Inspections Department located on the Second Floor of Wausau City Hall).

The publication fee is \$425 for a public hearing at a regularly scheduled Plan Commission meeting (and \$550 if you request a special Plan Commission meeting). Please contact the City Planner (715-261-6753) or Inspections Department (715-261-6780) to determine if these fees are current since they are subject to change.

For City Use Only
Date Received at City Hall: _____
Received By: _____
Amt. Submitted w/Application: \$ _____
Check Number: _____
Month Requested for Hearing: _____
Plan Commission Meeting Date for Expected Final Approval: _____
Other: _____



STAFF REPORT

To: Plan Commission
Prepared By: Brad Lenz
Date: June 17, 2025

REQUESTED ACTION: Approve Specific Implementation Plan (SIP) for two (2) duplexes at 1040 S. 12th Avenue

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

BACKGROUND INFORMATION:

Zoning of the property was amended recently (and the General Development Plan was approved) to allow for two (2) duplexes on the site. To complete zoning approval, a Specific Implementation Plan (SIP) must be approved by the Plan Commission.

The subject parcel formerly contained a duplex, an accessory dwelling unit, and a detached garage. The property owner would split the lot in half to construct two separate duplexes.

CRITERIA FOR APPROVAL:

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

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

2. The proposed Planned Unit Development project is consistent with the City's Comprehensive Plan and other area plans. (It is the responsibility of the City to determine such consistency.)
3. The proposed Planned Unit Development project would maintain the desired relationships between land uses, land use densities and intensities, and land use impacts in the environs of the subject site.
4. Adequate public infrastructure is or will be available to accommodate the range of uses being proposed for the Planned Unit Development project, including but not limited to public sewer and water and public roads.
5. The proposed Planned Unit Development project will incorporate appropriate and adequate buffers and transitions between areas of difference land uses and development densities/intensities.
6. The proposed Planned Unit Development project design does not detract from areas of natural beauty surrounding the site.
7. The proposed architecture and character of the proposed Planned Unit Development project is compatible with adjacent/nearby development.
8. The proposed Planned Unit Development project will positively contribute to and not detract from the physical appearance and functional arrangement of development in the area.
9. The proposed Planned Unit Development project will produce significant benefits in terms of environmental design and significant alternative approaches to addressing development performance that relate to and more than compensate for any requested exceptions/base standard modifications variation of any standard or regulation of this title.
10. For Planned Unit Development projects that are proposed to be developed in phases, the applicant can provide a timeline for development and can demonstrate that the project would be successful even if all phases were not or could not be completed.

ANALYSIS

As noted with the General Development Plan (GDP), staff is generally satisfied that the criteria are being met, with the potential exception of criterion 9 above. The driveways were moved to the rear, which alleviates previous concerns regarding building orientation and front-loaded garages. But, with the information provided thus far, it appears the plans still may not meet minimum exterior design guidelines, much less produce "significant benefits in terms of environmental design" as prescribed in the criterion.

Under Wausau Municipal Code 23.07.10, street facing facades (or the first 20 feet of the side façade extending from the front façade plane) must have a minimum of 15 percent of its wall space devoted to window or door openings. The side facing 12th Avenue, shown as "Elevation 2" in the attached plans, shows only a small kitchen window within the front 20 feet of the façade.

Similarly, the front façade, in this case along Thomas Street, must have a minimum of 20 percent of its wall area space devoted to window or door openings. Excluding the large gabled areas, which is allowable by code, the front facades ("Elevation 1") appear to have close to 20% windows and doors, but the plans are not detailed enough to determine the exact percentage.

More detailed site plans would help determine other ways the designs meet standards and provide benefits. A detailed landscaping plan was not submitted as part of the Specific Implementation Plan (SIP). While not typically reviewed for new one- and two-family homes, landscaping plans are listed in the code as being part of the SIP.

A calculation on the impervious surface area should be provided by the petitioners. In the Duplex Residential zoning district, the maximum impervious surface ratio is 55 percent.

Site plans showing the length of the driveway (outside of the garage) would help determine if sufficient length is provided to park a vehicle outside without encroaching on the drive aisle. Distance from the edge of pavement (of the drive aisle) to the property line should also be shown to ensure an adequate buffer (generally, 5 feet in most zoning districts).

Fencing for the site, while shown conceptually, should be detailed and reviewed by staff through the normal fence permitting process.

Lighting specs should be submitted as part of the building permit process to ensure any exterior lights are full cutoff fixtures.

STAFF RECOMMENDATION

As discussed above, staff recommends the following information from the petitioners to either be reviewed by staff prior to permits being issued, OR to come back to Plan Commission for final approval:

- 12th Avenue building elevations showing at least 15% windows (and/or doors)
- Front façade elevations demonstrating 20% windows/doors
- Landscaping plan showing new trees and planting areas along the buildings
- Site plan showing dimensions of driveways and drive aisles, with distance(s) to north property line
- Plan showing a calculation of impervious area

NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION



PROJECT NUMBER:	25-225
PROJECT NAME:	1040 S 12th Ave
TITLE:	

PROJECT TEAM

Director:
John Garcia
(715) 302-0529

Customer Concierge:
Adelle Paul
(715) 302-0529

Project Manager:
Jimi Honeck
(715) 302-0529

Designer:
Hadleigh Baumann
(715) 302-0529

DRAWN BY:

Hadleigh Baumann

DATE:

6/3/2025

SCALE:

SHEET:



E1 ELEVATION 1
1/6 IN = 1 FT



E4 ELEVATION 4
1/6 IN = 1 FT



E2 ELEVATION 2
1/6 IN = 1 FT



E3 ELEVATION 3
1/6 IN = 1 FT

NUMBER	DATE	REVISION TABLE REVISED BY	DESCRIPTION



PROJECT NUMBER:	25-225
PROJECT NAME:	1040 S 12th Ave
TITLE:	

PROJECT TEAM

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Adelle Paul
(715) 302-0529
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DRAWN BY:

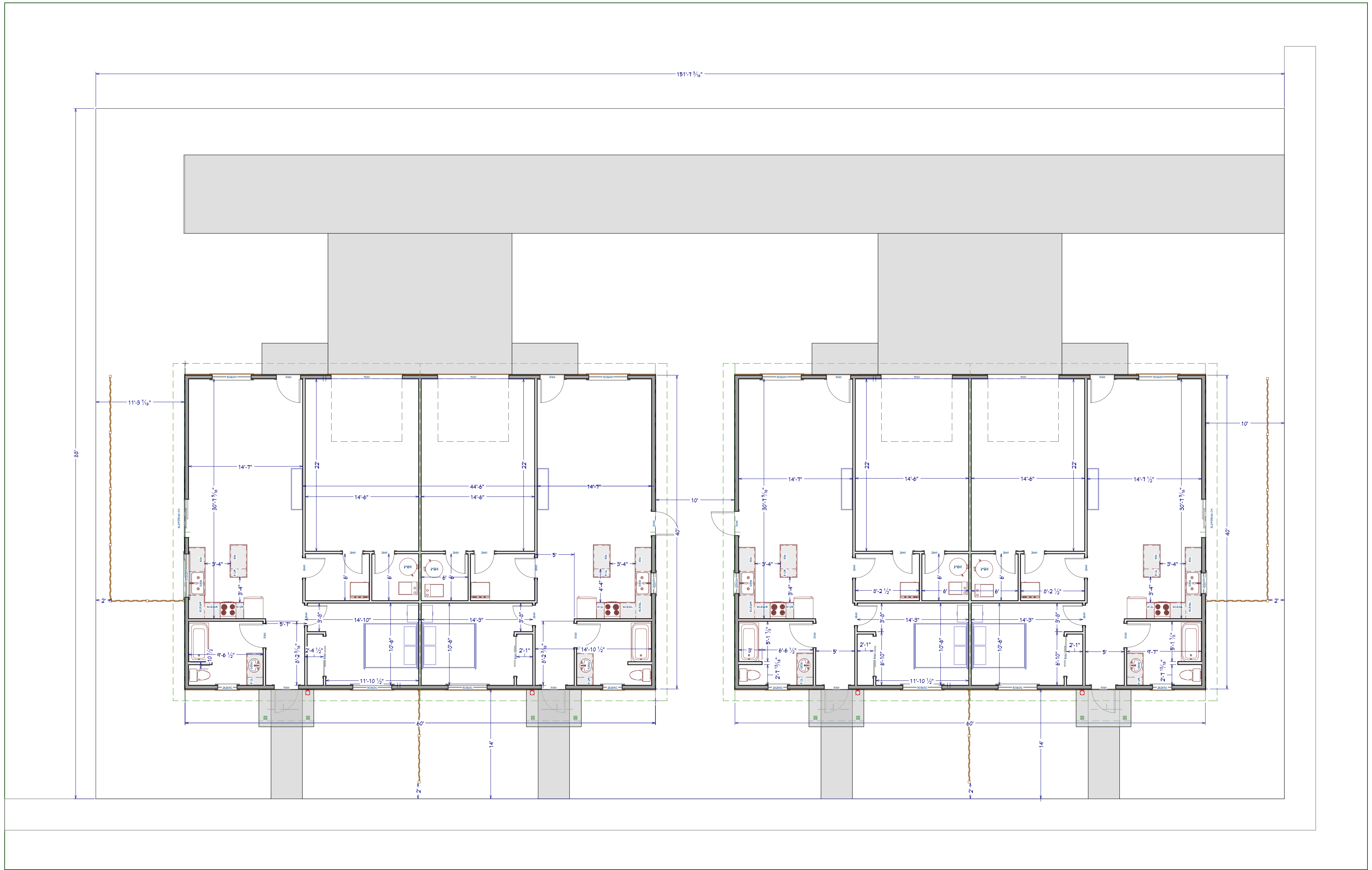
Hadleigh Baumann

DATE:

6/3/2025

SCALE:

SHEET:



1ST FLOOR
1/6 IN = 1 FT

NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION



PROJECT NUMBER:	25-225
PROJECT NAME:	1040 S 12th Ave
TITLE:	

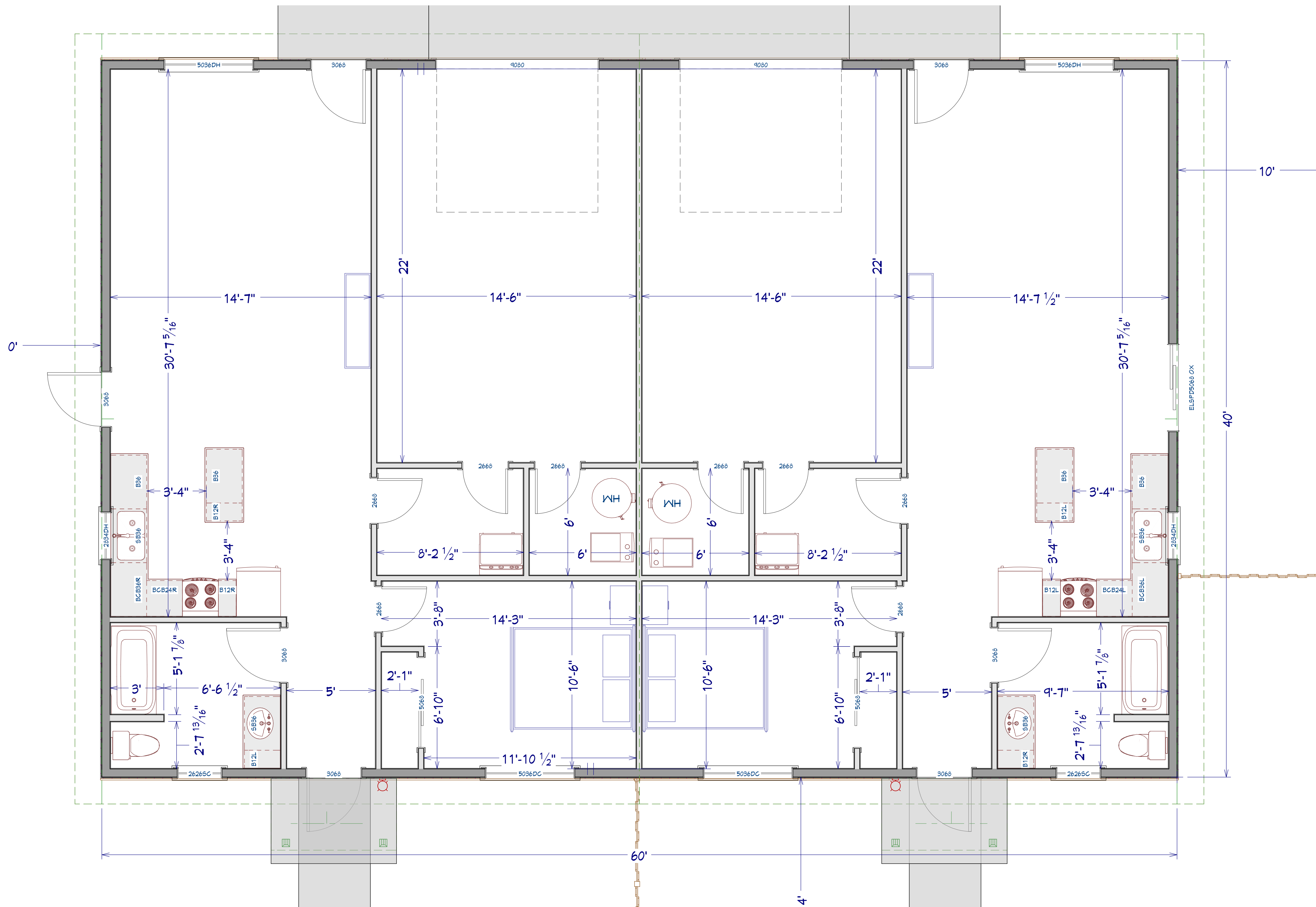
PROJECT TEAM	
Director:	John Garcia (715) 302-0529
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Project Manager:	Jimi Honeck (715) 302-0529
Designer:	Hadleigh Baumann (715) 302-0529

DRAWN BY:	Hadleigh Baumann
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DATE:	6/3/2025
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SCALE:	
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SHEET:	
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○ 1ST FLOOR
1/3 IN = 1 FT

NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION



PROJECT NUMBER:	25-225
PROJECT NAME:	1040 S 12th Ave
TITLE:	

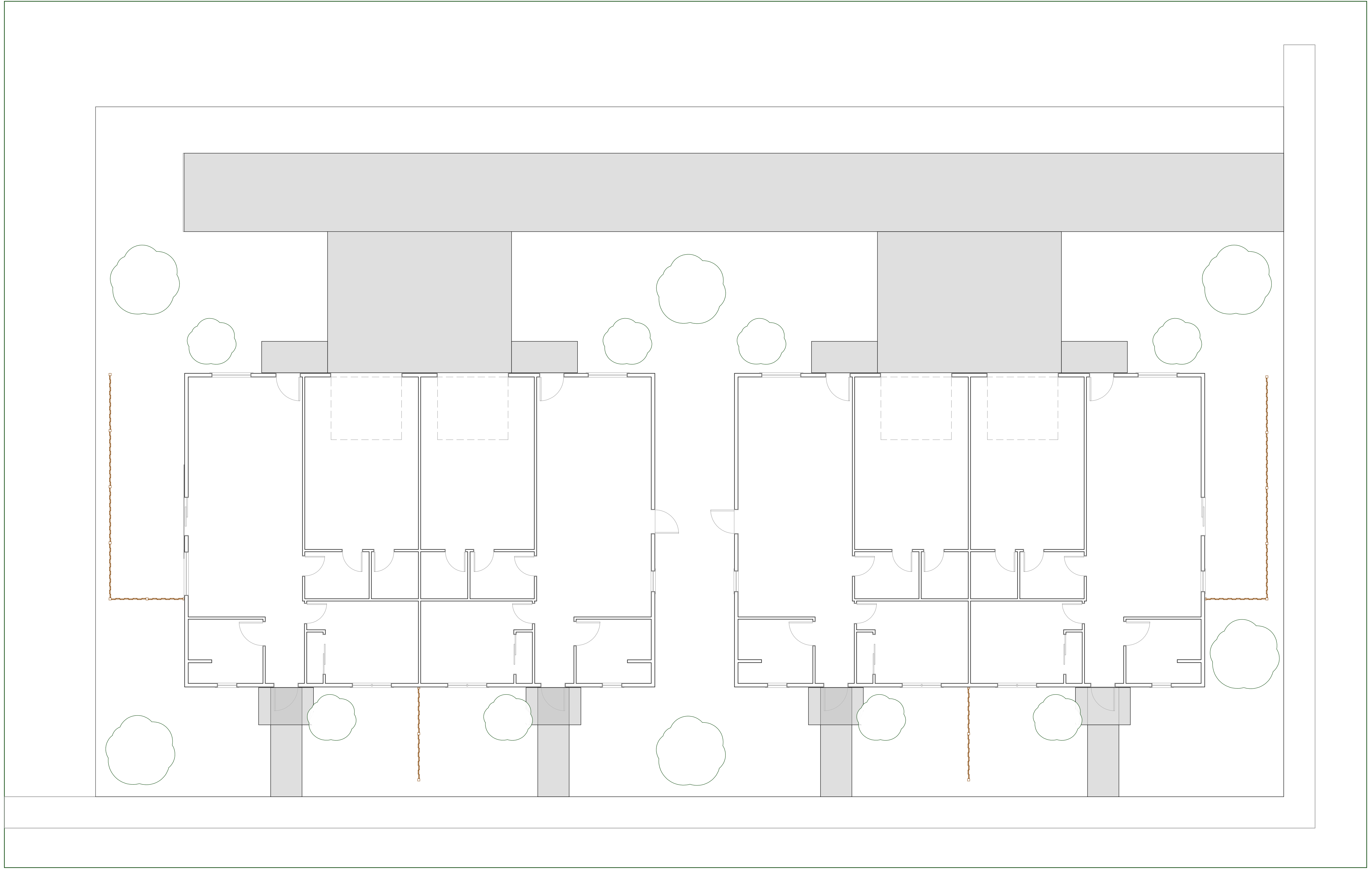
PROJECT TEAM	
Director:	John Garcia (715) 302-0529
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DATE:
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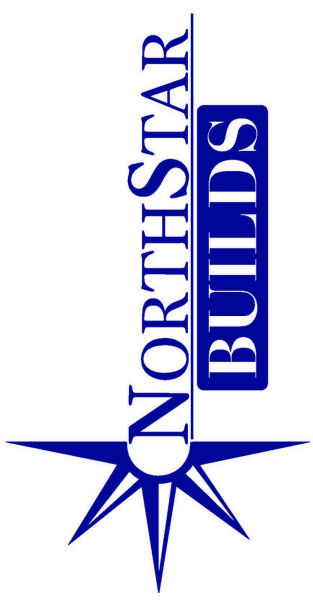
SCALE:

SHEET:



TERRAIN PLAN VIEW
1/6 IN = 1 FT

NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION



PROJECT NUMBER:	25-225
PROJECT NAME:	1040 S 12th Ave
TITLE:	

PROJECT TEAM	
Director:	John Garcia (715) 302-0529
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DATE:
6/3/2025

SCALE:

SHEET: