



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, November 16, 2021 at 5:00 pm.**
Location: **City Hall (407 Grant Street, Wausau WI 54403) - COMMON COUNCIL CHAMBERS**
Members: Katie Rosenberg (C), Eric Lindman, Pat Peckham, Tom Neal, Bruce Bohlken, Andrew Brueggeman, George Bornemann

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

1. Approve the minutes from the October 19, 2021 meeting.
2. **PUBLIC HEARING:** Discussion and possible action on rezoning 710 Grant Street from TF-10, Two-Flat Residential-10 Zoning District to PUD, Planned Unit Development Zoning District and approve the General Development Plan to allow for commercial storage and residential use. (Dan Weber)
3. **PUBLIC HEARING:** Discussion and possible action on rezoning 415 South 1st Avenue from UMU, Urban Mixed-Use Zoning District to PUD, Planned Unit Development Zoning District and approve the General Development Plan to allow for a 50-unit multi-family apartment building. (Gorman & Company)
4. **PUBLIC HEARING:** Discussion and possible action on amending Section 23.01.23 Definitions, Section 23.02.04 Interpretation of zoning district boundaries, Section 23.03.28 Accessory land uses and structures, Section 23.10.21 Notice of public hearings, Section 23.10.22 Public meetings, Section 23.10.31 Zoning map amendment and Section 23.10.44 Planned unit development review and approval procedure.
5. Discussion and possible action on approving a conditional use at 410 South Bellis Street to allow for assembly of components for transportation vehicles, in a MI, Medium Industrial Zoning District. (Seagrave Fire Apparatus LLC)
6. Discussion and possible action on petition for annexation - Grube (076-2907-284-0004, Town of Stettin.
7. Next meeting date and future agenda items for consideration.
8. Adjournment

MAYOR KATIE ROSENBERG - COMMITTEE CHAIR

The meeting is being held in person and via teleconference (all public participants' phones will be muted during the meeting) **by calling 1-408-418-9388. The Access Code is 2497 763 7030. Password ucPWsUaG528**

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

This Notice was posted at City Hall and emailed to the Daily Herald newsroom on 11/11/2021 @ 2:30 p.m. Questions regarding this agenda may be directed to the Planning Department at (715) 261-6760.

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

Distribution List: City Website, Media, Committee Members, Council Members, Assessor, Attorney, City Clerk, Community Development, Finance, Metro Ride, Human Resources, Police Department, Hebert, Lenz, Stahl, Polley, County Planning, Seagrave Fire Apparatus LLC, Weber, Gorman & Company

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, October 19, 2021, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

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

Others Present: William Hebert, Brad Lenz, Brian Stahl, Frank Szendrey, Todd Woodward, Melissa Engen

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

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

Approve the minutes from September 21, 2021 meeting.

Peckham motioned to approve the minutes from the September 21, 2021 meetings. Brueggeman seconded.

Peckham said that Engen should be listed under the 'Others Present' section of the minutes. Engen stated that this would get corrected.

The motioned carried unanimously 7-0.

PUBLIC HEARING: Discussion and possible action on approving a conditional use at 410 South Bellis Street to allow for assembly of components for transportation vehicles, in a MI, Medium Industrial Zoning District.

Lenz said that this is the first of the two meetings for this conditional use. During the next meeting, the report of findings report will be presented to the commission. The property is zoned medium industrial, but a heavy industrial use is present.

Frank Szendrey, Seagrave Fire Apparatus LLC, said that the company has been around for 100 years, and the business is growing and they currently have a backlog of two years. Szendrey said that they need a location close to Clintonville. The Wausau location would be for the assembly of cabs to put in the electronic harness and check the electronic system using cordless power tools. One forklift and a crane may be used. There may be some welding completed, if repairs are needed. If extensive welding is needed, it will be done at the Clintonville location.

Neal said that a letter was received from a nearby residential who was in favor of the proposal. Neal asked how many employees there will be. Szendrey answered that there will be 50 people when it is fully functional.

Mayor Rosenberg closed the public hearing.

Lenz said that this will come back to the next meeting. The existing building will be used with some modifications. Operations will be completed inside the building.

Bornemann asked who owns the parking area. Todd Woodward answered that the landlord owns the adjacent parking lot.

Peckham said that he is pleased to see the proposal.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for November 16, 2021.

Hebert said that the notification changes and amendments for tourist rooming houses will be coming to the next meeting. Lenz said that staff will set up the public hearings for the changes, which are relatively minor. The commission agreed to the public hearings.

Adjournment.

Peckham motioned to adjourn, seconded by Brueggeman. The motion carried unanimously 7-0 and the meeting adjourned at 5:10 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on November 16, 2021.



Memorandum

From: Sam Wessel
To: Plan Commission
Date: November 16, 2021
Subject: Planned Unit Development at 710 Grant Street

Background

Dan Weber of Timekeeper Distillery is proposing zoning change to a single family home on a 0.27 acre site at 710 Grant Street. The zoning is currently TF-10 Two-Flat Residential Zoning District, and the applicant is proposing to rezone it to PUD – Planned Unit Development. This is essentially an amendment to Timekeeper Distillery’s existing PUD’s Specific Implementation Plan at 720 Grant Street to now include the neighboring site and house. The applicant plans to rent out the house while using the garage as cold storage for the distillery. Adding the home site to the existing PUD is necessary to meet non-zoning requirements related to alcohol production and licensing that the City isn’t responsible for enforcing. The applicant will work with state and federal entities to meet licensing and operational requirements that exist beyond the City but the City will require the site to meet building codes, such as adding drywall to the garage, if approved.

Criteria for Approval

Section 23.10.45(f) of the zoning code outlines the criteria for approval of a Planned Unit Development (PUD). It states that in its review of an application for a PUD the plan commission shall make findings with respect to the ten criteria (below). Staff comments follow each of the criteria.

1. The proposed Planned Unit Development project is consistent with the overall purpose and intent of this title.

The planned unit development zoning allows the distillery to expand its storage area without affecting the character of its historic train depot building while still allowing the single family home to continue as a residential use compatible with the existing neighborhood.

2. The proposed Planned Unit Development project is consistent with the City's Comprehensive Plan and other area plans. (It is the responsibility of the City to determine

such consistency.) A housing objective in the plan is to encourage a variety of housing types throughout the city.

The proposed use continues to allow housing on the home site without negatively impacting the condition of surrounding homes.

3. The proposed Planned Unit Development project would maintain the desired relationships between land uses, land use densities and intensities, and land use impacts in the environs of the subject site.

The sites are located on the boundary of the “urban residential” and “legacy industrial” uses on the Comprehensive Plan’s Future Land Use Map. The comprehensive plan describes these categories as follows:

Urban Residential: These are areas primarily for residential uses with small lots, sidewalks, and a street grid, including single-family and multi-family units. These areas may include some neighborhood-serving commercial, institutional, and public/semi-public uses within the area. It is not expected that significant new growth will occur, but replacement of existing buildings and infill of similar density is encouraged.

Legacy Industrial: Smaller scale existing industrial uses, commonly found along rail lines and mixed among urban streets. These older industrial uses are often local hubs of accessible employment but can also be in conflict with neighboring residential uses

The proposed use of the site maintains its residential use and character as recommended with minimal industrial impacts expected to the neighborhood as materials are stored in the garage. No manufacturing or distilling will take place on the home site that is now proposed to be part of the Planned Unit Development. The existing distillery is not proposed to expand into the surrounding neighborhood, and it continues to provide jobs within walking distance of dense neighborhoods while serving as an amenity for the area.

4. Adequate public infrastructure is or will be available to accommodate the range of uses being proposed for the Planned Unit Development project, including but not limited to public sewer and water and public roads.

The proposed amendment does not require more infrastructure or place additional burden on existing infrastructure.

5. The proposed Planned Unit Development project will incorporate appropriate and adequate buffers and transitions between areas of different land uses and development densities/intensities.

The garage is required to have finished walls on the inside to meet fire separation requirements.

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

The project entirely uses existing structures and does not encroach on existing landscaped areas.

7. The proposed architecture and character of the proposed Planned Unit Development project is compatible with adjacent/nearby development.

The exterior architecture of the home and historic train depot are not proposed to be modified.

8. The proposed Planned Unit Development project will positively contribute to and not detract from the physical appearance and functional arrangement of development in the area.

There are no changes to the physical appearance and functional arrangement of development in the area. Should this PUD amendment not be permitted, the garage would likely be used for storage anyways.

9. The proposed Planned Unit Development project will produce significant benefits in terms of environmental design and significant alternative approaches to addressing development performance that relate to and more than compensate for any requested exceptions/base standard modifications variation of any standard or regulation of this title.

Since the garage will be occupied, parking for house tenants will be outside. Currently, there is enough room for at least two cars on the rear portion of the lot, which meets the zoning ordinance. Customers not expected to park there because the alley that accesses the garage and driveway doesn't connect to the main parking lot.

10. For Planned Unit Development projects that are proposed to be developed in phases, the applicant can provide a timeline for development and can demonstrate that the project would be successful even if all phases were not or could not be completed.

The slight building modifications would be completed in one phase to supplement the existing business. The storage area would be inspected by the City as well as any applicable agencies responsible for permitting the distillery to operate and meet health codes, etc.

Figure 1. Aerial view of garage and existing parking areas. Source: Marathon County GIS



Conclusion

Staff has determined that the application is complete and compatible with the existing PUD and surrounding neighborhood. Staff recommends approval for the PUD SIP amendment to add 710 Grant Street to the existing PUD at 720 Grant Street to allow the single-family home to continue while Timekeeper Distillery utilizes garage space for storage.



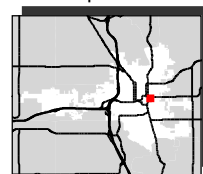
Map Date: October 28, 2021

City of Wausau
Marathon County Wisconsin

0 50 100
Feet

 Area of Interest
 Building

Map Location



CITY OF WAUSAU
APPLICATION FOR ZONING MAP AMENDMENT

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

1. Primary petitioner's Name (PRINT): Dan Weber
Primary petitioner's Address (PRINT): 3824 N. 14th St. Wausau, WI
Primary petitioner's Telephone Number (with Area Code): 715-846-5189
Primary petitioner's representative to contact in case of questions about this petition:

(Name - PRINT)

(Address - PRINT)

(Telephone No. with Area Code)

Email Address

Names of additional petitioners, if any:

(PRINTED Name)

(PRINTED Name)

(PRINTED Address)

(PRINTED Address)

(Telephone No. / Email Address)

(Telephone No. / Email Address)

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

Name (PRINT): None

Address (PRINT): _____

Phone No.: _____ Email Address: _____

Name (PRINT): _____

Address (PRINT): _____

Phone No.: _____ Email Address: _____

3. **ADDRESS(ES)** of property to be rezoned: 710 Grant St. 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: _____
B. **Proposed** zoning district classification(s) of the land included within the petition: _____
C. Existing land uses on land included within the petition: Residential TF-10

D. Proposed land use(s) following rezoning: Mixed Use + Storage
PUD

5. Please provide a brief narrative justifying the rezoning of this property. (Attach an additional sheet if necessary): I am looking to rezone the property for mixed use in order to rent the "garage" space to timekeeper for storage. For timekeeper to lease the space & pull it into their "bonded premise" the property needs to be "commercial" in some manner & inspected by the agg dept
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: 9/27/2021

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: _____



Memorandum

From: Brad Lenz
 To: Plan Commission
 Date: November 11, 2021
 Subject: P.U.D. at 415 S. 1st Ave to allow for a 50-unit apartment building

Introduction

Gorman & Company is petitioning to rezone 415 S. 1st Ave from Urban Mixed Use (UMU) to Planned Unit Development (PUD) to allow for a 50-unit apartment building. Gorman responded to a Request For Proposal (RFP) issued by the City for this property, which contains the former Westside Battery building.

The project would seek to utilize housing tax credits, for which an application deadline is approaching. The zoning for the project would need to be in place at the time of application.

The current stage of the PUD zoning is the general development plan, which would technically change the zoning district to PUD upon approval by the Common Council. Upon the zoning change and award of the tax credits, the developer would prepare specific implementation plans to be reviewed by plan commission at a future meeting.

The general plans for the 50-unit residential development are included in the packet. They include a rendering of the building, a general site plan, floor plans for each floor, including the underground parking, the unit mix (of 1, 2, and 3-bedroom units), and other narrative information.

Criteria for Approval

Section 23.10.45(f) of the zoning code outlines the criteria for approval of a Planned Unit Development (PUD). It states that in its review of an application for a PUD the plan commission shall make findings with respect to the ten criteria below. Staff comments follow each of the listed criteria.

1. The proposed Planned Unit Development project is consistent with the overall purpose and intent of this title.

The purpose of the PUD zoning is to provide for the possible relaxation of certain development standards in exchange for advantages in the overall site design. These advantages could include functionality, architectural quality, environmental benefits, and others.

The PUD has been rightfully used in other downtown riverfront areas (such as RiverLife) to help promote a unique, urban riverfront that has a mix of uses. The PUD is being applied similarly in this case.

2. The proposed Planned Unit Development project is consistent with the City's Comprehensive Plan and other area plans. (It is the responsibility of the City to determine such consistency.)

A housing objective in the plan is to encourage a variety of housing types throughout the city. The proposed project would add multi-family housing in an area that has not seen a lot of new housing in recent years. It would sit next to a predominantly small-scale residential neighborhood (to the southwest), and across Stewart Avenue from a largely commercial area.

Under the economic development goal of stimulating community and economic growth and development, the plan encourages the use of Planned Unit Development zoning to encourage and facilitate high-quality, mixed-use development. While the proposed project is entirely residential, it does add to the mix of uses on the Near West Side, which is predominantly commercial. Similarly, the project ties into the Downtown objective of creating more residential use in order to make downtown a multi-use activity center.

Besides the city's comprehensive plan, the Central Business District Master Plan (2000) and the Near West Side Master Plan (2007) speak to the subject property and its environs. Both plans mention the gateway nature of the area and better connections with the east side of the river. The proposed building, especially taken together with the multi-story bank building across Stewart Avenue, would form a gateway to the main central business district on the east side of the river. It can also be seen as helping to extend the CBD to the west side of the river. Both of the area plans also mention the importance of the Wisconsin River and capitalizing on its development potential.

3. The proposed Planned Unit Development project would maintain the desired relationships between land uses, land use densities and intensities, and land use impacts in the environs of the subject site.

The proposed residential project matches use with its nearest neighbors, which are predominantly small-scale homes (to the southwest). North of Stewart are larger-scale commercial buildings, including the multi-story bank building, which is directly across the street. The subject property effectively sits at the edge of the central business district, which, by definition, is of a higher density. The proposed project would fit with the existing uses and intensity of the area.

4. Adequate public infrastructure is or will be available to accommodate the range of uses being proposed for the Planned Unit Development project, including but not limited to public sewer and water and public roads.

The site contains public infrastructure that served the previous uses on the site. The street that serves this property (i.e., South 1st Ave) was recently reconstructed. Specific utilities may need to be upsized and/or relocated pending further coordination with the developer, but utilities are available to this redevelopment site.

5. The proposed Planned Unit Development project will incorporate appropriate and adequate buffers and transitions between areas of different land uses and development densities/intensities.

No buffering between uses is necessary since the site is essentially bordered by large roadways and undevelopable property owned by the utility. Also, as noted in #3 above, uses in the larger area would be compatible and complementary with the proposed development.

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

Even though the property is located near the Wisconsin River, it is in an area of the city that is fully developed and in close proximity to infrastructure associated with the hydro-electric dam.

The general site plan included in the packet shows a landscaped buffer along Stewart Avenue as well as the back side along the river. The right-of-way for Stewart Avenue and the railroad perhaps afford greater opportunities for improving a landscaped entryway into downtown. Detailed landscaping plans for the property will be submitted as part of the specific implementation plans.

7. The proposed architecture and character of the proposed Planned Unit Development project is compatible with adjacent/nearby development.

The brick structure fits in with the predominantly masonry structures of the downtown and Near West Side area. The massing of the buildings is also generally in line with existing buildings. The unique curvature of the front façade follows the shape of the parcel along the railroad tracks.

8. The proposed Planned Unit Development project will positively contribute to and not detract from the physical appearance and functional arrangement of development in the area.

The placement of the building towards the front edges of the property helps frame the street and sets an appropriate building edge for an urban environment.

9. The proposed Planned Unit Development project will produce significant benefits in terms of environmental design and significant alternative approaches to addressing development performance that relate to and more than compensate for any requested exceptions/base standard modifications variation of any standard or regulation of this title.

With the odd shape of the parcel and somewhat difficult access to it, the proposed project maximizes use of the site while providing an attractive gateway and connection to the east side of the river. It would provide much-needed housing and add a stronger residential mix to support the central business district.

The density of the project – 50 units on 0.77 acres – is above the approximate density of 36 units per acre targeted in the existing zoning district (i.e., UMU). However, the next zoning district up from UMU in terms of intensity, Downtown Periphery Mixed Use District (DPMU), does not have a targeted density, and allows by right apartment buildings with any number of units. The DPMU district is located in close proximity to the subject parcel, and essentially surrounds the central business district, except on the west side of the river.

Parking for the project includes 52 underground parking spaces for the 50 units in the building. Sixteen (16) of the units are 1-bedroom; 24 of the units are 2-bedroom; and ten (10) units are 3-bedroom. The typical zoning standard would be for 1.5 spaces for the units with two bedrooms or less, and an additional 0.5 spaces for units with three (or more) bedrooms. Applying this most stringent parking calculation, the project would need 80 parking spaces, which is 28 more than is currently being shown.

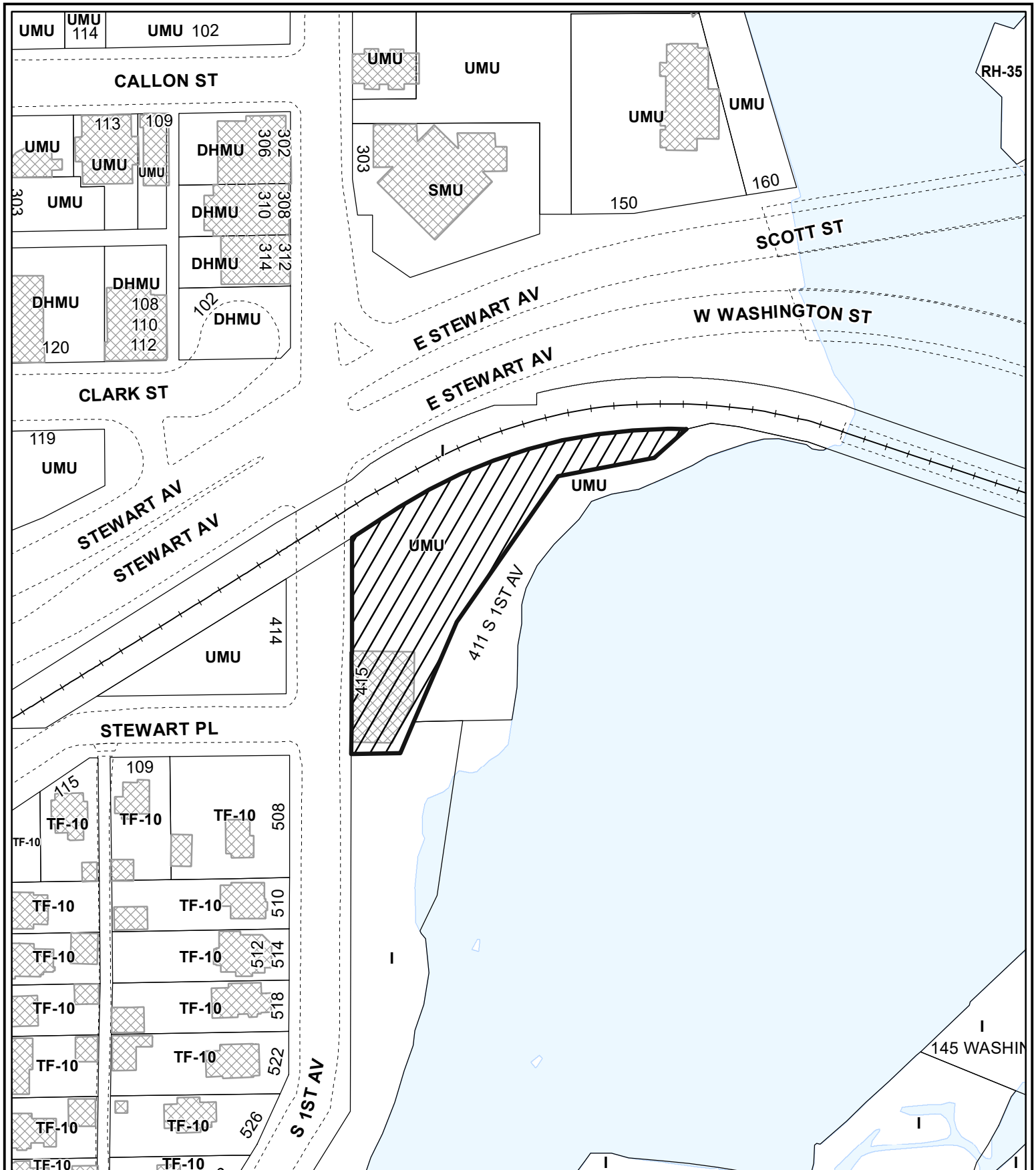
A case could be made that the one-bedroom units in this development would only need one parking space per unit. If the parking calculation were reduced to one space for both

the 1- and 2-bedroom units, plus 1.5 spaces for the 3-bedroom units, the parking count would be 55 total spaces.

Prior to the specific implementation plans coming back to plan commission, the developers could explore sharing of existing off-street parking and/or securing additional property to build new off-street parking. The City could also investigate the use of existing on-street parking, and/or adding on-street parking to South 1st Avenue.

10. For Planned Unit Development projects that are proposed to be developed in phases, the applicant can provide a timeline for development and can demonstrate that the project would be successful even if all phases were not or could not be completed.

This project would be developed in a single phase, contingent on the award of tax credits.



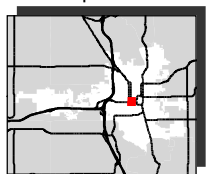
Map Date: October 28, 2021

City of Wausau
Marathon County Wisconsin

0 100 200
Feet

Area of Interest
 Building

Map Location





200 N. Main Street | Oregon, WI 53575

P: (608) 835-3900

F: (608) 835-3922

www.GormanUSA.com

REAL ESTATE DEVELOPMENT

MILWAUKEE MIAMI PHOENIX CHICAGO DENVER

October 27, 2021

Brad Lenz
Planning, Community & Economic Development
407 Grant Street,
Wausau, WI 54403-4783

RE: City of Wausau RFP Property Rezoning

Dear Brad Lenz,

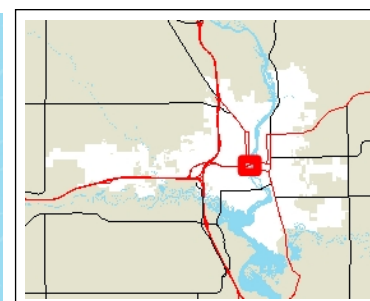
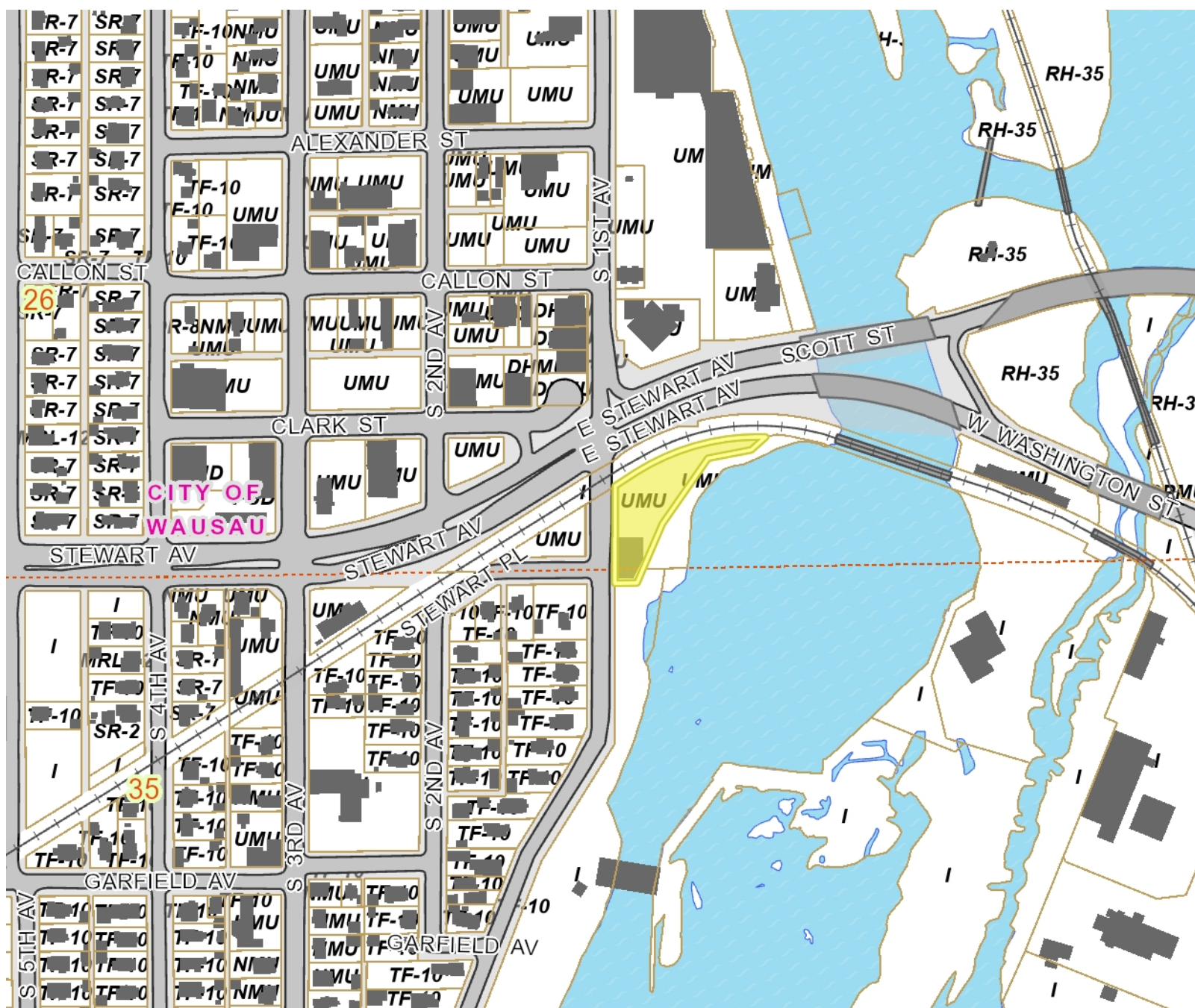
Gorman & Company is pleased to submit this application to rezone the City's "Westside Battery" and "L&S Printing" sites at 415 S First Avenue from Urban Mixed Use (UMU) to a Planned Unit Development (PUD). We are proposing the construction of a four-story, 50-unit affordable multi-family housing development on these two City-owned sites. On October 14, 2021, we responded to an RFP to redevelop these two sites. Our proposal would activate these blighted industrial parcels while providing quality affordable housing for people who want to live and work in downtown Wausau. Although we are uncertain as to whether we will be chosen for this RFP, we have decided to move forward with our rezoning request at this time out of necessity. We must be able to demonstrate that the site is zoned for at least 50 units by December 10, 2021—WHEDA's application deadline for competitive state and federal Low-Income Housing Tax Credits (LIHTC).

This packet contains a comprehensive unit mix complete with unit sizes, tenant income limits, unit counts, and unit rents; an architectural rendering; a completed zoning change application form; a legal description of the property; a map with neighborhood zoning information; and a generalized site plan. Collectively, these documents make up our General Development Plan. We request the City's permission to submit stormwater and signage plans after our PUD has been approved with our Specific Implementation Plan. If the Zoning Administrator deems it necessary for us to submit a Traffic Impact Analysis (TIA), we will also provide that with our Specific Implementation Plan. If the City decides that it would like us to provide any further items, we can also do so at that time.

Sincerely,

Ted Matkom





- ### Legend
- Muni-Outline (FullExtent)
 - Parcel
 - Section Line/Number
 - Right Of Way
 - Building
 - Annexation (2015 - Present)
 - 2015
 - 2016
 - 2017
 - 2018
 - 2019
 - 2020
 - HighwaySign (FullExtent)
 - USH
 - STH
 - CTH
 - Highway Exit (FullExtent)
 - Mile Marker (FullExtent)
 - Street Name
 - Railroad
 - Bridge
 - Overpass
 - Paved Road
 - Divided Highway
 - Right Of Way
 - Lake - Pond
 - River - Stream
 - Wausau Wetland



Map Created: 10/25/2021

155.04 0 155.04 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.

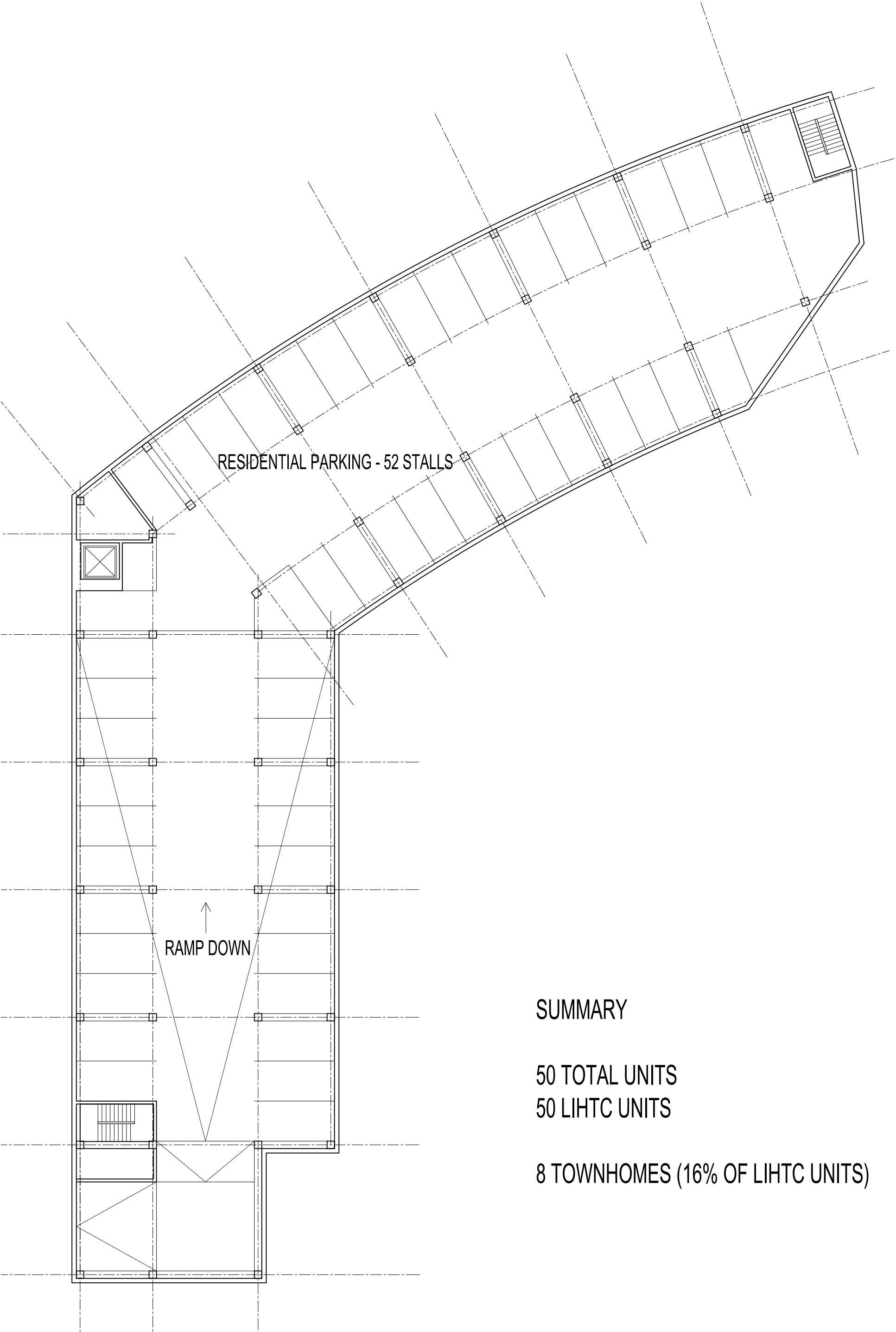
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



Unit Mix

Unit Size	Income Band	Number of Units	Monthly Rent
1-Bedroom	30 % AMI	2	\$375.00
2-Bedroom	30 % AMI	6	\$452.00
3-Bedroom	30 % AMI	2	\$523.00
1-Bedroom	50% AMI	7	\$673.00
2-Bedroom	50% AMI	10	\$809.00
3-Bedroom	50% AMI	7	\$936.00
1-Bedroom	60% AMI	7	\$822.00
2-Bedroom	60% AMI	8	\$988.00
3-Bedroom	60% AMI	1	\$1142.00



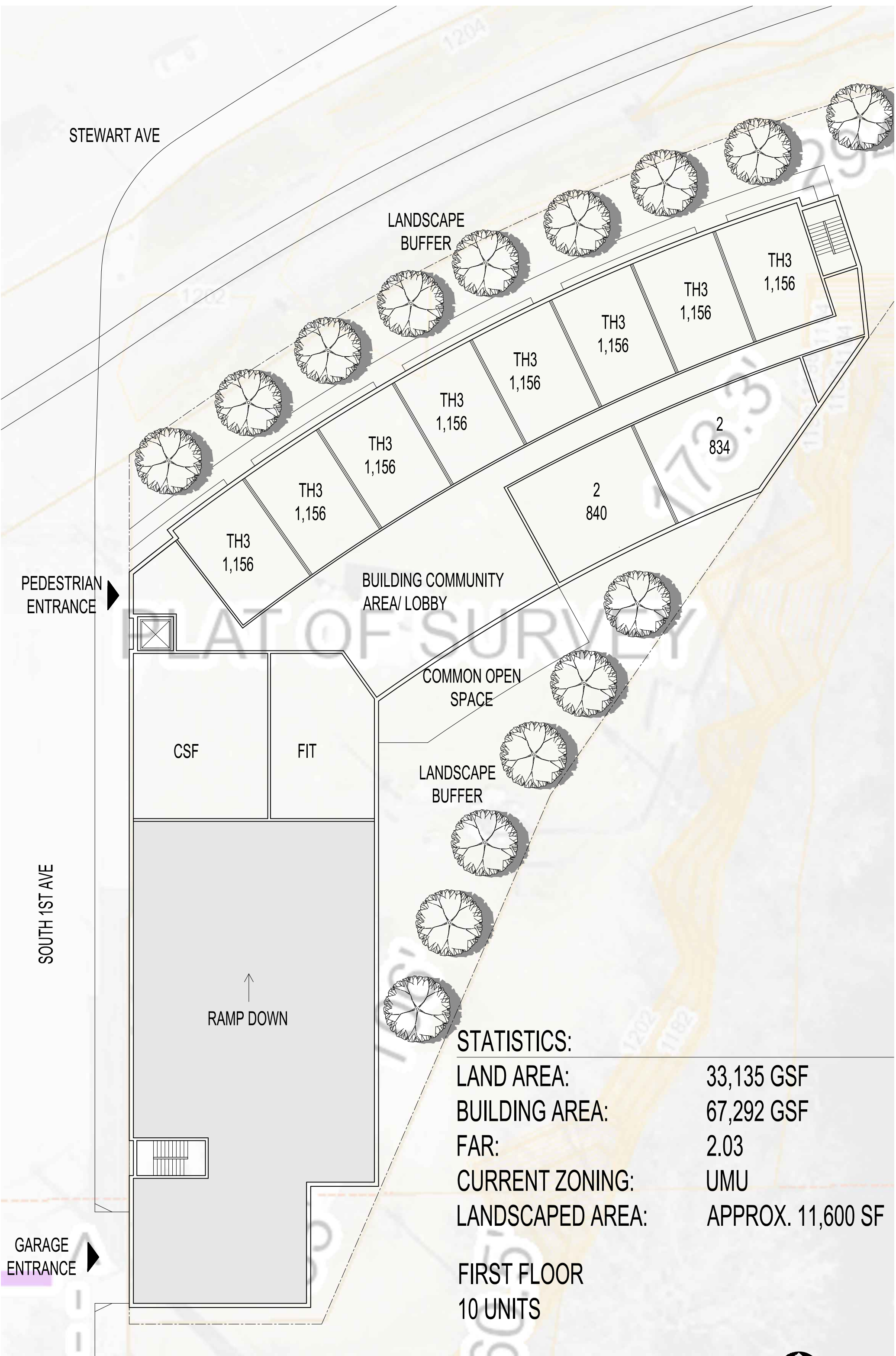
RESIDENTIAL PARKING - 52 STALLS

↑
RAMP DOWN

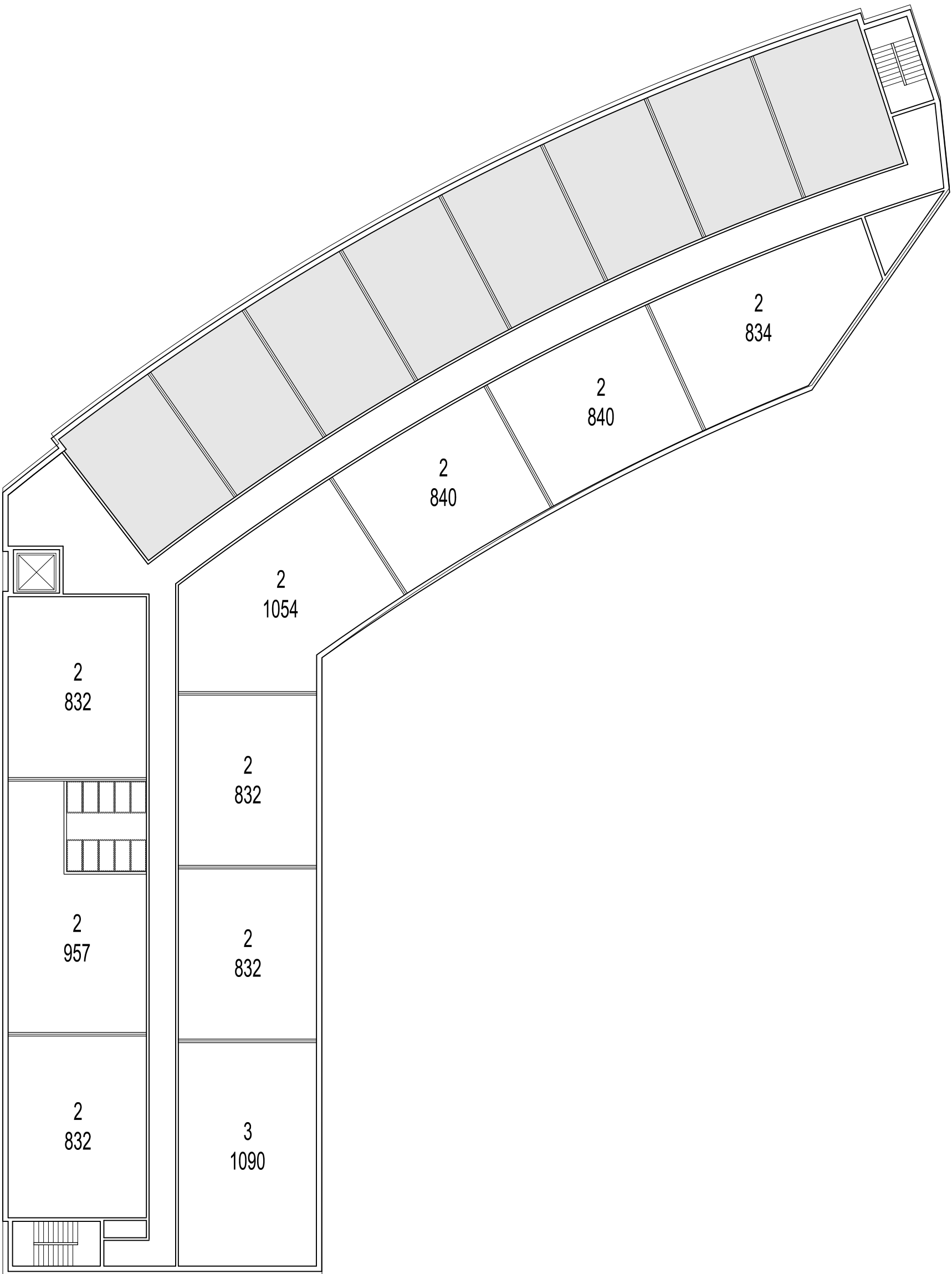
SUMMARY

50 TOTAL UNITS
50 LIHTC UNITS

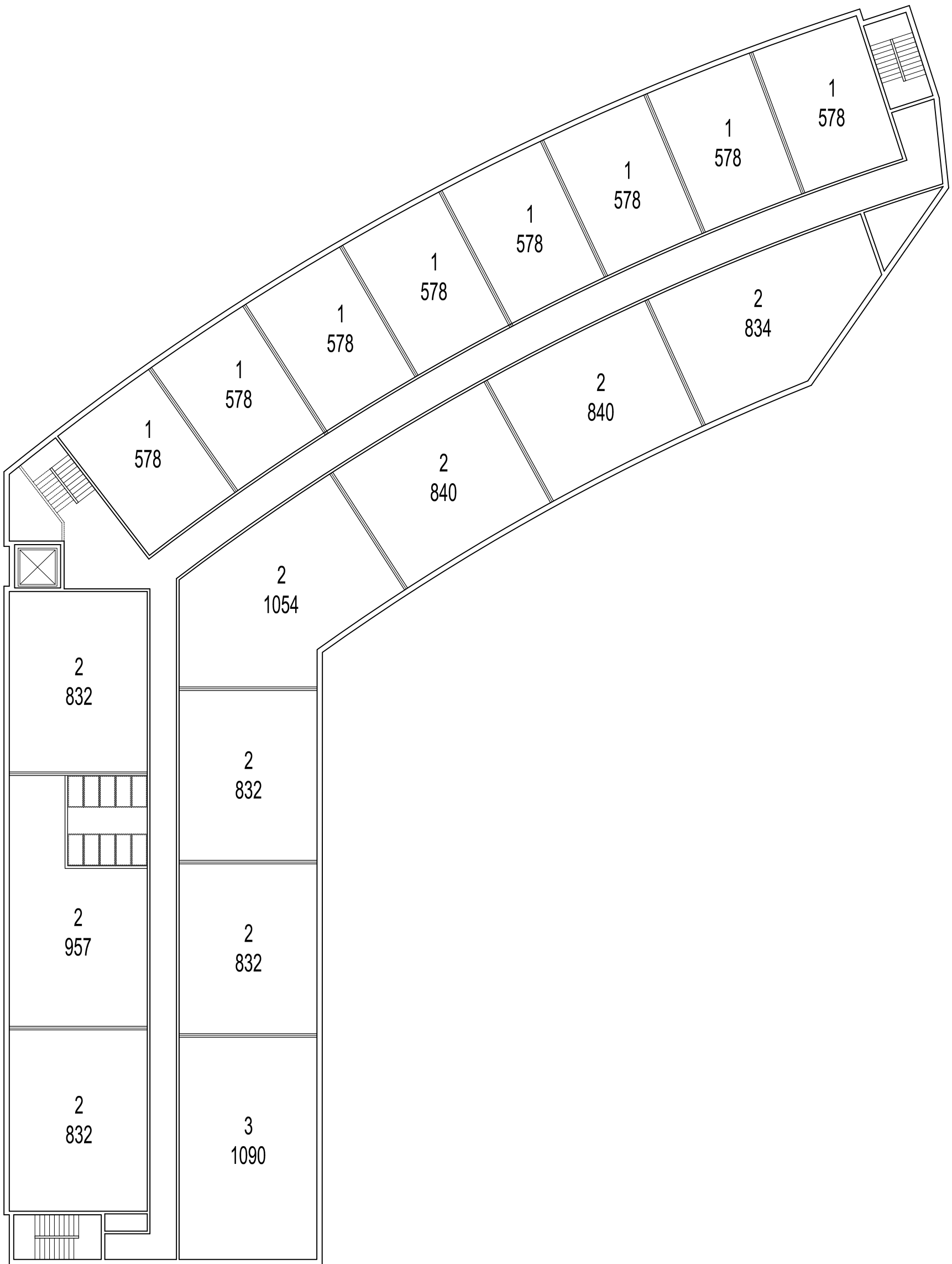
8 TOWNHOMES (16% OF LIHTC UNITS)



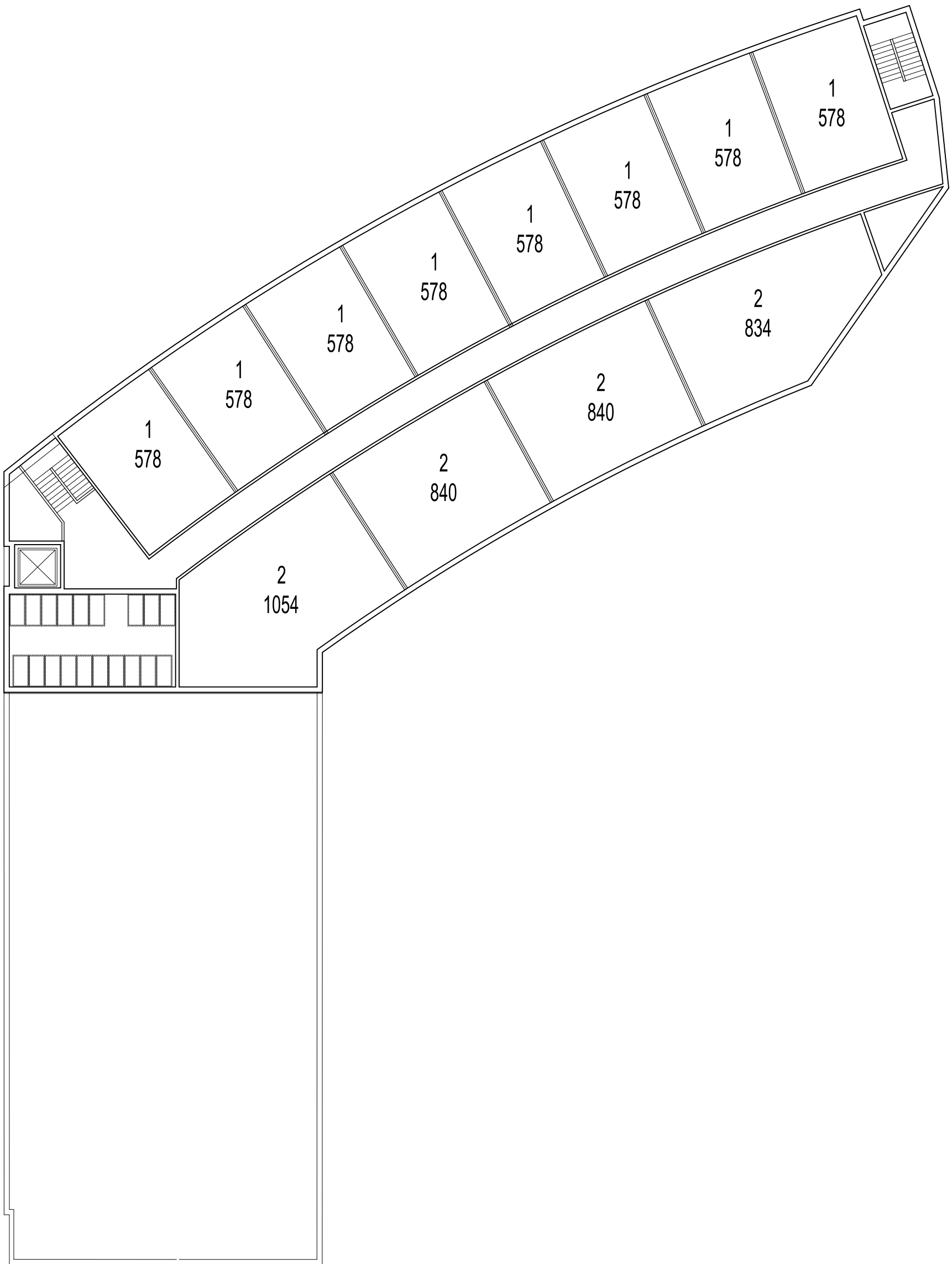
STATISTICS:	
LAND AREA:	33,135 GSF
BUILDING AREA:	67,292 GSF
FAR:	2.03
CURRENT ZONING:	UMU
LANDSCAPED AREA:	APPROX. 11,600 SF
FIRST FLOOR 10 UNITS	



SECOND FLOOR
10 UNITS



THIRD FLOOR
18 UNITS



FOURTH FLOOR
12 UNITS



Memorandum

From: William Hebert, Zoning Administrator
To: Plan Commission
Date: October 28, 2021
Subject: Zoning Code Changes – Public Hearing Notification, Zoning of Annexed Land, Tourist Rooming House

Staff is recommending a few changes to the zoning code. In the current zoning code, it is not clear how land annexed to the city should be zoned. We are proposing that land annexed to the city should default to SR-2. SR-2 is our most restrictive single family zoning district. Owners could petition for a different zoning designation if that is desired.

We have proposed removing most of the requirements in a tourist rooming house (TRH). Tourist rooming houses, also known as short term rentals, are regulated by Marathon County. An initial inspection and permit application is required by Marathon County which enforces state regulations through the Department of Agriculture, Trade and Consumer protection. The county has permitted approximately 15 TRHs within the city. We have not received a complaint about any permitted TRH. Staff is proposing to remove the city permitting requirement along with several other limitations within this accessory land use. As it is currently written, we have dual layers of regulation and is viewed by most TRH owners as an unnecessary duplication of permits.

The plan commission recently discussed notification requirements for parcels that are petitioning for a zone change or conditional use. Staff has made proposed changes to reflect the long-standing practice of notifying property owners within a 200 foot radius of the petitioning parcel. Finally, we have proposed some minor changes to update references in the code.

We have a definition of a manufactured home that references COMM when it should be updated to SPS. This is just an update to reference the proper building code standard within the zoning code.

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

ORDINANCE OF PLAN COMMISSION	
Amending Section 23.01.23 Definitions, Section 23.02.04 Interpretation of zoning district boundaries, Section 23.03.28 Accessory land uses and structures, Section 23.10.21 Notice of public hearings, Section 23.10.22 Public meetings, Section 23.10.31 Zoning map amendment, Section 23.10.44 Planned unit development review and approval procedure.	
Committee Action: Pending	Ordinance Number:
Fiscal Impact:	
File Number:	Date Introduced:

The Common Council of the City of Wausau do ordain as follows:

Add ()
Delete (——)

Section 1. That Section 23.01.23 Definitions is hereby amended to read as follows:

Section 23.01.23 Definitions.

...

Manufactured home: A one or two family home certified and labeled as a manufactured home under 42 USC 5401-5426 which when placed on the site is set on an enclosed foundation in accordance with Wis. Stats. § 70.043(1) and subchapters ~~III, IV, and V~~ of chapter ~~COMM 21~~ **XI of SPS 321**, Wis. Admin. Code, or a comparable foundation as approved by the local building services supervisor, is installed according to manufacturer's instructions, is properly connected to utilities, has asphalt shingles and a gable or hip roof, has insulated glass windows, has vinyl, aluminum or other quality siding, and is a minimum of 22 feet wide.

...

Section 2. That Section 23.02.04 Interpretation of zoning district boundaries is hereby amended to read as follows:

Section 23.02.04 Interpretation of zoning district boundaries.

...

(8) Land that is annexed into the City of Wausau shall be automatically zoned to the SR-2 Single Family Residential – 2 Zoning District unless a concurrent petition to zone the property to another zoning district is submitted, following the procedures in Section 23.10.31 of the City’s Zoning Ordinance.

Section 3. That Section 23.03.28 Accessory land uses and structures is hereby amended to read as follows:

Section 23.03.28 Accessory land uses and structures.

...

- (9) *Tourist rooming house:* Includes all lodging places and tourist cabins and cottages, other than hotels and motels, in which sleeping accommodations are offered for pay to tourists and transients. It does not include private boarding houses or rooming houses not accommodating tourists or transients, or bed and breakfast establishments regulated under ACTP 73.
- (a) *Permitted by right:* All zoning districts.
1. *Land use requirement.* Tourist rooming house shall only be located as an accessory land use within a residential land use as defined in section 23.03.06.
 2. ~~*Annual City license required.* Each tourist rooming house shall operate only during the valid period of an Annual City of Wausau Tourist Rooming House License for each calendar year. Operating a tourist rooming house without a current version of a valid license shall be considered a violation of this Zoning Ordinance, and subject to the penalties of section 23.10.60. The following information shall be provided on an annual basis, prior to issuance of said Annual City of Wausau Tourist Rooming House License:~~
 - a. ~~Completed City of Wausau Tourist Rooming House Application, which includes the property owner name, address, and phone number; the designated operator's name, address, and phone number; the period of operation of up to 180 days in a calendar year, which can be split into two seasons (90 days);~~
 - b. ~~A current floor plan for the tourist rooming house at a minimum scale of one inch equals four feet, and site plan of the property at a minimum scale of one inch equals ten feet showing on-site parking spaces and trash storage areas;~~
 - c. ~~General Building Code inspection by City;~~

- d. ~~Fire Code inspection by City;~~
- e. ~~Proof of valid property and liability insurance for the dwelling unit;~~
- f. ~~State of Wisconsin Tourist Rental House License;~~
- g. ~~Seller's permit issued by the Wisconsin Department of Revenue;~~
- h. ~~City of Wausau Room Tax Permit; and~~
- i. ~~Payment of an administrative fee, set annually by the City Board, to cover the costs to the City administering the above.~~
- j. ~~The City of Wausau Tourist Rooming House License shall be issued with the completion of the above requirements.~~
- k. ~~Each tourist rooming house shall maintain the following written business record for each rental of the tourist rooming house: the true names and addresses of any person renting the property, the dates of the rental period (which must be a minimum of four consecutive days), and the monetary amount or consideration paid for the rental. The business record shall be kept intact and available by the designated operator for inspection by representatives of the City for at least one year from the day of the conclusion of the period of operation.~~

32. *Property management requirements.* Each tourist rooming house shall be managed consistent with the following requirements:

- a. ~~The total number of days of operation within any calendar year shall not exceed 180 days. This period of tourist rooming house operation shall be specified by the property owner in the required annual Wausau Tourist Rooming House Application.~~
- b. ~~The minimum rental period shall be a minimum of four consecutive days by any one party.~~
- c. ~~The maximum rental period shall be no more than 180 consecutive days by any one party.~~
- da. Similar facilities in which residential land uses are available for less than four days, more than 180 days, or throughout the year, are a different land use that falls within the indoor commercial lodging and vacation rental home land use categories.
- eb. The maximum number of occupants shall not exceed the total number licensed by the State of Wisconsin or two per bedroom plus two additional occupants, whichever is less.
- fc. The tourist rooming house shall be operated by the property owner or by a property manager explicitly designated in the valid Wausau Tourist Rooming House Application as the "Designated Operator".
- g. ~~The property owner's and the designated operator's names, addresses, and 24-hour phone numbers shall be provided in the City of Wausau Tourist~~

~~Rooming House Application and shall be updated within 24 hours upon any change in the property manager or the property manager contact information.~~

- ~~hd.~~ The designated operator must reside within, or have their business located within, 25 miles of the tourist rooming house parcel.
- ~~i.~~ ~~The designated operator must be available by phone 24 hours, seven days a week, during the period of operation designated in the Wausau Tourist Rooming House Application.~~
- ~~j.~~ ~~Each tourist rooming house shall provide and maintain a guest register and shall require all guests to register their true names and addresses before allowing occupancy. The guest register shall be kept intact and available by the designated operator for inspection by representatives of the City for at least one year from the day of the conclusion of the period of operation.~~
- ~~k.~~ ~~Each tourist rooming house shall maintain the following written business record for each rental of the tourist rooming house: the true names and addresses of any person renting the property, the dates of the rental period (which must be a minimum of four consecutive days), and the monetary amount or consideration paid for the rental. The business record shall be kept intact and available by the designated operator for inspection by representatives of the City for at least one year from the day of the conclusion of the period of operation.~~

43. *Property operational requirements.* Each tourist rooming house shall be operated per the following requirements:

- ~~a.~~ ~~The "Requirements for Tourist Rooming House Guests" form provided by the City of Wausau to summarize City requirements for tourist rooming houses, and the site plan for the subject property clearly depicting guest parking spaces and the rear yard, shall be posted on the inside of the front door of each tourist rooming house throughout its period of operation.~~
- ba.** Parking requirements:
 - i. A minimum of two off-street parking spaces shall be provided on the subject property for each tourist rooming house. If the tourist rooming house provides three or more bedrooms, an additional on-site parking space is required for each additional bedroom over two.
 - ii. All guest parking for vehicles and trailers shall be within a parking space designated on the site plan, on an area paved with concrete or asphalt.
 - iii. All guest vehicles and trailers may only park on-site. ~~Street parking for guests is not permitted.~~
 - iv. No parking is permitted on gravel, lawn, or planter bed areas.
- c. Site appearance requirements:

- i. Aside from a changing mix of guests and their vehicles, there shall be no evidence of the property being used as a tourist rooming house visible on the exterior of the subject property.
- ii. No exterior signage related to the tourist rooming house is permitted, other than the property address.
- iii. No outdoor storage related to the tourist rooming house land use is permitted, except for typical residential recreational equipment, seating, and outdoor cooking facilities which are permitted only within the rear yard.
- iv. No recreational vehicle, camper, tent, or other temporary lodging arrangement shall be permitted to accommodate guests.

~~d. Neighborhood impact requirements:~~

- ~~i. No outdoor activity shall occur between the hours of 10:00 p.m. and 7:00 a.m.~~
- ~~ii. At all times, no noise, lighting, odor or other impacts from the subject property shall be detectable at the property line at levels exceeding the requirements of article VI of the Wausau Zoning Ordinance.~~
- ~~iii. No vehicular traffic shall be generated by the tourist rooming house at levels exceeding those typical for a detached single family dwelling unit.~~

~~e. Tourist rooming house advertising:~~

- ~~i. No outdoor advertising is allowed on the subject property.~~
- ~~ii. The tourist rooming house shall not be advertised for availability in any form of media unless the required City of Wausau Tourist Rooming House License has been issued.~~

54. *Penalties and license revocation.*

- a. Violations of the requirements for tourist rooming houses, ~~the provisions of the tourist rooming house license,~~ and all other the requirements of the Zoning Ordinance are subject to separate daily fines per section 23.10.60. Violations will be issued to, and will be the responsibility of, the property owner.

...

Section 4. That Section 23.10.21 Notice of public hearings is hereby amended to read as follows:

Section 23.10.21 Notice of public hearings.

...

- (4) Notice of the public hearing shall be mailed to the last known address of all parties-in-interest before the hearing. Parties-in-interest shall be defined as the petitioner; the Clerk of any municipality whose boundaries are within 1,000 feet of any lands included in the petition; the owners of all lands included in the petition and all lands lying within ~~400~~ 200 feet of lands included in the petition; and the owner or operator of an airport lying within one mile of lands included in the petition. The failure to give any notice to any property owner shall not invalidate the action taken by any of the aforementioned bodies.

Section 5. That Section 23.10.22 Public meetings is hereby amended to read as follows:

Section 23.10.22 Public meetings.

...

- (2) Where a public meeting is required, within 90 days of filing of a complete application, the applicant shall hold a public meeting to introduce and inform property owners within ~~400~~ 200 feet of the subject property of the proposal to solicit comments and address concerns. The City can supply a list of property owners to the applicant upon request.

...

- (f) Alternative to a Public Meeting. Instead of a public meeting, notification by mail introducing and informing property owners within ~~400~~ 200 feet of the subject property of the proposal may substitute for a public meeting, if deemed appropriate by the Zoning Administrator.

Section 6. That Section 23.10.31 Zoning map amendment is hereby amended to read as follows:

Section 23.10.31 Zoning map amendment.

...

- (5) *Public meeting.* If proposed development is expected to have significant impact on other properties, the Zoning Administrator and/or City Planner, may require a public meeting.

- (a) Where a public meeting is required, within 90 days of filing of a complete application, the applicant shall hold a public meeting to introduce and inform property owners within ~~400~~ 200 feet of the subject property of the proposal to solicit comments and address concerns. The City can supply a list of property owners to the applicant upon request.

...

6. Alternative to a Public Meeting. Instead of a public meeting, notification by mail introducing and informing property owners within ~~400~~ 200 feet of the subject

property of the proposal may substitute for the public meeting, if deemed appropriate by the Zoning Administrator and/or City Planner.

...

(8) *Review and action by the Common Council.*

...

- (c) If the Common Council wishes to make significant changes in the proposed amendment to the Official Zoning Map, the procedure set forth in Wis. Stats. § 62.23(7)(d) shall be followed prior to Common Council action. Any action to amend the Official Zoning Map requires a majority vote of the Common Council, except that in case of adverse recommendation by the Plan Commission or of a protest against such change signed and acknowledged by ~~the owners of 20 percent of the frontage proposed to be changed or the frontage immediately in the rear thereof or directly opposite thereto, such~~ **the owners of 20% or more of the land area:**

i. Included within the proposed amendment; or

ii. Immediately adjacent extending 100 feet from the proposed rezoning; or

iii. Directly opposite from the petitioner's extending 100 feet from the street frontage of such opposite land.

Such amendment shall not be passed, except by a three-fourths vote of all members of the Common Council. The Common Council's approval of the requested amendment shall be considered the approval of a unique request, and shall not be construed as precedent for any other proposed amendment.

...

Section 7. That Section 23.10.44 Planned unit development review and approval procedure is hereby amended to read as follows:

Section 23.10.44 Planned unit development review and approval procedure.

...

- (3) *Procedure for Planned Unit Development review.* The procedure for zoning to a Planned Unit Development (PUD) district shall follow the Zoning Map Amendment procedure included in section 23.10.31, except that the Planned Unit Development procedure shall be subject to the following additional requirements.

...

- (c) *Public meeting.* If proposed development is expected to have significant impact on other properties, the Zoning Administrator, may require a public meeting.

1. Where a public meeting is required, within 90 days of filing of a complete application, the applicant shall hold a public meeting to introduce and inform property owners within ~~100~~ 200 feet of the subject property of the proposal to solicit comments and address concerns. The City can supply a list of property owners to the applicant upon request.

...

- f. Alternate to Public Meeting. Instead of a public meeting, notification by mail introducing and informing property owners within ~~100~~ 200 feet of the subject property of the proposal may substitute for the public meeting, if deemed appropriate by the Zoning Administrator.

...

Section 8. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 9. This ordinance shall be in full force and effect from and after its date of publication.

Adopted:

Approved:

Published:

Attest:

Approved:

Katie Rosenberg, Mayor

Attest:

Mary Goede, Deputy Clerk



Memorandum

From: Brad Lenz
To: Plan Commission
Date: November 10, 2021
Subject: 410 S. Bellis Street, Conditional Use Report

Introduction

Seagrave Fire Apparatus, LLC applied for a Conditional Use Permit for 410 S. Bellis Street to allow assembling of cabs for fire-fighting vehicles. As discussed at the public hearing last month, small improvements to the existing building would be made, and operations of the business would be performed entirely indoors. Parking for the employees would be accommodated across the street in existing parking lots that are under common ownership. More information can be found in the attached application from the petitioner, as well as the materials from the last meeting.

As noted previously, the proposed use is categorized as heavy industrial, with “transportation vehicle producers” being listed in the zoning code as an example of a heavy industrial land use. The existing use of the property as a recycling facility is also listed as a heavy industrial example. Under Wausau Municipal Code 23.05.10(2), if parcel or lot contains an existing nonconforming use, the addition of a new conforming use on that parcel or lot shall require a conditional use permit, subject to the standards, criteria, and procedures prescribed by section 23.10.32 (Conditional Use Permit Procedures), in order to ensure compatibility with the existing nonconforming use.

Image 1. Aerial view of the property, looking east



Substantial Evidence

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

The Plan Commission held a public hearing last month to hear testimony from the public relating to the proposed conditional use. There was no additional *substantial evidence* presented at the public hearing. A letter of support from a neighbor was delivered prior to the meeting. At the meeting, the petitioners discussed their plans for the property, and staff offered additional comments regarding the conditional use application. The typed minutes of the meeting are attached.

Recommended Findings

When deciding on a proposed conditional use permit, the Plan Commission must consider whether the conditional use:

- Is in harmony with the Comprehensive Plan.
- Would result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare.
- Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
- Is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public or private agencies serving the subject property.
- The potential public benefits outweigh any potential adverse impacts of the proposed conditional use, after taking into consideration the applicant’s proposal and any requirements recommended by the applicant to ameliorate such impacts.

Recommended Motion

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

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

Staff’s recommended motion is to approve the proposed conditional use with the following conditions:

- 1) Operations of the business shall occur within enclosed buildings, as noted in the application.
- 2) Parking for employees shall occur only on paved areas, and not on any unimproved surfaces.

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, October 19, 2021, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

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

Others Present: William Hebert, Brad Lenz, Brian Stahl, Frank Szendrey, Todd Woodward, Melissa Engen

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

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

PUBLIC HEARING: Discussion and possible action on approving a conditional use at 410 South Bellis Street to allow for assembly of components for transportation vehicles, in a MI, Medium Industrial Zoning District.

Lenz said that this is the first of the two meetings for this conditional use. During the next meeting, the report of findings report will be presented to the commission. The property is zoned medium industrial, but a heavy industrial use is present.

Frank Szendrey, Seagrave Fire Apparatus LLC, said that the company has been around for 100 years, and the business is growing and they currently have a backlog of two years. Szendrey said that they need a location close to Clintonville. The Wausau location would be for the assembly of cabs to put in the electronic harness and check the electronic system using cordless power tools. One forklift and a crane may be used. There may be some welding completed, if repairs are needed. If extensive welding is needed, it will be done at the Clintonville location.

Neal said that a letter was received from a nearby residential who was in favor of the proposal. Neal asked how many employees there will be. Szendrey answered that there will be 50 people when it is fully functional.

Mayor Rosenberg closed the public hearing.

Lenz said that this will come back to the next meeting. The existing building will be used with some modifications. Operations will be completed inside the building.

Bornemann asked who owns the parking area. Todd Woodward answered that the landlord owns the adjacent parking lot.

Peckham said that he is pleased to see the proposal.

Mr. Brad Lenz, AICP/City Planner, Mr. William Hebert/Zoning Administrator, Wausau City Plan Commission, City of Wausau Common Council, Mr. Cory Tomczyk/Property Owner, Katie Rosenberg/Mayor City of Wausau

Dear Sirs:

Our Names are Gerald A. and Bette L. Brummond. We are residents at 908 Henrietta street. We are writing this letter in reference to a letter we received last week concerning a public hearing before the Wausau City Plan Commission and the application of Seagrave Fire Apparatus, LLC. For a conditional use of property at 410 S. Bellis ST. in Wausau Wisconsin. I am sorry that we will be unable to attend the hearing on Tuesday October 19, 2021 at 5:00 p.m. We request that this letter be read at the hearing and entered into the minutes of the hearing.

We have been residents at 908 Henrietta Street in Wausau, Wisconsin (directly across the street from 410 S. Bellis Street) for over fifty two (52) years. During that span of time, there have been several manufacturing businesses in that building. We have never been disturbed or had any problems with any of those businesses. This includes some of the businesses that operated second and third shift, even during the summer. The buildings and the curb appeal has been kept to a very respectable standard. During the time when the building was vacant, the property was neglected to the point of it being a disgrace to be living in the neighborhood. Also, during the time of being vacant, there was vandalism and vagrancy. The current owner of the property at 410 S. Bellis St. has invested funds and time into the property to make it secure, safe, respectable, and an appealing part of our neighborhood. These efforts have made our entire neighborhood much more safe and secure, particularly at night.

We have questioned the purpose and intentions of Seagrave Fire Apparatus, LLC. And what their manufacturing process would be. It does not appear that they would be doing any thing that would be detrimental to our neighborhood. This addition of business to the city of Wausau would also add tax dollars and additional employment to our fine city.

It is with all of these items and more that we recommend and appeal to the City of Wausau Plan Commission and the City of Wausau Common Council that the petition of Seagrave Fire Apparatus, LLC. For a conditional use be approved and granted.

If You have any questions or concerns, please do not hesitate to contact us.

Respectfully,

Gerald A. Brummond, Bette L. Brummond

Operations

- Electrical Harness Installation



- Sub-assembly



- Part and Sub-assembly Installation



- Operation Check of Electrical System



Seagrave Cab Assembly



CAPITOL

ATTACKER

MARAUDER

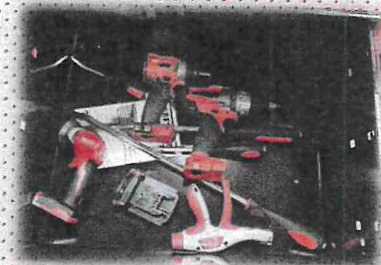
LIFETIME VALUES - CUSTOMERS FOR LIFE

Tools & Equipment

- Hand Tools



- Cordless Power Tools



- Forklift



- Crane





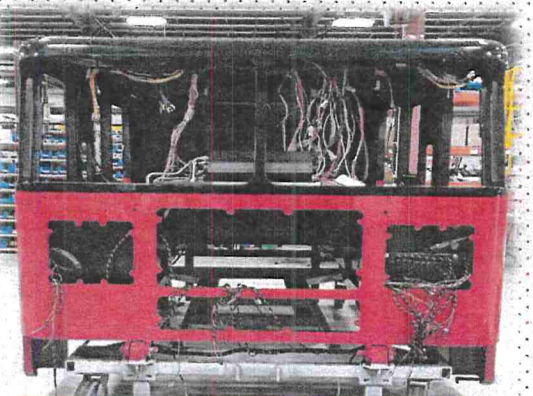
Ready For Assembly



Dash & Overlay Panels



Completed & Ready For Interface



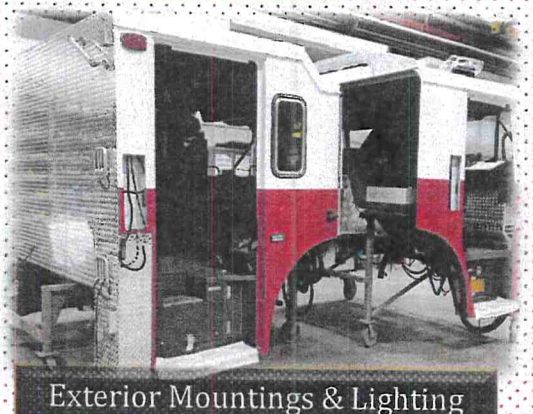
Wire Harness Installation



Sub-assemblies & Seats



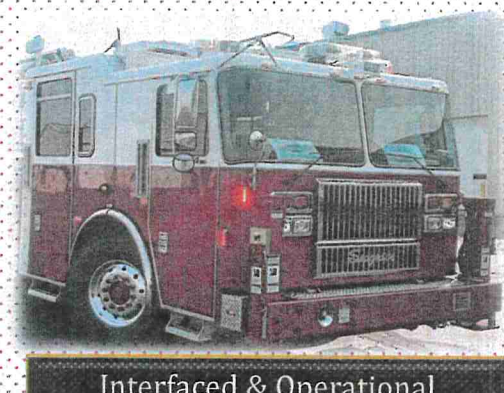
Transport To Clintonville



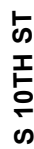
Exterior Mountings & Lighting



Trim & Accessories

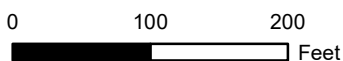


Interfaced & Operational



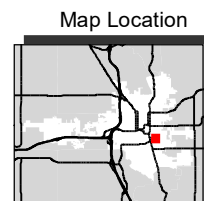
Map Date: September 30, 2021

City of Wausau
Marathon County Wisconsin



 Area of Interest

 Building



/citybase/projects/planning/mxds/rezone.mxd

**Seagrave Fire Apparatus
Proposed use of
410 S Bellis St**

Seagrave plans to assemble our cabs at this location with the goal of employing 30 to 50 1st shift employees. The majority of these employees will be mechanical and electrical assemblers.

Assembly Process

- 1. A welded and painted cab will be delivered to the site along with all the internal and many external components (seats, dash, electrical wiring, lights, etc.).**
- 2. The Cab will then be fitted on site, then brought back to the Clintonville location to be mated to the Chassis. Current Plans are to have 1 - 2 deliveries to/from the Clintonville location daily.**
- 3. The assembly process will mainly use hand, cordless, and air tools. There are no plans for painting, or storage of fluids onsite.**
- 4. A limited amount of welding might be done if repairs are needed to a cab. If extensive welding repairs are needed the cab will be brought back to the Clintonville site for repair.**
- 5. The use of a propane forklift will be required to move cabs and materials.**
- 6. Nothing will be stored outside of the building.**
- 7. The processes will not involve any sound, vibration, or odor what will be noticeable outside the building.**

Parking

- 1. Plans are to use the parking lot across the street on Bellis and Henrietta St (southeast corner) with approximately 30 parking slots. Overflow options would be to use the lot on Bellis and Le Messurier St.**

Building Modifications.

- 1. The bathrooms will be updated to for ADA compliance. When finished there will be 2 separate bathrooms for both men and women.**
- 2. Some modifications may need to be done to entrance doors to be ADA compliant.**
- 3. Plans are to turn current southern most office space into an enclosed break room for employees.**
- 4. Updates to the northern most offices will be done for immediate use.**
- 5. Future plans would be to construct additional 1-3 offices and small meeting room.**

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:

410 S Bells St., Wausau, WI 54403

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):

City of Wausau Parcel Id# 0930

3. Name(s) of Applicant Business: Seagrave Fire Apparatus, LLC

Name of Contact Person (PLEASE PRINT): Todd Woodward

Mailing Address: 105 East 12th Street Clintonville, WI 54929

Email Address: todd.woodward@seagrave.com

Daytime Phone No. of Contact Person: 715-823-1885

Evening Phone No. of Contact Person: 715-480-8309

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

Renter

4. Property Owner Name(s) if Different from Applicant: CORBEC, LLC, a Wisconsin limited liability company

Mailing Address: 1040 Indianhead Dr., Mosinee, WI 54455

Email Address: 715cory@gmail.com

Owner's Daytime Phone Number: 715-693-7123

Owner's Evening Phone Number: 715-574-7193

5. What is the area, in square feet, of the property on which the establishment of the conditional use is requested? 48,188 square feet
6. What is the present zoning of the subject property? M1
7. What is (are) the present use(s) of the subject property? Warehouse, light manufacturing
8. Proposed use(s) of property: Assembly of components for our final product.

Primary Use (reason for conditional use request): Our industry is heavy manufacturing, however the portion of the product we plan to assemble at this site is more of a medium to light manufacturing process. We will essentially be trimming out one of the components of our product

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

Other use(s): None

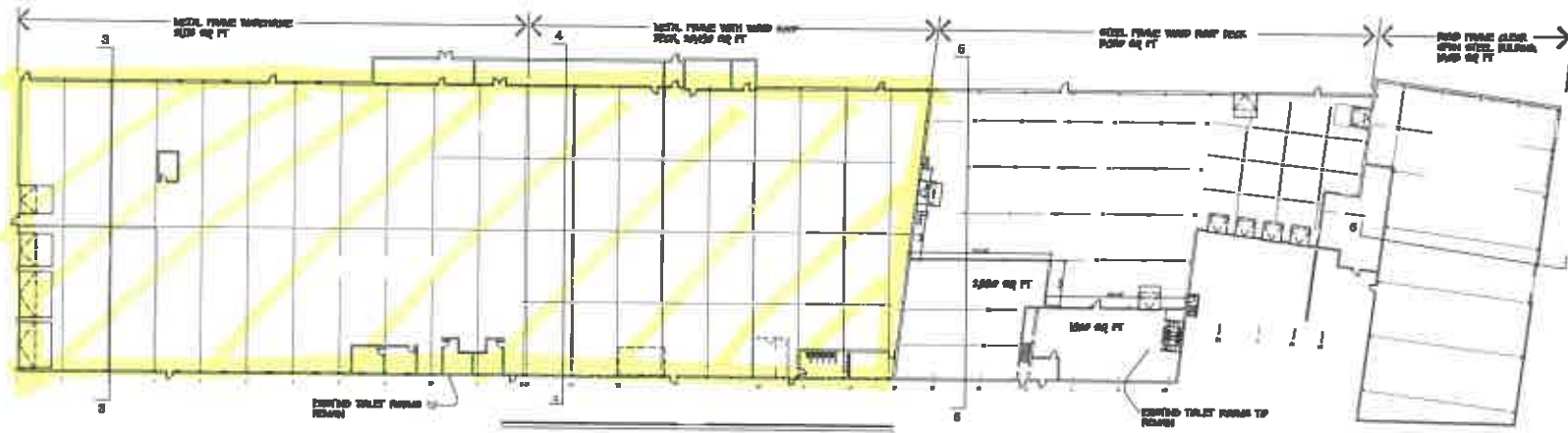
9. Describe in detail the nature of your proposed conditional use request. Include information regarding construction of new buildings, remodeling of existing buildings, location and amount of parking, number of employees, hours of operation, proposed type, size, location, and style of any new sign(s), 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*".

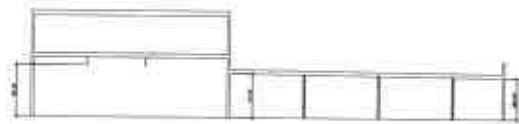
This application, the site plan and all other information provided by the applicant, including testimony made at the public hearing, become part of the public record of your conditional use request. Any material variations from this application could be cause for the Plan Commission to void this application 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)

We plan to use the existing building with minimal changes. Normal shift would be 7AM to 3:30 PM - Monday through Friday with overtime as needed. We are looking to hire up to 50 employees when we are at full assembly levels.

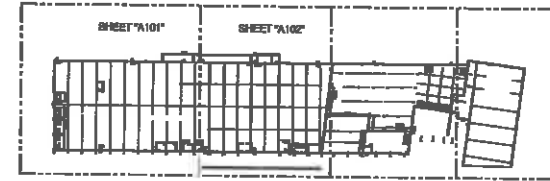
NOTE: If you are submitting an application for a community living arrangement (group home, community based residential facility, etc.) please request a copy of the City's *Policy Regarding Location and Distribution of Community Living Arrangements* (April, 1996). This policy is available from the Inspections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



1 BUILDING PLAN



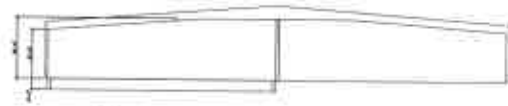
5 BUILDING SECTION
A100 1/16" = 1'-0"



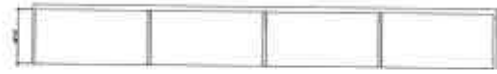
2 KEY PLAN



6 BUILDING SECTION
A100 1/16" = 1'-0"



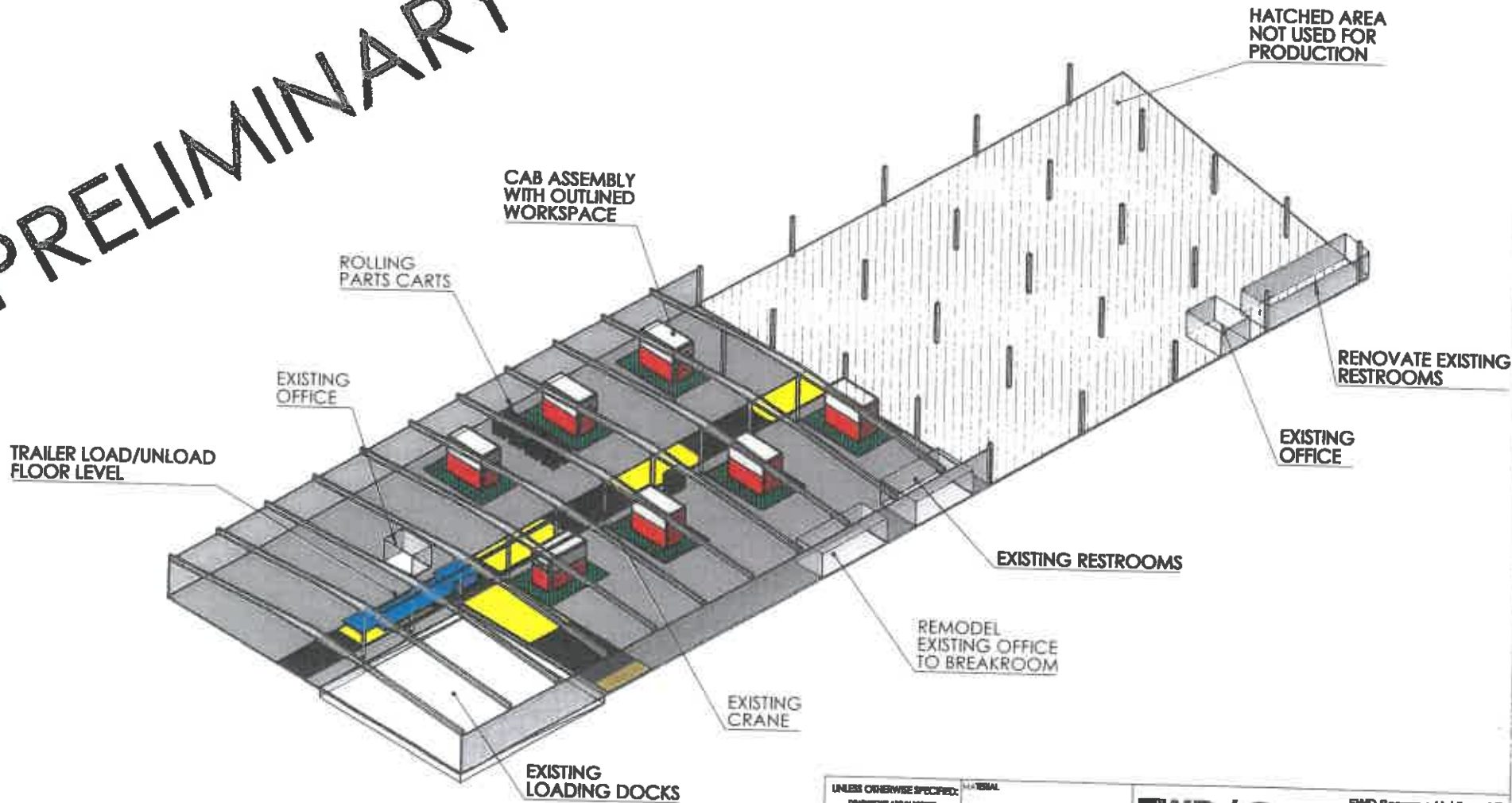
3 BUILDING SECTION
A100 1/16" = 1'-0"



4 BUILDING SECTION
A100 1/16" = 1'-0"

 = SECTION of Building Seagrave Plans TO USE.

PRELIMINARY



FWD SEAGRAVE HOLDINGS, LP, ITS SUBSIDIARIES, SUCCESSORS AND/OR ASSIGNS (COLLECTIVELY, "FWD SEAGRAVE") OWNS PROPRIETARY RIGHTS IN AND TO THIS DRAWING AND INFORMATION CONTAINED THEREIN. THIS DRAWING IS CONFIDENTIAL AND SHOULD NOT BE USED OR REPRODUCED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF FWD SEAGRAVE.

APPLICATION VET APP		UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN INCHES TOLERANCES DIMENSIONAL TOLERANCES TO INDICATE .38 DIMENSIONS .38 DIMENSIONS .38 DIMENSIONS .38		GENERAL CONTRACT NO.		FWD / Seagrave FWD Seagrave Holdings, LP 105 E. 12th St. Clintonville, WI 54929	
MEAT TREAT: HARDNESS: CASE DEPTH: GRAIN SIZE:		PREPARED: C.B. CHECKED: APPROVED: MFG.		DESCR: Layout, Assembly Plant, 410 Bell Street, Wausau, WI		DWG. NO.	
WIND ANGLE PROJECTION		SCALE: 1:300		WEIGHT:		SHEET 1 OF 1	

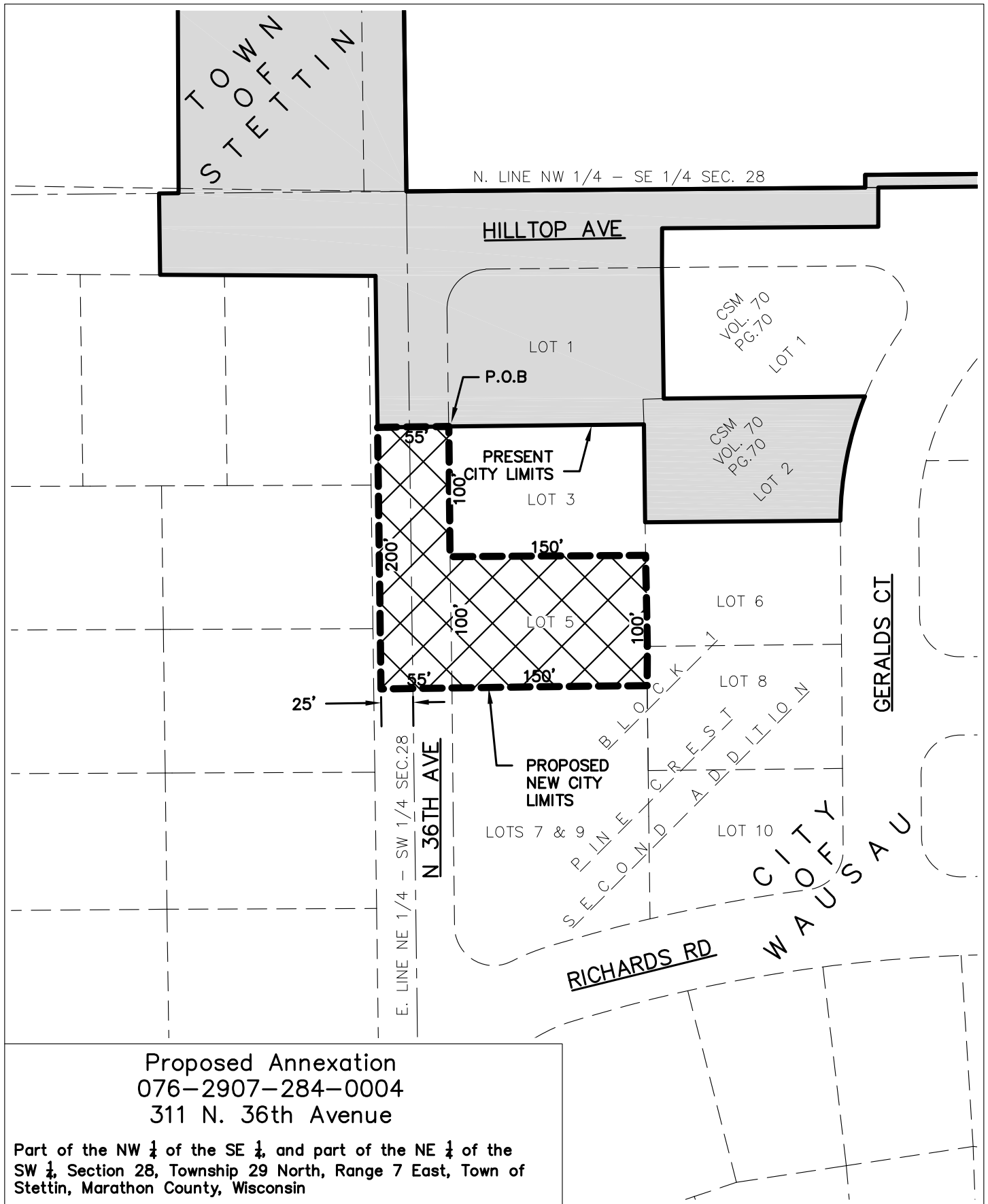
Agenda Item No.

3

STAFF REPORT TO CISM COMMITTEE – November 11, 2021

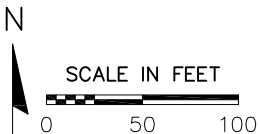
AGENDA ITEM
Discussion and possible action on petition for annexation – Grube (076-2907-284-0004, Town of Stettin)
BACKGROUND
The City of Wausau has received a petition from Dean Grube to annex 311 N. 36 th Avenue to the City of Wausau from the Town of Stettin. A map and legal description are included. Sewer and water is available at the property.
FISCAL IMPACT
The City would add this property to the tax role. The City will pay the Town of Stettin for a period of 5 years an amount equal to the value of the town taxes received from the annexation at the time the annexation becomes final. The petitioner will be assessed a per foot assessment for the sewer and water.
STAFF RECOMMENDATION
Staff recommends approving the annexation.
Staff contact: Allen Wesolowski 715-261-6762

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Proposed Annexation
076-2907-284-0004
311 N. 36th Avenue

Part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, and part of the NE $\frac{1}{4}$ of the
SW $\frac{1}{4}$, Section 28, Township 29 North, Range 7 East, Town of
Stettin, Marathon County, Wisconsin



PROPOSED ANNEXATION MAP

ANNEXING TERRITORY
FROM THE TOWN OF STETTIN

TOTAL AREA OF
PROPOSED ANNEXATION
25,900± S.F.
0.59± AC.

Legal Description for Proposed Annexation
Dean Grube
076-2907-284-0004

Part of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and
part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$,
Section 28, Township 29 North, Range 7 East, Town
of Stettin, Marathon County, Wisconsin, described as
follows:

Commencing at the Northwest corner of Lot 3,
Block 1, Pine Crest Second Addition, said Section
28, the point of beginning;

Thence S 0°04' E, along the West line of said Lot
3, 100 feet to the North line of Lot 5, said Block
1; thence S 89°51' E, along said North line, 150
feet to the East line of said Lot 5; thence S 0°04'
E, along said East line, 100 feet to the South line
of said Lot 5; thence N 89°51' W, along said South
line, 150 feet to the West line of said Lot 5;
thence continuing N 89°51' W, along said South line
extended Westerly, 55 feet to a line 25 feet
Westerly of and parallel with the East line of said
Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence N 0°04'
W, along said parallel line, 200 feet to the North
line of said Lot 3 extended Westerly; thence S
89°51' E, along said North line extended Westerly,
55 feet to said Northwest corner of Lot 3, the
point of beginning.