



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, December 15, 2020 at 5:00 pm.
Location:	City Hall (407 Grant Street, Wausau WI 54403) - COMMON COUNCIL CHAMBERS
Members:	Rosenberg (C), Lindman, Peckham, Neal, Bohlken, Brueggeman, Ross

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

1. Approve the minutes of the November 17, 2020 and December 1, 2020 meetings.
2. **PUBLIC HEARING:** Discussion and possible action on rezoning 200 South 17th Avenue and 200 South 18th Avenue from SMU, Suburban Mixed-Use Zoning District to PUD, Planned Unit Development Zoning District and approve the General Development Plan to allow for indoor storage and future retail and office space. (Scholfield)
3. Discussion and possible action on approving a conditional use at 620 McClellan Street to allow for an institutional residential use, in a TF-10, Two Flat Residential-10 Zoning District. (NCHC)
4. Discussion and possible action on landmarking of 500 North 4th Avenue (Grant School).
5. Discussion and possible action on dedication of right-of-way for Fulton Street extended.
6. Next meeting date and future agenda items for consideration.
7. Planning news and education - <https://www.strongtowns.org/journal/2020/1/17/america-is-aging-and-seniors-will-suffer-disproportionately-from-a-world-built-around-driving>
8. Adjournment

Due to the COVID-19 pandemic, this meeting is being held in person and via teleconference. Members of the media and the public may attend in person, subject to the social distancing rules of maintaining at least 6 feet apart from other individuals, or by calling 1-408-418-9388. The Access Code is 146 672 7386. Individuals appearing in person will either be seated in the Council Chambers or an overflow room, subject to the social distancing rules. Space available will be on a first come, first served basis. All public participants' phones will be muted during the meeting. Members of the public who do not wish to appear in person may view the meeting live over the internet at <https://tinyurl.com/wausaucitycouncil>, on the City of Wausau's YouTube Channel https://www.youtube.com/channel/UC-Nigpdco_i8sq5FbbJD_aw, live by cable TV, Channel 981, and a video is available in its entirety and can be accessed at <https://tinyurl.com/wausaucitycouncil>. Any person wishing to offer public comment who does not appear in person to do so, may e-mail melissa.engen@ci.wausau.wi.us with "Plan Commission public comment" in the subject line prior to the meeting start. All public comment, either by email or in person, will be limited to items on the agenda at this time. The messages related to agenda items received prior to the start of the meeting will be provided to the Chair.

This Notice was posted at City Hall and emailed to the Daily Herald newsroom on 12/10/2020 @ 9:00 a.m. Questions regarding this agenda may be directed to the Planning Department at (715) 261-6760.

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the Planning Department at (715) 261-6760 or the City's ADA Coordinator at (715) 261-6620 or e-mail clerk@ci.wausau.wi.us at least 48 hours prior to the scheduled meeting or event to request an accommodation.

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

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, November 17, 2020, 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, Andrew Brueggeman (arrived at 5:08 p.m.), Mic'Kayla Ross

Others Present: Brad Lenz, Brad Sippel, Melissa Engen, Maryanne Groat, Gary Freels, Chuck Ghidorzi, Jim Tipple

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. Mayor Rosenberg introduced the new member, Mic'Kayla Ross, to the committee.

Approve the minutes of the October 28, 2020 meeting.

Peckham motioned to approve the minutes of the October 28, 2020 meeting. Neal seconded, and the motion carried unanimously 5-0.

PUBLIC HEARING: Approve the Project Plan Amendment Three of Tax Incremental Financing District Number 7.

Groat said the process for tax incremental districts are dictated by the State of Wisconsin and notices were properly published. The Joint Review Board met earlier in the day. The state law allows municipalities to donate from one district to another district that need financial support. The amendment for the district needs to be done before the expenditure period of that district ends. The expenditure period for tax incremental district 7 ends in January 2021, but the period could be extended to allocate funds to district 12 until the district is terminated in 2026. Groat said that they are asking for three years of increment that would total \$4 million. The district would still close one year yearly. If there isn't the need for this, it can be closed earlier. The project plan numbers are based on the current values. District 7 was created for the Stewart Avenue improvements and notable private investments include Menards, Kwik Trip, ENT, and Surgical Associates.

Gary Freels, 2025 Dubay Drive, said that he is the president of the Judd S. Alexander Foundation. The foundation has done many things for the community including donating \$1.5 million for the Jefferson Street Inn in 2003, encouraging the city to get rid of blighted property on 3rd Street in 2004, \$2.6 million for riverfront property acquisition, and in 2018 a \$600,000 note that was waived with the projects that Blenker completed.

Brueggeman joined the meeting at approximately 5:08 p.m.

Freels said that when the mall was constructed it was spectacular. There isn't a useful purpose for it now and it is a shame. The YMCA is a north anchor. A \$1 million note will be available for this project, if it is needed. The note will be a five year note with a 0% interest rate. The foundations are here to benefit the city. It is an expensive project, but there will be a tremendous return with it for the city.

Chuck Ghidorzi said that he cannot say enough for the foundations and the benefits for the community. This is an exciting time for the community and this is a strategic plan for economic growth. Ghidorzi said that he is confident that everyone can work together to get this done. There are the financial resources to create the vision. This is one positive step to become the best small city in America.

Mayor Rosenberg closed the public hearing.

Discussion and possible action on approving the Project Plan Amendment Three of Tax Increment Financing District Number 7.

Peckham motioned to approve the project plan amendment three of tax increment financing district number 7. Lindman seconded.

Peckham said that he liked the wording and the presentation of the plan. It allows for the allocation of funds without requiring it. Brueggeman agreed with Peckham.

The motion carried unanimously 6-0 by a roll call vote. This item will go to Common Council on November 24, 2020.

Next meeting date and future agenda items for consideration.

The next meetings are scheduled for December 1, 2020 and December 15, 2020.

Planning news and education.

Sippel said that this is a very interesting article about senior housing and mental health.

Adjournment.

Brueggeman motioned to adjourn, seconded by Peckham. The motion carried unanimously 6-0 and the meeting adjourned at 5:15 p.m.

The Plan Commission is next scheduled to meet at 4:30 p.m. on December 1, 2020.

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, December 1, 2020, at 4:30 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Katie Rosenberg, Patrick Peckham, Tom Neal, Bruce Bohlken, Andrew Brueggeman, Mic'Kayla Ross

Others Present: Brad Lenz, Brad Sippel, William Hebert, Matt Barnes, Michael Loy, Ben Bliven

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 4:30 p.m. noting that a quorum was present.

PUBLIC HEARING: Discussion and possible action on approving a conditional use at 620 McClellan Street to allow for an institutional residential use, in a TF-10, Two Flat Residential-10 Zoning District.

Matt Barnes, Wausau Police Department, said that the homeless issue is a top priority and something needs to be done now with winter approaching. The police department and North Central Health Care have partnered up to allocate a staff member and professional case worker to build relationships with the homeless community that have mental health and substance abuse issues. This will include building trust, providing immediate services to those that are willing to accept them and a place where this can be done. Staff members have been out on a daily basis building relationships with the individuals. It is not an immediate process. Issues are being addressed on an individual basis and there have already been success stories. They are starting to talk about the future. The next phase is to house the individuals in a place that staff can support them. A building has been found, but a conditional use needs to be approved. Staff from the police department and North Central Health Care will be at the property. Some other partners of the initiative include Greenheck, Verlo, and St. Vincent de Paul.

Michael Loy, North Central Health Care, said that this will help with homelessness and towards independence for a specific group of people. This is a case management approach and is based on a model that is used nationally. Staff will work together to make sure that all needs are met to ensure that necessary treatment is given. Stable, affordable and clean housing does help with the recovery needs.

Sippel went over the conditional use process with the committee. The public hearing is to be completed at this meeting and the decision will be completed at the next meeting. A conditional use will be tied to the property and not to the property owner.

Mayor Rosenberg closed the public hearing.

Neal motioned to approve a conditional use at 620 McClellan Street to allow for an institutional residential use, in a TF-10, Two Flat Residential-10 Zoning District. Bohlken seconded.

Neal said that this sounds great and asked if it would be co-ed in nature. Barnes said that it would start out for men only and will need to be flexible for other housing.

Peckham said that this sounds terrific and confirmed that the occupancy is 8 people. Peckham asked if it will always be 8 people and if there will always be the need. Barnes said that at this time they are not sure. The property has 4 bedrooms and evidence shows 8 people would work. Barnes said that there is hope that they will need more and need to expand. It is also a short-term experiment and will be re-evaluated in February or March. Barnes said that it is hoped to treat and move people to a different environment. This is not a permanent residence. Peckham asked if they will need to stay at the facility in order to get services. Barnes said the services can be provided to anyone that is willing to take them. Peckham asked if they can drink while they are at the facility. Barnes said that the rules are not established, but it will be similar to Catholic Charities Warming Center. It is a home, but more restrictive

for progression and for the neighborhood. Peckham commended the Police Department and North Central Health Care for stepping up.

Ross said that she has seen an increase in the homeless population and said that it is good to see the collaboration. Ross also said that it is good to see that someone would be allowed into the facility if they have been drinking. That could be a large deterrent. Ross asked if anyone has spoken to the neighbors in the area and asked if a privacy hedge would be placed on the other side of the property that is open. Barnes said that he is not sure if the neighbors were notified. This is a test and they will address the issues as they arise. The success will go down if the neighbors are upset. Hebert added that notices were sent to the neighbors within 100' and said that he did receive a call, but it was just questioning the plan. Mayor Rosenberg said that this so important and there have been some successes already.

Ben Bliven, Wausau Police Chief, said that the conditional use will help this move along. The project is moving forward and is helping people and they are hopeful that the housing could be used at this location.

Neal said that he would welcome a special meeting to speed up the process.

The motion carried unanimously 6-0 by roll call vote.

Adjournment.

Bohlken motioned to adjourn, seconded by Peckham. The motion carried unanimously 6-0 and the meeting adjourned at 5:00 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on December 15, 2020.



Memorandum

From: Brad Lenz
 To: Plan Commission
 Date: December 9, 2020
 Subject: Planned Unit Development at 200 S. 17th and 18th Aves (former Shopko)

Background

The attached application and related materials describe a plan for the former Shopko property located along 17th and 18th Avenues in the city of Wausau. As described, the plan would break up the large single-use building and its associated parking into smaller commercial uses. The new commercial uses – two within the existing building, and two new outlot buildings – would help form a new commercial center around the recently reconstructed 17th and 18th Avenues.

The petitioners are seeking approval of the general development plan of the planned unit development (PUD) zoning. Specific implementation plans will follow at a subsequent plan commission meeting. PUD zoning could allow the proposed indoor storage use that is not spelled out as permitted in the existing zoning district (SMU - Suburban Mixed Use). The PUD also allows sharing of parking between different uses, rather than each needing to provide its own, as well as a more coordinated site design overall.

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 listed below. In some cases, the criteria may pertain more to the specific implementation plans than to the current general development plans – this is noted in some of the comments.

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.

In this case, PUD zoning is being sought in part to flex the permitted uses of the underlying zoning district, while allowing coordinated site planning for a multi-phased development. This would generally fit the intent of the district, with

specific advantages yet to be determined through the specific implementation plans.

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.)

An economic development objective in the city's comprehensive plan is to stimulate community and economic growth and development, supporting business expansion and retention in competitive sectors. An action item under that objective is to continue to use [Planned Unit Development] zoning in commercial areas to encourage and facilitate high quality, mixed use development that is acceptable to neighboring property owners. This project could be seen as fitting this objective, while not being inconsistent with other aspects of the comprehensive plan.

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 area around the intersection of 17th and 18th Avenue is entirely commercial, with the specific uses being predominantly retail and single-story. The proposed project would continue this pattern, with the two smaller outlot buildings only slightly increasing the density of the area.

Arguably, the parking demand and impact to surrounding parcels will be less even with two new buildings, due to different uses on the site. Parking standards from the underlying zoning district would be determined based on specific uses of the future spaces, but as a general rule, one parking space would be required for every 400 square feet in excess of 2,000 square feet. The storage use would require one parking stall per 2,000 square feet of building. The *maximum* parking allowed would be 150% of the minimum.

In this case, based on the estimated square footage of the buildings, the minimum and maximum parking standards from our zoning code would be 121 and 182, respectively. This is estimated, and does not take into account a small mezzanine in the former Shopko building that could be utilized and would increase parking demand. The 201 parking stalls shown on the site plan would meet the minimum parking standards from our zoning code and would be only slightly greater than the maximum, again using preliminary estimates that may understate the parking demand.

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 new project will use existing public utilities and facilities that are available in the area. The intensity of the uses is not expected to overload any public facilities.

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 required since this is a common commercial development.

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

The proposed project is a redevelopment of a former commercial site that sits amongst other commercial sites. The current plans show improved green areas around and within the site. A detailed landscaping plan will be part of the subsequent specific implementation plan review.

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

Architectural plans of the buildings will be submitted as part of the specific implementation plans. Staff will use as the basis for review the exterior building design standards in the new zoning code. These standards will speak to the design and materials used for the exterior of the buildings in order to maintain and enhance the attractiveness and values of property in the area.

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.**

Redeveloping the site will enhance other properties in the area. Placing buildings in the outlots along 17th Avenue will reduce the expanse of the existing parking lot and create a more human-scaled commercial center. Landscape improvements will be made to the lot.

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.**

In this case, a benefit of a unified site plan includes distributing parking spaces across the site rather than concentrating them around individual uses. Similarly, coordinated planning of landscaping and stormwater management is likely to result in more efficient use of the property overall. Future landscaping and building plans will need to be reviewed to determine specific environmental design and performance benefits.

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 petitioners are seeking approval of the general development plan in order to undertake the more detailed specific implementation plans. Not all parts of the plan will take place immediately upon zoning approval. The specific plans for the different parts of the plan are expected to be brought back for approval as determined by future market demand.

To:

Mr. Brad Lenz
City Planner
Brad Lenz <Brad.Lenz@ci.wausau.wi.us>

Mr. Bill Hebert
Zoning
William Hebert <william.hebert@ci.wausau.wi.us>

City of Wausau
407 Grant Street
Wausau, WI 54403

From:
Bill Scholfield
Owners Representative
500 N 3rd Street, Suite # 208-10
Wausau, WI 54403
(715) 574-7007
bill@scholfieldgroup.com

RE: GDP – PUD **200 S 18th Ave & 200 S 17th Ave.** Wausau, WI
Project Planning for the Former Shopko Property
City of Wausau Plan Commission

Brad & Bill,
Attached please find a copy of this email in letter form as well as several illustrations and an item summary for our requested GDP and a Use need we believe requires a PUD zoning.

Please note that I will have the Architects rendering of the Storage Business element in the redevelopment of the North end of the former Shopko building by the end of next week as several versions are still in the process of the Owners Review.

I appreciated the input from our Pre-Application Conferences and I have had our team on this project take our concept planning to the attached GDP

The Location of the project includes 200 S 18th Avenue and 200 S 17th Ave best known as the former Shopko Site.

The former Shopko building and the connected building (County Market Grocery Store) and surrounding parking lots and current two (2) Outlot Buildings made up of the Holiday C-Store and a 16K Strip Center with Cost Cutters, H&R Block and Shopko Optical is part of the branded Wausau Crossroads Market Place and has been owned by the Lindell family since 1984 (Shopko was a tenant) I successful Grocer and Wausau Resident for many years the Lindells have sent a great deal of time researching, marketing, and determining the next steps for this prime locations redevelopment.

Challenges are considerable including the current state of the economy and retail in general, as well as the current building dimensions and configuration.

The redevelopment plan being present in the GDP is totally within the shopping center original footprint and consistent with uses in the surrounding area. Our goal is to adapt to today's and the future marketplace by turning the former Shopko building into several suites for a to be determined retail mix and personal service business allowing us to fully utilize the building without the expense of raising it or a portion of it and to develop outlots, required drainage and green space for a different feel and to meet a known demand for smaller in-line space (strip center and professional services). The Shopko building will carry a similar retail look along the south face and the east face of the building and the outbuildings are also illustrated in this package.

The goal is a pleasant "Center" bring businesses and customers together in a setting with good and safe access, circulation, parking and a mix of retail, food options and personal services and moving away from the big open parking lot.

The newer zoning adopted by the City this year for this area is SMU and allows for nearly everything we have been considering except for a new to this market and in-demand and growing nation-wide business of Indoor climate controlled storage. This safe, clean and modern alternative from what most people think of mini self-storage business isn't really recognized in the code except for a general description.

Our GDP submittal boundaries are well illustrated and known, they include the planned redevelopment of the former Shopko building with no building footprint change but new elevations at new to be determined entrances and the addition of some accents and a complimentary color change. 3 new outlot opportunities are created by allowing the Indoor storage business which has a much reduced parking need. Outlots include 2 buildings in the former parking lot and one outlot not in the GDP but owned by the Center and recently enlarged by the Street change.

See Specific Data attached.

Thank you for your consideration and the opportunity to advance this planned redevelopment.

Bill Scholfield
Owner Representative and Marketing Broker

Attachments:

- 1... Site CSM (REI)
 - 2... GDP Illustration incl. Building(s) approx. locations and coverage (REI)
 - 3... Site Parking, Landscaping (General), Storm-water and Green Space (REI)
 - 4... Building elevations (General)
 - 5... Signage (see attached)
 - 6... Traffic: Assumption that traffic may return to previous levels but not have more impact.
- Please note that any drive thru, curbside and deliveries will be within the development and not on the city streets.

RECORDED

October 08, 2020 8:24 AM

DEAN J. STRATZ, REGISTER OF DEEDS



CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. 18728

DOC# 1816734 PAGES: 4

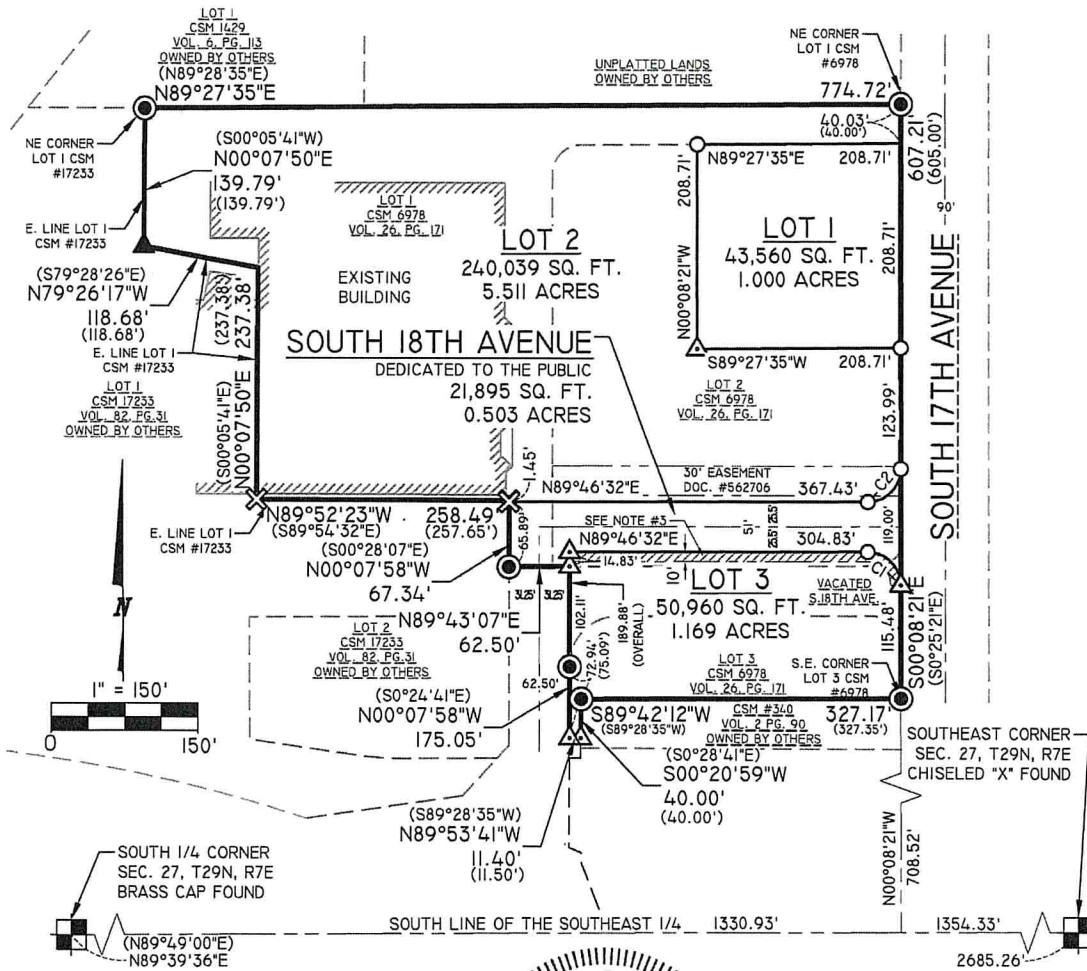


1816734

PREPARED FOR: PJ INVESTMENTS, INC.

LANDOWNER: PJ INVESTMENTS, INC. & PJ INVESTMENTS II, LLC

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, PART OF LOT 1, AND ALL OF LOTS 2 AND 3 OF CERTIFIED SURVEY MAP NUMBER 6978, RECORDED IN VOLUME 26, PAGE 171 AS DOCUMENT NUMBER 0976192 IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.



NOTES:

1. FIELD SURVEY WAS COMPLETED ON 08-20-2019.
2. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 7 EAST MEASURED TO BEAR NORTH 89°39'36" EAST.
3. 10-FOOT PUBLIC UTILITY EASEMENT BY THIS CERTIFIED SURVEY MAP.

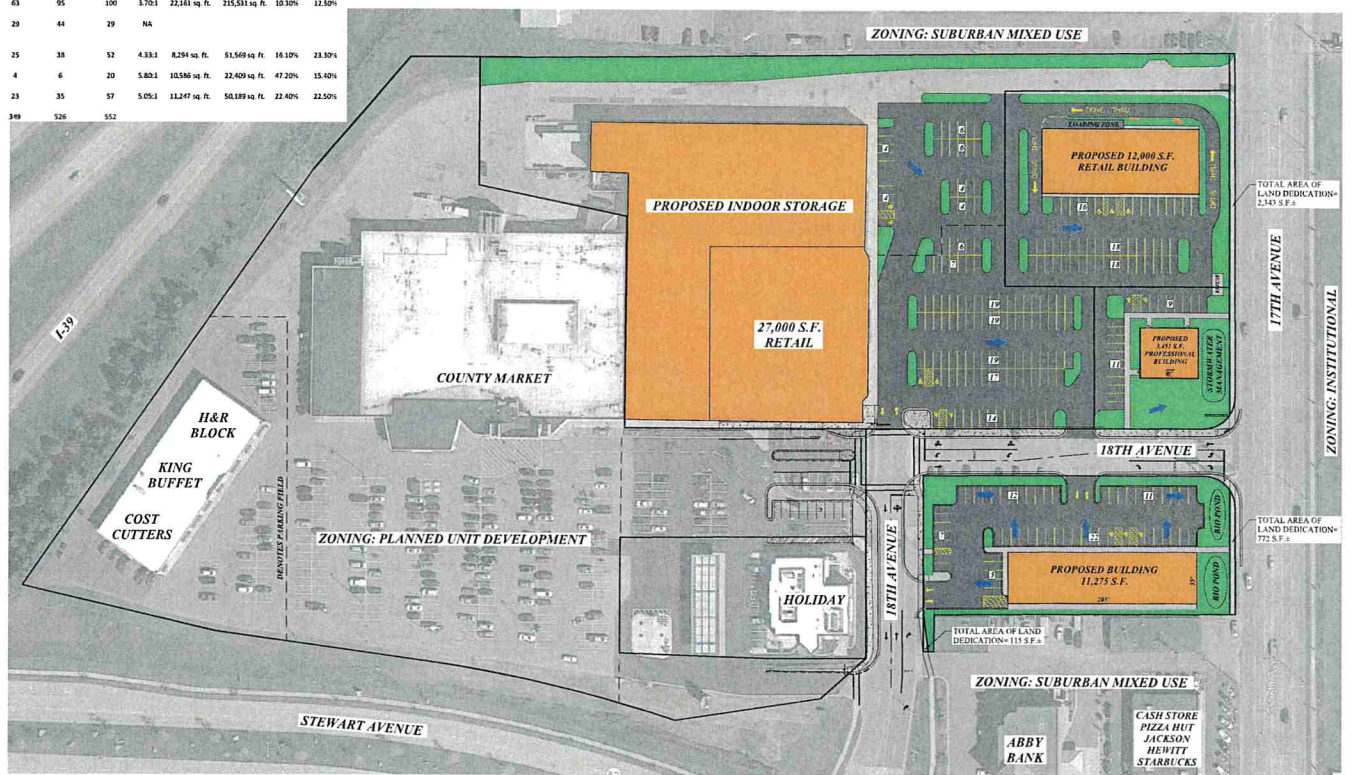


LEGEND

- - 1 1/4 IN. O.D. IRON PIPE FOUND
- - 1 1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET
- △ - MAG NAIL SET IN ASPHALT
- ✕ - CHISELED "X" SET IN CONCRETE
- - 3/4" IRON REBAR FOUND
- 126.00' - MEASURED BEARING/LENGTH
- (126.00') - RECORDED BEARING/LENGTH

CURVE TABLE					
CURVE	RADIUS LENGTH	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	ARC LENGTH
C1	34.00'	S45°10'55"E	48.12'	90°05'07"	53.46'
C2	34.00'	N44°49'05"E	48.05'	89°54'53"	53.36'

Parking Count									
Facility	Required by Code	150% of Code	Stalls Provided	Ratio	Green Space	Lot Size	Green Space %	% BUILDING COVERAGE	
16,000 sq. ft. Retail	35	53	54	3.38:1					
County Market 70,000 sq. ft.	170	255	240	3.43:1					
27,000 sq. ft. Retail	63	95	100	3.70:1	22,143 sq. ft.	215,531 sq. ft.	10.30%	12.50%	
Indoor Storage 14,000 sq. ft.	29	44	29	NA					
12,000 sq. ft. Retail	25	38	52	4.88:1	8,294 sq. ft.	51,569 sq. ft.	16.10%	23.30%	
3,451 sq. ft. Office	4	6	20	5.80:1	10,586 sq. ft.	22,409 sq. ft.	47.20%	15.40%	
11,275 sq. ft. Retail	23	35	57	5.05:1	11,247 sq. ft.	50,189 sq. ft.	22.40%	22.50%	
Totals	349	526	552						

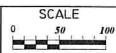


REI Engineering, Inc.
1230 N. 70TH AVENUE
WAUSAU, WISCONSIN 54981
PHONE: 715.875.5747 FAX: 715.875.5748
EMAIL: INFO@REIENGINEERING.COM



REI

CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING



DATE	REVISION	BY	CHK'D	DESIGNED BY: TAE	CHECKED BY: JLB
				SURVEYED BY: JLR/JLM	APPROVED BY: JLB
				DRAWN BY: NAB	DATE: 10/06/2020

WAUSAU CROSSROADS MARKETPLACE MASTERPLAN
18TH AVENUE
WAUSAU, WI

REI
REI No. 8600A
SHEET EXHIBIT

LANDSCAPE REQUIREMENT COMPARISON & NOTES

LANDSCAPE NOTES

- THIS LANDSCAPE PLAN IS FOR CONCEPTUAL PURPOSES ONLY, NOT FOR CONSTRUCTION.
- THE PLAN INTENT IS TO INDICATE APPROXIMATE LOCATIONS & MASSING OF PROPOSED LANDSCAPE MATERIAL BASED ON THE CITY OF WAUSAU ZONING CODE, ARTICLE VII.
- LOCATIONS ARE APPROXIMATE, THEREFORE FINAL LOCATIONS, MASSING & QUANTITIES MAY VARY DEPENDING ON POINTS REQUIRED & CITY OF WAUSAU RECOMMENDATIONS.
- THE GOAL IS TO NOT ONLY ACCOMMODATE ALL APPLICABLE REQUIREMENTS OBTAINED BY THE CITY, BUT ALSO CREATE A VISUALLY APPEALING, LOW MAINTENANCE & SUSTAINABLE LANDSCAPE ENVIRONMENT.

AREAS TO ACCOMMODATE LANDSCAPE REQUIREMENTS

A BUILDING FOUNDATION

- DECORATIVE STONE MULCH BEDS, TRIMMED WITH ALUMINUM LANDSCAPE EDGING.
- DIVERSE VARIETY OF LOW MAINTENANCE HARDY AND PREFERABLY NATIVE SPECIES.
- DECIDUOUS SHRUBS.
- EVERGREEN SHRUBS.
- PERENNIALS & ORNAMENTAL GRASSES.

B PAVED AREAS

- DECORATIVE STONE MULCH ISLANDS.
- DIVERSE VARIETY OF LOW MAINTENANCE HARDY AND PREFERABLY NATIVE SPECIES.
- SHADE TREES (1 OR 2 PER ISLAND).
- DECIDUOUS SHRUBS.
- EVERGREEN SHRUBS.
- PERENNIALS & ORNAMENTAL GRASSES.

C STREET FRONTAGES

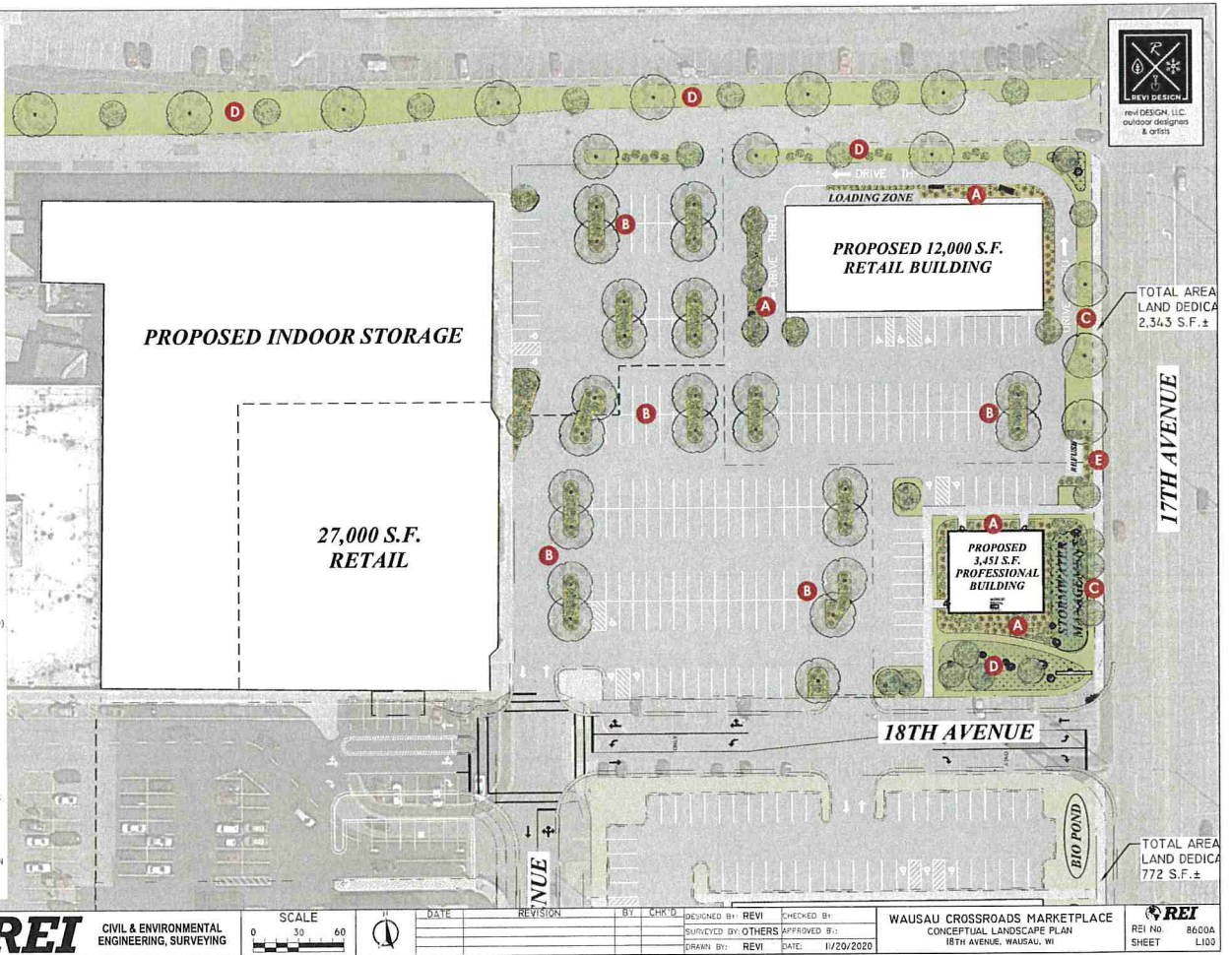
- DIVERSE VARIETY OF LARGE DECIDUOUS SHADE TREES.
- 1 PER EVERY 50-60 LF OF ROW.

D YARDS

- DIVERSE VARIETY OF LOW MAINTENANCE HARDY AND PREFERABLY NATIVE SPECIES.
- LOW-MEDIUM DECIDUOUS TREES.
- DECIDUOUS SHRUBS.
- EVERGREEN SHRUBS.

E REFUSE SCREENING

- DENSE DECIDUOUS & EVERGREEN SHRUBS TO VISUALLY SCREEN REFUSE BIN AREA FROM STREET.



TOTAL AREA
LAND DEDICA
2,343 S.F. ±

17TH AVENUE

18TH AVENUE

TOTAL AREA
LAND DEDICA
772 S.F. ±

REI Engineering, Inc.
4800 N. 20th Avenue
Wausau, Wisconsin 54980
PHONE: 715/251-1551 FAX: 715/251-1552
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CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING

SCALE
0 30 60



DATE
REVISION

BY
CHK'D

DESIGNED BY: REVI
SURVEYED BY: OTHERS
DRAWN BY: REVI
CHECKED BY:
APPROVED BY:
DATE: 1/20/2020

WAUSAU CROSSROADS MARKETPLACE
CONCEPTUAL LANDSCAPE PLAN
18TH AVENUE, WAUSAU, WI

REI
REI NO. 8600A
SHEET L103



PJ INVESTMENTS

WAUSAU,

WISCONSIN





PJ INVESTMENTS

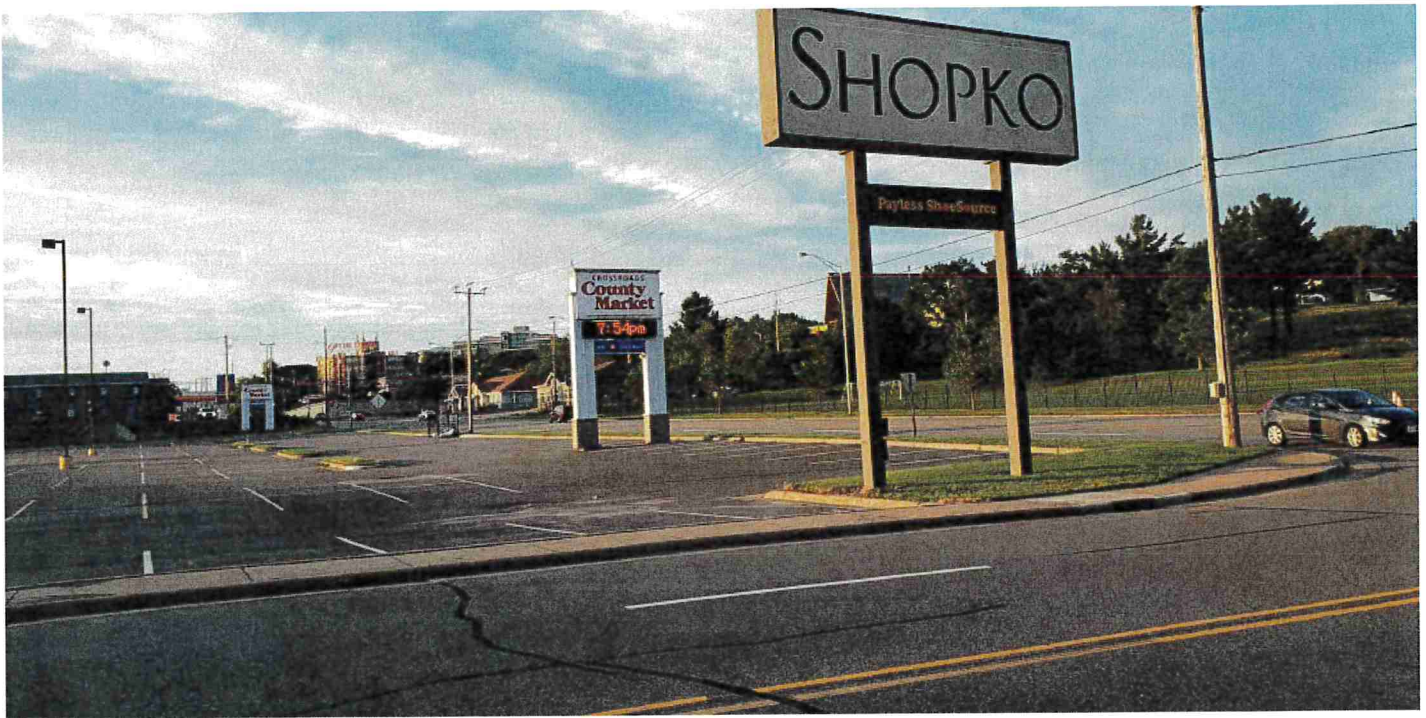
WAUSAU,

WISCONSIN



Small Free Standing Professional Building near storm-water green space

Original Property Marketing - Street Signage



Signage planning is not complete.

The original signage for the existing building (Shopko) was removed for the Street relocation. Its replacement was once considered. One new option being considered is upgrade The County Market sign as it is constructed in a way that it could have additional signage boxes and / or panels added but it is privately owned (Paid for by County Market) and we are just starting negotiations. The Shopko building has 250 feet of frontage on the Expressway (South exposure) and nearly 350' on the 17th Ave (East Exposure)



Report of Preliminary Recommended Findings

From: Brad Sippel, AICP
715-261-6686
Bradley.sippel@ci.wausau.wi.us
To: City of Wausau Plan Commission
Date: December 9, 2020
Subject: 620 McClellan Street – Conditional Use for Institutional Residential

Summary

North Central Health Care has applied for a conditional use for an institutional residential living arrangement at 620 McClellan Street in the Two Flat Residential-10 (TF-10) zoning district. Institutional residential uses are permitted as a conditional use in the TF-10 district.



2016 Pictometry, City of Wausau GIS

Prior Action and Next Steps

The Plan Commission held a public hearing on December 1 to hear testimony from the public related to the proposed conditional use. The applicant presented the proposal and Plan Commissioners asked questions of the applicant. There was no additional *substantial evidence* suggesting an undue impact to neighboring properties presented at the public hearing. The Plan Commission discussed possible privacy provisions around the rear yard. The Plan Commission

voted to move the proposal forward to the second stage of the conditional use process. The Plan Commission makes the final decision whether to approve the conditional use, approve with conditions or modifications, or deny the conditional use.

Staff Analysis

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.*

Staff review of the application indicates that the proposed institutional residential use is not expected to place any significant burden on existing infrastructure, utilities, public services, or nearby properties. The site is also served by public transit. Off-street parking meets the normal zoning requirements and is expected to be adequate for the proposed use. Public on-street parking is available and adequate for any additional parking needs. Bufferyards are not normally required between zoning districts of similar intensities and densities. However, since the proposed use is classified as an institutional residential use, the consideration of a bufferyard around the rear yard may be appropriate to provide a private outdoor gathering space for the residents of the subject property and to provide privacy for the residents of adjacent properties.

The City of Wausau Comprehensive Plan includes an objective related to housing and homelessness that support the development of supportive housing. Objective B in the housing element is to “promote programs and policies that provide housing opportunities for all residents.” Homelessness was identified as an issue in the housing element, stating “there is need for support at multiple points of intervention to reduce homelessness and support persons on the road to stable housing. Some interventions can include support of area homeless shelters, supportive housing for special needs, rental assistance programs, and public service activities.”

Preventing homelessness requires a multifaceted approach, and supportive housing is a well-researched and effective component of reducing and eliminating homelessness.¹ The public benefits of the proposed use include the provision of housing for individuals experiencing

¹ Dohler, Bailey, Rice, and Katch. 2016. “Supportive Housing Helps Vulnerable People Live and Thrive in the Community.” *Policy Futures*. Center on Budget and Policy Priorities.
<<https://www.cbpp.org/research/housing/supportive-housing-helps-vulnerable-people-live-and-thrive-in-the-community>> Accessed December 8, 2020.

chronic or episodic homelessness and the potential to assist these individuals with support services and set them on a path to obtaining permanent housing.

Research related to the impact of supportive housing on neighborhoods has found that supportive housing does not decrease property values or increase criminal activity.² Two people per bedroom is a commonly used threshold to determine whether housing is adequate or overcrowded.³⁴ The subject property has four bedrooms. At a maximum occupancy of eight residents (two per bedroom) the intensity of the proposed use is not substantially different from the residential uses allowed by-right in the TF-10 district. For example, a two-unit building with each unit housing three unrelated individuals is allowed by-right in the TF-10 zoning district. Based on the available evidence, City staff does not expect the use to result in a substantial or undue adverse impact on the nearby properties.

Recommended Findings

Based on information provided by the applicant and available substantial evidence, the following findings are recommended by staff.

- The proposed use of supportive housing is in harmony with the City of Wausau Comprehensive Plan.
- The proposed use would not result in a substantial or undue adverse impact upon nearby property or the public health, safety, and general welfare.
- The proposed use maintains the desired consistency of land uses, intensities and impacts as related to the environs of the subject property.
- The proposed use is located in an area served by and will not impose an undue burden on public or private utilities, facilities, improvements, or services.
- The potential public benefits outweigh any potential adverse impacts of the use as proposed.

Recommended Conditions

- The conditional use permit for institutional residential applies to a supportive housing program operated by a licensed health care and/or social services provider. The permit shall not be transferable to other institutional residential uses without a new conditional use permit.
- The maximum number of residents shall be eight, or two per bedroom.
- A bufferyard around the rear yard may be ordered by the Plan Commission if there are issues related to privacy between the subject property and adjacent properties. This bufferyard shall be approved by the Zoning Administrator and may be required to meet an opacity of .1-.3, as described in Chapter 23, Article VIII of the *City of Wausau Municipal Code*.

² American Planning Association. 2003. *APA Policy Guide on Homelessness*.

<<https://www.planning.org/policy/guides/adopted/homelessness.htm>> Accessed December 7, 2020.

³ Econometrica, Inc. 2007. *Measuring Overcrowding in Housing*. United States Department of Housing and Urban Development, Office of Policy Development and Research.

<https://www.huduser.gov/publications/pdf/measuring_overcrowding_in_hsg.pdf> Accessed December 8, 2020.

⁴ *International Property Maintenance Code*. 2018. <<https://codes.iccsafe.org/content/IPMC2018/chapter-4-light-ventilation-and-occupancy-limitations>> Accessed December 8, 2020.

Recommended Motion

Move to approve the conditional use at 620 McClellan Street as proposed, with the following conditions, finding that

- the proposed use of supportive housing is in harmony with the City of Wausau Comprehensive Plan;
- would not result in a substantial or undue adverse impact upon nearby property or the public health, safety, and general welfare;
- maintains the desired consistency of land uses, intensities and impacts as related to the environs of the subject property;
- is located in an area served by and will not impose an undue burden on public or private utilities, facilities, improvements, or services; and
- the potential public benefits outweigh any potential adverse impacts of the use as proposed.

The conditions of approval are:

- The conditional use permit for institutional residential applies to a supportive housing program operated by a licensed health care and/or social services provider. The permit shall not be transferable to other institutional residential uses without a new conditional use permit.
- The maximum number of residents shall be eight, or two per bedroom.
- A bufferyard around the rear yard may be ordered by the Plan Commission if there are issues related to privacy between the subject property and adjacent properties. This bufferyard shall be approved by the Zoning Administrator and may be required to meet an opacity of .1-.3, as described in Chapter 23, Article VIII of the *City of Wausau Municipal Code*.



Map Date: November 12, 2020

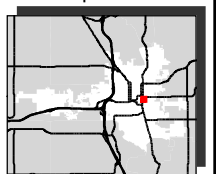
City of Wausau
Marathon County Wisconsin

0 50 100
Feet

Area of Interest

Building

Map Location



PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, December 1, 2020, at 4:30 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Katie Rosenberg, Patrick Peckham, Tom Neal, Bruce Bohlken, Andrew Brueggeman, Mic'Kayla Ross

Others Present: Brad Lenz, Brad Sippel, William Hebert, Matt Barnes, Michael Loy, Ben Bliven

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 4:30 p.m. noting that a quorum was present.

PUBLIC HEARING: Discussion and possible action on approving a conditional use at 620 McClellan Street to allow for an institutional residential use, in a TF-10, Two Flat Residential-10 Zoning District.

Matt Barnes, Wausau Police Department, said that the homeless issue is a top priority and something needs to be done now with winter approaching. The police department and North Central Health Care have partnered up to allocate a staff member and professional case worker to build relationships with the homeless community that have mental health and substance abuse issues. This will include building trust, providing immediate services to those that are willing to accept them and a place where this can be done. Staff members have been out on a daily basis building relationships with the individuals. It is not an immediate process. Issues are being addressed on an individual basis and there have already been success stories. They are starting to talk about the future. The next phase is to house the individuals in a place that staff can support them. A building has been found, but a conditional use needs to be approved. Staff from the police department and North Central Health Care will be at the property. Some other partners of the initiative include Greenheck, Verlo, and St. Vincent de Paul.

Michael Loy, North Central Health Care, said that this will help with homelessness and towards independence for a specific group of people. This is a case management approach and is based on a model that is used nationally. Staff will work together to make sure that all needs are met to ensure that necessary treatment is given. Stable, affordable and clean housing does help with the recovery needs.

Sippel went over the conditional use process with the committee. The public hearing is to be completed at this meeting and the decision will be completed at the next meeting. A conditional use will be tied to the property and not to the property owner.

Mayor Rosenberg closed the public hearing.

Neal motioned to approve a conditional use at 620 McClellan Street to allow for an institutional residential use, in a TF-10, Two Flat Residential-10 Zoning District. Bohlken seconded.

Neal said that this sounds great and asked if it would be co-ed in nature. Barnes said that it would start out for men only and will need to be flexible for other housing.

Peckham said that this sounds terrific and confirmed that the occupancy is 8 people. Peckham asked if it will always be 8 people and if there will always be the need. Barnes said that at this time they are not sure. The property has 4 bedrooms and evidence shows 8 people would work. Barnes said that there is hope that they will need more and need to expand. It is also a short-term experiment and will be re-evaluated in February or March. Barnes said that it is hoped to treat and move people to a different environment. This is not a permanent residence. Peckham asked if they will need to stay at the facility in order to get services. Barnes said the services can be provided to anyone that is willing to take them. Peckham asked if they can drink while they are at the facility. Barnes said that the rules are not established, but it will be similar to Catholic Charities Warming Center. It is a home, but more restrictive

for progression and for the neighborhood. Peckham commended the Police Department and North Central Health Care for stepping up.

Ross said that she has seen an increase in the homeless population and said that it is good to see the collaboration. Ross also said that it is good to see that someone would be allowed into the facility if they have been drinking. That could be a large deterrent. Ross asked if anyone has spoken to the neighbors in the area and asked if a privacy hedge would be placed on the other side of the property that is open. Barnes said that he is not sure if the neighbors were notified. This is a test and they will address the issues as they arise. The success will go down if the neighbors are upset. Hebert added that notices were sent to the neighbors within 100' and said that he did receive a call, but it was just questioning the plan. Mayor Rosenberg said that this so important and there have been some successes already.

Ben Bliven, Wausau Police Chief, said that the conditional use will help this move along. The project is moving forward and is helping people and they are hopeful that the housing could be used at this location.

Neal said that he would welcome a special meeting to speed up the process.

The motion carried unanimously 6-0 by roll call vote.



Memorandum

From: Brad Lenz
To: Plan Commission
Date: December 9, 2020
Subject: Grant School Historic Landmark Designation

The Historic Preservation Commission held a public hearing last month for the designation of Grant School as a local historic landmark. The minutes and packet of information from the meeting are attached to this memo. The commission found the building to be historically significant and recommended moving forward with the landmark designation.

The next step in the 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. Per 2.82.050(b)(3), the Plan Commission 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 approval of the landmark designation from the Plan Commission. The area around Grant School has been developed for many years, mainly with small-scale residential properties and related uses. There is not a specific redevelopment plan for the immediate area, and the comprehensive plan acknowledges the value of preserving the city's history. Similarly, our 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

Time and Date: Thursday, November 19, 2020 at 6:00 p.m. in the Common Council Chambers of Wausau City Hall
Members Present: Linda Tryczak, Debra Ryan, Christine Martens, Steve Miller, Brian Mason
Others Present: Brad Lenz, Gary Gisselman, Melissa Engen, Ka Lo, Keith Hilts, Lois Wagner

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

Tryczak called the meeting to order at approximately 6:00 p.m. stating that a quorum was present.

PUBLIC HEARING: Discussion and possible action on a landmarking of 500 North 4th Avenue.

Keith Hilts, 222993 Woodsmoke Road, said that he is present to listen and learn about the process. Hilts said that he agrees with the research and that there is historical value. There is a common interest and the school district needs to do its best to educate.

Gary Gisselman, 319 Park Avenue, said that he supports the designation as a landmark. The building does meet the criteria that is outlined in the city ordinance. The school has been a cultural and community resource for 110 years. Gisselman said that the architecture of the building also meets the criteria for landmarking. There is a unique sunroom on the northeast side that was built specifically for the kindergarten rooms. Gisselman urged the commission to landmark the school and said that the consultant's report speaks to the federal qualifications.

Debra Ryan, 702 Elm Street, said that she owns a house that is 100 years old and is impressed with older homes. Ryan said that the school board administrative building and John Marshall are both over 100 years old and said that if the school board wants to cut down on the number of buildings, it would be appropriate to keep the multi-level buildings. Ryan added that she requested additional financial information from the school district, but did not receive that. This building is worth saving. There is a lot of history and it is one of the most beautiful buildings. Ryan said that the voters soundly said their thoughts by voting no. This building is a gem.

Lois Wagner, 517 North 4th Avenue, said that when she moved here 38 years ago, she was told that if it wasn't a school, it would go to an estate. Wagner said that this beautiful building is worth saving.

Tyczak closed the public hearing.

Lenz gave a brief presentation on the process for landmarking a building. The criteria for landmarking the building are listed in Chapter 2 of the City of Wausau Municipal Code. If the building is landmarked, a certificate of appropriateness would be required for any alteration, addition or demolition. Lenz said that if this is approved by this committee, it would also need to be approved by Plan Commission and then by Common Council.

Miller said that a lot of people may not know about a lot of the work that has been done to the building. There would be a benefit to be in touch with those people.

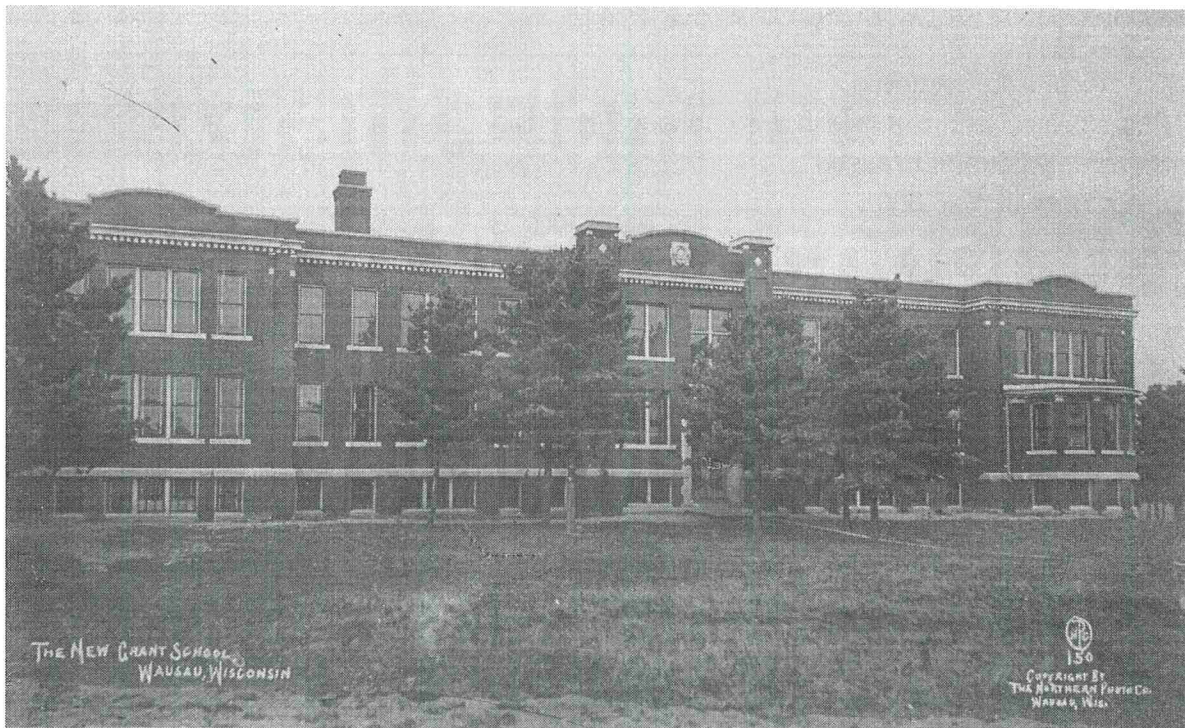
Martens said that aside from the emotional aspect, it does meet the criteria for landmarking and the commission needs to move forward. Martens said that if anyone wants to see more stories, there are many posted on the Friends of Wausau Historic Landmarks Facebook page. Martens added that there could be possible tax breaks if the school would be added to the national register.

Ryan motioned to landmark the building at 500 North 4th Avenue. Miller seconded, and the motion carried unanimously 5-0 by roll-call vote. This will go to Plan Commission on December 15th.

**The Architectural and Historical
Significance of**

**Grant Elementary/
Sixth Ward School**

**500 North 4th Avenue
Wausau, Wisconsin**



Grant Elementary At A Glance

Timeline

1908/9	Land purchased from Mrs. Samuel Quaw
October 1909	Excavation started
September 11, 1910	Welcomed first students
February 1912	Name changed: to honor Ulysses S. Grant
1921	Parent Teacher Association (PTA) formed
1925	Classrooms completed:
1933	First Stunt Night held
1934	New stage completed
1940	Sounds motion projector added; new steam heating plant
1947	Program clocks
1949	Three bus garage
1951	ADT fire alarm system
1964	Program for visually impaired moved to Grant
1965	Title I Preschool Program started
1970	Program for hearing impaired moved to Grant
1985	New roof and energy efficient
1987	Hands Around Grant School protest
1988	\$900,000 remodel
2001	Gymnasium added; designed by SDS Architects (Eau Claire)

Architectural Information

Architects: Van Ryn & DeGelleke, Milwaukee, Wisconsin

Contractors: Miller and Krause

Estimated budget: \$56,000

Actual cost: \$63,000

Includes about 1,000,000 red bricks, \$5,000 in white Bedford stone, and 80-90 tons of structural steel

Architectural Highlights

Classical Revival in style

Two stories and raised basement

Stone water table above the basement level that wraps around full building

Stone trim cornice wrapping around full building

Shaped parapets- three of which identify the original entrances

Entrances feature stone surrounds

A bay projection at the southeast side

The Grant Elementary building has been an important part of the community since the ground was broken for construction in 1909. The leaders had built into their vision for a great community the absolute need for outstanding educational opportunities. Even though the land was on the very edges of the city, they knew that the neighborhood needed a neighborhood school in order to thrive. Through the years the building itself has become a part of the identity of the westside neighborhood.

Architectural/Historical Significance

As explained on pages 58 and 59 of The Historical & Architectural Resources Survey 2017-2018 (see excerpt below), Grant School is a good candidate for the National Register of Historic Places. It is also a contender for local historic landmark status. Its Neo Classic details are still intact and it is a fine example of the style.

The architectural firm hired to design Grant School, Van Ryn & DeGelleke of Milwaukee, are noted for designing many treasured buildings across Wisconsin, including a long list in central Wisconsin. Included in this list are Wausau's Longfellow School, Irving School and the Cyrus Yawkey House.

When one looks at Grant School the fine details and beauty become obvious. The stone cornice and water table which wrap around the whole structure are the perfect accents to the red brick. The parapets add a bit of elegance to the original entrances, including the main entrance still used today.

The trees on the grounds have also been of great importance through the years. The tall pines have been a part of the neighborhood as far back as memory allows. In fact, as the plans for Grant Elementary were being laid the community demanded that the trees be undisturbed, and a rule was enacted protecting the pines.

Community/Social Importance

Grant School is a centerpiece of the neighborhood, providing more than just a place to send the kid's in the morning. The pride in the building can be seen throughout the years as improvements were not only done through the school district but through the efforts of those that call the neighborhood home. An early example is when the need for a stage became evident, students and parents raised the funds.

The building has been a hub of neighborhood activities. Dramas and operettas performed annually, academic and art events, sports, holiday fun, and more. The PTA has been an active part of creating programming since its inception in 1921.

In recent history the neighborhood has continued to rally to make sure that Grant school is a viable school for their children. In 1986, a protest was held and parents held hands, forming a circle around the building to demand updates be made. It was called Hands Around Grant and

relayed the importance of this place in a powerful way. The next year the improvements were made, ensuring the neighborhood's school remained.

Grant School provides a sense of place for this neighborhood. It is an anchor of the area, letting people know that they are on the westside. It's prominence in the community cannot be overstated, and its importance cannot be easily dismissed.

Resources

Historical & Architectural Resources Survey 2017-2018: City of Wausau, Marathon County;
Prepared by Heritage Research LTD. (August 2018); pages 58-59

Wausau Daily Herald, March 6, 1947, Site of Grant School, Largest of Public Grades, Once
Remote

Wausau Daily Herald, June 10, 1986, Grant School: Parents pressure for renovation

Grant School History 1910-1987, Mary Stremlau, January 21, 1988

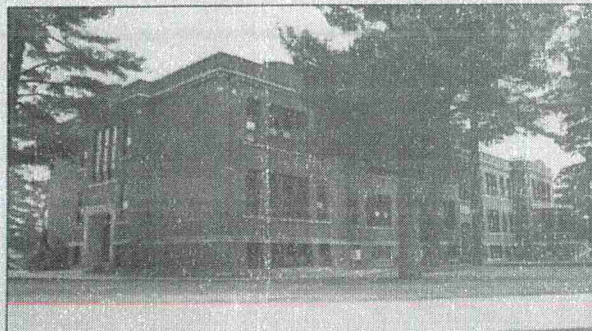
Excerpt from Historical & Architectural Resources Survey 2017-2018

Address
500 N. 4th Avenue

AHI#
49711

NRHP Evaluation
Potentially Eligible

Description and Statement of Significance



Sixth Ward School/Grant Elementary School (1910), 500 N. 4th Avenue.

Reflecting a modest Classical Revival influence, this two-story plus raised basement school building features a stone water table above the basement level that wraps around the entire structure. Likewise, the cornice includes continuous stone trim around the structure, beneath which is dentil-like stonework. Shaped parapets are located somewhat regularly around the building, three of which identify the building's three original entrances that feature stone surrounds. A one-story bay projection (this space reportedly

⁵⁵ Jim Lee, "Irving School Served Wausau for 86 Years," *Wausau Daily Record-Herald*, 21 May 1969, 3/1-3; "After 87 Years, Irving School to Close Doors," *Wausau Daily Record-Herald*, 29 May 1970, 2/1-2; "Use Irving School for Offices, Shops," *Wausau Daily Record-Herald*, 15 October 1970, 3/5-6; Malaguti & Norton, "Final Report: Intensive Historic Survey," 121; Aucutt, Hettinga & Jansen, *Wausau Beautiful*, 170.

⁵⁶ Maryanne C. Norton, "Preservation Alive, Well in Wausau," *Wausau Daily Herald*, 6 December 1987, 8C/4.

Historical & Architectural Resources Survey City of Wausau, Marathon County, Wisconsin

Page 59

contained the original kindergarten classroom) extends from the northeast end of the primary elevation.

Designed by the Milwaukee firm of Van Ryn & DeGelleke and originally known as the Sixth Ward School, excavation of this building began in October 1909 and officially opened for classes on 11 September 1910. At the time the school was built, it was considered the edge of the city and the community was doubtful that the city would expand much, if at all, further north. A reported 1,000,000 red bricks and between 80 and 90 tons of structural steel was used for its construction. Although estimated to cost \$56,000, numbers came in at \$63,000. Because the school was not immediately filled with students, not all of the second-floor classrooms were completed, which thereby reduced the overall initial cost. It was not until 1925 that all classrooms were complete. The school officially changed its name to Grant School in February 1912, named after Ulysses S. Grant. The school included only K-2 the first year and K-5 the next. Ultimately the school would expand to include up to the 8th grade. In 1988, by which time the school was used only for elementary grades, a significant \$900,000 remodeling program was completed and, in 2001, a new gymnasium, designed by SDS Architects of Eau Claire, was built at the rear of the school.⁵⁷

Retaining a good degree of integrity, the former Sixth Ward School/later Grant School, is recommended as potentially eligible for the National Register under Criterion A: History (Education) and under Criterion C: Architecture (Property type, Twentieth Century School Building).



October 5, 2020

Wausau School District
415 Seymour Street
Wausau, WI 54403

Dear Property Owner(s):

Please find enclosed a copy of a *Notice of Public Hearing* regarding designation of the Grant Elementary School / Sixth Ward School, 500 North 4th Avenue, as a Local Wausau Historic Landmark.

This public hearing is one of the initial steps in considering the designation of your property as a landmark. Following the public hearing, it is anticipated that the Historic Preservation Commission will formulate a recommendation which will then be forwarded to the City Plan Commission for further review. Following action by the City Plan Commission, the issue will then be considered by the Common Council. The Common Council is the ultimate authority in determining whether or not property recommended for landmark designation is, in fact, so designated.

If your structure is ultimately designated as a Wausau Historic Landmark, most exterior changes to the building or proposed demolition of the structure must be brought before the Wausau Historic Preservation Commission for review and approval. The Historic Preservation Commission, however, does not have any authority over interior changes to designated landmarks. The Commission reviews plans for modifying the exterior of landmarks to determine if the planned improvements are in harmony with the general architectural character of the building(s). To date, there are 31 designated local landmarks in Wausau, 99 properties within the Downtown Historic District, 60 properties within the Andrew Warren Historic District, 163 properties within the Easthill Residential Historic District, 48 properties within the Highland Park Historic District and 169 properties in the Eau Claire Heights Historic District.

The public hearing will be your opportunity, as well as that of the general public, to ask questions regarding the designation of your structure as Local Historic Landmark and to provide comments and express any concerns. It is anticipated that the Common Council will consider the Historic Preservation Commission's recommendation at one of its meetings in either December or January. **PLEASE CONTACT THE CITY CLERK'S OFFICE (715-261-6620) TO DETERMINE THE EXACT DATE OF COMMON COUNCIL ACTION.**

If you cannot attend the public hearing and have questions regarding landmark designation, please feel free to call me at 715-848-5160. If you would like to submit written comments regarding the proposal, please do so by writing to me at Wausau City Hall, 407 Grant Street, Wausau, WI 54403 BEFORE November 12, 2020.

Sincerely,

Linda Tryczak, Chairperson – Wausau Historic Preservation Commission

cc: Mayor Katie Rosenberg
Brad Lenz
Members of Historic Preservation Commission

Dear Editor,

Wisconsin native Frank Lloyd Wright stated that "The mother art is architecture. Without an architecture of our own we have no soul of our own civilization." The razing of Grant Elementary School on Wausau's west side is not only the destruction of art and an important piece of Wausau's history, but the destruction of an important piece of the neighborhood's identity.

Built 110 years ago, on what was then the edge of town, Grant Elementary (then known as the Sixth Ward School) was a grand undertaking with an eye to the future. It became a mainstay of the neighborhood through the years. In 1921, the Parent Teacher Association was created and became the leader of many programs through the years. The neighborhood has shown its support through the years by attending programs, raising funds for improvements, and demanding the school district make updates so the school remains an important part of the neighborhood.

The importance of Grant Elementary School's architecture can be seen still today. The most recent architectural survey completed for the City of Wausau comments that the building is a good candidate for possible inclusion on the National Register of Historic Places. The Classical Revival style used in 1910 by architects VanRyn and DeGelleke has been well preserved, even with the recent additions. The more than 1,000,000 red bricks and white Bedford Stone is plainly visible. Details such as the parapets at the entrances, stone trim around the whole building, and bay projection add to the beauty of this historic gem.

The work of architects VanRyn and DeGellecke can be seen throughout Wausau and central Wisconsin. Many of their buildings have been recognized for their beauty and significance to the community. In Wausau, you will find the Cyrus Yawkey Home (currently the Yawkey House Museum) and the Longfellow School (currently Wausau School District offices).

We, the Wausau Historic Preservation Commission, believe that the importance of Grant School, both historically and architecturally, makes it an excellent candidate for local historic landmark status. We believe it is of utmost importance that this building not be razed as proposed by the Wausau School District's referendum on the November 3 ballot. We ask that the public consider voting no on the referendum to show their support for this local piece of history.

The Wausau Historic Preservation Commission would like to invite the citizens of Wausau, and others who may have an interest in architecture and history, to the first meeting in the landmarking process to be held on Thursday, November 19th at 6 pm in the Council Chambers at Wausau City Hall.

Linda Tryczak, Chair, Wausau Historic Preservation Commission
Christine Martens, Vice-Chair, Wausau Historic Preservation Commission

Agenda Item No.

4

STAFF REPORT TO CISM COMMITTEE – December 10, 2020

AGENDA ITEM
Discussion and possible action on dedication of right-of-way for Fulton Street extended
BACKGROUND
Fulton Street was extended west of 1 st Street this past summer. Fulton Street was extended on City property. The property that the roadway lies on upon needs to be dedicated as right-of-way to become an official street.
FISCAL IMPACT
Dedicating this right-of-way to make it an official street will allow the City to start collecting state aid for maintenance.
STAFF RECOMMENDATION
Staff recommends approving the dedication of right-of-way for the extension of Fulton Street.
Staff contact: Allen Wesolowski 715-261-6762

MAP No.

CERTIFIED SURVEY MAP

PART OF LOT 2 OF CERTIFIED SURVEY MAP No. 18353 RECORDED IN THE OFFICE OF REGISTER OF DEEDS FOR MARATHON COUNTY IN VOLUME 90 OF CERTIFIED SURVEY MAPS ON PAGE 93, BEING PART OF THE NW 1/4 OF THE SW 1/4 SECTION 25, AND PART OF GOVERNMENT LOT 6, SECTION 26, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN. FOR

