



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, August 18, 2020 at 5:00 pm.
Location:	City Hall (407 Grant Street, Wausau WI 54403) - COMMON COUNCIL CHAMBERS
Members:	Rosenberg (C), Lindman, Peckham, Neal, Bohlken, Brueggeman

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

1. Approve the minutes of the July 21, 2020 meeting.
2. **PUBLIC HEARING:** Discussion and possible action on amending the general development plan and specific implementation plan at 1404, 1406 & 1412 Grand Avenue and 105, 107 & 111 Sturgeon Eddy Road to allow for three multi-plex residential buildings, in a PUD, Planned Unit Development. (Scherrer)
3. Discussion and possible action on the final plat for Siewert Park.
4. Discussion and possible action on the sale of 1321 Curling Way.
5. Next meeting date and future agenda items for consideration.
6. [Planning news and education - http://plannersweb.com/wp-content/uploads/2013/07/The-Secrets-of-Successful-Communities--PlannersWeb.pdf](http://plannersweb.com/wp-content/uploads/2013/07/The-Secrets-of-Successful-Communities--PlannersWeb.pdf)
7. 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 146 645 0972. Individuals appearing in person will either be seated in the Council Chambers or an overfill room, subject to the social distancing rules. Space available will be on a first come, first served basis. All public participants' phones will be muted during the meeting. Members of the public who do not wish to appear in person may view the meeting live over the internet at <https://tinyurl.com/wausaucitycouncil>, on the City of Wausau's YouTube Channel https://www.youtube.com/channel/UC-Nigpdco_i8sq5FbbJD_aw, live by cable TV, Channel 981, and a video is available in its entirety and can be accessed at <https://tinyurl.com/wausaucitycouncil>. Any person wishing to offer public comment who does not appear in person to do so, may e-mail melissa.engen@ci.wausau.wi.us with "Plan Commission public comment" in the subject line prior to the meeting start. All public comment, either by email or in person, will be limited to items on the agenda at this time. The messages related to agenda items received prior to the start of the meeting will be provided to the Chair.

This Notice was posted at City Hall and emailed to the Daily Herald newsroom on 8/13/2020 @ 2:00 p.m. Questions regarding this agenda may be directed to the Planning Department at (715) 261-6760.

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Distribution List: City Website, Media, Committee Members, Council Members, Assessor, Attorney, City Clerk, Community Development, Finance, Metro Ride, Human Resources, Police Department, Hebert, Lenz, Sippel, DeSantis, Polley, County Planning, Scherrer

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, July 21, 2020, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Katie Rosenberg, Patrick Peckham, Tom Neal, Andrew Brueggeman

Others Present: Brad Lenz, Brad Sippel, William Hebert, Melissa Engen, Jason Blenker

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 June 16, 2020 meeting.

Peckham motioned to approve the minutes of the June 16, 2020 meeting. Neal seconded, and the motion carried unanimously 4-0.

Discussion and possible action on approving a conditional use at 330, 336 and 435 Adrian Street to allow for waste water treatment facility with associated structures including chemical building storage, solids building, administrative building and secondary clarifier, in an HI, Heavy Industrial Zoning District.

Lenz said that this item was introduced at the last meeting. The findings report is included in the packet. There was no new substantial evidence found and the use would meet the conditional use standards. Staff recommends approval.

Neal motioned to approve a conditional use at 330, 336 and 435 Adrian Street to allow for a waste water treatment facility with associated structures including chemical building storage, solids building, administrative building and secondary clarifier, in an HI, Heavy Industrial Zoning District. Brueggeman seconded, and the motion carried unanimously 4-0.

Discussion and possible action on approving a conditional use at 700 Bugbee Avenue to allow for a water treatment facility with associated structures including two above-ground reservoirs and an administrative/vehicle storage building, in an I, Institutional Zoning District.

Lenz said that this was introduced at the last meeting and the findings report is included in the packet. This is a new facility for drinking water. There was no substantial evidence against the proposal and it will fit in with the area. Staff recommends approval.

Brueggeman motioned to approve a conditional use at 700 Bugbee Avenue to allow for a water treatment facility with associated structures including two above-ground reservoirs and an administrative/vehicle storage building, in an I, Institutional Zoning District. Peckham seconded.

Peckham said that there is a shaded area on the second drawing and asked what it signifies. Neal said that there are details of the area in a different drawing. Hebert said that this would signify an excavated area. Peckham said that he was just curious about it. Peckham said that area that was used for the groundbreaking does not seem to be within the boundaries and asked if it will be used some way. Neal said that the area is near the Bugbee Avenue intersection. Lenz said that a buffer area will be maintained along Bugbee Avenue, and he does not believe that there is a specific plan for improvements there.

The motion carried unanimously 4-0. This item will go to Common Council on August 12, 2020.

Discussion and possible action on the final plat for Wausau River East Phase II Subdivision.

Hebert said that this item is for the preliminary and final plat for the Blenker project. It is similar to the

initial project. The houses have been built and the walls are on the property line. This is a formality for this commission.

Brueggeman motioned approve the final plat for Wausau River East Phase II Subdivision. Neal seconded.

Neal asked how the trash containers will be managed by these units. Hebert answered that garbage will be stored at the back of the property and will be brought to Short Street to be picked up. Jason Blenker confirmed this.

The motion carried unanimously 4-0. This item will go to Common Council on August 25, 2020.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for August 18, 2020.

Planning news and education.

Sippel said that there has been talks about education for the commission. An article on spot zoning is linked to the agenda. Spot zoning was brought up in a meeting a few months ago.

Adjournment.

Peckham motioned to adjourn, seconded by Neal. The motion carried unanimously 4-0 and the meeting adjourned at 5:12 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on August 18, 2020.



STAFF REPORT

TO: City of Wausau Plan Commission

FROM: Brad Sippel, AICP

DATE: August 12, 2020

GENERAL INFORMATION

APPLICANT: Koble Investments, LLC

LOCATION: 105-111 Sturgeon Eddy Road; 1404-1412 Grand Avenue

EXISTING ZONING: PUD, Planned Unit Development

REQUESTED ZONING: PUD

PURPOSE: To allow for the development of three multi-family residential buildings and the renovation of one multi-family residential building.

EXISTING LAND USE: Multi-family residential

SIZE OF PARCEL: Approximately 0.73 acres and 0.32 acres

SURROUNDING ZONING AND LAND USE:

North: **PUD**; Multi-family residential

TF-10, Two-Flat Residential-10; Residential

South: **TF-10**; Residential

SR-7, Single Family Residential-7; Residential

East: **TF-10**; Residential

West: **TF-10**; Residential

SR-7; Residential

See attached map

SUMMARY

The applicant is seeking the amendment of the General Development Plan (GDP) and a new Specific Implementation Plan (SIP) for an existing Planned Unit Development zoning district on two lots at the corner of Sturgeon Eddy Road and Grand Avenue. There is a currently a total of 15 units on the two sites. The larger 0.73 acre parcel is at the southwest corner of Sturgeon Eddy

Road and Grand Avenue and currently has three multi-family buildings with a total of nine units. The smaller 0.32 acre parcel has a single multi-family building on it with six units.

The surrounding land uses are predominately single-family and two-family dwellings, with a large multi-family structure immediately adjacent to the north and a commercial office building to the northwest. The property has frontage on both Grand Avenue and Sturgeon Eddy Road. This segment of Grand Avenue is predominately residential, but there is a mix of commercial within a few blocks on either end of the property.



Bird's eye view of parcel and surroundings

Source: 2016 City of Wausau Pictometry



Aerial view of parcel and surroundings

Source: 2016 City of Wausau Aerial Photo

The applicant is proposing to build three multi-family apartment structures to replace the three existing multi-family structures on the lot 1 as phase 1 of the development. The existing structure on lot 2 is proposed to be renovated as phase II with a reconfiguration of the parking area to add landscaping and maintain an existing easement. The existing and proposed PUD zoning applies to both parcels. As proposed, the number of units across the two sites would be 33, with 29 units on the larger lot and four units on the smaller lot.

ANALYSIS

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.

There are additional considerations related to Planned Unit Developments. Section 23.02.81 states that:

- (1.) *Purpose.* The purpose of the PUD zoning district is to provide for the possible relaxation of certain development standards pertaining to the underlying standard zoning district. In exchange for such flexibility, it is anticipated that development within a Planned Unit Development Overlay District will reflect the City's planning policies as set forth in the City's Comprehensive Plan and offer one or more of the following advantages:
 - (a) Positively contribute to the appearance and function of land uses and site design in the area
 - (b) Promote a greater level of architectural quality and be compatible with other structures in the area
 - (c) Conserve and protect environmentally sensitive areas, areas of natural beauty, and natural green space

- (d) Preserve the cultural and historic character and significance of existing structures or areas
 - (e) Provide substantial buffers and transitions between incompatible land uses and densities
 - (f) Reduce congestion on streets and improve pedestrian and bicycle circulation
 - (g) Development would not conflict with or cause overload on such facilities as schools, highways, police, fire, or utility services.
 - (h) Insure proper maintenance and preservation of any common areas for recreation and esthetic enhancement
- (2.) *Intent.* Planned Unit Developments are intended to encourage, promote, and provide improved environmental design by allowing for greater freedom, imagination, and flexibility in the development of land, while ensuring substantial compliance with the basic intent of this title and the City of Wausau Comprehensive Plan. To this end, planned unit developments allow diversification and variation in the relationship of uses, structures, open spaces, and heights of structures in developments conceived and implemented as comprehensive and cohesive unified projects. The Planned Unit Development Overlay District shall allow development to be designed, reviewed, approved, constructed, and managed as approved by the Common Council rather than required by the underlying zoning district.
- (a) The City may permit flexibility in the types of uses, area and yard requirements, off-street parking, and/or other regulations set forth in this title by use of exceptions/base standard modifications subject to the demonstration of their appropriateness for the area under consideration.
 - (b) It is not intended that the City will automatically grant exceptions/base standard modifications in a Planned Unit Development Overlay District, and it is expected the City will grant only such exceptions when they are consistent and comparable with benefits to the community that result from the Planned Unit Development.
 - (c) The City may require, as conditions of approval, any reasonable stipulation, limitation, or design factor which will promote suitable development in the Planned Unit Development Overlay District.
 - (d) A public hearing process is required to review a request for a Planned Unit Development. This process will essentially combine the process for a Zoning Map Amendment (for the General Development Plan (GDP) Step) with that required for a Conditional Use (for the Specific Implementation Plan (SIP) Step), with several additional requirements. See section 23.10.44 for the General Development Plan and Specific Implementation Plan requirements.

Staff Comments: The intention of the PUD district is to provide flexibility to certain zoning requirements in exchange for a higher level of design. The Plan Commission should evaluate the request, considering whether the advantages provided by the development outweigh the requested exceptions to the base zoning district. The Plan Commission may also consider

additional conditions or modifications to the development to provide the appropriate level of public advantages in exchange for the flexibility of zoning requirements. The requirements that the applicant is seeking flexibility on in this proposal are:

- Impervious surface area ratio (max 60%, proposed 61%)
- Parking count (lot 1 minimum 43.5, proposed 33)
 - The required parking may be reduced by up to five spaces by providing an additional 20 bicycle parking spaces above the minimum of four spaces. If the additional bicycle parking is provided, the reduction in parking spaces requested is 5.5 spaces.
- Lot area/density (Typical for MRL-12 is 12 units/acre, proposed is approximately 31 units/acre). The required lot area per unit in the MRL-12 district is 3,630 square feet. The proposal provides approximately 1,399 square feet per unit.

The proposed use of the property would increase the intensity of residential uses on the parcel compared to the current use. Since the approval of a PUD is restricted to only the uses and site layout depicted on the GDP and SIP, approving this use would not set a precedent for a more intensive change in use on this parcel in the future. The proposed development meets the setback standards of the MRM-12 district and are consistent with the existing setbacks on the property and similar to surrounding setbacks.

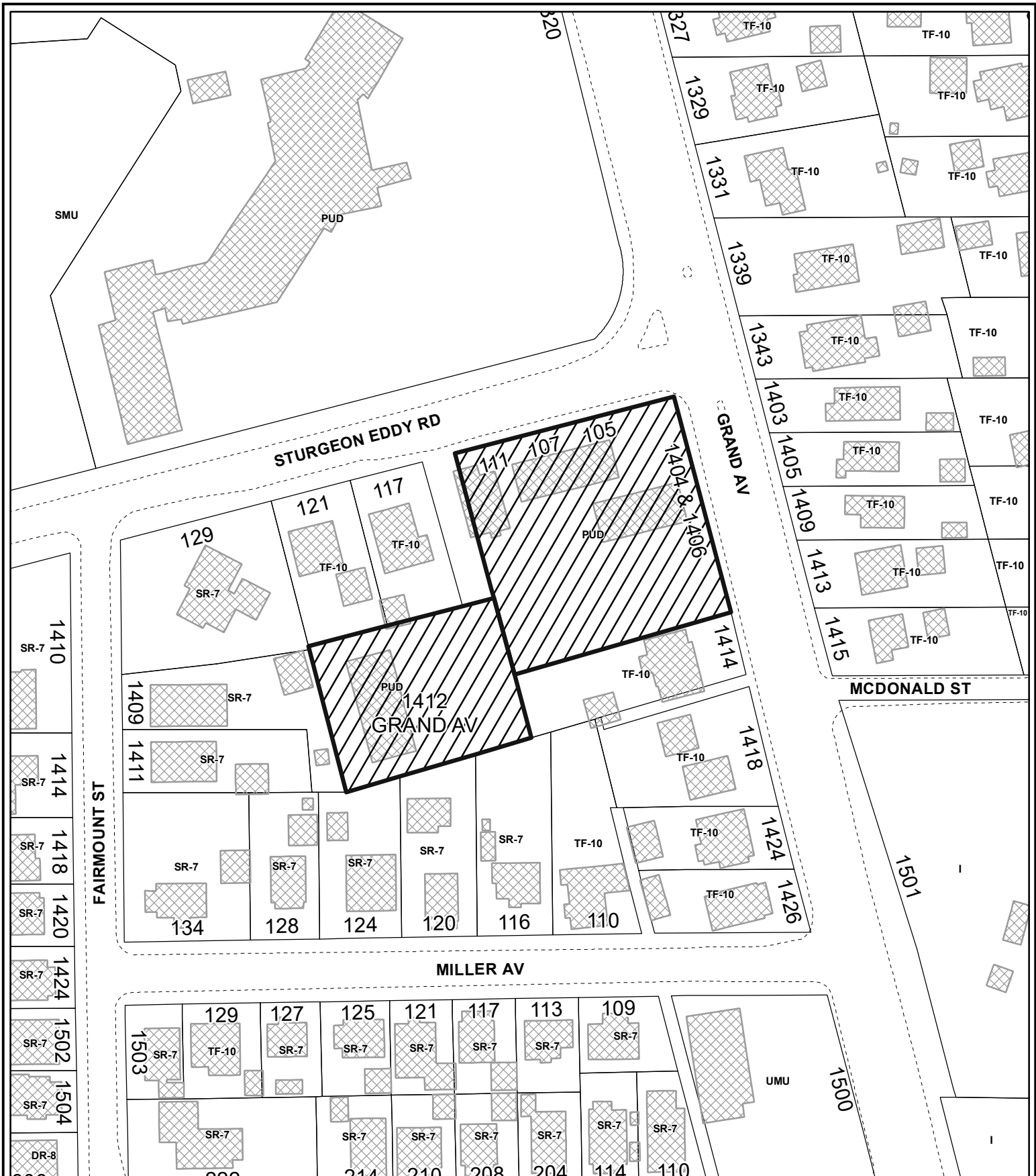
The proposed site layout reduces many of the visual and aesthetic impacts of the increased density by containing the parking areas and garage doors to the rear and side yards of the parcel. As depicted on the site plan, a new privacy fence will be placed on the south lot line to screen the parking area from the adjacent parcel. The site layout and the proposed setbacks help to frame the streets in a way that creates a more walk-friendly and engaging land use than similar developments that place the parking and/or driveways between the building and the sidewalk. The proposed height of the structures is less than the maximum specified in any residential zoning district. However, the massing of the buildings as proposed creates a wide wall along the street side facades that could be improved using articulation and larger and more decorative porches to provide breaks in the massing of the structures. This would provide an appearance of a smaller scale development, though it would likely increase the impervious surface area ratio.

The proposal also eliminates the two public street access points on Grand Avenue, maintaining one for emergency vehicle access. The parking access would occur from the unnamed public alley on the west side of the parcel. Pedestrian access is provided directly from the sidewalk. The site is served by the Metro Ride Transit system and is located directly on a transit line and adjacent to a bus stop. The location of the site and the access point located in the first block of Sturgeon Eddy Road is not likely to appreciably increase traffic on any neighborhood streets. Traffic would likely increase on regional highways such as Grand Avenue and on Sturgeon Eddy Road near the intersection of Grand Avenue. However, it is important to consider housing demand in a regional context, and satisfying that demand close to employment centers and adjacent to the transit, pedestrian and bicycle networks is likely to result in a smaller increase in automobile traffic than if that housing demand were accommodated in a location without access to alternative transportation. The applicant will maintain an easement that provides the neighbor to the south with access to the rear of their lot.

The proposed site plan includes 33 parking spaces, 18 of which are enclosed within the ground level of the structures. The proposal reduces the parking on lot 1 from the required 43.5 spaces to

33 spaces. If 24 bicycle parking spaces are provided the required number of parking spaces would normally be 38.5 spaces, leading to a requested reduction of 5.5 spaces. The eight parking spaces provided on lot 2 meet the normal zoning requirements for three-bedroom units. The proposal allocates one parking space per one bedroom apartment, 1.5 parking spaces per two bedroom apartment, and two parking spaces per three bedroom apartment. Parking demand may be lower both due to the small unit sizes and the proximity of the site to employment centers, the transit line, and regional bike routes. There is limited public parking available immediately adjacent to the site because on-street parking is restricted on parts of Sturgeon Eddy Road. The nearest public on-street parking available is approximately 350 feet from the site on Sturgeon Eddy Road and 300 feet from the site on Miller Avenue.

The City of Wausau Comprehensive Plan Future Land Use Map identifies this area as urban residential, which is consistent with multi-family residential uses. The City of Wausau Comprehensive Plan encourages the mixing of compatible land uses and encouraging a variety of housing types throughout the City, without concentrating any particular type of housing within one neighborhood. The Comprehensive Plan also encourages higher density in close proximity to transit routes and stations. The Comprehensive Plan also encourages the provision of affordable housing, and building smaller units at a higher density is one method of creating more affordable market-rate housing units, particularly for renter households, about half of whom were in housing considered unaffordable when the Comprehensive Plan was updated.



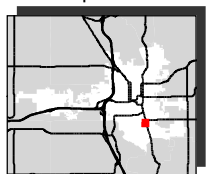
Map Date: August 3, 2020

0 100 200 Feet

City of Wausau
Marathon County Wisconsin

Area of Interest
Building

Map Location





601 Blackhawk Drive
P.O. Box 740
Burlington, Wisconsin 53105
Tel: (262) 539-3100
Fax: (262) 539-3101
www.scherrerconstruction.com

August 10, 2020

Mr. William Hebert, MPA
Chief Inspector/ Zoning Administrator
City of Wausau
Wausau City Hall
407 Grant Street
Wausau, Wisconsin 54403-4783

RE: Pre-Application Conference and Optional Concept Plan for Revisions to an existing PUD
Subject Property Address: 105-111 Sturgeon Eddy Road; 1404-1412 Grand Avenue
PIN: 29128070120992 and 29128070120986

Mr. Hebert,

On behalf of our client, Jerry Koble of Koble Investments, LLC, we are submitting a concept site plan for redevelopment of the above referenced parcels of land.

The parcel 29128070120992 is approximately .74 acres and is currently developed with three (3) multi-family buildings providing 9 dwelling units. We are proposing to demolish the three existing buildings and replace them with three (3) new, updated structures consisting of a mix of one- and two-bedroom rental units. **Two of the buildings will consist of ten (10) units made up of (7) one-bedroom units, (1) two-bedroom unit; (1) Type 'A' ADA Accessible two-bedroom ground level unit and (1) Type 'A' ADA Accessible one-bedroom ground level unit. The third building will consist of (7) one-bedroom units; (1) two-bedroom unit and (1) Type 'A' ADA Accessible one-bedroom ground level unit. Parking will be provided at a rate of one parking space for the one-bedroom units and one- and one-half parking spaces for the two-bedroom units – total 33 spaces provided. Sixteen (16) spaces will be at ground level below the dwelling units while the remaining seventeen (17) units will be surface/ uncovered parking.**

The parcel 29128070120986 is approximately .32 acres and is currently developed with one (one) multi-family building providing six (6) two-bedroom dwelling units. We are proposing to renovate the existing building and convert it to four (4) three-bedroom dwelling units. Parking is to be provided at a rate of two parking spaces per dwelling unit. Surface parking will be provided on-site to meet this ratio.

While the property is zoned as a PUD, per conversations with you and your department, the density on the combined parcels would be 33 dwelling units, or 31.13 DU/ acre. The zoning district bulk requirements will be consistent with the MRM Multi-family Residential-12 District aside from the DU/ acre component. We will be complying with 15-foot street yard setbacks, 8-foot interior side yard setbacks, and a 30-foot rear yard setback. The impervious surface as proposed is approximately .7% in excess of the maximum 60% allowable lot coverage. Accompanying the application for a zone change is the proposed site plan, impervious surface diagram, proposed landscape plan, and schematic building plans.

The building plans, as proposed, while increasing the density of the parcels, will provide a more unified appearance along Sturgeon Eddy Road and Grand Avenue. The design of the new structures would be in keeping with the smaller scale residential feel of the surrounding area. Additionally, the provision of enclosed parking would provide a greater degree of safety and security in the area while still providing an affordable housing option.

We appreciate your consideration of the proposed project and the potential increased density of the property. If you should have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Jennifer F Blair, RA, ALA
Senior Architect

Structural Engineer
Ionic Structures and Design, LLC
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Stevens Point, WI 54481
P: 414.540.8755
F: 414.921.9746
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[illegible]

Proposed Site Plan

Scale	$1/8" = 1'-0"$
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G101

01 January, 2000



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294 LF/ 100 = 2.94 x 60 = 177 PTS REQUIRED

- BOXWOOD (*BUXUS*) 2 PTS - 9 x 2pts = 18PTS
- DOGWOOD (*CORNUS*) 5PTS - 2 x 5pts = 10 PTS
- PERENNIALS (*MIXED*) 1 PTS - 150 x 1pts = 150 PTS

TOTAL POINTS PROVIDED = 178 PTS

BUILDING B

294 LF/ 100 = 2.94 x 60 = 177 PTS REQUIRED

- BOXWOOD (*BUXUS*) 2 PTS - 28 x 2pts = 56 PTS
- DOGWOOD (*CORNUS*) 5 PTS - 2 x 5pts = 10 PTS
- BUSH HONEYSUCKLE (*DIERVILLA*) 3 PTS - 11 x 3pts = 33 PTS
- PERENNIALS (*MIXED*) 1 PTS - 78x 1pts = 78 PTS

TOTAL POINTS PROVIDED = 177 PTS

BUILDING C

294 LF / 100 = 2.94 x 60 = 177 PTS REQUIRED

- DOXWOOD (BUXUS) 2 PTS - 14 x 2pts = 28 PTS
- DOGWOOD (CORNUS) 5 PTS - 2 x 5pts = 10 PTS
- BUSH HONEYSUCKLE (DIERVILLA) 3 PTS - 3 x 3pts = 9 PTS
- FERRELS (MIXED) 1 PTS - 100 x 1pts = 130 PTS

TOTAL POINTS PROVIDED = 177 PTS

BUILDING D

225 LF/ 100 = $2.25 \times 60 = 135$ PTS REQUIRED

- DOGWOOD (CORNUS) 5 PTS - $2 \times 5\text{pts} = 10$ PTS
- PERENNIALS (MIXED) 1 PTS - $145 \times 1\text{pts} = 145$ PTS

TOTAL POINTS PROVIDED = 155 PTS

PAVED AREA LANDSCAPING
50 LANDSCAPE POINTS PER 10,000 SF OF PAVING

LOT 1 = 11,761 SF/ 10,000 = 1.17 x 50 = 59 PTS REQUIRED
LOT 2 = 6,254 SF/ 10,000 = .63 x 50 = 32 PTS REQUIRED

- FLOWERING CRABAPPLE (MALUS) 10 PTS - 4 x 10pts = 40 PTS
- PERENNIALS (MIXED) 1 PTS - 75 x 1pts = 55 PTS

TOTAL POINTS PROVIDED = 95 PTS

STREET FRONTAGE LANDSCAPING
100 LANDSCAPE POINTS PER 100 LF OF STREET FRONTAGE
STURGEON EDDY ROAD = $191 \text{ LF} / 100 = .191 \times 100 = 191 \text{ PTS REQUIRED}$
GRAND AVENUE = $169.16 \text{ LF} / 100 = 1.69 \times 100 = 169 \text{ PTS REQUIRED}$
• LINDEN (TILIA) 50 PTS - $4 \times 50 \text{PTS} = 200 \text{ PTS}$
• MAPLE (RED) (ACER) 60 PTS - $4 \times 60 = 240 \text{ PTS}$
TOTAL POINTS PROVIDED = 440 PTS

YARD LANDSCAPING -
20 LANDSCAPE POINTS PER 1000 SF OF GROSS FLOOR AREA
BUILDING A
 $9,387 \text{ GFA} / 1000 = 9.39 \times 20 = 188 \text{ PTS REQUIRED}$

BUILDING B
 $9.387 \text{ GFA} / 1000 = 9.39 \times 20 = 188 \text{ PTS REQUIRED}$

BUILDING C
 $9.387 \text{ GFA/1000} = 9.39 \times 20 = 188 \text{ PTS REQUIRED}$

TOTAL FOR BUILDINGS A, B, C - 564 PTS REQUIRED

- LINDEN (TILIA) 50 PTS - $3 \times 50 \text{pts} = 150 \text{ PTS}$
- PERENNIALS (MIXED) 1 PTS - $420 \times 1 \text{pts} = 420 \text{ PTS}$

BUILDING D

5194 GFA/ 1000 = 5.19 x 20 = 104 PTS REQUIRED

- LINDEN (TILIA) 50 PTS - 1x 50pts = 50 PTS
- DOGWOOD (CORNUS) 5 PTS - 2 x 5pts = 10 PTS
- PERENNIALS (MIXED) 1 PTS - 50 x 1pts = 50 PTS

TOTAL POINTS PROVIDED = 110 PTS



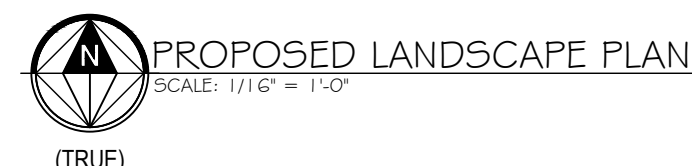
Proposed Landscape Plan

Scale 1/8" = 1'-0"

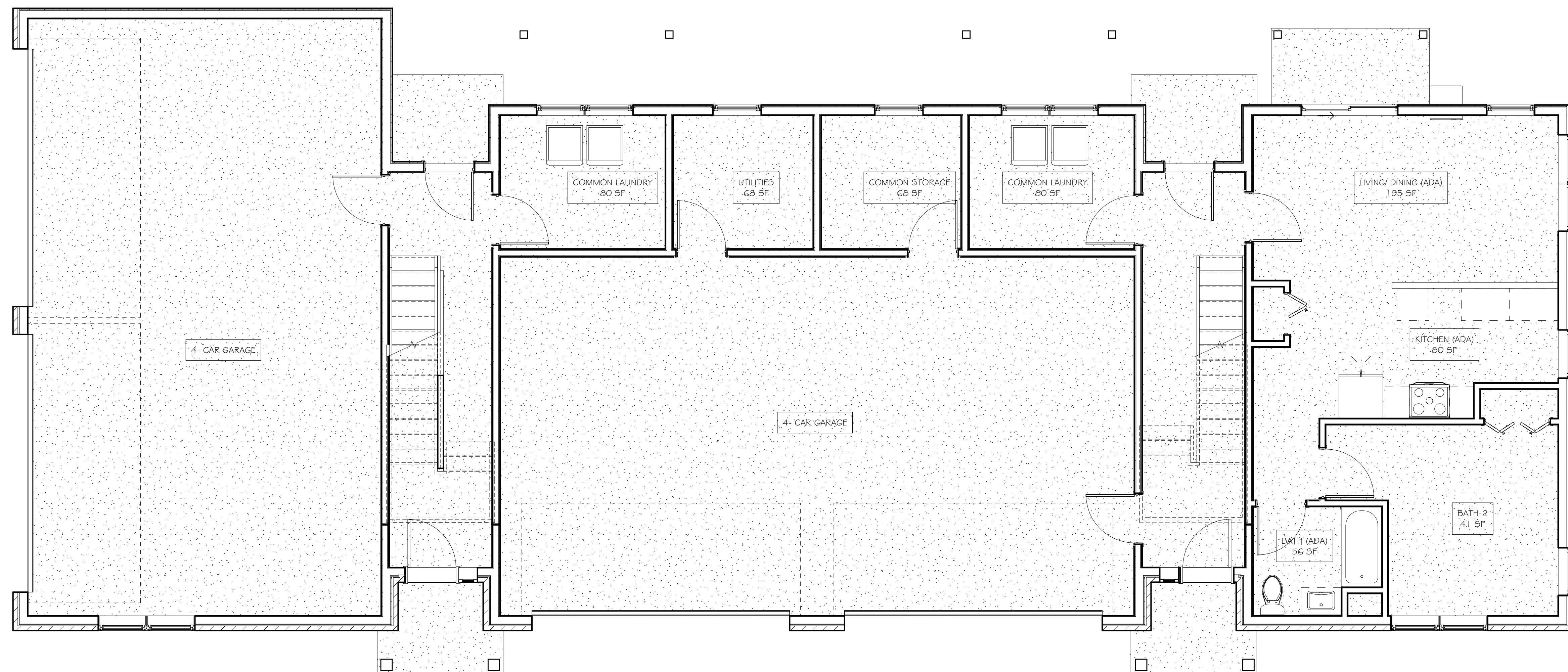
Sheet Number

L100

PRELIMINARY - NOT FOR CONSTRUCTION



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Koble Investments, LLC
Sturgeon Eddy Road
Development

Ground Floor Plan - Building A

Project number	20-019
Date	08-08-2020
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"
Sheet Number	1 of 2

A100

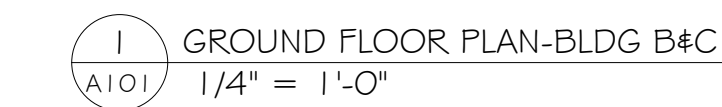
0'40"0000 11:40:40 11

PRELIMINARY NOT FOR CONSTRUCTION

Scherrer
— CONSTRUCTION CO., INC. —

Building with Integrity Since 1928

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Koble Investments, LLC
Sturgeon Eddy Road
Development

Ground Floor Plan - Building B&C

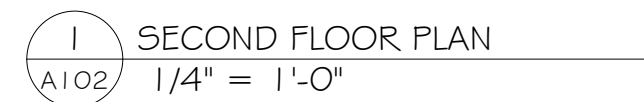
Project number	20-019
Date	08-08-2020
Drawn by	JFB
Checked by	JFB
Scale	1/4" = 1'-0"
Sheet Number	1 of 1

A101

Scherrer
— CONSTRUCTION CO., INC. —

Building with Integrity Since 1928

601 Blackhawk Drive,
P.O. Box 740
Burlington, Wisconsin 53105
Tel: (262) 539-3100
Fax: (262) 539-3101
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Koble Investments, LLC
Sturgeon Eddy Road
Development

Second Floor Plan

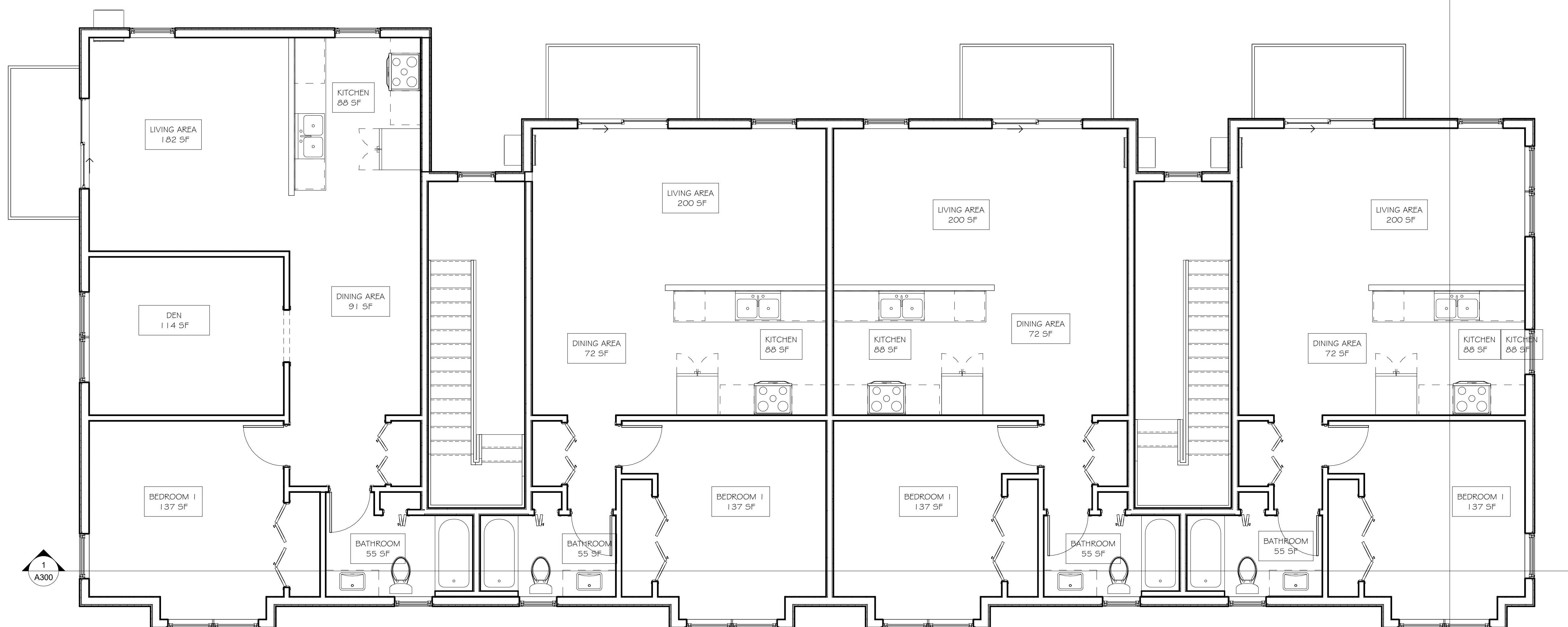
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Date	08-08-2020
Drawn by	JFB
Checked by	JFB
Scale	1/4" = 1'-0"
Sheet Number	1 of 2

A102

8/10/2020 11:48:51 AM



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1 THIRD FLOOR PLAN
A103 1/4" = 1'-0"

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[illegible]

Koble Investments, LLC
Sturgeon Eddy Road
Development

Third Floor Plan

Project number	20-019
Date	08-08-2020
Drawn by	JFE
Checked by	JFE
Scale	1/4" = 1'-0"
Sheet Number	1 of 2

A103

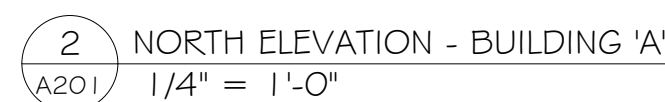
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Fax: (262) 539-3101
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Project number	20-019
Date	08-08-2020
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"
Sheet Number	1 of 2

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Project number	20-019
Date	08-08-2020
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"
Sheet Number	100

[illegible]

Project number	20-019
Date	08-08-2020
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"
Sheet Number	1 of 2

A202

0140100001455024

0140100001455024

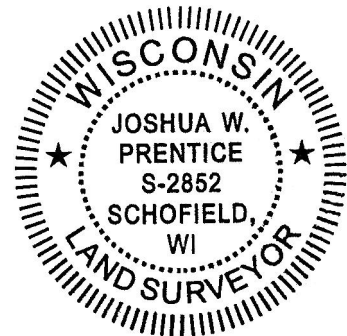
PLAT OF
SIEWERT PARK
A SUBDIVISION PLAT BEING ALL OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP
NUMBER 14517, RECORDED IN VOLUME 64, ON PAGE 154, AS DOCUMENT NUMBER
1457606, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; BEING PART OF
THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 29 NORTH,
RANGE 7 EAST, IN THE TOWN OF STETTIN, MARATHON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE
I, JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE
SURVEYED, MAPPED AND DIVIDED A PARCEL OF LAND BEING ALL OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NUMBER 14517, RECORDED IN VOLUME 64, ON PAGE
154, AS DOCUMENT NUMBER 1457606, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 28, TOWNSHIP 29 NORTH, RANGE 7 EAST, IN THE TOWN OF STETTIN, MARATHON COUNTY, WISCONSIN.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 406,246 SQUARE FEET, 9.326 ACRES, MORE OR LESS.
THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF VIRGINIA M. SIEWERT/SIEWERT FAMILY TRUST, OWNER OF SAID PARCEL.
THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHT-OF-WAYS OF RECORD.
THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, WISCONSIN ADMINISTRATIVE CODE A-E7 AND
THE SUBDIVISION REGULATIONS OF THE TOWN OF STETTIN, CITY OF WAUSAU, AND MARATHON COUNTY.
THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCEL, AND OF THE DIVISION THEREOF MADE.

DATED THIS _____ DAY OF _____

REI ENGINEERING, INC.
JOSHUA W. PRENTICE
WI P.L.S. S-2852



TOWN OF STETTIN APPROVAL CERTIFICATE
RESOLVED, THAT THE PLAT OF SIEWERT PARK IN THE TOWN OF STETTIN, VIRGINIA M.
SIEWERT/SIEWERT FAMILY TRUST, OWNER, IS HEREBY APPROVED BY THE TOWN BOARD.

DATE _____ APPROVED _____ TOWN CHAIRMAN

DATE _____ SIGNED _____ TOWN CHAIRMAN

CERTIFICATE OF TOWN OF STETTIN TREASURER

STATE OF WISCONSIN)
MARATHON COUNTY)
I, KIM TRUEBLOOD, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF
THE TOWN OF STETTIN, WISCONSIN, DO HEREBY CERTIFY THAT THE RECORDS IN MY
OFFICE SHOW NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF 2020
AFFECTING THE LANDS INCLUDED IN THE PLAT OF SIEWERT PARK.

DATED THIS _____ DAY OF _____, 2020

KIM TRUEBLOOD, CLERK/TREASURER

MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE
RESOLVED, THAT THE PLAT OF SIEWERT PARK, IS HEREBY APPROVED BY THE MARATHON
COUNTY ENVIRONMENTAL RESOURCES COMMITTEE.

DATE APPROVED _____ APPROVED BY _____

DATE SIGNED _____ SIGNED BY _____

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
MARATHON COUNTY)
I, AUDREY JENSEN, COUNTY TREASURER, BEING THE DULY ELECTED, QUALIFIED, AND
ACTING TREASURER OF THE COUNTY OF MARATHON, DO HEREBY CERTIFY THAT THE
RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR
SPECIAL ASSESSMENTS AS OF _____, 2020

AFFECTING THE LANDS INCLUDED IN THE PLAT OF SIEWERT PARK.

DATED THIS _____ DAY OF _____, 2020

AUDREY JENSEN, TREASURER, MARATHON COUNTY

CITY OF WAUSAU EXTRATERRITORIAL APPROVAL CERTIFICATE

RESOLVED, THAT THIS PLAT OF SIEWERT PARK IS WITHIN THE EXTRATERRITORIAL
AREA OF THE CITY OF WAUSAU AND IS HEREBY APPROVED BY THE COMMON COUNCIL.

DATE _____ APPROVED _____

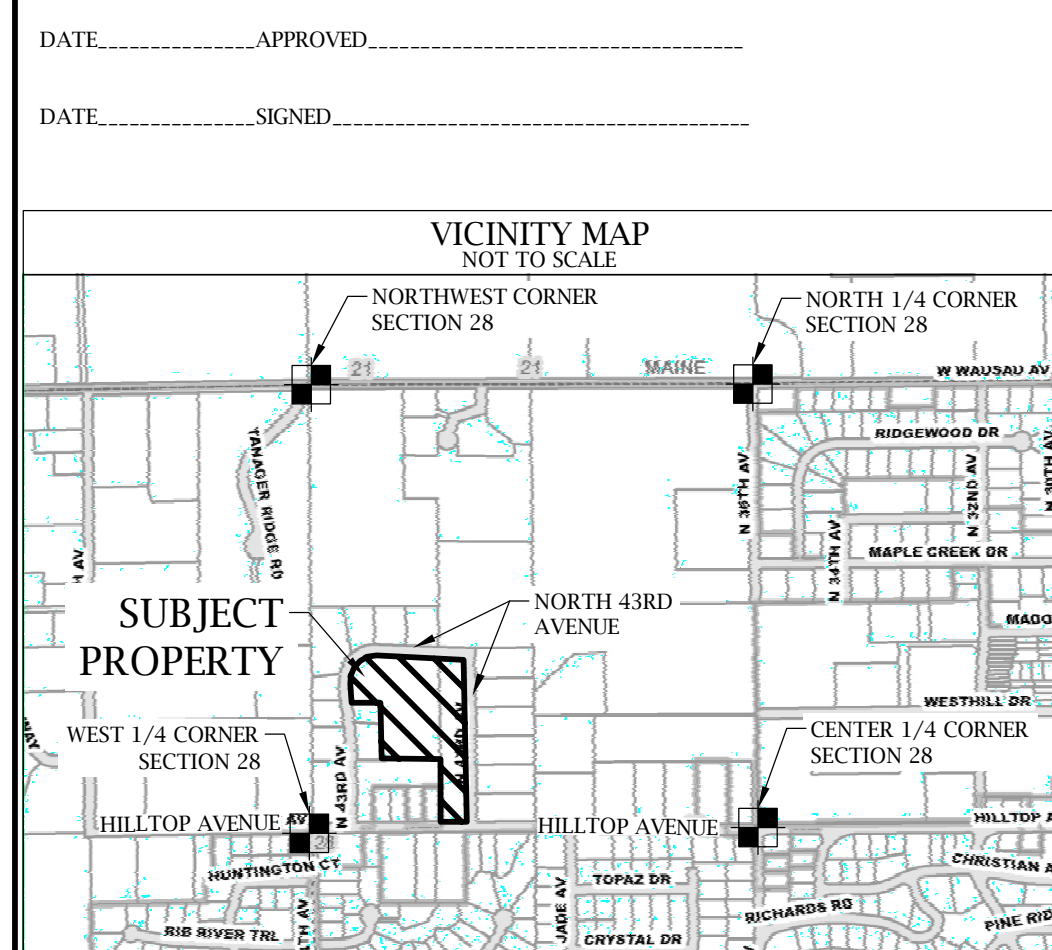
DATE _____ SIGNED _____

CITY OF WAUSAU EXTRATERRITORIAL APPROVAL CERTIFICATE

RESOLVED, THAT THIS PLAT OF SIEWERT PARK IS WITHIN THE EXTRATERRITORIAL
AREA OF THE CITY OF WAUSAU AND IS HEREBY APPROVED BY THE COMMON COUNCIL.

DATE _____ APPROVED _____

DATE _____ SIGNED _____



DATE	REVISION	BY	CHK'D
REI Engineering, Inc. 600 N. 100 AVENUE WAUSAU, WISCONSIN 54981 PHONE: 715.475.9794 FAX: 715.475.4060 EMAIL: WAU@reiengineering.com			

OWNER'S CERTIFICATE
VIRGINIA M. SIEWERT/SIEWERT FAMILY TRUST, AS OWNER, DOES HEREBY CERTIFY
THAT THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED AND MAPPED
AS REPRESENTED ON THIS PLAT.

VIRGINIA M. SIEWERT/SIEWERT FAMILY TRUST, DOES FURTHER CERTIFY THAT THIS
PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING
FOR APPROVAL OR OBJECTION: TOWN OF STETTIN, CITY OF WAUSAU, AND
MARATHON COUNTY.

IN WITNESS WHEREOF, THE SAID VIRGINIA M. SIEWERT/SIEWERT FAMILY TRUST HAS
CAUSED THESE PRESENTS TO BE SIGNED BY _____
HEREUNTO AFFIXED ON THIS _____ DAY OF _____, 20____.

JIM SIEWERT, TRUSTEE

STATE OF _____)
COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2____.

THE ABOVE NAMED JIM SIEWERT, TRUSTEE,

OF THE ABOVE NAMED REPRESENTATIVE TO ME KNOWN TO BE THE SAME PERSON
WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH
TRUSTEE OF SAID VIRGINIA M. SIEWERT/SIEWERT FAMILY TRUST, AND
ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH
REPRESENTATIVE AS THE DEED OF SAID VIRGINIA M. SIEWERT/SIEWERT FAMILY
TRUST, BY ITS AUTHORITY.

NOTARY PUBLIC _____ STATE OF _____

MY COMMISSION EXPIRES _____

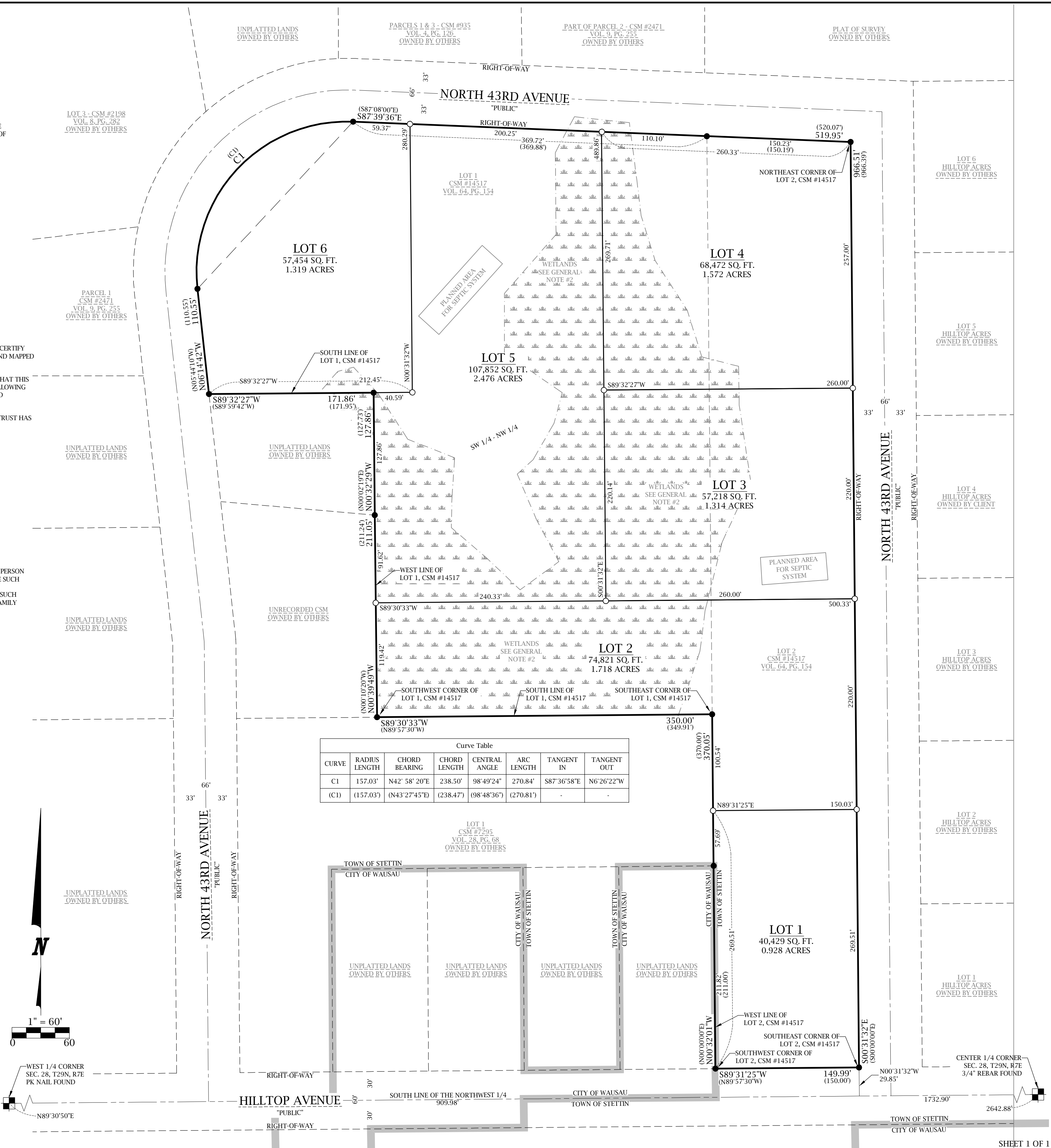
REGISTER OF DEEDS
MARATHON COUNTY, WIS.

Received for Record this
day of _____ A.D. 2020
at _____ o'clock _____ M. in Plat
Cabinet No. _____ on page
REGISTRAR

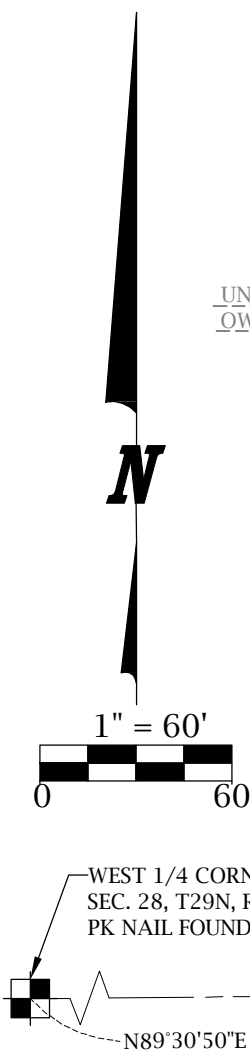
LEGEND	
○	1 1/4IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET FOUND 1 1/4" O.D. IRON PIPE RECORDED BEARING/LENGTH MEASURED BEARING/LENGTH SUBDIVISION LIMITS
—	LOT LINE
---	WETLAND LINE
---	SECTION LINE
---	CENTERLINE OF RIGHT-OF-WAY
---	PROPERTY/RIGHT-OF-WAY LINE
---	MUNICIPALITY LINE
---	EXISTING WETLANDS

GENERAL NOTES:
1. BEARINGS AND COORDINATES ARE BASED ON THE
MARATHON COUNTY COORDINATE SYSTEM, NAD83 (2011)
DATUM, AND ARE REFERENCED TO THE SOUTH LINE OF THE
NORTHWEST 1/4, SECTION 28, TOWNSHIP 29 NORTH, RANGE
7 EAST, MEASURED TO BEAR NORTH 89°30'50" EAST.
2. WETLANDS DELINEATED BY GARY STARZINSKI OF STAR
ENVIRONMENTAL - JUNE OF 2018

REI PROJECT #8750



Curve Table							
CURVE	RADIUS LENGTH	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	ARC LENGTH	TANGENT IN	TANGENT OUT
C1	157.03'	N42° 58' 20"E	238.50'	98°49'24"	270.84'	S87°36'58"E	N6°20'22"W
(C1)	(157.03')	(N43°27'45"E)	(238.47')	(98°48'36")	(270.81')	-	-



AGENDA ITEM
Discussion and possible action on the sale of 1321 Curling Way
BACKGROUND
The Board of Public Works opened bids for the sale of 1321 Curling Way. The parcel was advertised for sale by the Engineering Department. One bid was received for the property. The bid was from Kraft in the amount of \$1,000. Kraft plans to build an employee parking lot on the parcel.
FISCAL IMPACT
The City would receive the \$1,000 for the parcel and the property would go back on the tax roll.
STAFF RECOMMENDATION
Staff recommends approval of the sale of the parcel to Kraft.
Staff contact: Allen Wesolowski 715-261-6762

Bid to Purchase Property from City of Wausau

I hereby submit the following bid to purchase the City-owned property located at 1321 Curling Way. The parcel is approximately 10,175 sq. ft.

Bid price: \$ 1000.⁰⁰

Briefly describe your intended use of the property: Kraft Heinz Company
owns the property adjacent to parcel 0903. This
parcel will become part of a new parking lot for
Kraft Heinz employees.

Note: any questions, please contact Michael O'Hara,
PM/CM for KHC @ mobile 402-499-5519

Name: Kraft Heinz Company (KHC)

Mailing Address: 1007 Townline Road Wausau, WI 54403

Telephone: 402-499-5519

Date: 7-16-2020

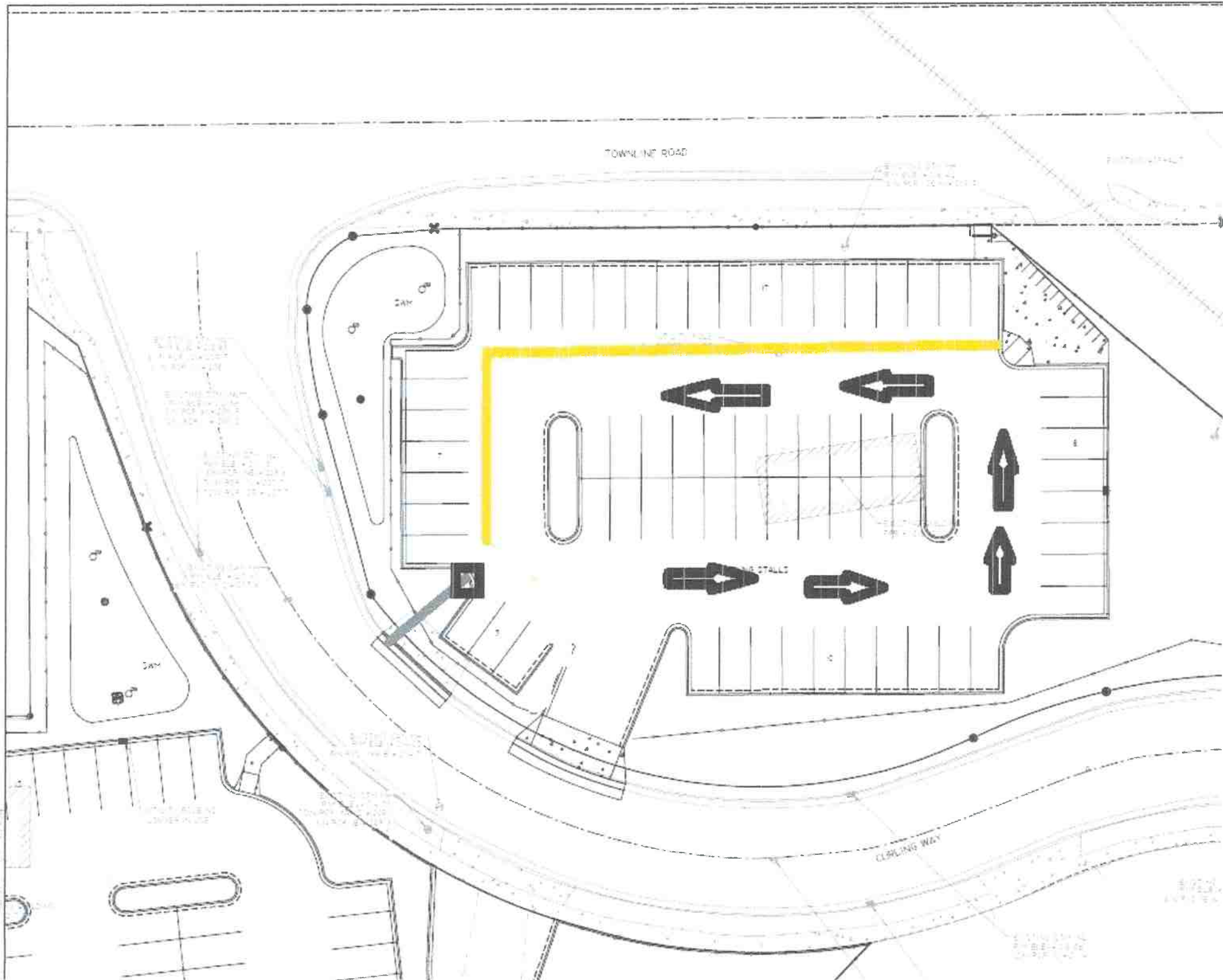
Signature of bidder: _____

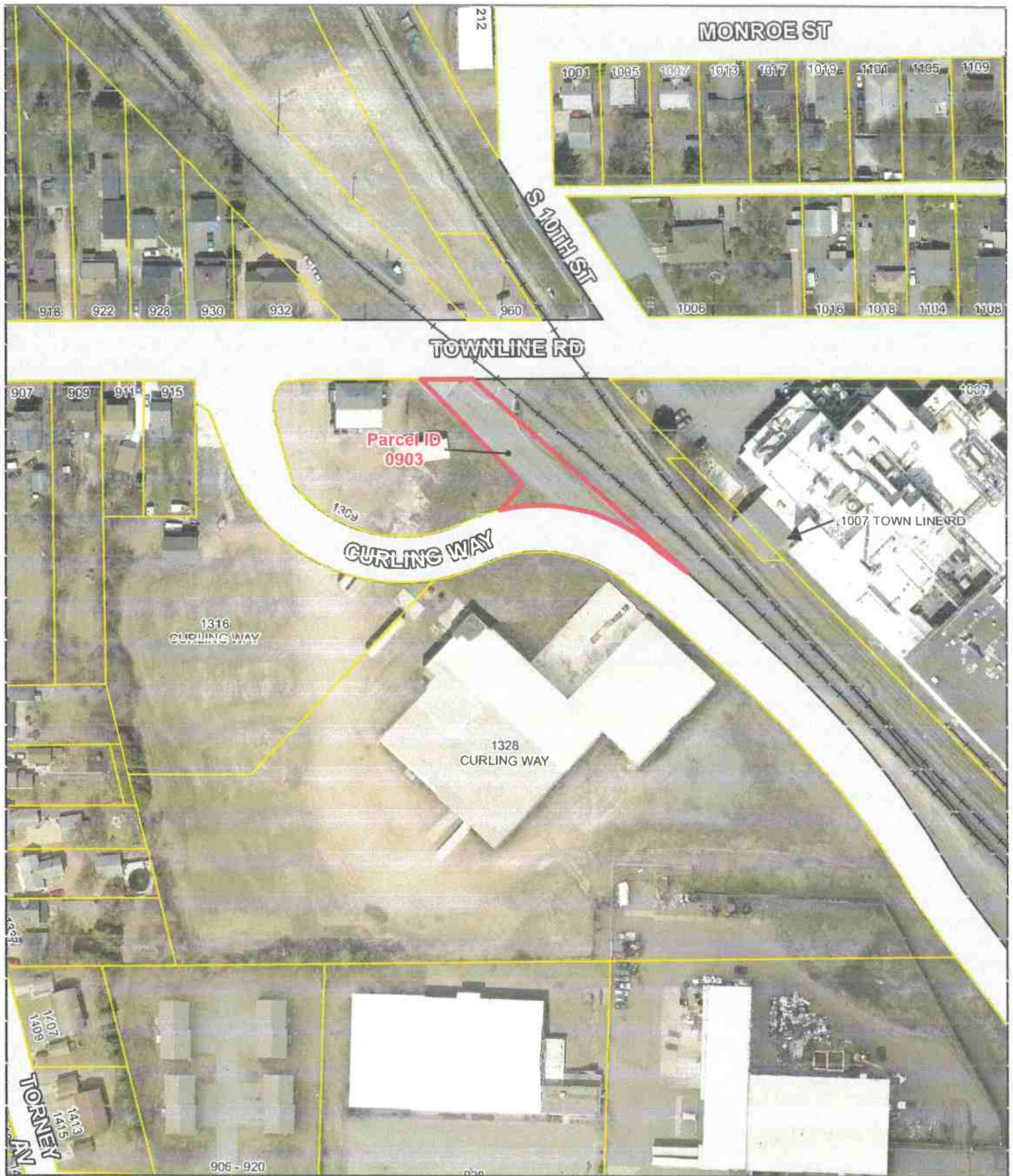
Michael O'Hara

Bids shall include a deposit of 10% of the bid price in the form of a cashier, personal, or business check.

Sealed bids shall be submitted by 10:00 a.m. on July 28, 2020, to the City Engineering Department at Wausau City Hall, 407 Grant Street, Wausau, WI 54403.

The City of Wausau reserves the right to reject any or all bids





City of Wausau
Marathon County Wisconsin

0 50 100
Feet

- Legend**
- Parcels
 - Right - of - Way
 - Railroad
 - Property For Sale

