

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



## OFFICIAL NOTICE AND AGENDA

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

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, September 17, 2024 5:00pm**  
Location: **City Hall (407 Grant Street, Wausau WI 54403) - COMMON COUNCIL CHAMBERS**  
Members: Mayor Doug Diny (C), Eric Lindman, Sarah Watson, Lou Larson, Bruce Bohlken, Andrew Brueggeman, George Bornemann

### AGENDA ITEMS FOR CONSIDERATION

- 1 Approve the meeting minutes for July 16, 2024 and August 20, 2024.
- 2 **PUBLIC HEARING:** Discussion for rezoning 1 Menard Plaza from part of a Suburban Mixed-Use (SMU) Zoning District to a Light Industrial (LI) Zoning District to allow for self-storage units. (Menard, Inc)
- 3 Discussion and possible action for rezoning 1 Menard Plaza from part of a Suburban Mixed-Use (SMU) Zoning District to a Light Industrial (LI) Zoning District to allow for self-storage units. (Menard, Inc)
- 4 **PUBLIC HEARING:** Discussion for rezoning 406 Winton St from part of a Heavy Industrial (HI) Zoning District to an Urban Mixed-Use (UMU) Zoning District to allow for indoor sales and service. (MCP 2023)
- 5 Discussion and possible action for rezoning 406 Winton St from part of a Heavy Industrial (HI) Zoning District to an Urban Mixed-Use (UMU) Zoning District to allow for indoor sales and service. (MCP 2023)
- 6 Discussion and possible action on Conditional use for 260 S 17th Ave to allow for an instant oil change service facility, in a SMU, Suburban Mixed-Use Zoning District (Valvoline LLC)
- 7 Discussion and possible action on landmarking the former DAUV (540 S. 3rd Avenue).
- 8 Discussion and possible action for the Specific Implementation Plan for 1327, 1331, 1333, 1337, 1341, 1355, 1361, 1363, 1371 S 8th Ave and 706 Flieth St. also known as 8th Ave Workforce Housing (Kolbe & Kolbe)
- 9 Next Meeting Date: Tuesday, October 15, 2024 5:00pm
- 10 Adjournment

### MAYOR DOUG DINY - COMMITTEE CHAIR

NOTICE: It is possible that members of, and possibly a quorum of members of the Committee of the Whole or other committees of the Common Council of the City of Wausau may be in attendance at the above-mentioned meeting. No action will be taken by any such groups.

Members of the public who do not wish to appear in person may view the meeting live over the internet and can be accessed at <https://tinyurl.com/wausaucitycouncil>. Any person wishing to offer public comment who does not appear in person to do so, may e-mail [samantha.kulig@ci.wausau.wi.us](mailto:samantha.kulig@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 **09/10/2024 @ 4:00 p.m.** Questions regarding this agenda may be directed to the Planning Department at (715) 261-6760.

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

Distribution List: City Website, Media, Committee Members, Council Members, Assessor, Attorney, City Clerk, Community Development, Finance, Metro Ride, Human Resources, Police Department, Hebert, Lenz, Lynch, Stahl, Polley, Menard Inc, MCP 2023, Valvoline, Kolbe & Kolbe, Emmerich & Assoc.

## PLAN COMMISSION

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Time and Date: The Plan Commission met on Tuesday, July 16, 2024, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

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

Staff Present: William Hebert, Tara Alfonso, Andrew Lynch, Samantha Kulig, Brooke Mueller.

Others Present: Ashley Dadabo (DNA Taverns), Jay Cricks (MAC Ventures), Tom Diedrick (Finishing Touch Signs), Jim Paul (resident)

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

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

### **Approve meeting minutes from June 18, 2024**

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Motion by Andrew Brueggeman and seconded by Sarah Watson. Motion approved unanimously.

### **Discussion and possible action for rezoning 1208 N 3rd St from part of a Two-Flat Residential - 10 (TF-10) Zoning District to an Urban Mixed-Use (UMU) Zoning District to allow for additional parking. (DNA Taverns)**

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Mayor Diny opened the public hearing.

Andy Lynch spoke about the rehab of the brick residential building and the addition of parking for the brick building and the former Polack Inn. Stated that this zoning change would be appropriate for this location.

Ashley Dadabo (DNA Taverns) stated that she reached out to neighbors and other residents, they all agree that the off-street parking would be beneficial to the area.

Mayor Diny closed the public hearing.

Motion by Lou Larson and seconded by Andrew Brueggeman. Motion approved unanimously.

### **Discussion and possible action for rezoning 1210 N 3rd St from part of a Two-Flat Residential - 10 (TF-10) Zoning District to an Urban Mixed-Use (UMU) Zoning District to allow for additional parking. (DNA Taverns)**

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Mayor Diny opened the public hearing.

Andy Lynch spoke stating this is a city-owned lot but is too small for the city to do anything with. Economic Development agreed to the sale with approval for rezoning.

Mayor Diny asked if this property went through the remnant distribution policy, Andy Lynch stated yes.

George Bornemann asked Ashley Dadabo (DNA Taverns) how many parking spots will be located here, Ashley stated 8-10 spots so as not to make it too congested and unsafe. George also asked about how many units will be in the brick building to which Ashley stated they are planning to keep it a single-family residence.

Mayor Diny closed the public hearing.

Motion by Lou Larson and seconded by Sarah Watson. Motion approved unanimously.

### **Discussion and possible action for rezoning 1713 Burek St from SR-2, Single-Family Residential-2 Zoning District to SR-5, Single-Family Residential-5 Zoning District to allow for the construction of a single-family residence. (MAC Ventures)**

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Mayor Diny opened the public hearing.

Brad Lenz gave a brief introduction to the location. This is a larger lot and would fit splitting it into 2 lots to add another single-family residence.

Jim Paul (resident of neighboring parcel) was questioning if the construction of an additional residence will destroy the root structure of the trees that line the two properties causing them to fall. Jay Cricks (MAC Ventures) stated that the additional residence will be a slab-built property, no basement, so there will be very minimal ground disturbance. He also stated that they are planning to keep the tall trees along the property line and only some of the smaller trees will need



removal.

Jim Paul asked who would be responsible for any damage caused by potential fallen trees, to which it was stated that it would be a private discussion between the property owners, unless the tree is on City-Owned land. Mayor Diny closed the public hearing.

Motion by Bruce Bolken and seconded by Andrew Brueggeman. Motion approved unanimously.

**Discussion and possible action on Transportation Project Plat for Project ID 6999-00-16/76, West Wausau Avenue, Stevens Drive to North 10th Avenue.**

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Eric Lindman stated that this is partially funded by the DOT but they will need some temporary limited easements.

Motion by George Borneman and seconded by Andrew Brueggeman. Motion approved unanimously.

**Discussion and Possible action on request for signs at 1100 Lakeview Dr/2400 Marshall St. (Finishing Touch Signs)**

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Bill Hebert stated that these are directional signs for the NCHC campus. The signs are taller than the ordinance states but due to the numerous facilities on campus the taller height is needed. Lou Larson asked for clarification as to why the city is planning to do work on County-owned land and who is responsible for paying for it. Brad Lenz responded that the city is just approving the size of the signage, the county is paying for the signs.

Motion by Andrew Brueggeman and seconded by George Borneman. Motion approved unanimously.

**Next Meeting Date**

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Tuesday, August 20, 2024 at 5:00pm

**Adjournment**

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*Motion by Bruce Bohlken and seconded by George Bornemann. Motion approved unanimously, and the meeting adjourned at 5:24 p.m.*

**The Plan Commission is next scheduled to meet at 5:00 p.m. on Tuesday, August 20, 2024.**

## PLAN COMMISSION

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Time and Date: The Plan Commission met on Tuesday, August 20, 2024, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

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

Staff Present: William Hebert, Brad Lenz, Andrew Lynch, Samantha Kulig.

Others Present: James Douthit

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

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

### **Approve the meeting minutes for July 16, 2024.**

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*This is moved to next meeting agenda for Plan Commission.*

### **PUBLIC HEARING: Discussion for the conditional use of 260 S 17<sup>th</sup> Ave to allow for an instant oil change service facility, in a SMU, Suburban Mixed-Use Zoning District (Valvoline LLC)**

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Andrew Lynch explained that this petition is requesting a conditional use at 260 S 17<sup>th</sup> Ave. Lynch stated this first meeting is to observe any substantial evidence that pertains to the requirements and conditions to meet a conditional use. Then on the second meeting, staff will provide a report and recommendation regarding this petition.

James Douthit, representative for Valvoline LLC, explained that Valvoline LLC has over 2,000 locations in U.S. Valvoline facility having no inground storage tanks, minimal exterior lighting, all LED lighting, has a full basement that is enclosed in a liquid proof membrane should any spills occur. All water goes through an oil-water separator, so no oil will go to the sanitary system. Noise is minimal due to a sound-proof room where the compressor is located. Business hours will typically be Monday through Friday 8:00 am -7:00 pm, Saturday 9:00 am – 6:00 pm, sometimes Sunday service based on market. Drops off are not accepted, only drive-through services. All services are in the building. No overnight parking. No outside storage. Product is delivered by straight-bed 26' trucks through port holes leading to basement and into storage tanks in basement. Delivery is limited during business hours. Recycle and Refuse pick up is once a week during business hours. Service Valvoline facilities offer full-service oil change, transmission fluid replacement, radiator fluid replacement, headlight/taillight replacement, fuel system and cleaning service, battery replacement, A/C system recharge, differential fluid replacement, windshield wiper fluid replacement. We do not offer exhaust system, tires, brakes, paint sales/service. Typically, a facility will have 7 full-time and 3 part-time employees.

Mayor Diny opened the public hearing.

*No comments.*

Mayor Diny closed the public hearing.

Bornemann questioned if this parcel will be a shared development, and Douthit stated that it would be shared with the Cousin Subs that is currently located on that parcel.

### **Next Meeting Date**

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*Next scheduled meeting is September 17, 2024.*

### **Adjournment**

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

**The Plan Commission is next scheduled to meet at 5:00 p.m. on Tuesday, September 17, 2024.**

**CITY OF WAUSAU  
APPLICATION FOR ZONING MAP AMENDMENT**

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

1. Primary petitioner's Name (PRINT): Nick Brenner, Sr. Real Estate Rep., Menard, Inc.  
Primary petitioner's Address (PRINT): 5101 Menard Drive, Eau Claire, WI 54703  
Primary petitioner's Telephone Number (with Area Code): 715-876-2177  
Primary petitioner's representative to contact in case of questions about this petition:  
Nick Brenner, Sr. Real Estate Representative, Menard, Inc.  
(Name - PRINT) 5101 Menard Drive, Eau Claire, WI 54703  
(Address - PRINT) 715-876-2177 nbrenner@menard-inc.com  
(Telephone No. with Area Code) Email Address

Names of additional petitioners, if any:

|                                        |                                        |
|----------------------------------------|----------------------------------------|
| <u>(PRINTED Name)</u>                  | <u>(PRINTED Name)</u>                  |
| <u>(PRINTED Address)</u>               | <u>(PRINTED Address)</u>               |
| <u>(Telephone No. / Email Address)</u> | <u>(Telephone No. / Email Address)</u> |

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

Name (PRINT): NONE  
Address (PRINT): \_\_\_\_\_  
Phone No.: \_\_\_\_\_ Email Address: \_\_\_\_\_

Name (PRINT): \_\_\_\_\_  
Address (PRINT): \_\_\_\_\_  
Phone No.: \_\_\_\_\_ Email Address: \_\_\_\_\_

3. **ADDRESS(ES)** of property to be rezoned: 1 Menards Plaza, Wausau, WI  
(Please attach a legal description for all the area(s) proposed to be rezoned. This may be available from the City Assessment Department or City Engineering Department.)
4. A. **Existing** zoning district classification(s) of the land included within the petition: SMU  
B. **Proposed** zoning district classification(s) of the land included within the petition: LI  
C. Existing land uses on land included within the petition: Vacant

D. Proposed land use(s) following rezoning: Self-Storage

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

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

Signature of Petitioner:  Date: 8/27/24  
Nick Brenner, Sr. Real Estate Rep., Menard, Inc.

***IF ADDITIONAL PAGES ARE NEEDED, PLEASE ATTACH HERETO***

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

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

Please note: ⇒ The fee for a requested **special Plan Commission meeting** is **\$550**.  
⇒ All fees are subject to increase each year on January 1.

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

**For City Use Only**

Date received at City Hall: \_\_\_\_\_

Received by: \_\_\_\_\_

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

Month requested for public hearing: \_\_\_\_\_

Requested Common Council meeting date for final approval: \_\_\_\_\_

Notes: \_\_\_\_\_

## **REZONE NARRATIVE**

### **REZONE:**

This request is to rezone Parcel 29129073420916 (the former Menards store land) from SMU to LI to allow this longtime, vacant property to be redeveloped into a commercial self-storage complex. This property has been without a use since the construction of Highway 51 and 29 almost 20 years ago. It has become an eyesore for the neighborhood, Menards and the city as a whole. Homeless encampments continue to be problematic despite city and Menard efforts. Attempts to sell the property have been unsuccessful as the property itself is challenged. The property is surrounded by elevated highways, has terrible visibility as the property sits in a hole and has poor access, all of which deter commercial users. With the motivation to improve the aesthetics of this neighborhood and provide a use needed by the community, Menards is proposing to take on this redevelopment. This redevelopment will provide a significant upgrade to the cosmetics of the property, increase the city's tax base without any need for additional public services, and will be operated by a longtime, reputable corporate citizen of the community in Menards.

Attractive new buildings and landscaping will be constructed on what has been a vacant eyesore, which will bring a fresh facelift and enthusiasm to this corner. When obtaining approvals for self-storage, it is always Menard's preference to leave the property in a commercial district as the storage facility is a service being provided by the existing retail operations, and is commercial in nature; however, the zoning code only allows this use as a conditional use in a light industrial zoning district. Rezoning to industrial typically brings concerns about what other uses would be allowed on this property, and if those uses would be compatible with the surrounding properties. Menards is proposing commercial self-storage and has no intention of using the property for any other use in the industrial district. To alleviate concerns of other industrial uses or users, Menards would like to propose, as part of this rezone, to voluntarily limit the allowed use of the property to strictly self-storage as a condition of our rezoning request. This conditional rezoning will eliminate any of the concerns for other industrial uses. From a planning perspective, spot zoning is highly scrutinized. Included in my submission is the city zoning map, that shows that the property is next to (across the ROW) additional light industrial zoning, which illustrates that this request will not result in spot zoning. Furthermore, if you review of the zoning in this interchange area, it shows an almost 50/50 split between commercial and industrial zoning.

### **PROJECT DESCRIPTION:**

Menards has been operating at its current location since 2006. Before that time, Menards was located on the east side of S. 28<sup>th</sup> Avenue. Menards relocated to the current location due to the Highway 29 and 51 interchange project, which forced Menards and a few other businesses to relocate. Although the majority of the original Menard's property was taken for the interchange project, as part of that relocation process, ownership of the excess 7 acres was transferred back to Menards. Twenty years have passed since that interchange project, and the property has continued to sit vacant, with the old building foundations still remaining.

In those twenty years that this property has remained undeveloped, numerous reasons have been discussed about the lack of interest in the property. The most predominant issues have been the lack of visibility and the complicated access to the site. To address the access issue, in 2020

Menards gained approval, and later added, a second access point into the property from S. 28<sup>th</sup> Street. Although this access point helps, it does nothing to change the visibility issues from the primary corridor serving this site: Stewart Avenue.

The topography of the property is one of the major challenges to visibility. The bulk of the property sits 17 feet lower than Stewart Avenue and the other outlot users along Stewart Avenue. With this elevation change, along with the existing buildings and landscaping, visibility to any future uses on the property will be minimal at best. That is always going to pose a problem as Stewart Avenue is the linchpin of this commercial corridor. The Menards store and other properties that have begun developing along Stewart Avenue in the recent past all have excellent visibility. Furthermore, visibility from South 28<sup>th</sup> Avenue does not offer much improvement as there is over 12 feet of grade down to the property.

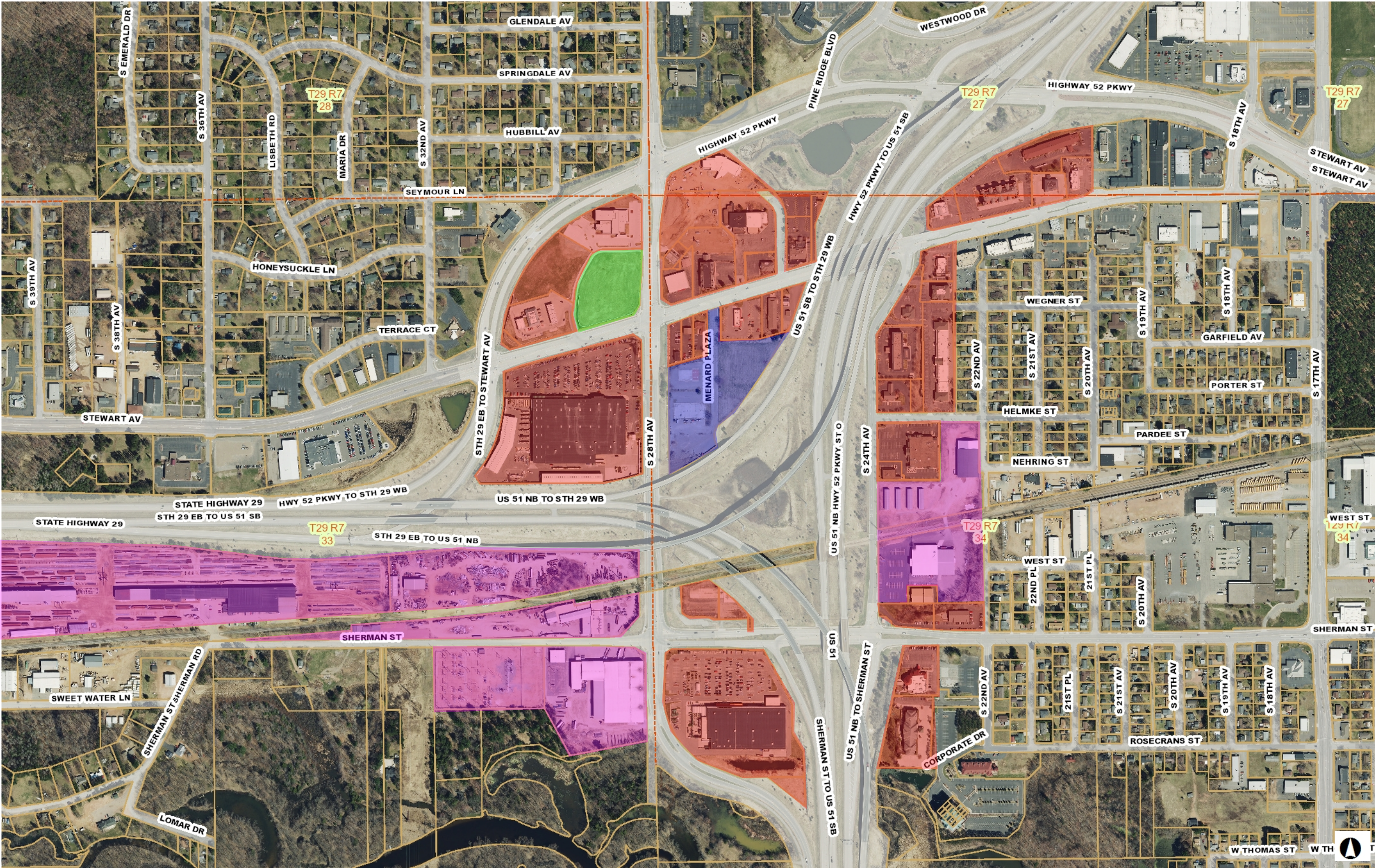
Menards commercial self-storage is a great use for this property, especially considering the property limitations previously outlined. Because Menards will continue to own the property and would operate the facility as an extension of our existing retail operations, Menards will be able to market and manage the site from both locations, which will effectively eliminate the visibility concerns that any other third party would face in developing this property. Furthermore, self-storage is not a high traffic generating use which also benefits the surrounding area as it won't negatively impact traffic flows for the access for the existing businesses. The use itself is commercial in nature (despite the rezone to industrial) so it will blend in and compliment the surrounding area well. Both interior (climate controlled) and exterior (non-climate controlled) units with a fully secured, fenced in facility will be offered, providing the community with a range of options.

Vacant property is an eyesore, presents security and vagrancy issues and depreciates the value of the area as the property continues to deteriorate. There are limited options to not only utilize the property, but to improve it and serve the community. This project will do just that. It will result in the removal of a large parking field and old, deteriorating building foundations, putting the land to more productive use. The new development will break up the existing pavement with attractive structures and enhanced landscaping, effectively blending in with the rest of the local shopping district and Menards' retail operations. In addition to the new services provided through this project, the city's tax base will also increase, as the new structures will be in addition to what is currently realized by the city on this vacant, undeveloped ground.

Menards currently has over 22 operating facilities in the Midwest, and, within the next year will have close to 50. All of our facilities are located next to, or close to, Menards retail stores, and the self-storage branch is an extension of the store operations. Store management and employees support day-to-day operations which gives the self-storage facility a local presence. Further assistance is provided by the Menards general office self-storage team in Eau Claire, Wisconsin to streamline day-to-day operations.

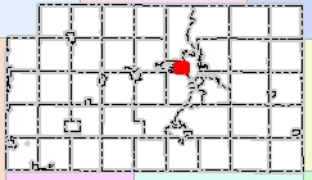
The biggest benefit of this proposal is that Menards will be front and center on this development, providing stability and long-term security in the future of this development.





TAYLOR

LINCOLN



WOOD

PORTAGE

Legend

Road Names

Parcels

Section Lines/Numbers

Right Of Ways

2020 Orthos Countywide

Red: Band\_1

Green: Band\_2

Blue: Band\_3

INDUSTRIAL

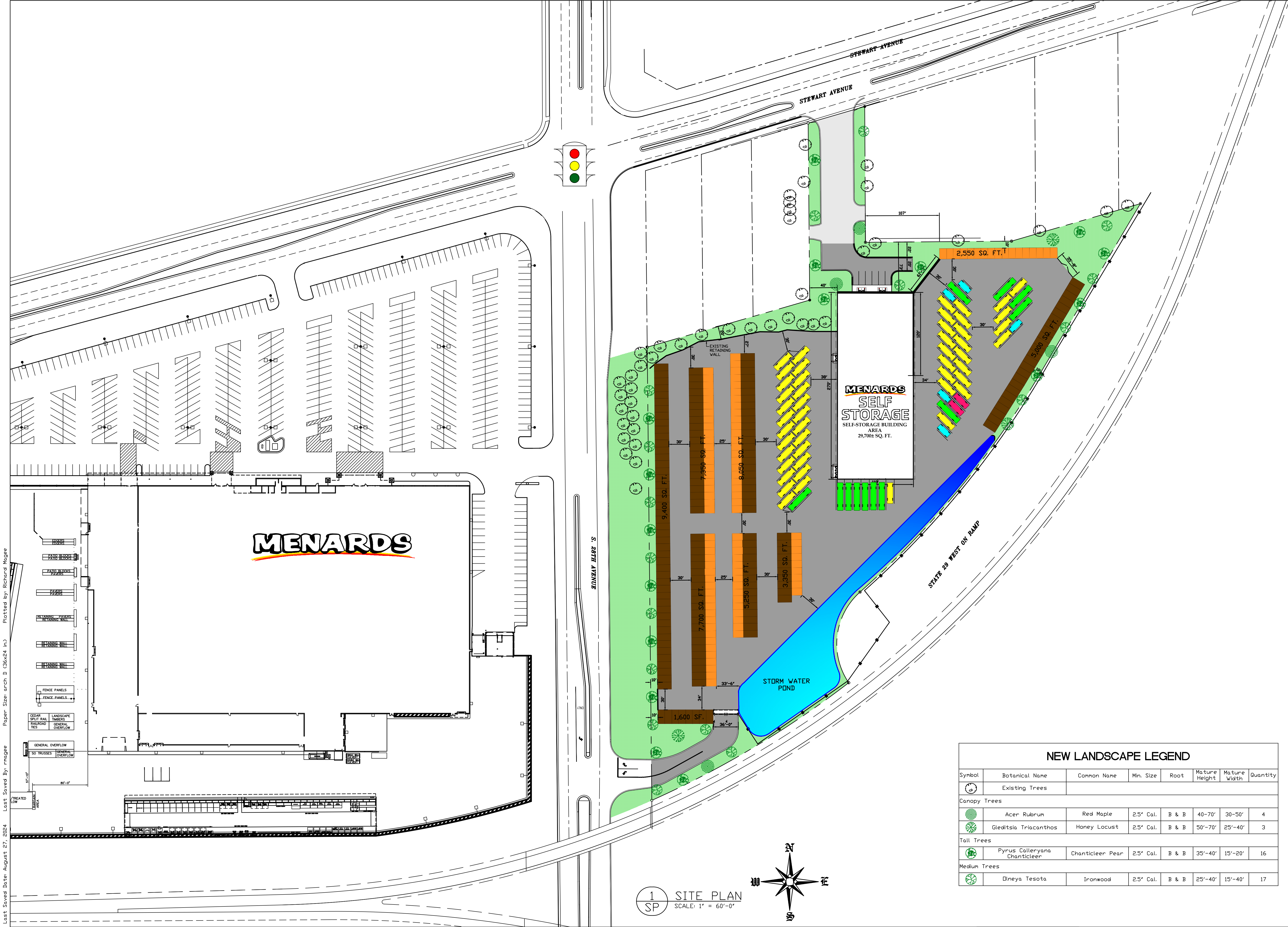
COMMERCIAL

PUD

SUBJECT SITE

Notes





Last Saved Date: August 27, 2024  
Last Saved By: mgage  
Paper Size: arch D (36x24 in.)  
Plotted by: Richard Magee

BUILDING TYPE

CAD DWG NAME: **Wausau**  
**Self-Storage 14 SP**  
8-6-24

PROJECT TITLE  
**WAUSAU, WI**

SHEET TITLE  
**PLAN - SITE**

REVISIONS  
NO. | DATE | DESCRIPTION

SCALE: 1" = 60'  
DRAWN BY: LL  
DATE: 3/11/24

SHEET NO.

**SP**











**1 Menard Plaza**

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

Notice is hereby given that a petition has been filed by Menard, Inc with the City of Wausau **requesting that the following described property:**

*SEC 34-29-07 PT OF W 1/2 OF NW 1/4 - LOT 1 CSM #18557 DOC #1800375, MORE COMMONLY KNOWN AS 1 Menard Plaza.*

**Now comprising a part of a Suburban Mixed-Use (SMU) Zoning District, according to the Zoning Ordinance of the City of Wausau, be changed to a Light Industrial (LI) Zoning District to allow for self-storage units.**

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, September 17, 2024.**

Notice is also given that the **Common Council** is expected to consider the proposed rezoning at its first regular meeting in October, which is currently scheduled to begin at **6:30 p.m. on Tuesday, October 8, 2024.** at which time final action on this petition may be taken.

**► Please call the Clerk/Customer Service Office at 715-261-6620 to confirm the date and time of the Common Council meeting.**

August 28, 2024

Kaitlyn Bernarde, City Clerk





# STAFF REPORT

**To:** Plan Commission  
**Prepared By:** Andrew Lynch, AICP Asst City Planner  
**Date:** September 10, 2024

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## REQUESTED ACTION:

### Zoning Map Amendment

### 1 Menards Plaza from SMU to LI

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|                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>LOCATION:</b>           | 1 Menards Plaza                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>APPLICANT:</b>          | Nick Brenner, Sr. Real Estate Rep., Menard, Inc.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>EXISTING ZONING:</b>    | <b>Suburban Mixed Use SMU</b><br>This district is intended to permit a wide range of freestanding large and mid-scale office, retail, service, lodging, and entertainment uses that are compatible with the desired community character along major commercial corridors. Residential uses are intended to occur at an approximate density of up to 36 dwelling units per acre.                                                                                                                                                                                    |
| <b>EXISTING LAND USE:</b>  | Vacant                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>SIZE OF PARCEL:</b>     | 7.13 acres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>REQUESTED ZONING:</b>   | <b>Light Industrial LI</b><br>This district is intended to permit both small- and mid-scale industrial and office development at an intensity which is consistent with economic development objectives and compatible with adjacent residential and commercial development. The primary distinguishing feature of this district is that it is geared toward indoor industrial activities with some loading and unloading exposed which are not typically associated with high levels of noise, soot, odors and other potential nuisances for adjoining properties. |
| <b>PURPOSE:</b>            | Menard Inc proposes building indoor and outdoor storage units on the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>COMPREHENSIVE PLAN:</b> | This area is mapped as Suburban Commercial                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>OTHER PLANS:</b>        | n/a.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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### **BACKGROUND INFORMATION:**

Twenty years ago, Menards moved their store to the current location due to the Hwy 29/51 rebuild. This 7 acre parcel remained from that process and was transferred back to Menards. In 2020, the site was granted an additional driveway access from 28<sup>th</sup> Avenue by Marathon County.

### **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.

### **ADVANCES THE PURPOSES OF THIS CHAPTER (#1)**

This action advances the purpose and intent of the zoning ordinance and applicable rules of Wisconsin DOA and FEMA.

### **COMPLIANCE WITH COMPREHENSIVE PLAN (#2)**

The requested zoning is **not** in conformance with the Comprehensive Plan which maps this parcel as Suburban Commercial. Any nearby parcels zoned Industrial are legacy industrial parcels, on the other side of the Highway, or not in City jurisdiction. Of those parcels within the City, they are also mapped as Suburban Commercial in the Comprehensive Plan.

### **COMPATIBILITY WITH EXISTING NEIGHBORHOOD CHARACTER (#3)**

No. On the intersection of Stewart Ave and 28<sup>th</sup> Ave, all properties are zoned SMU except for the PUD on the northwest corner. Businesses in the area include a gas station, two medical office buildings, a new bank, office buildings, small retail stores, a sit-down restaurant, a fast food restaurant, and a large box retailer. This mix is consistent with the current zoning and future land use as determined by the Comprehensive Plan. In addition, the exterior design of the Menards Self-Storage facilities in other parts of the state would be more appropriate for a rural or outer edge area, not a high-traffic urban area that is visible from the surface roads as well as the highway ramps.

### **ADDITIONAL FACTORS (#4 c & d)**

n/a



**STAFF RECOMMENDATION**

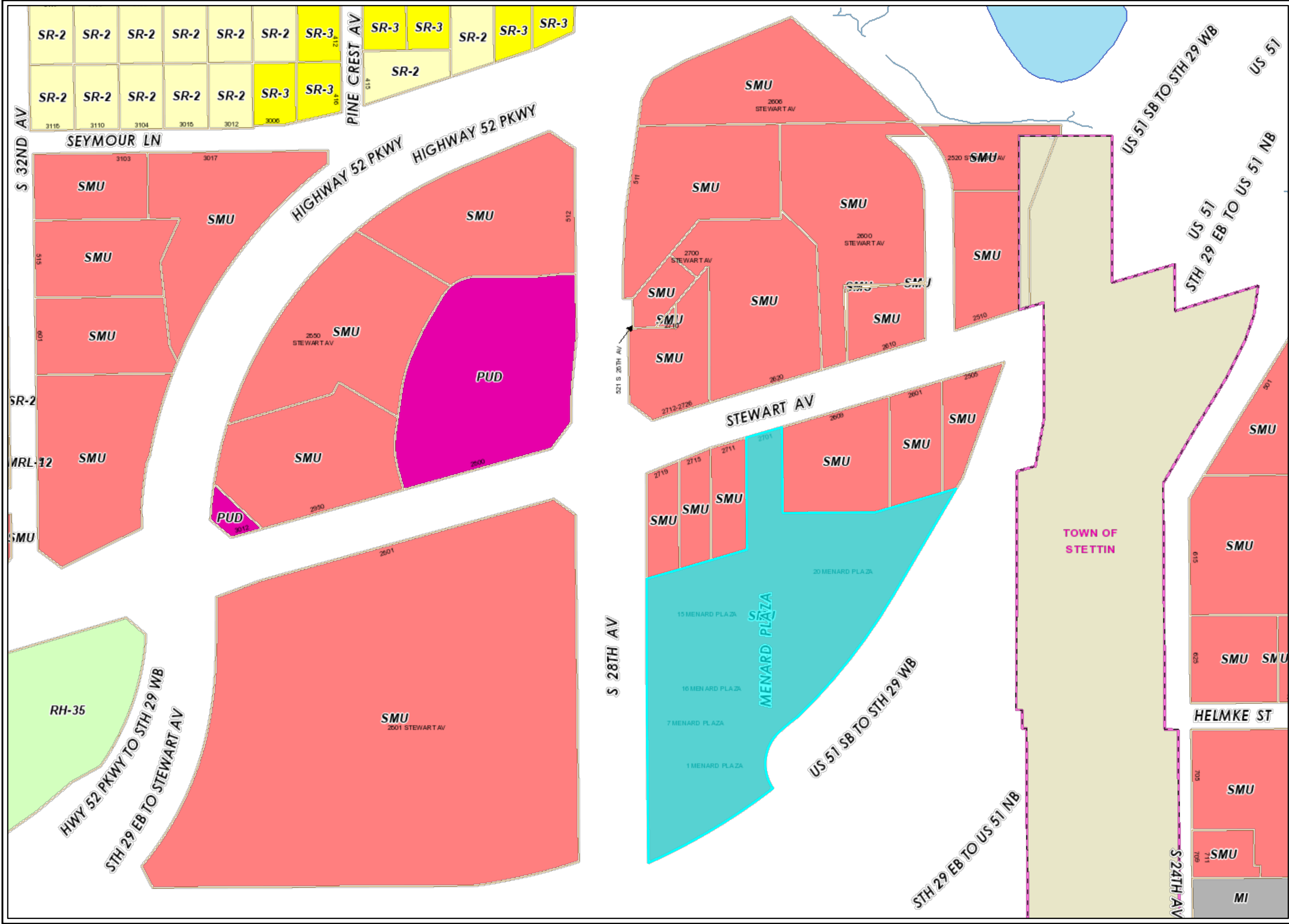
Due to the non-conformance with the Comprehensive Plan and the inconsistency with the surrounding SMU parcels, **staff does not recommend approval.**

**COMMITTEE ACTION**

Plan Commission may approve or deny.

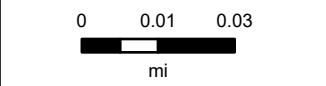
The request will then proceed to City Council for final consideration.



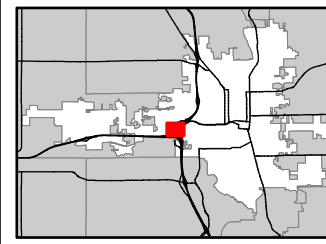


City of Wausau  
DPW

Date Printed: 9/10/2024



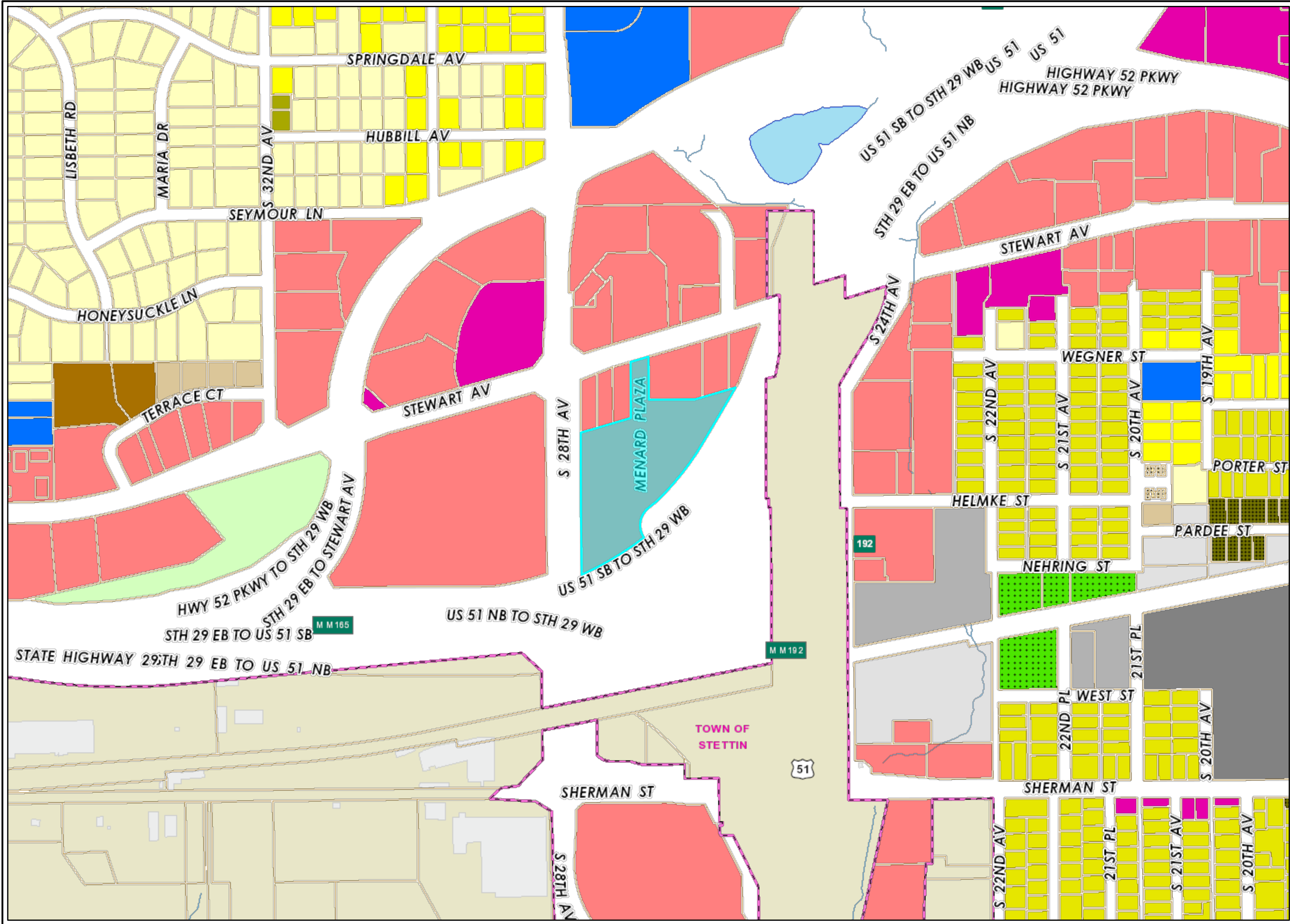
- Surrounding Municipalities
- River2020
- US & State Highways
- Local Roads
- Municipal Boundaries
- Parcel
- SR-2 - Single Family Residential
- SR-3 - Single Family Residential
- MRL-12 - Multi-Family Residential
- PUD - Planned Unit Development
- RH-35 - Rural Holding
- SMU - Suburban Mixed Use
- MI - Medium Industrial
- Zoning (Label Only)



NOTES:

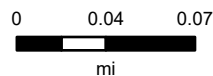
1. Duplication of this map is prohibited without the written consent of the City of Wausau DPW / GIS Dept.
2. This map was compiled and developed by the City of Wausau and Marathon County GIS. The City and County assume no responsibility for the accuracy of the information contained herein.
3. City of Wausau  
Public Works / GIS Division  
407 Grant St  
Wausau, WI 54403  
www.ci.wausau.wi.us



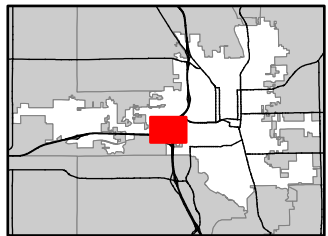


City of Wausau  
DPW

Date Printed: 9/10/2024



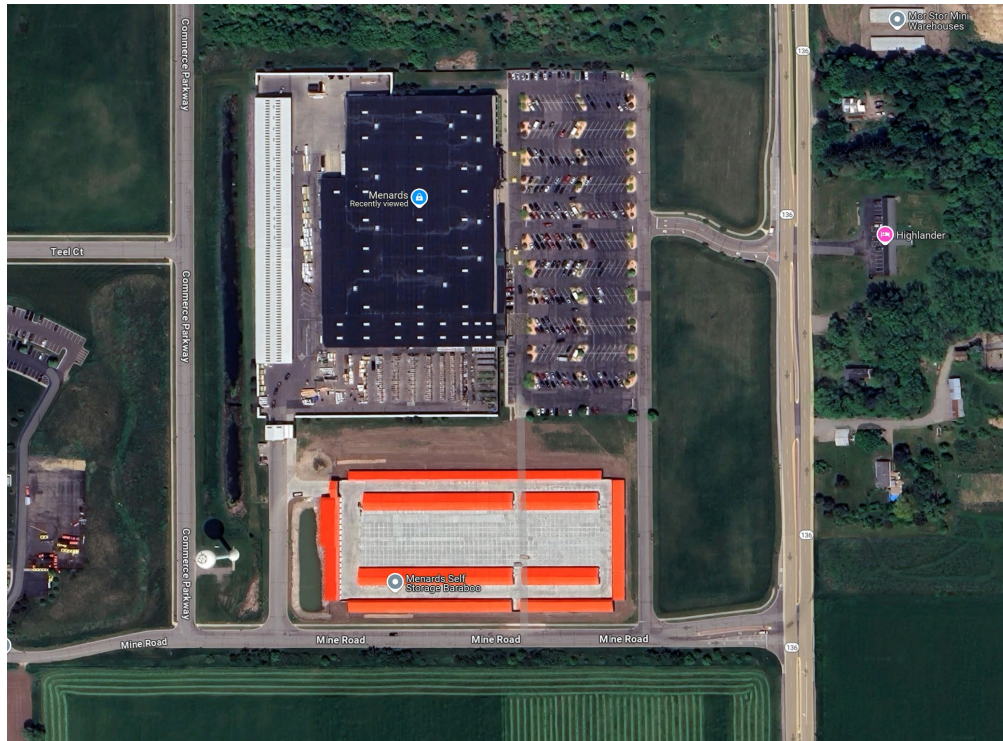
- Mile Marker
- Highway Exit
  - Surrounding Municipalities
  - River2020
  - Railroad
  - US & State Highways
  - County Highways
  - Local Roads
  - Municipal Boundaries
  - Parcel
  - SR-2 - Single Family Residential
  - SR-3 - Single Family Residential
  - SR-5 - Single Family Residential
  - SR-7 - Single Family Residential
  - TF-10 - Two-Flat Residential
  - TRD-12 - Townhome Residential
  - MRL-12 - Multi-Family Residential
  - MRM-20 - Multi-Family Residential
  - PUD - Planned Unit Development
  - RH-35 - Rural Holding
  - I - Institutional
  - SMU - Suburban Mixed Use
  - LI - Light Industrial
  - MI - Medium Industrial



- NOTES:
1. Duplication of this map is prohibited without the written consent of the City of Wausau DPW / GIS Dept.
  2. This map was compiled and developed by the City of Wausau and Marathon County GIS. The City and County assume no responsibility for the accuracy of the information contained herein.
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Baraboo, WI



Eau Claire, WI



Beaver Dam, WI







Building Community Today  
for Tomorrow's Generation

DESIGN | BUILD | DEVELOP

Mayor Diny and Plan Commission Members  
407 Grant Street  
Wausau, WI 54403

September 11, 2024

Dear Mayor and Plan Commission Members,

I would like to take this opportunity to express my extreme opposition to the **rezoning of over 7 acres** of the former site of the Menards store located at **1 Menard Plaza**, to a **"Light Industrial Zoning District"** so they can develop **"numerous self-storage sheds"**.

As we can all appreciate, the 51 / 29 / 39 corridor is the **gateway to our community**, and the businesses and medical community have spent millions of dollars over the years to make this gateway something special.

Over the next decade, we are positioning ourselves to see many more millions of new, high-quality construction in our corridor. It makes **zero sense** to drop acres of **self-storage sheds** in the middle of this prime development area. It would be a complete **catastrophe** and **disaster** for those who have invested so much, and who rely on the City to protect visions for our neighborhood from uses like this.

In addition, continuing Mixed-use Development would contribute to our Stewart Avenue restaurant businesses, i.e., Panera Bread, Masa, Noodles & Company, Toppers Pizza, Buffalo Wild Wings, Little Cesars, Milwaukee Burger, 2510 Restaurant, Chop-Stix, Jimmy John's, Qdoba and Wausau Mine Company.

#### **Alternate**

The Plan Commission and City Council must stay the course for **Suburban Mixed-Use Development Zoning**.

**Suggested Development Plan** for the highest and best use:

- 1) Fill the site to a grade of surrounding properties and streets. The increased value and uses for the property would far exceed the investment.
- 2) Continue the type of development that is seen across Stewart Avenue with such building types as ENT & Allergy Associates, Surgical Associates and the new Nicolet Bank. The Menards acreage could hold a number of these buildings, **which have increased the tax rolls significantly** compared to self-storage sheds that would yield far less.

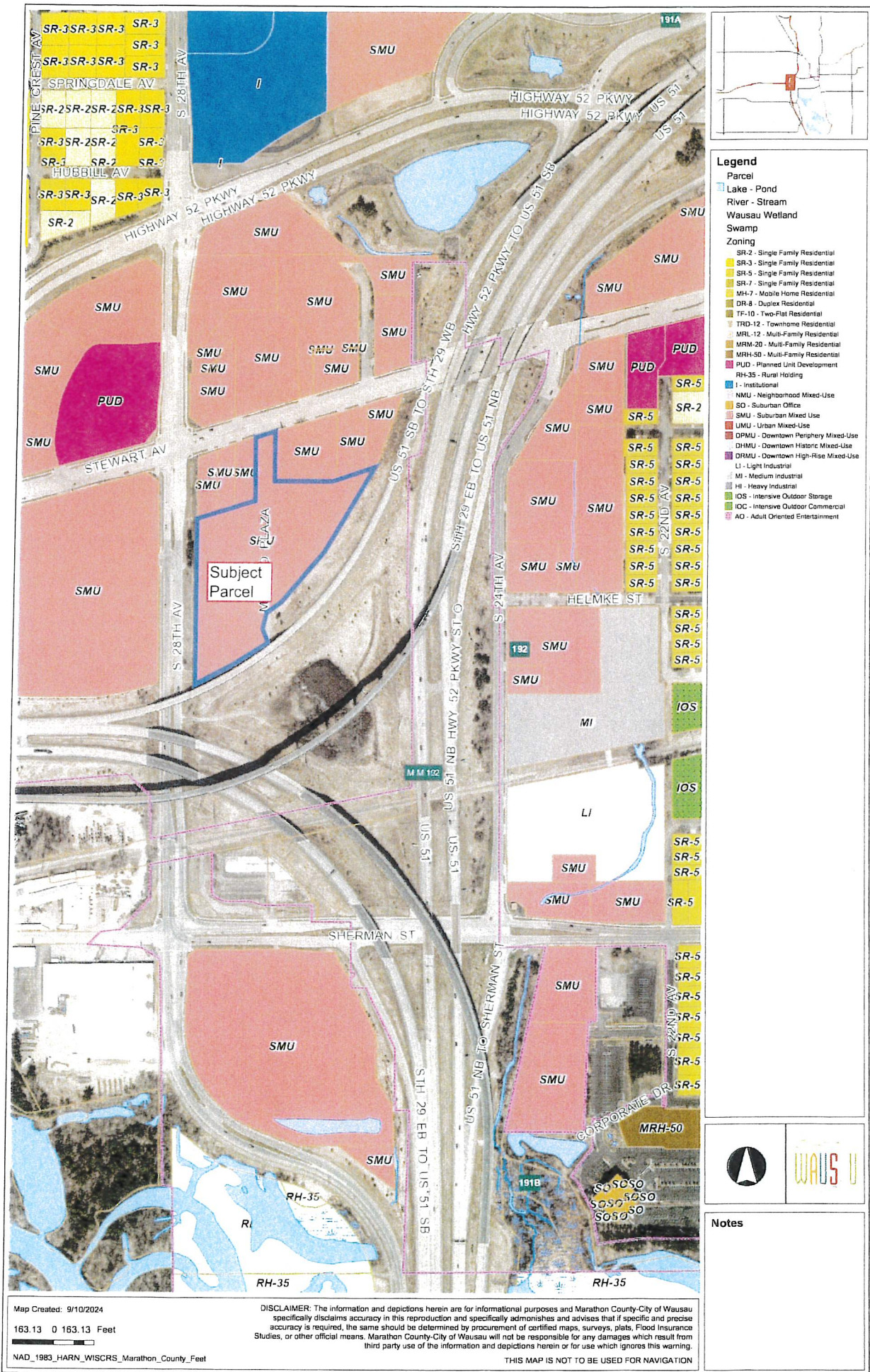
#### **Conclusion:**

Stay the course of the current zoning and continue to make our corridor "First in Class".

Respectfully,

Chuck Ghidorzi  
*Corridor Developer since 1975*





Map Created: 9/10/2024

163.13 0 163.13 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

Notes



EXHIBIT A

STEWART AVE.

S. 28TH AVE.

STATE 29 WEST ON RAMP

MINARD PLAZA





**CITY OF WAUSAU**  
**APPLICATION FOR ZONING MAP AMENDMENT**

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

1. Primary petitioner's Name (PRINT): MCP 2023

Primary petitioner's Address (PRINT): 406 WINTON STREET WAUSAU, WI 54403

Primary petitioner's Telephone Number (with Area Code): 715-846-2596

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

SCOTT DENZIN

(Name - PRINT)

406 WINTON STREET WAUSAU, WI 54403

(Address - PRINT)

715-846-2596

(Telephone No. with Area Code)

denzin@midcityprecisionllc.com

Email Address

Names of additional petitioners, if any:

NONE

(PRINTED Name)

(PRINTED Name)

(PRINTED Address)

(PRINTED Address)

(Telephone No. / Email Address)

(Telephone No. / Email Address)

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

Name (PRINT): NONE

Address (PRINT): \_\_\_\_\_

Phone No.: \_\_\_\_\_ Email Address: \_\_\_\_\_

Name (PRINT): \_\_\_\_\_

Address (PRINT): \_\_\_\_\_

Phone No.: \_\_\_\_\_ Email Address: \_\_\_\_\_

3. **ADDRESS(ES)** of property to be rezoned: 406 WINTON STREET WAUSAU, WI 54403

(Please attach a legal description for all the area(s) proposed to be rezoned. This may be available from the City Assessment Department or City Engineering Department.)

4. A. **Existing** zoning district classification(s) of the land included within the petition: HVY INDUSTRIAL  
B. **Proposed** zoning district classification(s) of the land included within the petition: UMU  
C. Existing land uses on land included within the petition: VACANT

D. Proposed land use(s) following rezoning: STORE FRONT, ANTIQUE SALES



5. Please provide a brief narrative justifying the rezoning of this property. (Attach an additional sheet if necessary): TO FACILITATE A STORE FRONT EXISTING PROPERTY MUST BE "RE-ZONED"  
TO FACILITATE STORE FRONT USE EXISTING PROPERTY MUST BE "RE-ZONED"

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

Signature of Petitioner: \_\_\_\_\_

Date: \_\_\_\_\_

**IF ADDITIONAL PAGES ARE NEEDED, PLEASE ATTACH HERETO**

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

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

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

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

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

**For City Use Only**

Date received at City Hall: \_\_\_\_\_

Received by: \_\_\_\_\_

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

Month requested for public hearing: \_\_\_\_\_

Requested Common Council meeting date for final approval: \_\_\_\_\_

Notes: \_\_\_\_\_



**406 Winton St**

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

Notice is hereby given that a petition has been filed by MCP 2023 with the City of Wausau **requesting that the following described property:**

*LOT 1 AND PART OF LOT 2 OF BLOCK 2 OF BROWN, GILBERT AND WINTON'S MAPLE-HILL ADDITION, LOCATED IN GOVERNMENT LOT 2 AND THAT PART OF GOVERNMENT LOT 1 OF SECTION 24, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN, MORE COMMONLY KNOWN AS 406 Winton St.*

**Now comprising a part of a Heavy Industrial (HI) Zoning District, according to the Zoning Ordinance of the City of Wausau, be changed to an Urban Mixed-Use (UMU) Zoning District to allow for indoor sales and service.**

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, September 17, 2024.**

Notice is also given that the **Common Council** is expected to consider the proposed rezoning at its first regular meeting in October, which is currently scheduled to begin at **6:30 p.m. on Tuesday, October 8, 2024**, at which time final action on this petition may be taken.

**► Please call the Clerk/Customer Service Office at 715-261-6620 to confirm the date and time of the Common Council meeting.**

August 28, 2024

Kaitlyn Bernarde, City Clerk





## **STAFF REPORT**

TO: City of Wausau Plan Commission  
FROM: William D. Hebert, Zoning Administrator  
DATE: September 4, 2024

### **GENERAL INFORMATION**

**APPLICANT:** Scott Denzin, owner of Mid-City Precision  
**LOCATION:** 406 Winton St. (Office Building)  
**EXISTING ZONING:** Heavy Industrial  
**REQUESTED ZONING:** Urban Mixed Use  
**PURPOSE:** Change zone for existing office building to allow for indoor sales  
**SIZE OF PARCEL:** .23 acres

### **BACKGROUND**

This property is part of the old County Materials site. Mid-City Precision purchased this site in 2023. The office building on the corner of Winton Street and North 5<sup>th</sup> Street is no longer needed by the new business. The owner has a tenant proposed for the building, River District Antiques.

The building was set up as offices to support the County Materials operation. In order to accommodate the indoor sales tenant, the office building is proposed to be partitioned off as a separate lot and change the zoning to UMU.

### **STAFF COMMENTS**

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 to the above criteria are as follows:

1. Section 23.01.03 of the code pertains to protecting the health, safety, morals, comfort, convenience, and general welfare of the public. The proposed amendment is not anticipated to negatively impact the public as the proposed zoning district is a preferred zoning district to buffer between industrial and residential land uses.
2. From a land use perspective, the comprehensive plan encourages a mix of land uses – ones that are not incompatible with each other. The near area has a mix of single family, duplex, and legacy industrial in the neighborhood.
3. The intensity of uses would not change significantly. There already appears to be adequate off-street parking. The lot area, width and depth meet the minimum requirements of UMU zoning.
4. The office building is no longer needed to support the business of the main building. Winton is a collector street so commercial mixed use zoning is an appropriate transitional zoning from heavy industrial to the north and one or two family zoning to the south.

### **RECOMMENDATION**

Approve the zone change request.

Note: If approved, the office building will be assigned a separate address.



**MARATHON COUNTY NO. \_\_\_\_\_**

LOT 1 AND PART OF LOT 2 OF BLOCK 2 OF BROWN,  
GILBERT AND WINTON'S MAPLE-HILL ADDITION, LOCATED IN  
GOVERNMENT LOT 2 AND THAT PART OF GOVERNMENT  
LOT 1 OF SECTION 24, TOWNSHIP 29 NORTH, RANGE 7  
EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

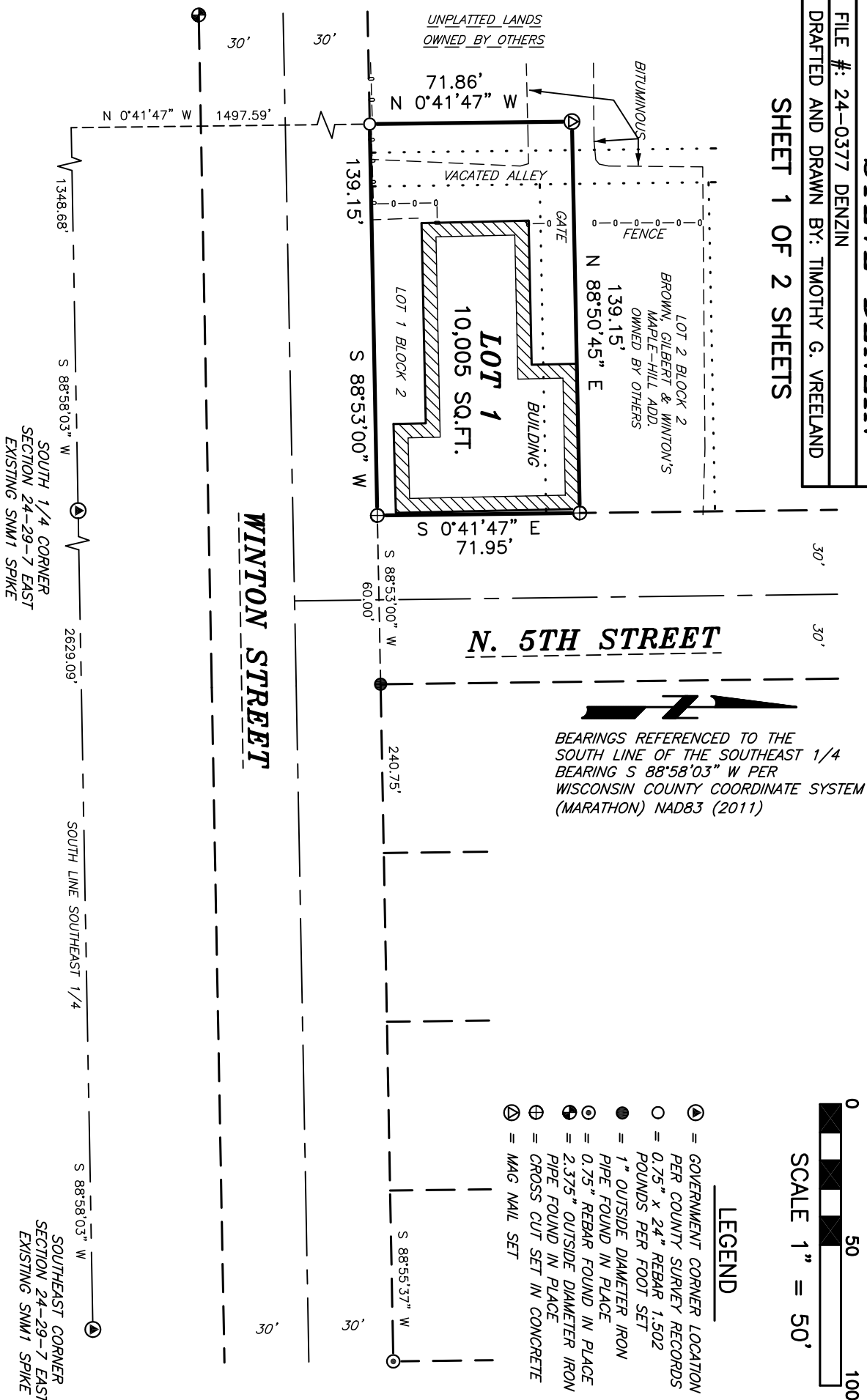
**VREILAND ASSOCIATES, INC.**  
**LAND SURVEYORS & ENGINEERS**  
6103 DAWN STREET WESTON, WI. 54476  
PH (715) 241-0947 [tim@vreilandassociates.us](mailto:tim@vreilandassociates.us)

PREPARED FOR: **STEVE DENZIN**

FILE #: 24-0377 DENZIN

DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND

**SHEET 1 OF 2 SHEETS**





# CITY OF WAUSAU

## APPLICATION FOR A CONDITIONAL USE

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

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

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

260 S. 17th Ave

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

See attachment, last page

3. Name(s) of Applicant Business: Valvoline LLC

Name of Contact Person (PLEASE PRINT): Nigel Tate

Mailing Address: CESO, 3601 Rigby Road, Suite 300

Email Address: nigel.tate@cesoinc.com

Daytime Phone No. of Contact Person: 937-401-3917

Evening Phone No. of Contact Person: 937-401-3917

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

Civil engineer for developer

4. Property Owner Name(s) if Different from Applicant: 210 Developers LLC

Mailing Address: 5375 N 118th Ct Milwaukee, WI

Email Address: jholborow@evodevoinc.com

Owner's Daytime Phone Number: 708-828-3791

Owner's Evening Phone Number: 708-828-3791



5. What is the area, in square feet, of the property on which the establishment of the conditional use is requested? 25,048

6. What is the present zoning of the subject property? SMU

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

8. Proposed use(s) of property: Instant Oil Change Facility

Primary Use (reason for conditional use request): Drive-through and in-vehicle sales or service.

Secondary use (if any) of property in addition to the conditional use: None

Other use(s): None

9. Describe in detail the nature of your proposed conditional use request. Include information regarding construction of new buildings, remodeling of existing buildings, location and amount of parking, number of employees, hours of operation, proposed type, size, location, and style of any new sign(s), and other pertinent information. (This information may be provided on a separate sheet or sheets)

Generally, a site plan and more detailed information about any buildings will need to be submitted in order to more accurately explain your proposal. This is described in greater detail in the attached section, "*Site Plan and Building Information*".

**This application, the site plan and all other information provided by the applicant, including testimony made at the public hearing, become part of the public record of your conditional use request. Any material variations from this application could be cause for the Plan Commission to void this application and require the applicant to reapply for the conditional use. Therefore, do not make written or verbal statements regarding the proposed use(s) that are not entirely accurate. (Include additional page(s) if necessary)**

The proposed development will be a 2-bay Valvoline Instant Oil Change facility with associated support features, including:

9 parking spaces, drive-aisles, sidewalk, dumpster enclosures, landscaping, lighting and signage, utilities connections, and stormwater management.

Typical operating hours are 8-7 M-F, 9-6 Sat, 10-4 Sun. Typical numbers of employees at start up is 5 per shift.

Reference the provide proposed exterior elevations for material types and colors.

Reference the site plan for layout of the site.

Reference the signage plan for details on building signs.

The site is part of a shared development, with the new Cousin's Subs facility located on the adjacent west property being nearly complete.

The underground detention will be shared with the Cousin's Subs property and also be designed/paid for by Cousin's Subs.

**NOTE: If you are submitting an application for a community living arrangement (group home, community based residential facility, etc.) please request a copy of the City's *Policy Regarding Location and Distribution of Community Living Arrangements* (April, 1996). This policy is available from the Inspections Department and identifies additional information that **MUST** be submitted with your conditional use application for this type of use.**



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

Kelly Sch 7/23/2024  
Signature of Applicant Date

Kelly Schwieterman  
PRINTED Name

James Douthit  
Additional Applicant Signature Date

James Douthit  
PRINTED Name

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

**The publication fee is \$400 for a public hearing at a regularly scheduled Plan Commission meeting (and \$550 if you request a special Plan Commission meeting). Please contact the City Planner (715-261-6753) or Inspections Department (715-261-6780) to determine if these fees are current since they are subject to change.**

**For City Use Only**

Date Received at City Hall: \_\_\_\_\_

Received By: \_\_\_\_\_

Amt. Submitted w/Application: \$ \_\_\_\_\_

Check Number: \_\_\_\_\_

Month Requested for Hearing: \_\_\_\_\_

Plan Commission Meeting Date for Expected Final

Approval: \_\_\_\_\_

Other: \_\_\_\_\_

**SITE PLAN AND BUILDING INFORMATION**



**LEGAL NOTICE Publish: August 6<sup>th</sup> & 13<sup>th</sup>, 2024.**

**260 SOUTH 17<sup>th</sup> AVENUE**

**NOTICE OF PUBLIC HEARING BEFORE WAUSAU CITY PLAN COMMISSION**

Notice is hereby given that an application has been filed with the City of Wausau by Valvoline LLC requesting that a conditional use be approved for the following described property:

SEC 27-29-07 PT SW 1/4 SE 1/4 – LOT 1 CSM #19532 DOC #1880763 EX COM  
AT NE COR LOT 2 SD CSM TH S 89 DEG 41' 36" W 12.05' TO POB TH S 0  
DEG 13' 28" E 16' TH S 89 DEG 42' 17" W 30' TH N 0 DEG 13' 28" W 16' TH  
N 89 DEG 42' 12" E 30' TO POB  
[ NON-TID PORTION OF LOT 1 ]

to allow for an instant oil change service facility, in an SMU, Suburban Mixed Use Zoning District.

Notice is hereby given that the **Plan Commission** will hear said request at a **public hearing** to be held at its meeting scheduled to begin at **5:00 p.m. on Tuesday, August 20, 2024**, in the Common Council Chambers of Wausau City Hall, 407 Grant Street.

Dated: August 1, 2024

Kaitlyn Bernarde, City Clerk





## STAFF REPORT

**To:** Plan Commission  
**Prepared By:** Andrew Lynch, AICP Asst City Planner  
**Date:** September 10, 2024

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### REQUESTED ACTION:

#### Conditional Use Permit at 260 S 17<sup>th</sup> Ave

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|                                   |                                             |
|-----------------------------------|---------------------------------------------|
| <b>LOCATION:</b>                  | 260 S 17 <sup>th</sup> Ave                  |
| <b>APPLICANT:</b>                 | Valvoline LLC                               |
| <b>EXISTING ZONING:</b>           | <b>Suburban Mixed Use - SMU</b>             |
| <b>EXISTING LAND USE:</b>         | Undeveloped                                 |
| <b>REQUESTED CONDITIONAL USE:</b> | <b>Vehicle Service and Repair</b>           |
| <b>COMPREHENSIVE PLAN:</b>        | This area is mapped as Suburban Commercial. |
| <b>OTHER PLANS:</b>               | n/a                                         |

---

#### **PURPOSE:**

Valvoline LLC proposes to develop a 2-bay instant oil change facility that will operate seven days a week with up to five employees per shift. This is part of a shared development with the Cousin's Subs facility to the west. Vehicle Service and Repair is a Conditional Use for Suburban Mixed Use zoning. Staff has worked with the developer on site plans and conformance to zoning and building standards.

#### **CONDITIONAL USE PROCEDURE:**

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

1<sup>st</sup> meeting: Public Hearing, no action.

2<sup>nd</sup> meeting: Staff report available, Final action taken.

#### **PUBLIC HEARING**

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



## **REVIEW AND ACTION**

### **STANDARDS**

|                                                                                                                                                                                                                                                                                                    |     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| (8) <i>Findings.</i> In reviewing and taking final action on a proposed conditional use permit, the Plan Commission shall consider whether the proposed conditional use: (W.M.C. 23.10.32(8))                                                                                                      |     |
| (a) Is in harmony with the Comprehensive Plan.                                                                                                                                                                                                                                                     | Yes |
| (b) Would result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare. | No  |
| (c) Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.                                                                                                                                                 | Yes |
| (d) The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public or private agencies serving the subject property.                                           | Yes |
| (e) The potential public benefits outweigh any potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.                                                   | Yes |

### **SUBSTANTIAL EVIDENCE FROM THE PUBLIC HEARING**

No facts or information that meet the standards for Substantial Evidence were offered at the public hearing.

### **STAFF RECOMMENDATION**

The proposed use is in harmony with the surrounding area, and the comprehensive plan. No substantial evidence was offered at the public hearing and the Findings 8(a-e) are answered to staff satisfaction.

*Staff recommends approval of the Conditional Use Permit as proposed.*

### **ACTION**

The Commission may

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



In order to facilitate the review and approval of a conditional use, the applicant must provide a site plan and building information at the time the "*Application for a Conditional Use*" is submitted. Providing this information will help ensure that the Plan Commission is able to act upon your request at the public hearing meeting. If you fail to submit this information in advance, the Plan Commission may need to take action in order to receive and adequately review the information. Therefore, a site plan must be provided at a scale of 1 inch = 20 feet (or less than 20 feet) and, where applicable, should show the following information:

1. Property lines with dimensions in feet.
2. Location of existing and proposed structures relative to the property lines and the exterior dimensions of said structures.
3. Building setback dimensions – that is, the distance the existing and/or proposed buildings are located from the front, side and rear lot lines.
4. Location and dimensions of any loading areas and off-street parking areas, as well as the location and width of driveways and the layout of parking stalls and interior traffic circulation.
5. Location of proposed and existing stormwater drainage facilities for the building and parking lot. If the parking lot is larger than 7,500 square feet, on-site stormwater drainage plans will be needed.
6. Location and size of any proposed outside storage areas.
7. Location, size, height, and type of any proposed landscaping, fences, signs, parking lot lighting, and other pertinent exterior features proposed as part of the conditional use.

Generally, the building information should include:

1. An elevation of all exterior walls if the building is to be new construction.
2. The height of the structure in feet.
3. An indication of the types of building materials which will be used for the facade and roof.
4. A floor plan of the building.
5. Details of any changes which will be made to the building if the proposed use will be located in an existing building.



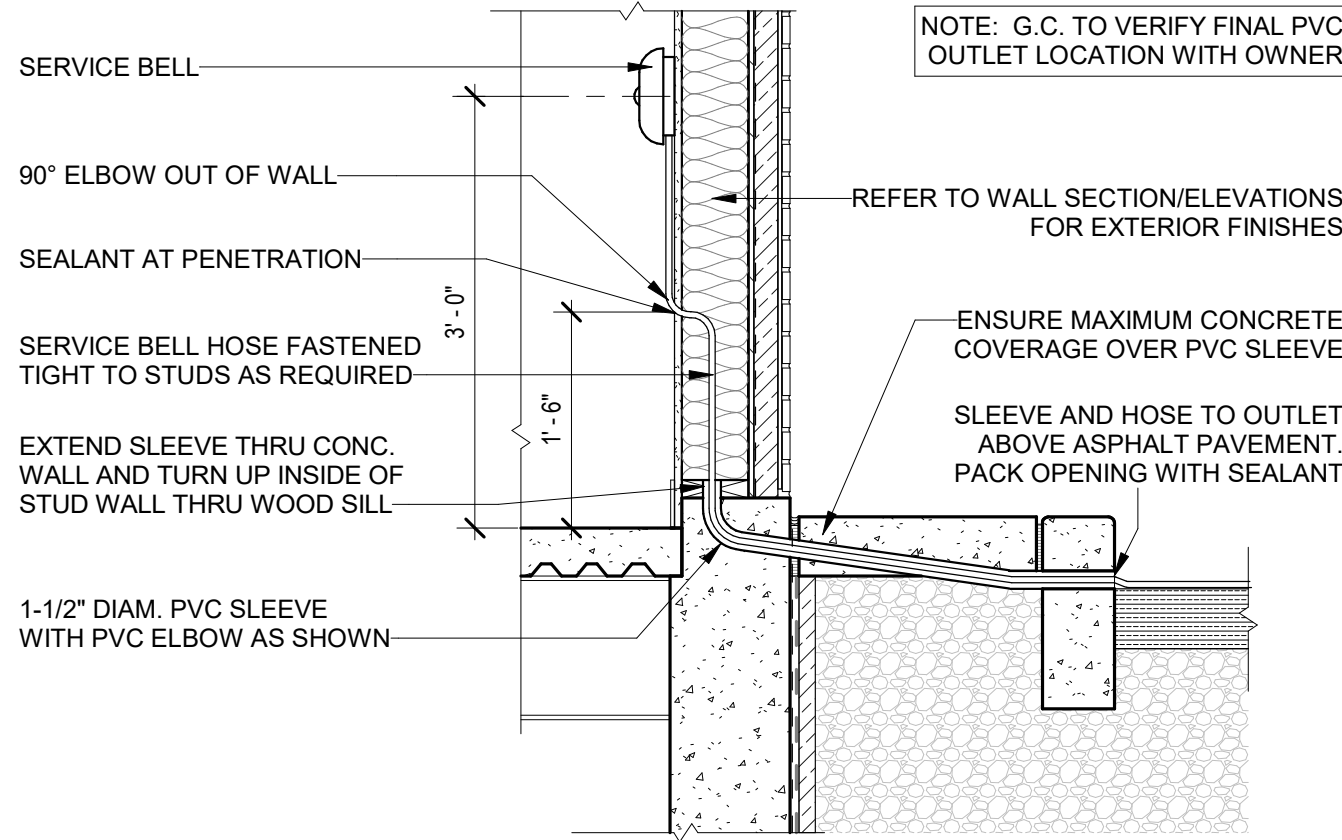
**LEGAL DESCRIPTION PER COMMITMENT FOR TITLE INSURANCE  
ISSUED BY FIDELITY NATIONAL TITLE COMMITMENT NUMBER  
W-400459, DATED DECEMBER 28, 2023.**

FOR APN/PARCEL ID(S): 291-2907-274-0921

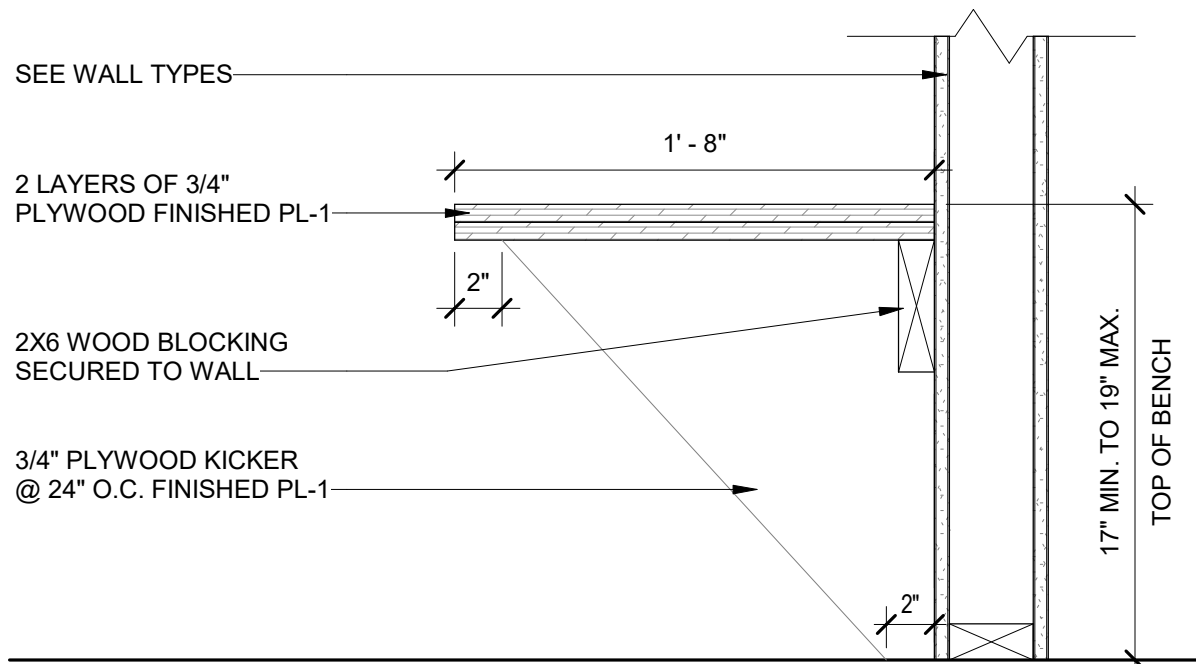
FOR TAX MAP ID(S): 291-2907-274-0921

LOT 1 OF CERTIFIED SURVEY MAP NO. 19532 RECORDED MAY 4, 2023 AS DOCUMENT NO. 1880763, BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 18444 RECORDED IN VOLUME 91, ON PAGE 75, AS DOCUMENT NO. 1789467, AND ALL OF LOT 3 OF CERTIFIED SURVEY MAP NO. 18728 RECORDED AS DOCUMENT NO. 1816734, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 7 EAST, IN THE CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

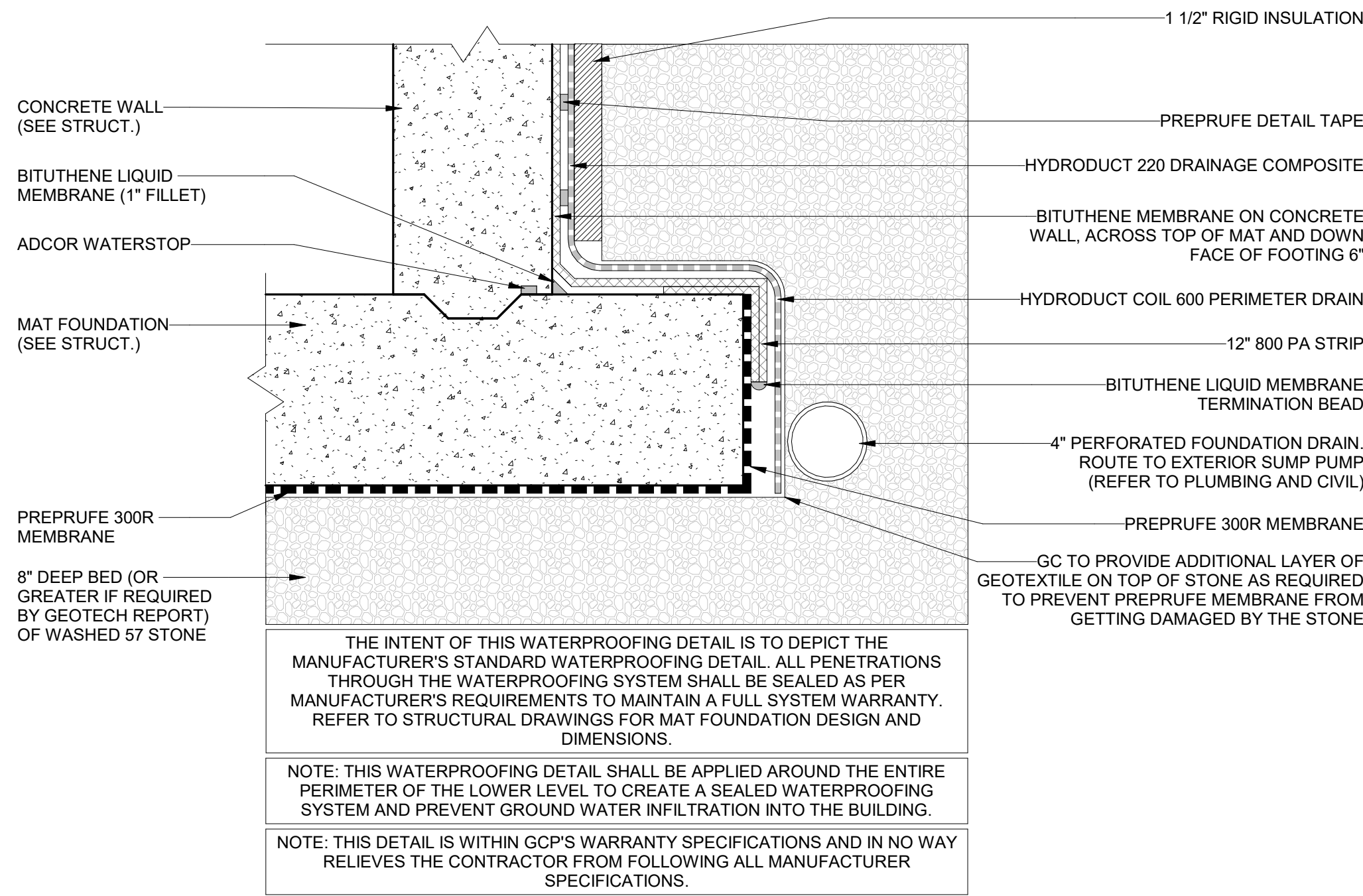




4 SERVICE BELL DETAIL  
A-1.1 Scale: 3/4" = 1'-0"



3 BENCH DETAIL  
A-1.1 Scale: 1 1/2" = 1'-0"



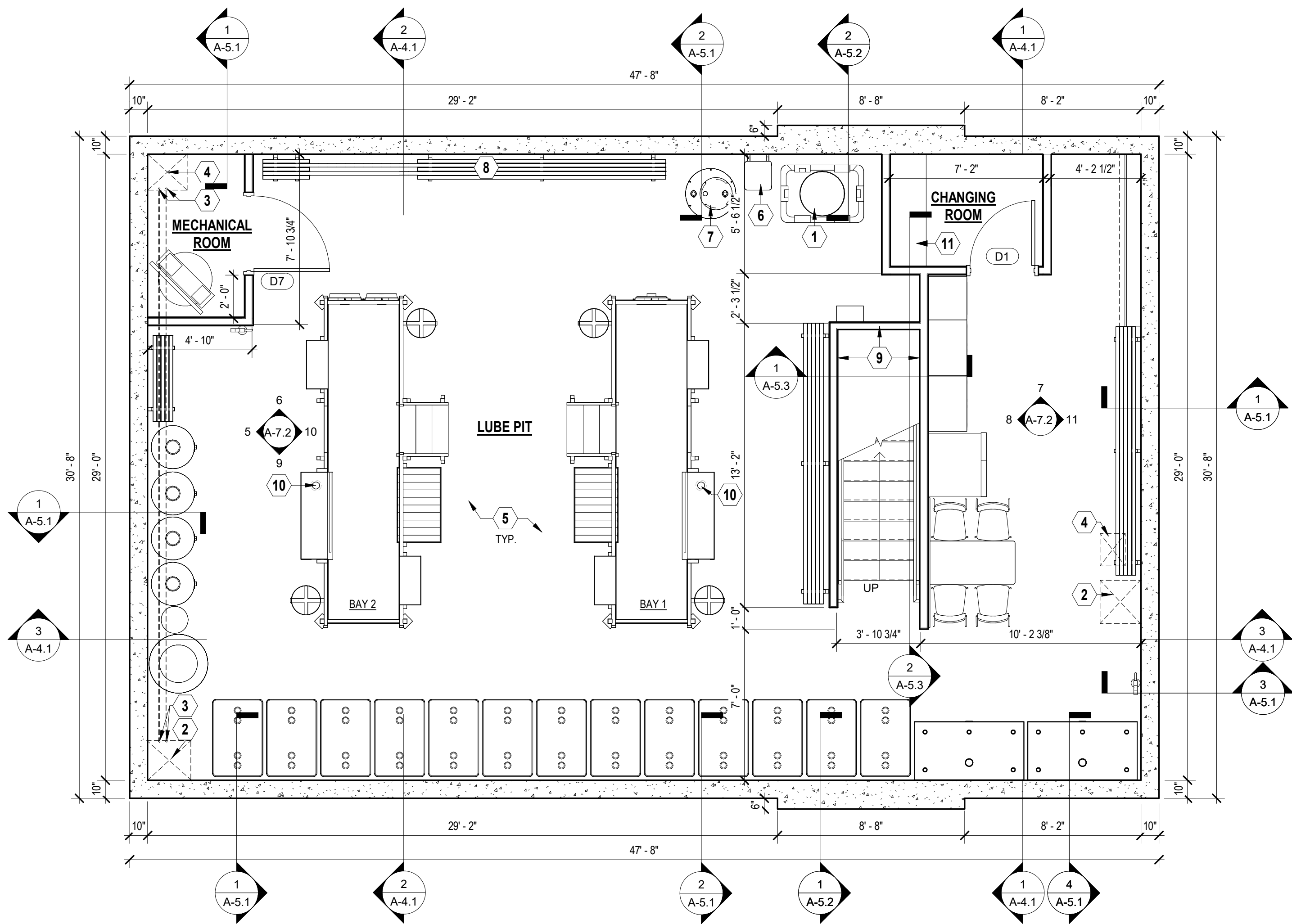
2 WATERPROOFING DETAIL  
A-1.1 Scale: 1 1/2" = 1'-0"

## FLOOR PLAN KEY NOTES:

- 1 OIL-WATER SEPARATOR - SEE PLUMBING
- 2 LINE OF CHASE ABOVE
- 3 ROUTE PROCESS PIPING FROM DRUM TRANSFER PUMP @ UPPER LEVEL, DOWN IN CHASE TO LUBE BAR DRUM TRANSFER IN LUBE PIT. COORDINATE ROUTING IN FIELD
- 4 MECHANICAL DUCT ABOVE. SEE MECHANICAL PLANS.
- 5 PROVIDE UNDERSLAB WATERPROOFING BENEATH ENTIRE LOWER LEVEL - SEE DETAIL 2/A-1.1
- 6 AUTO AIR DRYER. REFER TO OPERATIONS EQUIPMENT PLAN G-3.1 (COORDINATE LOCATION WITH PLUMBING DRAWINGS.)
- 7 OIL-WATER SEPARATOR PUMP AND BASIN - SEE PLUMBING
- 8 BUMP HAT STORAGE
- 9 GYPSUM BOARD NOT REQUIRED TO BE INSTALLED ON STUD FRAMING WHERE NOT VISIBLE BENEATH STAIR. SEE DETAIL 1/A-5.3.
- 10 TIRE ROTATION AIR LINE LOCATION. G.C. TO COORDINATE W/ VENDOR
- 11 CHANGING BENCH - SEE DETAIL 3/A-1.1

## GENERAL NOTES

- A. INTERIOR WALL SEPARATING THE SERVICE BAYS FROM THE WAITING/RESTROOM/OFFICE/MECHANICS ROOM, AND INTERIOR WALLS SURROUNDING THE RESTROOM, OFFICE AND MECHANICAL ROOM SHALL BE PROVIDED WITH SOUND BATT INSULATION FOR THE FULL HEIGHT OF THE WALLS. VAPOR BARRIER IS NOT REQUIRED IN THESE WALLS.
- B. ALL EXTERIOR WALLS AND ROOF SHALL BE PROVIDED WITH INSULATION TO ACHIEVE A COMPLETELY INSULATED THERMAL ENVELOPE AS REQUIRED - REFER TO SHEET A-4.1. PROVIDE VAPOR BARRIER PER LOCAL CLIMATE REQUIREMENTS.
- C. ALL GYPSUM BOARD IN SERVICE BAYS SHALL BE 5/8" HIGH ABUSE FIRE SHIELD BY NATIONAL GYPSUM.
- D. ALL WALLS EXTENDING TO UNDERSIDE OF PLYWOOD ROOF SHEATHING SHALL BE BRACED TO STRUCTURE AS REQUIRED. PROVIDE NECESSARY BLOCKING FOR STABLE, SECURE INSTALLATION.
- E. REFER TO SHEET G-3.1 FOR EQUIPMENT SCHEDULES AND LOCATIONS.
- F. DIMENSIONS FOR INTERIOR WALLS ON PLANS ARE TO ROUGH FRAMING (U.N.O.) EXTERIOR DIMENSIONS ARE TO FINISHED SURFACES AND OPENINGS.
- G. REFER TO STRUCTURAL FOR FLOOR PENETRATION LOCATIONS
- H. POLYETHYLENE VAPOR BARRIER TO BE USED ON WALL/ CEILING APPLICATIONS WHERE UNFACED BATT INSULATION IS USED.



1 FLOOR PLAN - LOWER LEVEL  
A-1.1 Scale: 1/4" = 1'-0"



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DATE ISSUE  
##/##/#### OWNER REVIEW SET

PROFESSIONAL SEAL

PROFESSIONAL LICENSE NO.

CERTIFICATE OF AUTHORIZATION NO.

PROFESSIONAL IN CHARGE  
BRADY HARDING  
PROJECT MANAGER  
ARW  
QUALITY CONTROL  
MC  
DRAWN BY  
RLD

PROJECT NAME



**VALVOLINE  
INSTANT  
OIL CHANGE**  
PROJECT NAME  
CITY, ST.  
EXTRA LINE  
EXTRA LINE

PROJECT NUMBER

SHEET NAME

FLOOR PLAN -  
LOWER LEVEL

SHEET #

**A-1.1**



| FINISH SCHEDULE |       |      |                |                    |                 |                                  |                                                              |
|-----------------|-------|------|----------------|--------------------|-----------------|----------------------------------|--------------------------------------------------------------|
| ROOM            | FLOOR | BASE | WALLS          |                    |                 | CEILING/<br>EXPOSED<br>STRUCTURE | REMARKS                                                      |
|                 |       |      | FULL<br>HEIGHT | WAINSCOT<br>BOTTOM | WAINSCOT<br>TOP |                                  |                                                              |
| UPPER LEVEL     |       |      |                |                    |                 |                                  |                                                              |
| WAITING ROOM    | F-1   | B-1  | PR-3/PT-1      | N/A                | N/A             | C-1                              |                                                              |
| UNISEX RESTROOM | F-1   | B-1  | PR-3/PT-1      | N/A                | N/A             | C-1                              |                                                              |
| OFFICE          | F-1   | B-1  | PR-3/PT-5      | N/A                | N/A             | C-1                              |                                                              |
| MECHANICS ROOM  | F-1   | B-1  | PR-3/PT-5      | N/A                | N/A             | PR-3/PT-5                        |                                                              |
| SERVICE BAYS    | F-1   | B-1  | PR-3/PT-5      | W-1                | PR-3/PT-5       | PR-3/PT-5                        | SEE INTERIOR ELEVATIONS FOR WAINSCOT                         |
| LOWER LEVEL     |       |      |                |                    |                 |                                  |                                                              |
| MECHANICAL ROOM | F-2   | B-1  | PR-1/PT-5      | N/A                | N/A             | PR-2/PT-5                        | B-1 ON STUD WALLS ONLY                                       |
| LUBE PIT        | F-2   | B-1  | PR-1/PT-5      | N/A                | N/A             | PR-2/PT-5                        | PT-6 AS SHOWN ON INTERIOR ELEVATIONS; B-1 ON STUD WALLS ONLY |
| CHANGING ROOM   | F-2   | B-1  | PR-1/PT-5      | N/A                | N/A             | PR-2/PT-5                        | B-1 ON STUD WALLS ONLY                                       |

NOTES:

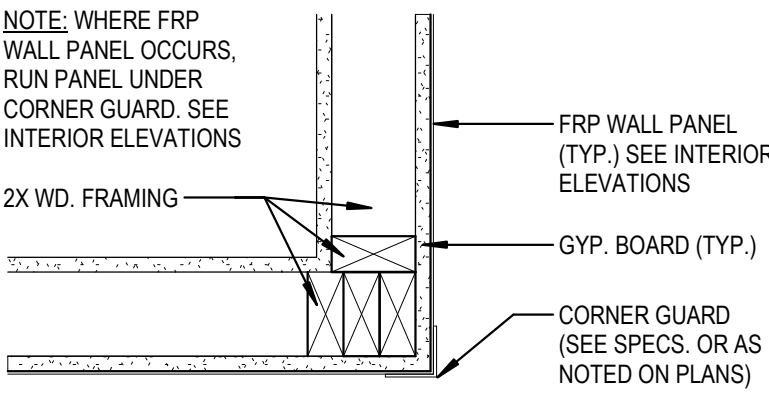
- ANY MOISTURE PROBLEMS SUCH AS ROOF LEAKS, IMPROPER GRADING, ETC. MUST BE CORRECTED PRIOR TO PAINT APPLICATION.
- CLEAN & PREPARE ALL SURFACES ACCORDING TO COATING MFG. RECOMMENDATIONS.
- ALL GALVANIZED SURFACES SHALL BE CORROSION PROTECTED PER SPEC. RUSTED AREAS SHOULD BE PREPARED PER SSPC-SP2 OR SP3 HAND OR POWER TOOL CLEANING & PRIMED WITH PR-2 PRIOR TO APPLICATION OF SPECIFIED FINISH COATS.
- ALL SURFACES SHALL RECEIVE (2) APPLICATIONS OF TOP COAT, APPLIED ACCORDING TO MFG. RECOMMENDATIONS.
- ENTIRE DOOR & FRAME SHALL BE PAINTED ONE COLOR AS NOTED
- ALL WELDS SHALL BE GROUND SMOOTH PRIOR TO PRIME COAT.
- ALL EXPOSED LINTELS SHALL BE PAINTED THE SAME COLOR AS THE DOOR FRAME AT MAN DOORS AND TO MATCH THE DESERT SAND METAL COLORS AT ALL OTHER EXPOSURES.
- ALL EXPOSED STEEL AT STAIR, STAIR RAIL AND PIT OPENING SHALL BE PAINTED PT-4.
- LIGHT BROOM FINISH ON LOWER LEVEL FLOOR WITH (3) COATS OF MASTERKURE CC HIGH GLOSS. TWO COATS AT INITIAL FINISH AND ONE COAT AFTER CLEANING, JUST PRIOR TO TURN OVER.
- WALL FINISHES ON THE LOWER LEVEL SHALL EXTEND UP BETWEEN THE BEAM POCKETS TO THE UNDERSIDE OF THE METAL FLOOR DECK. WALL FINISHES ON THE UPPER LEVEL IN THE SERVICE BAYS AND THE MECHANICS ROOM SHALL EXTEND UP BETWEEN THE ROOF TRUSSES TO THE UNDERSIDE OF THE PLYWOOD ROOF SHEATHING.
- ALL EXPOSED WOOD ROOF TRUSSES, BLOCKING, PLYWOOD ROOF SHEATHING, ETC. SHALL BE PAINTED PT-5.

FINISH LEGEND

| MARK              | COLOR                    | FINISH          | MANUFACTURER            | PRODUCT                                                                                                                |
|-------------------|--------------------------|-----------------|-------------------------|------------------------------------------------------------------------------------------------------------------------|
| PRIMERS:          |                          |                 |                         |                                                                                                                        |
| PR-1              | TINTED TO MATCH          |                 | SHERWIN WILLIAMS        | HEAVY DUTY BLOCK FILLER B42W150                                                                                        |
| PR-2              | TINTED TO MATCH          |                 | SHERWIN WILLIAMS        | PRO-CRYL PRIMER B66 -1300 SERIES                                                                                       |
| PR-3              | TINTED TO MATCH          |                 | SHERWIN WILLIAMS        | MULTI-PURPOSE LATEX PRIMER/SEALER B51-450 SERIES                                                                       |
| PAINTS:           |                          |                 |                         |                                                                                                                        |
| PT-1              | SW7012 (CREAMY)          | GLOSS           | SHERWIN WILLIAMS        | WATER BASED ALKYD URETHANE ENAMEL B53                                                                                  |
| PT-2              | SW7515 (HOMESTEAD BROWN) | GLOSS           | SHERWIN WILLIAMS        | SHER-CRYL HPA                                                                                                          |
| PT-3              | CEILING WHITE            | GLOSS           | SHERWIN WILLIAMS        | WATER BASED ALKYD URETHANE ENAMEL B53                                                                                  |
| PT-4              | VALVOLINE RED            | GLOSS           | SHERWIN WILLIAMS        | WATER BASED ALKYD URETHANE ENAMEL B53 - Color to match Pantone 485 RED                                                 |
| PT-5              | ULTRA WHITE              | GLOSS           | SHERWIN WILLIAMS        | WATER BASED ALKYD URETHANE ENAMEL B53                                                                                  |
| PT-6              | SW2936 (BLACK EMERALD)   | GLOSS           | SHERWIN WILLIAMS        | WATER BASED ALKYD URETHANE ENAMEL B53                                                                                  |
| WALL PANELS:      |                          |                 |                         |                                                                                                                        |
| W-1               | MAUNA LOA (1295)         | SATIN SANDSTONE | CRANE COMPOSITES        | FRP PANEL W/ MATCHING COLOR TRIMS - CLASS C                                                                            |
| PLASTIC LAMINATE: |                          |                 |                         |                                                                                                                        |
| PL-1              | DOVE GREY                | MATTE           | WILSONART               | STANDARD HPL FINISH D92-60                                                                                             |
| FLOOR FINISH:     |                          |                 |                         |                                                                                                                        |
| F-1               | SEE FINISH NOTE D        |                 | SIKA / SHERWIN WILLIAMS | MASTERKURE HD 200WB AND MASTERPROTECT H 1001                                                                           |
| F-2               | SEE FINISH NOTE E        |                 | SIKA                    | MASTERKURE CC 300 SB                                                                                                   |
| BASE:             |                          |                 |                         |                                                                                                                        |
| B-1               | BLACK                    | SMOOTH          | ROPPE OR EQUAL          | 700 SERIES 4" RUBBER COVE BASE                                                                                         |
| CEILING FINISH:   |                          |                 |                         |                                                                                                                        |
| C-1               | WHITE                    | MEDIUM TEXTURE  | ARMSTRONG               | 24"X24" CIRRUS HIGH NRC SQUARE LAY-IN CEILING PANELS SET IN PRELUDE XL ITEM NO. 7301-WH EXPOSED TEE SUSPENSION SYSTEM. |

FINISH NOTES

- A. W-1 FINISH IS AVAILABLE THROUGH CRANE COMPOSITES. CONTACT: KEVIN BELLINGER @ (704) 904-4730. REFER TO DETAIL 4/A-7.1.
- B. PROVIDE STANDARD FRP TRIMS & MOLDINGS IN COLORS TO MATCH FRP FOR FINISHES W-1. COMPLY w/ MANUFACTURERS INSTALLATION GUIDELINES USING ONLY APPROVED ADHESIVES AND SEALANTS.
- C. INSIDE OF ACCESS CHASES SHALL BE PAINTED PT-6.
- D. MASTERKURE HD 200WB SHALL BE APPLIED TO HARDEN AND SEAL THE CONCRETE FLOOR SLAB IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. AFTER THE FLOOR SLAB HAS CURED, APPLY MASTERPROTECT H 1001 (3 COATS MIN.) IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. PROVIDE YELLOW CAUTION STRIPING AND BLUE END-OF-BAY MARKING INTEGRAL w/ FLOOR FINISH - SEE FLOOR PLAN. PAINT TO BE SHERWIN WILLIAMS, PROPARK WATERBORNE TRAFFIC PAINT - BLUE.
- E. PROVIDE LIGHT BROOM FINISH. MASTERKURE CC 300 SB SHALL BE APPLIED IN 3 COATS MIN.



2 CORNER GUARD DETAIL  
A-1.2 Scale: 1 1/2" = 1'-0"

FLOOR PLAN KEY NOTES: ○

- 1 YELLOW SAFETY STRIPE INTEGRAL W/FLOOR FINISH. REFER TO FINISH NOTE "F" & PIT OPENING PLAN DETAIL 1/A-9.1.

2 FRP FINISH THIS WALL (OR AREA). PROVIDE/INSTALL TRIM AS REQUIRED. REFER TO FINISH SCHEDULE.

3 PLASTIC LAMINATE COUNTERTOP AND WALL CABINETS. REFER TO INTERIOR ELEVATIONS & DETAILS 1 & 2/A-7.1

4 SMOKE DETECTOR. (COORDINATE LOCATION IN MECHANICS ROOM WITH OWNER)

5 PIPE BOLLARD (SEE PLANS FOR QUANTITY/LOCATION). REFER TO DETAIL 6/A-10.1.

6 WATER HEATER ON PLATFORM ABOVE SINK. REFER TO INTERIOR ELEVATIONS AND PLUMBING.

7 COMBINATION BOTTLE FILLING STATION AND DRINKING FOUNTAIN, REFER TO INTERIOR ELEVATIONS AND PLUMBING.

8 ELECTRICAL EQUIPMENT. REFER TO ELECTRICAL.

9 FURNISH AND INSTALL VESTIL OVERHEAD TRACK PROTECTOR - 24 1/4" HIGH =, MODEL #DSP-24 FROM NORTHERN TOOL + EQUIPMENT. SECURELY MOUNT TO FLOOR (EACH SIDE OF DOOR) TO COVER/ PROTECT VITECTOR ELECTRONIC EYES AND LIFTECH EQUIPMENT WITHOUT BLOCKING SIGHT LINE.

10 ROUTE LUBE BAR LINES DOWN IN SHAFT TO TANKS IN LUBE PIT.

11 PROVIDE SEALED/ COLORED CONCRETE APRONS IN FRONT OF OVERHEAD DOORS. REFER TO CIVIL FOR EXTENT OF PAVING AND FINISH MATERIAL.

12 EXTEND FLOOR FINISH (F-1) TO OUTER EDGE OF SLAB @ BAY DOORS.

13 PROVIDE PVC SLEEVE ROUTED THROUGH CONCRETE SIDEWALK AND WALL FOR SERVICE BELL RINGER HOSE. COORDINATE REQUIREMENTS WITH OWNER PRIOR TO SIDEWALK/ CURB INSTALLATION. SEE DETAIL 4/A1.1.

14 PVC PIPE ROUTED THRU FLOOR SLAB TO LOWER LEVEL. LIP OF PIPE TO EXTEND 1" BELOW CEILING. TOP OF PIPE TO EXTEND 10" ABOVE SLAB. PROVIDE PVC CAP. REFER TO STRUCTURAL AND PLUMBING.
- 15 PROVIDE 1 1/4" x 1 1/4" x 16 GA. STAINLESS STEEL CORNER GUARDS OVER FRP PANELS. GUARDS TO STOP AT TOP OF FRP. REFER TO DETAIL 2/A-1.2.

16 MECHANICAL DUCT. REFER TO MECHANICAL.

17 BLUE GUIDE SQUARE ON FLOOR - INTEGRAL WITH FLOOR FINISH. REFER TO FINISH NOTE "F" & PIT OPENING PLAN DETAIL 1/A-9.1.

18 LOCATION OF SIGNAGE ABOVE. REFER TO EXTERIOR ELEVATIONS AND SIGN SCHEDULE.

19 "OPEN" SIGNAGE. REFER TO EXTERIOR ELEVATIONS, SIGN SCHEDULE, AND ELECTRICAL.

20 EXTERIOR ACCESS DOOR. REFER TO EXTERIOR ELEVATIONS & DOOR SCHEDULE.

21 2" Ø HOLE TO BE CORE DRILLED THRU FLOOR. G.C. TO COORDINATE LOCATIONS WITH OWNER.

22 ROYAL BLUE STRIPE INTEGRAL WITH FLOOR FINISH. REFER TO FINISH NOTE "F" & PIT OPENING PLAN DETAIL 1/A-9.1.

23 SLOPE CONCRETE TOPPING APPROXIMATELY 30" Ø AROUND FLOOR DRAIN (TYP.). SLOPE OF CONCRETE SHALL NOT EXCEED 1:48

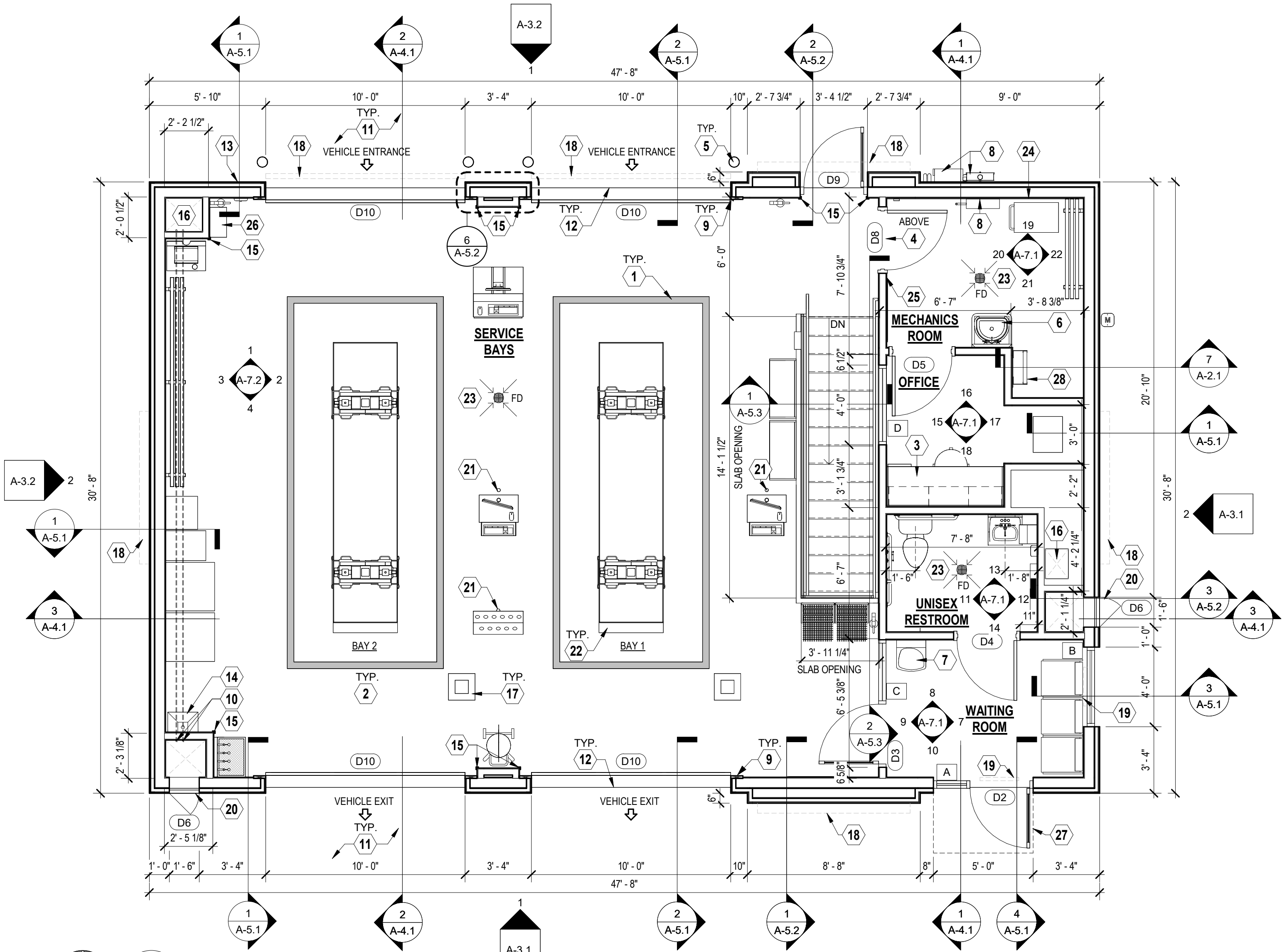
24 3/4" PLYWOOD ON ENTIRE WALL. PAINT PT-1 (BY G.C.).

25 AIR PRESSURE SHUT OFF VALVE LOCATION FOR AIR COMPRESSOR.

26 AIRLINE PEDESTAL (BY OWNER).

27 LINE OF METAL AWNING/CANOPY ABOVE. REFER TO DETAIL 5/A-5.2

28 INSTALL FIXED ALUMINUM ROOF ACCESS LADDER AND ROOF SCUTTLE AND LADDER UP SAFETY POST. INSTALL 5/8" PLYWOOD BEHIND ROOF ACCESS LADDER. SEE DETAIL 7/A-2.1. COORDINATE WITH STRUCTURAL DRAWINGS.



1 FLOOR PLAN - UPPER LEVEL  
A-1.2 Scale: 1/4" = 1'-0"

GENERAL NOTES

- A. INTERIOR WALL SEPARATING THE SERVICE BAYS FROM THE WAITING/RESTROOM/OFFICE/MECHANICS ROOM, AND INTERIOR WALLS SURROUNDING THE RESTROOM, OFFICE AND MECHANICAL ROOM SHALL BE PROVIDED WITH SOUND BATT INSULATION FOR THE FULL HEIGHT OF THE WALLS. VAPOR BARRIER IS NOT REQUIRED IN THESE WALLS.
- B. ALL EXTERIOR WALLS AND ROOF SHALL BE PROVIDED WITH INSULATION TO ACHIEVE A COMPLETELY INSULATED THERMAL ENVELOPE AS REQUIRED - REFER TO SHEET A-4.1. PROVIDE VAPOR BARRIER PER LOCAL CLIMATE REQUIREMENTS.
- C. ALL GYPSUM BOARD IN SERVICE BAYS SHALL BE 5/8" HIGH ABUSE FIRE SHIELD BY NATIONAL GYPSUM.
- D. ALL WALLS EXTENDING TO UNDERSIDE OF PLYWOOD ROOF SHEATHING SHALL BE BRACED TO STRUCTURE AS REQUIRED. PROVIDE NECESSARY BLOCKING FOR STABLE, SECURE INSTALLATION.
- E. REFER TO SHEET G-3.1 FOR EQUIPMENT SCHEDULES AND LOCATIONS.
- F. DIMENSIONS FOR INTERIOR WALLS ON PLANS ARE TO ROUGH FRAMING (U.N.O.) EXTERIOR DIMENSIONS ARE TO FINISHED SURFACES AND OPENINGS.
- G. REFER TO STRUCTURAL FOR FLOOR PENETRATION LOCATIONS
- H. POLYETHYLENE VAPOR BARRIER TO BE USED ON WALL/ CEILING APPLICATIONS WHERE UNFACED BATT INSULATION IS USED.

KEY TO WALL TYPES

- EXTERIOR WALL: EXTERIOR FINISH, OVER AIR/MOISTURE BARRIER, OVER PLYWOOD SHEATHING (PER STRUCTURAL), OVER 2x6 WALL STUDS (TYPE & SPACING PER STRUCTURAL). PROVIDE 5/8" HIGH ABUSE GYPSUM WALL BOARD ON INTERIOR FACE OVER POLYETHYLENE VAPOR BARRIER. INSULATE STUD CAVITY WITH BATT INSULATION.
- INTERIOR WALL: 2x4 STUDS @ 16" O.C. (UNLESS OTHERWISE NOTED) w/ P.T. SILL PLATE AND DOUBLE TOP PLATES w/ 5/8" GYPSUM BOARD EACH SIDE. EXTEND WALL AND SECURE TO STRUCTURE. INSULATE STUD CAVITY WITH SOUND BATTS WHERE NOTED. INTERIOR WALLS IN THE LOWER LEVEL SHALL EXTEND UP TO THE UNDERSIDE OF THE METAL FLOOR DECK. INTERIOR WALLS AT THE UPPER LEVEL SURROUNDING THE SERVICE BAYS AND MECHANICS ROOM SHALL EXTEND UP TO THE UNDERSIDE OF THE PLYWOOD ROOF SHEATHING. ALL OTHER INTERIOR WALLS AT THE UPPER LEVEL SHALL EXTEND UP TO 6" ABOVE THE ACT CEILING.
- NOTE: REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.



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| DATE        | ISSUE            |
|-------------|------------------|
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PROFESSIONAL SEAL

PROFESSIONAL LICENSE NO:  
CERTIFICATE OF AUTHORIZATION NO:  
PROFESSIONAL IN CHARGE  
BRADY HARDING  
PROJECT MANAGER  
ARW  
QUALITY CONTROL  
MC  
DRAWN BY  
RLD  
PROJECT NAME



**VALVOLINE  
INSTANT  
OIL CHANGE**  
PROJECT NAME  
CITY, ST.  
EXTRA LINE  
EXTRA LINE

PROJECT NUMBER  
#####  
SHEET NAME  
**FLOOR PLAN -  
UPPER LEVEL**

SHEET #

**A-1.2**







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| ARW                    |
| QUALITY CONTROL        |
| MC                     |
| DRAWN BY               |
| RLD                    |

PROJECT NAME



**VALVOLINE  
INSTANT OIL CHANGE**

**PROJECT NAME**  
CITY, ST.  
EXTRA LINE  
EXTRA LINE

PROJECT NUMBER  
#####

SHEET NAME

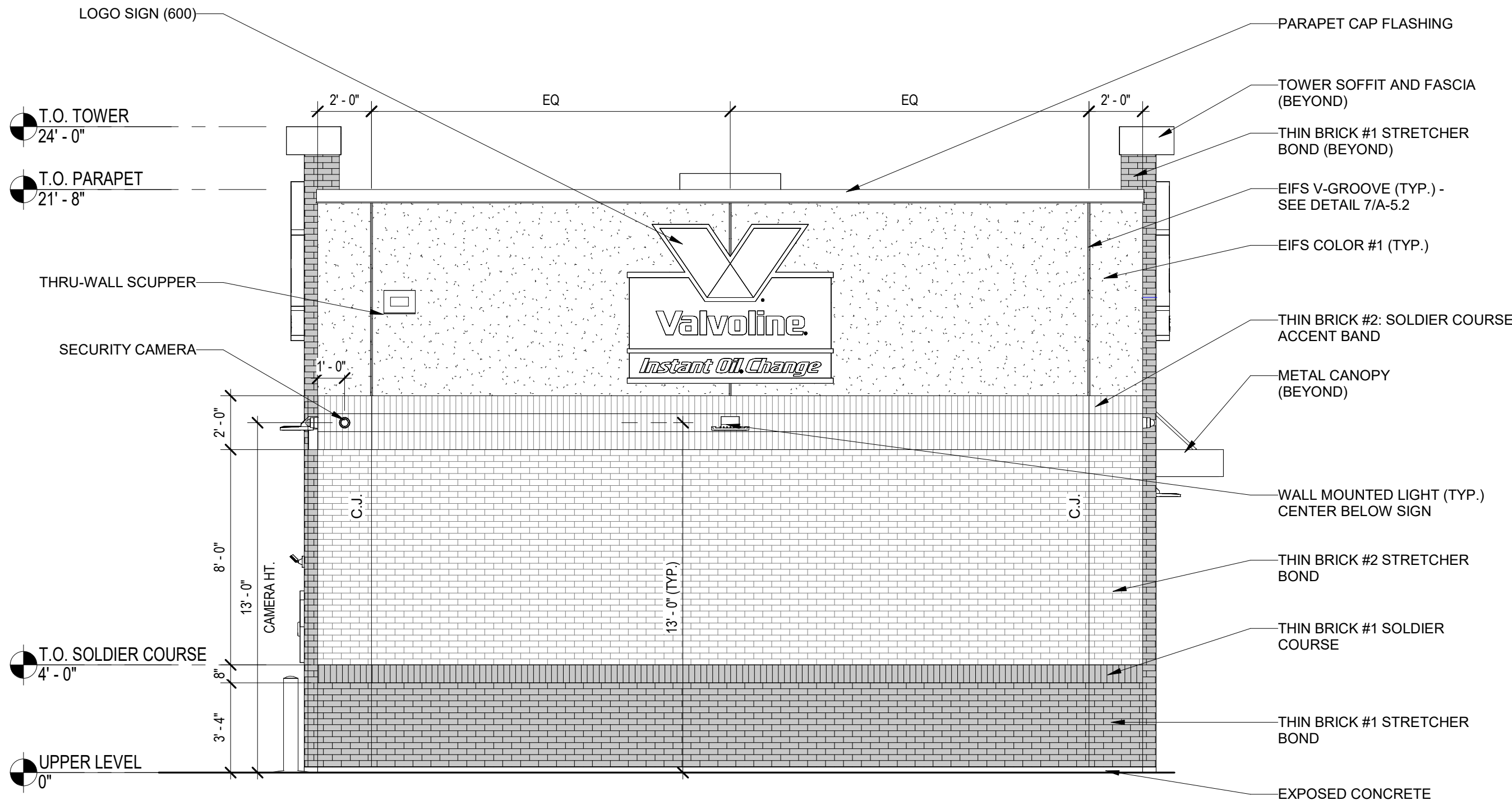
**EXTERIOR  
ELEVATIONS**

SHEET #

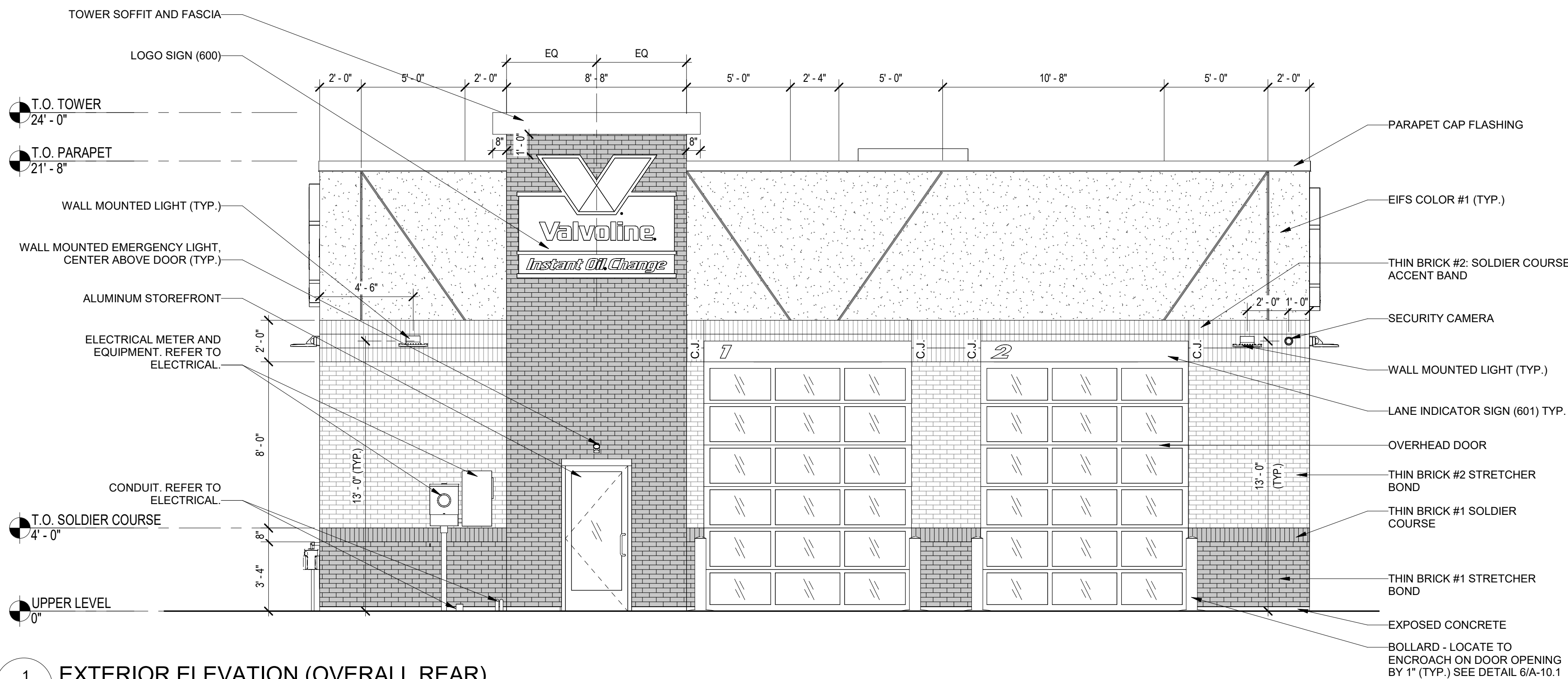
**A-3.2**

## ELEVATION NOTES

- SEE SHEET A-3.1 FOR ELEVATION NOTES.
- SEE SHEET A-3.1 FOR EXTERIOR FINISHES.
- SEE SHEET A-3.1 FOR SIGNAGE SCHEDULE.



**2 EXTERIOR ELEVATION (OVERALL LEFT)**  
A-3.2 Scale: 1/4" = 1'-0"



**1 EXTERIOR ELEVATION (OVERALL REAR)**  
A-3.2 Scale: 1/4" = 1'-0"





## STAFF REPORT

**To:** Plan Commission  
**Prepared By:** Brad Lenz, City Planner  
**Date:** September 10, 2024

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### Landmarking the former DAUV building at 540 S. 3<sup>rd</sup> Avenue

The City's Historic Preservation Commission held a public hearing last month for the designation of the former Deutscher Arbeiter Untersteutzunga Verein (DAUV) as a local historic landmark. The minutes from the meeting are attached to this memo, along with some information about the building and a letter from the property owners opposing the landmarking. The commission found the building to be historically significant and recommended moving forward with the landmark designation.

The next step in the landmarking process is for Plan Commission to review the recommendation from the Historic Preservation Commission, and forward its own recommendation to the Common Council for consideration. The Plan Commission, per Wausau Municipal Code 2.82.050(b)(3), shall consider the following factors in formulating a recommendation:

- (A) Will the designation of the property as a landmark or historic site interfere with the orderly, coordinated, and harmonious development of the city;
- (B) Will the designation of the property as a landmark or historic site conflict with parts of the master plan, official map or redevelopment plans;
- (C) Will the designation of property as a landmark or historic site promote the general public health, safety and general welfare.

Based on these criteria, staff recommends Plan Commission approval of the landmark designation. The building sits in an older part of the city that has been built out for many years with a mix of commercial, institutional and residential properties. The small-scale mix of properties is not expected to change in the near future. The comprehensive plan acknowledges the value of preserving the city's history. Also, Wausau's municipal code (2.82.010) states that it is a matter of public policy that the protection, enhancement, perpetuation and use of buildings of special architectural character or special historical interest or value is a public necessity and is required in the interest of the health, prosperity, safety and welfare of the people.



## HISTORIC PRESERVATION COMMISSION

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Time and Date: The Historic Preservation Commission met on Wednesday, August 28, 2024, at 6:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Gary Gisselman, Blake Opal-Wahoske, Kevin Crooks, Christine Martens, Brian Mason, Steve Miller, and Patrick Bacher (arrived at 6:10 pm)

Members Not Present: Linda Tryczak, and David Oberbeck

Staff Present: Brad Lenz, Samantha Kulig

Others Present: Lance Leonhard

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

Chairperson Gary Gisselman called the meeting to order at approximately 4:00 p.m. noting that a quorum was present.

### **PUBLIC HEARING: Discussion on landmarking the former DAUV Hall (540 S 3<sup>rd</sup> Avenue)**

---

Chairperson Gisselman opened the public hearing.

Chairperson Gisselman closed the public hearing.

### **Discussion and possible action on landmarking the former DAUV Hall (540 S 3<sup>rd</sup> Avenue)**

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Chairperson Gisselman stated a letter was received today by Susan Lang, president of Emmerich & Associates, stating that they strongly oppose, because this designation will inappropriately encumber their ability to get a return on investment for the property as it is currently up for sale. Chairperson Gisselman stated that from previous designations of property, the commission tend to not get in the way of a sale.

Bacher stated that his concern of holding the action on landmarking this site is that the new prospect owners may potentially want to renovate and lose the characteristics or even worse raze the building. Chairperson Gisselman stated that there is no ordinance that would prohibit the possibility of razing it. Crooks stated that real estate can take a while to complete a sale and that there is no tell of when that will happen. Crooks continued that in the meantime, the building can be razed. Bacher also stated that in this current state, the building is not in good condition.

Bacher also stated that Emmerich & Associates didn't attend in person to discuss more on why they strongly oppose landmarking. Chairperson Gisselman responded the owner has additional opportunities during the Plan Commission meeting and during the City Council meeting since those are the next steps on landmarking this building.

Miller read the letter and stated that he agrees with Crooks on the length of real estate and with Bacher's concern on the current state of the building. However, Miller understands Susan Lang's letter and her concern as well. Miller would like to see if we can find a compromise for both the Commission and Emmerich & Associates.

Blake Opal-Wahoske stated that based on this meeting and past meetings, it seemed that most owners do not know the advantages of landmarking a historical building. Opal-Wahoske suggested that the commission should have a list of advantages and disadvantages which can make owners more acumen in landmarking their property. Crooks responded that there are some tax credits/benefits for local designation landmarking.

Martens asked if anyone else from Emmerich & Associates reached out to the Commission members with questions regarding this. Chairperson Gisselman stated he received voicemail from Susan Lang, called back, left a voicemail but have not heard back. Lenz stated he had not heard from them either. Martens also stated that she agreed with Bacher's on his concerns.



Crooks stated Wausau has a rich, German heritage, and this building is very significant to the German workers. Many buildings in Wausau show buildings with the German name instead of the English name. Crooks felt preserving that German heritage is worthwhile.

Mason appreciated the suggestion from Opal-Wahoske of having a list of advantages and disadvantages of landmarking a historical building. He also stated that in the letter “inappropriately encumber” did not specify what kind of encumbrance, which Mason believed can be dispelled by a series of questions and discussion between the owner(s) and this commission. Mason also stated that there are two additional meetings – Plan Commission and City Council - after this meeting that Emmerich & Associates can still attend.

Martens appreciated this historical building would be preserving the history of workers versus the common preservation of history of rich individuals that we see up on East hill.

Motion by Bacher and seconded by Marten to approve the landmarking on the former DAUV Hall (540 S 3rd Avenue) and to move this onto Plan Commission. Motion approved unanimously, 7-0.



August 27,2024

Gary Gesselman – Chair, Historic Preservation Commission  
407 Grant St  
Wausau,WI 54403

Dear Gary,

Emmerich and Associates is the owner of the Property located at 504 3<sup>rd</sup> Ave., Wausau historically referred to as DAUV Hall. I am not able to attend the public hearing on August 28 and ask that this letter be submitted to the committee.

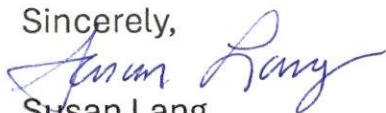
Emmerich & Associates strongly oppose the proposed designation of the building as a Historic Landmark.

As owners, we appreciate the deep history of the building, however it is a commercial rental property in a challenging location and designating it a Historic Landmark we feel will inappropriately encumber our ability to get a return on investment for the property and to meet the requirements of tenants. We are also in the process of negotiation with a potential buyer of the Building and the Landmark designation will distract that process.

With the above in mind we respectfully request that the committee remove DAUV Hall from the consideration list.

If you have further questions I will be happy to make myself available

Sincerely,



Susan Lang

President

Emmerich & Associates

1105 Grand Ave Ste 5

Schofield,WI. 54476

[Susan@helprent.com](mailto:Susan@helprent.com)

715- 571 -7717

Cell: 715 571 7717

cc: Cheryl Paulson



HISTORIC LANDMARK NOMINATION FORM  
Historic Landmarks Commission  
Wausau, Wisconsin

DAUV Hall

I. Name of Building or Site

(1) Common

Workmen's Hall

(2) Historic (if applicable)

DAUV Hall

II. Location

(1) Street Address

540 South 3rd Avenue

(2) Ward (available @ City Clerk)

10

III. Classification

(1) Type of Property (building, monument, park, etc.)

building

(2) Zoning District

R-3

(3) Present Use

store

IV. Current Owner of Property (available at City Assessor's office)

(1) Name(s)

Lou Close

(2) Street Address

540 South 3rd Avenue

(3) Telephone Number

845-9259

V. Legal Description (available at City Assessor's office)

(1) Parcel Number

351-057

(2) Legal Description

Stewart & Alexander's Addition,  
Block 1, Lot 10

VI. Condition of Property

(1) Physical Condition (excellent, good, fair, deteriorated, ruins)

excellent

(2) Altered or Unaltered?

altered

(3) Moved or Original Site?

original

(4) Wall Construction

brick over wood

(5) On a separate sheet of paper, describe the present and original physical construction and appearance (limit 500 words).



HISTORIC LANDMARK NOMINATION FORM  
Historic Landmarks Commission  
Wausau, Wisconsin

VII. Significance

|                                                                                                                                                                                                                |                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| (1) Original Owner<br>Deutscher Arbeiter Untersteutzungs<br>Verein                                                                                                                                             | (2) Original Use<br>Meeting hall                                                     |
| (3) Architect or Builder                                                                                                                                                                                       | (4) Architectural Style<br>Renaissance Revival<br>(originally Italianate Commercial) |
| (5) Date of Construction<br><del>xxxxxx</del> 1887                                                                                                                                                             | (6) Indigenous Materials Used                                                        |
| (7) On a separate sheet of paper, describe the significance of the<br>nominated property and its conformance to the designation criteria<br>of the Landmarks Commission Ordinance (33.01), limit of 500 words. |                                                                                      |

VIII. List of Bibliographical References Used

1. Wausau Tax Rolls, 1888, 1889
2. Wausau City Directories, 1888-1972
3. Louis Marchetti, History of Marathon County. Chicago: Richmond-  
Arnold, 1913, p.443
- 4.
- 5.
- 6.
- 7.
- 8.

IX. Form Prepared By:

(1) Name and Title

Maryanne Norton, Librarian

(2) Organization Represented (if any)

Marathon County Historical Society

(3) Address

403 McIndoe Street  
Wausau,

(4) Telephone Number

848-6143

(5) Date Nomination Form Was Prepared

March 2, 1982



HISTORIC LANDMARK NOMINATION FORM  
Historic Landmarks Commission  
Wausau, Wisconsin

VII.(7) Significance of Nominated Property and Conformance to Designation Criteria:

The significance of the Deutscher Arbeiter Unterstuetzungs Verein (German Workmen's Aid Society) rests on its importance as a meeting place for German workers in early Wausau.

The Society was organized in January, 1883 as an insurance firm which paid sick benefits and funeral expenses. From its beginning, the Aid Society was able to help immigrants adjust to life in Wausau and to maintain a German heritage through its social activities, male choir, German library and meetings which were conducted in German. During the Second World War the Society dropped its German name and became the Wausau Benevolent Society, and in 1972 it ceased operation.

After meeting for five years in various buildings on the west side, the Society was able in 1887 to construct its own building at 540 South Third Avenue. The architecture is ~~Renaissance~~ ~~Revival~~ with its pedimented doors and windows set against the brick exterior which is now painted blue. The interior had an auditorium and stage, kitchen, library and office.

Commercial Italianate with round headed windows, (now covered with pedimented window heads.



HISTORIC LANDMARK NOMINATION FORM  
Historic Landmarks Commission  
Wausau, Wisconsin

VI.(5) Describe Present and Original Physical Construction and Appearance:

*Commercial Italianate*  
This ~~Renaissance Revival~~ building has pedimented window heads on the many first and second story windows. The front entry is framed with pilasters supporting a classical pediment.

The corners of the brick structure are decorated with pilasters which also vertically divide the facade. A belt course separates the two stories which are topped with an architrave cornice on a flat roof.

The original red brick walls are now painted blue.



# 'Dutch Hall' has deep roots

p32

New Historic buildings May 1 '88

## Third Avenue building once housed German support society

By Ed Wodalski  
Wausau Daily Herald

The Deutscher Arbeiter Unterstuetzungs Verein was not much different from the many other German aid societies of its time. But while others came and went, the German Workman's Support Society endured. In 1983, it celebrated its 100th anniversary.

Today, the building constructed in 1887, is home to the Community Support Services — a drop-in center for North Central Health Care Facilities members, formerly located at Scott and First streets.

The DAUV, also remains. Renamed the Wausau Benevolent Society, the group meets twice a month at Carl's Third Avenue Bar, 101 N. Third Ave.

The DAUV or German Workman's Support Society was formed as a health and life insurance group, but never became affiliated with any insurance or other business.

A.F. Frudden, only 15, was the club founder. He invited 27 young men, most in their 20s and some with small families, to organize a support society on Jan. 11, 1883.

Meeting at the fire station, Frudden, was chosen the club's first president.

The reason for the club, Frudden explained, was to "aid and assist all sick and distressed members, to care for their spiritual and intellectual welfare, to provide congenial and sociable entertainment and to foster and perpetuate the German language."

Club members contributed 50 cents a week.

An inaugural ball, and Christmas fair, which netted \$52, helped boost the club's total treasury to \$159.

As the club grew, meetings were held at the East Side Music Hall, Turner Hall, skating rink, stores, offices, private homes and wherever it could find space.

In 1887, a committee bought a building lot on the corner of Third and Garfield avenues for \$300. Unable to come up with the \$150 down payment, nine members offered to take 30 notes at \$5 each.

Building materials for the 16- by 24- by 12-foot structure were purchased for \$124. Members supplied the labor.

There were carpenters, stone masons, plasterers and plenty of laborers.

By Nov. 19, the society held its first meeting in the new hall — dancing, music and entertainment soon followed.

The building was enlarged in 1890, with Henry Juers drawing up plans for the \$1,853 addition. Promissory notes and a loan by Hugo Peters supplied the financing.

The new hall contained a stage. A

## Benevolent Society still enjoys sharing a brew

The Wausau Benevolent Society still meets twice a month — every first and third Wednesday — at Carl's Third Avenue Bar, 101 N. Third Ave. Carl is a former vice president of the club which still numbers about 70 members.

Schaskopf, the card game also known as sheepshead, and a draw of beer are staples at the meetings, which start at 8 p.m., but may last only 10 to 15 minutes. The remainder of the evening is devoted to playing cards, drinking beer and sharing good times.

Most club members are retired. Dues are 50 cents a month — you pay no dues after 50 years of membership. The club has about five non-paying members.

The club still pays a \$150 death benefit to survivors of club members and \$4 a week to club members who are ill or incapacitated.

The second meeting of the month includes a lunch, prepared by the vice president. Past menus have featured chicken, casserole, sauerkraut, pork sausage, brats, cold meats and cheese.

"It's always a very, very good lunch," says Frank Zastrow, Wausau, a club member for about 25 years.

piano was purchased, a male singing group was formed and many home talent shows were performed.

In 1911, the building again was enlarged with space provided for a kitchen, cloak room and serving room, along with a library and offices.

Professional groups also rented the hall to put on German plays.

And through the years the building became known as "Dutch Hall."

In later years, it also was the site of weekly wedding parties and

served as an election polling place.

The Second World War marked the formal end of the DAUV, with the group changing its name to the Wausau Benevolent Society. By now, membership was open to all ethnic groups.

The "Dutch Hall" was sold in 1972, but the Benevolent Society continues.

True to its tradition, the Wausau Benevolent Society still pays \$150 to survivors of members and \$4 a week to members who became ill or incapacitated.





August 21, 2024

Plan Commission and City Council  
City of Wausau

RE: Parking Commitment for Proposed Apartment  
Complex on South 8<sup>th</sup> Avenue

Dear members:

Our representatives have been working diligently with City staff members on the proposed apartment complex on the east side of South 8<sup>th</sup> Avenue. Staff raised an issue in regard to parking at the facility, noting that there is an apparent deficit of 12 parking spaces as compared to standard parking allowances. Fortunately, we have a large parking lot on the west side of South 8<sup>th</sup> Avenue currently used for employee parking, and that lot has many open spaces, especially on the paved portion that is nearest 8<sup>th</sup> Avenue. See photos included with this letter.

Kolbe is willing to reserve 12 of the existing spaces (or as many as necessary) in the lot on the west side of 8<sup>th</sup> Avenue to be used exclusively for the residents of the apartment facility. The parking lot will be appropriately re-stripped, and a sign erected to denote the restriction on use.

We look forward to prompt approval of the specific site plan so we can let out bids to make a final determination of the feasibility of proceeding with this project.

Sincerely,  
KOLBE & KOLBE MILLWORK CO., INC.

A handwritten signature in black ink that reads "Michael Tomsyck". The signature is written in a cursive, flowing style.

Michael Tomsyck  
Vice President-Finance and Fleet Operations

Wausau, WI - Corporate Headquarters  
1323 South 11<sup>th</sup> Avenue  
Wausau, WI 54401  
P: 715.842.5666

Manawa, WI  
1211 Depot Street  
Manawa, WI 54949  
P: 920.596.2501

Phoenix, AZ  
21430 North 15<sup>th</sup> Lane #100  
Phoenix, AZ 85027  
P: 480.272.9688

[www.kolbewindows.com](http://www.kolbewindows.com)





## STAFF REPORT

**To:** Plan Commission  
**Prepared By:** Brad Lenz, City Planner  
**Date:** September 10, 2024

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### Specific Implementation Plan for 8<sup>th</sup> Ave Workforce Housing

The general development plan for the multi-family development on the 1300 block of South 8<sup>th</sup> Ave (across from Kolbe's manufacturing plant) was previously approved by Plan Commission and Common Council. The petitioners are now seeking approval of the specific implementation plan to complete their zoning approval of the project.

The apartment complex would contain a total of 102 units, with mostly one and two bedrooms. There would be 10 three-bedroom units as part of the mix. The total unit count is down somewhat from the previous general plan which proposed 108 units.

The design of the site has changed somewhat from the general plan where the buildings were lined up along 8<sup>th</sup> Avenue and parking was in the rear. The new design shows buildings angled to the street with a couple of small surface parking lots along 8<sup>th</sup> Avenue. The building containing the community room is set back towards the rear of the site, and a parking lot also extends to the east property line.

The total number of parking spaces should be adequate given that ample overflow parking exists across the street at Kolbe's plant and is available for use. An enclosed letter states the ability of the apartments to utilize existing parking on the manufacturing site.

The proposed building elevations employ a mix of materials including smart siding and metal panels. Staff has requested that the metal siding be "architectural/decorative metal panels" or "residential aluminum siding" which are listed in the zoning code as Class III materials. These materials would be permitted on multi-family buildings in standard zoning districts. Class IV materials include "non-decorative metal panels" or "corrugated metal" and would not normally be permitted.

The package of plans submitted by the petitioner generally constitutes what would be required for the specific implementation plans. Staff recommends approval, with the following comments:

- City Engineering will need to review a stormwater management plan.
- A lighting plan should be submitted to Inspections to look for light spillage off the site, particularly where the surface parking lot comes within a few feet of the east property line.
- If signage will be proposed as part of the development, permits will need to be acquired through Inspections and staff recommends following the base zoning standards for residential developments.

Potential amendments to existing plans include:

- Building materials, particularly metal siding, should be Class III and not Class IV, as defined by the zoning code.



- Landscape plan should add a low-level landscape buffer along the outside (i.e., east) edge of the rear parking lot.
- A sidewalk running parallel to 8<sup>th</sup> Avenue should be added. Internal walks from the buildings should connect to the sidewalk.
- Crosswalks (across 8<sup>th</sup> Avenue) should be limited to one location, likely near where the overflow parking on the manufacturing site is located.
  - Accessible ramps on both sides of 8<sup>th</sup> Avenue should be installed at the crosswalk.





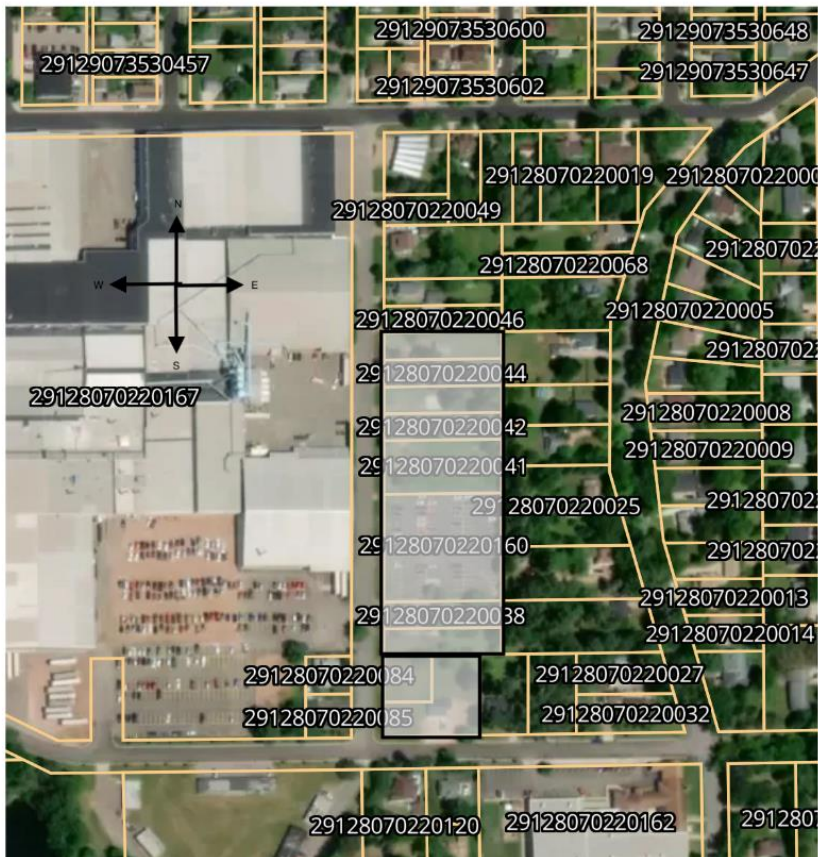






## New Kolbe Workforce Housing Development SIP Descriptions

The following documentation and descriptions are for the proposed Kolbe window and doors workforce housing development at 8<sup>th</sup> Ave. S, Wausau, WI. The Parcels are highlighted below:



### Justification for rezoning:

The Wausau area has a lack of housing that is cost-effective for the workforce of many area employers. Although several apartment complexes have either been built or approved to be built, the rents of those units are too high for the average Wausau resident. As such, it is difficult for area employers, Kolbe included, to attract new workers to the area. While we are fortunate to have employees commute up to an hour to work for us, some will not drive that far, and they cannot join our company because housing costs would be too high in Wausau. The rezoning of these properties on Kolbe's campus would allow the offering of quality, cost-effective housing while living on the average Wausau salary.



The site is comprised of 102 residential units across 4 buildings. The unit mix is 44 one bedroom, 48 two bedroom, and 10 three-bedroom units. In addition, there are two garage structures providing 20 total spaces.

This has changed from the initial site plan which was for 108 units comprising 48 one bedroom, 48 two bedroom, 12 three bedrooms.

All zoning standards are met with Kolbe agreeing to restripe 12 of their existing plant parking spaces and as well as providing crosswalks between the plant and proposed unit development. Please see the attached letter.

Kolbe plans to construct all buildings at the same time.