



OFFICIAL NOTICE AND AGENDA

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

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

Meeting of the:	PLAN COMMISSION OF THE CITY OF WAUSAU
Date/Time:	Tuesday, June 21, 2022 at 5:00 pm.
Location:	City Hall (407 Grant Street, Wausau WI 54403) - COMMON COUNCIL CHAMBERS
Members:	Katie Rosenberg (C), Eric Lindman, Sarah Watson, Dawn Herbst, Bruce Bohlken, Andrew Brueggeman, George Bornemann

AGENDA ITEMS FOR CONSIDERATION

1. Approve the minutes from the May 17, 2022 meeting.
2. Discussion and possible action on request to approve a conditonal use at 101/103 North 3rd Avenue to allow for an outdoor event space and beer garden, in a UMU, Urban Mixed-Use Zoning District. (Brewer Entertainment)
3. Discussion and possible action on request to approve a conditonal use at 1700 North Business Highway 51 to allow for an auto body paint and repair shop, in a SMU, Suburban Mixed-Use Zoning District. (Caliber Collision)
4. **PUBLIC HEARING:** Request to amend the General Development Plan at 301 & 411 Washington Street to allow for a mixed-use development with underground parking, commercial on the first floor and apartments above, in a PUD, Planned Unit Development Zoning District. (T. Wall Enterprises)
5. Discussion and possible action on request to amend the General Development Plan at 301 & 411 Washington Street to allow for a mixed-use development with underground parking, commercial on the first floor and apartments above, in a PUD, Planned Unit Development Zoning District. (T. Wall Enterprises)
6. **PUBLIC HEARING:** Request to approve a conditonal use at 1505 Brown Street to allow for an additional detached accessory structure, in a SR-2, Single Family Residential-2 Zoning District. (Kraimer)
7. Discussion on request to approve a conditonal use at 1505 Brown Street to allow for an additional detached accessory structure, in a SR-2, Single Family Residential-2 Zoning District. (Kraimer)
8. **PUBLIC HEARING:** Request to rezone 520 North 1st Avenue from TF-10, Two Flat Residential-10 Zoning District, to UMU, Urban Mixed-Use Zoning District. (Bridge Street Mission)
9. Discussion and possible action on request to rezone 520 North 1st Avenue from TF-10, Two Flat Residential-10 Zoning District, to UMU, Urban Mixed-Use Zoning District. (Bridge Street Mission)
10. **PUBLIC HEARING:** Request to amend the General Development Plan at 111 North Bellis Street to allow for an institutional residential facility, in a PUD, Planned Unit Development Zoning District. (ACS Clinical Services)
11. Discussion and possible action on request to amend the General Development Plan at 111 North Bellis Street to allow for an institutional residential facility, in a PUD, Planned Unit Development Zoning District. (ACS Clinical Services)
12. Discussion and possible action on vacating and discontinuing the public walkway abutting 3317 Polzer Drive, 3311 Polzer Drive, 3312 Wildwood Lane, and 3318 Wildwood Lane.
13. Discussion and possible action on amending the fencing standards of the Wausau Municipal Code 23.06.040
14. Next meeting date.
15. Adjournment

MAYOR KATIE ROSENBERG - COMMITTEE CHAIR

Members of the public who do not wish to appear in person may view the meeting live over the internet 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 6/16/2022 @ 1:30 p.m. Questions regarding this agenda may be directed to the Planning Department at (715) 261-6760.

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6590 or ADAServices@ci.wausau.wi.us to discuss your accessibility needs. We ask your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours before the even the City of Wausau will make a good faith effort to accommodate your request.

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, Bridge Street Mission, Kraimer, ACS Clinical Services, T. Wall Enterprises, Brewer Entertainment, Caliber Collision, Bond Realty LLC

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, May 17, 2022, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Katie Rosenberg, Eric Lindman, Sarah Watson, Bruce Bohlken, George Bornemann

Others Present: Brad Lenz, William Hebert, Brian Stahl, Melissa Engen, Andrew Lynch, Matt Brewer, Bret Flory

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 Katie Rosenberg called the meeting to order at approximately 5:00 p.m. noting that a quorum was present. Mayor Rosenberg welcomed Sarah Watson to the committee and introduced Andrew Lynch to the committee.

Approve the minutes from April 19, 2022.

Bohlken motioned to approve the minutes from the April 19, 2022 meeting. Bornemann seconded, and the motioned carried unanimously 5-0.

PUBLIC HEARING: Request to approve a conditional use at 101/103 North 3rd Avenue to allow for an outdoor event space and beer garden, in a UMU, Urban Mixed-Use Zoning District.

Lenz said that the petitioner is available to answer any questions. The conditional use is required for the outdoor entertainment. Other committees have reviewed requests for licenses.

Matt Brewer said he is excited about the project. The cost of the addition has increased from \$11,000 to \$100,000. The outdoor area will have bags, games and bands. There will be a lot of day events. The 28x53 square foot area will be fencing and lit. Brewer said that they plan on moving to interior changes after the exterior addition is completed.

Mayor Rosenberg opened the public hearing.

Mayor Rosenberg closed the public hearing.

Discussion on request to approve a conditional use at 101/103 North 3rd Avenue to allow for an outdoor event space and beer garden, in a UMU, Urban Mixed-Use Zoning District.

There was no additional discussion.

PUBLIC HEARING: Request to approve a conditional use at 1700 North Business Highway 51 to allow for an auto body paint and repair shop, in a SMU, Suburban Mixed-Use Zoning District.

Lenz said that this conditional use is for vehicles service and repair. This location was previously a car dealership. Detailed information is located in the packet. The public hearing happens this month and approval will happen next month. Some outdoor storage will be screened.

Bret Flory said that Caliber Collision is the world's largest collision repair company. It is a first-class operation. The repair work will happen inside and there will be some outside storage. Totaled vehicles will be removed within 24 hours. Flory said that it is a great company and is happy to answer any questions.

Mayor Rosenberg opened the public hearing.

Mayor Rosenberg closed the public hearing.

Discussion on request to approve a conditional use at 1700 North Business Highway 51 to allow for an auto body paint and repair shop, in a SMU, Suburban Mixed-Use Zoning District.

Bornemann asked how many vehicles can be stored in the fenced in area. Flory answered that approximately 30 vehicles can be stored. Bornemann asked if the fencing will be enclosed. This was confirmed.

PUBLIC HEARING: Request to approve a conditional use at 414 South 1st Avenue to allow for an off-site parking lot, in a UMU, Urban Mixed-Use Zoning District.

This item was removed from the agenda.

Discussion on request to approve a conditional use at 414 South 1st Avenue to allow for an off-site parking lot, in a UMU, Urban Mixed-Use Zoning District

This item was removed from the agenda.

Discussion and possible action on approving a blade sign at 608 Washington Street.

Hebert said that a blade sign is being requested for the Art Boutique and it will be located above the door. The ordinance requires Plan Commission approval for blade signage.

Watson motioned to approve a blade sign at 608 Washington Street. Bohlken seconded, and the motion carried unanimously 5-0.

Next meeting date.

The next meeting is scheduled for June 21, 2022.

Adjournment.

Bornemann motioned to adjourn, seconded by Bohlken. The motion carried unanimously 5-0 and the meeting adjourned at 5:10 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on June 21, 2022.



Memorandum

From: Brad Lenz
To: Plan Commission
Date: June 13, 2022
Subject: 101/103 S. 3rd Avenue – Conditional Use Approval

Introduction

Brewer Entertainment, DBA Matt's 101 Pub, is looking to add an outdoor patio area that will be enclosed by a privacy fence. The area, adjacent to an alley on the backside of the building, is paved and currently used to park a small number of vehicles. The business has an off-street parking lot to the north of the building (at 105 N. 3rd Avenue). New paving blocks will be installed for the patio. Please see attached plans and renderings.

Image 1. Aerial view of subject property



Detailed parking lot plans are currently being developed by an engineering firm. The petitioners will need to obtain permits for parking lot construction and fencing. They will also need to acquire the proper license through the City Clerk's office pertaining to outdoor activities, such as entertainment and the serving of alcohol.

The Plan Commission held a public hearing last month to hear testimony from the public relating to the proposed conditional use. The petitioners introduced the project and explained some of the renderings shown in the packet. There was no additional *substantial evidence* presented at the public hearing.

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.

Recommended Motion

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

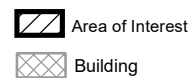
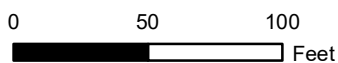
- Approve the use as originally proposed;
- Approve the proposed conditional use with modifications and/or conditions; or
- Deny approval of the proposed conditional use.

Staff recommends approving the use as proposed, noting that construction of the patio and fencing will need to meet specific zoning standards in order to obtain necessary permits. Examples of such standards include fence height, materials, location, and vision triangles. Detailed plans will be required as part of the permit application.

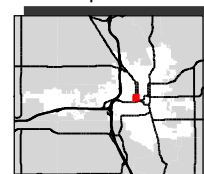


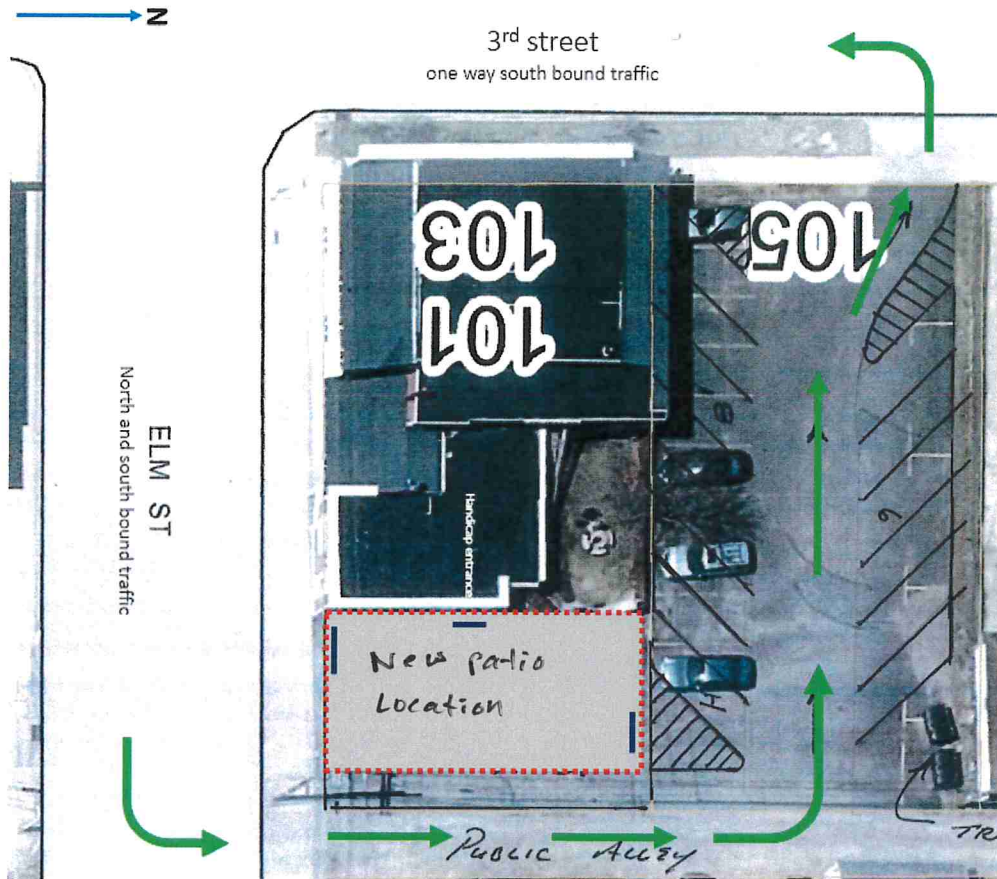
Map Date: May 3, 2022

City of Wausau
Marathon County Wisconsin



Map Location





- Approx. 25' x 50' area
- Working with REI for parking lot design

3RD AVE

BAR

Matt's 101 Pub
101 N 3RD AVE
WAUSAU WI

1 SQUARE = 2 FEET

N →

ELM
ST

28

4' BARN DOOR
ACCESS

29

6' tall

36

4' BARN DOOR
ACCESS

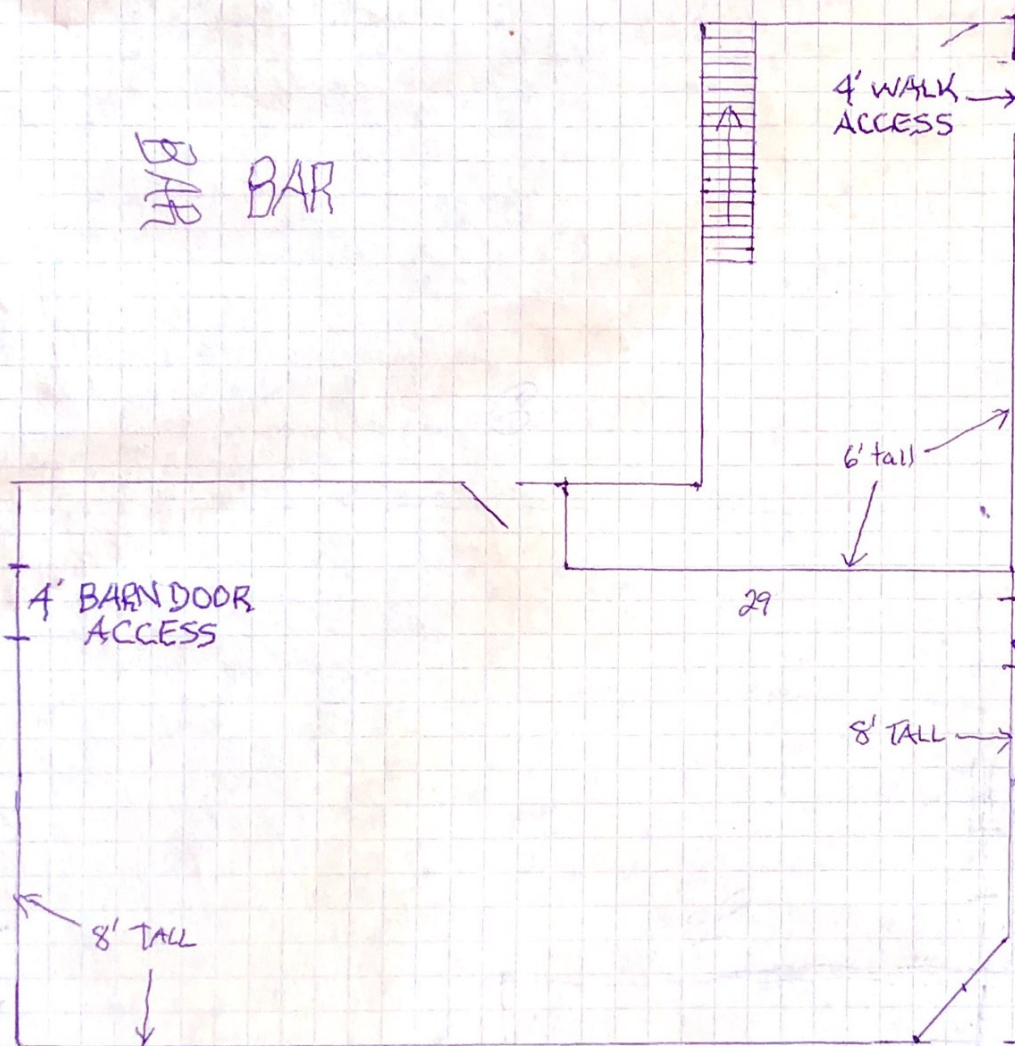
8' TALL

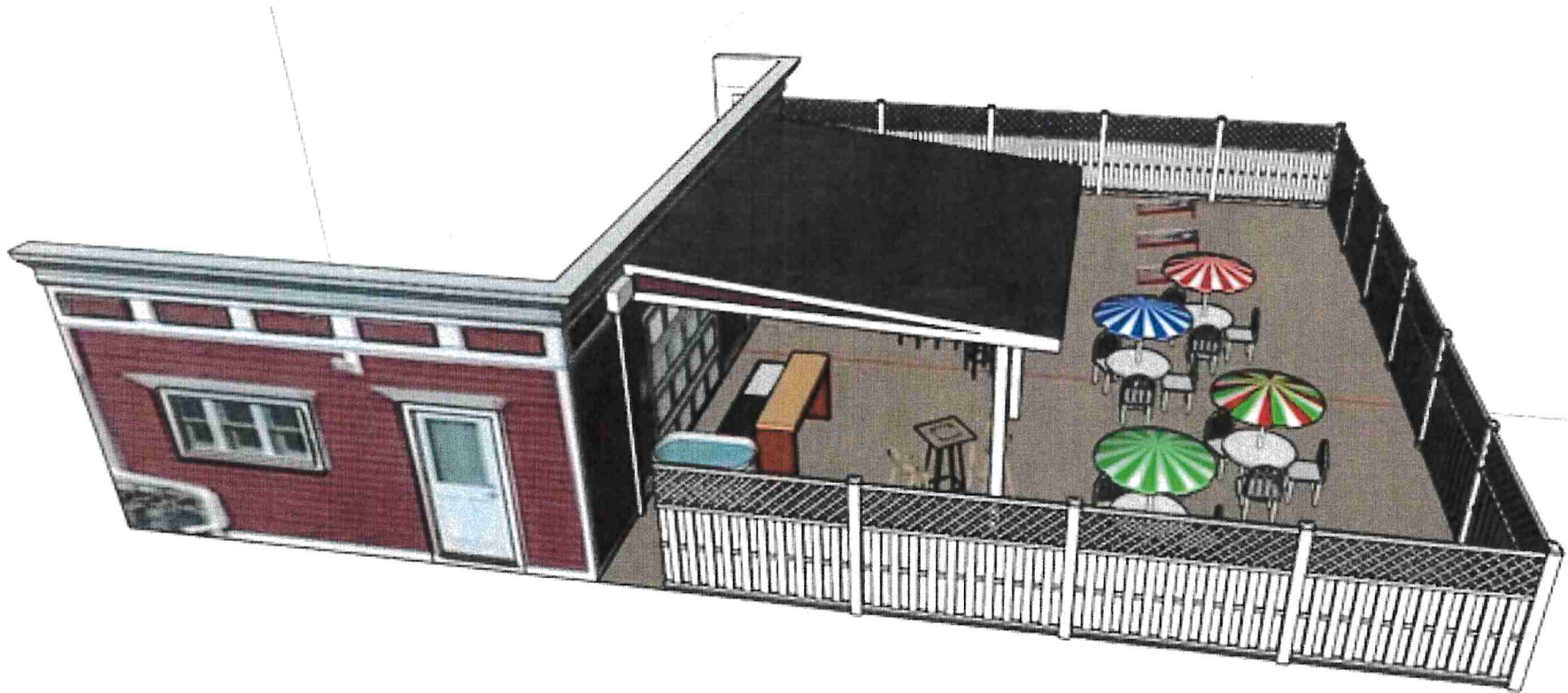
22

8' TALL

ALLEY

52

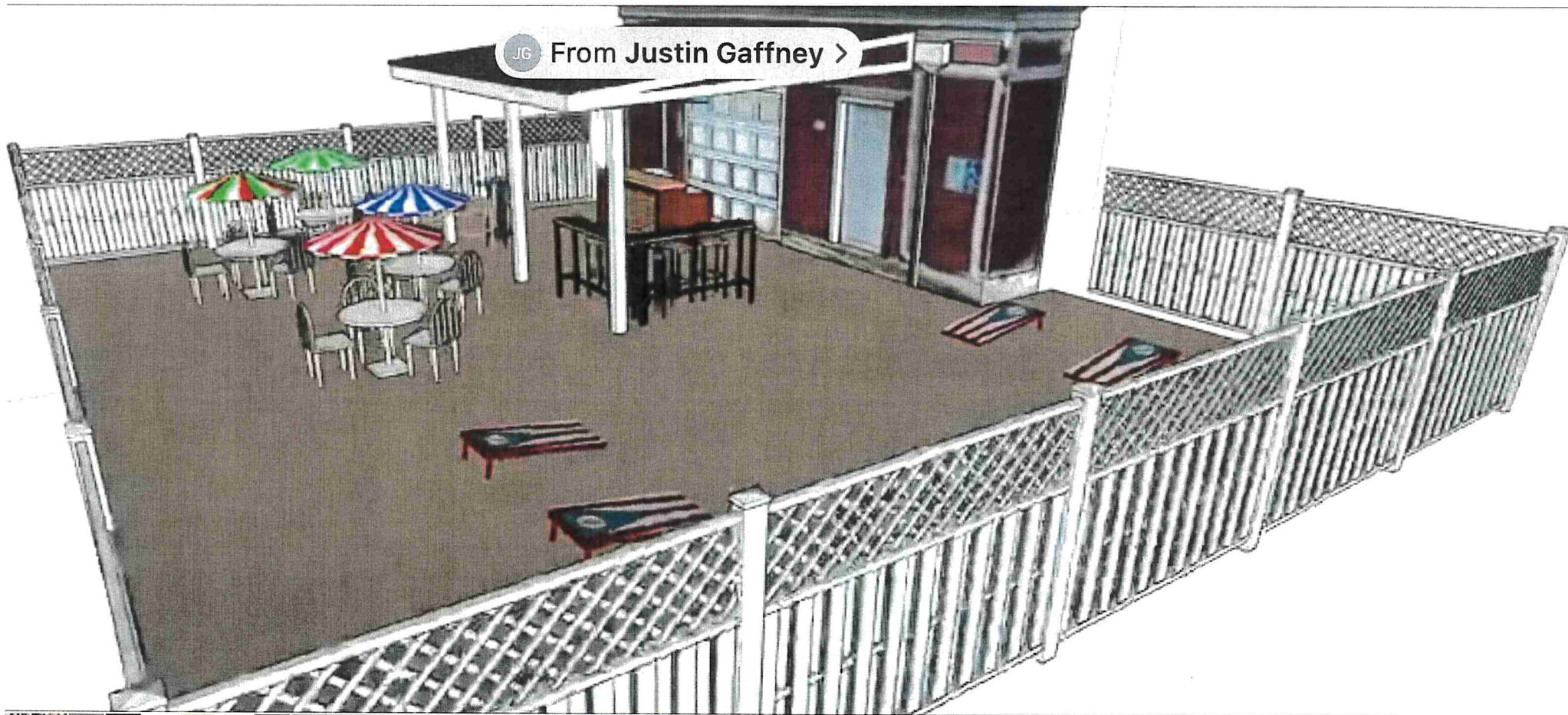






JG

From Justin Gaffney >







Memorandum

From: Brad Lenz
To: Plan Commission
Date: June 14, 2022
Subject: 1700 N. Business Highway 51 – Conditional Use Approval

Introduction

Caliber Collision is proposing to operate an auto body paint and repair shop at 1700 N. Business Highway 51. The existing building and property were formerly used as a car dealership. The proposed use would include an outdoor area for storing vehicles. The vehicles would be screened from the public with a fence, and all work on the cars would take place inside the building. Please see the attached description and plans for more information. Below is an aerial view of the property.

Image 1. Aerial view of subject property



“Vehicle service and repair” is a land use that is only permitted by right in the medium and heavy industrial districts. It is potentially allowable by conditional use permit in the Suburban and Urban Mixed Use districts, as well as the Light Industrial district. The subject property is located amongst other commercial properties along Business Highway 51, and sits across the divided highway from the technical college.

The Plan Commission held a public hearing last month to hear testimony from the public relating to the proposed conditional use. The petitioners explained some details of the project. There was no additional *substantial evidence* presented at the public hearing.

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:

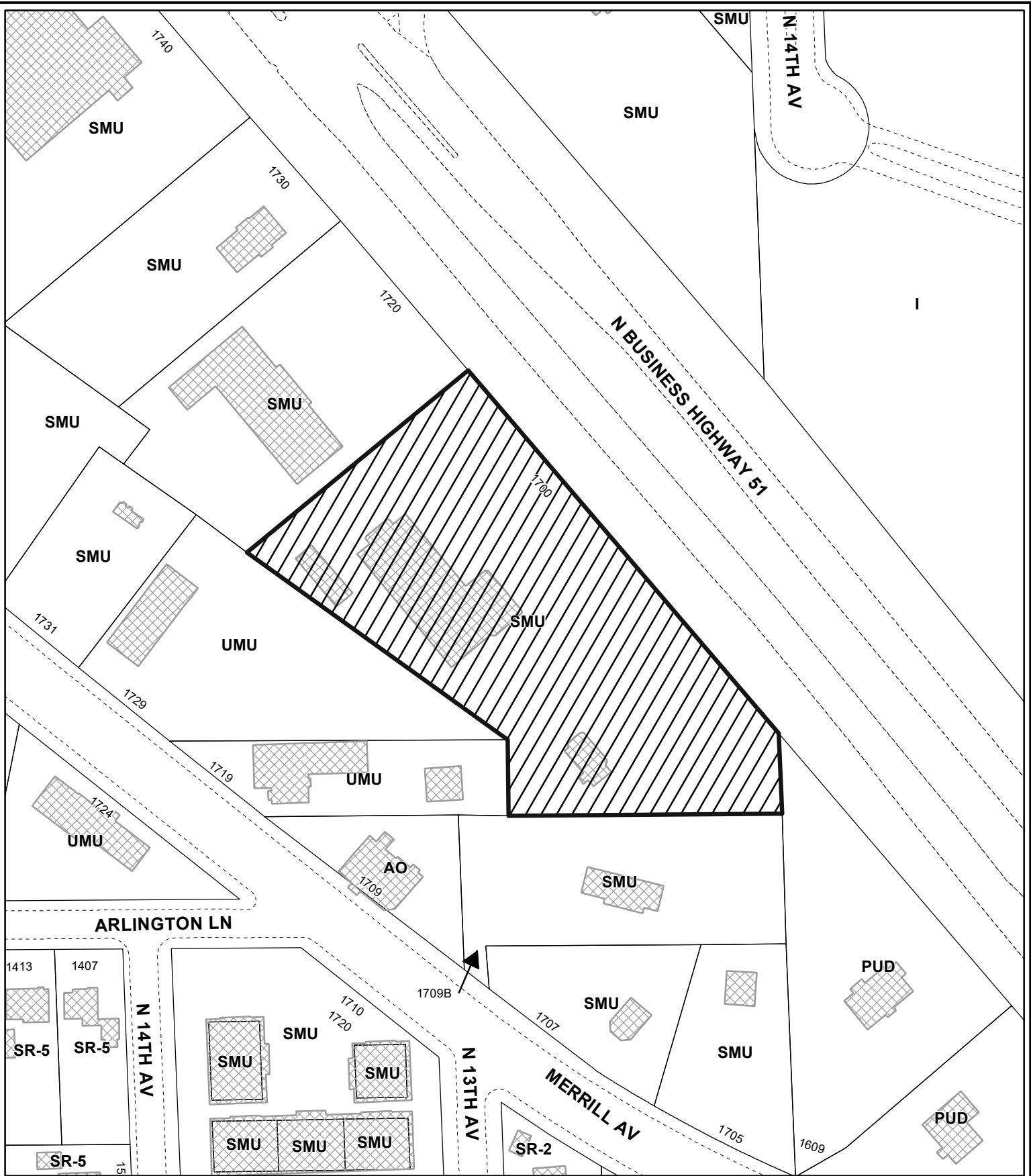
- Is in harmony with the Comprehensive Plan
- Would result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, 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.

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.

Staff recommends approving the use as proposed, noting that new fencing will require a permit and need to meet specific standards in the zoning code. Slat fencing, for example, can be used as solid screening, as long as it is pre-woven or interwoven and is at least 90 percent opaque. Detailed plans will be required as part of the permit application.



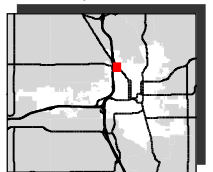
Map Date: May 3, 2022

City of Wausau
Marathon County Wisconsin

0 100 200
Feet

Area of Interest
 Building

Map Location





TO: City of Wausau
City Planning Department
407 Grant Street
Wausau, WI 54403
715-261-6680

RE: Project Narrative – Proposed Caliber Collision located at
1700 N Business Hwy 51, Wausau, WI

DATE: April 21, 2022

This letter serves to accompany the application for Conditional Use Permit and provides a description of this proposed project and Caliber Collision.

I. PROJECT NARRATIVE:

Site consists of platted 1.97-acres of developed land, which is part of general plan zoned Suburban Mixed Use (SMU). We are requesting a Conditional Use Permit to allow Caliber Collision at this location. Site is accessible by a 2- way driveway along N Business Hwy 51 (Badger Ave). Proposed use is an Auto Body Paint and Repair Shop with fenced outdoor vehicle storage. It is the intent of the owner and all consultants to construct a quality project within the standards set by the City of Wausau for Planning, Building and Engineering Design.

a. Details about the type of proposed operation (including hours of operation)

All repair activities will be conducted in-doors and completely screened from public view. Public parking will be located in the front drive/parking field. All vehicles received for repair will remain behind the 6'-0" chain link fence with black vinyl slats. Vehicles that are taken in for repairs are typically admitted by tow truck which limits our customers coming to this location.

b. Facility Information:

- Site Area: 1.97 Acre Lot
- Bldg SF: 11,900 SF +/-
- Hours of Operation: 7:30 a.m. – 5:30 p.m. Monday through Friday
- Total Full-Time Employees on-site: approximately 18
- Yearly Salary Ranges:
 - Site Manager = \$90K Base (+ incentive bonuses/commissions)
 - Support/Office Admin Staff: 4-5 Count @ \$25K average = \$100K to \$125K
 - Junior Shop Techs = 10-12 Count @ \$50K average = \$500K to \$600K
 - Senior Shop Painters = 4 Count @ \$110K average = \$440K
 - Anticipated Employee Base Payout = \$1,220,000 to \$1,445,000

c. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.

- **Noise** – The type of facility proposed shall be limited to vehicle body “prep”, parts replacement and finishing work room. Typical repairs include hood replacement, fender repair, hail damage, light interior, molding and windshield replacement. Inherently, these types of repairs are not loud enough to project recognizable sound beyond the proposed property lines. Furthermore, this facility shall operate with all exterior doors closed. The shop contains a full HVAC System that shall provide climate control year-round. With all doors closed, there should be no nuisance to neighboring properties in the way of noise.
- **Dust** – Within the facility, light dust is to be expected. The amount of dust is akin to a classroom chalkboard. Regularly scheduled cleaning ensures control. All sanding is performed with a filtered vacuum assist sanding machine.
 - Exterior – the only dust that would be on this facility would be that which blew in from adjacent properties. This facility has adequate paving, perimeter landscaping and screening walls. Nothing that occurs within the premises this site generates dust. Any dust that enters the site would likely attach to perimeter landscaping and not pass through to the adjacent properties.

d. Project Compatibility with the Comprehensive Plan and Zoning District

- The project will enhance the built commercial frontage along the Southern Gateway entrance corridor and is consistent with the Retail Commercial future land use designation per the City of Wausau Comprehensive Plan. The project will revitalize the site without deviating from the overall design features of the surrounding neighborhood. It will promote further success to existing businesses, provide expanded job growth and assurance of good custodial care.
- It is the intent of the owner and all consultants to construct a quality project within the standards set by the City of Wausau Planning, Building & Engineering design. The project will have no negative impact to surrounding areas. The project will perform a function, and provide a service that is essential and beneficial to the community.
- The parcel is zoned Suburban Mixed Use (SMU). Adjacent parcels are zoned (SMU) and (UMU)
- All services shall be performed within an enclosed building. All repair activities will be conducted in-doors and completely screened from public view.
- All parts, materials and equipment shall be stored within an enclosed building. There will be no visible equipment, parts and materials outside the building.
- All vehicles received for repair will remain behind a fence with privacy mesh to be screened from public view. Vehicles that are taken in for repairs are typically admitted by tow truck which limits customers coming to this location.
- No vehicle awaiting repair shall be located on any portion of the site so as to be visible from any public street, and shall be limited to locations designated on the approved site plan.
- As a multi-state/multi-operator of Body Shops, Caliber Collision is well versed in the procedures and requirements to divert any operational hazards. Prior to opening for business, Caliber Collision will secure a Business License to operate said facility. Any hazardous material shall be documented, handled and/or stored per local, state and federal

requirements. The proposed facility (site and building) will be designed by licensed Architects/Engineers who are thoroughly versed in Body Shop Designs. Final interior designs shall be designed by same Architects/Engineers. Interior Lighting, HVAC Ventilation, and Storm Sewer oil/sand interceptors shall be properly placed to facility safe conditions within and outside the entire property. These designs shall receive City of Wausau a Plans Review/Permit Approval to ensure structural, life safety, ADA and Building Code compliance for the proposed operations. Furthermore, the operator implements specific operational and safety guidelines that secure on-going daily assurance of employee, customer, property and surrounding area safety. Refer to Section 2 of the narrative.

2. Operator and Safety Guidelines:

The operator implements specific operational and safety guidelines that secure on-going daily assurance of employee, customer, property and surrounding area safety. These include:

- a. **Drug Testing** – Applicants are required to pass drug screening. Once employed, Caliber reserves the right to perform both random and/or employee-specific testing. Any failure results in immediate loss of employment.
- b. **Authorized Employment** – Applicants are required to provide proof of citizenship and/or verification that they are authorized to be lawfully employment in the US.
- c. **Background Checks** – Applicants are required to pass a background check. This includes but is not limited to any incidents involving sexual crime, child endangerment, and other acts of violent nature.
- d. **Facility Management** – Each facility is managed with adequate and competent staff to oversee and monitor the repair services and customer interface.
- e. **Safety Training** – Given the nature of using automated machinery and restoration supplies, each employee is required to complete and continue ongoing safety training. All equipment used is state of the art and properly maintained. This instruction safeguards the employees, the environment, the clients, their vehicles and all neighboring facilities.
 - e.1 All training guidelines ensure prevention of the following:
 - i. Loud noise, fumes, odors, dust, vibration, illumination
 - ii. Fire, explosions, flooding,
 - iii. Contamination of persons, property or nearby equipment
- f. **Environmental Protection Agency and other Governmental Regulations** – All products used, services rendered, and disposals of waste are highly regulated to prevent unwanted affects. All products and equipment are designed to ensure compliance. Laws and limitations are monitored and enforced so that any employee, clientele and passerby may be assured of a safe environment.

3. COMPATIBILITY OF PROPOSED FACILITY WITH SURROUNDING PROPERTIES AND COMMUNITY

Applicant suggests that this facility will serve as the single-most compatible site with the types of uses permitted in the surrounding area. As such, it will promote further success to existing businesses, provide expanded job growth and assurance of good custodial care.

Please note the contributions that Caliber Collision brings surrounding communities for all of their locations. Among their traditions of charity and community enrichment programs (<http://calibercollision.com/about-us/community-involvement/>), Caliber Collision actively supports:

- American Heart Association Heart Walk, American Heart Association Cotes Du Coeur, and Children's Advocacy Center of Collin County
- Assisted military service members transition out of active duty and into a collision/auto body industry career through Changing Lanes Program.
- Supplied local food banks with more than 275,000 meals for needy families in 2013
- Gifted 13 fully-refurbished vehicles to needy families through the Caliber Collision Recycled Rides program in 2012. Plan on gifting 25 in 2013
- Gifted more than 500 vehicles to veterans, active-duty service members and others in need of reliable transportation through the Caliber Collision Recycled Rides program since 2012.

This year, as part of their Restoring You program, they are focusing on helping the medical workers, medical support staff and first responders battling COVID-19 who are doing so much to help all of our communities

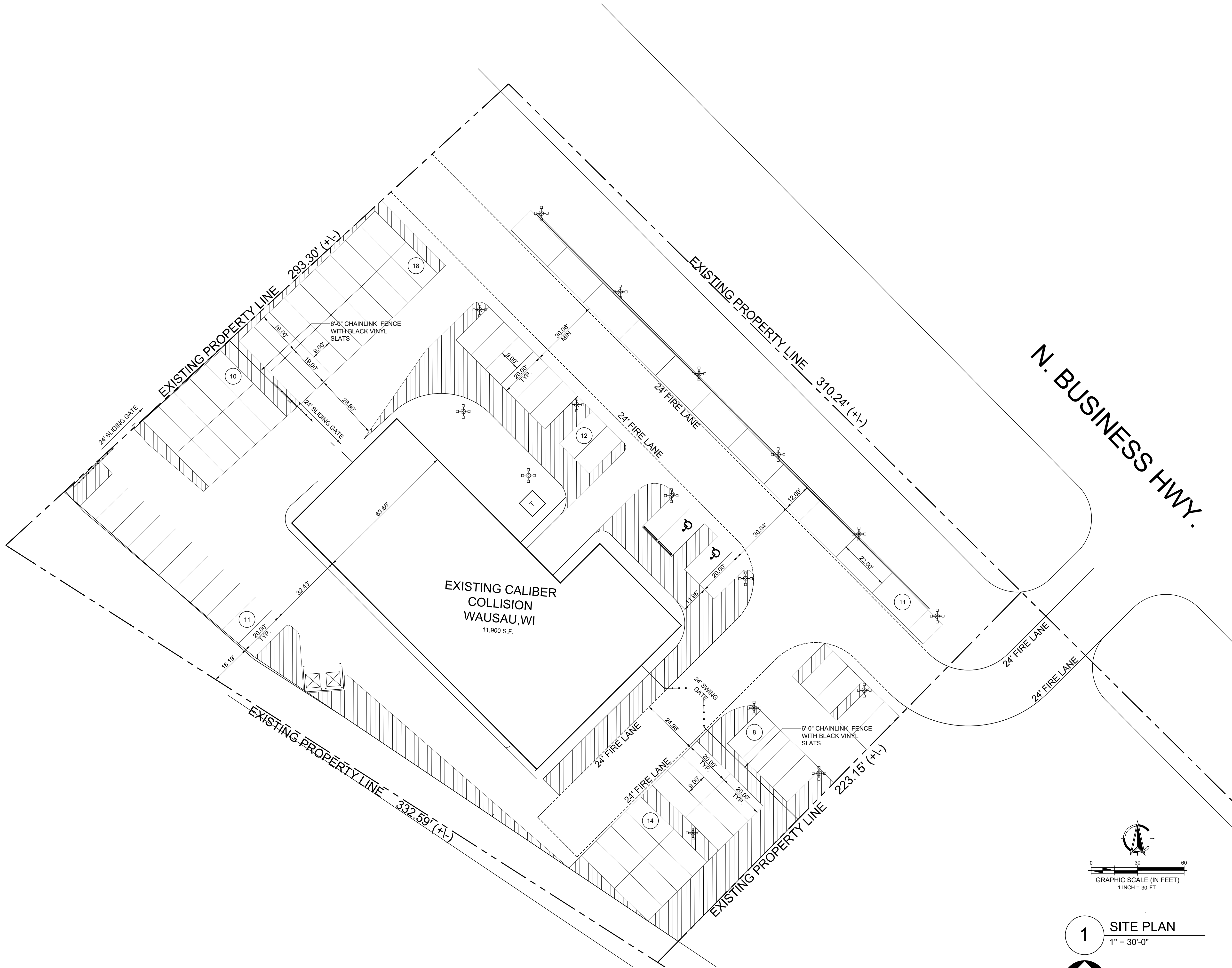
Finally, to further endorse their commitment to excellence, USAA has identified Caliber Collision as having "an exceptionally high standard when it comes to service delivery.

Respectfully,

Bret Flory

blory@crossarchitects.com

972.467.9749



SITE DATA		
OFFICE SQ. FT.	=	2,188 SQ. FT. ±
SHOP FLOOR SQ.FT.	=	9,712 SQ. FT. ±
TOTAL BUILDING SQ.FT.	=	11,900 SQ. FT. ±
ACREAGE TOTAL	=	1.97 ACRES
PARCEL CONTROL NUMBER: 291-2907-221-0132		

FLOOD ZONE 'X' (OUTSIDE 500 YEAR PLAIN)		
SETBACKS:		
FRONT: 10'	REAR: 10'	SIDES: 10'
PROPOSED HEIGHT	=	16'-0"±- (EXIST)
MAX. HEIGHT	=	50'-0"
ZONING	SMU (SUBURBAN MIXED USE)	
USE	AUTO BODY PAINT & REPAIR SHOP	
WATER	(UTILITY DISTRICT)	
SEWER	(UTILITY DISTRICT)	

PARKING CALCULATIONS		
OFFICE/SHOP @ 1 / 400 SF OF GROSS FLOOR AREA IN EXCESS OF 2,000 SF		
CITY TOTAL REQUIRED	=	25
TOTAL PARKING SHOWN	=	84
BICYCLE CALCULATIONS		
OFFICE @ 5% OF 10	=	X
SHOP @ 5% OF 47	=	X
CITY TOTAL REQUIRED	=	X
TOTAL BICYCLE SHOWN	=	X



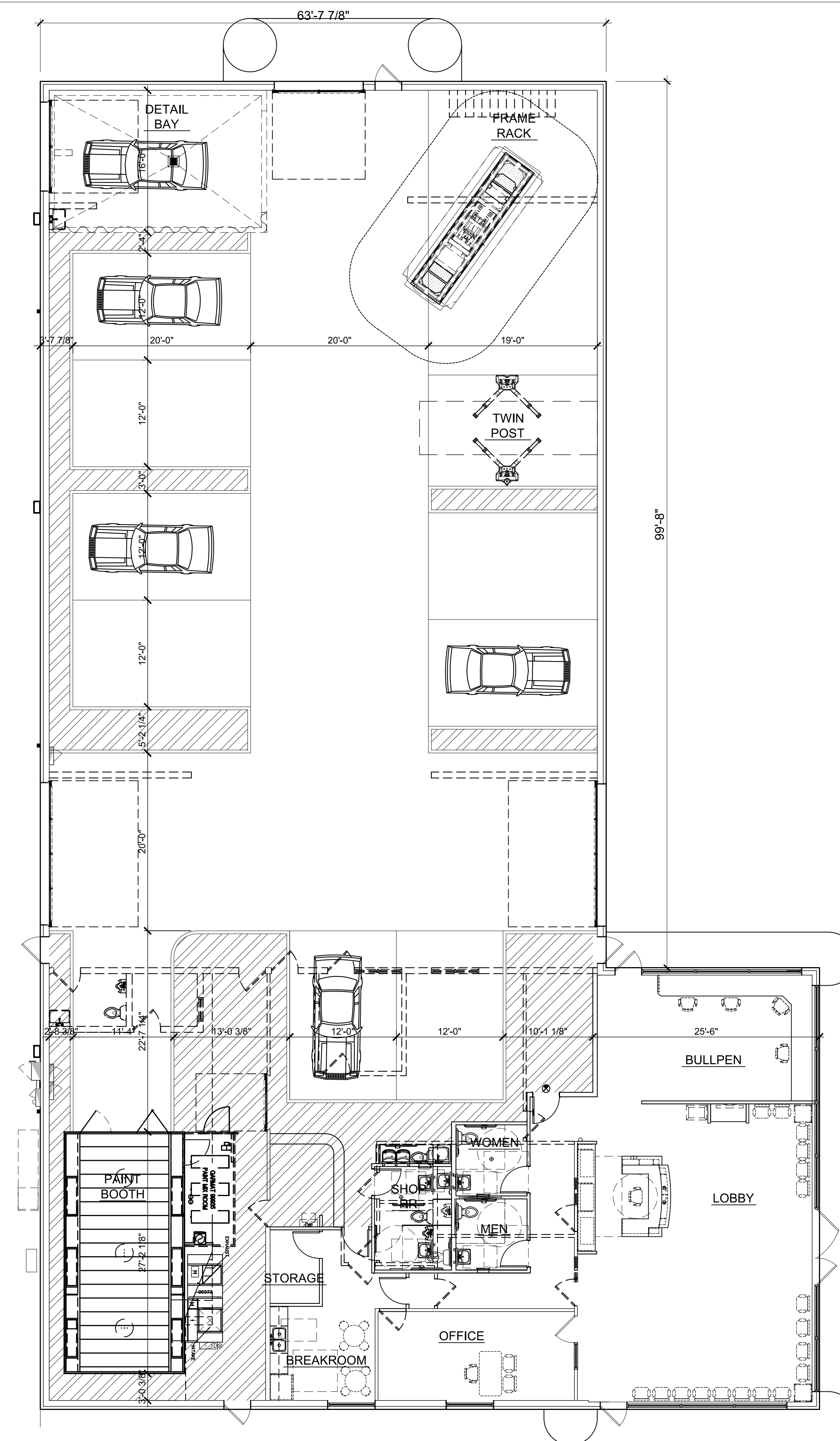
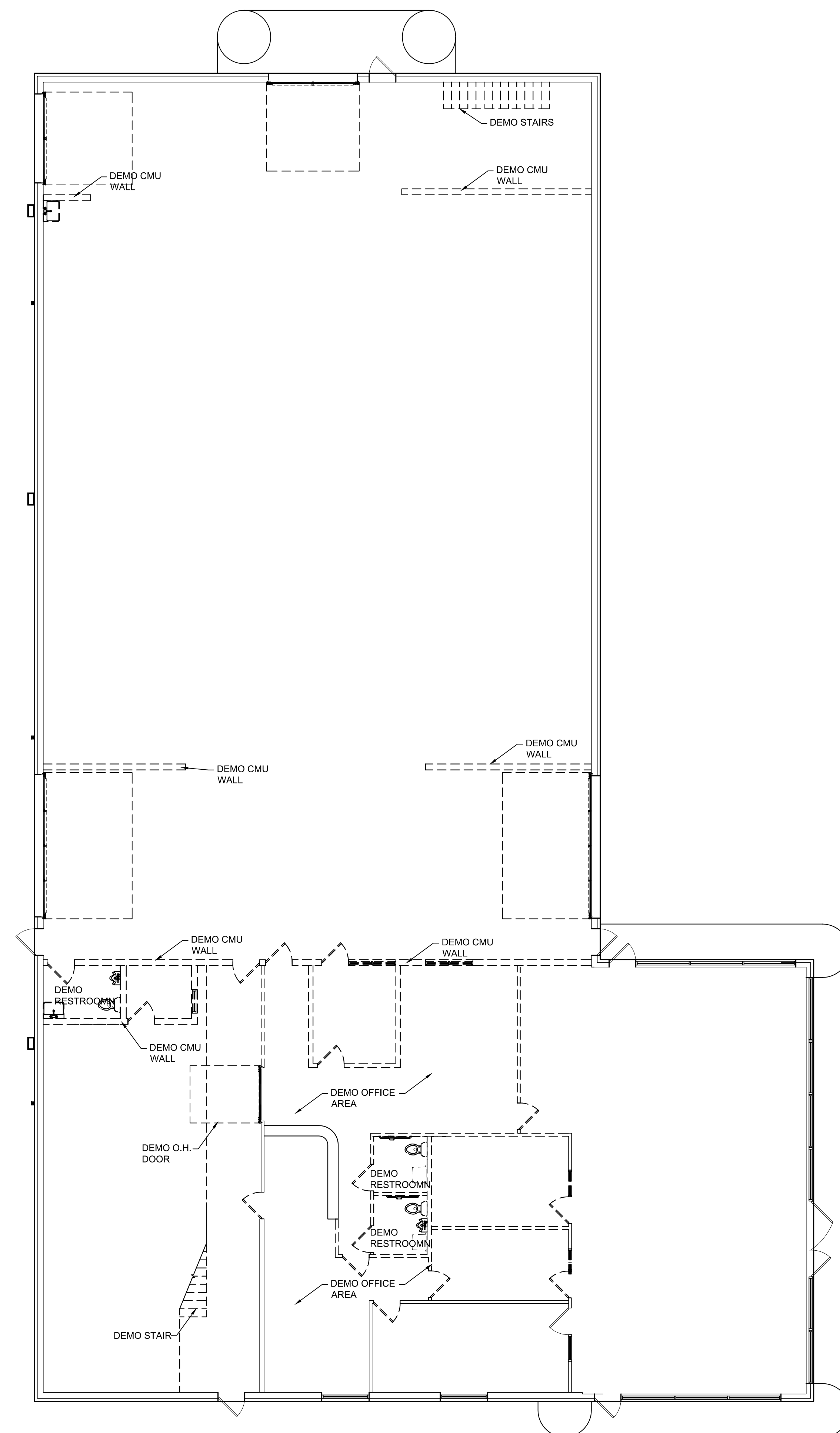
BRET FLORY
1913 GARDENGROVE COURT
PLANO, TEXAS 75075
PH: 972.467.9749

CALIBER COLLISION

CONCEPTUAL SITE PLAN

WAUSAU, WI

DRAWN: CVO	PROJECT #: 22045	DATE: 22.03.31
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WALL LEGEND

NEW WALL

EXISTING WALL

BUILDING DATA

OFFICE	=	2,188 SQ. FT.
SHOP AREA	=	9,712 SQ. FT.
<u>TOTAL AREA</u>	=	<u>11,900 SQ. FT.</u>

STALL DATA

TOTAL TECH STALLS	=	8
TOTAL TECHS	=	$8/2 = 4$



BRIAN RUMSEY
1255 W. 15TH ST. SUITE-125
PLANO, TEXAS 75075
PH: 972.398.6644

CALIBER COLLISION

CONCEPTUAL FLOOR PLAN

1700 N BUSINESS HWY.
Wausau, WI

DRAWN: CVO	PROJECT #: 22045	DATE: 22.03.28
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Memorandum

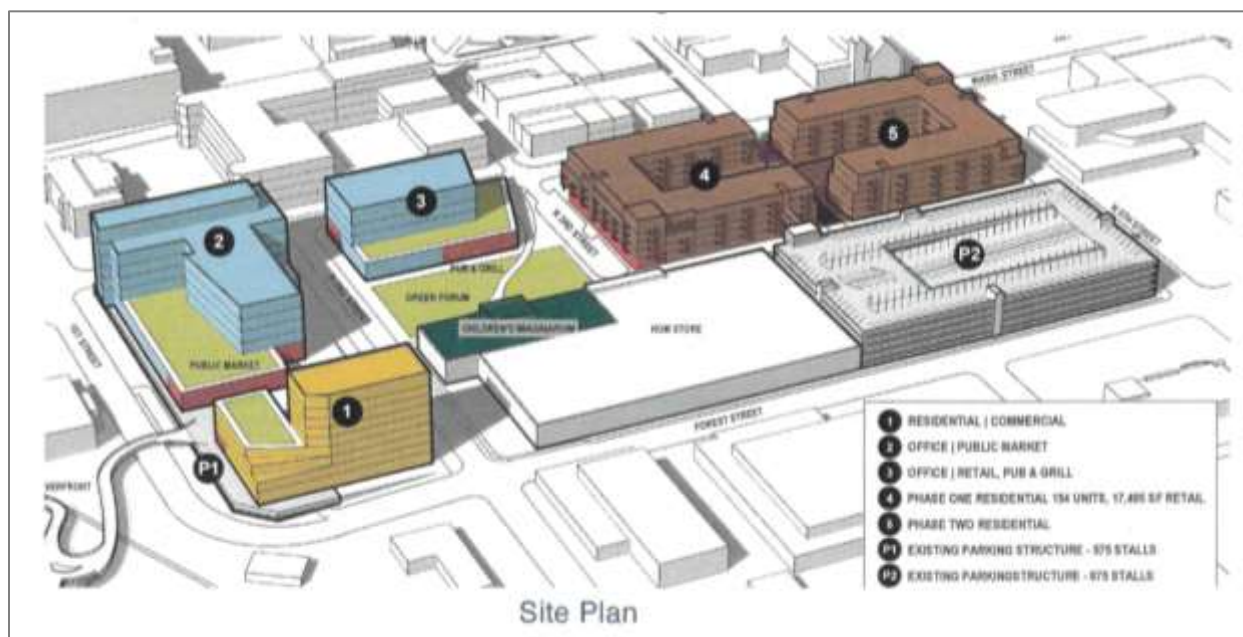
From: Brad Lenz
 To: Plan Commission
 Date: June 15, 2022
 Subject: Amend the General Development Plan of the PUD at Former Mall Site

Background

T. Wall Enterprises is proposing the first phases of development of the former Wausau Center Mall property. The mall previously occupied eight city blocks, including two large parking structures. The redevelopment process is ongoing with the demolition of the mall building, the dedication of right-of-way for future streets, and related activities. The general development plan of the planned unit development (PUD) needs to be amended to allow for new uses on the site.

The site plan below shows how the mall is being divided into different “blocks” for redevelopment. The current general development plan pertains to Blocks 4 and 5, which are located southeast of the intersection of Washington and 3rd Streets (shown in brown below).

Image 1. Overall site plan of former mall site (Source: Wausau Opportunity Zone)



The plans for both Blocks 4 and 5 are for multi-story residential apartments. Block 4 would contain retail space on a portion of the ground floor. Both blocks would include underground

parking. Additional parking would be accommodated in the existing parking structure (“Sears Ramp”).

Statistics on number of units, square footage of retail space, and other details are provided in the packet. The developer has also included site plans, floor plans, and building renderings. Additional details will be required when the Plan Commission reviews the specific implementation plans in the future. Staff feels that adequate information is provided for the general development 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).

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 different 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.

Some of the above criteria pertain to the *establishment* of a new PUD (versus amending an existing PUD, as in this case), while others are better suited to the specific implementation plans, which will come at a later stage. General staff comments follow in the next section.

Staff Comments

Overall, staff feels that the density of the project is good, especially for a downtown area. The influx of new residents will help support existing and new businesses. Mixed-use buildings are desirable to provide street-level activation and amenities for the public, including new and existing downtown residents. The city's Comprehensive Plan supports increasing density downtown, particularly new residential development which can help stimulate additional investment in the city.

Utilization of the existing parking structure will mean the development will need to provide less parking within the new project. Exactly how that parking will be shared/provided to the developer will need to be detailed in a developer agreement. Structured parking also allows more flexibility in how on-street parking is provided – this will be determined through engineered plans being developed by the City's design consultant.

The current site plan generally conforms to previous redevelopment plans for the site. One key difference that has evolved in the planning process is the elimination of a connection where 4th Street was historically located (between Washington and Jackson Streets). The Wausau Center Urban Design & Transportation Master Plan, done with Toole Design and adopted by the City, showed a new 4th Street extending down from Washington Street and connecting to the parking structure. Early plans from WOZ showed a pedestrian connection in the same 4th Street corridor, instead of a full city street.

The current plans do not show public access in the former 4th Street corridor, i.e., between Blocks 4 and 5. This area is instead being shown as a ramp down to underground parking with an outdoor space at ground level for residents. Planning staff has advocated for at least a public pedestrian connection in this area where 4th Street used to be. This connection would greatly improve access to the parking structure and help the overall walkability of downtown.

Another aspect of the general development plan that should be noted is the square footage of the micro units. They are currently being shown at 355 square feet. This would be under the minimum size currently allowed in the zoning code, which is 400 square feet. This number was downsized from 800 square feet when the new zoning code took effect in 2020.

The current action for the Plan Commission to take is to review the general development plan of the PUD and send a recommendation to the Common Council. A specific implementation plan with more details would need to be reviewed by the Plan Commission at a later date to complete the zoning approval.



T. Wall Enterprises

City of Wausau
407 Grant Street
Wausau, WI 54403

RE: The Foundry on 3rd – General Development Plan

Dear Commission & Council Members:

The Foundry on 3rd Development, LLC is pleased to present our proposal and share in the City of Wausau's vision for redevelopment of Wausau Center.

The Foundry on 3rd is working alongside Wausau Opportunity Zone (WOZ) and Greater Wausau Prosperity Partnership (GWPP) in master planning and redeveloping the former mall property.

The Development

The Foundry on 3rd will consist of two phases, that will be the first two phases in the five-part redevelopment. Phase 1 will be a five-story mixed-used building with underground parking, first floor retail, and apartments above. The commercial space will be located on Washington and 3rd street to focus on activating the street and promote walkability along 3rd street.

	Apt. Units	Commercial sf.	Underground Parking	Ramp Parking
Block 4	154	17,500	131	50
Block 5	154+	0	131	50
Total	308+	17,500	262	100

(Approximate and subject to change)

Projected Development Schedule

	Construction Start	Occupancy
Block 4	February 2023	March 2024
Block 5	February 2025	March 2026

(Approximate and subject to change)



T. Wall Enterprises

When working with WOZ, they had shared their vision for the Wausau Center redevelopment of bringing more people to the downtown and to create a destination, a place where people can shop, dine, and interact with one another. We will execute this vision and also help close the housing gap with high-quality housing and a substantial retail and commercial component. Retail storefronts are purposefully placed along the 3rd Street corridor and facing the community green space. This would be a great location for a coffee shop, restaurant, and boutique shops.

The Foundry on 3rd will provide students, young professionals, and empty nesters a place to call home. We strive to make our apartments a “living community” not just a temporary apartment. Therefore we will include high class amenities and top of the line features at the Foundry on 3rd. Amenities include a fitness center, grilling areas, fire pit, community courtyard, club room, on site property management, Trash rooms on each floor, secured bike storage, and various other community spaces.

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.

The Foundry on 3rd will provide a comprehensive list of housing choices ranging from high-efficiency studios to 3 Bedroom units. The Foundry on 3rd will utilize this range of housing choices and amenities so that we can attract individuals and families of all income levels and all lifestyles.

In addition to the amenities and benefits that this development will provide for residents, this development will also provide many benefits to the City of Wausau.

The Foundry on 3rd will:

- Provide a comprehensive mix of housing types for all
- Increase tax base from less than \$1M to more than \$20M
- Jumpstart economic growth and will be a Catalyst for years of future development
- Bring millions of dollars of discretionary income to support local businesses
- Work with local trades and subcontractors when feasible and possible
- Increase opportunities for small business entrepreneurs

Sustainable Development

We believe in developing communities in an environmentally sustainable and sensitive manner. All of our buildings are constructed to Focus on Energy standards with a priority on energy efficiency. Here are several of the green components that we include in our developments:

1. Solar Arrays (dependent upon the utility provider)



T. Wall Enterprises

2. Electric Vehicle charging stations (At least 30% of stalls will have 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.)

Design

In designing The Foundry on 3rd, we reimagined the industrial and manufacturing style with a modern look. The theme of the architecture is based on this history with large amounts of brick, metal, and larger windows. Cable suspended, steel faced balconies will recall the heavy use of steel in industrial era warehouses and foundries. The Foundry will incorporate soldier coursing brick and varying inset brick features to create articulation. The Foundry uses a few material variations and setbacks to create additional articulation on Washington, 3rd Street, and Jackson Street.

The building will consist of high-quality design elements and architecture that are consistent with developer's current communities. High quality meaning higher level of finishes and materials than the industry standard, such as six-foot wide hallways, nine-foot tall ceilings, insulated demising walls, luxury vinyl planking, and custom created floorplans. The Foundry's exterior building materials will be made of natural, long-lasting materials such as brick, steel, stone, and concrete.

Conclusion

We have an amazing opportunity in front of us, and The Foundry on 3rd is a development that can position the downtown for long term success.

Thank you for your consideration.

Sincerely,

The Foundry on 3rd Development, LLC

Nick Patterson

Project Manager

T. Wall Enterprises Manager, LLC, Its Manager

WASHINGTON STREET

N 5th St

FIFTH STREET

N 5th St

THIRD STREET

BLOCK 4 BUILDING
1 LEVEL RETAIL/
COMMERCIAL
4 LEVELS
RESIDENTIAL

**FUTURE
BLOCK 5
BUILDING**

LAWN GAMES
(PHASE 1)

FUTURE AMMENITY
SPACE

PHASE 1
ENTRY/EXIT
(AT LOWER LEVEL PARKING)

PHASE 2

POTENTIAL
SKYWAY &
CROSSWALK

RAMP 12%
28'-0"

RAMP 6%

REFUSE
ACCESS

REFUSE
ACCESS

DOG RUN

(50 PARKING SPACES)

POTENTIAL
SKYWAY &
CROSSWALK

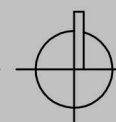
JACKSON STREET

(EXISTING PARKING GARAGE)

THE FOUNDRY ON 3RD
CONCEPTUAL MASTERPLAN

MAY 20, 2022

1"=40' @ 11x17



JLA
ARCHITECTS



T. Wall Enterprises
Development, LLC

CONCEPT DATA – THE FOUNDRY ON THIRD – PHASE 1 – 5 STORIES OVER 1 PARKING																		
FLOOR	GROSS AREA (s.f.)	NET LEASABLE RESIDENTIAL	NET LEASABLE COMMERCIAL	COMMON AREAS	RESIDENTIAL UNITS									PARKING PROVIDED*				
					JR.	ST.	1BR	1BR+	2BR	2BR+	3BR	TOTAL	BEDS	COVERED	SURFACE	STREET	TOTAL	RATIO
5	34,205	27,350		6,170	0	8	9	3	5	6	2	33	48					
4	34,990	28,140		6,170	0	8	8	1	7	6	3	33	52					
3	36,610	29,720		6,200	0	8	9	1	7	6	2	33	51					
2	36,610	29,720		6,200	8	11	6	1	5	6	2	39	55					
1	37,600	9,085	17,495	9,385	8	4	1	1	0	2	0	16	18			**50		2.8 CARS/1000 SF
B	52,685*													131				
T.	180,015	124,015	17,495	34,125	16	39	33	7	24	26	9	154	224	131		**50	181	1.17/UNIT
					10%	25%	21%	5%	16%	17%	6%							0.81 /BDRM
							26%		33%									

* PARKING AREA IS NOT INCLUDED IN NET TO GROSS AREA TOTALS

** STREET PARKING FOR RETAIL/COMMERCIAL TO BE SUPPLEMENTED BY PARKING IN EXISTING RAMP ADJACENT TO BLOCK 4 SITE

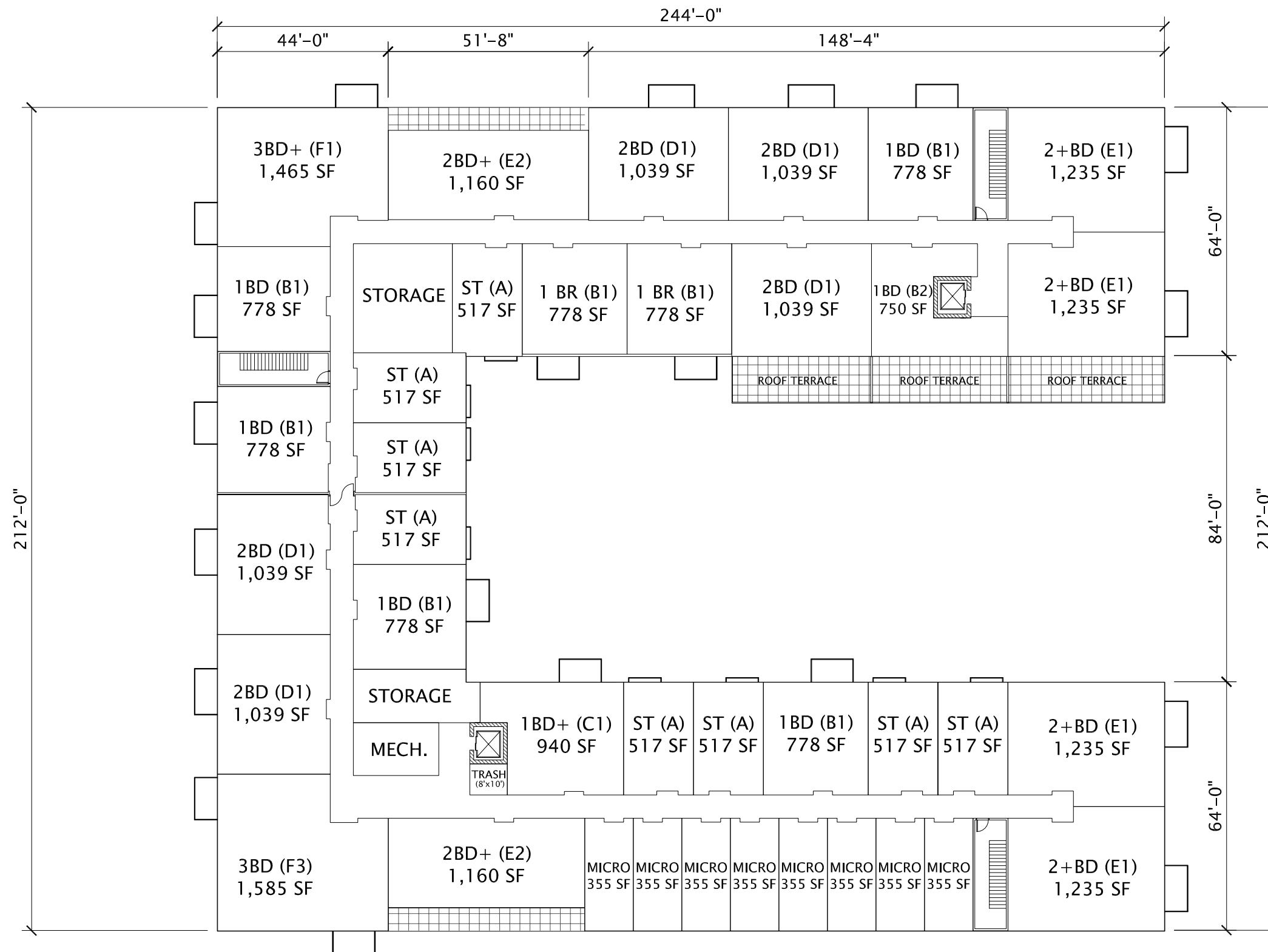
*** 137 TOTAL COVERED BIKE SPACES

CONCEPT DATA – THE FOUNDRY ON 3RD – PHASE 2 – 5 STORIES OVER 1 PARKING																	
FLOOR	GROSS AREA (s.f.)	NET LEASABLE RESIDENTIAL	COMMON AREAS	RESIDENTIAL UNITS									PARKING PROVIDED*				
				JR.	ST.	1BR	1BR+	2BR	2BR+	3BR	TOTAL	BEDS	COVERED	SURFACE	STREET	TOTAL	RATIO
5	34,205	27,350	6,170	0	8	9	3	5	6	2	33	48					
4	34,990	28,140	6,170	0	8	8	1	7	6	3	33	52					
3	36,610	29,720	6,200	0	8	9	1	7	6	2	33	51					
2	36,610	29,720	6,200	8	11	6	1	5	6	2	39	55					
1	37,600	x	x	x	x	x	x	x	x	x	x	x			**50		2.8 CARS/1000 SF
B	52,685*												131				
T.	180,015	124,015	34,125	x	x	x	x	x	x	x	x	x	131		**50	181	1.17/UNIT
				10%	25%	21%	5%	16%	17%	6%							0.81/BDRM
						26%		33%									

* PARKING AREA IS NOT INCLUDED IN NET TO GROSS AREA TOTALS

** 137 TOTAL COVERED BIKE SPACES



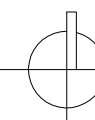


JLA
ARCHITECTS

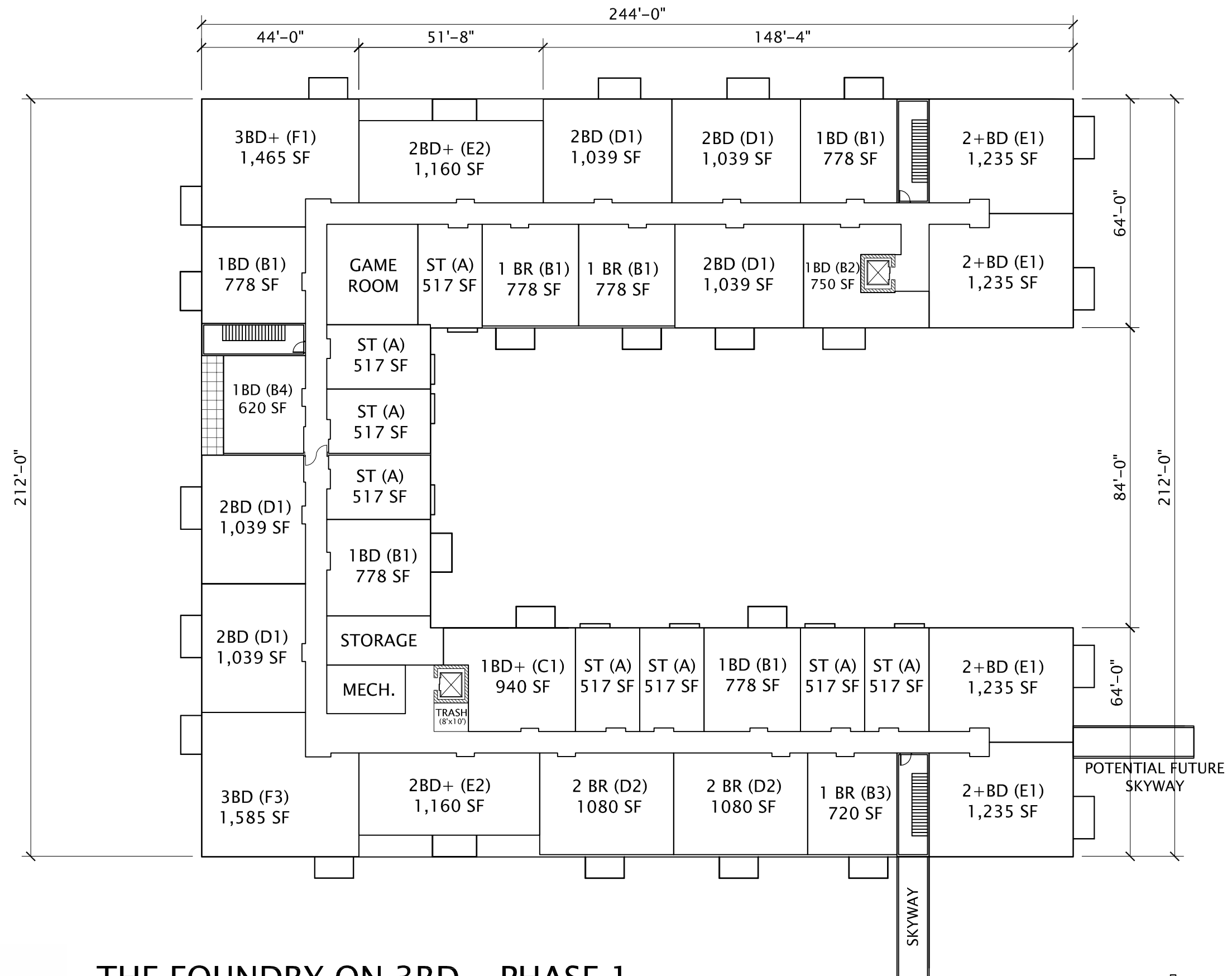
THE FOUNDRY ON 3RD – PHASE 1

SECOND FLOOR PLAN

MAY 20, 2022
1"=30' @ 11x17



T. Wall Enterprises
Development, LLC

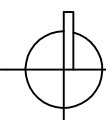


JLA
ARCHITECTS

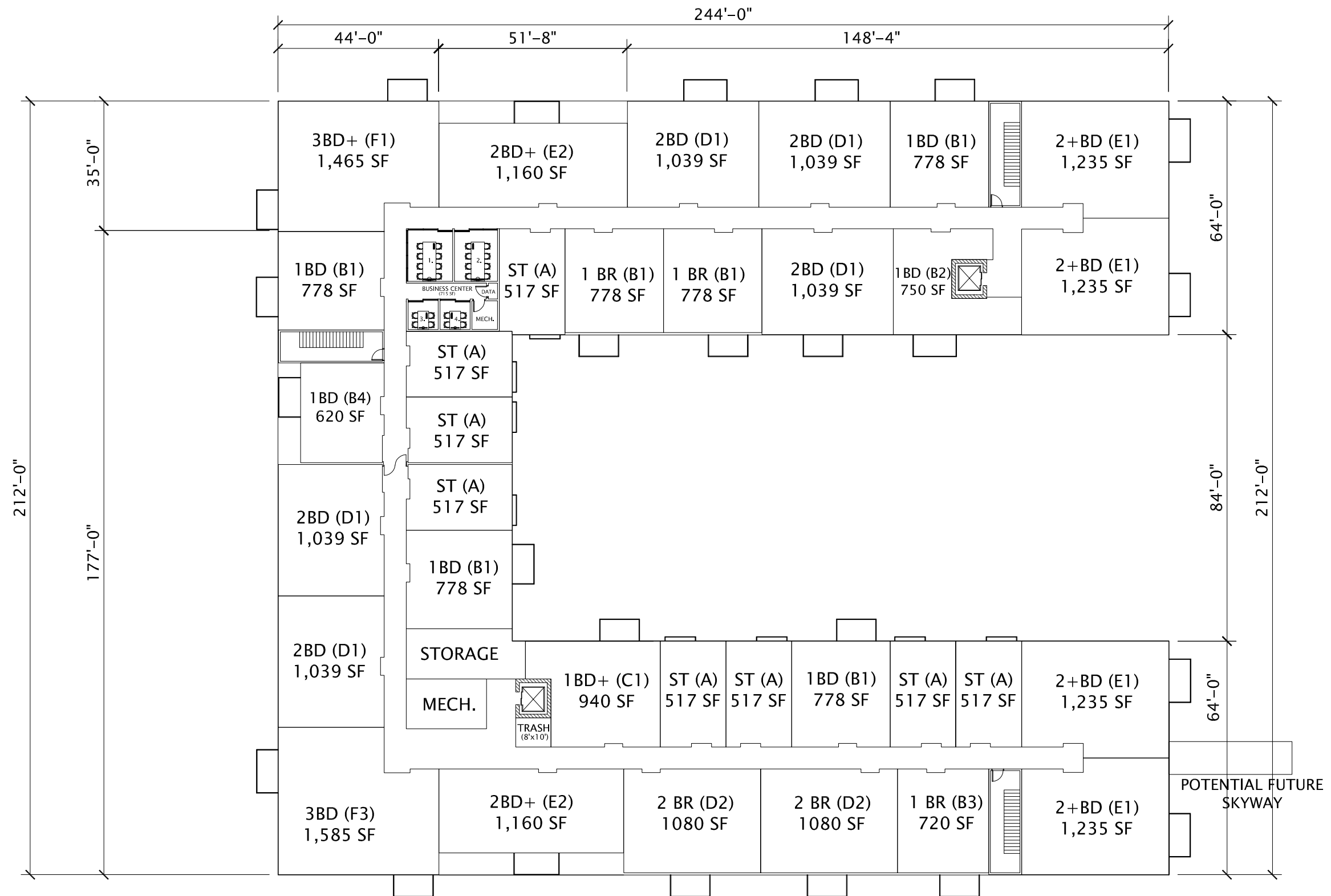
THE FOUNDRY ON 3RD – PHASE 1

THIRD FLOOR PLAN

MAY 20, 2022
1"=30' @ 11x17



T. Wall Enterprises
Development, LLC

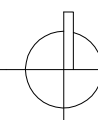


JLA
ARCHITECTS

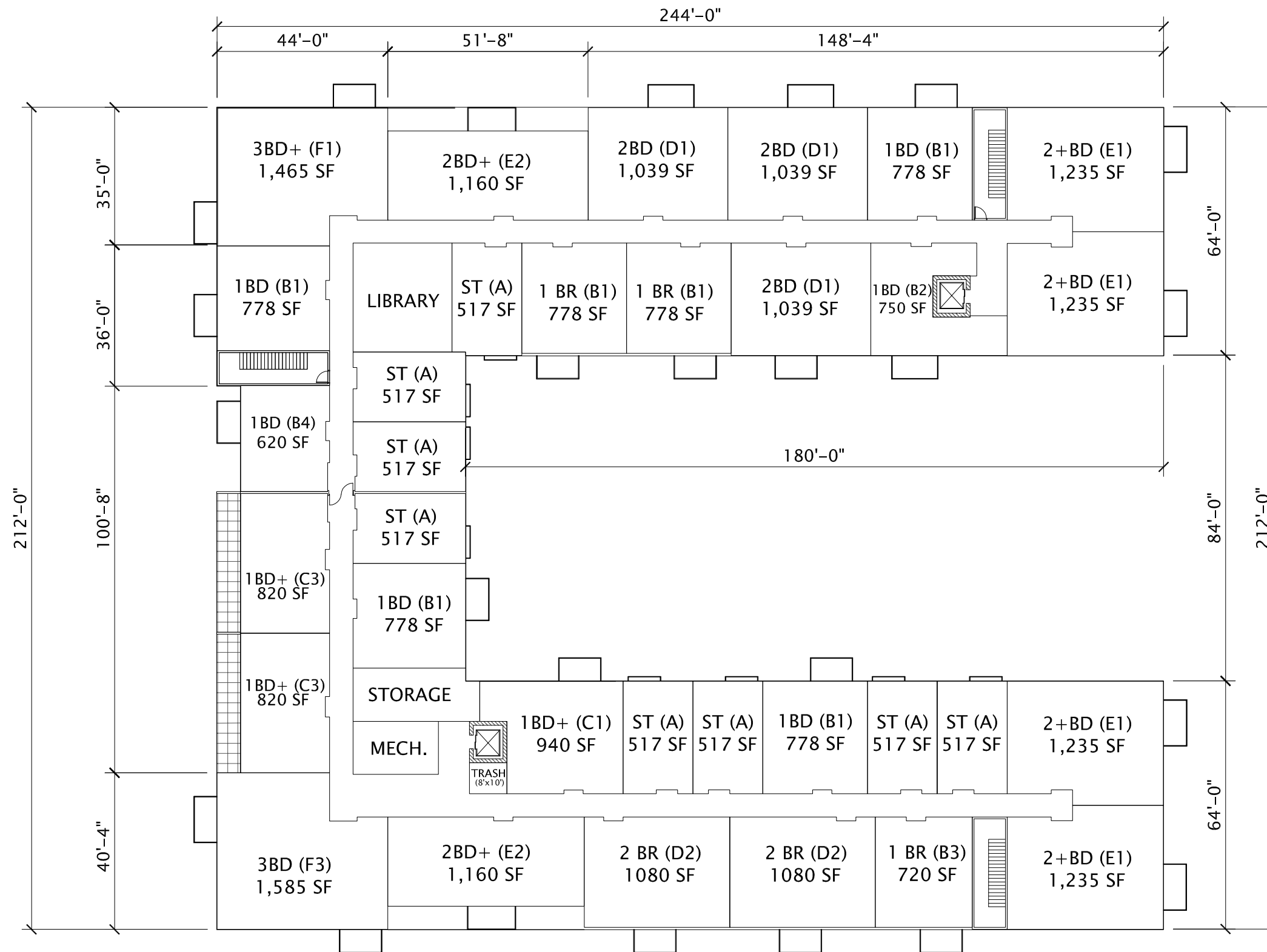
THE FOUNDRY ON 3RD – PHASE 1

FOURTH FLOOR PLAN

MAY 20, 2022
1"=30' @ 11x17



T. Wall Enterprises
Development, LLC

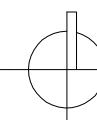


JLA
ARCHITECTS

THE FOUNDRY ON 3RD – PHASE 1

FIFTH FLOOR PLAN

MAY 20, 2022
1"=30' @ 11x17



T. Wall Enterprises
Development, LLC



JLA
ARCHITECTS

THE FOUNDRY ON 3RD – PHASE 1

PERSPECTIVE

MAY 20, 2022
1"=30' @ 11x17



T. Wall Enterprises
Development, LLC



JLA
ARCHITECTS

THE FOUNDRY ON 3RD – PHASE 1

PERSPECTIVE

MAY 20, 2022
1"=30' @ 11x17



T. Wall Enterprises
Development, LLC



Memorandum

From: Brad Lenz
To: Plan Commission
Date: June 14, 2022
Subject: 1505 Brown Street – Conditional Use Application

Introduction

The petitioners are applying for a conditional use permit to allow for an additional detached accessory structure in a single-family residence district (SR-2). A conditional use permit is required for more than one detached accessory structure. Currently, the parcel contains two such structures. The size of the subject parcel is almost a full acre, at 163 feet wide by 250 feet deep. This is approximately twice the size of what a typical lot would be in this zoning district.

Image 1. Aerial view of the subject parcel



The new structure would be placed towards the back of the property, adjacent to the existing (outdoor) basketball court. The building would be used by the family for indoor sports and recreation. It would contain a bathroom, but would not be used for residential purposes. Setbacks to neighboring property lines are greater than 20 feet in all directions, as shown in the attached site plan. Other plans and renderings are also included for more information. The

zoning requirement for a maximum impervious surface ratio of 45 percent is not expected to be exceeded with the additional building.

Conditional Use Procedure

The City of Wausau zoning code requires two Plan Commission meetings to approve or deny a conditional use. This meeting will serve as the first of two meetings, where a public hearing will be held. The second meeting where a final decision will be sought, is expected at next month's regularly scheduled meeting.

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.

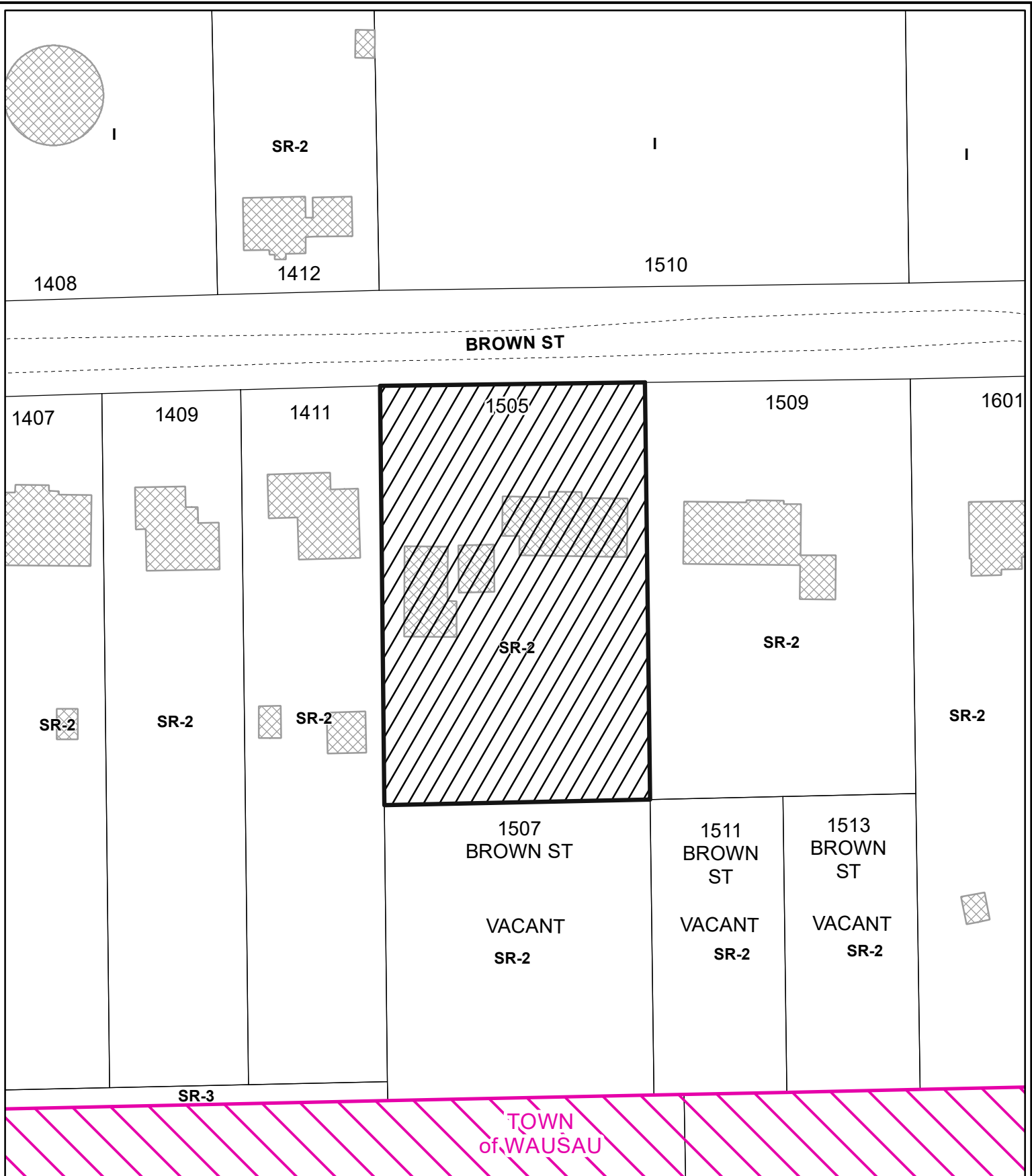
Recommended Findings

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.

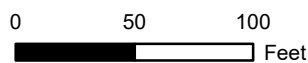
Recommended Motion

No motion is required at this meeting. Staff will compile facts and evidence related to tonight's discussion in a report for the next Plan Commission meeting. Plan Commission will move to approve, approve with conditions, or deny the Conditional Use Permit request at the next meeting.

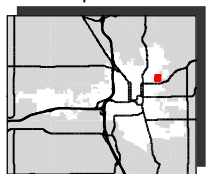


Map Date: June 2, 2022

City of Wausau
Marathon County Wisconsin

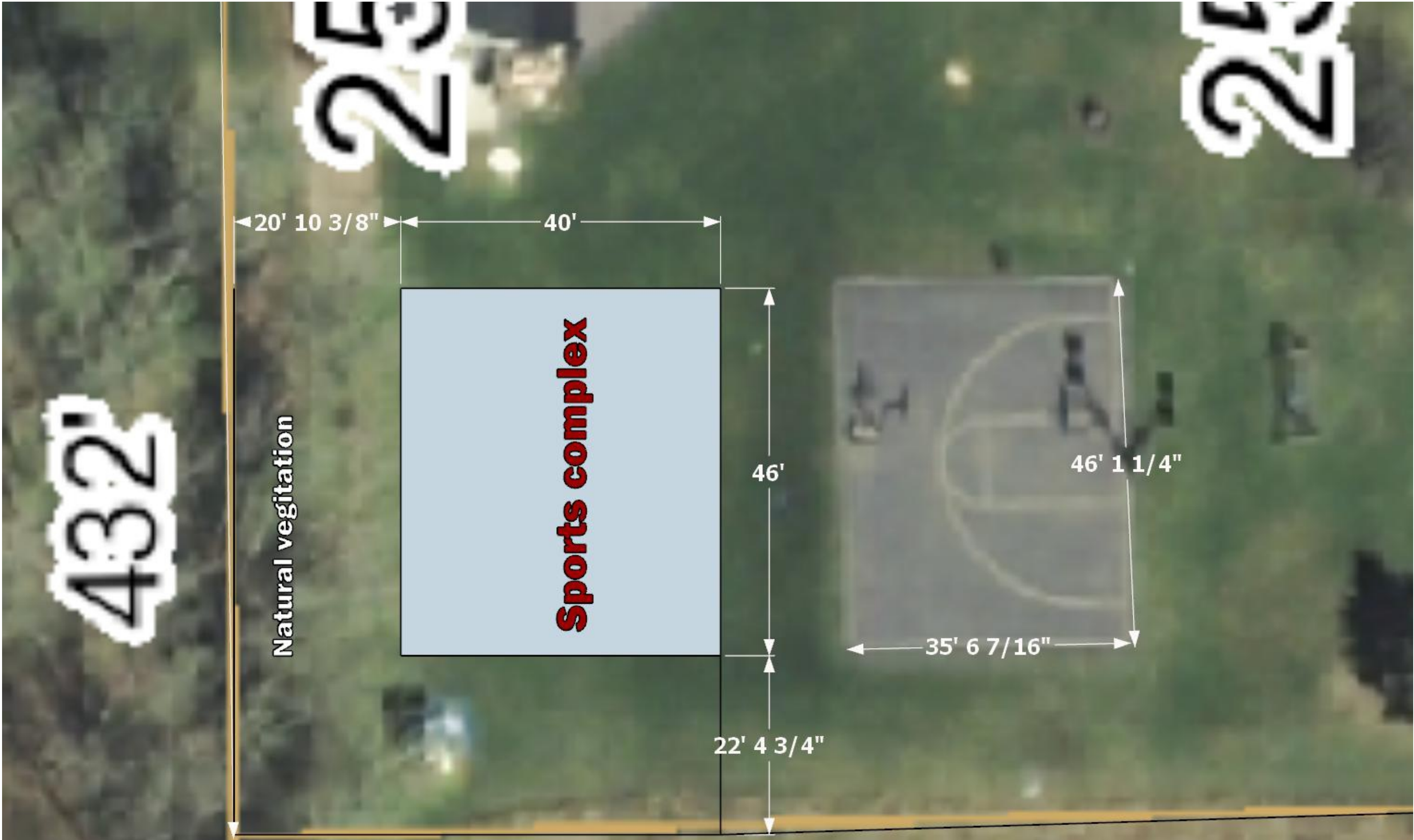
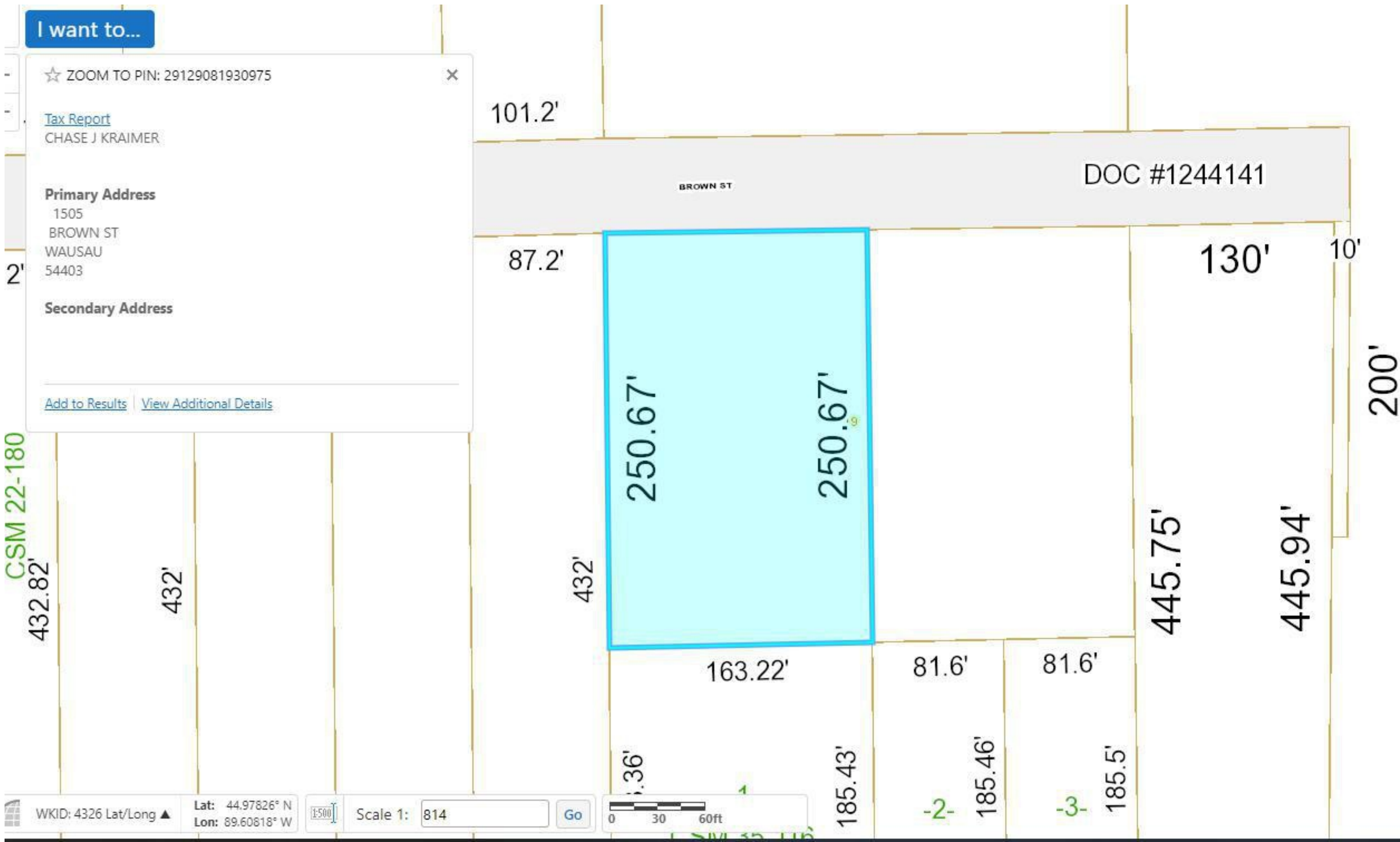


Map Location



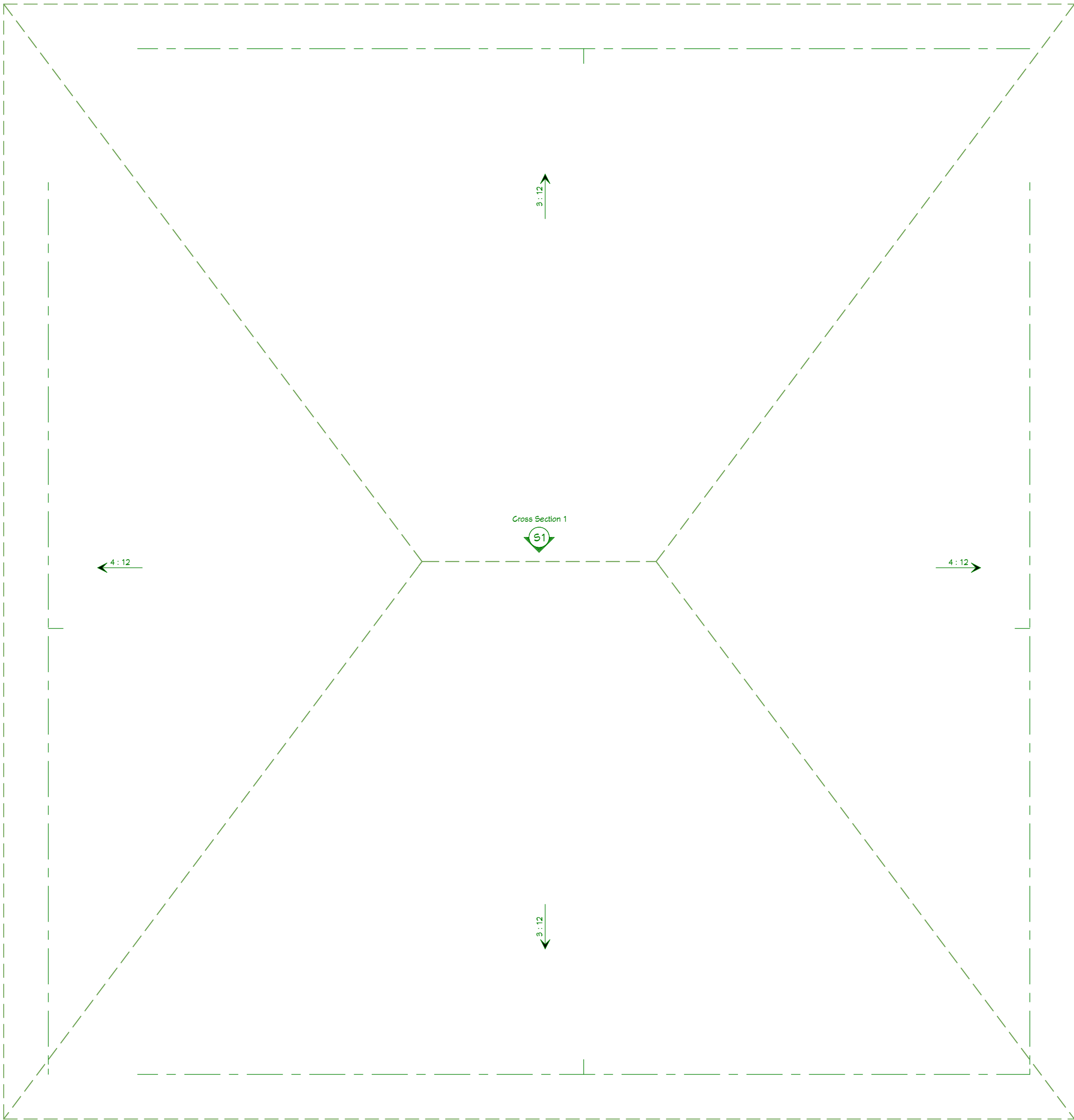
SITE PLAN

1505 BROWN STREET
WAUSAU, WI 54403



Builder: Niziolek Builders		DATE: 5/27/2022	SCALE: 1/4" = 1'-0" (24x36) 1/4" = 1'-0" (18x24) NTS @ 11x17 or As Noted
Plan#: xxxB			
Sheet: A3 of 4			
Designed by: Jen Kraimer		To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and /or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Modern Builders & Suppliers Inc. is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.	

Prelim 2020/01/01



Attic



Builder:
Niziolek Builders
Drawn for:
Kraimer
Designed by: Jen Kraimer

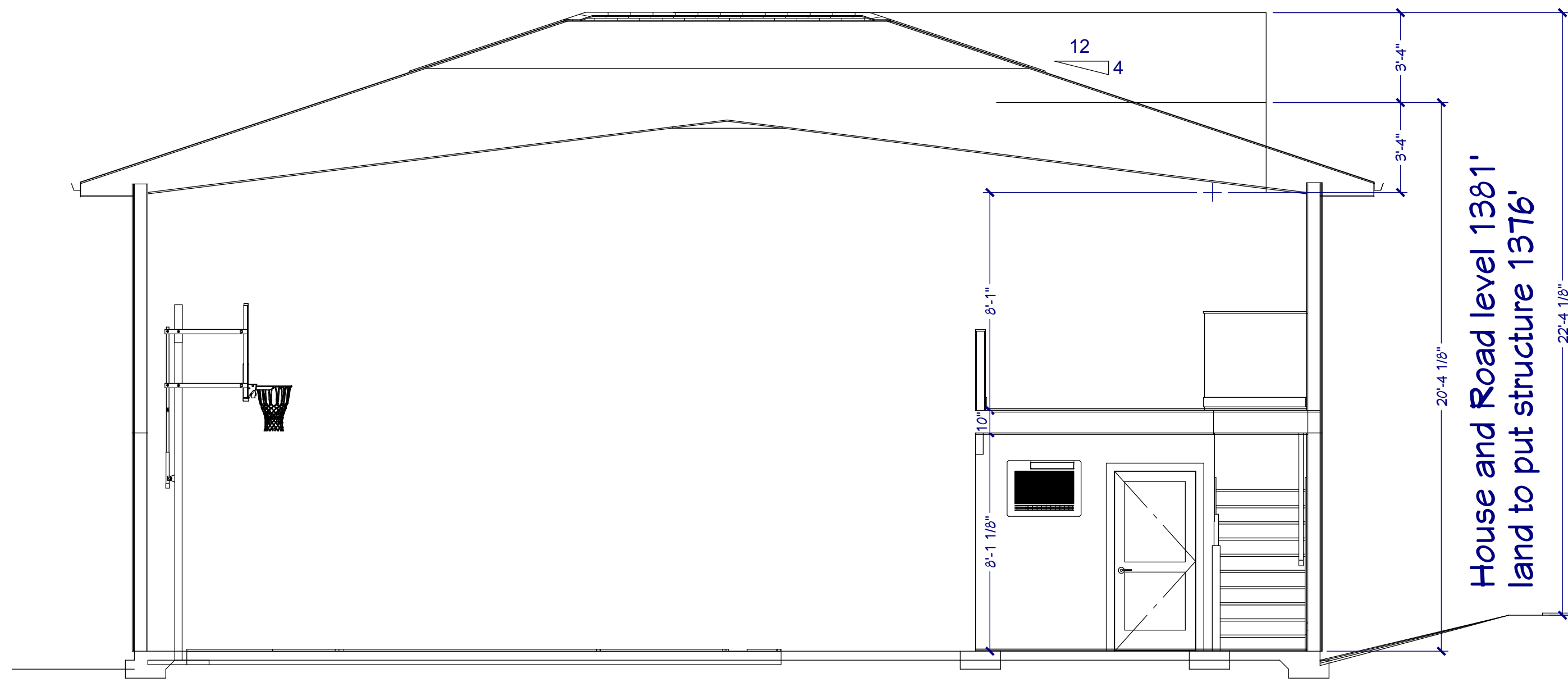
Plan#:
xxxB
Sheet:
A1 of 4

DATE:	SCALE:
5/27/2022	1/4" = 1'-0" (24x36) 1/4" = 1'-0" (18x24) NTS @ 11X17 or As Noted

Prelim 2020/01/01

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Modern Builders & Suppliers Inc. is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

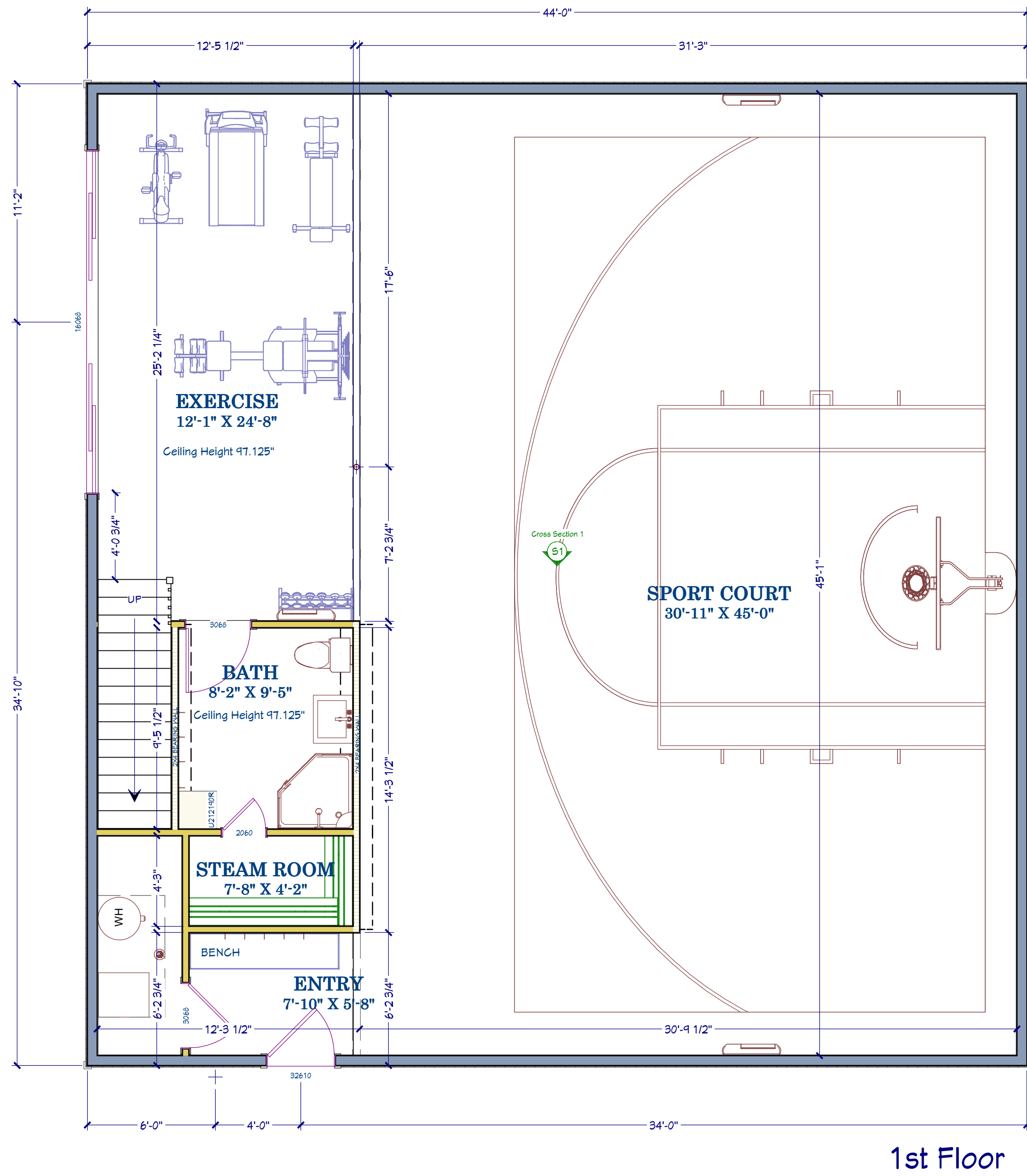
1:55:02 PM 5/27/2022



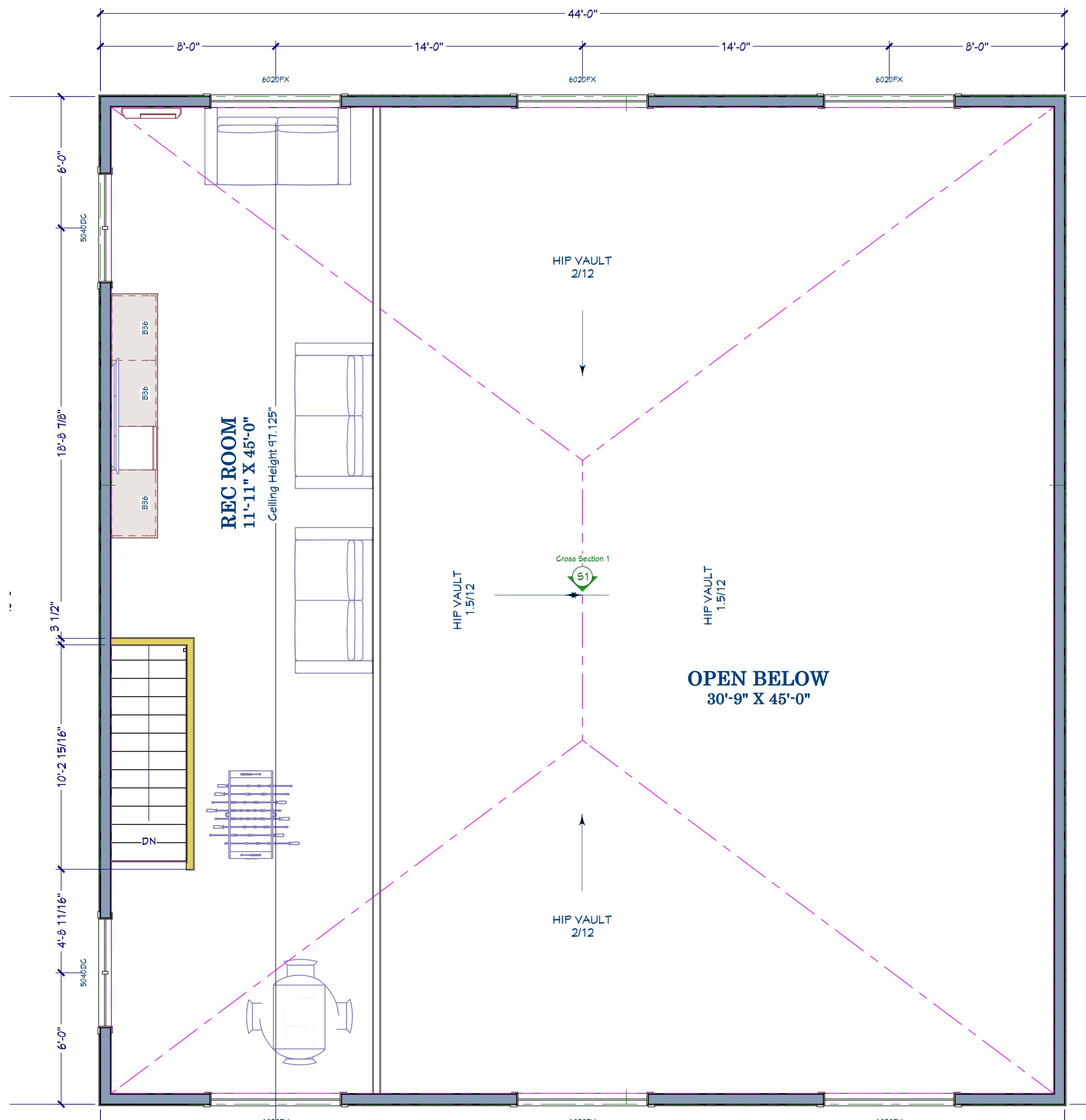
Cross Section 1



EXISTING COURT



1st Floor



2nd Floor



Builder:
Niziolek Builders
Drawn for:
Kramer
Designed by: Jen Kramer

Plan#:
xxxxB
Sheet:
A2 of 4

DATE:
5/27/2022
SCALE:
1/4" = 1'-0" (24x36)
1/4" = 1'-0" (18x24)
NTS @ 11x17
or As Noted

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Modern Builders & Suppliers Inc. is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

Prelim 2020/01/01

SPORT COURT



To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Modern Builders & Suppliers Inc. is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of this job must check all dimensions and other details prior to construction and be solely responsible thereafter.

DATE:	SCALE:
5/27/2022	1/4" = 1'-0" (24x36) 1/4" = 1'-0" (18x24) NTS @ 11x17 or As Noted

Builder:
Niziolek Builders
Drawn for:
Kraimer
Designed by: Jen Kraimer

Plan#:
xxxB
Sheet:
A4 of 4





Memorandum

From: Brad Lenz
To: Plan Commission
Date: June 14, 2022
Subject: Zoning Map Amendment for 520 N. 1st Ave

Introduction

The owners of 520 N. 1st Avenue are petitioning to change the zoning of their parcel from Two-Flat Residential (TF-10) to Urban Mixed Use (UMU). The parcel currently contains a residential structure. The neighboring property to the north is currently zoned UMU and is also owned by the petitioners, as is their main building at 115 Bridge Street.

The proposed use of the subject property, as noted in the application for zoning map amendment, is an off-site parking lot (and green space). This future use would require a conditional use permit on top of the proposed zoning change.

Amendments to Zoning Map

Section 23.10.31(4)(b) of the Zoning Code outlines criteria for zoning map amendments that staff and the Plan Commission are to review and make recommendation to the Common Council.

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

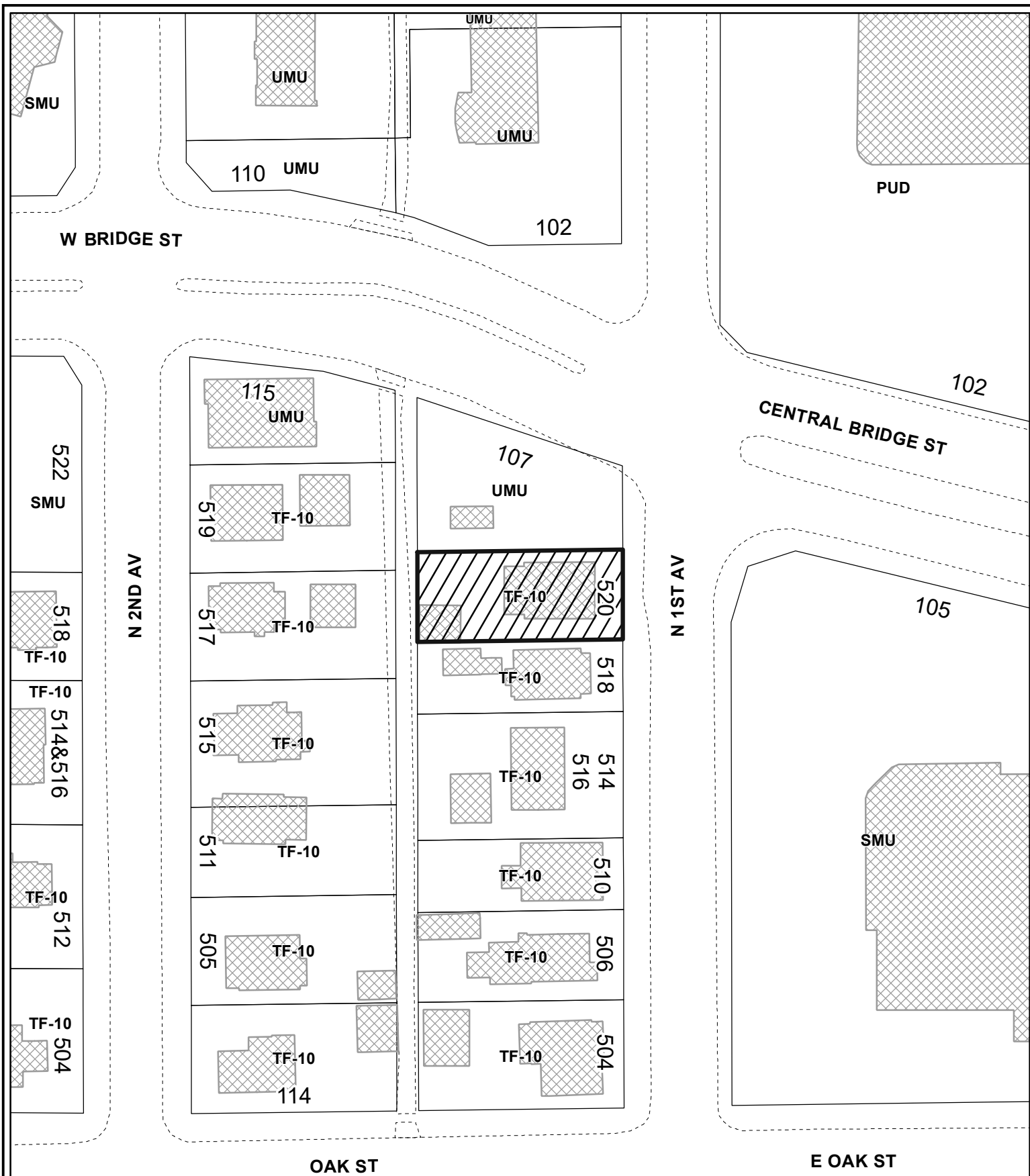
1. Advances the purposes of this Chapter as outlined in Section 23.01.03 and the applicable rules of Wisconsin Department of Administration and the Federal Emergency Management Agency.
2. Is in harmony with the Comprehensive Plan.
3. Maintains the desired overall consistency of land uses, land use intensities,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

Staff Comments

The intersection of Bridge Street and 1st Avenue is a fairly major commercial node in the city. This node already contains national retailers on three corners of the intersection. The fourth (southwest) corner contains the subject property which is only one small parcel away from the intersection. In recent years, the trend of development at this intersection has been towards larger commercial uses. Directly across

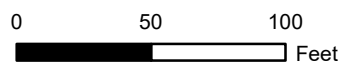
Bridge Street, smaller residential parcels were rezoned to accommodate the carwash and donut/coffee shop. Prior to that, CVS pharmacy rezoned their parcel from industrial to commercial.

Bridge Street is a busy corridor that contains mainly commercial uses, particularly east of 3rd Avenue. It does not seem unreasonable that the subject parcel, which is essentially located at the intersection of Bridge Street and 1st Avenue, should be rezoned to mixed-use to allow for commercial development.



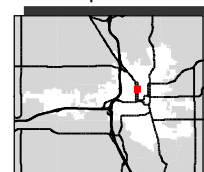
Map Date: June 3, 2022

City of Wausau
Marathon County Wisconsin

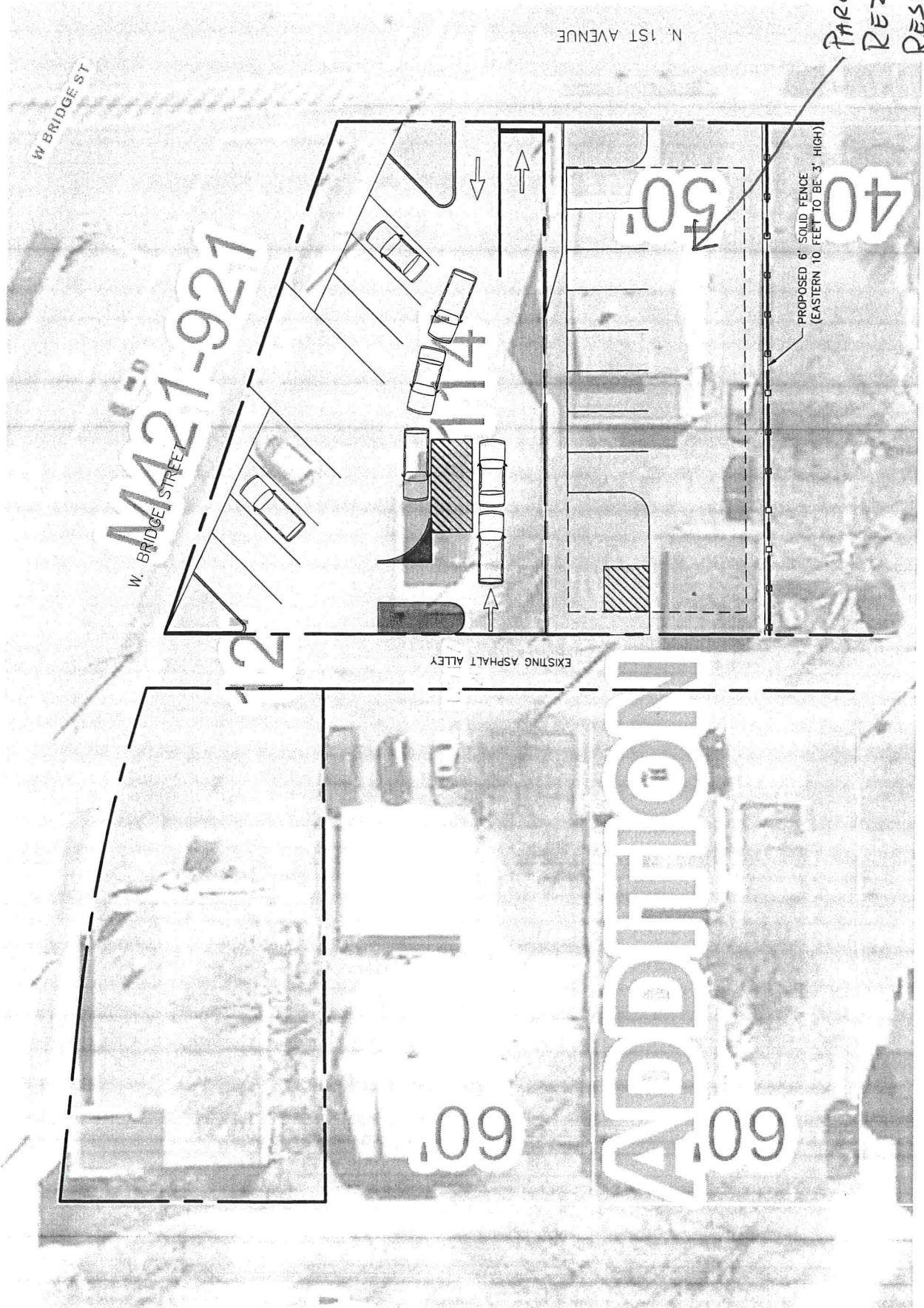


-  Area of Interest
-  Building

Map Location



3. ADDRESS(ES)



Parcel to be
rezoned from
residential to
urban mixed use



Memorandum

From: Andrew Lynch
To: Plan Commission
Date: June 14, 2022
Subject: Amend PUD at 111 N. Bellis St to allow for Institutional Residential use

Background

This amendment is in response to the pending sale of the property at 111 N. Bellis St to ACS Clinical Services, LLC. The facility currently operates as senior living and is regulated as a Community-Based Residential Facility (CBRF). The new owners are asking for a change to Institutional Residential due to the different clientele and licensing requirements.

The petitioner does not anticipate any remodeling or additions and notes there is already adequate parking for staff. It is expected that operations will continue very much the same as the current use. New residents will be adult males who may have alcohol or drug issues and need support of stable housing while participating in outpatient treatment programming. Attached is the application with further explanation on the services ACS will provide. ACS staff will be onsite 24 hours a day.

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).

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 different 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.

Staff Comments:

Institutional Residential is an approved use in a Planned Unit Development and this petition would meet those requirements. It is continuing the same kind of services but with different clientele. The public hearing notice was posted and the neighbors were notified of this zoning change.



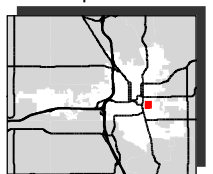
Map Date: June 3, 2022

City of Wausau
Marathon County Wisconsin

0 50 100
Feet

Area of Interest
 Building

Map Location



CITY OF WAUSAU
APPLICATION FOR ZONING MAP AMENDMENT

If you are requesting a zoning map amendment, please provide the following information. Note that a different application is required if you are requesting a conditional use and additional information is required if you are requesting Planned Unit Development District zoning. Should you have any questions about this form or the City's rezoning process, please call 715-261-6780 (Zoning) or 715-261-6760 (Planning).

1. Primary petitioner's Name (PRINT): ACS Clinical Services, LLC

Primary petitioner's Address (PRINT): 111 N. Bellis Street

Primary petitioner's Telephone Number (with Area Code): N/A

Primary petitioner's representative to contact in case of questions about this petition:

Vicki Trebian

(Name – PRINT)

601 Atlas Avenue, Madison, WI 53714

(Address - PRINT)

(608) 223-0017

vtrebian@correctionalservices.org

(Telephone No. with Area Code)

Email Address

Names of additional petitioners, if any:

N/A

(PRINTED Name)

(PRINTED Name)

(PRINTED Address)

(PRINTED Address)

(Telephone No. / Email Address)

(Telephone No. / Email Address)

2. Name, Address, and Telephone Number of EACH additional property owner within the area proposed to be rezoned. If the primary petitioner owns all of the property proposed to be rezoned, merely indicate "NONE." (Add an additional page, if necessary)

Name (PRINT): N/A

Address (PRINT): _____

Phone No.: _____ Email Address: _____

Name (PRINT): _____

Address (PRINT): _____

Phone No.: _____ Email Address: _____

3. **ADDRESS(ES)** of property to be rezoned: 111 North Bellis Street
(Please attach a legal description for all the area(s) proposed to be rezoned. This may be available from the City Assessment Department or City Engineering Department.)

4. A. **Existing** zoning district classification(s) of the land included within the petition: PUD

B. **Proposed** zoning district classification(s) of the land included within the petition: PUD

C. Existing land uses on land included within the petition: CBRF

D. Proposed land use(s) following rezoning: institutional residential

5. Please provide a brief narrative justifying the rezoning of this property. (Attach an additional sheet if necessary).

Operations will continue very much as current use at this site. The current provider is running the facility at 111 N. Bellis Street as a CBRF. We do not need to have this CBRF certification for our funding.

However, we will operate very much like a CBRF with 24/7 staffing coverage and monitoring of clients and support. Fire alarm system will remain in place and inspected/maintained. After consultation with the zoning department, the determination was made that our facility would be considered institutional residential and that we would need a PUD amendment if we wouldn't be a CBRF. The facility at 111 N. Bellis Street has ample parking out front for the 1-3 staff that may be on-site at any one time.

Traffic flow in the neighborhood will continue as current operations. We do not anticipate building any new structures on-site nor remodeling inside the facility. Our signage will consist of an approximately 28 inch by (continued on next page)

6. Please attach a map of the area showing the parcels proposed to be rezoned, adjacent streets, existing zoning on the parcels, and other information you feel might be helpful in evaluating your proposal.

(SEE NEXT SHEET)

Signature of Petitioner: Vicki Tubbia Date: 5/19/22

IF ADDITIONAL PAGES ARE NEEDED, PLEASE ATTACH HERETO

Please return this completed form with the information indicated above and the publication fee of **\$400** to the City Planning Office (or the Department of Inspections) located in Wausau City Hall, 407 Grant Street, Wausau WI 54403.

Checks should be made payable to "City of Wausau".

Please note: ⇒ The fee for a requested **special Plan Commission meeting** is **\$550**.

⇒ All fees are subject to increase each year on January 1.

Should you have any questions regarding this form or the City's rezoning process, please phone 715-261-6780 (Zoning) or 715-261-6760 (Planning).

For City Use Only

Date received at City Hall: _____

Received by: _____

Amount submitted with application: \$ _____ Check Number: _____

Month requested for public hearing: _____

Requested Common Council meeting date for final approval: _____

Notes: _____

5. continued

28 inch front door window cling indicating ACS Clinical Services, LLC. An example of signage is included in the attachments. Clients residing at the facility will be residents of the Marathon County area who are in need of more support to be able to live a pro social life while they are participating in outpatient treatment programming. The clients will also be under the supervision of the Department of Corrections and meet regularly with their Agent. Our clients may have alcohol or drug abuse issues or mental health needs. These clients already live and work in the County and are in need of a little more assistance to be successful in the community.

Goals of our program to take place at 111 North Bellis street are to provide safe, stable housing for adult males that supports self-sufficiency, individual recovery, and successful community involvement. This includes monitoring daily structured activities, providing meals, and assisting with transportation to attend services offered through our Marathon County outpatient office on Jackson Street. ACS will provide 12 - 16 beds with 24/7/365 supervision for the clients that live there. Our staff usually rotate in three 8 hour shifts per day; overnight staff is awake on duty. ACS staff will assist clients to learn independent living skills during their stay. Some of these skills may be how to prepare and provide nutritious, balanced meals for themselves. Other skills could include how to properly clean their rooms and the facility, laundry basics, how to grocery shop for nutritious food while on a budget, money management, healthy leisure activities and interpersonal skills.



Office of the City Attorney

TEL: (715) 261-6590

FAX: (715) 261-6808

Anne L. Jacobson
City Attorney

Tara G. Alfonso
Assistant City Attorney

Nathan Miller
Assistant City Attorney

On June 9, 2022 at the Capital Improvements and Street Maintenance Committee Meeting, there was a public hearing and then discussion regarding vacating and discontinuing the public walkway abutting 3317 Polzer Drive, 3311 Polzer Drive, 3312 Wildwood Lane, and 3318 Wildwood Lane. Two property owners were heard at the public hearing and the Committee ultimately voted 4-1, in favor of vacating this public walkway.

However, given the nature of this public walkway as being platted, this procedure to petition its vacation in front of the City is incorrect. The public hearing method outlined in Wis. Stat. 66.1003 is found in the general chapter of the Wisconsin Statutes governing municipal law. It defines public ways as all or part of a road, street, slip, pier, lane or paved alley. There is a separate procedure for unpaved alley discontinuance.

However, the correct statute to refer to is found in Wis. Stat. 236.43. This statute is specifically for vacation or alteration of areas dedicated to the public in a platted area. This subdivision was platted in 1948. (See attachment).

The correct procedure under this statute and for this specific unimproved walking path requires ALL the owners of the land in the plat or part to be vacated must jointly apply to the circuit court to vacate "streets or other public ways" in the plat. To qualify for vacation, the plat must have been recorded more than forty years prior to the filing of the application for vacation, the streets and ways must not have been improved, and they must not be necessary to reach other platted property.¹ The governing body is not involved in this method, unless it owns one of the properties/lots in the subdivision.²

There is another procedure outlined under Wis. Stat. 236.43 but that does not apply as it was enacted by the legislature in 1961. The plat in question predates this second procedure. The first procedure must be used since the "law existing at the time of the purchase of a lot in a subdivision is imported into the purchases' contract and conveyed to successors in title."³

Based on Wis. Stat. 236.43, the City cannot go any further with vacating this public walkway. It is up to the property owners to vacate the walkway through the procedures outlined in the statute with the circuit court.

Nathan Miller

6/20/2022

¹ Wis. Stat. 236.43(1)

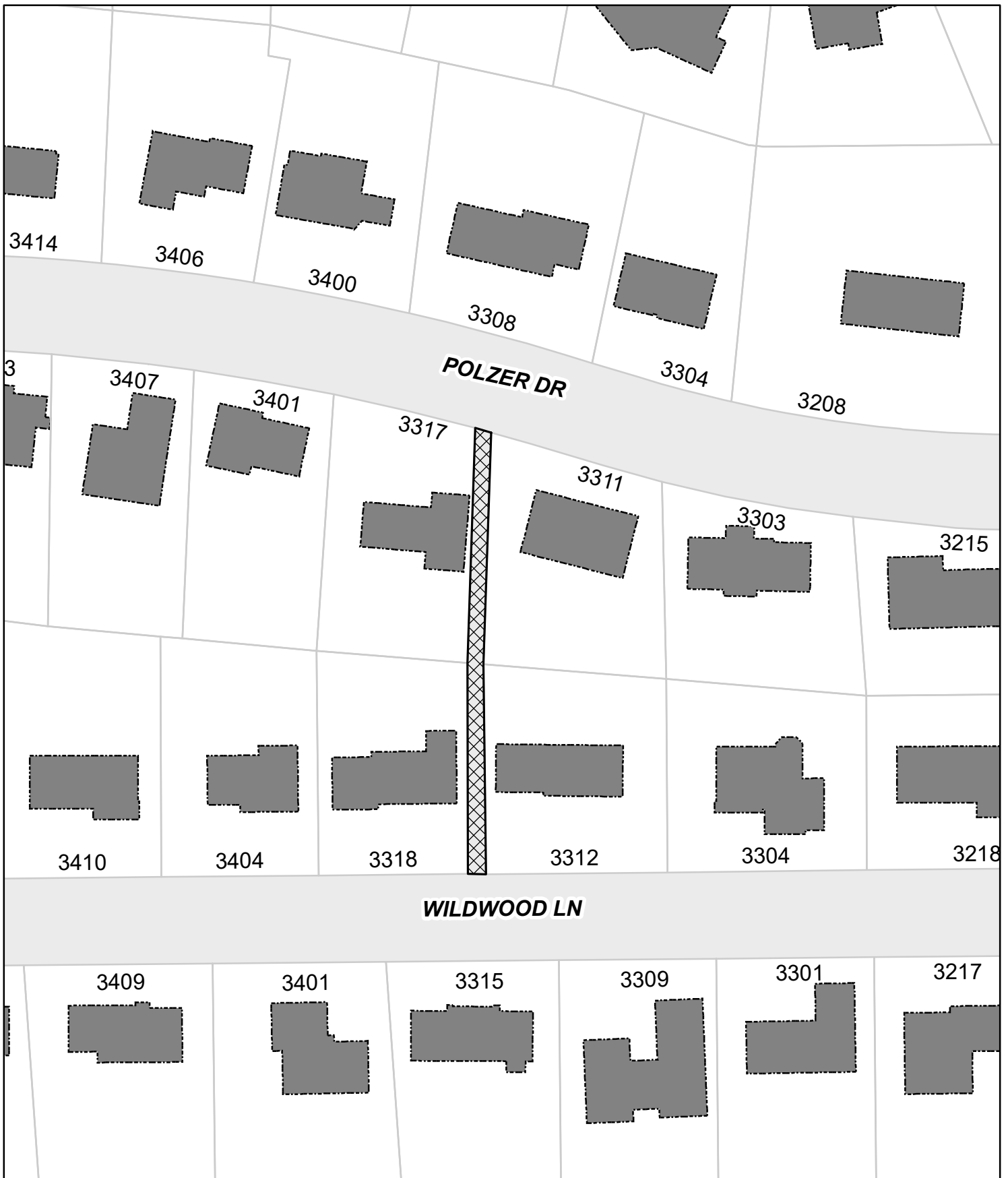
² In re Vacation of Plat of Garden City, 221 Wis. 134, 266 N.W.2d 202 (1936)

³ In re Vacating Plat of Chiwaukee, 254 Wis. 273, 36 N.W.2d 61 (1949)

Agenda Item No. 2 & 3

STAFF REPORT TO CISM COMMITTEE – June 9, 2022

AGENDA ITEM
2. Public Hearing: Vacating and discontinuing the public walkway abutting 3317 Polzer Drive, 3311 Polzer Drive, 3312 Wildwood Lane, and 3318 Wildwood Lane 3. Discussion and possible action on vacating and discontinuing the public walkway abutting 3317 Polzer Drive, 3311 Polzer Drive, 3312 Wildwood Lane, and 3318 Wildwood Lane
BACKGROUND
A petition was received from the abutting property owners to vacate the unused walkway right-of-way. The walkway between the lots was never developed. A copy of the petition and a map are included.
FISCAL IMPACT
Minimal, the right of way would revert to the adjacent landowners and go on the tax roll.
STAFF RECOMMENDATION
Engineering staff does not have plans to develop a walkway in this right-of-way. Recommend approval depending upon public comment.
Staff contact: Allen Wesolowski 715-261-6762



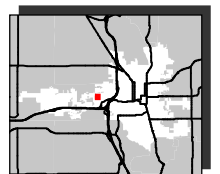
0 25 50 100 Feet
Map Date: March 17, 2022

CITY OF WAUSAU

Marathon County, Wisconsin

Legend

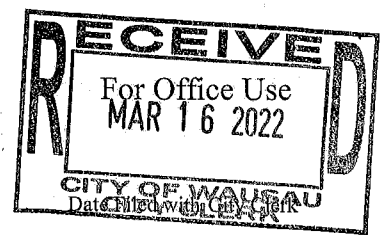
- Existing Building
- Existing Right-of-Way
- Proposed ROW Vacation
- Municipal Boundary



PETITION

TO THE MAYOR AND COMMON COUNCIL
OF THE CITY OF WAUSAU, WISCONSIN

A Petition For:



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

Vacate 10' public walkway
abutting 3311 & 3317 Polzer
& 3312 & 3318 Wildwood Lane

The undersigned petitioners respectfully request that your honorable body take such action as will cause the:

Signature of Electors	Print Name Clearly	Print Home Address	Date of Signing
1. <u>Barbara Storch</u>	<u>Barbara Storch</u>	<u>3311 Polzer Dr.</u>	<u>3/15/22</u>
2. <u>James L. Desautels</u>	<u>JAMES L. DESAUTELS</u>	<u>3317 Polzer Dr.</u>	<u>3/15/22</u>
3. <u>Kori Moncke</u>	<u>Kori Moncke</u>	<u>3312 Wildwood Ln.</u>	<u>3/15/22</u>
4. <u>Chris Burger</u>	<u>Chris Burger</u>	<u>3318 Wildwood Ln.</u>	<u>3/15/22</u>
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			

AFFIDAVIT OF CIRCULATOR

STATE OF WISCONSIN

CITY OF WAUSAU Barbara Storch being duly sworn disposes and says that he is a resident of the affected area, residing at 3311 Polzer Drive 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 16 day of March, 2022

Kathleen J. Bernerside
Signature of City Clerk or designee

Bene J. Storch
Barbara J. Storch
(Signature of Circulator)

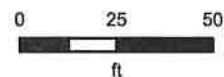
3311 Polzer Drive
(Address of Circulator)



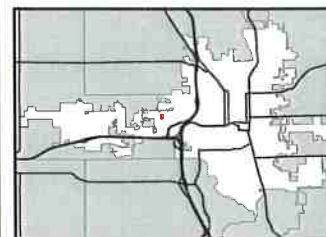
ArcGIS Web Map

City of Wausau / DPW

Date Printed: 3/11/2022



- Municipal Boundaries
- Parcel



NOTES:

1. Duplication of this map is prohibited without the written consent of the City of Wausau DPW / GIS Dept.
2. 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.
3. City of Wausau
Public Works / GIS Division
407 Grant St
Wausau, WI 54403
www.ci.wausau.wi.us



Memorandum

From: William Hebert, Zoning Administrator
 To: Plan Commission
 Date: June 14, 2022
 Subject: Zoning Code Fencing Standards

Loretta Ulmschneider had placed a chicken wire fence up to keep her cats in the backyard. No permit was taken out at the time of placement. Staff has orders to remove the fence. Ms. Ulmschneider has requested to have a discussion with the plan commission to see if they would consider allowing chicken wire fencing. Her proposed amendment is included in the packet after this staff report. We have also included pictures of the installed fence.

The current fencing standards are:

(5) Design and materials.

(a) Materials.

1. Fences shall be constructed using the following materials:
 - a. Naturally resistant or treated wood.
 - b. Brick or masonry.
 - c. Natural stone.
 - d. Wrought iron.
 - e. Vinyl.
 - f. Galvanized and/or coated chain link.
 - g. Any other material of comparable quality as approved by the Zoning Administrator.
2. Fences shall not be constructed using the following materials:
 - a. Rope, string, wire products, netting, cut or broken glass, paper, metal panels, corrugated metal panels, galvanized sheet metal, plywood, pallets, fiberglass or plastic panels.
3. Rules related to specific materials.
 - a. **Permanent chicken wire fences** or snow fences shall not be used.

General Discussion:

Staff is generally not in favor of amending the fence material requirements. This type of fence can be difficult to maintain. Leaves, refuse, and other materials can be caught by the fence.

Grass and weeds are difficult to trim at the bottom of the fence. The material does not have as solid of an appearance as the permitted materials that are currently allowed by the zoning code.

The templated zoning code was developed by Vandewalle and Associates. This code is used as a base for zoning codes in over 30 communities in Wisconsin. The material types for fences has been well vetted over the years.

Our suggestion is to enclose the chicken fence with an approved fence material so that the exterior appearance is code compliant.

Plan Commission Discussion:

1. Keep the standards as currently in place.
2. Hold public hearing at plan commissions' next available meeting.
3. Discuss various options: Change in material type allowance, change to allow in certain yards or maximum areas, etc.

AMENDMENT TO SECTION 23.06.40: FENCING STANDARDS

(5) Design and Materials.

(a) Materials.

1. Fences shall be constructed using the following materials:
 - a. - f : unamended

g. Proposed addition: Pet Enclosure Materials of durable quality, such as:

1. **Bottom portion: Black PVC coated metal hexagrid (1 in. openings) of 20 ga steel, with a life expectancy of 20 yrs. (3 or more ft. height)**
2. **Top Portion: Black heavy duty polypropylene with a grid of approximately 1 3/4 x 2 in. and tensile strength of 600 lbs/lineal ft. Life expectancy of 10 - 15 yrs.**
3. **Steel Posts and sleeves: 6+ ft. x 1 3/8 in. diameter with a horizontal arm for the fencing to prevent cats from climbing out of the fence. Life expectancy of 20 yrs.**
4. **Heavy duty (120-pound strength) zip-lock ties with UV barrier or other durable material for joining bottom and upper portions of fencing.**

- h. (unamended text, only the item letter is changed from g. to h.). Any other material of comparable quality as approved by the Zoning Administrator.

Justification for the Proposed Text Amendment

This amendment is in harmony with the 12th goal of the City of Wausau 2017 Comprehensive Plan: "Balancing individual property rights with community interests and goals." It will allow property owners to provide safe, durable and inconspicuous outdoor enclosures for their pets that have similar durability and aesthetics to the materials currently included in the fencing standards.

This amendment advances the purpose of the Chapter as outlined in Section 23.01.03. It protects the safety, comfort, convenience and general welfare of the public. It does this by broadening acceptable fence materials to a wider view of what is aesthetically pleasing, while not greatly sacrificing durability.

It advances the purpose of Article VI: Performance Standards, by providing standards and minimum requirements for additional types of fencing materials to be added to the building code.

This amendment advances the purpose of Section 23.06.40: Fencing Standards. The materials do not cause a nuisance. Visually, they are less conspicuous than wood, vinyl, chainlink, stone, brick or masonry fences; therefore they do not obscure or detract from the beauty of the surrounding landscape. The materials are durable with a life expectancy of 10 - 20 yrs and they may be less expensive than the materials currently included in the standards. (Treated wood and galvanized chainlink have life expectancies of 15 - 20 yrs., more or less, depending on the quality of materials used and maintenance of them once installed.) This amendment promotes the general welfare by allowing cat owners to provide a safe, outdoor environment for their pets. This contributes to the health and enjoyment of life for pets and their caretakers.



