



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, July 19, 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 June 21, 2022 meeting.
2. **PUBLIC HEARING:** Request to rezone 601 North 12th Street and 602 North 13th Street from SR-5, Single Family Residential-5 Zoning District, to I, Institutional Zoning District. (Leigh Yawkey Woodson Art Museum)
3. Discussion and possible action on request to rezone 601 North 12th Street and 602 North 13th Street from SR-5, Single Family Residential-5 Zoning District, to I, Institutional Zoning District. (Leigh Yawkey Woodson Art Museum)
4. Discussion and possible action on request to approve a conditional use at 1505 Brown Street to allow for an additional detached accessory structure, in a SR-2, Single Family Residential-2 Zoning District. (Kraimer)
5. Discussion and possible action on approving a dual post sign at 4901 Stewart Avenue.
6. Next meeting date.
7. 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 7/15/2022 @ 10:00 a.m. Questions regarding this agenda may be directed to the Planning Department at (715) 261-6760.

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the 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 event 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, Lynch, Stahl, Polley, County Planning, Kraimer, Leigh Yawkey Woodson Art Museum

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, June 21, 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, Andrew Brueggeman, George Bornemann

Others Present: Brad Lenz, William Hebert, Brian Stahl, Melissa Engen, Andrew Lynch, Nick Patterson, Alyson Leahy, Dave Eckmann, Mark Craig, Chuck Ghidorzi, Jennifer Kraimer, Craig Vincent, Vicki Trebian, Nathan Miller, Loretta Ulmschneider

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.

Approve the minutes from May 17, 2022.

Bohlken motioned to approve the minutes from the May 17, 2022 meeting. Bornemann seconded, and the motioned carried unanimously 6-0.

Discussion and possible action 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.

Lenz said that this is the second meeting for this item. There was not much feedback or concerns during the first meeting. Staff will look at the fence and parking lot when the permits are requested.

Brueggeman motioned to approve the 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. Bohlken seconded, and the motion carried unanimously 6-0.

Discussion and possible action 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.

Lenz said that this is the second meeting for this item. There was not much feedback from the first meeting. The use will be for a collision repair business instead of vehicle sales. The fence and parking lot will be reviewed by staff when the applications are made.

Brueggeman motioned to approve the 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 seconded, and the motion carried unanimously 6-0.

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.

Lenz said that the former mall site is zoned PUD, and any new use requires an amendment to the general development plan. The specific implementation plan will need to come back to the commission for review.

Nick Patterson, T. Wall Enterprises, presented the plan to the commission and said that this will create an activity center with commercial retail and increase walkability. The underground parking will maximize the site. The first floor will be primarily retail and the above floors will be residential. The Sears ramp can be used to supplement parking. This will build up the downtown area.

Mayor Rosenberg opened the public hearing.

Alyson Leahy, Wausau River District, read a brief statement in support of the plan.

Dave Eckmann, Greater Wausau Chamber of Commerce, said that there is competition for talent and innovative companies and the Foundry on Third is part of that. This will create vibrancy. The neighborhood has lost hundreds of jobs. Companies chase talent. Eckmann strongly urged the commission to support the project.

Mark Craig, 3246 North 8th Street, said that he owns the property next to this and supports the plan. Housing is critical to the businesses in the downtown area. This is a homerun, and the city is lucky to have T. Wall.

Chuck Ghidorzi said that it has been a pleasure to work with the project to revitalize the area. This is a tremendous opportunity, and the area cannot compete without the secure underground parking. It has been encouraging working with the city. Ghidorzi said that they are laser focused to get to moving with the project.

Tyler Vogt, Malarkey's Pub, said that this plan is what the downtown businesses need. There is such a demand for this and the businesses need residents.

Mayor Rosenberg closed the public hearing.

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.

Brueggeman motioned 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. Watson seconded.

Bohlken said that some of the units on page 3 of plan are listed as Micro and asked for an explanation. Lenz said that according to the zoning code, the minimum square footage is 400 square feet per unit. Before the zoning code was updated, the minimum was 800 square feet. These units are shown to be 355 square feet.

Watson asked if the ceiling would be higher with the smaller units. Patterson said that he believed the units on the first floor are taller and every other floor would have 9' tall ceilings.

The motion carried unanimously 6-0. This item will go to Common Council on July 12, 2022.

PUBLIC HEARING: Request to approve a conditional use at 1505 Brown Street to allow for an additional detached accessory structure, in a SR-2, Single Family Residential-2 Zoning District.

Lenz said that the petitioner is looking to put up a detached accessory structure, which would require a conditional use. The lot is rather large and there is adequate space. This structure would be for an indoor basketball court and bathroom area.

Jennifer Kraimer said that they have three children in basketball and volleyball and this opportunity would provide space for the kids. This bonds the family and would be awesome for the kids.

Mayor Rosenberg opened the public hearing.

Mayor Rosenberg closed the public hearing.

Discussion on request to approve a conditional use at 1505 Brown Street to allow for an additional detached accessory structure, in a SR-2, Single Family Residential-2 Zoning District.

Bornemann asked if this area would be just for their family. Kraimer confirmed this.

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.

Lenz said that this single parcel is zoned TF-10 and the petitioner would like to rezone the property to UMU, which is the zoning district of an adjacent parcel. The ultimate use would be for a parking lot, which would require a conditional use at a later date. The corner properties have been zoned to commercial zoning.

Craig Vincent said that they own 107 and 115 W Bridge Street and it makes sense to rezone the property to match the zoning.

Mayor Rosenberg opened the public hearing.

Mayor Rosenberg closed the public hearing.

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.

Bohlken motioned to rezone 520 North 1st Avenue from TF-10, Two Flat Residential 10 Zoning District, to UMU, Urban Mixed Use Zoning District. Brueggeman seconded.

Brueggeman asked if the conditional use could be approved at this time. Lenz said that a public hearing must be held and the conditional use cannot be applied for until the property is rezoned.

Lindman said that he does not have a problem with the rezoning, but would need more information for the parking lot.

The motion carried unanimously 6-0. This item will go to Common Council on July 12, 2022.

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.

Lenz said that this property is an existing PUD and it will have similar uses. The plan is not for a CBRF. This will be a more generic land use.

Vicki Trebian said that they received the project award for an institutional residential facility for the Wausau area. This is a large property with multiple units and is in the perfect location. The individuals will get the treatments that they need in a stable environment. Individuals can be at the facility for 90-120 days and will be taught living skills. Staff will be on duty 24 hours a day.

Mayor Rosenberg opened the public hearing.

Mayor Rosenberg closed the public hearing.

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.

Bornemann motioned 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. Brueggeman seconded.

Mayor Rosenberg said that she is excited for the project and there is a need in the community for this.

The motion carried unanimously 6-0. This item will go to Common Council on July 12, 2022.

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.

Nathan Miller said that this item went to CISM on June 9, 2022. The City of Wausau should not be involved in this since the city is not the owner. Miller said that this item cannot go any further and the property owners would need to go through Circuit Court.

Bornemann motioned to vacate and discontinue the public walkway abutting 3317 Polzer Drive, 3311 Polzer Drive, 3312 Wildwood Lane and 3318 Wildwood Lane. Watson second. The motion failed 6-0.

Discussion and possible action on amending the fencing standards of the Wausau Municipal Code 23.06.040.

Hebert said that a citizen placed a fence in 2017 without obtaining the permit. The fence was recently flagged for not having appropriate material. A suggestion was made to enclose the fence with permitted material. Staff considered the fencing similar to chicken wire. This is mainly a discussion item.

Loretta Ulmschneider showed the commission pictures of the fencing and said that it is not poultry fencing. It is a coated black vinyl and has a life of 20 years. Ulmschneider said the fencing is durable and does not want a privacy fence. Ulmschneider said the neighbors are fine with the fencing and did not know a permit was required. Ulmschneider said that she wants a safe place for her cats.

Lindman said that he wouldn't recommend changing the ordinance. Hebert added that the zoning template has been used for approximate 30 other communities in the state and is pretty standard.

Watson said that she would be interested in looking into the material. Brueggeman asked if this would be a temporary or permanent fence. Hebert answered that temporary fencing would be limited to a snow fence. A permit is not required for garden fencing. Brueggeman asked if there could be a square footage requirement. Hebert said that there is specific language in the zoning code. Watson asked if chicken wire would be allowed. Hebert said that a public hearing could be held and the ordinance could be drafted for a future meeting.

Bohlken said that the fencing looks very lightweight and could danger birds or other animals. Ulmschneider said that no birds have gotten hurt in the fencing that has been there for five years.

Miller said that no permit was obtained for this fence. The fence does not meet building code. There is the general policy not to amend an ordinance for one person.

Bornemann motioned to leave the zoning code as it is for fencing standards. Bohlken seconded. The motion carried 3-2.

Next meeting date.

The next meeting is scheduled for July 19, 2022.

Adjournment.

Watson motioned to adjourn, seconded by Bornemann. The motion carried unanimously 6-0 and the meeting adjourned at 6:00 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on July 19, 2022.



Memorandum

From: Andrew Lynch
To: Plan Commission
Date: July 13, 2022
Subject: Zoning Map Amendment for 601 N 12th St & 602 N 13th St

Introduction

The Leigh Yawkey Woodson Art Museum is petitioning to change the zoning of their two parcels from Single Family Residential (SR-5) to Institutional (I). Currently, the two parcels do not have any structures on them as the two dwellings were demolished after the Museum purchased them in 2016. The parcels are landscaped and maintained.

The petitioner proposes constructing an artists workshop, the “Glass Box Studio”, to provide space and amenities for visiting artists, staff, and the public. The current SR-5 zone does not allow for this type of use as standard or conditional. The future use would require a building permit.

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.

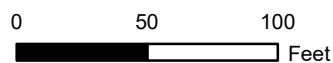
Staff Comments:

The parcels would be an extension of the Art Museum campus, located across 12th Street. Residential homes are on all other surrounding sides. The Institutional Zoning District is intended to permit both large- and small-scale institutional development including those on single sites within larger areas of both residential and nonresidential zoning districts. The proposed building for the site would be at a scale appropriate for the neighborhood and have a low impact on the surrounding area.

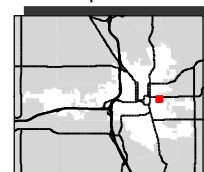


Map Date: July 1, 2022

City of Wausau
Marathon County Wisconsin



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): Kathy Kelsey Foley for the Leigh Yawkey Woodson Art Museum

Primary petitioner's Address (PRINT): 700 North 12th Street

Primary petitioner's Telephone Number (with Area Code): 715-845-1010

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

Henry Kropp

(Name - PRINT) _____

311 Financial Way, Suite 300

(Address - PRINT) _____

715-841-1913

hkropp@samuelsgroup.net

(Telephone No. with Area Code) _____ Email Address _____

Names of additional petitioners, if any:

(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): none

Address (PRINT): _____

Phone No.: _____ Email Address: _____

Name (PRINT): _____

Address (PRINT): _____

Phone No.: _____ Email Address: _____

3. **ADDRESS(ES)** of property to be rezoned: 601 North 12th Street & 602 North 13th Street, Wausau, WI 54403
(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: Suburban Residential SR-5

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

C. Existing land uses on land included within the petition: Currently vacant land with lawn and landscaping. Two dwellings were demolished previously.

D. Proposed land use(s) following rezoning: A new workshop that will be owned and operated by the Leigh Yawkey Woodson Art Museum. The new structure will be Institutional use to supplement the existing Leigh Yawkey Woodson Art Museum.

5. Please provide a brief narrative justifying the rezoning of this property. (Attach an additional sheet if necessary); The two existing SR-5 lots are currently owned by the Leigh Yawkey Woodson Art Museum. The museum is located across the street and seeks to expand its amenities for visiting artists, staff, and the public by building a new "Glass Box Studio" workshop structure. Current SR-5 zoning does not allow for Institutional type structures as a standard or conditional use which is why we ask to rezone the parcels. See attachments for drawings/details.
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.

Signature of Petitioner: _____



Date: _____

June 27, 2022

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: _____

OF ALL OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NUMBER 9223, RECORDED
IN VOLUME 37, ON PAGE 46, AS DOCUMENT NUMBER 1081676, FILED IN THE
MARATHON COUNTY REGISTER OF DEEDS OFFICE, LOCATED IN THE SOUTHEAST
1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 29 NORTH, RANGE 7 EAST,
CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

1. FIELDWORK PERFORMED BY REI ON 11-1-2021.
2. TITLE WORK FOR THE PROJECT SITE WAS NOT PROVIDED TO REI FOR REVIEW, THEREFORE REI WAS UNABLE TO VERIFY THE EXISTENCE OF EASEMENTS OR PRIVATE UTILITIES OUTSIDE OF WHAT WAS FOUND DURING TOPOGRAPHIC SURVEY MAPPING.
3. PUBLIC UTILITIES - THE SOURCE INFORMATION FROM PLANS AND MARKINGS PROVIDED BY OTHERS WAS COMBINED WITH OBSERVED SURFACE EVIDENCE OF UTILITIES TO DEVELOP THE APPROXIMATED LOCATION OF PUBLIC UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF ALL UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY OR RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, ALL UTILITIES LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR PARTIALLY RESPONDED TO, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. THE DIGGER'S TICKET FOR THIS SURVEY WAS 25419431043 AND 2541943105.
4. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS SHOWN HEREON. THE SURVEYOR CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. PAINT MARKINGS FOUND ON THE GROUND AND SHOWN HEREON AS EVIDENCE OF EXISTENCE OF PROPOSED UNDERGROUND UTILITIES ARE CONSISTENT WITH TYPICAL UTILITY MARKINGS. HOWEVER, NO UTILITY REPORT WAS PROVIDED TO AUTHENTICATE THESE MARKINGS - THEIR SOURCE IS UNKNOWN. THE USER OF THIS PLAT/MAP SHOULD RELY UPON SUCH MARKINGS AT THEIR OWN RISK.
5. PRIVATE UTILITIES WERE NOT MARKED OR MAPPED AS A PART OF THIS SURVEY.
6. ELEVATIONS AS SHOWN ON THE MAP ARE BASED ON THE NAVD 88 DATUM AND ESTABLISHED BY THE WISCORS NETWORK.

1 IN. O.D. IRON PIPE FOUND
1 1/4 IN. O.D. IRON PIPE FOUND
1 1/4 IN. O.D. X 18 IN. IRON PIPE
WEIGHING 1.68 LBS/FT. SET

BENCHMARK

EXISTING SPRINKLER HEAD

EXISTING BUSH/SPIRIB

EXISTING WATER SHUTOFF

EXISTING SIGN

EXISTING WATER VALVE

EXISTING GUY POLE

EXISTING UTILITY POLE/GUY POLE

EXISTING CONIFEROUS TREE

EXISTING DECIDUOUS TREE

EXISTING CURB INLET

EXISTING MANHOLE

EXISTING SANITARY SEWER MANHOLE

EXISTING UNDERGROUND GAS

EXISTING WATER MAIN

EXISTING SANITARY SEWER

EXISTING OVERHEAD UTILITIES

EXISTING CONCRETE

EXISTING LANDSCAPING

EXISTING PROPERTY LINE

EXISTING MINOR CONTOUR (INTERVAL-1 FT.)

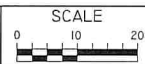
EXISTING MAJOR CONTOUR (INTERVAL-5 FT.)

(126") - RECORDED BEARING/LENGTH

126.00' - MEASURED BEARING/LENGTH

REI

CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING



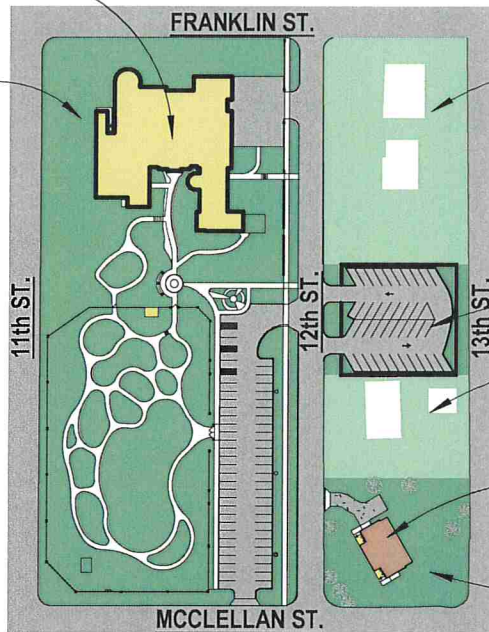
DATE	REVISION	BY	CHKD	SURVEYED BY: JLR, JMM	DESIGNED BY:	SURVEY DATE: 11/1/20
				SURVEY CHKD BY: JWP	CIVIL CHKD BY:	CIVIL DATE:
				SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: JLR

TOPOGRAPHIC SURVEY
LEIGH YAWKEY WOODSON ART MUSEUM
601 N. 12TH STREET & 602 N. 13TH STREET
WAUSAU, WISCONSIN 54403

 **REI**
REI No. 10/26
SHEET TOPO

LEIGH YAWKEY
WOODSON ART
MUSEUM

CURRENTLY ZONED
INSTITUTIONAL



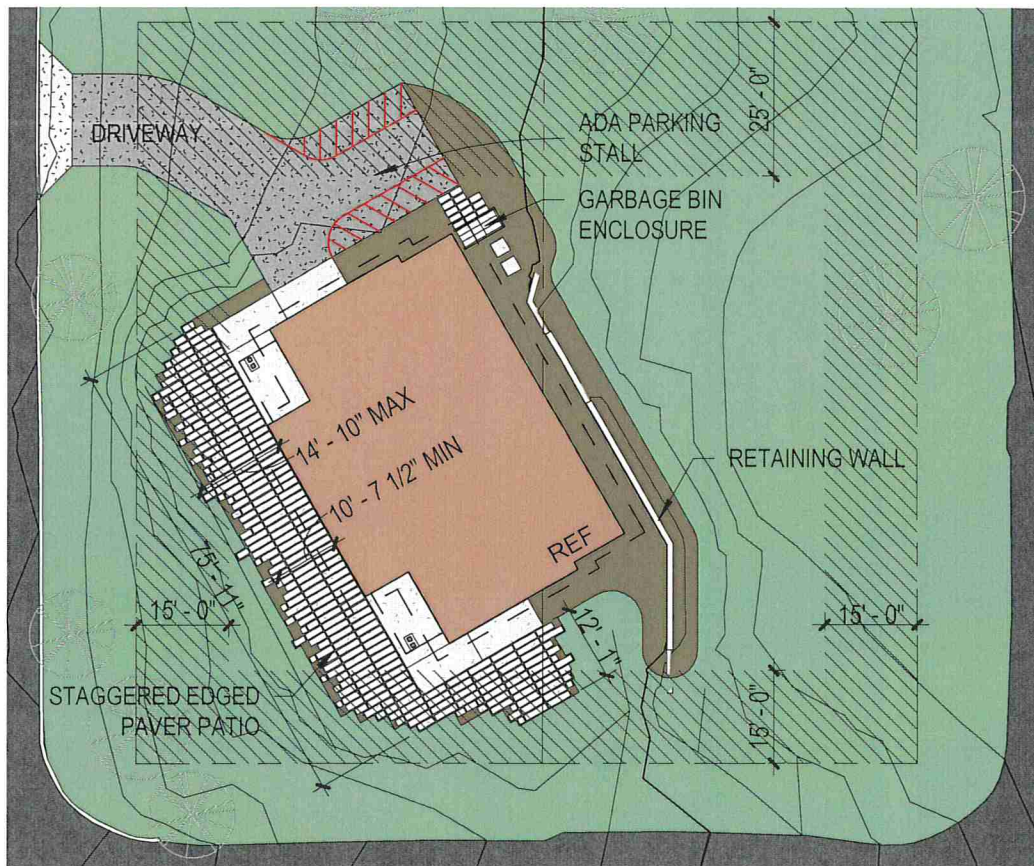
CURRENTLY ZONED SR-5

CURRENTLY ZONED
INSTITUTIONAL

CURRENTLY ZONED SR-5

PROJECT LOCATION
NEW GLASS
BOX STUDIO

CURRENTLY ZONED SR-5,
LOOKING TO REZONE TO
INSTITUTIONAL



LYWAM - GLASS BOX STUDIO

SCHEMATIC ONLY, NOT FOR CONSTRUCTION

601 N 12th STREET
WAUSAU, WI 54403



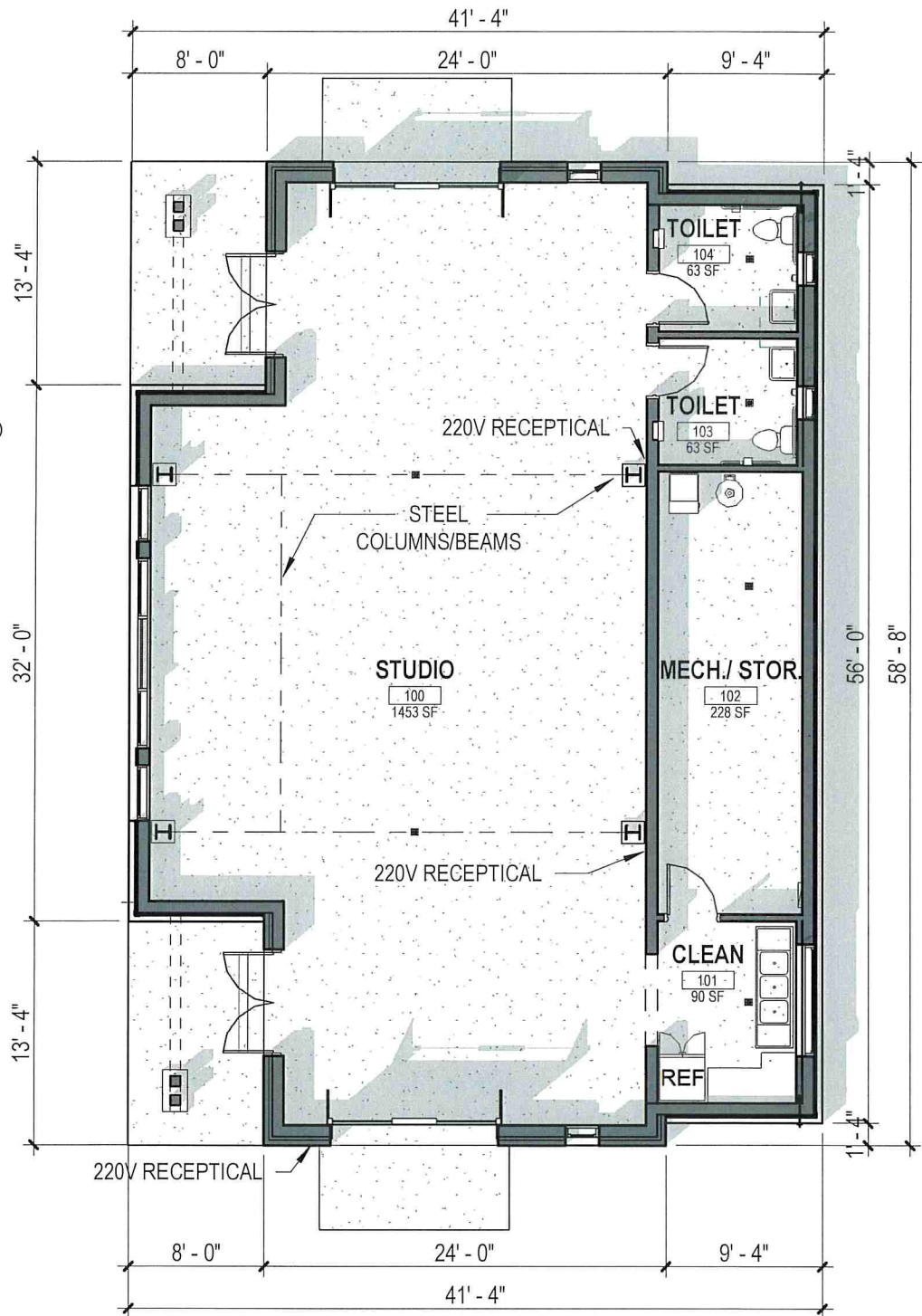
www.samuelsgroup.net
CORPORATE OFFICE
311 Financial Way, Suite 300
Wausau, WI 54401
ph. 715.842.2222
fax 715.848.8088
IOWA OFFICE
2929 Westown Parkway
Suite 200
West Des Moines, IA 50266
phone 515.288.0467
fax 515.288.0471

DATE	6-27-2022
PROJECT NUMBER	7375D
DRAWN BY	HK
CHECKED BY	TSG
TIME:	6/27/2022 11:27:17 AM
© Copyright 2022	

A1

NOTES

- 2,186 SQUARE FOOT TOTAL FOOTPRINT
- KOLBE VISTALUXE AL WINDOWS & SWING DOORS THROUGHOUT
- RENLITA VERTICAL FOLDING SECTIONAL DOORS AT LARGE NORTH & SOUTH OPENING
- WAUSAU TILE TERRAZZO TILE BASE & PAVER PATIO
- LP SMARTSIDE VERTICAL REVEAL PANEL SIDING WITH DIAMOND KOTE FINISH BY WAUSAU BUILDING SUPPLY
- COUNTY MATERIALS MASONRY VENEER



LYWAM - GLASS BOX STUDIO

SCHEMATIC ONLY, NOT FOR CONSTRUCTION

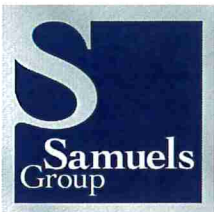
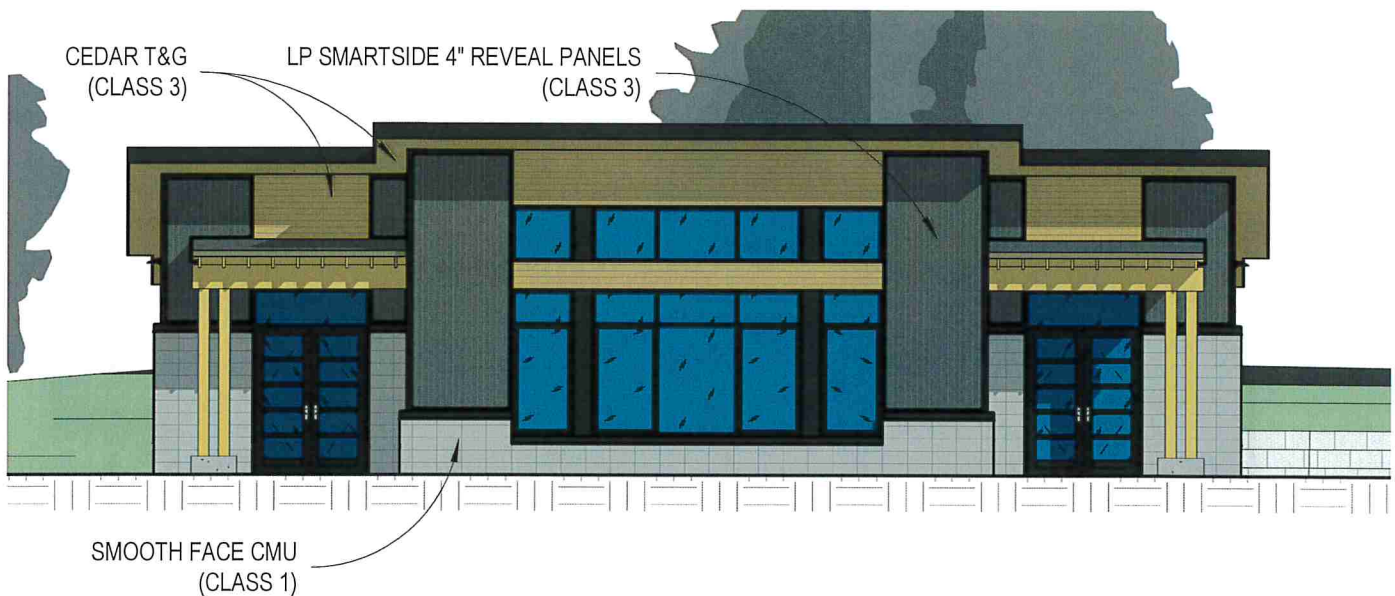
601 N 12th STREET
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Wausau, WI 54401
ph. 715.842.2222
fax 715.848.8088
IOWA OFFICE
2929 Westown Parkway
Suite 200
West Des Moines, IA 50266
phone 515.288.0467
fax 515.288.0471

DATE 6-27-2022
PROJECT NUMBER 7375D
DRAWN BY HK
CHECKED BY TSG
TIME: 6/27/2022 11:27:18 AM
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 Wausau, WI 54401
 ph. 715.842.2222
 fax 715.848.8088
IOWA OFFICE
 2929 Westown Parkway
 Suite 200
 West Des Moines, IA 50266
 phone 515.288.0467
 fax 515.288.0471

LYWAM - GLASS BOX STUDIO

SCHEMATIC ONLY, NOT FOR CONSTRUCTION

601 N 12th STREET
 WAUSAU, WI 54403

DATE	6-27-2022
PROJECT NUMBER	7375D
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CHECKED BY	TSG
TIME:	6/27/2022 11:27:19 AM
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 West Des Moines, IA 50266
 phone 515.288.0467
 fax 515.288.0471

LYWAM - GLASS BOX STUDIO **SCHEMATIC ONLY, NOT FOR CONSTRUCTION**

601 N 12th STREET
 WAUSAU, WI 54403

DATE	6-27-2022
PROJECT NUMBER	7375D
DRAWN BY	HK
CHECKED BY	TSG
TIME:	6/27/2022 11:27:21 AM
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A6



Memorandum

From: Brad Lenz
To: Plan Commission
Date: July 13, 2022
Subject: 1505 Brown Street – Conditional Use Report

Introduction

The petitioners applied 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.

The Plan Commission held a public hearing last month to hear testimony from the public relating to the proposed conditional use. The petitioners explained additional 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:

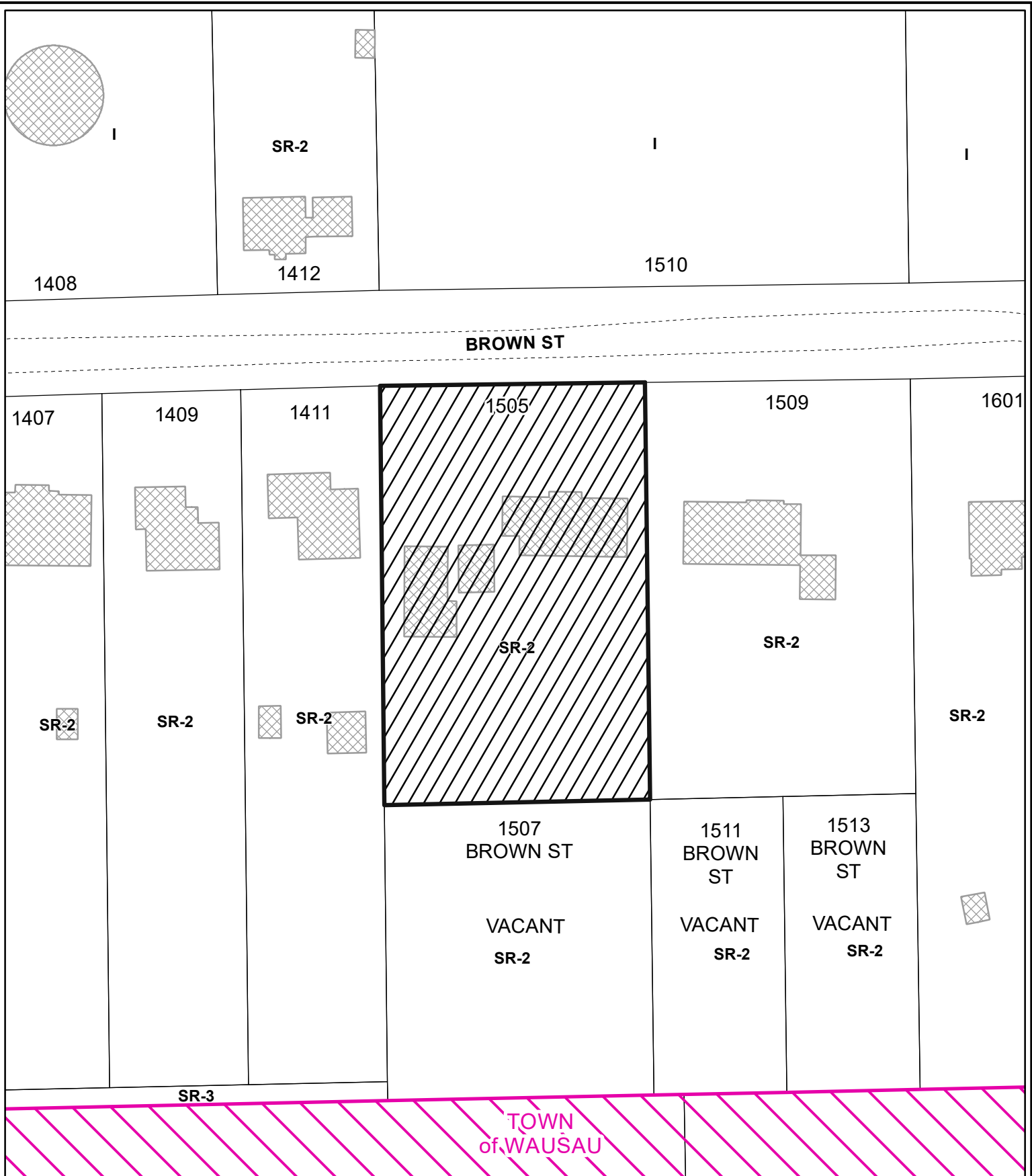
- Is in harmony with the Comprehensive Plan
- Would result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, 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, with the condition that as part of the building permit, the petitioners submit a calculation on the amount of impervious surface on the lot, with the proposed building included, to ensure that it will be less than 45 percent.



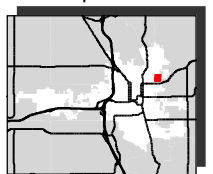
Map Date: June 2, 2022

City of Wausau
Marathon County Wisconsin

0 50 100
Feet

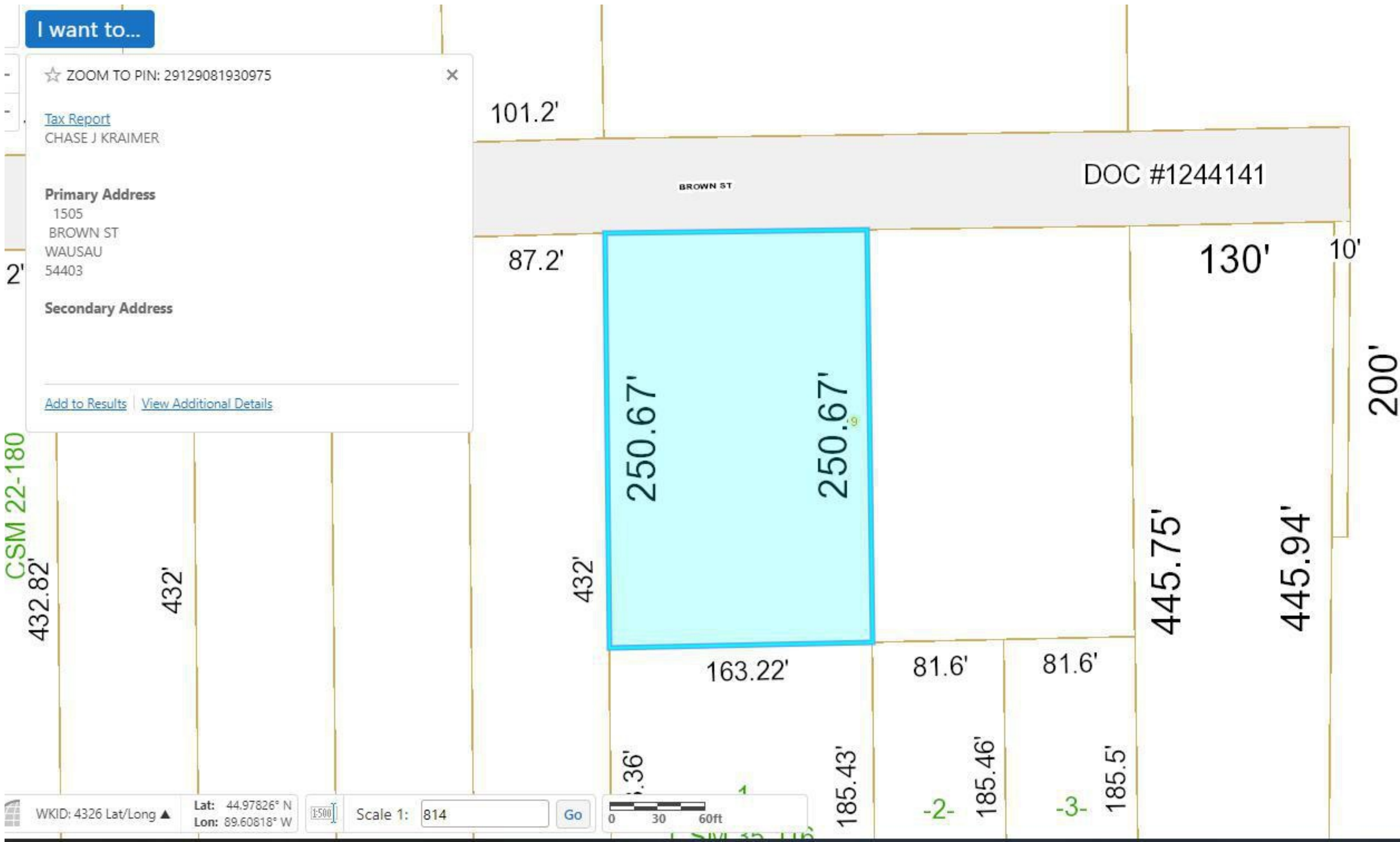
 Area of Interest
 Building

Map Location



SITE PLAN

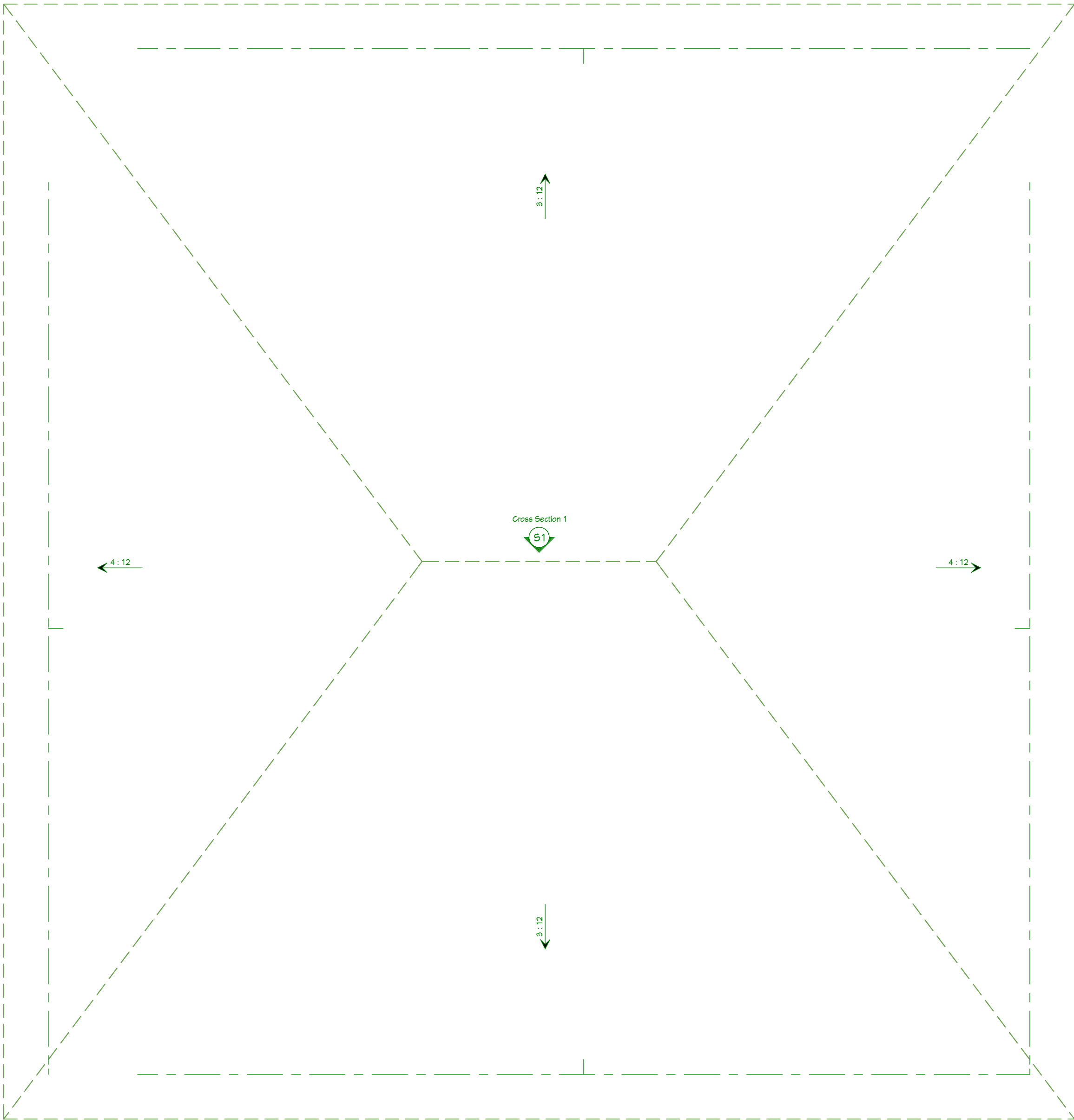
1505 BROWN STREET
WAUSAU, WI 54403



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.	

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Prelim 2020/01/01



Attic



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

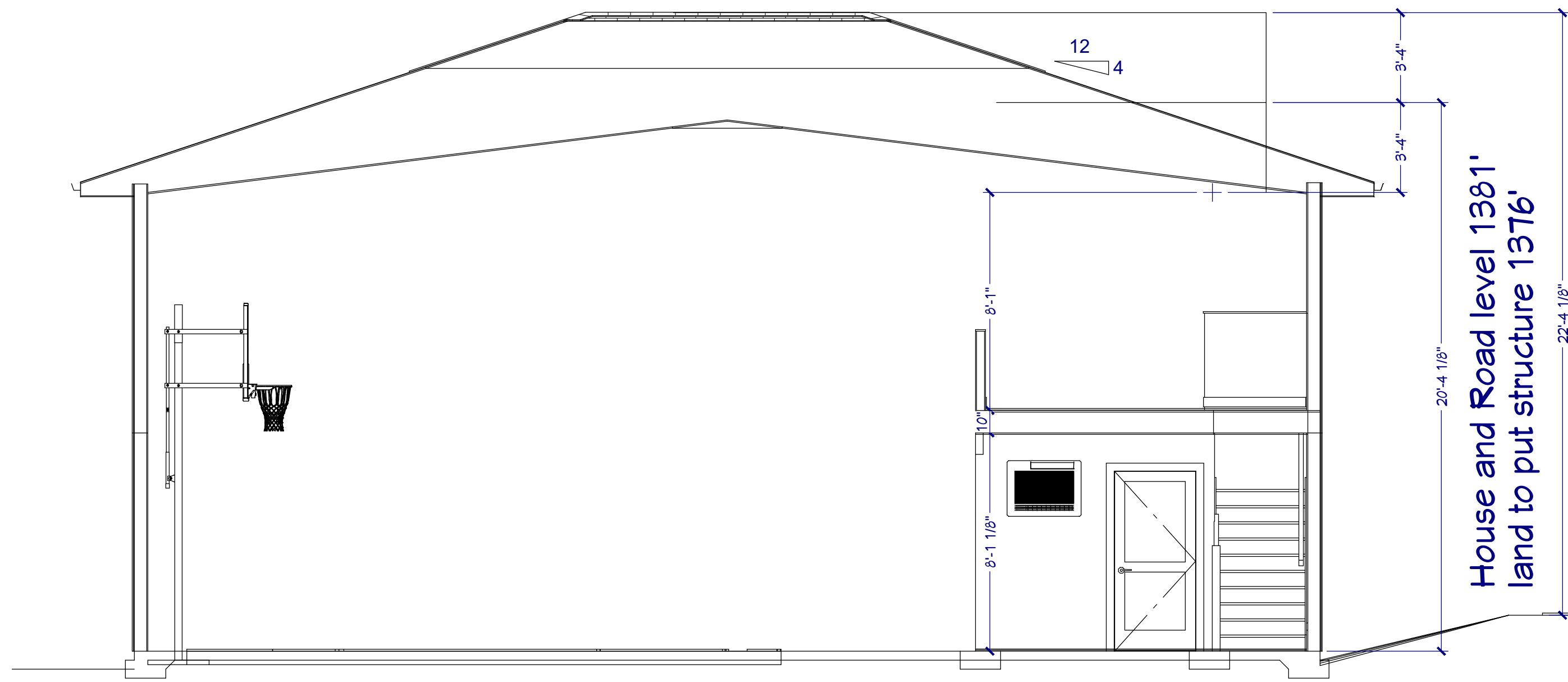
Builder: Niziolek Builders
Drawn for: Krainer
Designed by: Jen Krainer

Plan#: xxxB
Sheet: A1 of 4

Prelim 2020/01/01

SPORT COURT

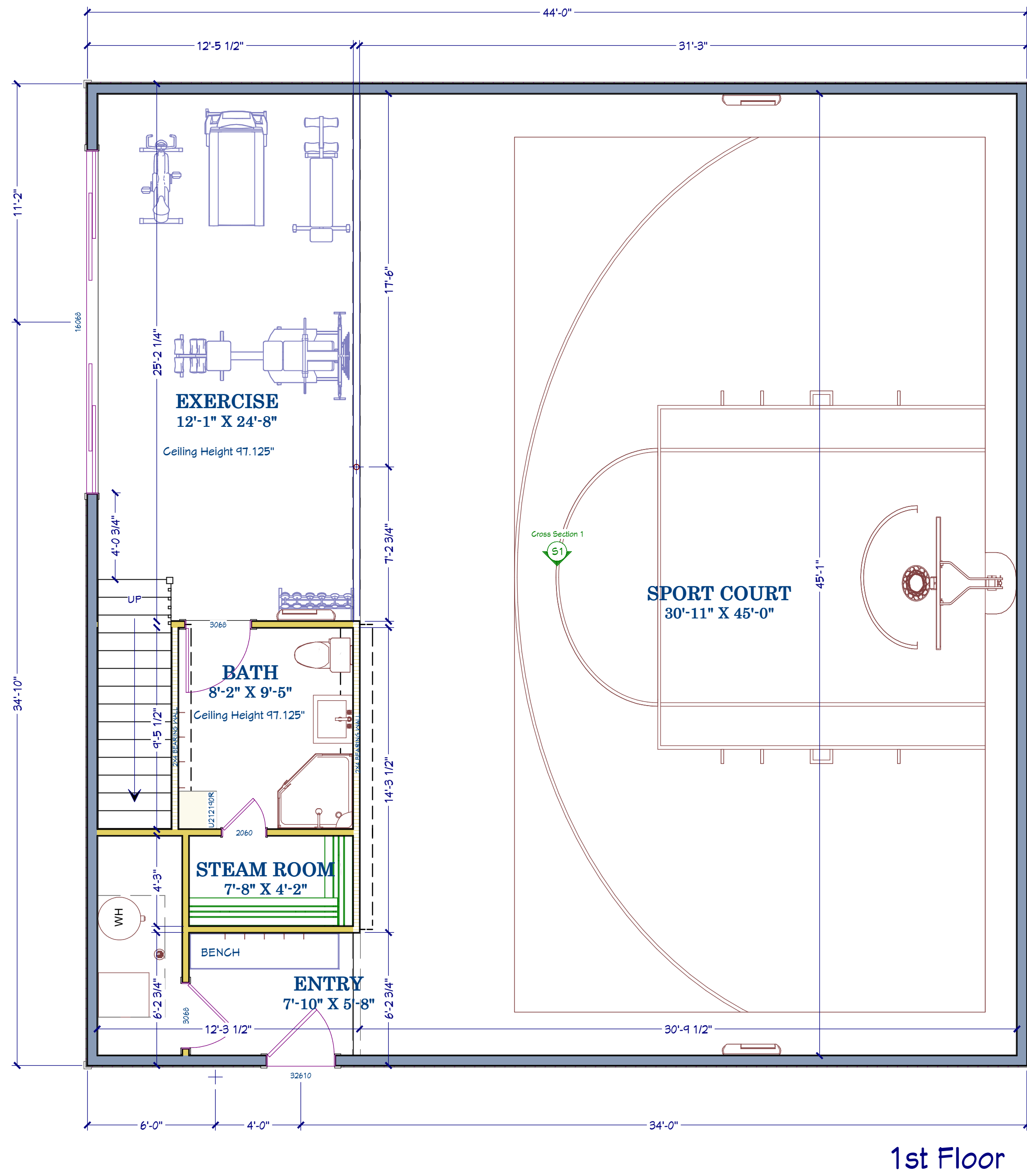
1:55:02 PM 5/27/2022



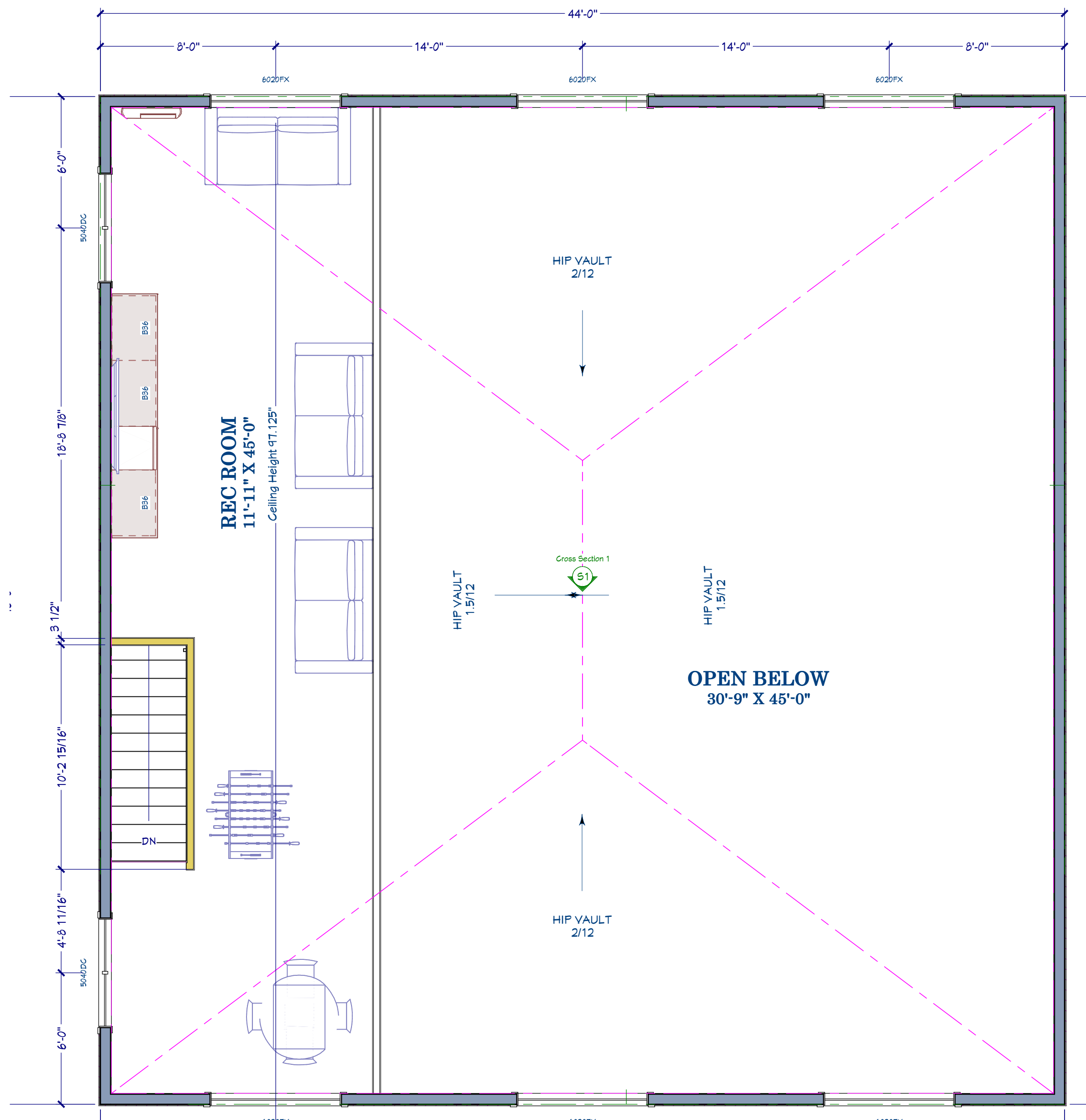
Cross Section 1



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

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Prelim 2020/01/01

SPORT COURT



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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





STAFF REPORT

TO: City of Wausau Plan Commission

FROM: William Hebert, Chief Inspector / Zoning Administrator

DATE: July 12, 2022

GENERAL INFORMATION

APPLICANT: Chris Paulson with Graphic House for Mi-Tech

LOCATION: 4901 Stewart Ave

EXISTING ZONING: SMU, Suburban Mixed Use

PURPOSE: Plan Commission Approval

EXISTING LAND USE: Commercial / Office

SIZE OF PARCEL: Approximately .77 acres

SURROUNDING ZONING AND LAND USE:

This parcel is located between Stewart Avenue and Highway 29. SMU is the predominant zoning for parcels within the city in this area. The neighboring properties to the east and west are personal storage facilities in the town of Stettin.

ANALYSIS

The proposed dual post sign is planned to be located in the north west corner of the parcel, just off the parking lot and out of the Stewart Avenue right of way.

The sign high is planned to be 5 feet 6 inches in height and 6 foot in width. The proposed sign is a double-sided business sign placed between 2 posts forming a dual post sign. The maximum allowed sign height would be 10 feet. See applicants cover letter for more information on the sign.

Staff recommends approval of the dual post sign, subject to the sign placement on private property and landscaping being placed around the sign base that meets the zoning ordinance.



City of Wausau
407 Grant Street
Wausau, WI 54403

Project Name: 20221103
Project Name: Sign Permit for 4901 STEWART AV, WAUSAU
Review Type: Permit Zoning

Dear Planning Commission Committee:

Our client has chosen a non-lit aluminum painted sign panel constructed of (2) painted aluminum supports (dual posts) and printed vinyl logo and bottom stripe as he wanted his logo to have at least 9 ½" letters for traffic visibility. The sign panel width is 72" and the overall sign height is 66". For structural integrity and wind load for a sign panel of this size, dual post mounting is needed as a single post mount would not be safe. Cost was also a deciding factor.

See enclosed future landscaping map for the property of 4901 Stewart Ave.

Sincerely

Chris Paulson
Regional Sales Manager

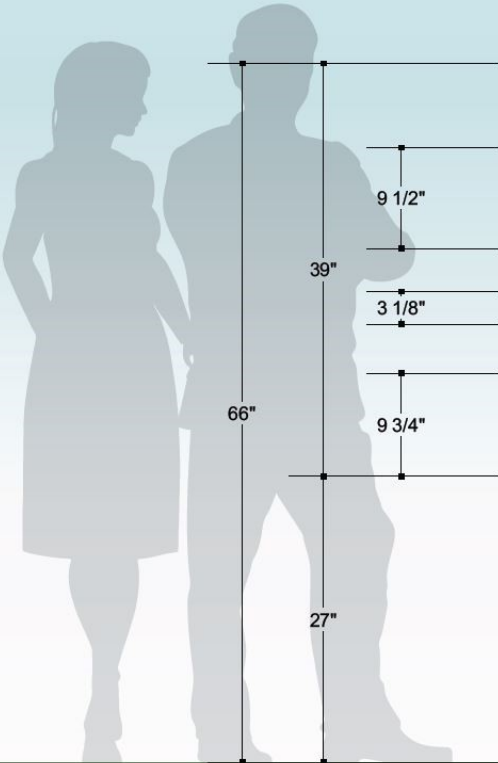
715-942-0402
www.graphichouseinc.com

NUMBER 6	JOB NUMBER 7718
DESIGNER NN	REVISION NN 6-9-2022-B

OPPOSITE SIDE

mi **TECH**
an **EQUIX** company

7718.1
D/F NON-LIT SIGN



4901 Stewart Ave

