



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 20, 2021 at 5:00 pm.**
Location: **City Hall (407 Grant Street, Wausau WI 54403) - COMMON COUNCIL CHAMBERS**
Members: Katie Rosenberg (C), Eric Lindman, Pat Peckham, Tom Neal, Bruce Bohlken, Andrew Brueggeman, George Bornemann

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

1. Approve the minutes of the June 16, 2021 meeting.
2. **PUBLIC HEARING:** Discussion and possible action on rezoning 1111 Westwood Drive from PUD, Planned Unit Development Zoning to District to SMU, Suburban Mixed-Use Zoning District. (REI / Wauau Rehab LP)
3. **PUBLIC HEARING:** Discussion and possible action on amending the General Development Plan at 211 Lavina Drive to allow for the reconstruction of one building lost to a fire, construct a new eight-unit building, add additional garage stalls to the existing garage structures, add an on-site office space and provide a driveway access to the site via Old Coach Road, in a PUD, Planned Unit Development Zoning District. (Marathon Technical Services LLC / Dan Johnson)
4. **PUBLIC HEARING:** Discussion and possible action on amending the Specific Implementation Plan at 901 East Thomas Street to allow for camper vehicles to park overnight, in a PUD, Planned Unit Development Zoning District. (Donald Zamzow)
5. **PUBLIC HEARING:** Discussion and possible action on approving a conditional use at 8454 Highland Drive to allow for mobile diagnostic imaging as an accessory use, in a MI, Medium Industrial Zoning District. (Shared Medical Technology Inc.)
6. Discussion and possible action on vacating and discontinuing an unpaved alley abutting 205 and 209-211 Short Street, 1202, 1210 and 1212 North 3rd Street
7. Next meeting date and future agenda items for consideration.
8. Adjournment

Due to the COVID-19 pandemic, this meeting is being held in person and via teleconference. Members of the media and the public may attend in person, subject to the social distancing rules of maintaining at least 6 feet apart from other individuals, or by calling 1-408-418-9388. The Access Code is 1464 81 5597. Individuals appearing in person will either be seated in the Council Chambers or an overflow room, subject to the social distancing rules. Space available will be on a first come, first served basis. All public participants' phones will be muted during the meeting. Members of the public who do not wish to appear in person may view the meeting live over the internet at <https://tinyurl.com/wausaucitycouncil>, on the City of Wausau's YouTube Channel https://www.youtube.com/channel/UC-Nigpdco_i8sq5FbbJD_aw, live by cable TV, Channel 981, and a video is available in its entirety and can be accessed at <https://tinyurl.com/wausaucitycouncil>. Any person wishing to offer public comment who does not appear in person to do so, may e-mail melissa.engen@ci.wausau.wi.us with "Plan Commission public comment" in the subject line prior to the meeting start. All public comment, either by email or in person, will be limited to items on the agenda at this time. The messages related to agenda items received prior to the start of the meeting will be provided to the Chair.

This Notice was posted at City Hall and emailed to the Daily Herald newsroom on 7/16/2021 @ 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 Planning Department at (715) 261-6760 or the City's ADA Coordinator at (715) 261-6620 or e-mail clerk@ci.wausau.wi.us at least 48 hours prior to the scheduled meeting or event to request an accommodation.

Distribution List: City Website, Media, Committee Members, Council Members, Assessor, Attorney, City Clerk, Community Development, Finance, Metro Ride, Human Resources, Police Department, Hebert, Lenz, Stahl, Polley, County Planning, Shared Medical Technology Inc., REI, Wausau Rehab LP, Marathon Technical Services LLC, Dan Johnson, Donald Zamzow



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 20, 2021 at 5:00 pm.**
Location: **City Hall (407 Grant Street, Wausau WI 54403) - COMMON COUNCIL CHAMBERS**
Members: Katie Rosenberg (C), Eric Lindman, Pat Peckham, Tom Neal, Bruce Bohlken, Andrew Brueggeman, George Bornemann

AMENDED

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

1. Approve the minutes of the June 16, 2021 meeting.
2. **PUBLIC HEARING:** Discussion and possible action on rezoning 1111 Westwood Drive from PUD, Planned Unit Development Zoning to District to SMU, Suburban Mixed-Use Zoning District. (REI / Wauau Rehab LP)
3. **PUBLIC HEARING:** Discussion and possible action on amending the General Development Plan at 211 Lavina Drive to allow for the reconstruction of one building lost to a fire, construct a new eight-unit building, add additional garage stalls to the existing garage structures, add an on-site office space and provide a driveway access to the site via Old Coach Road, in a PUD, Planned Unit Development Zoning District. (Marathon Technical Services LLC / Dan Johnson)
4. **PUBLIC HEARING:** Discussion and possible action on amending the Specific Implementation Plan at 901 East Thomas Street to allow for camper vehicles to park overnight, in a PUD, Planned Unit Development Zoning District. (Donald Zamzow)
5. **PUBLIC HEARING:** Discussion and possible action on approving a conditional use at 8454 Highland Drive to allow for mobile diagnostic imaging as an accessory use, in a MI, Medium Industrial Zoning District. (Shared Medical Technology Inc.)
6. Discussion and possible action on vacating and discontinuing an unpaved alley abutting 205 and 209-211 Short Street, 1202, 1210 and 1212 North 3rd Street
7. Next meeting date and future agenda items for consideration.
8. Adjournment

The meeting is being held in person and via teleconference (all public participants' phones will be muted during the meeting) **by calling 1-408-418-9388. The Access Code is 1464 81 5597. Password CcHai5JMM36**

Members of the public who do not wish to appear in person may view the meeting live over the internet at <https://tinyurl.com/wausaucitycouncil>, on the City of Wausau's YouTube Channel https://www.youtube.com/channel/UC-Nigpdco_i8sq5FbbJD_aw, live by cable TV, Channel 981, and a video is available in its entirety and can be accessed at <https://tinyurl.com/wausaucitycouncil>. Any person wishing to offer public comment who does not appear in person to do so, may e-mail melissa.engen@ci.wausau.wi.us with "Plan Commission public comment" in the subject line prior to the meeting start. All public comment, either by email or in person, will be limited to items on the agenda at this time. The messages related to agenda items received prior to the start of the meeting will be provided to the Chair.

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

This Notice was posted at City Hall and emailed to the Daily Herald newsroom on 7/16/2021 @ 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, Stahl, Polley, County Planning, Shared Medical Technology Inc., REI, Wausau Rehab LP, Marathon Technical Services LLC, Dan Johnson, Donald Zamzow

PLAN COMMISSION

Time and Date: The Plan Commission met on Wednesday, June 16, 2021, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Katie Rosenberg, Eric Lindman, Patrick Peckham, Tom Neal, Bruce Bohlken, Andrew Brueggeman, George Bornemann

Others Present: Brad Lenz, Brian Stahl, Sam Wessel; *By WebEx*: William Hebert, Nick Patterson, Kevin Burch

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

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

Approve the minutes of the May 18, 2021 meeting.

Bohlken motioned approve the minutes from the May 18, 2021 meeting. Neal seconded, and the motion carried unanimously 7-0.

PUBLIC HEARING: Discussion and possible action on amending the General Development Plan at 1200 North River Drive to allow for 122 residential units and 6,050 square feet of commercial space, in a PUD, Planned Unit Development Zoning District.

Lenz said that T. Wall is available on WebEx for any questions. This proposal will develop three mixed-use buildings. This will add two additional buildings to the previous plan. The additional buildings will be located on lots 7 and 8. The city accepted the proposal after an RFP. The plans for the development are located in the packet. The public amenities and pathways will not change.

Mayor Rosenberg closed the public hearing.

Neal motioned to amend the general development plan at 1200 North River Drive to allow for 122 residential units and 6,050 square feet of commercial space, in a PUD, Planned Unit Development Zoning District. Brueggeman seconded.

Peckham said that he is confused about the parking specs and asked if 1 ½ parking spaces is required per unit or if adjacent spaces are counted. Lenz said that this is a flexible zoning district and a 25% reduction in parking spaces can occur since it is a mixed-use building. There will be 120 units so the parking count would be 135 total parking spaces. There will be 82 underground spaces. The 135 parking spaces is a target, but is not mandated. The Plan Commission could cut the requirement by 50%. The total parking spaces on the plan is 106, which includes the underground and surface parking. There are other options on River Drive that can be counted. Staff feels that there is adequate parking in the area. Peckham asked if there are issues in the future, staff would be able to make changes. Lenz said that there is perpendicular parking on River Drive and some in the south parking lot; more could be built on River Drive. He said the area overall is 17 acres and there are only a couple buildings on it right now. The whole idea of this development is to not have too much surface parking.

The motion carried unanimously 7-0. This item will go to Common Council on July 13, 2021.

Discussion and possible action on approving a conditional use at 360/372 Grand Avenue to allow for institutional residential land use which includes a homeless shelter, in a UMU, Urban Mixed Use Zoning District.

Lenz said that there was a public hearing last month for this item. The findings report is located in the packet. The conditional use is for the warming center. Lenz said that staff recommends approving the conditional use contingent on maintaining a long-term parking agreement to ensure the availability of the

depicted 60 spaces on the Thrive Church property.

Kevin Burch said that he has spoken to the community partners and are in negotiations with Thrive Church for a parking plan and should be done soon.

Peckham motioned to approve the conditional use at 360/372 Grand Avenue to allow for institutional residential land use which includes a homeless shelter, in a UMU, Urban Mixed Use Zoning District with the condition that a long-term parking agreement needs to be maintained with Thrive Church. Bornemann seconded, and the motion carried unanimously 7-0.

Discussion and possible action on approving the specific implementation plan at 1520 and 1601 Elm Street to allow for a new mixed-use apartment development, in a PUD, Planned Unit Development Zoning District.

Lenz said that this is for the BANTR development. A portion of the development is just down the hill from Mountain Lanes and the other portion is from an area of the Plaza Hotel that was demolished. Lenz said that staff recommends approval contingent on meeting appropriate parking lot and bicycle-pedestrian circulation standards. This is a flexible zoning district, but can follow standards in other districts. Staff would also recommend a pedestrian crossing of Elm Street and the developer should work with the Engineering Department for this.

Brueggeman motioned to approve the specific implementation plan at 1520 and 1601 Elm Street to allow for a new mixed-use apartment development, in a PUD, Planned Unit Development Zoning District with the conditions the appropriate parking lot landscaping and bicycle-pedestrian circulation standards be met. Bohlken seconded.

Peckham asked where curb cuts and crossings will be. Lindman said that a controlled crossing would be best and staff will discuss this with developer.

The motion carried unanimously 7-0.

Discussion and possible action on vacating and discontinuing an unpaved alley lying west of 827 Turner Street between North 8th Street and Augusta Avenue.

Lindman said that the entire alley west of 827 Turner Street would be vacated. The alley area at 827 Turner Street would remain. This item went to the last CISM meeting.

Brueggeman motioned to vacate and discontinue an unpaved alley lying west of 827 Turner Street between North 8th Street and Augusta Avenue. Bohlken seconded. The motion carried unanimously 7-0. This item will go to Common Council on July 13, 2021.

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

Lindman said that an individual wants to develop this property and would to annex into the city for city water and sewer.

Brueggeman motioned to approve the petition for annexation – Grundman (082-2808-062-0994, Town of Weston). Bornemann seconded.

Peckham asked if the city owns the property to the west. Lenz said that he believes Kraft owns that and the city of Wausau is listed on map because that is the municipality this it is in.

Bornemann asked what zoning will be given to the property. Lenz said that the zoning would need to be established if they want something other than single-family residential.

The motion carried unanimously 7-0. This item will go to Common Council on July 13, 2021.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for July 20, 2021.

Adjournment.

Bohlken motioned to adjourn, seconded by Brueggeman. The motion carried unanimously 7-0 and the meeting adjourned at 5:25 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on July 20, 2021.



Memorandum

From: Brad Lenz
 To: Plan Commission
 Date: July 15, 2021
 Subject: Zoning Map Amendment for 1111 Westwood Drive

Background

The subject parcel is located along Westwood Drive, next to the existing Rasmussen College. It is currently part of the city's largest Planned Unit Development district, which was established many years ago to allow for medical, office, and related uses. The zoning district extends from this parcel at the northern end, south along Westwood Drive to Bridge Street, then runs west along Bridge Street, Pine Ridge Boulevard, and Westhill Drive all the way to 36th Avenue. A number of parcels within the district remain undeveloped, while others have been filled in with mostly medical-related uses.

North of the subject parcel is the Suburban Mixed Use (SMU) district which is the dominant zoning district up to Highway U. The petitioners are seeking a zoning change to the SMU which would allow by right the proposed rehab hospital. Given that the existing zoning is PUD, the petitioners would have needed approval of general and specific plans through plan commission, which is a similar process to rezoning to the straight SMU zoning district. City staff discussed with the petitioners the rezoning options and regulations of the districts, and are comfortable recommending the zoning change to SMU.

Amendments to Zoning Map

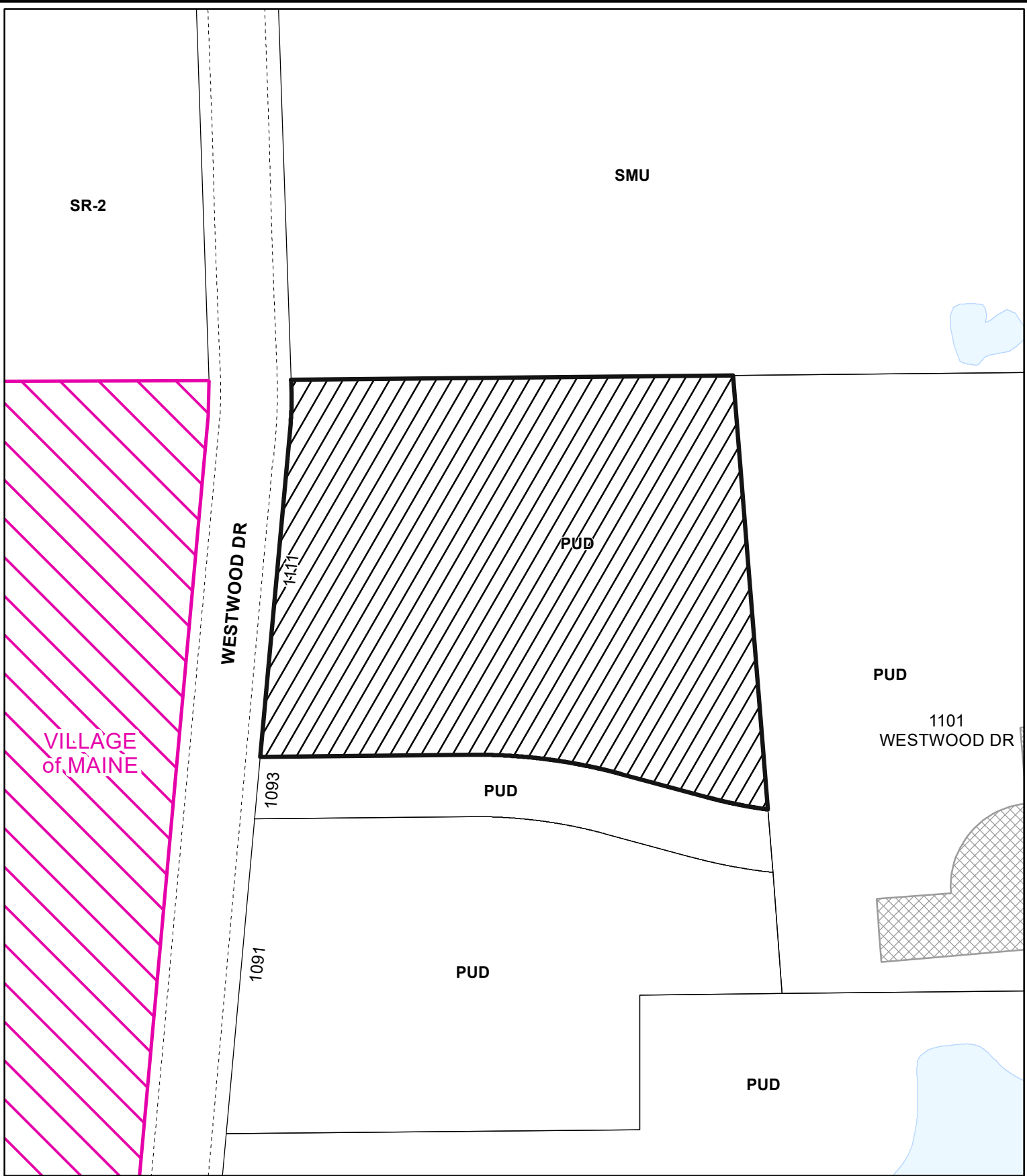
Section 23.10.31(4)(b) of the Zoning Code outlines criteria for zoning map amendments that staff and the Plan Commission are to review and make recommendation to the Common Council.

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

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

Staff Comments

The proposed zoning district would allow the rehab hospital, and other uses, that would be in character with existing developments in the area (whether in the PUD or SMU). Examples of these uses include the hospitals and other medical-related facilities. The petitioners are aware of the zoning regulations of the district and will follow them as part of the building permit process. The zoning code now allows for greater protections of the public in non-PUD districts (particularly in terms of site and building design) than when the PUD (formerly UDD) was first established. The proposed development would not necessarily require greater protections with the PUD zoning above and beyond that which is contained in the SMU district.



June 23, 2021

City of Wausau

Attn: William Hebert

Division of Inspection, Zoning, & Electrical Systems

407 Grant Street

Wausau, WI 54403

Subject:

Submission of Wausau Rehabilitation Hospital (Lot 3, CSM #15403) Rezone Request – Planned Unit Development to Suburban Mixed-Use – Proposed Development of 1111 Westwood Drive.

Dear Bill:

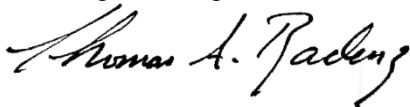
We are submitting the enclosed information on behalf of the Wausau Rehab LP Development Team for review and approval at the July 20, 2021 Planning Commission meeting and the August 10, 2021 Common Council meeting:

- Completed City of Wausau Application for Zoning Map Amendment
- Rezone Location Map
- Conceptual Development Plan
- Parcel Legal Description
- Check for \$400

The goal of the rezone request is to assist with the development of the proposed inpatient rehabilitation hospital facility located at 1111 Westwood Drive. The Development Team began planning for this 42-bed inpatient rehabilitation hospital approximately 4 to 5 years ago and have had previous meetings with the City regarding site selection. The Development Team has built this product in several locations and have determined that the greater Wausau Area has a strong demand for the facility. They also have local support of several of the area hospitals and clinics.

Our team looks forward to working with the City of Wausau and the local residents towards the successful development of the subject property.

Sincerely,
REI Engineering, Inc.



Tom Radenz, PLS

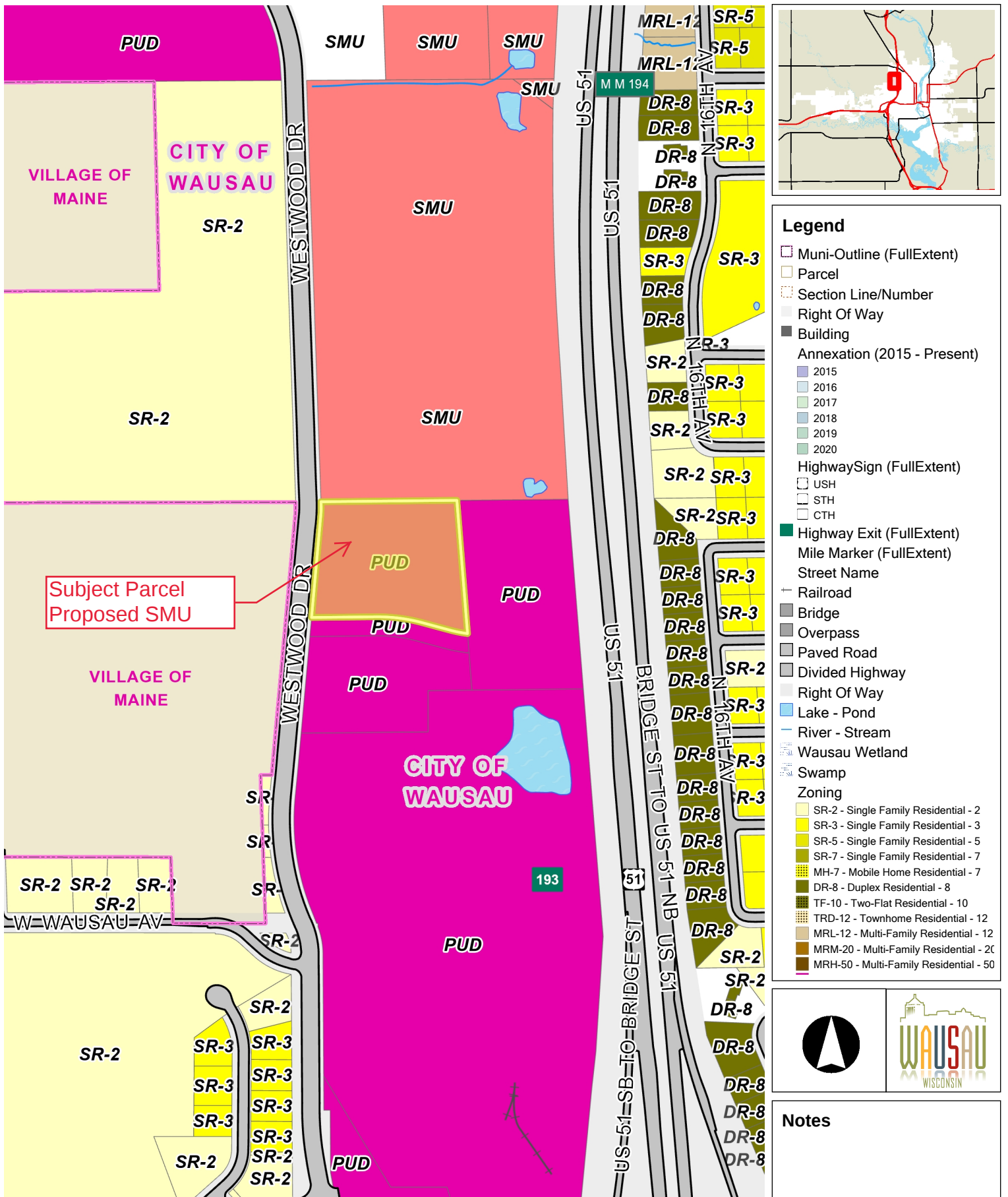
cc. Wausau Rehab LP, Larry Vaile, 1177 W. Loop South, Suite 1310, Houston, Texas 77027
e4h, Stuart Cook, 1217 8th Avenue, Suite 301, Fort Worth, TX 76104
Chuck Ghidorzi, Suite 300, 2100 Stewart Avenue, Wausau, WI 54401

Enclosures



RESPONSIVE. EFFICIENT. INNOVATIVE.

4080 N. 20th Avenue Wausau, WI 54401
715-675-9784 REIengineering.com



Map Created: 6/21/2021

200.00 0 200.00 Feet

NAD_1983_HARN_WISCRS_Marathon_County_Feet

DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

DRAWING FILE: P:\2800-2899\2804P - WAUSAU REHAB. LP1.DWG Design\2804P-Design.DWG LAYOUT: D-C
PLOTTED: JUN 22, 2021 - 4:04PM PLOTTED BY: GREGW

REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784, FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM



REI

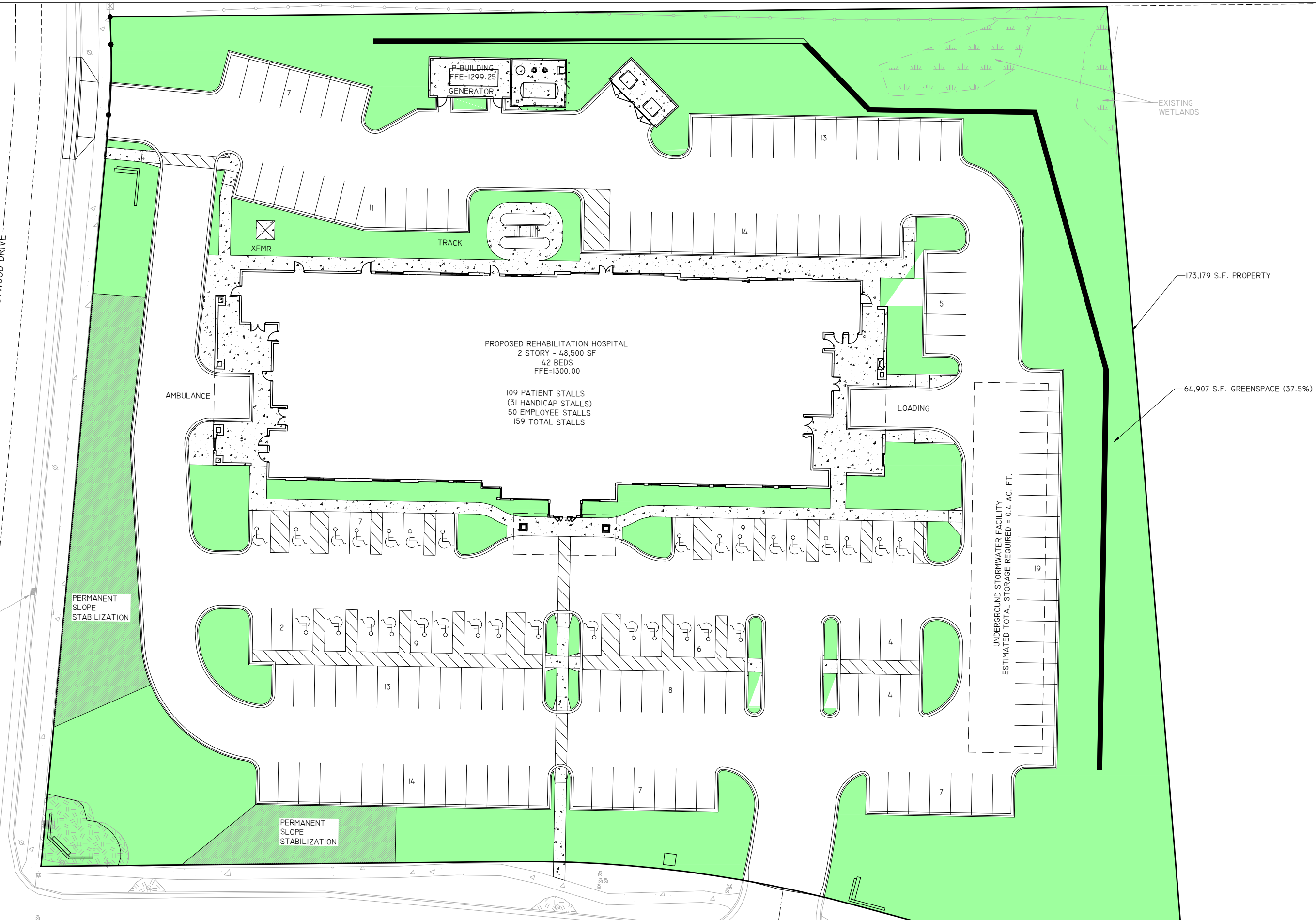
**CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING**



DATE	REVISION	BY	CHKD	SURVEYED BY: AUB, JAF	DESIGNED BY: GSW	SURVEY DATE: 5-11-21
				SURVEY CHKD BY: JWP	CIVIL CHKD BY: JJB	CIVIL DATE: 06-07-21
				SURVEY APVD BY: JWP	CIVIL APVD BY: JJB	DRAWN BY: NAP

CONCEPTUAL DEVELOPMENT PLAN
REHABILITATION HOSPITAL
1111 WESTWOOD DRIVE
WAUSAU, WISCONSIN 54401

REI
REI No. 2804P
SHEET D-C





Memorandum

From: Brad Lenz
To: Plan Commission
Date: July 15, 2021
Subject: Amend General Development Plan of the PUD at 211 Lavina Drive

Background

The petitioners are seeking an amendment to the General Development Plan to allow for two new apartment buildings, one of which would replace a former building on the northeast side of the site. An additional apartment building is being proposed on the southwest corner of the site, along Old Coach Road. The proposed changes also include the addition of office and garage space, as well as more surface parking. Please see the attached information provided by the petitioners, including the existing and proposed site plans; changes being sought are shown in blue on the proposed site plan.

In addition to materials submitted by the petitioners, enclosed is information from neighborhood residents, including a number of protest petitions. The petitions, if found to be from qualified petitioners according to Wausau Municipal Code 23.10.31(8)(c), would necessitate a three-fourths majority vote at Common Council (but would not have a direct impact on the recommending vote by the Plan Commission to the Common Council).

Criteria for Approval

Section 23.10.44(3)(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 following criteria.

1. The proposed Planned Unit Development project is consistent with the overall purpose and intent of this title.
2. The proposed Planned Unit Development project is consistent with the City's Comprehensive Plan and other area plans. (It is the responsibility of the City to determine such consistency.)
3. The proposed Planned Unit Development project would maintain the desired relationships between land uses, land use densities and intensities, and land use impacts in the environs of the subject site.
4. Adequate public infrastructure is or will be available to accommodate the range of uses being proposed for the Planned Unit Development project, including but not limited to public sewer and water and public roads.

5. The proposed Planned Unit Development project will incorporate appropriate and adequate buffers and transitions between areas of 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 criteria pertain more to the establishment of a new PUD while others would be addressed more directly through the Specific Implementation Plans coming at a later step. Staff can address specific criteria at the Plan Commission meeting, subject to additional testimony at the public hearing from the petitioners and/or members of the public.

Criteria #2 above is to be addressed specifically by the City pertaining to the comprehensive plan. The plan is a long-range policy document with a focus on goals and objectives to help guide decision-making, rather than specific recommendations for individual properties. The plan contains a number of elements, the most relevant to the proposed rezoning being the Housing chapter.

The first Housing objective is to “maintain and improve the existing housing stock by supporting and encouraging both public and private rehabilitation efforts.” The proposed rezoning can be seen as supporting this objective.

Another Housing objective is to “encourage a variety of housing types throughout the City without concentrating any particular type of housing within one neighborhood.” The broader area around the subject parcel contains a mix of single-family homes, apartments, and mobile homes. The proposed zoning amendment, which is contained within an existing multi-family housing site, would not alter the mix of housing in the general area.

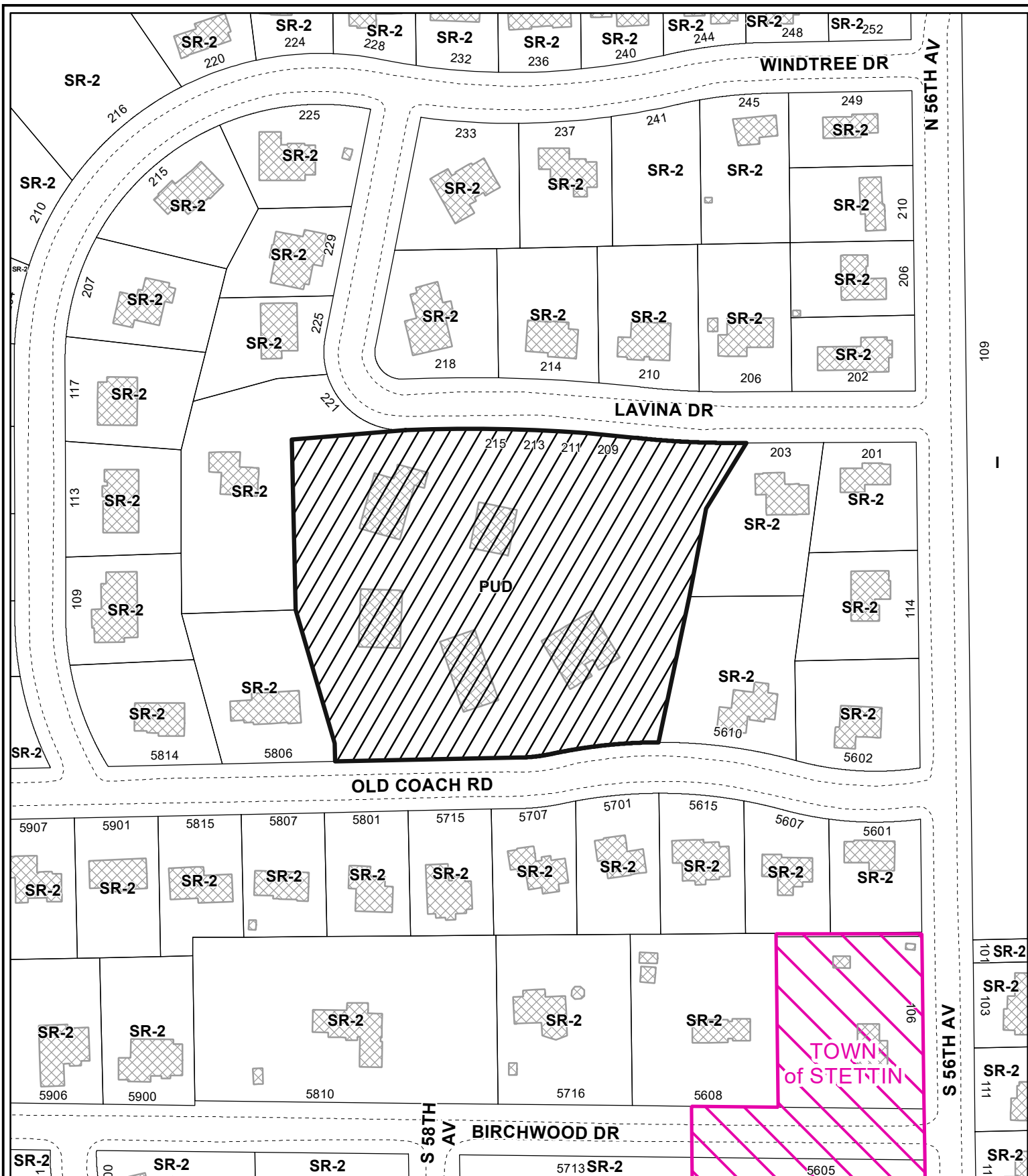
Recommendation Options

The Common Council would take final action on a recommendation from Plan Commission on an amendment to the General Development Plan. There are a few different options that could be sent to Council.

1. Approve the plan amendment as presented.

2. Approve portions of the plan, such as additional office and/or garage space, but not others, such as an additional apartment building.
3. Deny the proposed zoning amendment.

Under the last scenario (i.e., denial), the petitioners would still be allowed to replace the building that was destroyed by fire with a building containing the same number of units. Under all of the scenarios, the petitioners would still need approval through Plan Commission of Specific Implementation Plans which would include detailed building and landscaping plans.



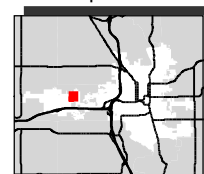
Map Date: July 7, 2021

City of Wausau
Marathon County Wisconsin

0 100 200
Feet

Area of Interest
 Building

Map Location





MARATHON TECHNICAL SERVICES LLC
CONSULTING ENGINEERS
404 FRANKLIN ST - WAUSAU, WI 54403
PHONE & FAX - (715)843-7292
WWW.MTSLLC.NET

REVISION DATE	
SURVEYED: RIVERSIDE DESIGNED: MTS DRAWN BY: NSB APPROVED: MWT	

EXISTING SITE PLAN	TAMARACK HEIGHTS APARTMENTS CITY OF WAUSAU, MARATHON CO.
SCALE	

1" = 60'	
SHEET NO.	
FIG 3	



MARATHON TECHNICAL SERVICES LLC
CONSULTING ENGINEERS
404 FRANKLIN ST - WAUSAU, WI 54403
PHONE & FAX - (715)843-7292
WWW.MTSLLC.NET

REVISION DATE
SURVEYED: RIVERSIDE DESIGNED: MTS DRAWN BY: NSB APPROVED: MWT

PROPOSED SITE PLAN
TAMARACK HEIGHTS APARTMENTS
CITY OF WAUSAU, MARATHON CO.

SCALE
1" = 60'
SHEET NO.
FIG 4



Marathon Technical Services LLC
404 Franklin
Suite 1
Wausau, WI 54403

Consulting Engineers
Municipal Infrastructure, Site Design and Commercial Building Design

2021-06-23

Mr. William Hebert
City of Wausau
407 Grant Street
Wausau, WI 54403

RE: Tamarack Heights Apartments – 211 Lavina Drive

Dear Mr. Hebert,

On behalf of Mr. Dan Johnson, we are submitting a request to amend the General PUD Plan for the referenced site.

The development was first approved and constructed in the mid to late 1970's, in the Town of Stettin. The development was one of the first projects in the area. The project was constructed prior to the development of Lavina Drive and Old Coach Road.

The site was approved as a four building, 32-unit project. All units are two-bedroom units. The site has two detached multi-stall garage buildings. One of the buildings (209 Lavina) has four attached garage stalls. Originally the project was constructed with a private well providing water service and on-site wastewater disposal and a driveway to 56th Ave.

Later, in approximately 1981, the area was annexed into the City of Wausau. The subdivisions around the project, on Lavina Drive and Old Coach Road, were constructed with City sewer/water services. At that time the apartments were then connected to the City utility facilities as well. The vast majority of the existing single-family structures around the project were constructed after the apartments.

In October of 2012, a fire consumed one of the apartment buildings (211 Lavina Rd). It has not been re-constructed. As a result, the site currently has 24 units.

Mr. Johnson recently purchased the site and is currently updating the exteriors of the buildings with new windows, roofing and siding. The proposed Plan amendment is to re-construct the building lost to the fire (211 Lavina Dr), construct a new eight-unit building (5800 Old Coach Rd), add additional garage stalls to the existing garage structures, add an on-site office space and provide a driveway access to the site via Old Coach Road.

We offer the following materials in support of the Criteria for Approval.

1) General Location.

The site is located between Lavina Drive and Old Coach Road, approximately 350 feet west of 56th Ave. and is shown in the attached Figure 1.

The property is zoned a Planned Unit Development (PUD) for 32 units, all are two-bedroom units. All of the abutting properties are single family dwellings, in a SR2 District.

2) General Site Plan.

The parcel is 4.801 acres in size. There is considerable grade change, some 25 feet, across the parcel, from the southwest corner down to the northeast corner. A contour map is attached as Figure 2.

The existing site plan is shown as Figure 3.

There are two driveway entrances located on Lavina Dr. One driveway in the northeast corner of the parcel serves as access to buildings 209 and 213 and their associated parking lots and garage structure. The second driveway, mid-way along the north property line on Lavina Dr., serves building 215 and the former 211 building, along with their associated parking lots and garage structure.

The existing storm water is a surface sheet drain pattern, generally flowing to the northeast and into the Lavina Dr curb/gutter and storm sewer system. A limited area drains to the southeast corner and the Old Coach Road curb/gutter and storm sewer system.

The site is wooded, with wide spacing between the structures. There is a common laundry facility in the garage structure east of building 215. A fenced dog yard is located between buildings 213 and 215.

There is a network of sidewalks between the dwellings and parking areas, lite with free standing lamp posts.

An existing screened refuse/recycling area is located east of building 215.

3) Statistical Data

The parcel is 4.801 acres in size. In the Townhouse and MRL-12 multi-family residential districts the minimum lot area per unit is 3,630 square feet. At the proposed 40 units on this site, the minimum area provided is well above that at 5,192 square feet per unit. At the minimum lot area per unit, the site could support 57 units, 17 more than the proposal. The coverage of structures and greenspace is as shown below.

ITEM	COVERAGE ITEM	SQUARE FEET	PERCENTAGE OF TOTAL
1	Five 8-Unit dwellings	20,168	9.64
2	Two Detached Garage Buildings	11,087	5.30
3	Parking/Driveways	56,296	26.92
4	Sidewalks	7,690	3.68
5	Greenspace	113,891	54.46
	TOTAL	209,132	100

The PUD process allows for the variation in some performance standards, such setbacks. The following table shows the front, rear, side and accessory building setbacks for the SR2, DR8, the MRL – 12 districts, for comparison to the proposed setbacks. The front and side yard setbacks for the two proposed 8-unit buildings are greater than the required SF2, DR8 and the MRL-12 districts. The only proposed reduction a 10-foot shorter front yard setback for the proposed “B” garage building on Lavina Road. A proposed setback of 50 feet versus the district standard of 60 feet.

Setbacks - feet								
	Front	Rear	Side	Accessory			Pave Front	Pave Side/Rear
				Front	Rear	Side		
SF2	25	30	10	60	5	5	10	5
DR8	17	30	8	60	5	5	10	5
Proposed 8-unit 211 Lavina Dr	46		68					
Proposed 8-unit 5800 Old Coach Rd	36		45					
Detached Garage “B” expansion				50				
MRL - 12	15	30	8	60	5	5	10	5

4) **Conceptual Landscaping**

In the recent past the dense tree canopy throughout the property left the area shaded and damp. These conditions promoted rot on the roofing materials and the original wood siding, windows and trim. The undergrowth, including foundation plants were minimal. Currently select trees are being trimmed and/or removed to get sunlight onto the buildings to help keep them dryer.

Perimeter screen fencing, with foundation plantings, is proposed along portion of the west property line and the Old Coach right of way adjacent to the proposed apartment building.

5) **General Signage plan**

The existing signage includes a large development identification at the northeast driveway on Lavina Dr. There are smaller building number signs to direct traffic at each of the existing driveways. We would propose a similar small building number sign on a new Old Coach Road driveway. There would be no large development name sign on Old Coach Road.

6) General Regulations

The property has a single owner, renting residential apartment units to secondary persons. The renters have rules associated with the rental unit. There are no association rules, covenants, or deed restrictions.

The parcel does overlay three vacated street locations and multiple sewer, water and utility easements.

7) Description of the Proposed Planned Unit Development

The proposed amendment to the General Plan is to allow the re-construction of the burned building (211 Lavina), add a fifth eight-unit apartment building (5800 Old Coach), add on to the existing garage structures to provide additional interior parking, construct an on-site office space (in garage "B" next to the laundry) and new access with a driveway onto Old Coach Road as principal access to the proposed new building (5800 Old Coach Rd).

All of the existing units contain two bedrooms. The reconstructed building and the proposed new building will also have all two-bedroom units. The reconstructed building and new building will have the same footprint and design as the original buildings (less the corner accent wings as already removed from the existing buildings).

The originally approved density for the project is 6.66 units per acre. That density is less than the City Code small single-family lots and lower than the Duplex, Two Flat, Townhome and any of the multi-family densities as can be seen in the table below.

The proposed additional eight units places the density at 8.33 units per acre, just slightly higher than a duplex density but still well below any of the other districts such as the Two Flat, Townhome and all of the multi-family densities.

The lot area provided per unit, 5,192 sq ft (at the proposed 40 units) is larger than the smallest single family minimum lot area of 4,000 sq ft, as well as larger than the Duplex, Two Flat, Townhome and multi-family areas per unit (minimum 2,178 to 4,800 sq ft).

DISTRICT	DENSITY	LOT AREA PER UNIT sq. ft.	
	Units per Acre	Minimum required	Provided
Single Family 2 (SF2)	2	15,000	
Single Family 5 (SF5)	5	7,000	
Existing Plan - 32 units	6.66		6,490
Single Family 7 (SF7)	7	4,000	
Duplex (DR-8)	8	4,800	
Propose Plan – 40 units	8.33		5,192
Two Flat (TF10)	10	3,500	
Townhome (TRD12)	12	3,630	
Multi-Family 12 (MRL-12)	12	3,630	
Multi-Family 20 (MRM-20)	20	2,178	

Parking is a mix of attached and detached interior garage stalls and surface parking. With 40 proposed units, the required number of parking spaces is 60 (1.5 stalls per unit). A total of 84

stalls are being proposed. Each unit has one interior garage stall. A total of 40 proposed interior stalls leaves 20 surface stalls required to meet the minimum. There are 44 surface stalls proposed, 24 more than the required minimum. The following table summarizes the parking spaces.

Parking Area	Existing Spaces	Proposed			
		Attached Garage	Detached Garage	Surface	ADA
Garage "A"	16		20		
Garage "B"	9		16		
Attached 209	4	4			
"C"	12			11	1
"D"	5			8	
"E"	4			0	
"F"	8			8	
"G"	3			3	
"H"	4			7	1
"I"	0			4	1
Subtotal	65	4	36	41	3
Total		84			

Currently the site is serviced by two driveways located on Lavina Rd. The easterly driveway provides access to buildings 209 and 213. The existing building 215 and the former building 211 are provided access via the westerly driveway. At the time of the original construction, Lavina Rd had not been constructed and a long single driveway connected the project site to 56th Ave.

We are proposing the addition of a third driveway, entering on Old Coach Rd, opposite an existing driveway for 5715 Old Coach Rd. This new driveway will provide access to the proposed new building (5800 Old Coach Rd) and the westerly side of the garage "A" building. Two stalls in westerly side of garage "A" will be assigned to the existing building 213. The easterly half of garage "A" will service buildings 209 and 213 and will remain connected to the northeast driveway on Lavina Drive. The existing driveway connection between the east and west halves of garage "A", on the south side of the garage, will be removed.

The proposed Old Coach driveway provides improved emergency access to building 213 and the proposed new building. Emergency service would have an additional access point to respond to emergencies. The added driveway will also distribute traffic flow to and from the site to the existing adjacent streets. The traffic will not all be concentrated on Lavina Road.

Sincerely

MARK W THOMPSON

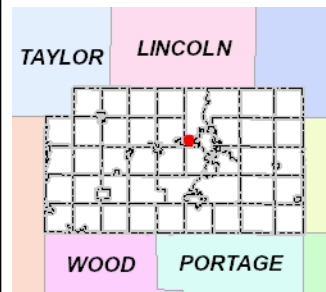
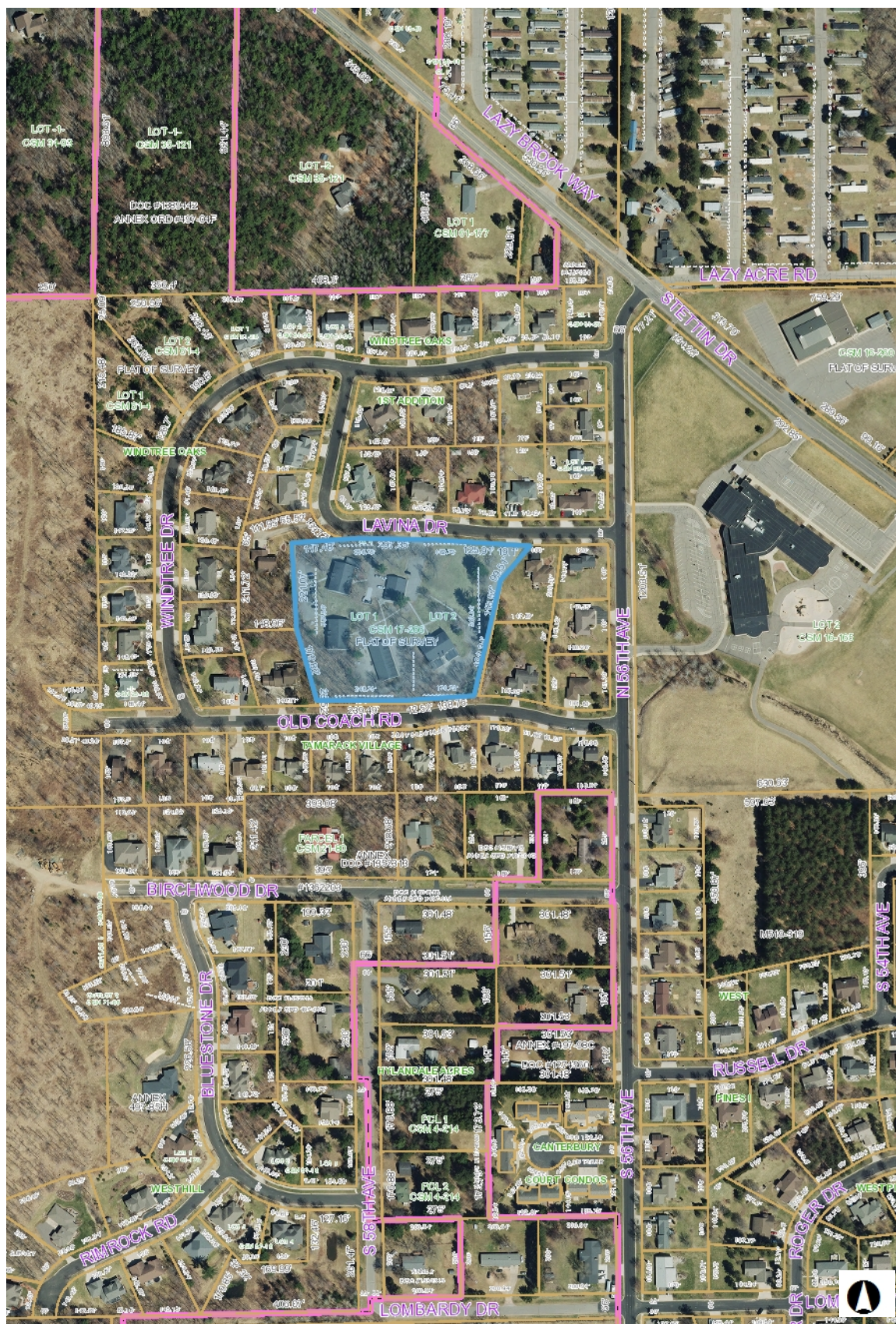
Mark W. Thompson

CC: Dan Johnson

Figure 1 - Location Map



Land Information Mapping System



Legend

- Parcels
 - Parcel Lot Lines
 - Land Hooks
 - Named Places
 - Municipalities
- 2020 Orthos Countywide
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3

Notes

192.58 0 192.58 Feet

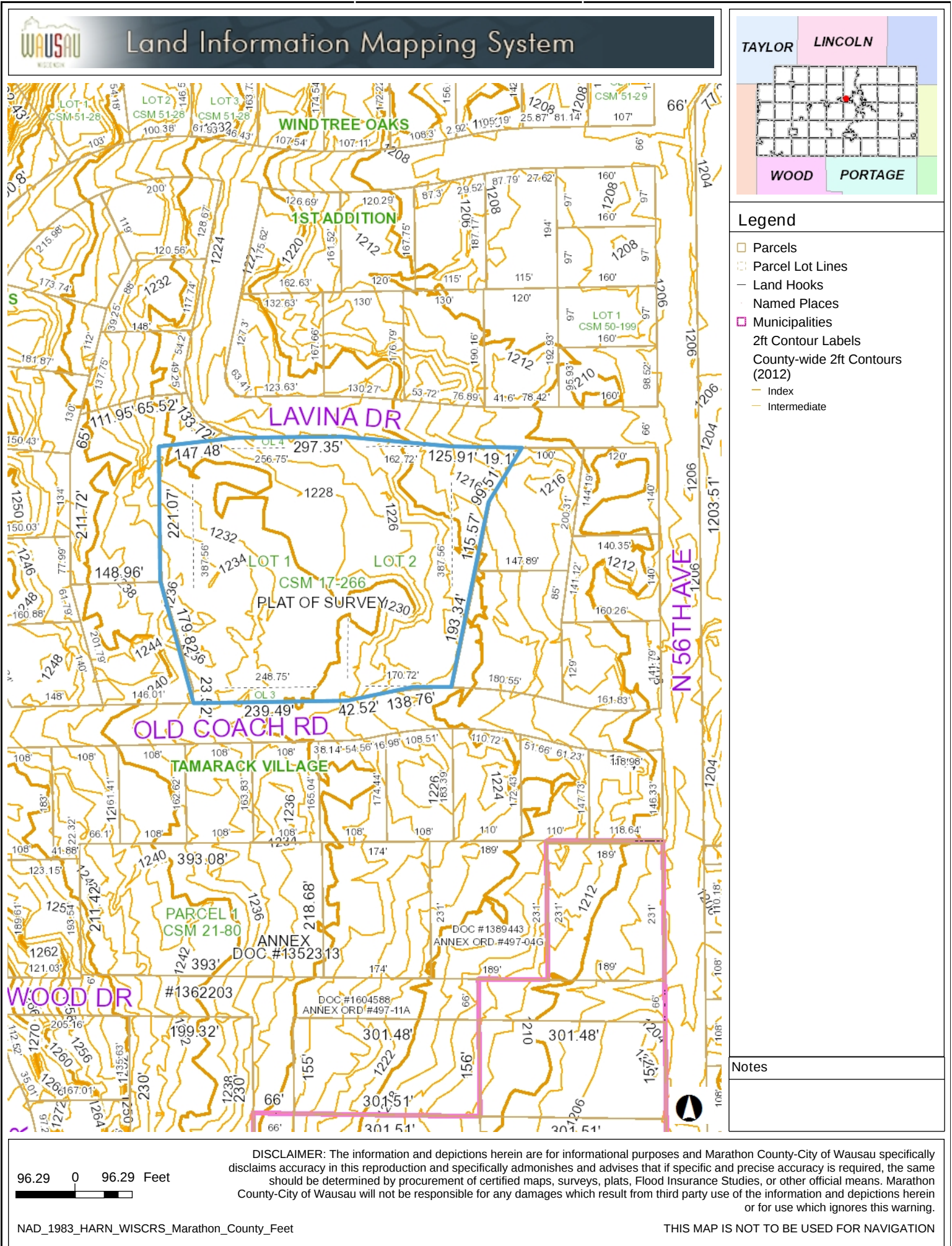


DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.

NAD_1983_HARN_WISCRS_Marathon_County_Feet

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Figure 2 - Contour Map



Melissa Engen

From: Mike and Mary Lynch <maryandmikelynych@gmail.com>
Sent: Wednesday, July 14, 2021 1:39 PM
To: Melissa Engen; Leslie Kremer
Subject: [EXTERNAL] Plan Commission Public Comment

Greetings,

I wish to address my concerns for the proposal to amend the General PUD plan for Tamarack Apartments which will be addressed at the July 20 Planning Commission meeting.

I live at 5615 Old Coach Rd, Wausau, WI 54401.

There are 10 criteria for approval. Dan Johnson's proposal does not meet at least 6 of the criteria. I will only address 1 of the criteria in an effort to be brief.

Criteria Number 6 of the Municipal code: The proposed Planned Unit Development project design does not detract from areas of natural beauty surrounding the site.

This criterion is NOT met. Unfortunately, clear cutting of trees along Old Coach Road (including those trees in the city right of way) has already detracted from the natural beauty surrounding the site. This WAS a good buffer between a neighborhood which is 100% high end single family houses except for Tamarack Apartments. Although Mr Johnson could make a case for a plan to recreate the natural beauty of the site, he could not replace the old growth trees that have been clearcut. He could not recreate the natural beauty which previously ran along Old Coach Road by building another apartment complex along with garages and an driveway exiting to Old Coach Road. The site proposal of erecting a fence with ground plantings would add another detraction to any natural beauty which possibly could be recreated. Who ever heard of a fence along the road in essentially the front yard of the complex????? This is a single family residential neighborhood without any fences in the front yard. Are front yard fences even allowed????? Additional apartment buildings, garages, lighting, driveway will all add additional detractions from the natural beauty surrounding the site. Property values have already decreased and will decrease more if this proposal is approved. This area is an 'outlot' and was never intended to be an area of additional apartment construction.

Thank you for your attention to this matter.

Mary Ann Lynch

A Timeline of Events at 211 Lavina Drive (Tamarack Heights Apartments)

May 28th, 29th, 30th, & 31st, 2021 (Memorial Day Weekend)

A logging company hired by the property owner of 211 Lavina Drive began clear cutting the south side of the property bordering Old Coach Road including the city right of way. Logging began in the morning of May 28th and continued into the evening each day. Logs were removed from the property over the course of this time.

June 1st The logging continued and digging was started along the south side of the existing garage structure. Several property owners on Old Coach Road called City Hall that morning and we were informed that NO city permits had been obtained for the logging or excavating. We were then put in contact with the City Inspector's office. The City Inspector came to the property that afternoon and informed the logging company that they were NOT to cut down anymore trees and the digging along the garage structure needed to stop. However several additional trees were logged after the City Inspector left that day.

June 4th Loggers showed up at the property and continued to cut down more trees. Residents on Old Coach Road called the City Inspector's office. He came to the property for the 2nd time and informed the loggers to stop. The logging company stated that they were told by the property owner the appropriate permits had been obtained and they could recommence clear cutting the lot. However this was not true as evidenced by fact that the proposal from MTS on behalf of the property owner was only just submitted on June 23rd, 2021.

June 23rd Loggers returned to the property and resumed cutting. Property owners called the City Inspectors office for the 3rd time. The City Inspector came out to the property and once more informed the loggers to stop. NO city permits were obtained by this date either.

A document to amend the general PUD for the site dated **JUNE 23rd, 2021** was submitted to the City of Wausau Inspectors office. In the request by MTS on behalf of the property owner under **Section 4 Conceptual Landscaping** it states that **"currently select trees are being trimmed and/or removed to get sunlight onto the buildings to help keep them dryer"**.

As property owners on Old Coach Road we would dispute the statement above. As you will see by the pictures of the property, the lot was **CLEAR CUT** to the curb, including 31 trees that were in the city right of way. The city forester has been to the property and marked the stumps with white paint to indicate which trees belonged to the city.

In laying out this time line our hope is that it will give you a perspective on what has occurred. Obviously the property owner has not followed the regulations that have been set out by the city of Wausau. But rather has proceeded with his plan and hoped that either no one would object or if objections occurred to ask for forgiveness later.

Is this the type of property owner/developer that we want conducting business in the City of Wausau? We would hope that the answer would be a resounding NO!

Thank you for attention in this matter. We sincerely hope that we can work with the leaders of the City of Wausau to prevent any further development at 211 Lavina Drive and there by preserve the beautiful residential neighborhood on and around Old Coach Road.

Sincerely,
Mark & Amy Huftel
5807 Old Coach Road
Wausau, WI

Formal Protest Petition Against Proposed Zone Change

To the Common Council of the City of Wausau:

Please consider this as a formal protest against the proposed zone change amendment for:

209 & 211 & 213 & 215 LAVINA DRIVE, WAUSAU WI 54401,
SEC 29-29-07 PT OF NW ¼ SW ¼ - LOTS 1 & 2 & OUTLOT 4 CSM VOL 17 PG 266(#4798) DOC #883147
ALSO OUTLOT 3 OF TAMARACK VILLAGE SUBDIV-PLAT OF SURVEY 1/12/2021

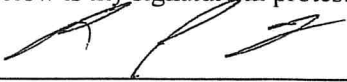
(Address or Addresses of Property Proposed for Rezoning)

It is my understanding that, if a sufficient number of property owners adjacent to this proposed rezoning submit this type of petition, the zone change can only be approved if not less than a three-fourths of the Common Council members voting on this rezoning vote in favor of the change.

I own the property at the following address(es): 5815 Old Coach Road
Wausau, WI 54401
(Address/Addresses of Property/Properties Owned by Protest Petitioner)

I believe this qualifies me as a formal protest petitioner.

Below is my signature in protest against this zone change, witnessed and notarized by a notary public.



(Signature of Protest Petitioner)

Michael Hughes

(Print Name)

7/1/21

(Date Signed)

(Signature of Protest Petitioner)

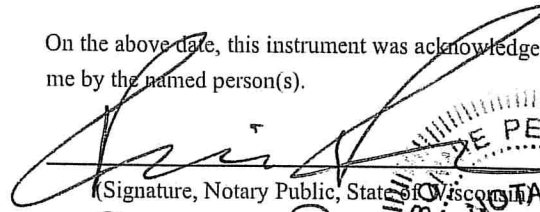
(Print Name)

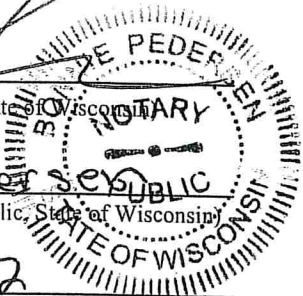
(Date Signed)

State of Wisconsin

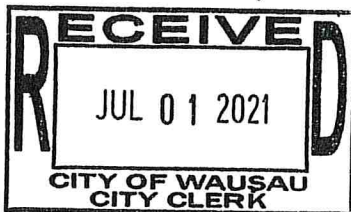
Marathon } ss.
County }

On the above date, this instrument was acknowledged before me by the named person(s).


(Signature, Notary Public, State of Wisconsin)
Bonnie Pedersen
(Print or Type Name, Notary Public, State of Wisconsin)
1-27-22
(Date Commission Expires)



cc: Attg
Inspections
Engineering



ZoningFormalProtestPetition.frm

Drafted by: Joe Pribanich, City Planner
Date: December 4, 2007
Revised: December 13, 2007

Formal Protest Petition Against Proposed Zone Change

To the Common Council of the City of Wausau:

Please consider this as a formal protest against the proposed zone change amendment for:

209 & 211 & 213 & 215 LAVINA DRIVE, WAUSAU WI 54401,

SEC 29-29-07 PT OF NW ¼ SW ¼ - LOTS 1 & 2 & OUTLOT 4 CSM VOL 17 PG 266(#4798) DOC #883147

ALSO OUTLOT 3 OF TAMARACK VILLAGE SUBDIV-PLAT OF SURVEY 1/12/2021

(Address or Addresses of Property Proposed for Rezoning)

It is my understanding that, if a sufficient number of property owners adjacent to this proposed rezoning submit this type of petition, the zone change can only be approved if not less than a three-fourths of the Common Council members voting on this rezoning vote in favor of the change.

I own the property at the following address(es): 5801 Old Coach Rd.
Wausau, WI 54401

(Address/Addresses of Property/Properties Owned by Protest Petitioner)

I believe this qualifies me as a formal protest petitioner.

Below is my signature in protest against this zone change, witnessed and notarized by a notary public.

Louis Rossetti

(Signature of Protest Petitioner)

LOUIS ROSSETTI

(Print Name)

7/12/21

(Date Signed)

Ruth A. Rossetti

(Signature of Protest Petitioner)

Ruth A. Rossetti

(Print Name)

7/12/21

(Date Signed)

State of Wisconsin

Marathon } ss.
County }

On the above date, this instrument was acknowledged before me by the named person(s).

Ashley M. Kline

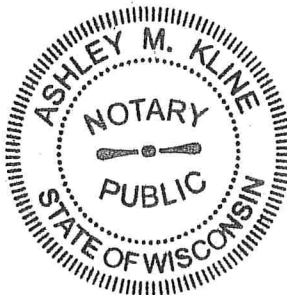
(Signature, Notary Public, State of Wisconsin)

Ashley M. Kline

(Print or Type Name, Notary Public, State of Wisconsin)

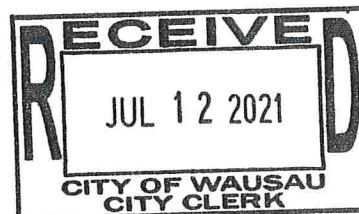
4-17-23

(Date Commission Expires)



ZoningFormalProtestPetition.frm

Drafted by: Joe Pribanich, City Planner
Date: December 4, 2007
Revised: December 13, 2007



cc: Atty
Planner
Inspection

Formal Protest Petition Against Proposed Zone Change

To the Common Council of the City of Wausau:

Please consider this as a formal protest against the proposed zone change amendment for:

209 & 211 & 213 & 215 LAVINA DRIVE, WAUSAU WI 54401,
SEC 29-29-07 PT OF NW ¼ SW ¼ - LOTS 1 & 2 & OUTLOT 4 CSM VOL 17 PG 266(#4798) DOC #883147
ALSO OUTLOT 3 OF TAMARACK VILLAGE SUBDIV-PLAT OF SURVEY 1/12/2021

(Address or Addresses of Property Proposed for Rezoning)

It is my understanding that, if a sufficient number of property owners adjacent to this proposed rezoning submit this type of petition, the zone change can only be approved if not less than a three-fourths of the Common Council members voting on this rezoning vote in favor of the change.

I own the property at the following address(es): 206 Lavina Dr.
Wausau WI 54401
(Address/Addresses of Property/Properties Owned by Protest Petitioner)

I believe this qualifies me as a formal protest petitioner.

Below is my signature in protest against this zone change, witnessed and notarized by a notary public.

[Signature]
(Signature of Protest Petitioner)

Lee Thao
(Print Name)

7/9/21
(Date Signed)

[Signature]
(Signature of Protest Petitioner)

Seng C Thao
(Print Name)

7/9/21
(Date Signed)

State of Wisconsin

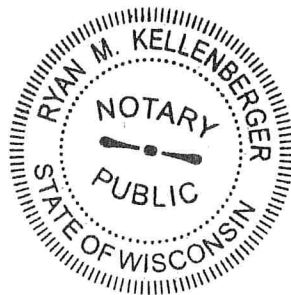
Marathon } ss.
County }

On the above date, this instrument was acknowledged before me by the named person(s).

[Signature]
(Signature, Notary Public, State of Wisconsin)

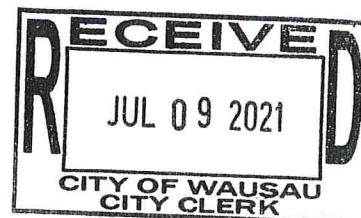
Ryan M. Kellenberger
(Print or Type Name, Notary Public, State of Wisconsin)

March 12, 2024
(Date Commission Expires)



ZoningFormalProtestPetition.frm

Drafted by: Joe Pribanich, City Planner
Date: December 4, 2007
Revised: December 13, 2007



cc: Atty
Inspect.
Planning

Formal Protest Petition Against Proposed Zone Change

To the Common Council of the City of Wausau:

Please consider this as a formal protest against the proposed zone change amendment for:

209 & 211 & 213 & 215 LAVINA DRIVE, WAUSAU WI 54401,

SEC 29-29-07 PT OF NW ¼ SW ¼ - LOTS 1 & 2 & OUTLOT 4 CSM VOL 17 PG 266(#4798) DOC #883147

ALSO OUTLOT 3 OF TAMARACK VILLAGE SUBDIV-PLAT OF SURVEY 1/12/2021

(Address or Addresses of Property Proposed for Rezoning)

It is my understanding that, if a sufficient number of property owners adjacent to this proposed rezoning submit this type of petition, the zone change can only be approved if not less than a three-fourths of the Common Council members voting on this rezoning vote in favor of the change.

I own the property at the following address(es): 5701 Old Coach Rd
Wausau WI
(Address/Addresses of Property/Properties Owned by Protest Petitioner)

I believe this qualifies me as a formal protest petitioner.

Below is my signature in protest against this zone change, witnessed and notarized by a notary public.

Sandra A Krach

(Signature of Protest Petitioner)

Sandra A Krach

(Print Name)

7/7/21

(Date Signed)

(Signature of Protest Petitioner)

(Print Name)

(Date Signed)

State of Wisconsin

Marathon

County

On the above date, this instrument was acknowledged before me by the named person(s).

Cassandra Nueske

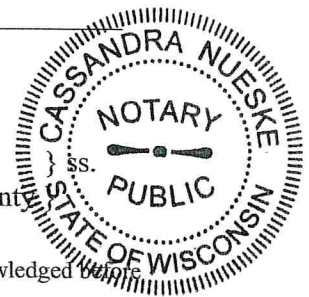
(Signature, Notary Public, State of Wisconsin)

Cassandra Nueske

(Print or Type Name, Notary Public, State of Wisconsin)

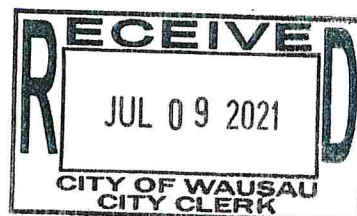
2/14/25

(Date Commission Expires)



ZoningFormalProtestPetition.frm

Drafted by: Joe Pribanich, City Planner
Date: December 4, 2007
Revised: December 13, 2007



CC: Atty
Inspection
Planning

Formal Protest Petition Against Proposed Zone Change

To the Common Council of the City of Wausau:

Please consider this as a formal protest against the proposed zone change amendment for:

209 & 211 & 213 & 215 LAVINA DRIVE, WAUSAU WI 54401,
SEC 29-29-07 PT OF NW ¼ SW ¼ - LOTS 1 & 2 & OUTLOT 4 CSM VOL 17 PG 266(#4798) DOC #883147
ALSO OUTLOT 3 OF TAMARACK VILLAGE SUBDIV-PLAT OF SURVEY 1/12/2021

(Address or Addresses of Property Proposed for Rezoning)

It is my understanding that, if a sufficient number of property owners adjacent to this proposed rezoning submit this type of petition, the zone change can only be approved if not less than a three-fourths of the Common Council members voting on this rezoning vote in favor of the change.

I own the property at the following address(es): 5610 Old Coach Rd., Wausau

(Address/Addresses of Property/Properties Owned by Protest Petitioner)

I believe this qualifies me as a formal protest petitioner.

Below is my signature in protest against this zone change, witnessed and notarized by a notary public.

(Signature of Protest Petitioner)

Karen K. Jantsch
(Signature of Protest Petitioner)

(Print Name)

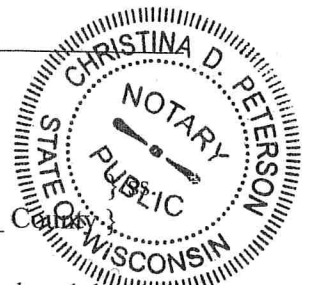
Karen K. Jantsch
(Print Name)

(Date Signed)

7/8/2021
(Date Signed)

State of Wisconsin

Marathon



On the above date, this instrument was acknowledged before me by the named person(s).

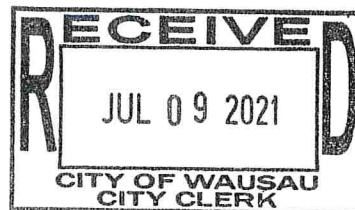
Christina D. Peterson
(Signature, Notary Public, State of Wisconsin)

Christina D. Peterson
(Print or Type Name, Notary Public, State of Wisconsin)

12/15/21
(Date Commission Expires)

ZoningFormalProtestPetition.frm

Drafted by: Joe Pribanich, City Planner
Date: December 4, 2007
Revised: December 13, 2007



cc: Atty
Inspection
Planning

Formal Protest Petition Against Proposed Zone Change

To the Common Council of the City of Wausau:

Please consider this as a formal protest against the proposed zone change amendment for:

209 & 211 & 213 & 215 LAVINA DRIVE, WAUSAU WI 54401,
SEC 29-29-07 PT OF NW ¼ SW ¼ - LOTS 1 & 2 & OUTLOT 4 CSM VOL 17 PG 266(#4798) DOC #883147
ALSO OUTLOT 3 OF TAMARACK VILLAGE SUBDIV-PLAT OF SURVEY 1/12/2021
(Address or Addresses of Property Proposed for Rezoning)

It is my understanding that, if a sufficient number of property owners adjacent to this proposed rezoning submit this type of petition, the zone change can only be approved if not less than a three-fourths of the Common Council members voting on this rezoning vote in favor of the change.

I own the property at the following address(es): 5615 Old Coach Rd, Wausau, WI 54401

(Address/Addresses of Property/Properties Owned by Protest Petitioner)

I believe this qualifies me as a formal protest petitioner.

Below is my signature in protest against this zone change, witnessed and notarized by a notary public.

Michael J. Lynch
(Signature of Protest Petitioner)

MICHAEL J. LYNCH

(Print Name)

07/09/2021

(Date Signed)

Mary Ann Lynch
(Signature of Protest Petitioner)

MARY ANN LYNCH

(Print Name)

07/09/2021

(Date Signed)

State of Wisconsin

Marathon } ss.
County }

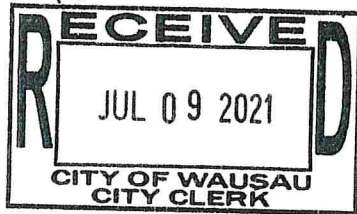
On the above date, this instrument was acknowledged before me by the named person(s).

Chong Chang
(Signature, Notary Public, State of Wisconsin)

Chong Chang
(Print or Type Name, Notary Public, State of Wisconsin)

02/07/2025

(Date Commission Expires)



ZoningFormalProtestPetition.frm

Drafted by: Joe Pribanich, City Planner
Date: December 4, 2007
Revised: December 13, 2007

Formal Protest Petition Against Proposed Zone Change

To the Common Council of the City of Wausau:

Please consider this as a formal protest against the proposed zone change amendment for:

209 & 211 & 213 & 215 LAVINA DRIVE, WAUSAU WI 54401,
SEC 29-29-07 PT OF NW ¼ SW ¼ - LOTS 1 & 2 & OUTLOT 4 CSM VOL 17 PG 266(#4798) DOC #883147
ALSO OUTLOT 3 OF TAMARACK VILLAGE SUBDIV-PLAT OF SURVEY 1/12/2021

(Address or Addresses of Property Proposed for Rezoning)

It is my understanding that, if a sufficient number of property owners adjacent to this proposed rezoning submit this type of petition, the zone change can only be approved if not less than a three-fourths of the Common Council members voting on this rezoning vote in favor of the change.

I own the property at the following address(es):

5806 Old Coach Road
WAUSAU WI 54401

(Address/Addresses of Property/Properties Owned by Protest Petitioner)

I believe this qualifies me as a formal protest petitioner.

Below is my signature in protest against this zone change, witnessed and notarized by a notary public.

Michelle Kraimer

(Signature of Protest Petitioner)

Michelle Kraimer

(Print Name)

7-6-2021

(Date Signed)

Kurt Kraimer

(Signature of Protest Petitioner)

Kurt Kraimer

(Print Name)

7-6-2021

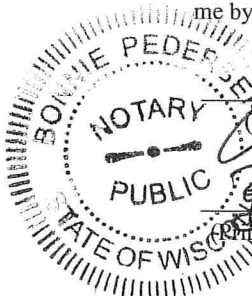
(Date Signed)

State of Wisconsin

Marathon

} ss.
County }

On the above date, this instrument was acknowledged before me by the named person(s).



[Signature]
(Signature, Notary Public, State of Wisconsin)

Bonnie Pedersen
(Print or Type Name, Notary Public, State of Wisconsin)

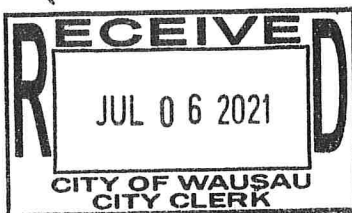
1-27-22

(Date Commission Expires)

ZoningFormalProtestPetition.frm

Drafted by: Joe Pribanich, City Planner
Date: December 4, 2007
Revised: December 13, 2007

cc: Atty
Inspections
Planning



Formal Protest Petition Against Proposed Zone Change

To the Common Council of the City of Wausau:

Please consider this as a formal protest against the proposed zone change amendment for:

209 & 211 & 213 & 215 LAVINA DRIVE, WAUSAU WI 54401,

SEC 29-29-07 PT OF NW 1/4 SW 1/4 - LOTS 1 & 2 & OUTLOT 4 CSM VOL 17 PG 266(#4798) DOC #883147

ALSO OUTLOT 3 OF TAMARACK VILLAGE SUBDIV-PLAT OF SURVEY 1/12/2021

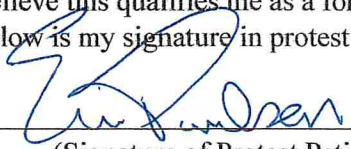
(Address or Addresses of Property Proposed for Rezoning)

It is my understanding that, if a sufficient number of property owners adjacent to this proposed rezoning submit this type of petition, the zone change can only be approved if not less than a three-fourths of the Common Council members voting on this rezoning vote in favor of the change.

I own the property at the following address(es): 5707 Old Coach Rd
Wausau WI 54401
(Address/Addresses of Property/Properties Owned by Protest Petitioner)

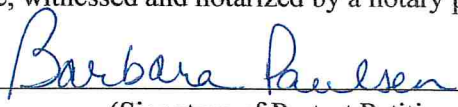
I believe this qualifies me as a formal protest petitioner.

Below is my signature in protest against this zone change, witnessed and notarized by a notary public.


(Signature of Protest Petitioner)

Eric Paulsen
(Print Name)

7/3/2021
(Date Signed)

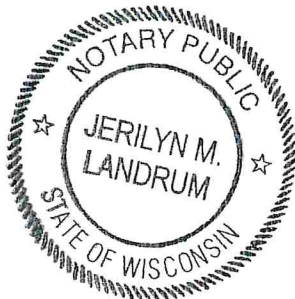

(Signature of Protest Petitioner)

Barbara Paulsen
(Print Name)

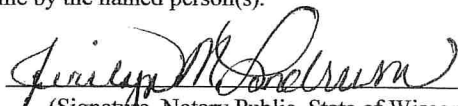
7/3/21
(Date Signed)

State of Wisconsin

Marathon } ss.
County }



On the above date, this instrument was acknowledged before me by the named person(s).

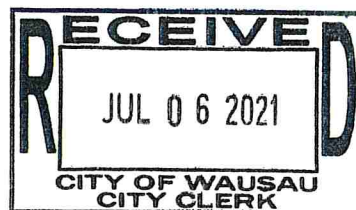

(Signature, Notary Public, State of Wisconsin)

Jerilyn M Landrum
(Print or Type Name, Notary Public, State of Wisconsin)

05/25/2025
(Date Commission Expires)

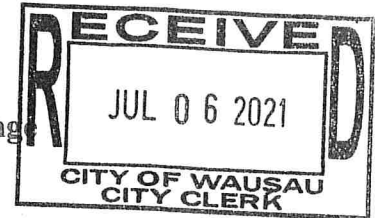
ZoningFormalProtestPetition.frm

Drafted by: Joe Pribanich, City Planner
Date: December 4, 2007
Revised: December 13, 2007



cc: Amy
Inspections
Planning

Instructions for Formal Protest Against Proposed Zone Change



Introduction

Generally, a zoning map change requires approval of a simple majority (more than 50%) of the members of the Common Council in order for the zone change to become effective. State law and City ordinance provides, however, that if a certain percentage of the property owners within or **immediately** adjacent to the area proposed to be rezoned sign a **formal protest petition**, then an overwhelming majority (75 percent) of the Common Council who vote must vote in favor of the zone change for it to become effective. Thus, owners of property within the area proposed to be rezoned or neighboring the property proposed to be rezoned, whether they own property across the street or their property adjoins the area proposed to be rezoned, can trigger a requirement that the zone change not be approved unless at least 75% of the Common Council members voting on the rezoning vote in favor of the change.

cc: Atty
Inspections
Planning

This formal protest petition is not a "popularity contest" where many signatures are needed. Generally, only a one or a two adjoining property owners need to sign this type of petition to require a super majority approval by the Common Council.

If you own property within the area proposed to be rezoned or adjacent to or across the street from property proposed to be rezoned and you are opposed to the proposed zone change, the attached petition should be completed and returned according to the instructions below.

Instructions for Preparing Formal Petition

On the attached petition, please identify the address of the property proposed to be rezoned and the address of the property you own. If you own several properties in close proximity to the area proposed to be rezoned, please list all of those addresses in the space provided. Then, print your name in the appropriate location on the petition, take the petition to a notary public, sign the petition in the presence of the notary, and have your signature notarized. For your convenience, notary services are available at City Hall in the Clerk/Customer Service Office (1st Floor), City Attorney Office (2nd Floor), and Engineering/Planning Department (3rd Floor). After your petition has been notarized, please be sure to turn it in to the City Clerk/Customer Service Office at least three (3) business days before the Common Council is scheduled to act on the rezoning. If you have neighbors who are against the proposed zone change and own property adjacent to or across the street from property being considered for rezoning they should also complete the same petition and may be "needed" for the 20 percent rule.

Questions regarding this process can be directed to the City Clerk/Customer Service Office at City Hall by calling 261-6620 or can be directed to the City Attorney Office at 261-6590.

Prepared by: Joe Pribanich, City Planner

Date: November 28, 2007

Revised: December 4, 2007

December 13, 2007

ZoneChangeProtestPetitionInstructions JMP:ca

Formal Protest Petition Against Proposed Zone Change

To the Common Council of the City of Wausau:

Please consider this as a formal protest against the proposed zone change amendment for:

209 & 211 & 213 & 215 LAVINA DRIVE, WAUSAU WI 54401,
SEC 29-29-07 PT OF NW ¼ SW ¼ - LOTS 1 & 2 & OUTLOT 4 CSM VOL 17 PG 266(#4798) DOC #883147
ALSO OUTLOT 3 OF TAMARACK VILLAGE SUBDIV-PLAT OF SURVEY 1/12/2021
(Address or Addresses of Property Proposed for Rezoning)

It is my understanding that, if a sufficient number of property owners adjacent to this proposed rezoning submit this type of petition, the zone change can only be approved if not less than a three-fourths of the Common Council members voting on this rezoning vote in favor of the change.

I own the property at the following address(es): 5807 Old Coach Rd. Wausau, WI.

(Address/Addresses of Property/Properties Owned by Protest Petitioner)

I believe this qualifies me as a formal protest petitioner.

Below is my signature in protest against this zone change, witnessed and notarized by a notary public.

Amy C. Huftel

(Signature of Protest Petitioner)

Amy C. Huftel

(Print Name)

7-1-2021

(Date Signed)

Mark A. Huftel

(Signature of Protest Petitioner)

MARK A. HUFTEL

(Print Name)

7-1-2021

(Date Signed)

TYLER WIX
Notary Public
State of Wisconsin

State of Wisconsin

} ss.

County } Marathon

07-01-21-

On the above date, this instrument was acknowledged before me by the named person(s).

TYLER WIX
Notary Public
State of Wisconsin

[Signature]
(Signature, Notary Public, State of Wisconsin)

Tyler Wix
(Print or Type Name, Notary Public, State of Wisconsin)

12-01-2023
(Date Commission Expires)

ZoningFormalProtestPetition.frm

Drafted by: Joe Pribranic, City Planner

Date: December 4, 2007

Revised: December 13, 2007

6:30
Wednesday

Formal Protest Petition Against Proposed Zone Change

To the Common Council of the City of Wausau:

Please consider this as a formal protest against the proposed zone change amendment for:

209 & 211 & 213 & 215 LAVINA DRIVE, WAUSAU WI 54401,

SEC 29-29-07 PT OF NW ¼ SW ¼ - LOTS 1 & 2 & OUTLOT 4 CSM VOL 17 PG 266(#4798) DOC #883147

ALSO OUTLOT 3 OF TAMARACK VILLAGE SUBDIV-PLAT OF SURVEY 1/12/2021

(Address or Addresses of Property Proposed for Rezoning)

It is my understanding that, if a sufficient number of property owners adjacent to this proposed rezoning submit this type of petition, the zone change can only be approved if not less than a three-fourths of the Common Council members voting on this rezoning vote in favor of the change.

I own the property at the following address(es): 203 Lavina Dr. Wausau

(Address/Addresses of Property/Properties Owned by Protest Petitioner)

I believe this qualifies me as a formal protest petitioner.

Below is my signature in protest against this zone change, witnessed and notarized by a notary public.

Daniel J Ross Jr

(Signature of Protest Petitioner)

DANIEL J ROSS JR

(Print Name)

7-19-2021

(Date Signed)

Jennifer Ross

(Signature of Protest Petitioner)

Jennifer Ross

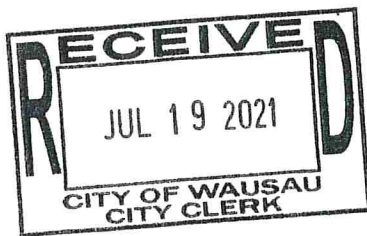
(Print Name)

7-19-2021

(Date Signed)

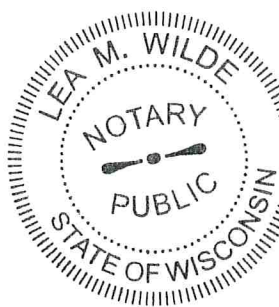
State of Wisconsin

Marathon } ss.
County }



cc: Atty.
Planning
Inspection

ZoningFormalProtestPetition.frm



On the above date, this instrument was acknowledged before me by the named person(s).

Lea M. Wilde

(Signature, Notary Public, State of Wisconsin)

Lea M. Wilde

(Print or Type Name, Notary Public, State of Wisconsin)

04/17/23

(Date Commission Expires)

Drafted by: Joe Pribanich, City Planner
Date: December 4, 2007
Revised: December 13, 2007

Formal Protest Petition Against Proposed Zone Change

To the Common Council of the City of Wausau:

Please consider this as a formal protest against the proposed zone change amendment for:

209 & 211 & 213 & 215 LAVINA DRIVE, WAUSAU WI 54401,

SEC 29-29-07 PT OF NW ¼ SW ¼ - LOTS 1 & 2 & OUTLOT 4 CSM VOL 17 PG 266(#4798) DOC #883147

ALSO OUTLOT 3 OF TAMARACK VILLAGE SUBDIV-PLAT OF SURVEY 1/12/2021

(Address or Addresses of Property Proposed for Rezoning)

It is my understanding that, if a sufficient number of property owners adjacent to this proposed rezoning submit this type of petition, the zone change can only be approved if not less than a three-fourths of the Common Council members voting on this rezoning vote in favor of the change.

I own the property at the following address(es):

5715 Old Coach Road
Wausau WI 54401

(Address/Addresses of Property/Properties Owned by Protest Petitioner)

I believe this qualifies me as a formal protest petitioner.

Below is my signature in protest against this zone change, witnessed and notarized by a notary public.



(Signature of Protest Petitioner)

Tara Stich

(Print Name)

7-16-2021

(Date Signed)

(Signature of Protest Petitioner)

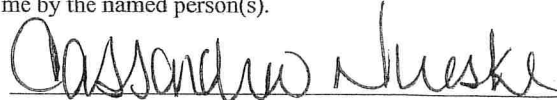
(Print Name)

(Date Signed)

State of Wisconsin

Marathon } ss.
County }

On the above date, this instrument was acknowledged before me by the named person(s).



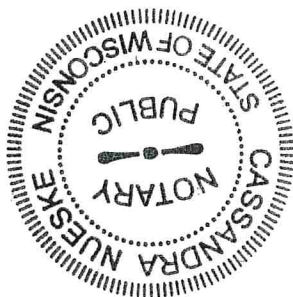
(Signature, Notary Public, State of Wisconsin)

Cassandra Nueske

(Print or Type Name, Notary Public, State of Wisconsin)

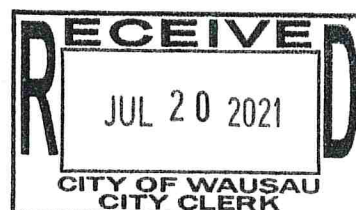
2/14/25

(Date Commission Expires)



ZoningFormalProtestPetition.frm

Drafted by: Joe Pribanich, City Planner
Date: December 4, 2007
Revised: December 13, 2007



cc: Planning
Atty
Inspections



STAFF REPORT

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

GENERAL INFORMATION

APPLICANT: Don Zamzow, Bull Falls Brewery, LLC

LOCATION: 901 E Thomas St.

EXISTING ZONING: PUD

PURPOSE: Amend Specific Implementation Plan

EXISTING LAND USE: Brewery, Office, Tap Room, Coffee Shop, and Beer Garden

SIZE OF PARCEL: Approximately 1.72 acres

ZONING & LAND USE: North: Medium Industrial (laundromat)
 South: Medium Industrial (Contractor shop / storage)
 East: Medium Industrial, railroad right of way, manufacturing uses)
 West: Urban Mixed Use and TF-10 (commercial office and residential)

HISTORY: Bull Falls Brewery, LLC. Has been in operation since 2006. Upon its initial development, Bull Falls went through a series of conditional use approvals in 2006, 2007, 2008, and 2009. Each conditional use expanded hours of operation in the Tap Room and eventually approved the outdoor beer garden and live entertainment.

In 2012 a rezoning to Unified Development District (PUD in our new zoning code) occurred for the expansion of the brewery and parking lot to serve the facility.

ANALYSIS:

Bull Falls is requesting approval to allow for the overnight stay of recreational vehicles for up to 4 spaces on site. 2 proposed sites would be in the existing parking lot just south of the Laundromat on the north end of the facility. 2 more sites would be on the south end of the facility next to the Beer Garden. See appendix 7 in Bull Falls submittal for the site plan.

Bull Falls has partnered with Harvest Host, a nationwide organization that allows people traveling throughout the country to find a business that allows for an overnight stay. Travelers are required to pre-register their stay and follow rules of Harvest Host. Each camper stays for less than 24 hours. All campers are self-contained and any disposal of black or grey water would be done off site. For more information on Harvest Host rules, please see Appendix 3 of the applicant's submittal.

This proposal is subject to a Campground license issued by the Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP). This license would be reviewed and inspected by Marathon County Health Department.

RECOMMENDATION:

Staff recommends approval of the proposed change to the Specific Implementation Plan subject to the following:

1. Issuance of a campground license issued by DATCP
2. Limit spaces to no more than 4 sites.



City of Wausau Implementation Plan Amendment Petition

That the Specific Implementation plan be amended to allow for camper vehicles to park overnight in a PUD, Planned Unit Development Zoning District. (Appendix 1).

Background:

The Bull Falls Brewery has joined an organization called Harvest Hosts. Harvest Hosts is an on-line organization. They have over 2400 hosts (including golf courses) in the lower 48 states, Canada, Alaska and Baja, California. They offer host locations to their member travelers with campers who are traveling from Point A to Point B and are looking for an interesting and fun experience at stop-overs along the way.

The organization is highly self-regulated with a rating system where hosts rate visitors and visitors rate hosts to the parent Harvest Hosts organization. The visitors stay at host sites at no charge and must be totally self-contained, requiring no hook-ups for electrical, water, or sewer. They get a previously designated and marked off spot for them to park and never stay over 24 hours. Places of interest for them is everything imaginable from a dairy farm, museum, winery, distillery, brewery, golf course or anywhere with something of interest to offer. (Appendix 2)

Harvest Hosts Code of Conduct. Please refer to the list of the rules by which travelers have to abide in order to be able to continue using the Hosts. The key point to note here is that travelers using the hosts parking facility must be fully self-contained requiring practically nothing that is typically provided by a campground. (Appendix 3)

Benefit to Bull Falls Brewery. For Bull Falls Brewery, it is a natural. They can stop late in the afternoon, visit our Taproom to enjoy some beverages, have dinner in a local restaurant before turning in for the evening. In the morning they visit our new 5 Star Coffee Shop for coffee and other morning drinks, some breakfast sandwiches and/or bagels, and pastries before hitting the road again. Frequently, they will purchase a six-pack or two before leaving as well.

From our 5 Star Coffee Shop manager, *“Harvest Host has been a wonderful addition to our community. It's such a pleasure to serve these out of town guests as they stop in for a short visit. The comments about their stay at Bull Falls Brewery have been so positive. We often hear this was a genius idea to have a coffee shop built into a brewery. They get to enjoy our beer and possibly a Sam's pizza, as well as meet new friends in the evening and then can walk back over for coffee and a breakfast sandwich in the morning. The feedback has been nothing short of fantastic. It's been great to hear that they will be back on their next trip through Wausau.”*

State of Wisconsin Requirements. Even though most of the items that would be subject to inspection for a typical campground do not exist in this scenario, there are several requirements that still must be met. (Appendix 4)

1. **Zoning approval for a campground.**
 - a. Zoning amendment applied for.
2. **Plumbed water under pressure within 400 feet.**
 - a. Accessible water, cold and hot available from outside of building
3. **Toilets within 400 feet.**
 - a. We have portable toilets accessible. Mr. Grosskurth indicates that it may be possible to have this requirement waived in light of the situation and that he will make application. However, in the interim, or if the waiver is denied, we will still have the portable toilets available.
4. **Alternate sanitary dump station variance.**
 - a. Letter from Marcus Aumann, Marathon County Parks and Forestry Dept granting permission for Harvest Host patrons to use the Sanitary Dump Station at Marathon Park (Appendix 5)
 - b. Notice to appear on Harvest Hosts patrons handout. “By permission of the Wausau and Marathon County Parks, Recreation & Forestry Department, Harvest Host patrons are allowed to use the sanitary dump station located in Marathon Park for a fee, for which they will also be responsible.”
 - c. Harvest Hosts Patron Handout. (Appendix 6)

Traveler Parking Locations at Bull Falls Brewery.

We have allocated 4 regular parking locations on our site, 3 to be used on a regular basis and a 4th for added flexibility in case of overlap or other requirement. Attached is a photo map of our property showing the parking locations marked in yellow. (Appendix 7)

Appendix 1

Planning Division



Brad Lenz, AICP
City Planner

NOTICE TO OWNERS OF PROPERTY IN THE VICINITY 901 EAST THOMAS STREET:
The City of Wausau has received a petition by Donald D. Zamzow requesting that the specific implementation plan be amended at 901 East Thomas Street to allow for camper vehicles to park overnight in a PUD, Planned Unit Development Zoning District. Below is a copy of the Official Notice of the public hearing which must be held. If you have any questions about the rezoning request or the public hearing, please contact either City Planner Brad Lenz, at 715-261-6753 or Zoning Administrator William Hebert, at 715-261-6783. If you wish to express concerns or support for the proposal, please be prepared to do so at the public hearing or submit written comments **before** the public hearing date to Mayor Katie Rosenberg, 407 Grant Street, Wausau, WI 54403.

(The following legal notice to be published on July 5 and 12, 2021 in the *Wausau Daily Herald*)

901 EAST THOMAS STREET

NOTICE OF PUBLIC HEARING AFFECTING ZONING ORDINANCE OF THE CITY OF WAUSAU

Notice is hereby given that a petition has been filed by Donald D Zamzow with the City of Wausau **requesting that the specific implementation plan be amended for the following described property:**

DUNBAR & BROWNS SOUTH ADD E 10' OF LOTS 11 & 17 WLY 20' OF LOTS 13 & 15 ALL OF LOTS 12 & 16 & ALL VAC ALLEY LYG CONTIG THERETO BLK 1 0.657 AC

The Specific Implementation Plan be amended to allow for camper vehicles to park overnight in a PUD, Planned Unit Development Zoning District.

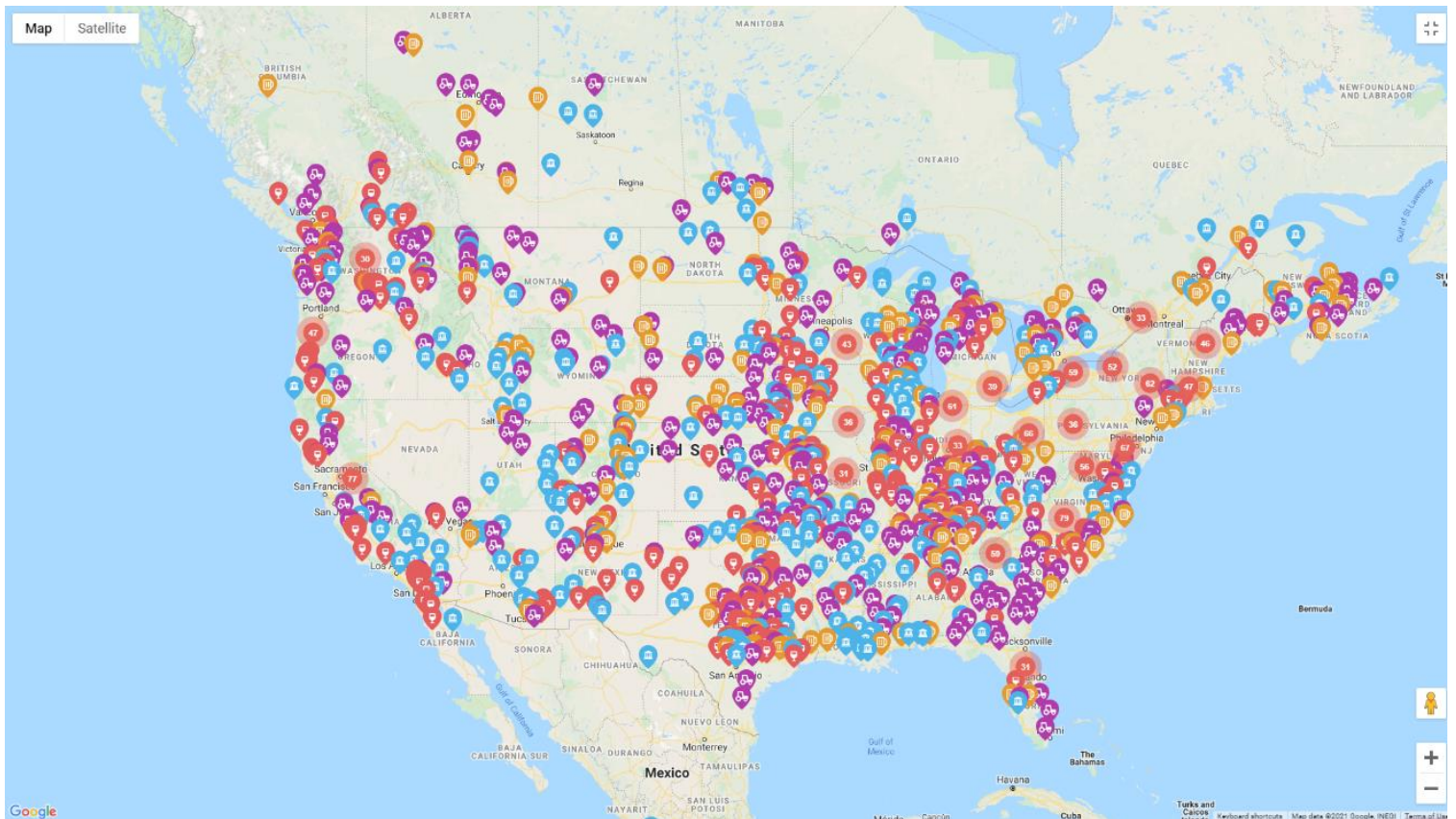
Notice is hereby given that the **Plan Commission** will hear said petition at a **public hearing** to be held in the Common Council Chambers of Wausau City Hall, 407 Grant Street, at its meeting beginning at **5:00 p.m. on Tuesday, July 20, 2021.**

June 30, 2021

Leslie Kremer, City Clerk

Appendix 2

Harvest Hosts currently has over 2463+ Hosts (including 400 golf courses) located in all of the lower 48 US states, Canada, Alaska and Baja California.



Appendix 3

Harvest Hosts Code of Conduct

Out of respect for your Hosts:

- **All RVs must be self-contained.**

Your RV must have an interior toilet and built-in holding tanks for waste water (no exterior tanks allowed). Porta-potties are acceptable but must be dumped offsite at an appropriate facility. The dumping of any gray water on Host properties is prohibited. You must have interior cooking facilities. Sorry, no tents of any kind allowed.

- **Always plan ahead to arrange your visit.**

Use the preferred contact method for each Host to arrange a stay. Please do not arrive unannounced. If your plans change, please notify the Host. No-shows are a violation of this Code of Conduct and are subject to our three strike No-Show Policy.

- **Arrive only during business hours**

unless the Host says otherwise is okay, and be aware that some sites may have gates that will be closed after hours.

- **When contacting your Host, tell the Host what size vehicle you are driving.**

Ask which entrance you should use and be aware that you may have to unhook your tow vehicle. Ask if there are any additional conditions you should know about.

- **Introduce yourself and show the Host your membership card.**

Hosts will only allow current members of Harvest Hosts to park overnight on their property.

- **Please make a purchase**

as a thank you for your overnight stay. We recommend spending a minimum of \$20 to support your Host – that way everyone wins!

- **Do not stay longer than 24 hours**

without an invitation from your Host.

- **Park only in the areas indicated.**

Parking areas may not always be 100% level.

- **Please keep a low profile.**

Remember that the sites are not campgrounds and take care not to disturb the Hosts' neighbors. Be sure to stop any noise, music and generators by 10 PM.

- **Indoor cooking only.**

Do not use charcoal or propane grills or light fires of any kind.

- **Do not use jacks without jack-pads on asphalt.**

The weight of the rig can cause damage. Inform your Host if you have slide-outs so that you can be parked in an appropriate location.

- **Remember these sites can be working vineyards, farms or historical properties.**

Please use care and supervise children and pets at all times. Refrain from exploring closed or restricted areas.

- **Ask before using your generator**

and if you are parked near the Host's neighbors or other RVs, please use it sparingly and **only between the hours of 8am and 10pm.**

- **Take all trash with you.**
- **When departing, thank your Host for your visit.**
- **Be aware of local alcohol regulations.**

Local regulations may prohibit off-premises alcohol outside of your RV.

- **Members acknowledge that they are insured pursuant to state or provincial laws**

and agree to take responsibility for their actions and any resulting consequences. Proof of such insurance must be carried in the vehicle. The Host locations have no responsibility for damage or theft to your RV, tow car or personal property, or for injury to you, your family or guests.

Legal Stuff

- Members agree to comply with the Code of Conduct. Failure to do so harms the Harvest Hosts program for everyone and may be grounds for termination of membership with no refund;
- Content and information received through Harvest Hosts may only be displayed and printed for your personal, non-commercial use and cannot be posted to newsgroups, mail lists, electronic bulletin boards or anywhere else. **Any** commercial use of the Host list is prohibited.
- Members agree to hold harmless Harvest Hosts (HH), all Hosts and their officers, directors, employees and agents from and against any loss, expense, liability, damage, claim (including reasonable attorneys' fees) made or brought by or on behalf of you, your family or guests, or brought against HH as a result of your actions, for any and all claims,

controversies, actions, causes of actions, liabilities, demands or damages of whatever name or nature that arise from your use of any Harvest Hosts materials or information.

Appendix 4

From: Dale Grosskurth
Sent: Thursday, July 8, 2021 10:52 AM
To: 'donz@gitllc.com' <donz@gitllc.com>
Subject: Campground at Bull Falls Brewery

Hello Don,

As we had discussed the Department of Agriculture, Trade, and Consumer Protection believes you are advertising as a campground since the Bull Falls Brewery location is listed on Harvest Hosts site and as allowing overnight camping. It's a similar concept to Airbnb or VRBO sites advertising for lodging.

Since your proposal meets the standard for requiring a Campground permit through Marathon County Health Department, there are some obstacles to address, some you've set in motion already:

1. Zoning approval for a campground.

You have applied to the City, application is dated June 28, 2021.

2. Plumbed water under pressure within 400 feet.

Question, do you have an outside hose bib that campers could access? Access to potable water must be provided when campers are there.

3. Toilets within 400 feet.

Under the State Administrative Code, Campgrounds, a toilet must be always available when the campground has occupants, even for independent camping units.

ATCP 79.16(3)(e) Minimum number of toilets; independent campsites.

1. Except as provided in subd. 2., the operator shall provide a backup toilet for each sex for every 100 independent campsites or fraction thereof. The toilets shall be available at all times that the campground is occupied.

2. Backup toilets are not required where campsites are designed for and limited exclusively to use by independent camping units, and the camping units are connected to the campground's POWTS or a municipal waste treatment system.

a. I'm told a variance from this requirement, that is to allow you to not have a toilet accessible from closing time of the restaurant until opening time in the morning, has not been approved for anyone else who has applied in the past. You may still submit a variance if you wish.

b. As another alternative, a portable toilet can be provided that always ensures access to a toilet and would meet the Administrative Code.

4. Alternate sanitary dump station variance.

Under the Administrative Code, ATPC 79.15(2), excerpted below, each campground is to have a sanitary dump station. A variance to providing an on-site dump station would need to be approved with documentation that the criteria below can be met. Marathon Park is the only campground within 25 miles that has a dump station and would meet criteria if the County would agree to allow its use.

(2) Sanitary dump station.

(a) Number required. The operator shall provide a sanitary dump station in the ratio of 1 for every 300 independent campsites or fraction thereof that are not connected to a POWTS or municipal sewer system. The department may approve an alternate method of disposal under s. ATPC 79.02 (2) if all of the following conditions apply:

1. There are 20 or fewer campsites designated for independent camping units.
2. The distance to the nearest sanitary dump station is 25 or fewer miles from the campground and is available during that campground season.
3. The operator has a written agreement that allows campers who stay at the campground to dispose of wastewater at the sanitary dump station identified in subd. 2., and provides a copy of the written agreement to the department or its agent.

My assumption is that like most campgrounds, yours would be closed by late Fall until Spring when campers are traveling and therefore would not have outside water supplied or a portable toilet provided during the colder seasons. If so, determining how to ensure availability of both would have to be considered.

Feel free to call me if you wish, 715-261-1907. At some point, if you decide to pursue the Campground permit, I'll pass this off to one of the Environmental Health Sanitarians to be the contact.

Sincerely,

Dale Grosskurth, R.S., M.P.A.

Environmental Health and Safety Director

Marathon County Health Department

715-261-1907

Visit Marathon County Health Department's Coronavirus Page

Visit Marathon County Health Department's Facebook Page

Appendix 5



Wausau & Marathon County
**Parks, Recreation
& Forestry**

Date: July 15th, 2021

To: Whom It May Concern

From: Marcus Aumann, Assistant Director of Community Services
212 River Drive, Suite #2
Wausau, WI 54403

Subject: Marathon Park Dump Station Usage

The Wausau and Marathon County Parks Recreation and Forestry Department was contacted recently by **Bull Falls Brewery** in Wausau for permission to direct its potential camping patrons to use the dump station located in Marathon Park. The department has authorized and approved of this usage by its patrons or other members of the general public under the following conditions.

1. All patrons must pay the individual dump station fee before dumping on site. This fee is currently \$7.00 and can be paid via self-registration on site within the park. This fee can be adjusted annually and current pricing is reflected by signage located on site.
2. The dump station is open seasonally for use when temperatures permit between May 1st and October 31st. No dumping is available from November 1st – April 30th.

This letter shall serve as your formal notification of authorization of use. Should you have any other questions or needs, please do not hesitate to contact me or the department at any of the below.

Thank you and have a great day!

Marcus Aumann
Assistant Director of Community Services
Wausau & Marathon County Parks, Recreation & Forestry Department
(715) 261-1550
Marcus.Aumann@co.marathon.wi.us



Wausau & Marathon County Parks, Recreation & Forestry Department
212 River Drive, Suite 2 | Wausau, WI 54403-5476 | Tel 715.261.1550 | Fax 715.261.1565
www.co.marathon.wi.us/parks.asp



Appendix 6



Thanks for choosing Bull Falls Brewery as your Harvest Host. We hope you enjoy your stay!

Tap Room hours:

Monday- Thursday 4-11pm

Friday 1-12am

Saturday 1-12pm

Sunday 1-8pm

Happy Hour: Tuesdays 5-7pm

Fridays 1-5pm

We offer Beer, Wine, and Ready to drink cocktails to-go. Our Tap Room proudly serves Pre-made frozen pizzas from Sam's Pizza, our **favorite** family owned, local pizza joint! Feel free to bring your own food or order in if pizza isn't your thing! (:

Hey! We aren't just a Brewery... We also have a coffee shop located next to our Tap Room. **Five Star Coffee** offers specialty coffees, bakery, and breakfast sandwiches.

Coffee Shop hours:

Monday-Friday 7:30am-12pm

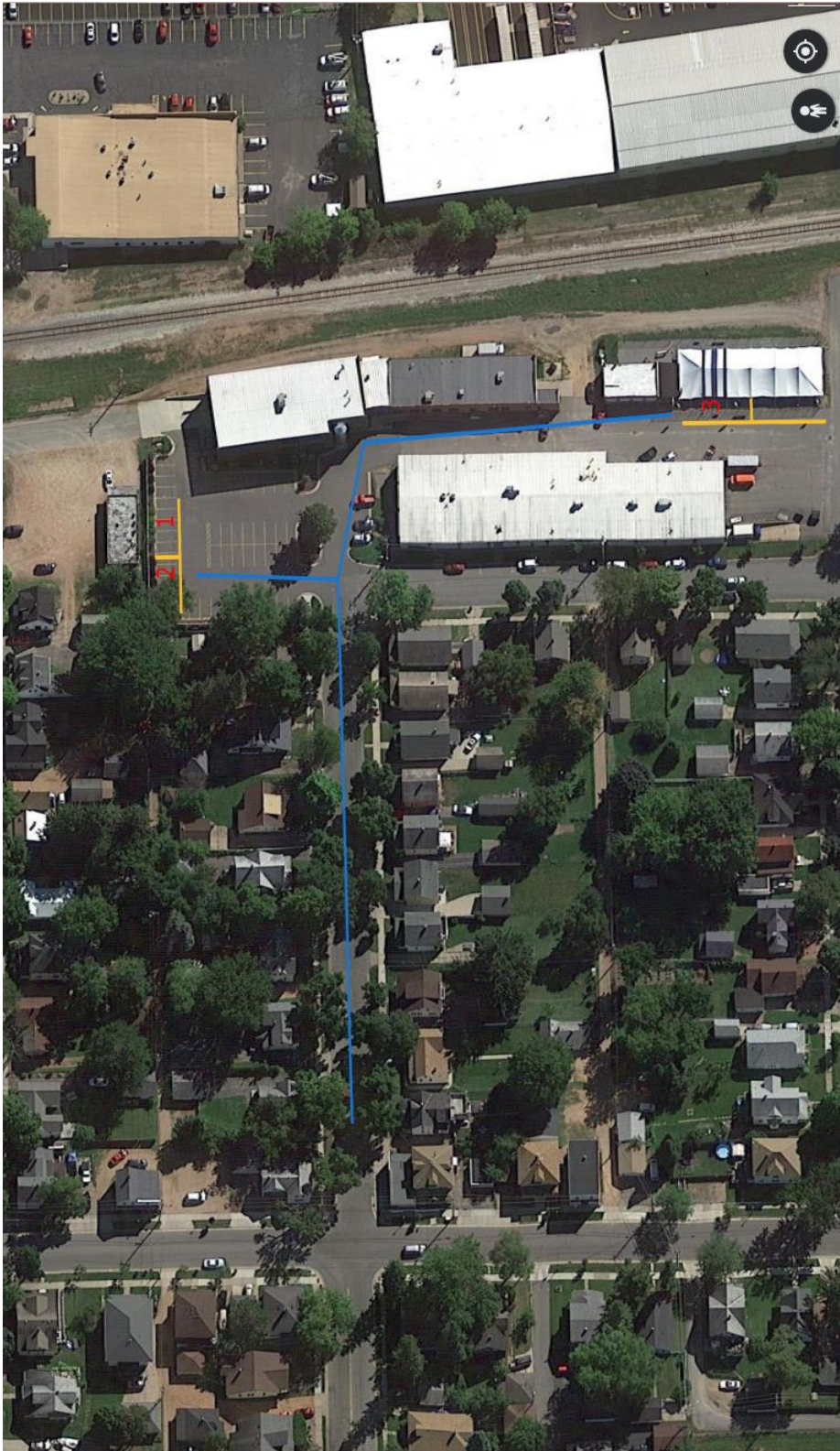
Saturday 8:00am-12pm

*Be sure to swing by our website @ **www.bullfallsbrewery.com** to check for special events that may be happening during your stay! We frequently have live music in our Tap Room during the week & Biergarten events on Fridays, Saturdays, and Sundays.
"Harvest

"By permission of the Wausau and Marathon County Parks, Recreation & Forestry Department, Harvest Host patrons are allowed to use the sanitary dump station located in Marathon Park for a fee, for which they will also be responsible."

BREWED TRUE
IN WAUSAU, WISCONSIN

Appendix 7



Melissa Engen

From: Katie Rosenberg
Sent: Tuesday, July 20, 2021 4:05 PM
To: Melissa Engen; Brad Lenz
Subject: FW: Bull Falls Brewery - RV/Camper Zoning Change Request

From: Rebekka C. Borchardt [mailto:Rebekka@imperialind.com]
Sent: Tuesday, July 20, 2021 4:01 PM
To: Katie Rosenberg <Katie.Rosenberg@ci.wausau.wi.us>
Subject: [EXTERNAL] Bull Falls Brewery - RV/Camper Zoning Change Request

Hi Katie,

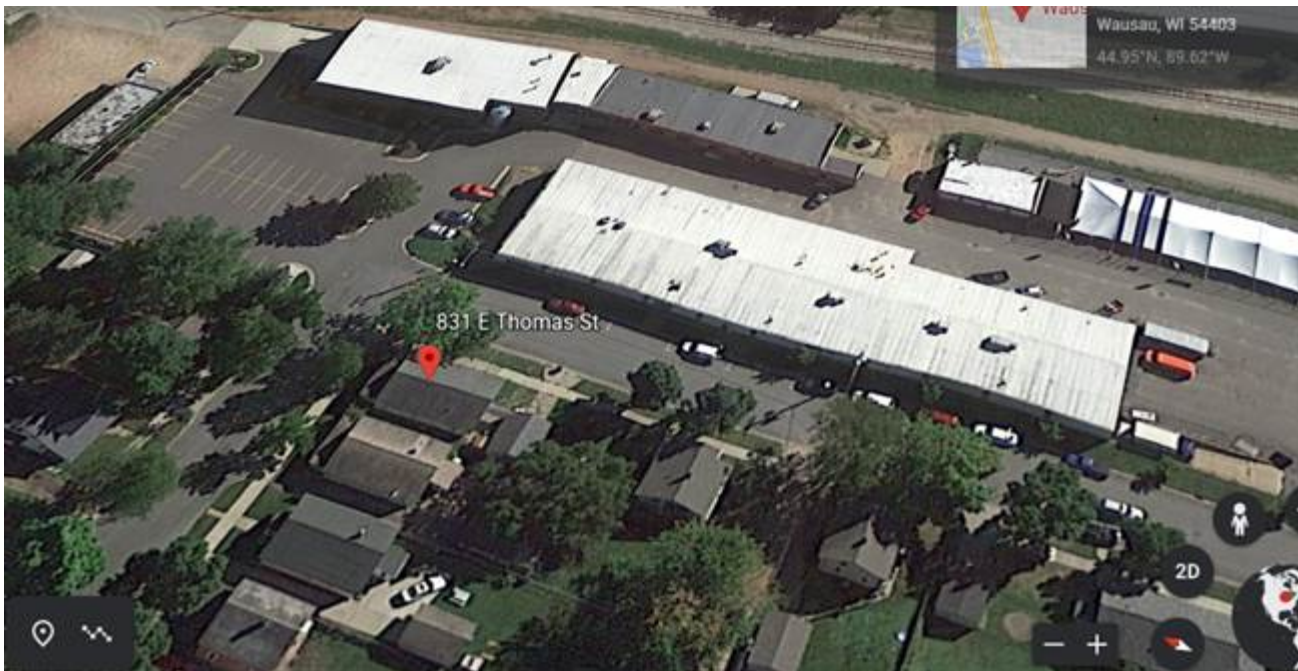
I may have missed the cut off for getting this letter submitted, but here's to hoping that mine and my family's voice can still be heard in our absence at the city hall meeting tonight.

As the owner of the home on 831 E Thomas Street, I can tell you that receiving the letter from the city notifying of Bull Fall's Brewery request to rezone their property to allow for campers and RV's was gut wrenching. In the period of time that RV's and Campers were using the parking lot as a campground, I had to get used to being watched in my yard by random people camped out in lawn chairs with stereos going and generators running on a daily basis. These generators also run all through the night, which is not very pleasant to hear. My two dogs were also very curious about the people and their pets hanging out in the parking lot, which got very old very quickly.

There have been times that the majority of the parking area is full of campers, and the road then becomes the only area for their customers to park.

I believe if this is zoning change is made, the amount of campers will grow, and this will become a safety concern for my property and family, as well as my neighbors. When people are consuming alcohol and camping in an area that they are not from, or known there, inhibitions become weakened and people have a tendency to do things that they would not do in their own neighborhood. I do not believe that this belongs in a residential area.

Being a former hotel manager and the former president of the Wisconsin Innkeepers Association, I also question the impact that businesses allowing camping in their parking lots will have on our local hotels and camp grounds. Is room tax being collected and reinvested into our community from each person that is camping? How much revenue will be lost out on from our local campgrounds? I feel that these are all areas that need to be addressed because if Bull Falls is approved to do this, then so should every single other business in our community. And I believe you would have a lot of really upset homeowners that did not choose to live next to a campground.



Thank you for your time and for hearing my concerns.



Rebekka Borchardt

Project Manager

P: (715) 359-0200 | T: (800) 558-2945

C: (715) 301-8902 | F: (715) 355-5349

email: rebekka@imperialind.com

web: www.industrialtankservices.com

550 W Industrial Park Ave. | Rothschild, WI 54474



NOTICE: The information contained in this message, together with any attachments, may be legally privileged or confidential and is intended only for the use of the individual (s) or entity named above. If you are not the intended recipient, you are notified that any dissemination, distribution or copying of this message is strictly prohibited. If you have received this message in error, please notify the sender immediately before deleting it.



Memorandum

From: Sam Wessel
To: Plan Commission
Date: July 15, 2021
Subject: 8454 Highland Drive, Conditional Use Application

Introduction

Leo Dunlavy of Shared Medical Technology, Inc. is seeking conditional use approval for a “temporary relocatable building” to be located longer than 6 months in the Medium Industrial (MI) zoning district under Section 23.03.30(11) of the City’s zoning ordinance. This conditional use request is to allow the operation of a mobile diagnostic imaging trailer as an accessory use at 8454 Highland Drive, a 1.0-acre site owned by Rowan & Wren Investments, LLC.

Section 23.03.10(2) of the City’s zoning code permits “personal or professional services” by right as a commercial use in the MI Zoning District which includes “small scale by-appointment medical offices and clinics” and “related land uses including ancillary on site production of items used in the provision of such services.” The attached image and site plan depict the mobile diagnostic imaging trailer and a site plan of where it will be located relative to the existing structure and parking lot.

Conditional Use Procedure

The City of Wausau zoning code that went into effect on January 1, 2020 requires two Plan Commission meetings to approve or deny a conditional use. The July 2021 Plan Commission meeting serves as the first of two meetings, with the second meeting and decision expected at August 2021 Plan Commission 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:

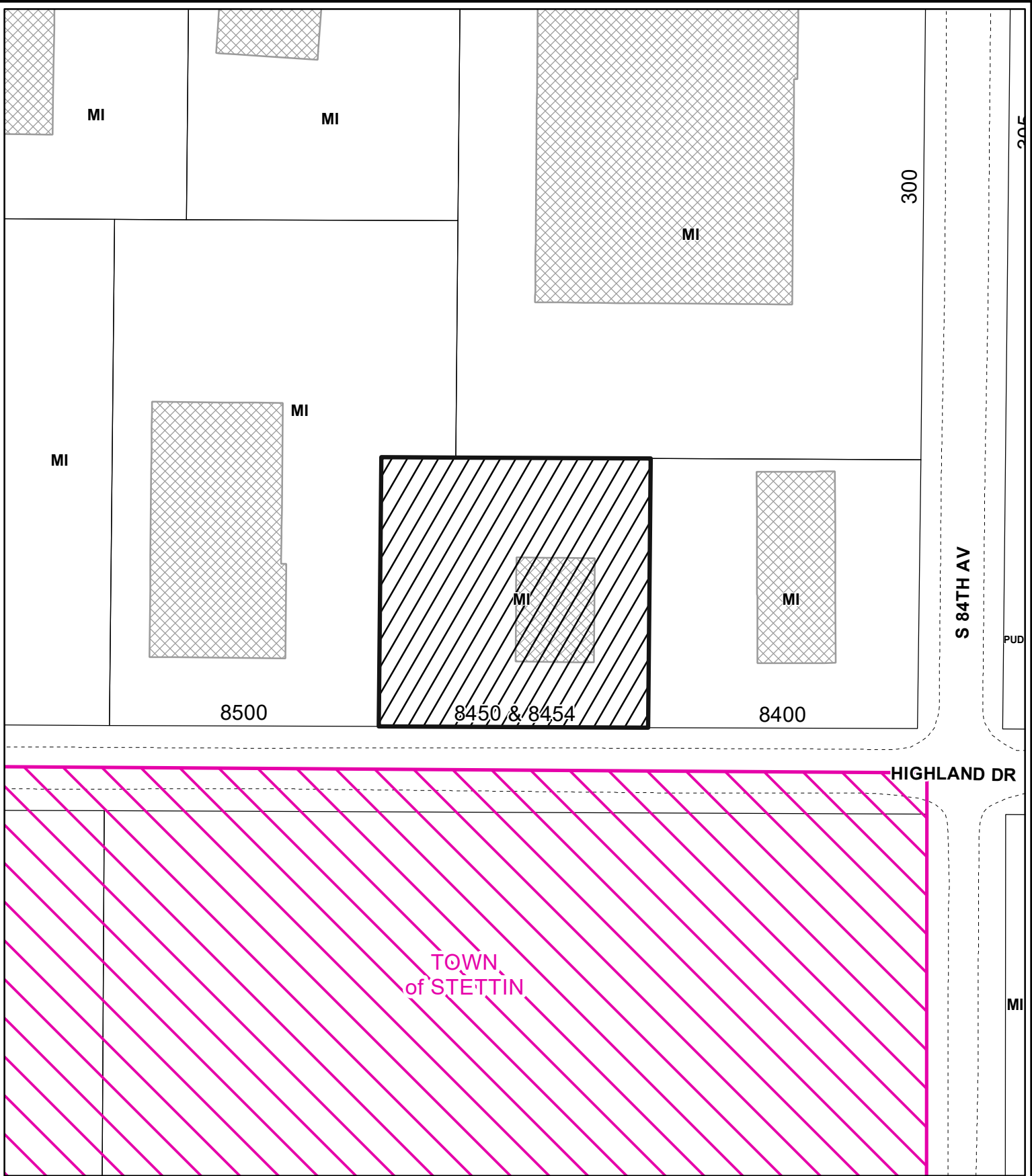
- Is in harmony with the Comprehensive Plan
- Would result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health,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

Mobile medical facilities are used in a variety of applications due to their flexibility and cost effectiveness, allowing health systems to provide services more affordably to a wider range of patients. Since the proposed facility resembles a trailer, standards that apply to other types of trailers citywide are recommended. For example, Section 10.20.025 of the City of Wausau Municipal Code requires parked trailers to be located off public streets and outside the public right-of-way. Additionally, Section 23.06.02 requires group developments to only park storage trailers where they are depicted on an approved site plan. Staff recommends requiring the mobile diagnostic imaging trailer to be subject to these requirements, which the attached site plan meets,

“Personal and professional services” are required to have one space per 400 square feet in excess of 2,000 square feet. With an approximate building size of 60 by 100 feet (6,000 sf), the site is required to have a minimum of 10 spaces, which the site plan exceeds considerably, accommodating parking for the additional square footage of the proposed trailer.

Recommended Motion

Plan Commission will move to approve, approve with conditions, or deny the Conditional Use Permit request at 8454 Highland Drive at the August Plan Commission meeting.







Agenda Item No.
3

STAFF REPORT TO CISM COMMITTEE – July 8, 2021

AGENDA ITEM
Public Hearing: Discussion and possible action on vacating and discontinuing an unpaved alley abutting 205 and 209-211 Short Street, 1202, 1210 and 1212 North 3 rd Street
BACKGROUND
This section of alley is proposed to be vacated. The redevelopment of this area makes this alley no longer functional.
FISCAL IMPACT
Minimal, the area vacated by the alley would revert back to the abutting land owners.
STAFF RECOMMENDATION
Staff has no objection to vacating the alley as shown on the map.
Staff contact: Allen Wesolowski 715-261-6762

