



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:	Wednesday, February 17, 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, Mic'Kayla Ross

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

1. Approve the minutes of the January 19, 2021 meeting.
2. **PUBLIC HEARING:** Discussion and possible action on approving a conditional use at 3701, 3805, 3815 & 3901 Stewart Avenue to allow for a large scale medical facility, in a SMU, Suburban Mixed-Use Zoning District. (Ellis Construction and REI Engineering)
3. **PUBLIC HEARING:** Discussion and possible action on rezoning 201 Devoe Street from LI, Light Industrial Zoning District to UMU, Urban Mixed-Use Zoning District. (Agatetha North LLC)
4. **PUBLIC HEARING:** Discussion and possible action on rezoning 2101 and 2105 Grand Avenue from UMU, Urban Mixed-Use Zoning District to PUD, Planned Unit Development Zoning District and approving the General Development Plan to allow for two 16-unit apartment buildings. (Emmerich & Associates)
5. **PUBLIC HEARING:** Discussion and possible action on approving a conditional use at 221 Scott Street to allow for a wireless telecommunication facility, in a DRMU, Downtown High-Rise Mixed-Use Zoning District. (T-Mobile Central LLC)
6. Discussion and possible action on amending the General Development Plan at 200 South 17th Avenue and 200 South 18th Avenue to allow for the expansion of indoor storage . (Scholfield)
7. Discussion and possible action on approving the Specific Implementation Plan at 200 South 17th Avenue and 200 South 18th Avenue to allow for indoor storage and future retail and office space. (Scholfield)
8. Next meeting date and future agenda items for consideration.
9. 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 146 743 3568. 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 2/11/2021 @ 2:00 p.m. Questions regarding this agenda may be directed to the Planning Department at (715) 261-6760.

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the 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, Stahl, Polley, County Planning, T-Mobile Central LLC, Ellis Construction, REI Engineering, Agatetha North LLC, Emmerich & Associates, Scholfield



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

ADDENDUM

8. Discussion and possible action on authorizing a public hearing for 1300 Cleveland Avenue to amend the zoning from MI, Medium Industrial Zoning District to MRL-12, Multi-Family Residential-12 Zoning District.
9. Next meeting date and future agenda items for consideration.
10. Adjournment

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This Notice was posted at City Hall and emailed to the Daily Herald newsroom on 2/15/2021 @ 2:00 p.m. Questions regarding this agenda may be directed to the Planning Department at (715) 261-6760.

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Distribution List: City Website, Media, Committee Members, Council Members, Assessor, Attorney, City Clerk, Community Development, Finance, Metro Ride, Human Resources, Police Department, Hebert, Lenz, Sippel, Stahl, Polley, County Planning, T-Mobile Central LLC, Ellis Construction, REI Engineering, Agatetha North LLC, Emmerich & Associates, Scholfield

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, January 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, Mic'Kayla Ross

Others Present: Brad Lenz, Brian Stahl, William Hebert, Brad Sippel, Caroline Brzezinski

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

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

Approve the minutes of the December 15, 2020 meeting

Peckham motioned to approve the minutes of the December 15, 2020 meeting. Bohlken seconded, and the motion carried unanimously 6-0 by roll call vote.

PUBLIC HEARING: Discussion and possible action on rezoning 2025 County Road U from SMU, Suburban Mixed-Use Zoning District to LI, Light Industrial Zoning District.

Mayor Rosenberg closed the public hearing.

Lenz said that the petitioner is available for any questions. If this is approved, it would allow for an office, showroom and distribution facility for Viking Electric. The property to the west will remain as existing. A neighbor submitted a letter opposing the rezoning, which is included in the packet. Sippel said that the some of the uses that the neighbor is opposed to are actually allowed in the current zoning district.

Caroline Brzezinski said that it will be a light industrial property for a Class A 40,000 square foot building. There is heavy industrial uses to the east and this will be good transitional property.

Peckham asked if the facility that is currently on Bridge Street will be located here and asked if there will be additional employees. Brzezinski confirmed this and said this will create more jobs since the business has expanded in the area. Peckham said that this will be a state of the art facility and asked if alternative energy sources, like solar, will be used. Brzezinski said that the plans have not been finalized yet. It is not in the current plans, but there will be green items if the rezoning is approved.

Bohlken motioned to rezone 2025 County Road U from SMU, Suburban Mixed-Use Zoning District to LI, Light Industrial Zoning District. Peckham seconded, and the motion carried unanimously 6-0 by roll call vote.

Discussion and possible action on approving the Preliminary Plat Review for Royal Vistas.

Lenz said that this property is approximately 2.5 miles from the city limits. Any plat within three miles is reviewed by the city. The property is on the other side of Rib Mountain and staff does not see any impacts.

Lindman motioned to approve the preliminary plat review for Royal Vistas. Neal seconded, and the motion carried unanimously 6-0 by roll call vote.

Discussion and possible action on vacating and discontinuing Hilltop Road north of Forest Valley Road to termini.

Lindman said that the official map has a proposed road at this area. The property owner has requested

that this be vacated. The city has no intention of creating a road.

Peckham asked if there is any proposed development on the other side in the area that is in the Town of Wausau. Lindman said that there isn't, since there are a lot of wetlands.

Peckham motioned to vacate and discontinue Hilltop Road north of Forest Valley Road to termini. Ross seconded, and the motion carried 6-0 by roll call vote.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for February 16, 2021.

Adjournment.

Neal 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 5:00 p.m. on February 16, 2021.



Memorandum

From: Brad Lenz
To: Plan Commission
Date: February 15, 2021
Subject: 3701 - 3901 Stewart Avenue – Conditional Use Application

Introduction

The petitioners are seeking conditional use approval for a new 61,606 square foot medical office building that would house Orthopaedic Associates of Wausau (OAW) and Wausau Surgery Center (WSC). Although the uses of the building are permitted under the current zoning district, the building would exceed 50,000 square feet – the zoning code considers this a large development that would require a conditional use permit. Please see attached materials for details on the project. An aerial view of the property is below.



2016 City of Wausau Aerial Photo

Conditional Use Procedure

The purpose of this meeting is to hold a public hearing and hear testimony regarding the CU request. The City of Wausau zoning code that went into effect on January 1, 2020 requires two Plan Commission meetings to approve or deny a conditional use. The final decision to approve,

approve with modifications or conditions, or deny the application is made by the Plan Commission.

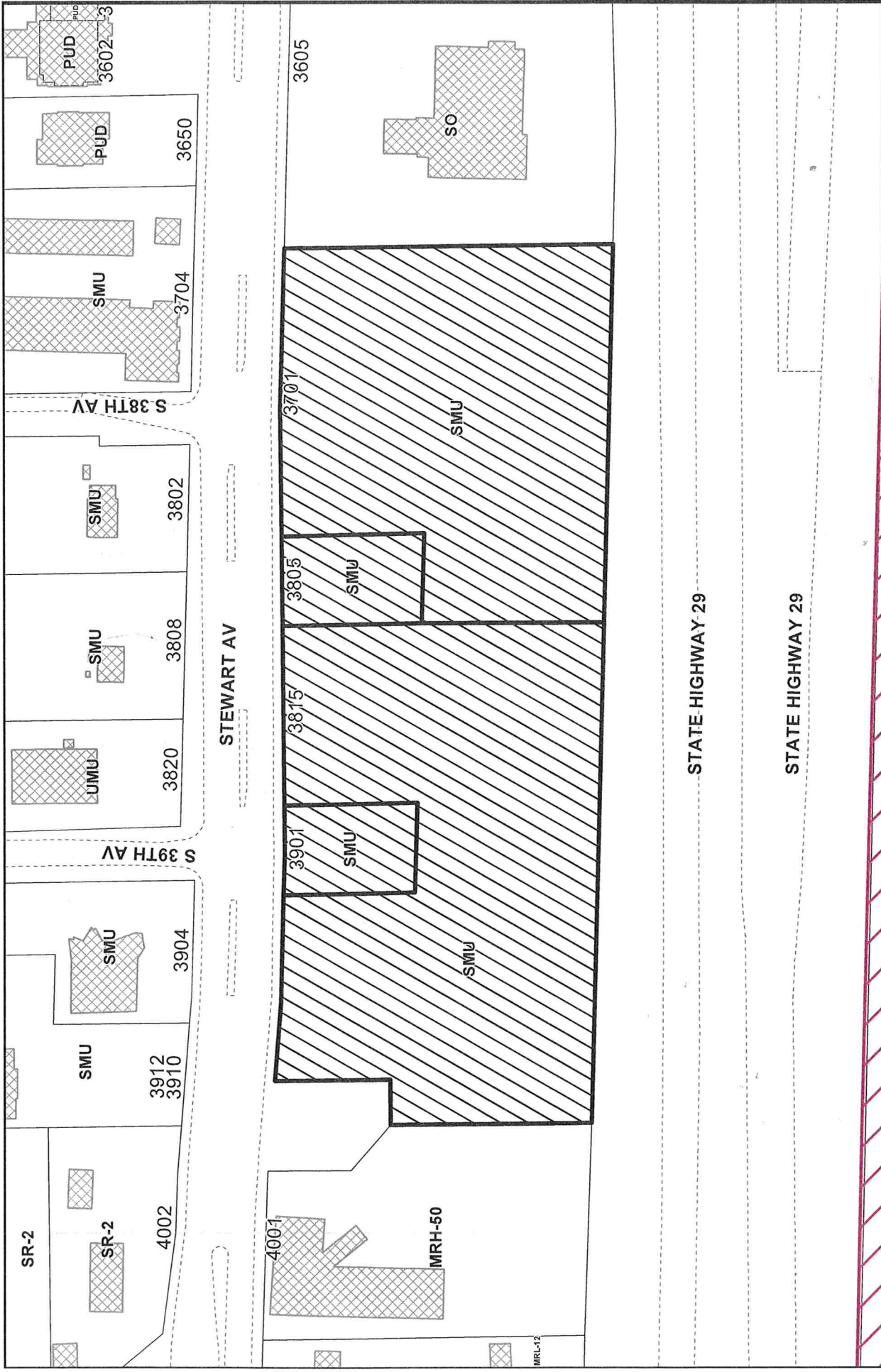
The full procedures for conditional use applications are found in Chapter 23 Article X, Section 23.10.32 of the *City of Wausau Municipal Code*. This first Plan Commission meeting is to hold a public hearing and hear testimony of any *substantial evidence* related to the conditional use request. "*Substantial 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). The Plan Commission may request further information or additional reports from the applicant, staff, or other sources.

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.

The Wausau Municipal Code (W.M.C. §23.06.02(15)) outlines additional rules applicable to large developments. The first is building placement and site layout, which staff feels is adequately addressed through the building orientation and overall site plans that have been submitted. The City *may* require a Compatibility Report (which includes a Traffic Impact Analysis) or a Small Area Plan, as described in the zoning code. Staff does not believe these additional reports are required in this instance and that adequate protections are in place through the normal conditional use standards.

Following the public hearing staff will compile a report of the preliminary recommended findings that includes the substantial evidence presented at the public hearing, recommended findings, and a recommended motion to approve the original proposal, approve with modifications or conditions, or deny the conditional use application. The Plan Commission will discuss the report and any conditions or changes with the applicant at a subsequent meeting.*

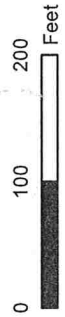




City of Wausau
Marathon County Wisconsin



Map Date: January 29, 2021



0 100 200 Feet



Map Location



Area of Interest
Building

22 January 2021

Planning Department
City of Wausau
407 Grant Street
Wausau, WI 54403

Re: New freestanding clinic
Orthopaedic Associates of Wausau – Wausau Surgery Center
PRA Project No. 190239-01

Copy: Andrew Halverson – Ellis Construction
Michael Mohr – REI Engineering

We are submitting an application for a new 61,606 SF building for Orthopaedic Associates of Wausau (OAW) and Wausau Surgery Center (WSC). The two practices are entering into a joint venture, and includes ambulatory surgery, medical office space, and physical therapy services. The entire building is classified as a B – Business occupancy under State of Wisconsin codes, and surgery portion also complies with requirements for an ambulatory surgery center under NFPA 101 Life Safety Code. There may be some overnight stays for patients recovering from surgeries. The two practices are separated by a two-hour rated fire wall.

This narrative is provided to respond to and clarify specific items in the City of Wausau Municipal Code in support of our request for Conditional Use approval, in addition to the submitted drawings. Please see comments below, **in red**.

23.10.42 - Site plan review and approval procedures.

(4) *Application.* A site plan application may be considered complete if it contains all of the requirements of subsections (a) through (i), below, unless specific application requirements are waived in writing by the Zoning Administrator. Maps depicting the following information shall be prepared (digital files should be submitted whenever possible, if applicable).

(a) Written description of the intended use describing in reasonable detail the following:

1. Existing zoning district(s) and proposed zoning district(s), if different. **Response: Parcel is zoned SMU (Suburban Mixed Use)**
2. Existing and proposed land uses. **Response: Parcel is currently vacant**
3. Projected number of residents, employees, and/or daily customers. **Response: For Wausau Surgery Center - 25-35 staff and up to 20 patients per day. For Ortho Associates of Wausau – 72 staff and from 70-130 patients per day.**
4. Proposed number of dwelling units and density. **Response: not applicable**
5. Demonstration of compliance with the applicable standards and requirements of this title. **Response: see specific comments below regarding compliance with exterior building design standards.**

(i) Operational plan.

1. Describe the proposed hours of operation. **Response: For Wausau Surgery Center - Monday through Friday 6:00 am to 5:00 pm, with some overnight staffing and four (maximum) patient stays. Initially, those are anticipated to be two to three nights a week, with growth capacity for five nights / week. For Ortho Associates of Wausau - Monday thru Friday 7:30 am to 5:00 pm.**
2. Procedures for snow removal. **Response: Will be contracted to a third party that is to be determined.**

23.07.30 - Commercial uses and mixed uses.

209 south water street milwaukee, wisconsin 53204 414 359 3060
2310 crossroads drive suite 2000 madison, wisconsin 53718 608 240 9900
1900 main street suite 309 sarasota, florida 34236 941 444 8845

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Steven A. Kieckhafer, Scott A. Kramer, Jason W. Puestow, Larry A. Schneider, Michael J. Sobczak

These standards apply to all commercial and structures constructed after the effective date of title. These standards also apply to Mixed Use Building and Live/Work Unit land uses.

(1) *Orientation.*

(a) Buildings are encouraged to be oriented so that the front façade faces the road with the highest traffic volumes. **Response: orientation is facing Stewart Avenue, which has vehicular access and street address.**

(3) *Exterior materials.* Commercial buildings shall be predominately clad in Class I materials. Class II and Class III materials may be used as accents and trim not to exceed 50 percent of the total building façade. Class IV materials are prohibited. **Response: exterior materials are primarily stone quarried in Wisconsin and a combination of storefront and curtainwall glazing, with metal panel accents. See below for percentages of Class I and Class III materials.**

23.07.01 (4) *Exterior building materials.* The four classes of building materials referenced in this title have the following meanings:

(a) Class I materials include brick, brick veneer, stone, stone veneer, and glass (curtain/storefront). **Response: Stone veneer and storefront glazing are calculated to comprise 56% of the building's exterior.**

(c) Class III materials include architectural/decorative metal panels, EIFS, residential aluminum siding, and siding made of wood, wood composite, vinyl, or fiber cement. **Response: Three types of high-quality metal panels are calculated to comprise 44% of the building's exterior.**

1. Roofs shall be an earth tone color only. **Response: all flat and pitched canopy roofs are planned to be fully adhered white EPDM for solar reflectance. None are visible from Stewart Avenue.**

(5) *Mechanical and exterior building systems.*

(d) Roof-mounted equipment. Roof-mounted equipment shall be screened from any adjacent public right-of-way or residential district, preferably by parapet walls. **Response: see color exterior elevations and renderings for visibility from Stewart Avenue and State Highway 29.**

a. Screening shall be architecturally compatible with the primary structure to which the equipment is attached. Screening materials shall be identical to or substantially similar to the materials used on the building façade to which the equipment is attached. **Response: we intend to utilize Cityscapes Envisor metal panels that are mounted to the rooftop equipment.**

b. Equipment shall be consistent with the color of the structure to which the equipment is attached. **Response: see color exterior elevations and renderings for color selection.**

c. Screening shall be designed to be an integral part of the building's architectural design and give the impression that it is something other than a mechanical screen.

(e) See [section 23.06.21\(6\)](#) for screening requirements for ground-mounted mechanical systems. **Response: generator will be screened with landscaping. Bulk oxygen tank will have security fencing with landscape screening. The two dumpster locations will be enclosed with split face colored concrete masonry units, and stained or painted wood at swinging gates.**

Best regards,

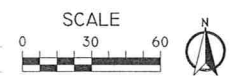
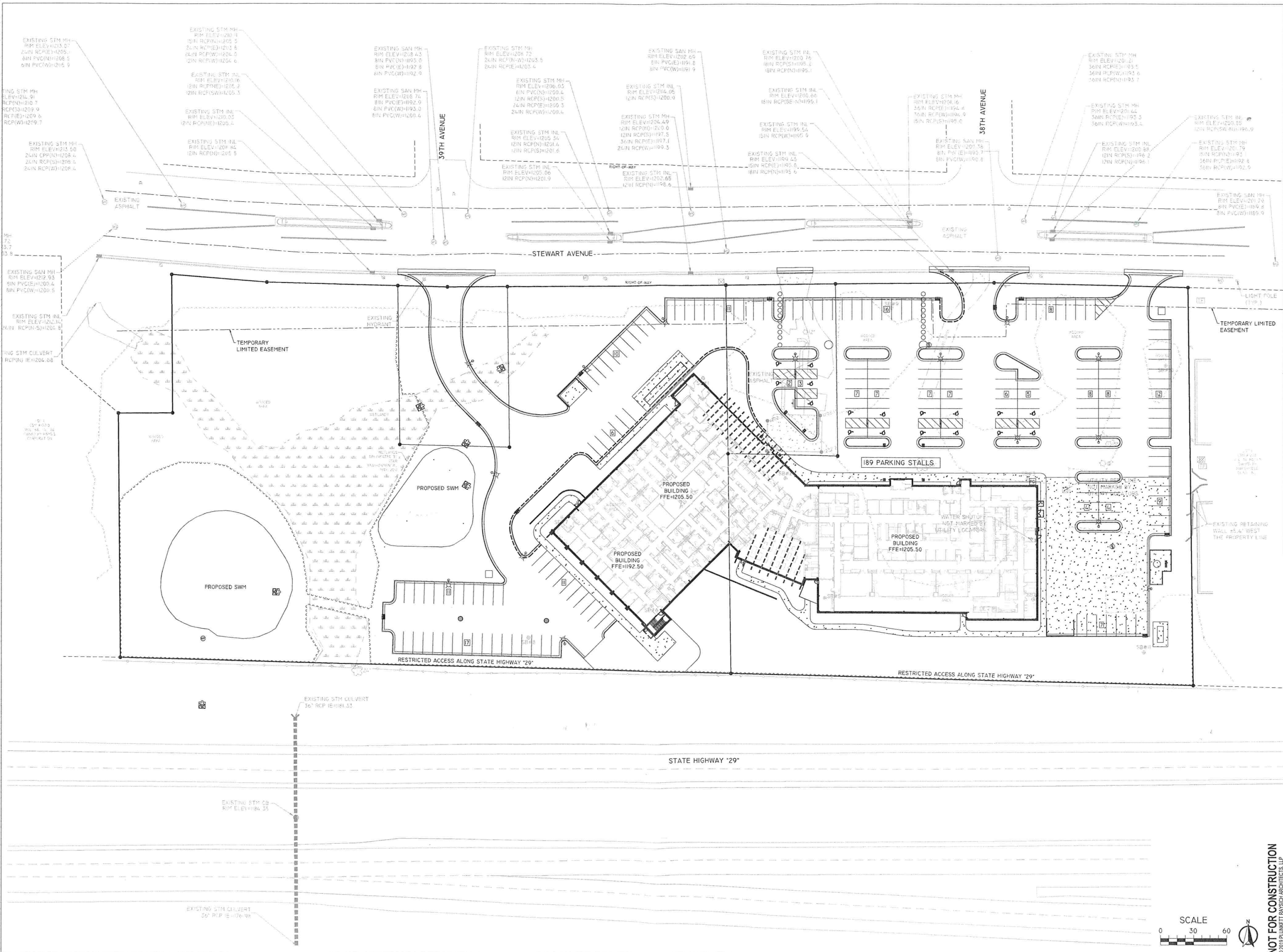


Michael Schaefer – AIA, NCARB
Senior Project Manager – Senior Associate

Attachments



PLANNING FILE: P:\C030\337E - STEWART AVENUE - 03.5.21 - 03.5.21 PLOTTED BY: MIM



NOT FOR CONSTRUCTION
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REVISIONS	
CBXX	BPX
DATE	5 JAN 21
JOB NO.	3337E
SHEET NO.	C030

OAW-WSC
STEWART AVENUE
WAUSAU, WISCONSIN

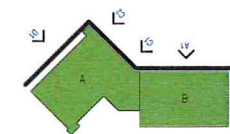


prod
PLUNKETT RAYBACH
ARCHITECTS, LLP

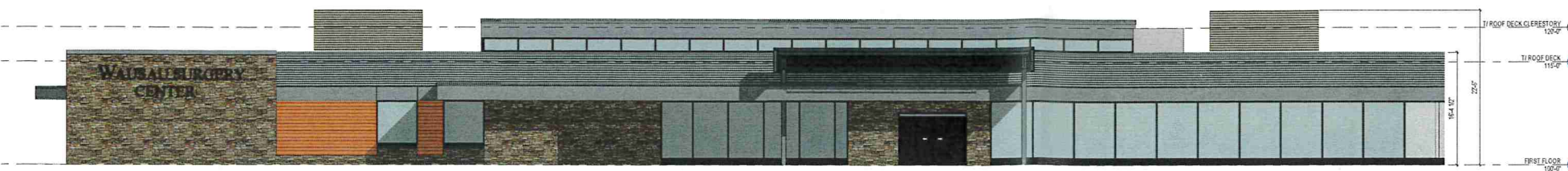
209 South Water Street
230 Crossroad Drive
Suite 200 Madison, Wisconsin 53703
Phone: 608.241.9000
Fax: 608.241.9001
www.praetech.com

EXTERIOR MATERIALS

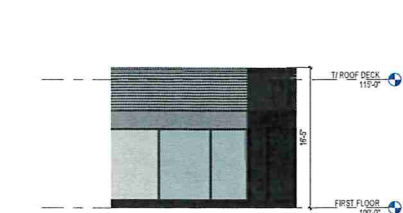
	METAL SIDING PLANKS - WOOD LOOK - LONG BOARD - LIGHT CHERRY		STONE VENEER - BLUE/GRAY - CHILTON RUSTIC
	CORRUGATED METAL WALL PANEL - SLATE GRAY		METAL LOUVER PANEL - ENVIOR - SLATE GRAY
	LAP SEAM METAL WALL PANEL - PAC-CLAD - SLATE GRAY		SPLIT FACED CMU - COUNTY MATERIALS - NATURAL
	SHEET METAL FLASHING AND TRIM - PAC-CLAD - SLATE GRAY		COMPOSITE WALL PANEL - REVERBOND - SLATE GRAY



KEY PLAN



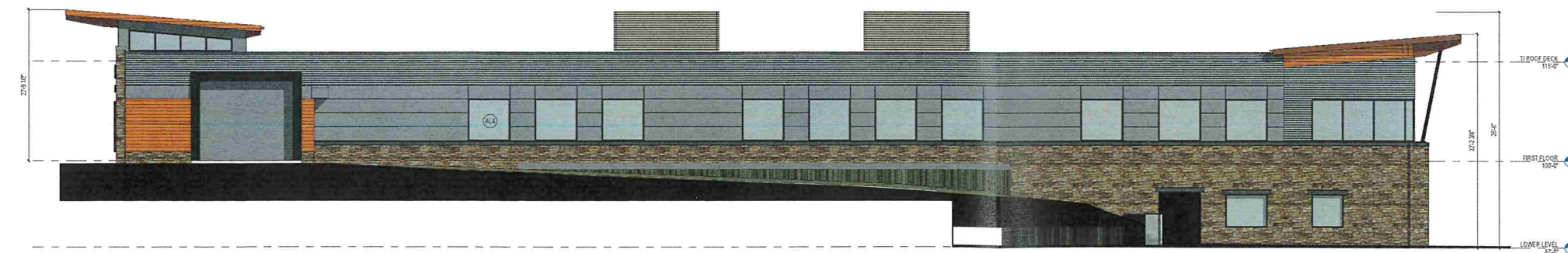
A1 SURGERY CENTER - NORTH
1/8" = 1'-0"



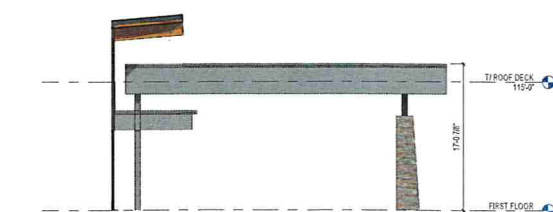
C1 PT LINK - NORTHEAST
1/8" = 1'-0"



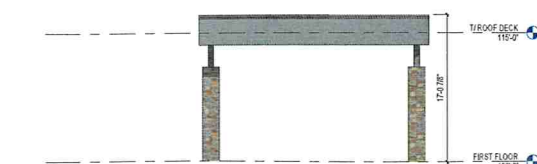
C2 CLINIC - NORTH
1/8" = 1'-0"



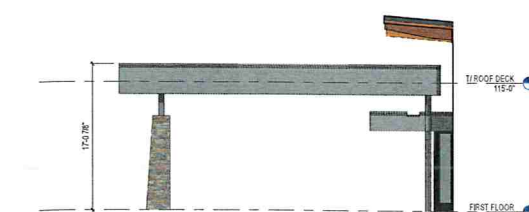
D1 CLINIC - WEST
1/8" = 1'-0"



E1 CLINIC CANOPY - EAST
1/8" = 1'-0"



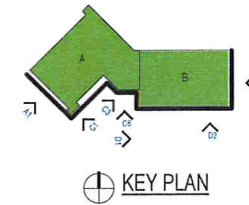
E2 CLINIC CANOPY - NORTH
1/8" = 1'-0"



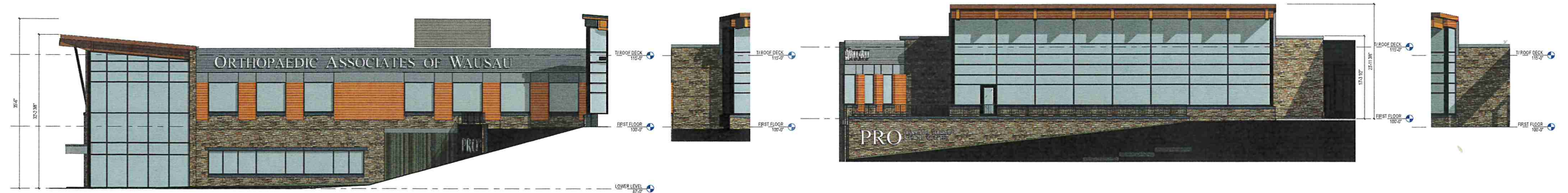
E3 CLINIC CANOPY - WEST
1/8" = 1'-0"

EXTERIOR MATERIALS

METAL SIDING PLANKS - WOOD LOOK - LONG BOARD - LIGHT CHERRY	STONE VENEER - BUECHEL - CHILTON RUSTIC
CORRUGATED METAL WALL PANEL - SLATE GRAY	METAL LOUVER PANEL - ENVISOR - SLATE GRAY
LAP BEAM METAL WALL PANEL - PRO-CLAD - SLATE GRAY	SPLIT FACED CMU - COUNTY MATERIALS - NATURAL
SHEET METAL FLASHING AND TRIM - PRO-CLAD - SLATE GRAY	COMPOSITE WALL PANEL - REYNOLDS - SLATE GRAY



A1 CLINIC - SOUTH
115' x 1-0"



C1 CLINIC - EAST
115' x 1-0"

C2 PT LINK - SOUTHWEST
115' x 1-0"

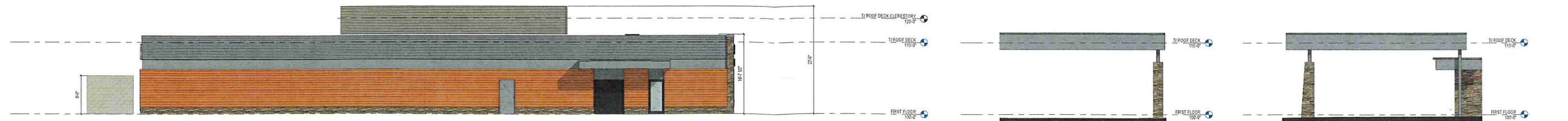
C3 PT LINK - SOUTH
115' x 1-0"

C4 PT LINK - SOUTHEAST
115' x 1-0"



D1 SURGERY CENTER - WEST
115' x 1-0"

D2 SURGERY CENTER - SOUTH
115' x 1-0"



E1 SURGERY CENTER - EAST
115' x 1-0"

E2 SURGERY CANOPY - NORTH
115' x 1-0"

E3 SURGERY CANOPY - WEST
115' x 1-0"

EXTERIOR ELEVATIONS



view from Stewart Avenue



looking northwest



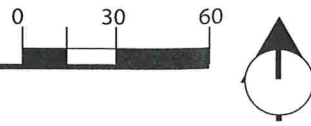
view from southwest



view from southeast

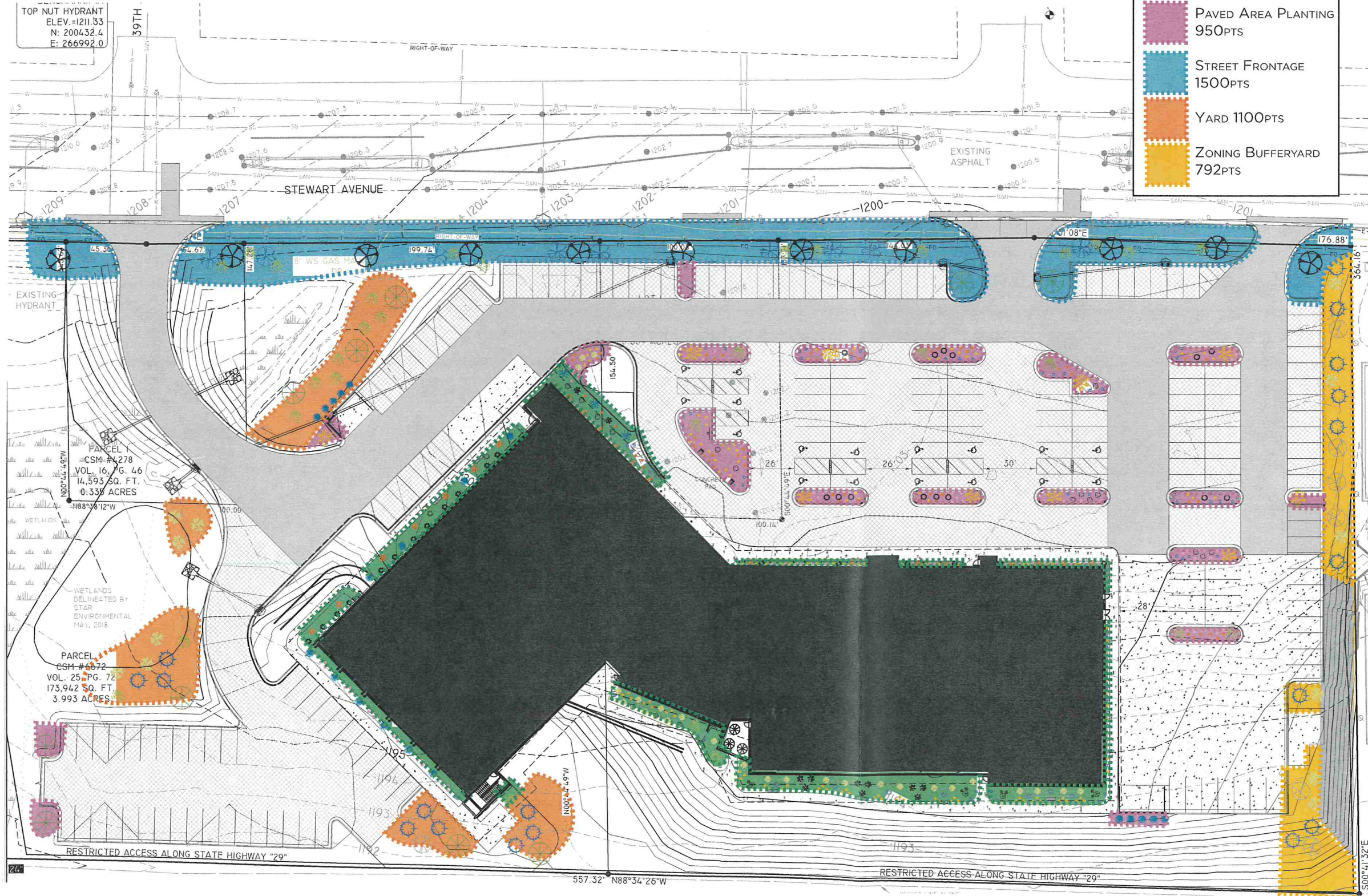


WAUSAU SURGERY | PLANTING PLAN



LANDSCAPE ORDINANCE: REQUIRED POINT TOTALS

	FOUNDATION PLANTING 1040PTS
	PAVED AREA PLANTING 950PTS
	STREET FRONTAGE 1500PTS
	YARD 1100PTS
	ZONING BUFFERYARD 792PTS



revi DESIGN, LLC.
outdoor designers & artists

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PLANTING
PLAN

DRAWN
BY: JC

CHECK
BY: JC

la

004



STAFF REPORT

TO: City of Wausau Plan Commission

FROM: Brad Sippel, AICP

DATE: February 8, 2021

GENERAL INFORMATION

APPLICANT: Agatetha North, LLC

LOCATION: 201 Devoe Street

EXISTING ZONING: LI, Light Industrial

REQUESTED ZONING: UMU, Urban Mixed Use

PURPOSE: To allow for residential use

EXISTING LAND USE: Commercial/light industrial

SIZE OF PARCEL: 8,561 square feet

SURROUNDING ZONING AND LAND USE:

North: **LI, Light Industrial**; Storage

South: **HI, Heavy Industrial**; Indoor sales

East: **HI**; Physical activity studio

West: **UMU, Urban Mixed Use**; Undeveloped - formerly industrial, and railroad right-of-way

See attached map

SUMMARY

The applicant is seeking a zoning map amendment from Light Industrial (LI) zoning to Urban Mixed Use (UMU). The parcel is a smaller parcel that was most recently used as a commercial/light industrial use for TC Teardrops, a custom camper producer. The area of the parcel has been referred to frequently as the North Riverfront, and was historically predominately industrial but has been transitioning towards more mixed uses, which the City expects to continue and is planning for. Athletic Park is adjacent to the southeast of the parcel,

and the former Great Lakes Cheese parcel is west of the parcel across the railroad right-of-way. The parcel is bordered on the north by storage uses. Immediately adjacent to the east is a parcel zoned Heavy Industrial (HI) that is used as a physical activity studio. To the south is an electrical supply wholesaler zoned HI.

ANALYSIS

Section 23.10.31(4)(b) of the Zoning Code outlines criteria for zoning map amendments that staff and the Plan Commission are to review and make recommendation to the Common Council. Under this section, a proposed amendment is to be evaluated as to whether it:

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

Staff Comments: The zoning map amendment would allow for a wide variety of commercial uses and some residential uses, such as mixed use buildings, live-work units, and multi-family residential. The zoning map amendment to UMU fits within the City's vision for future development in this area and fits in with the adjacent uses and the trend toward a mix of commercial, residential, and light industrial uses. The City of Wausau Comprehensive Plan Future Land Use Map identifies this area as legacy industrial. Public infrastructure is expected to be adequate for the proposed use.





Memorandum

From: Brad Lenz
To: Plan Commission
Date: February 15, 2021
Subject: Planned Unit Development at 2101 and 2105 Grand Avenue

Background

The attached cover letter describes a proposed multi-family residential development along the east side of Grand Avenue, south of Ross Avenue. The sites are currently vacant, but formerly contained the Ponderosa Motel and a small restaurant. The City of Wausau's Community Development Authority purchased one of the parcels to help facilitate its redevelopment and is in the process of transferring ownership to the developer.

The plans for the proposed development show that the two existing parcels would be combined, and two new buildings would be built on a single parcel. Placing two principal buildings on a single lot is the main reason for the petitioners seeking the Planned Unit Development (PUD) zoning. The proposed uses would be allowed in the existing zoning, at the density proposed. Staff is using the standard zoning districts in the assessment of the site, such as for setbacks, exterior design guidelines, off-street parking, etc. Feedback on the plans has been provided to the petitioners based on the zoning standards from the multi-family and mixed-use districts, and the current plans are showing consistency with these standards.

Criteria for Approval

Section 23.10.45(f) of the zoning code outlines the criteria for approval of a Planned Unit Development. 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, as noted below, the criteria may pertain more to the specific implementation plans than to the current general development plans.

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 to allow for two buildings on a single sight. Along with that comes a coordinated sight plan that can share facilities such as internal driveways, off-street parking, and refuse collection. 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.)**

A housing objective in the comprehensive plan is to encourage a variety of housing types throughout the city without concentrating any particular type of housing within one neighborhood. The plan also encourages in-fill housing and increasing the availability of affordable housing. The proposed PUD zoning can be seen as facilitating in-fill housing and meeting the objectives of the 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 existing zoning of the property, Urban Mixed Use (UMU), would allow an apartment building up to 20 units (on each of two parcels). The intended density of residential units in this district is 36 dwelling units per acre (or less). The proposed project would add 32 units on just over an acre of land, making it less than the maximum density of the current zoning district.

The wider pattern of development in this area of Grand Avenue is to allow for slightly more intense uses along Grand Avenue, with less intensity away from Grand Avenue (mostly in the form of low-density housing). The higher-density apartments would fit with this pattern of greater intensity along the corridor.

- 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.**

A detailed landscaping plan will be submitted as part of the specific implementation plans. It will show details of natural screenings and/or fencing. The current site plan shows that the buildings are closer to the north side of the property, towards Ross Avenue, which is a predominantly residential street, and away from the commercial uses that are immediately adjacent to the south.

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

The proposed project is located on a redevelopment site that contained former commercial buildings; it is surrounded by fully-developed commercial and residential properties. The future landscaping plans are expected to show natural amenities that will fit into the surrounding area.

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

Staff has been reviewing the exterior building design standards in the zoning code with the petitioners as they relate to this project. The standards 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.

As noted previously, the plans for the project are following closely to what would be permitted in the current zoning district, and they are following a similar pattern of intensity to that which is established along the Grand Avenue corridor.

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.

The plan is showing a coordinated site design for two separate buildings. The project is attempting to use space efficiently for driveways, off-street parking, refuse collection, and stormwater management. Green space is intended to be maximized. Specific plans will need to be reviewed in the future to determine additional environmental design and performance benefits.

Parking is being provided at a ratio of 1.34 spaces per unit (43 spaces total), with the understanding that most of the 32 units, which are all one-bedroom, will be single-occupancy. Also, a number of the future tenants are not expected to own vehicles. Off-street parking is available on Ross Avenue for occasional visitor, overflow, and/or temporary parking.

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.

A specific timeline is currently unknown, but the two buildings could be built in phases without too much impact on the site overall. If built in phases, staff recommends that the western building (closest to Grand Avenue) be built first, both from an urban design perspective and to avoid potential issues with the developer's agreement with the Community Development Authority.





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

Consulting Engineers
Municipal Infrastructure, Site Design and Commercial Building Design

January 20, 2021

Mr. Brad Lenz
City Planner and Interim Development Director
City of Wausau
407 Grant Street
Wausau, WI 54403

RE: Zoning Map Amendment – 2101 and 2105 Grand Avenue

Dear Mr. Lenz:

The owner of 2105 Grand Avenue, Emmerich & Associates Inc, is in the process of purchasing 2101 Grand Avenue from the Community Development Authority of the City of Wausau. The intent of the land purchase is to combine to two parcels into one larger parcel. Emmerich & Associates proposes to develop the land as a multi-family residential use.

The proposed development includes the construction of (2) 16-unit apartment buildings with a combined parking lot, refuse and recycling, and storm water management. The desire to integrate the design into one development necessitates a zoning change to a Planned Unit Development (PUD).

As part of the zoning change to a Planned Unit Development, a General Development Plan is required. Along with a copy of the Application for Zoning Map Amendment, the following is a list of items required by Section 23.10344 of the City Ordinances:

- a) Location Map of the Subject Property (see attached)
- b) Site Plan (see attached)
- c) Statistical Data
 - i, ii, and iii. Only one lot will be created with a lot size of 1.053 acres (45,852 square feet).
 - iv. Building area is 12,253 square feet or 26.7%.
 - v. Landscaping area is 16,995 square feet or 37.1%.
 - vi. The project is proposed to be constructed in phases with the western

building and parking lot completed first and followed by the eastern building and parking.

- d) A Conceptual Landscape Plan is included as part of the Site Plan. No plantings have been selected and no comparison to the landscaping requirements has been made.
- e) No signage is proposed.
- f) No property owner's association, covenants, or deed restrictions are proposed. An easement will be provided for an existing sanitary sewer line that runs through the property.
- g)
 - i. The project intends to provide working class housing in a cost-effective manner. Preliminary Building Plans are attached for reference.
 - ii. All (32) units will be one-bedroom, one-bathroom units.
 - iii. The proposed density is 30.4 units per acre.
 - iv. The existing site was fully developed and has since been razed. The proposed development will incorporate as much green space as possible with landscaping to meet the City Ordinance.
 - v. The proposed development is located in the southeast quadrant of the Grand Avenue and East Ross Avenue intersection. The neighboring property to the south is an automotive repair shop. The property to the east is a gas station and convenience store.
 - vi. The Comprehensive Plan shows the Future Land Use as Suburban Commercial and Industrial with Suburban Residential immediately to the east and northeast.
- h) A Traffic Impact Analysis has not been requested by the City.

As part of the Planned Unit Development, the developer proposes to reduce the number of required parking stalls from 48 to 43. This reduction of parking stalls is based on the parking stall needs from developer's other similar sites as well as to maintain a maximum amount of green space for the development.

All other City Ordinances are intended to be complied with.

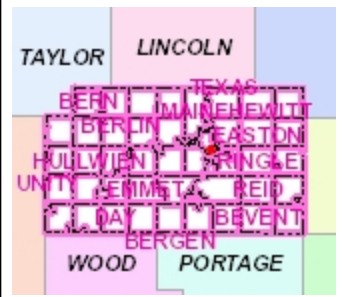
Please review the application and included materials for use in the application for a zoning change. If you have any questions or need any further information, please let us know.

Sincerely,

Nicholas Bancuk PE
Project Engineer



Land Information Mapping System



Legend

- Parcels
- Land Hooks
- Section Lines/Numbers
- Municipalities
- 2015 Orthos
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- Surrounding_Counties
 - CLARK
 - LANGLADE
 - LINCOLN
 - PORTAGE
 - SHAWANO
 - TAYLOR
 - WAUPACA
 - WOOD

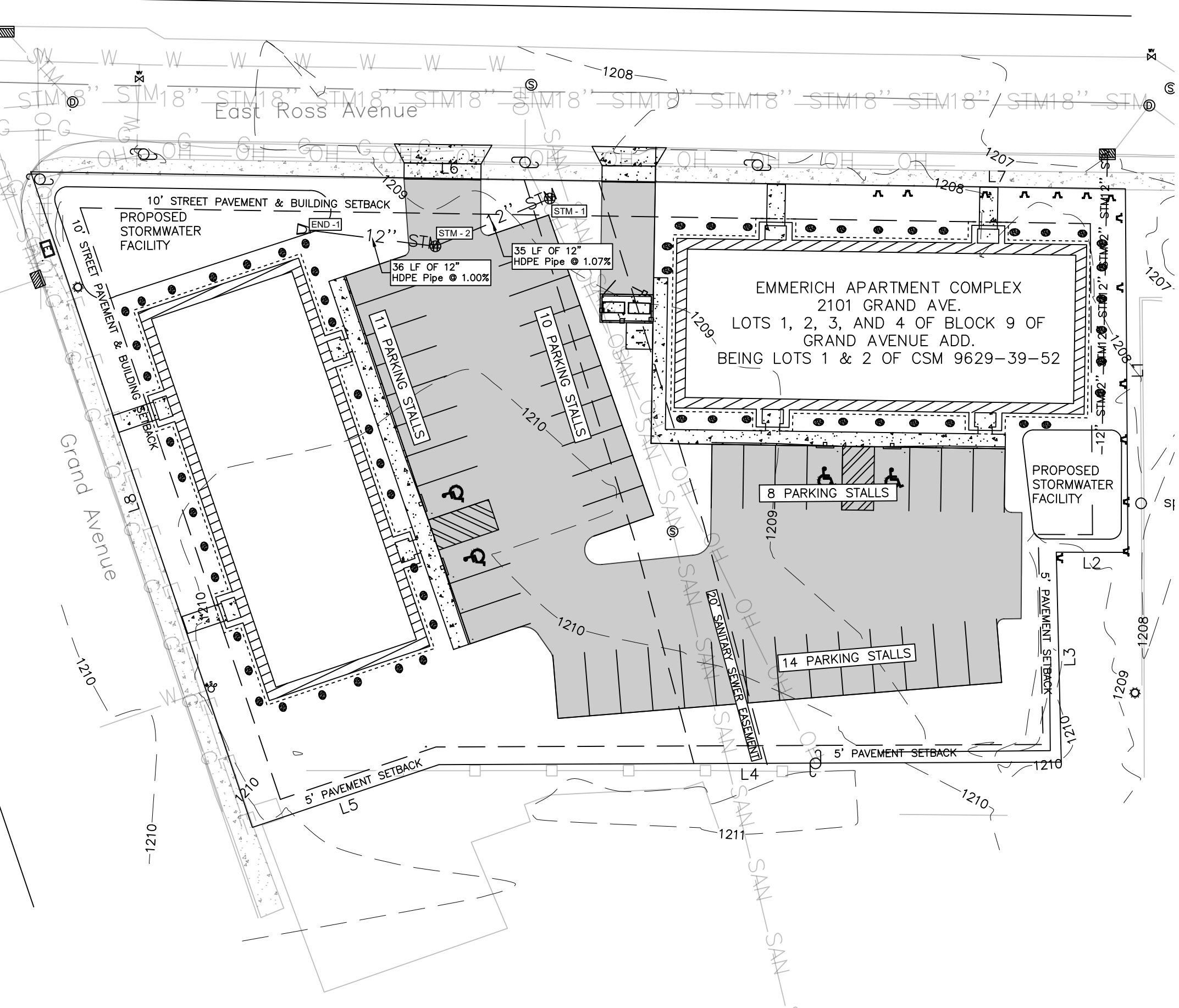
Notes

70.19 0 70.19 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



BLOCK LEGEND:

- EXISTING CURB STOP
- EXISTING WATER VALVE
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING FENCE POST
- EXISTING SPRINKLER
- PROPOSED PLANTS
- PROPOSED HANDICAP PARKING SIGN
- EXISTING CURB INLET
- EXISTING CATCH BASIN
- EXISTING STORM SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE

HATCH LEGEND:

- PROPOSED BUILDING
- PROPOSED ASPHALT
- PROPOSED CONCRETE

LINETYPE LEGEND:

- PROPOSED ROOF LINE

IMPERVIOUS AREA COMPARISON:

	AREA	PERCENT
GREENSPACE	18004 SF	38.4294
BUILDING	12253 SF	26 &
PAVEMENT	16592 SF	35%
TOTAL LOT	46849.5561	100.0000 %



404 FRANKLIN ST.
WAUSAU, WI 54403
PHONE: 715-843-7292
FAX: 715-843-7292
WWW.MTSLLC.NET

MARATHON TECHNICAL
SERVICES LLC

MTS

REVISION DATE

SURVEYED BY:
VREELAND ASSOCIATES

DESIGNED BY:
MTS

DRAWN BY:
JUSTIN H.

APPROVED BY:
NICK B.

PROJECT DETAILS

PROJECT NUMBER:
2009

PROJECT PHASE:
PRELIMINARY

PROJECT MILESTONE:
CONCEPT

PROPOSED SITE PLAN

EMMERICH APARTMENTS
WAUSAU, MARATHON COUNTY

SCALE

1" = 30'

SHEET NO.

3

Option D



FRONT ELEVATION

Option L
Preliminary #7
Not for construction

FLOOR PLAN NOTES

- EXTERIOR SIDING, TRIM, MOULDINGS AND DETAILS ARE PER BUILDER’S SPECIFICATIONS
- INTERIOR DIMENSIONS REPRESENT STUD TO STUD
- ALL EXTERIOR WALLS ARE 2” X 6” (NOM.) STUD WALLS, 16” O.C. (UNLESS NOTED OTHERWISE) SPF #2
- ALL INTERIOR WALLS ARE 2” X 4” (NOM.) STUD WALLS, 16” O.C. (UNLESS NOTED OTHERWISE) SPF #2
- PROVIDE 3” WIDE (MIN.) SHOULDER STUDS AT ALL DOORS
- PROVIDE (2) 2” X 12” ’S FOR HEADER ABOVE ALL WINDOWS (UNLESS NOTED OTHERWISE)
- INTERIOR FRAMING HEIGHT = 8’1 1/8” FOR 1st & 2nd FLOOR
- WINDOW & DOOR DIMENSIONS REPRESENT ROUGH OPENING SIZES MANUFACTURER SIZE, DESIGN AND DETAILS PER BUILDER
- WATER HEATER & BOILER TO BE CLOSED COMBUSTION TYPE
- BUILDING IS NOT FIRE PROTECTED BY AUTOMATIC SPRINKLER SYSTEM

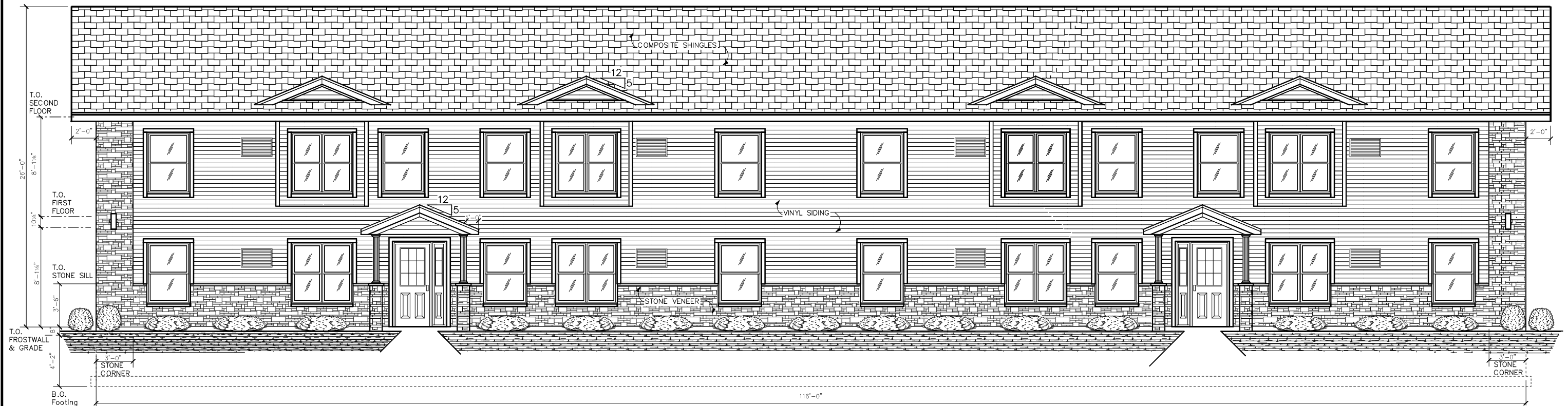
* ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR(S) MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

LEGEND

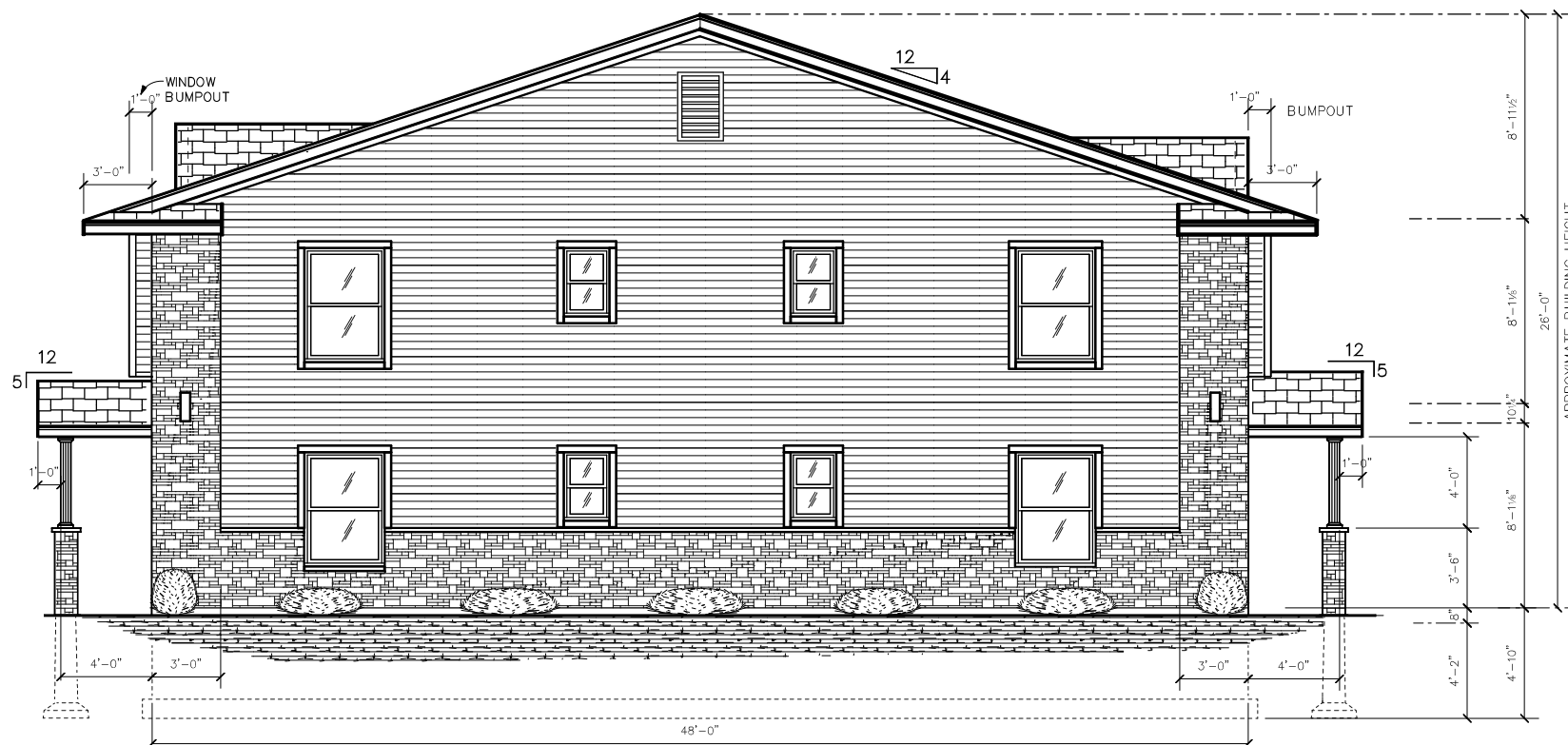
- ☒ WALL MOUNT PULL STATION FIRE ALARM, 48” HIGH
- ☼ SMOKE DETECTOR, HARD WIRED W/ BATTERY BACK-UP (PHOTO-ELECTRIC & IONIZATION TYPE) IONIZATION TYPE)
- 🔥 FIRE EXTINGUISHER (TYPE A)
- 🌀 75 CFM CEILING MOUNT EXHAUST FAN
- EXIT EXIT LIGHT – WIRED AHEAD OF BREAKER IN CONDUIT
- 📢 WALL MOUNT EMERGENCY NOTIFIER (AUDIBLE AND VISUAL) 90” HIGH
- 🔌 WALL MOUNT EMERGENCY LIGHT (POWER PACK) LOW MAINTENANCE, NICKEL CADMIUM

Index	
Sheet #	Drawing
A-1	Front Elevation
A-2	Rear and Elevation
A-3	Foundation Plan
A-4	1st Floor Plan
A-5	2nd Floor Plan
A-6	2nd Floor Framing
A-7	Partial Wall Sections
A-8	Main Section at Stairs
A-9	Roof Bird's Eye
A-10	Covered Entry Details
A-11	Window and Door Schedules
A-12	Miscellaneous Details

OWNER & BUILDER:	PROJECT & LOCATION:	First Step Designs where your home begins....	PLAN STATUS:	DRAWN BY: D. Hemauer	PLAN:	PAGE #
Emmerich & Assoc. 453 Grand Ave. Schofield, WI 54476 # 715-359-1500	New Proposed Site CORNER OF E. ROSS & GRAND AVENUES WAUSAU, WI. 54476	214216 County Road KK Mosinee, WI 54455 715-693-9551 fsdesigns@mtc.net	PRELIMINARY: ■ FINAL: □	SCALE: 1/4" = 1'0" DATE: January 15, 2021	FRONT ELEVATION	A 1



REAR ELEVATION



LEFT SIDE ELEVATION

Option L

Preliminary #7
Not for construction

OWNER & BUILDER:	PROJECT & LOCATION:	<i>First Step Designs</i> where your home begins....	PLAN STATUS:	DRAWN BY: D. Hemauer	PLAN:	PAGE #
Emmerich & Assoc. 453 Grand Ave. Schofield, WI 54476 # 715-359-1500	New Proposed Site CORNER OF E. ROSS & GRAND AVENUES WAUSAU, WI. 54476	214216 County Road KK Mosinee, WI 54455 715-693-9551 fsdesigns@mtc.net	PRELIMINARY: ☒ FINAL: ☐	SCALE: 1/4" = 1'0"	REAR & SIDE ELEVATIONS	A 2
				DATE: January 15, 2021		



Memorandum

From: Brad Lenz
To: Plan Commission
Date: February 15, 2021
Subject: 221 Scott Street – Conditional Use Application

Introduction

T-Mobile is seeking conditional use approval for new telecommunication equipment on top of the Landmark Apartments building at 221 Scott Street in downtown Wausau. The new antennae would be mounted on the roof of the building amongst antennae from a number of other carriers, but would be affixed to their own new bases rather than collocating on existing structures.

In the zoning code, i.e., Title 23 of the *Wausau Municipal Code*, telecommunication land uses are a conditional use in all zoning districts. Additional regulations apply to telecommunication land uses in Section 23.03.20 of the code. The conditional use process and the regulations specific to telecommunications will be summarized below.

Please see the attached materials for plans and photo simulations of the proposed equipment.

Conditional Use Procedure

The purpose of this meeting is to hold a public hearing and hear testimony regarding the CU request. The City of Wausau zoning code that went into effect on January 1, 2020 requires two Plan Commission meetings to approve or deny a conditional use. The final decision to approve, approve with modifications or conditions, or deny the application is made by the Plan Commission.

The full procedures for conditional use applications are found in Chapter 23, Article X, Section 23.10.32 of the *Wausau Municipal Code*. This first Plan Commission meeting is to hold a public hearing and hear testimony of any *substantial evidence* related to the conditional use request. “*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). The Plan Commission may request further information or additional reports from the applicant, staff, or other sources.

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.

Telecommunication Land Uses

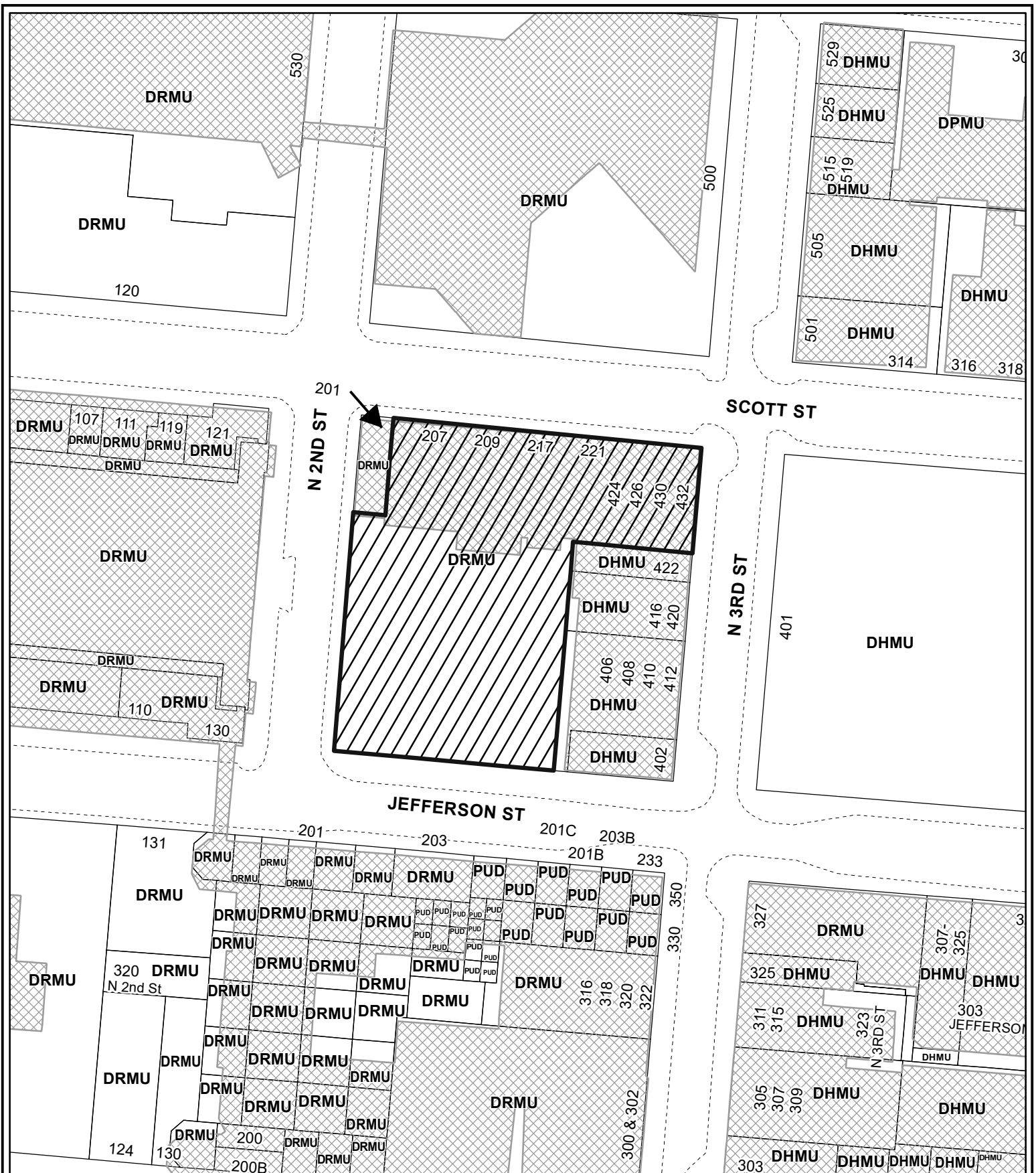
Section 23.03.20 of the *Wausau Municipal Code* applies to telecommunication land uses, and describes various Federal and State regulations by which the equipment must abide. The City also has the authority to require reasonable special design (materials, architectural features and color) of the communication equipment where findings of particular sensitivity are made (e.g., proximity to historic or aesthetically significant structures, views and/or community features). The building on which the equipment is proposed is currently being considered for the National Register of Historic Places.

The color of the equipment is addressed separately in Section 23.03.20(1)(o) and must be of a neutral color such as light gray or sky blue and be designed to minimize visibility and to blend into the surrounding environment.

For past antennae on this particular building, the City also required that the equipment be set back from the front façade and its historic features, such as the central pediment and the balustrade along the top of the building.

Summary

Following the public hearing staff will compile a report of the preliminary recommended findings that includes the substantial evidence presented at the public hearing, recommended findings, and a recommended motion to approve the original proposal, approve with modifications or conditions, or deny the conditional use application. The Plan Commission will discuss the report and any conditions or changes with the applicant at a subsequent meeting.



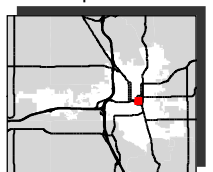
Map Date: January 29, 2021

City of Wausau
Marathon County Wisconsin

0 50 100
Feet

Area of Interest
Building

Map Location



**T-MOBILE
WIRELESS COMMUNICATIONS FACILITY
APPLICATION FOR CONDITIONAL USE PERMIT
221 SCOTT STREET
CITY OF WAUSAU, WISCONSIN**

WIRELESS COMMUNICATIONS FACILITY PROJECT SUMMARY

Petitioner

T-Mobile is a leading national wireless phone carrier and offers one of the finest wireless communications networks in the nation.

Collocation

Collocation is the placement of wireless antennas on existing towers or structures. Utilizing such structures offers your community improved wireless service while minimizing the proliferation of towers.

Cellular and other wireless phones have become a widely used and accepted form of business, personal and other communications. In addition to traditional voice service, people are using them for access to the Internet, text messaging, email and other data streaming and transfers. In addition to the many well-known business and personal uses of wireless communications, wireless phone networks have become a critical part of the nation's emergency communications infrastructure. Recent studies indicate that the majority of "911" and distress calls were placed on wireless phones in the United States annually. Wireless networks not only provide a means for everyday business and personal communications, but have also become an essential part of the nation's emergency communications infrastructure.

Property Description

T-Mobile entered a lease agreement to install antennas on the existing rooftop of the Landmark building located at 221 Scott Street. If approved, T-Mobile will join the other existing wireless carriers on the roof of the building. T-Mobile's related equipment will be located within an existing rooftop equipment room. Access to the facility will be via the existing building parking lot. The proposed facility lies within the B4, Central Business Zoning District.

Components and Operations

The proposed facility will be unstaffed and, upon completion, will require only infrequent maintenance visits (approximately once a month) by a service technician. Access to the proposed facility will be via the existing parking lot. Hence, the facility will not have any material impact on traffic, parking or storm water control. The site shall be so situated that the proposed use is compatible with the existing or planned future development of the area.

The proposed facility will be designed and constructed to meet applicable governmental and industry safety standards. Specifically, T-Mobile will comply with FCC and FAA rules governing construction requirements, technical standards, interference protection, power and height limitations and radio frequency standards.

Requested Action

T-Mobile respectfully requests a Conditional Use Permit, and any other relief necessary to accommodate the installation of its proposed wireless communications facility on the Landmark building located at 221 Scott Street.

T-Mobile expressly reserves all of its rights, including those available to it under the any other state, local or federal law.

STANDARDS FOR RECOMMENDING APPROVAL OF A CONDITIONAL USE

Section 23.72.060 of the Wausau Municipal Code lists six standards that the Plan Commission must consider if it recommends granting a conditional use. These include the following, as listed in the municipal code:

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

The proposed facility will be designed and constructed to meet applicable government and industry regulatory compliance standards. Specifically, T-Mobile will comply with all FCC and FAA rules governing construction requirements, technical standards, radio frequency interference protection and power limitations.

Wireless technology does not have an adverse effect on matters relating to public health, safety and welfare. In fact, wireless technology supports vital communications in emergency situations and will be used by local residents and emergency personnel to protect the general public's health, safety and welfare.

Wireless technology provides convenient, reliable, every day communications to its users in your community and does not interfere with any other form of communication, whether public or private. Further, wireless telephone technology provides many benefits that contribute to the general welfare of the communities it serves. These services include, but are not limited to, the following:

- *911 program allowing persons to summon aid and report dangerous situations.*
 - *Support for emergency services by providing wireless communications to paramedics, firefighters, and law enforcement agencies.*
 - *The ability to transmit data allowing for immediate access to vital information.*
 - *A backup system to the landline system in the event of a natural or man-made disaster.*
 - *Immediate access to national hazardous material data bases from the site of a hazardous material spill.*
 - *Immediate communication capabilities outside of the home, enhancing the safety of residents by allowing immediate access to emergency assistance.*
2. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood;

The proposed installation will not deteriorate or impair the value of other property in the vicinity because the proposed facility has a small footprint on the rooftop and is a slight visual alteration to the existing site conditions. The presence of the proposed facility will improve the neighborhood by providing a more reliable and stable wireless communications service to the residents and visitors of the City of Wausau. Enhanced wireless communication from a major national carrier such as T-Mobile will have a positive influence on the economic development of this area and all T-Mobile subscribers will benefit from improved service.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

T-Mobile has been sensitive in the selection and design of the proposed facility and by granting the conditional use, the project will not impede, hinder or discourage the development and use of adjacent land uses since the proposed installation presents only a minimal visual impact due to its placement on the roof of the building. Importantly, all equipment cabinets will be housed inside an equipment room of the building so as to further minimize any visual impact.

4. That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

The proposed facility will be unstaffed and, upon completion, will require only infrequent maintenance visits (approximately one time a month) by a service technician. The facility is entirely self-monitored by sophisticated computers which connect directly to a central office to alert personnel to equipment malfunction or breach of security. Hence, the facility will not have any material impact on traffic, parking or drainage control nor will the proposed facility create any substantial adverse effect on public safety. All existing utilities, roads and parking lots are more than adequate to support the proposed facility.

5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and

As mentioned, the proposed facility will be an unmanned installation and, upon completion, will require infrequent maintenance visits (approximately one time per month) by a service technician. The facility is entirely self-monitored by computer systems which connect to a central office and alert personnel in the event of an equipment malfunction or breach of security. As such, the proposed facility will have no adverse impact on traffic congestion in the public streets and existing hardened surfaces are adequate for ingress and egress.

6. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as the regulations may, in each instance, be modified by the Common Council pursuant to the recommendations of the Plan Commission.

T-Mobile designed a site that will be in harmony with the building and the existing wireless carriers already operating on the rooftop. As mentioned, there will be no impact on the existing traffic patterns, no nuisances generated and the proposed site will otherwise be an appropriate development of the zoning district in which it is located.

PAINT TO MATCH:
ALL ANTENNAS, MOUNTS,
PIPES, EQUIPMENT, LINES, ETC.
TO MATCH THE UPPER COLOR
OF THE BUILDING

T-Mobile
T-MOBILE
8550 WEST BRYN MAWR AVE.
SUITE 100
CHICAGO, IL 60631
MAIN: (773) 444-5400

Insite inc.
Real Estate Consulting Services
1S660 MIDWEST ROAD
SUITE 140
OAKBROOK TERRACE, IL 60181
PHONE: (630) 240-3253

RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

CERTIFICATION & SEAL:

MARK	DATE	DESCRIPTION
3	11/19/20	UPDATE SITE CONDITIONS
2	05/01/19	PER COMMENTS
1	04/26/19	STRUCTURAL REDESIGN

ISSUE PHASE FINAL DATE ISSUED 01/31/2019

PROJECT TITLE: ML93726A
(44° 57' 38.10" N,
89° 37' 42.51" W)

PROJECT INFORMATION:
221 SCOTT STREET
WAUSAU, WI 54402
MARATHON COUNTY

SHEET TITLE:
COMPOUND PLAN

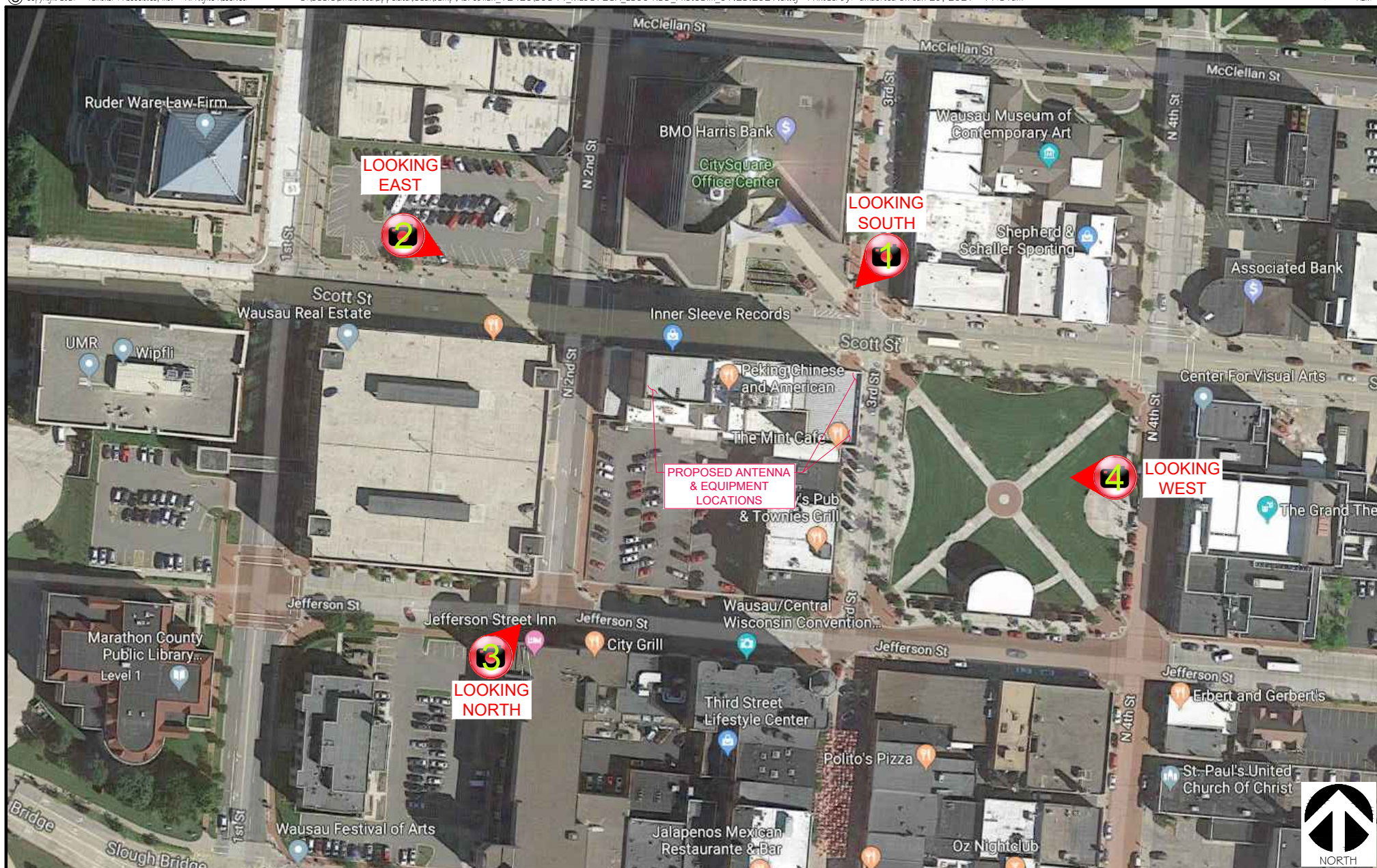
0 15' 30' 60'

11" x 17" - 1" = 30'
22" x 34" - 1" = 15'

PROJECT NUMBER 39844
SHEET NUMBER A-1

OVERALL SITE PLAN
SCALE: 1" = 30'

1



SHEET TITLE:

PHOTO RENDERING/SIMULATION LOCATION MAP

PROJECT TITLE:

ML93726A (44° 57' 38.10" N, 89° 37' 42.51" W)

PROJECT NUMBER:

39844

PROJECT LOCATION:

221 SCOTT STREET, WAUSAU, WI 54402 (MARATHON COUNTY)

T-Mobile
T-MOBILE
8550 WEST BRYN MAWR AVE.
SUITE 100
CHICAGO, IL 60631
MAIN: (773) 444-5400

Insite inc.
Real Estate Consulting Services



RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com



SHEET TITLE:

BEFORE PHOTO RENDERING/SIMULATION - LOOKING SOUTH

PROJECT TITLE:

ML93726A (44° 57' 38.10" N, 89° 37' 42.51" W)

PROJECT NUMBER:

39844

PROJECT LOCATION:

221 SCOTT STREET, WAUSAU, WI 54402 (MARATHON COUNTY)

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SHEET TITLE:
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SHEET TITLE:

BEFORE PHOTO RENDERING/SIMULATION - LOOKING EAST

PROJECT TITLE:

ML93726A (44° 57' 38.10" N, 89° 37' 42.51" W)

PROJECT NUMBER:

39844

PROJECT LOCATION:

221 SCOTT STREET, WAUSAU, WI 54402 (MARATHON COUNTY)

T-Mobile

T-MOBILE
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SHEET TITLE:

AFTER PHOTO RENDERING/SIMULATION - LOOKING EAST

PROJECT TITLE:

ML93726A (44° 57' 38.10" N, 89° 37' 42.51" W)

PROJECT NUMBER:

39844

PROJECT LOCATION:

221 SCOTT STREET, WAUSAU, WI 54402 (MARATHON COUNTY)

T-Mobile
T-MOBILE
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SHEET TITLE:

BEFORE PHOTO RENDERING/SIMULATION - LOOKING NORTH

PROJECT TITLE:

ML93726A (44° 57' 38.10" N, 89° 37' 42.51" W)

PROJECT NUMBER:

39844

PROJECT LOCATION:

221 SCOTT STREET, WAUSAU, WI 54402 (MARATHON COUNTY)

T-Mobile

T-MOBILE
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PROPOSED ANTENNA & EQUIPMENT LOCATIONS

SHEET TITLE:
AFTER PHOTO RENDERING/SIMULATION - LOOKING NORTH

PROJECT TITLE:
ML93726A (44° 57' 38.10" N, 89° 37' 42.51" W)

PROJECT NUMBER:
39844

PROJECT LOCATION:
221 SCOTT STREET, WAUSAU, WI 54402 (MARATHON COUNTY)

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SHEET TITLE: BEFORE PHOTO RENDERING/SIMULATION - LOOKING WEST
PROJECT TITLE: ML93726A (44° 57' 38.10" N, 89° 37' 42.51" W)
PROJECT NUMBER: 39844
PROJECT LOCATION: 221 SCOTT STREET, WAUSAU, WI 54402 (MARATHON COUNTY)



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SHEET TITLE:
AFTER PHOTO RENDERING/SIMULATION - LOOKING WEST

PROJECT TITLE:
ML93726A (44° 57' 38.10" N, 89° 37' 42.51" W)

PROJECT NUMBER:
39844

PROJECT LOCATION:
221 SCOTT STREET, WAUSAU, WI 54402 (MARATHON COUNTY)

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Planning, Community and Economic Development

TO: Plan Commission
FROM: Brad Lenz, AICP
DATE: February 15, 2021
SUBJECT: Former Shopko Planned Unit Development (PUD)

This memo summarizes two items on the Plan Commission agenda pertaining to the zoning of the former Shopko property. An amendment to the *general development plan* is on the agenda due to an increase in the indoor storage use in the existing building, and its potential effect on the overall site. The previous general plan was approved in December with a square footage of 56,000 square feet (main floor, not including mezzanine) for the storage use with remaining space in the building allocated to future tenants. Renderings approved as part of the general plan showed two other future store fronts. The storage use was taking up approximately one-third of the front (east) façade.

The revised plans show an increase in square footage to approximately 64,000 square feet for the storage use, with less potential for two additional businesses. The percentage of the front façade taken up by the storage use is now over 50%. The space dedicated to the storage use along the south façade would also expand from the previous plan.

At this time, the storage business in the existing building is the only use being proposed for the site. The previously-approved general plan showed two out-buildings along 18th Avenue, in addition to multiple uses within the building. The expansion of the storage use in the building and its impact upon future uses in the building and the site overall is up for review by the Plan Commission as an amendment to the general development plan.

The *specific implementation plans* in the packet are for the storage business and its related parking within the larger lot. As noted in the previous staff report for the general plan (attached), the exterior building standards in the zoning code would apply, as they would in the standard (i.e., non-PUD) zoning districts.

A standard in the code that is questionable for the current specific implementation plans is façade articulation from Section 23.070.30(2). The code states that façade lengths shall not be greater than 70 feet without articulation (such as storefronts, recesses, projections, or vertical divisions). The existing building is rather large – approximately 255 feet (south side) by 330 feet (east side). It currently has limited façade articulation except for the store fronts on the east side of the building. The specific plans should show greater articulation and note the linear feet between elements on the south and east facades, based on the code.

Other elements of the PUD criteria (from the previous staff memo), as they relate to the current specific implementation plans, can be discussed at the meeting.

**Specific Implementation Plan # 1
Wausau Crossroads Market Place
200 S 18th Ave. & NW Corner of 200 S 17th Ave.**

SIP # 1 StorINdoR is consistent with the approved GDP and is the first phase of redevelopment of the former Shopko Building. StoreINdoR brings the new generation and first to this market indoor climate controlled personal-business secured storage and also allows for the ability to efficiently utilize the building and helps to create new sites and buildings to meet the future and changing retail, food service and personal services and office businesses.

Team members and required data provided by: Scherrer Construction, Wausau and REI Engineering of Wausau.

Data provided per code requirements:

(e) Specific Implementation Plan

1.

- a.-b. An existing conditions map and SIP map.
- c. Proposed grading plan.
- d. Specific landscaping plan for the subject site, with required detail. **Included in REI Package**
- e. **General architectural plans. Included in Scherrer Pkg.**
- f. **Engineering plans. REI civil plans included. Building Plan at State for review will forward.**
- g. **Signage:** SIP # 1 New signage includes StorINdoR building mounted signage on the Northeast side of the building above the business entrance and a 2nd building mounted sign on the southwest face. Also a way- finding sign on the north driveway at 17th Ave. which is utilizing existing posts from a Shopko way-finding sign which face was removed. Exact signage dimensions are still pending.

A planned multi-tenant sign (replacing the large Shopko Sign removed for the Road repositioning) is planned and to be placed at or around the planned storm water facility in the southeast corner as illustrated in the PUD & SIP illustration and is on hold until that facility and future SIP plans for that area advances.

- h. **Specific written description of the proposed SIP including:** As noted in detail provided SIP # 1 is specifically for the new Storage business which will be a suite inside the existing former Shopko building so there will be no density changes or utility changes. Also only small changes to the roadway, parking and sidewalk at the suite entrance will occur and are illustrated along with addition of some landscape items. All remaining site features shall remain the same and no changes to public streets or traffic impact will occur. There are no changes to the lot size or building coverage The PUD zoning was required to advance this newer type of Storage Business which is totally contained inside a formal building structure with no outside storage options. We are attempting to meet all zoning requirements in SIP # 1 and we believe we are staying consistent with what was presented in the GDP.

Future work on the SIP # 1 building and the remaining vacant space is also consistent with the approved GDP and will be presented to the zoning administrator when the retail element is determined or a final end user which may include the storage business is selected by the owners and a final entry design and signage along with the parking need can be finally determined.

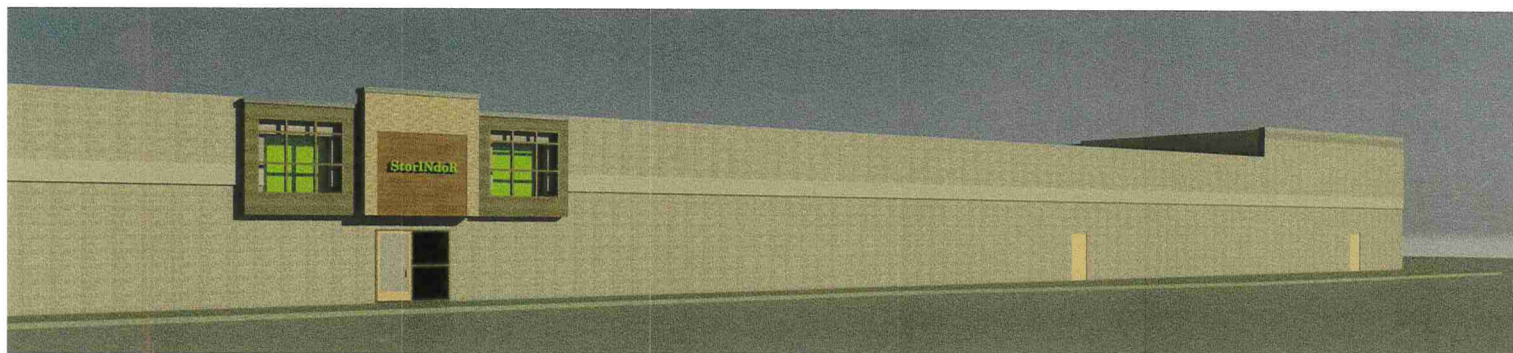
Future SIP Phases remain 2 or 3 new buildings, the storm water facility additional landscape and a master sign request.



① 3D Perspective - Northeast Corner



② 3D View 7 2
12" = 1'-0"



③ 3D View 3_2
12" = 1'-0"

Scherrer
— CONSTRUCTION CO., INC. —

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Tel: (262) 539-3100
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[illegible]

Shopko Storage Wausau

Inside Self Storage Facility

Concept Perspective and Elevations

Project number 20-025

Date 06-08-2020
Drawn by JPT

Checked by _____
Scale 12" = 1'-0"

Sheet Number G001

PRELIMINARY NOT FOR CONSTRUCTION

G001

SIP # 1 Storage Business
and flex space for Retail
or Expanded storage

PROPOSED INDOOR STORAGE

RETAIL

Future SIP
Area

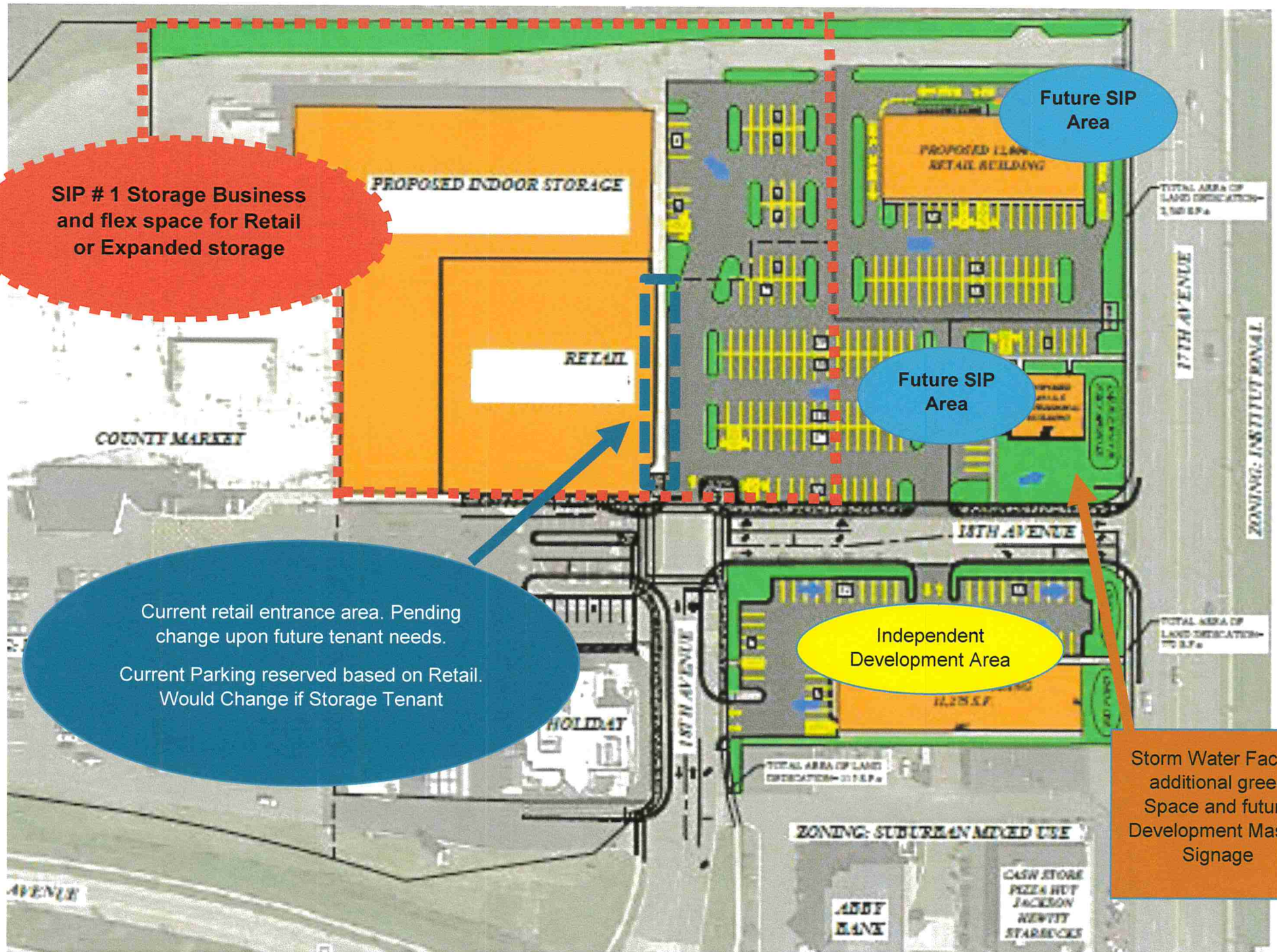
Future SIP
Area

Current retail entrance area. Pending
change upon future tenant needs.

Current Parking reserved based on Retail.
Would Change if Storage Tenant

Independent
Development Area

Storm Water Facility
additional green
Space and future
Development Master
Signage

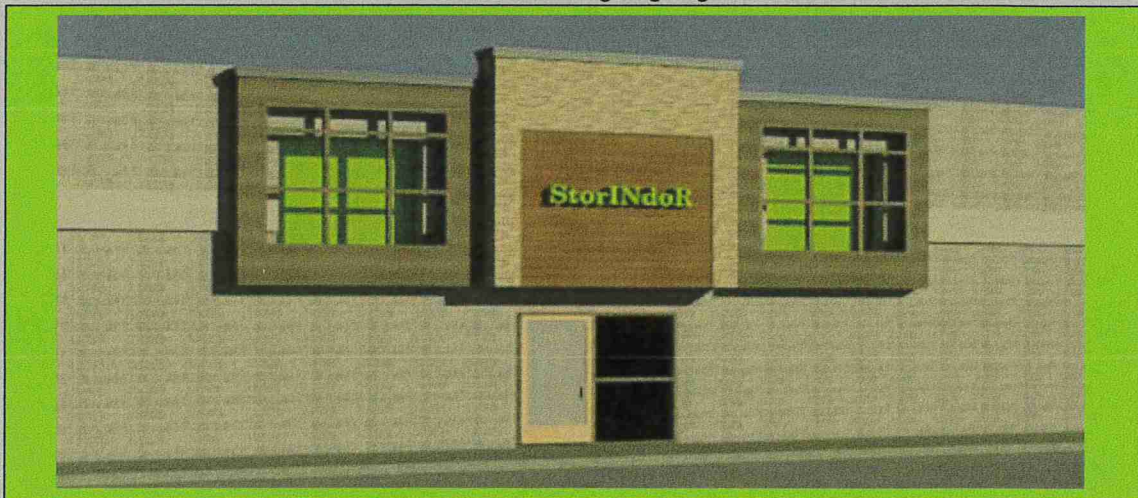


SIP # 1 Signage

East Face Building Signage (Main Entrance)



Southwest Building Signage



StorINdoR Way-Finding Sign
Utilizing existing posts

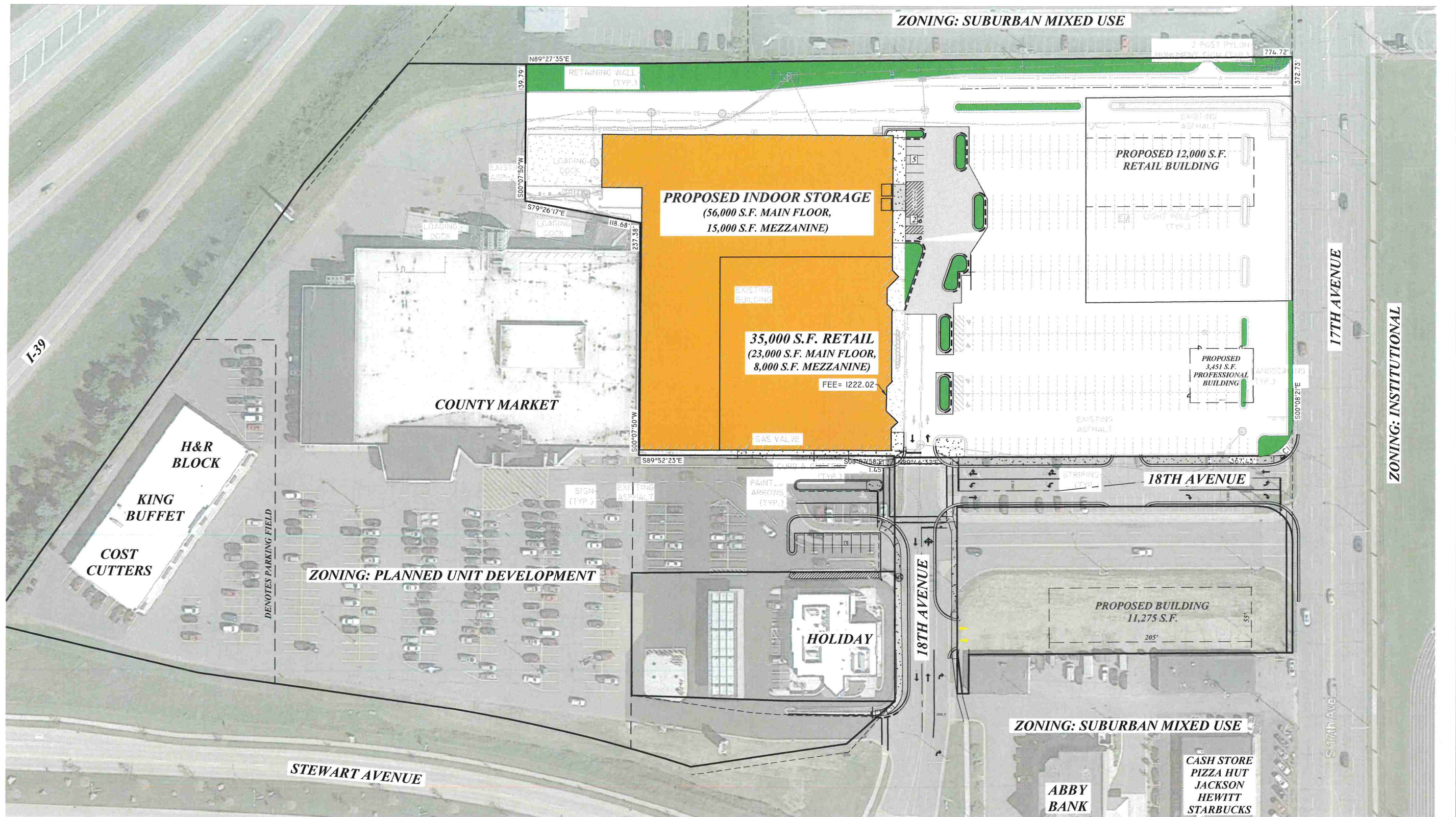


Sign Company Bids not returned yet. 2-3-21



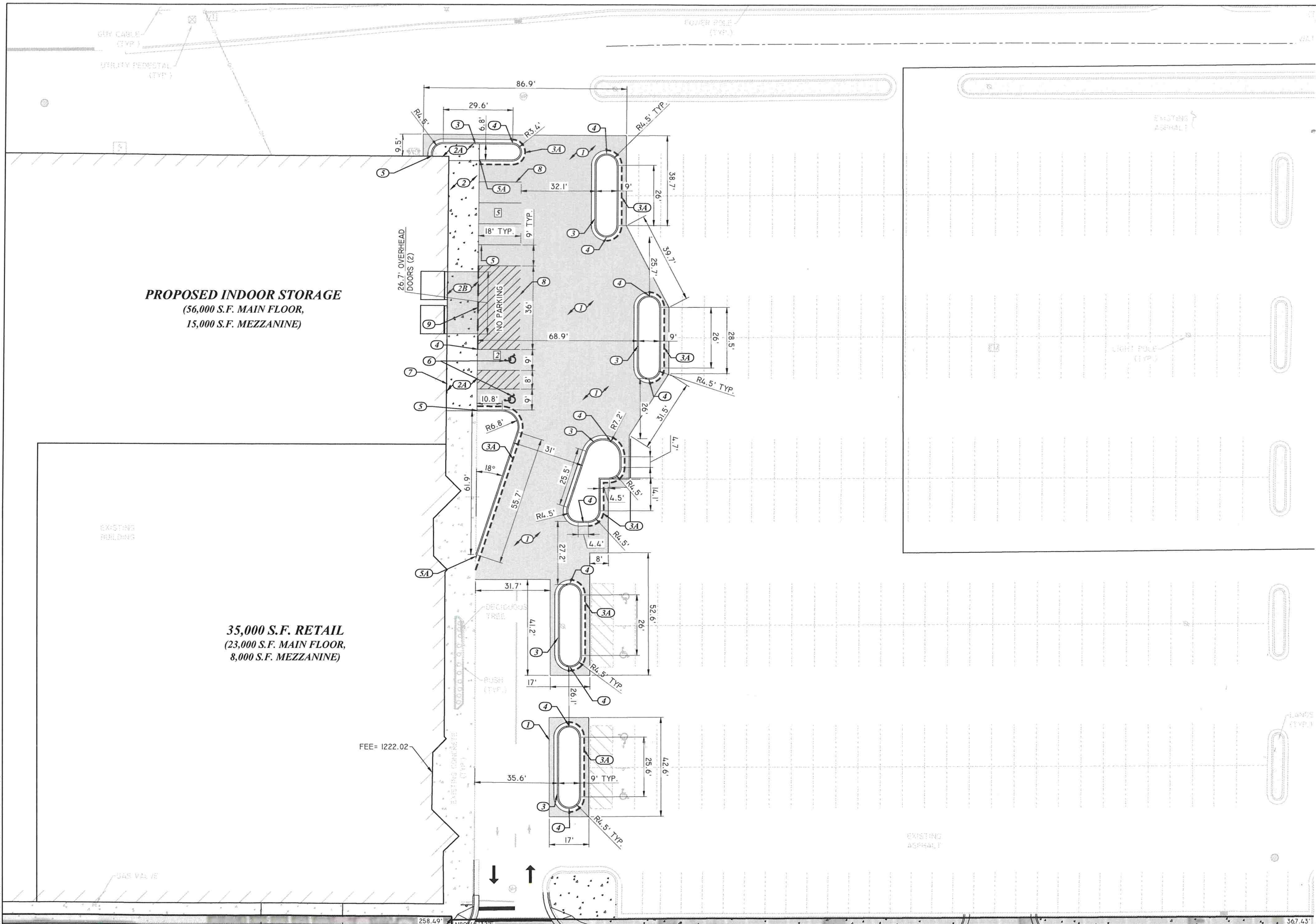
**Per approved GDP this area will include a future Storm water facility
and
Multi-tenant signage location**

Facility	Green Space	Lot Size	Green Space %	% BUILDING COVERAGE
35,000 sq. ft. Retail				
	19,950 sq. ft.	240,039 sq. ft.	8.30%	44.20%
71,000 sq. ft. Indoor Storage				



DATE	REVISION	BY	CHK'D	DESIGNED BY: JJB	CHECKED BY:
				SURVEYED BY: JLR/JJM	APPROVED BY:
				DRAWN BY: TAW	DATE: 2/2/2021

DRAWING FILE: P:\2600-8600B\140001A - SHEETWORK\DESIGN\8600B-01-01.DWG - OVERALL EXHIBIT DWG - LAYOUT CHG
PLOT DATE: FEB 02, 2021 - 5:04am PLOTTED BY: TOWNS



OKEYED NOTES

1. ASPHALT PAVEMENT. SEE DETAIL A/C800.
2. 4" SIDEWALK WITH INTEGRAL CURB. SEE DETAIL D/C800.
- 2A. 4" CONCRETE SIDEWALK. SEE DETAIL B/C800.
- 2B. 6" CONCRETE SIDEWALK IN FRONT OF DOORS. SEE DETAIL B/C800.
3. 24" CURB AND GUTTER. SEE DETAIL C/C800.
- 3A. 24" REJECT CURB AND GUTTER. SEE DETAIL C/C800.
4. TRANSITION CURB & GUTTER. SEE DETAIL E/C800.
5. TRANSITION CURB HEIGHT FROM FLUSH TO FULL HEIGHT OVER 10-FT LENGTH.
- 5A. CURB TYPE CHANGE. CURB & GUTTER HEIGHT TO MATCH SIDEWALK HEIGHT.
6. HANDICAP PARKING SPACES & STRIPING. SEE DETAIL G/C800.
7. VAN ACCESSIBLE HANDICAP SIGN WITH DOUBLE ARROW. SEE DETAIL H/C800.
8. PAINTED STRIPING, YELLOW. (TYPICAL)
9. CONCRETE SIDEWALK FLUSH WITH ASPHALT PAVEMENT.

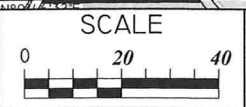
NOTES:

- (A) ALL DIMENSIONS ARE TO THE BACK OF CURB OR FACE OF INTEGRAL CURB, UNLESS OTHERWISE NOTED.
- (B) PRIVATE & PUBLIC UTILITY COORDINATION INCLUDING GAS, ELECTRIC, AND TELECOMMUNICATIONS SHALL BE COORDINATED BY THE CONTRACTOR.

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



CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING

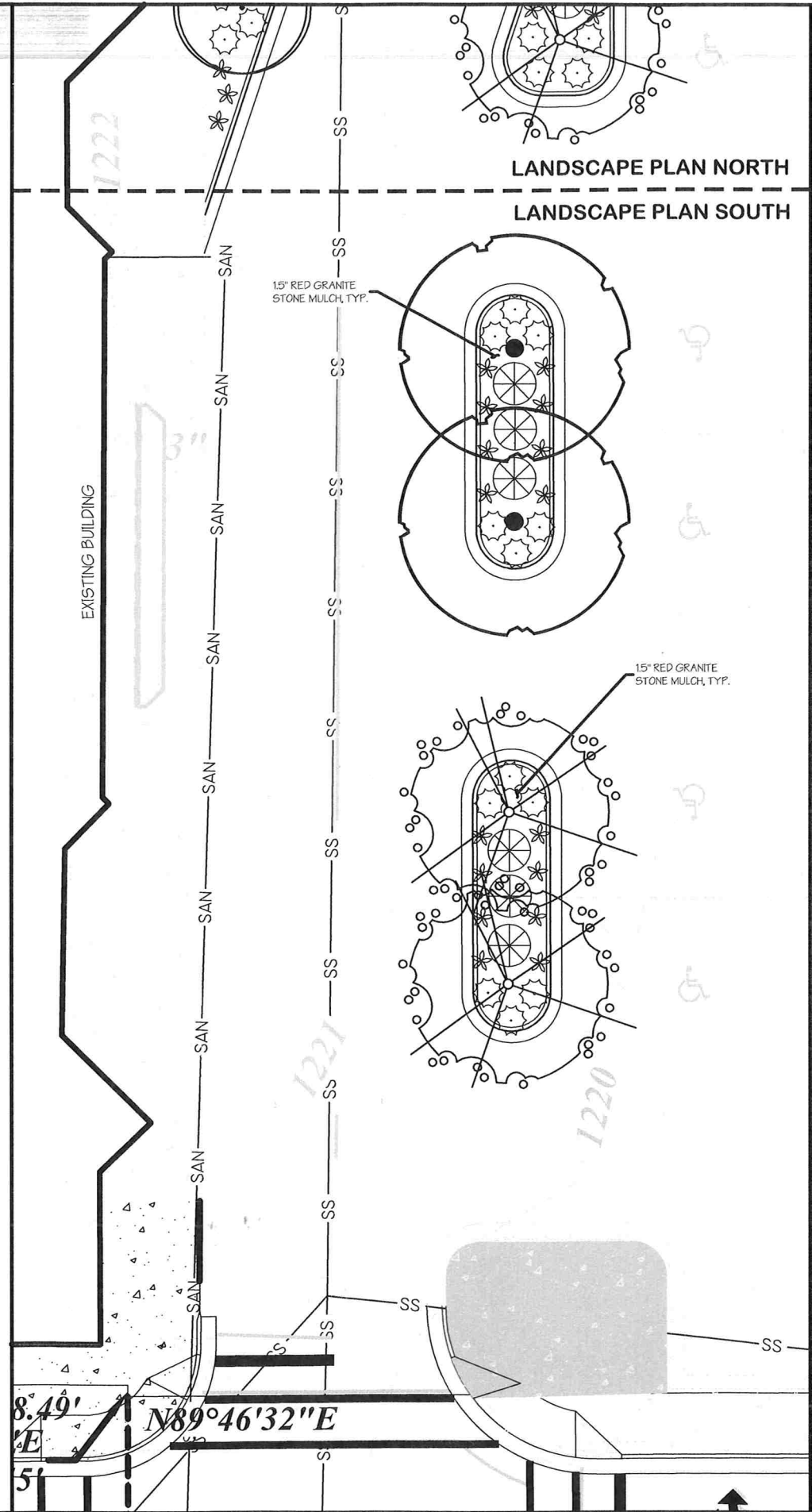
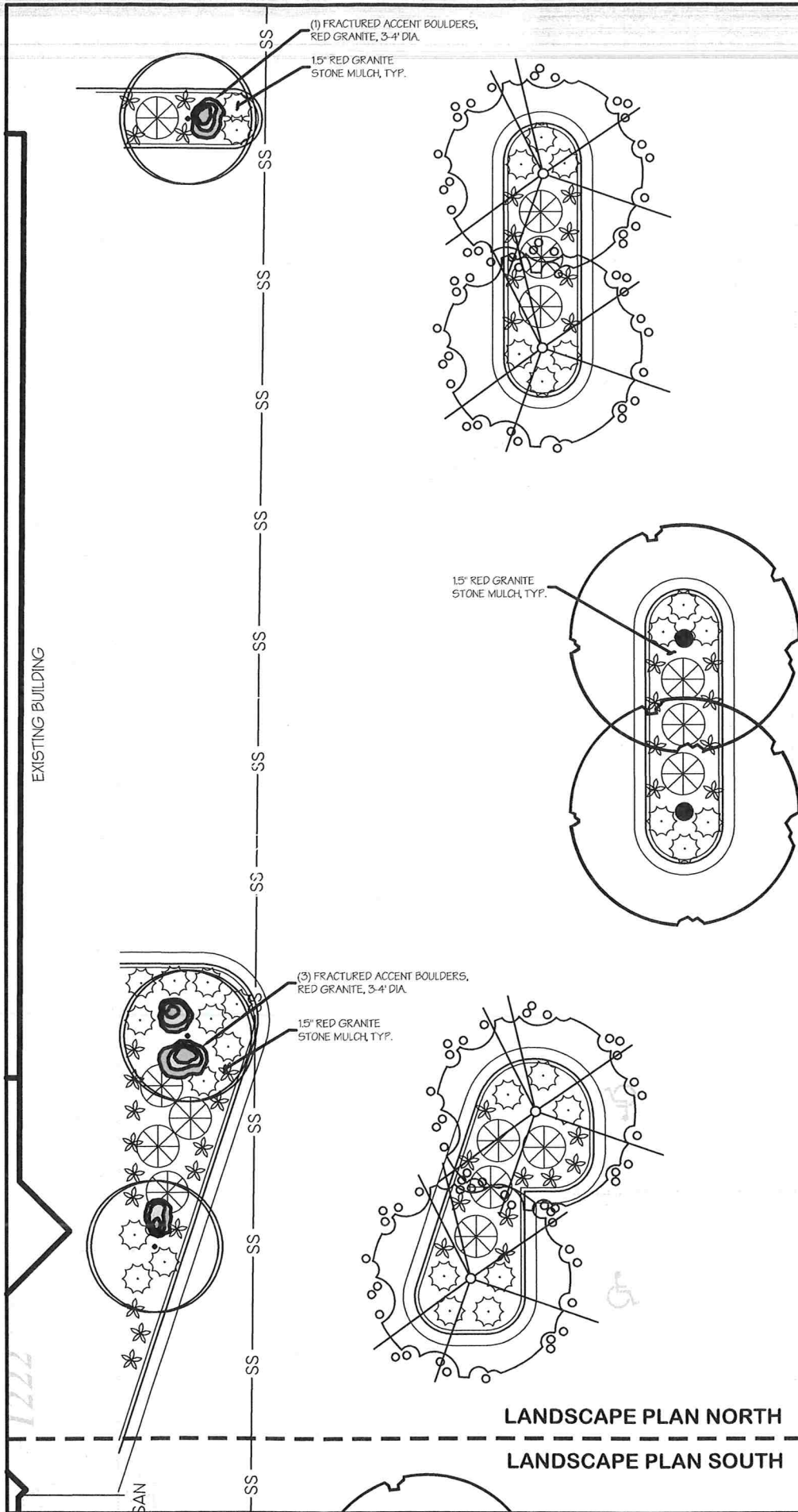


DATE	REVISION	BY	CHK'D

DESIGNED BY: JJB	CHECKED BY:
SURVEYED BY: JLR/JJM	APPROVED BY:
DRAWN BY: TAW	DATE: 2/01/29/2021

SITE PLAN
WAUSAU CROSSROADS MARKETPLACE SIP#1
18TH AVENUE
WAUSAU, WISCONSIN

REI No. 8600B
SHEET C100



GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR PLANTING IN ALL R.O.W. AND WITHIN 300 FT OF OHWM
- LANDSCAPE CONTRACTOR SHALL VERIFY ALL UTILITIES WHICH MAY EFFECT WORK.
- LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHERS AT SITE AND COMPLETE WORK PER OWNERS CONSTRUCTION SCHEDULE.
- ALL PLANT MATERIALS SHALL BE GUARANTEED ONE (1) FULL YEAR UPON TOTAL COMPLETION AND ACCEPTANCE BY OWNER, WITH ONE TIME REPLACEMENT AT APPROPRIATE TIME OR UPON REQUEST OF OWNER.
- REPLACEMENT TOPSOIL SHALL BE CLEAN, FREE OF STONES, WEEDS AND OTHER UNDESIRABLE DEBRIS.
- PLANTING SOIL MIX (INCIDENTAL COST ITEM)
 1. MIX 1 LB. 5-20-20 COMMERCIAL FERTILIZER PER CU. YD. TOPSOIL.
 2. THOROUGHLY MIX 1-PART SAND AND 1-PART PEAT MOSS WITH 5-PARTS FERTILIZER AND TOPSOIL.
- USE PLANTING SOIL AT ALL LOCATIONS PER DETAILS THIS SHEET.
- LANDSCAPE CONTRACTOR SHALL VERIFY TOPSOIL DEPTH AND NOTIFY OWNER OF ANY DEFICIENCY.
- WHERE EXISTING CONCRETE/ASPHALT AREAS ARE TO BE REPLACED WITH LANDSCAPING, PROVISIONS SHOULD BE TAKEN TO COORDINATE EXCAVATION OF SUBSOIL TO A DEPTH OF 2' WITH GRADING CONTRACTOR. REPLACE WITH COMPACTED TOPSOIL. ALL AREAS TO BE LANDSCAPED AND SODDED SHALL BE GRADED SMOOTH AND EVEN.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SEEDING OR SODDING ALL AREAS WHICH ARE DISTURBED BY CONSTRUCTION INCLUDING ALL R.O.W. AND ADJACENT PROPERTIES.
- LANDSCAPE CONTRACTOR TO INSTALL 'CURV-RITE' 3/4" X 4" ALUMINUM EDGING - BRONZE COLOR AROUND ALL PLANTING BEDS AS SHOWN ON THIS PLAN, UNLESS OTHERWISE SPECIFIED.
- USE 1.5" FRACTURED RED GRANITE STONE MULCH. INSTALL 3" DEPTH WITH APPROPRIATE WEED FABRIC BARRIER.
- LANDSCAPE CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS AFTER ALL LANDSCAPE INSTALLATION IS COMPLETE AND ACCEPTED BY OWNER. DAILY AS DEEMED NECESSARY BY THE CITY.
- GENERAL CONTRACTOR TO SWEEP PAVEMENT AREAS PRIOR TO TURN OVER TO OWNER.

PLANT SCHEDULE:

TYPE	QUANTITY	SIZE	SCIENTIFIC/COMMON NAME
 SHADE TREE	4	1.5" CAL.	QUERCUS BICOLOR SWAMP WHITE OAK
 SHADE TREE	6	1.5" CAL.	ACER MIYABEI 'MORTON' STATE STREET MAPLE
 DECIDUOUS TREE	3	1" CAL.	CARPINUS CAROLINIANA MUSCLEWOOD
 DECIDUOUS SHRUB	21	2 GAL.	CORNUS ALBA 'PRAIRIE FIRE' PRAIRIE FIRE DOGWOOD
 EVERGREEN SHRUB	44	2 GAL.	JUNIPERUS SABINA 'MINI-ARCADE' MINI ARCADE JUNIPER
 PERENNIAL	60	CONT.	SCHIZACHYRIUM HETEROLEPSIS 'TARA' TARA DROPSEED

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



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ENGINEERING, SURVEYING



DATE	REVISION	BY	CHK'D

DESIGNED BY: REVI	CHECKED BY:
SURVEYED BY: OTHERS	APPROVED BY:
DRAWN BY: REVI	DATE: 02/01/2021

WAUSAU CROSSROADS MARKETPLACE
LANDSCAPE PLAN - TREE ISLANDS
18TH AVENUE, WAUSAU, WI

REI No. 8600A
SHEET L100

PROJECT SUMMARY:
INTERIOR ALTERATIONS TO EXISTING BUILDING. OCCUPANCY CHANGE FROM RETAIL TO SELF STORAGE
BUILDING CODE INFORMATION:

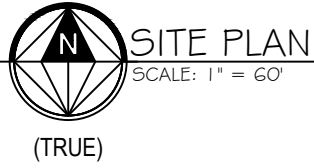
PROJECT SUMMARY:
INTERIOR ALTERATIONS TO EXISTING BUILDING. OCCUPANCY CHANGE FROM RETAIL TO SELF STORAGE
BUILDING CODE INFORMATION:

IBC 2902.1, TABLE 2902.1, 2902.3, and IBC SECTION 202 ARE TOILET ROOMS REQUIRED FOR BUILDINGS OR STRUCTURES THAT ARE NOT DESIGNED TO BE NORMALLY OCCUPIED?

ANSWER: NO. MANY BUILDINGS AND STRUCTURES ARE NOT DESIGNED AS AN "OCCUPIABLE SPACE" AND ACCORDINGLY NEED NOT INCLUDE TOILET ROOMS WITHIN THEM OR ADJACENT TO THEM. INCLUDED ARE BUILDINGS LIKE MINI-STORAGE UNITS, SELF-STORAGE GARAGES, GARAGES, OR AIRCRAFT HANGARS. SOME ADDITIONAL EXAMPLES INCLUDE THOSE BUILDINGS OR STRUCTURES THAT PROVIDE A DRIVE-IN SERVICE LIKE SELF-SERVICE CAR WASHES OR A WALK-IN SERVICE LIKE ATM KIOSKS. (SEPTEMBER 1, 2011)

FACTORY 1/400; WAREHOUSE 1/1000 = MIN 1 STD. MIN 1 ACC. = 2 TOTAL

FACTORY = 1; WAREHOUSE = 1; TOTAL = 2



NOTE: UL=UNLIMITED; NP=NOT PERMITTED; NS=NON-SPRINKLERED; S1=ONE-STORY SPRINKLERED; SM=MULTI-STORY SPRINKLERED; S13R=NFPA 13R SPRINKLER SYSTEM

LAVATORIES	BATHTUBS/
------------	-----------

21-003

WISCONSIN
SUSAN L. LAESECKI
E-37688-006
STEVENS POINT,
WI
PROFESSIONAL ENGINEER
21E000000

Susan Laesecki
1/28/2021

WISCONSIN
JENNIFER F. BLAIR
A-10787
BLAIR
WISCONSIN
REGISTERED ARCHITECT
21A000000

JENNIFER F. BLAIR
STATE OF WISCONSIN
LICENSED ARCHITECT
A-10787
EXPIRES 7-31-2022

2021-01-2

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Storage Facility Build-out Interior Alterations - Storage Facility

Cover Sheet

G000

GENERAL AREA INFORMATION:	
FIRST FLOOR GROSS FLOOR AREA:	82,274 SF
RESERVED FOR RETAIL OCCUP.:	18,942 SF
GROSS FOR STORAGE OCCUP.:	63,332 SF
RESERVED FOR STORAGE/ FRONT LOADING & OFFICE:	3,837 SF
RESERVED FOR STORAGE UNITS:	59,495 SF

PRELIMINARY - NOT FOR CONSTRUCTION - 2021-02-04

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Storage Facility Build-out Interior Alterations - Storage Facility

Proposed First Floor Plan

Project number	20-028
Date	2021-01-28
Drawn by	JFB
Checked by	CHK
Scale	
Sheet Number	A-100

Project number	20-028
Date	2021-01-28

Drawn by	JFB
Checked by	CHK

Scale	
Sheet Number	1 of 2

A100



GENERAL AREA INFORMATION:	
MEZZANINE GROSS FLOOR AREA:	19,500 SF
RESERVED FOR RETAIL OCCUP.:	6,205 SF
GROSS FOR STORAGE OCCUP.:	13,295 SF

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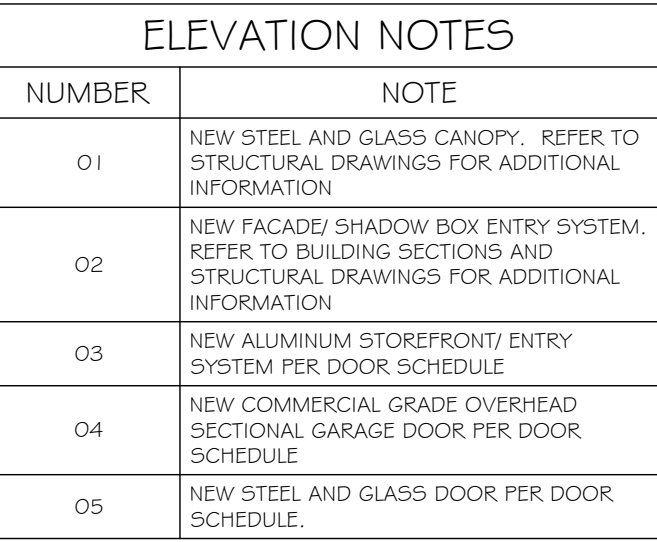
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Storage Facility Build-out Interior Alterations - Storage Facility

Proposed Mezzanine Plan

Project number	20-028
Date	2021-01-28
Drawn by	JFB
Checked by	CHK
Scale	
Sheet Number	A-104

A101



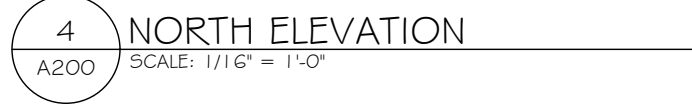
JOIST BEARING
EL. 119'-6"

FIN FLOOR
EL. 125'-4"

FIN FLOOR
EL. 113'-1 1/2"

FIN FLOOR
EL. 100'-0"

2 SOUTH ELEVATION
A200 SCALE: 1/16" = 1'-0"



PRELIMINARY - NOT FOR CONSTRUCTION - 2021-02-04

Storage Facility Build-out

Elevations

Project number	20-028
Date	2021-01-28
Drawn by	JFB
Checked by	CHK
Scale	

Sheet Number

A200



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[illegible]

Interior Alterations - Storage Facility

Sections

Project number	20-02
Date	2021-01-21
Drawn by	JFB
Checked by	CHK
Scale	

Sheet Number

A301

PRELIMINARY - NOT FOR CONSTRUCTION - 2021-02-04

[illegible]



Planning, Community and Economic Development

TO: Alderpersons – Wausau Common Council
FROM: Brad Lenz, AICP
City Planner and Interim Development Director
DATE: February 23, 2021
SUBJECT: 1300 Cleveland Avenue - Zoning

This memo briefly summarizes the zoning of the property at 1300 Cleveland Avenue. The property is currently zoned Medium Industrial (MI). This zoning district was established in 2019 when the city undertook a citywide zoning map amendment as part of the adoption of a new zoning code (i.e., Title 23 of the Wausau Municipal Code). The zoning code and map both took effect on January 1, 2020.

The process to update both the zoning code and map began in 2017 with the help of an outside consultant. The adoption of the zoning map essentially changed the zoning of every parcel in the city, since new names were established for the districts. This was done in part to avoid confusion between the old and the new code. Also, additional zoning districts were incorporated to allow for more stratification between districts. Although the old and new districts did not line up exactly, the intent was to transpose the old zoning districts onto the new map, aligning the existing zoning with a comparable new district.

The process to migrate to the new zoning code and map started in mid-2017 and lasted until the end of 2019. A new 400-page code was written and the new zoning map was reviewed by the consultants and city staff. The city's Plan Commission reviewed the progress at multiple points and the public was invited to attend public meetings on the topic. Maps had been displayed for several months in the lobby of City Hall and on the city's website for the public to view.

During this process, the City continued to entertain zoning map amendments for individual properties. One such amendment was for 1300 Cleveland Ave. In the fall of 2018, or roughly midway through the citywide rezoning process, a zoning map amendment (under the old code) was approved for 1300 Cleveland Ave. to take it from M2 (Heavy Industrial) to R4 (Multi-Family Residential). This amendment was in response to a potential multi-family housing project for the site at the time.

Ultimately, the housing project did not materialize, and instead of the 1300 Cleveland Ave. property taking on a new residential zoning district, it had been mapped using its historical zoning district, which was industrial. This was a mapping error that was not discovered until after the citywide map had been adopted. However, being that the City owns the property, the zoning district is less consequential in terms of future uses of the property. The City may rezone any property, especially that which it owns. Generally, rezoning are sought with a specific project in mind. Rezoning of any property would go through the city's Plan Commission with final approval from the Common Council.

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

ORDINANCE OF THE PLAN COMMISSION

Rezoning 1300 Cleveland Avenue from M2, General Industrial District to R4, General Residence District.

Committee Action: Approved 7-0

Ordinance Number: 61-4057-658

Fiscal Impact: None.

File Number: 18-1105

Date Introduced: November 13, 2018

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

Section 1. That the site of lands described as follows:

Section 35, Township 29, Range 7 East, Part of Southwest ¼, Southeast ¼, As Described as Parcel (2) of Certified Survey Map Volume 29, Page 114 (7651) and Parcel (3) of Certified Survey Map Volume 21, Page 134 (5816), MORE COMMONLY KNOWN AS 1300 CLEVELAND AVENUE

now comprising a part of M2, General Industrial District according to the Zoning Ordinance of the City of Wausau is hereby rezoned to R4, General Residence District.

Section 2. This change in zoning shall be designated on the official city zoning map.

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. This ordinance shall be in full force and effect from and after its date of publication.

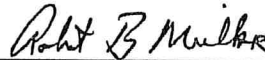
Adopted: 11/13/18

Approved: 11/14/18

Published: 11/16/18

Attest: 11/14/18

Approved:



Robert B. Mielke, Mayor

Attest:



Toni Rayala, Clerk

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, October 16, 2018, at 5:00 p.m. in the Council Chambers of Wausau City Hall.

Members Present: Mayor Robert Mielke, Eric Lindman, Ron Zahrt, Andrew Brueggeman, Bruce Bohlken, Gary Gisselman, Patrick Peckham

Others Present: Brad Lenz, Brad Sippel, William Hebert, Melissa Engen, Ryan Zuehlke, Elgart Baumann, Christian Schock, Seve Fuste

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

PUBLIC HEARING: Discussion and possible action on rezoning 1300 Cleveland Avenue from M2, General Industrial District to R4, General Residence District.

Elgart Baumann, 105 Edwards Street, said that it would be rezoned from M2 to R4 and asked if there is something in the works. Sippel answered that there aren't any specific plans, but this would allow for a residential development. Baumann asked what would happen with the existing buildings and if they would be razed. Sippel said that if he remembered correctly it was in the process of being deconstructed. Baumann wished the city good luck moving the building. Baumann commented that the building is ready for demolition and has more water coming through the building than is coming down the river. Schock said that a party is interested in using the steel elements in reconstruction of a different project. The long-term strategy of the area is for housing. The property seems like a better fit for residential use than manufacturing. Baumann said that he has no objection and it would be best to have it on the tax roll.

Mayor Mielke closed the public hearing.

Sippel said that this is mainly for a preemptive zoning change. Zahrt asked if the site has been looked at for contamination. It was Connor Forest Industries and not sure if it is suitable for residential. Zahrt said that he doesn't object, but is just questioning if it is wise to do so. Sippel said that he is not sure if it has been tested, but is a good point. Mayor Mielke said that before anything is done, an environmental survey will be done. Gisselman asked if it would be a city expense or an expense on the new property owner and if it is currently owned by the city. Sippel said that it is owned by the city. Lindman said that it is now a city responsibility and is unsure if a Phase I has been done. Gisselman asked if there was testing done when the city acquired the site. Lindman said that he is not sure, but thinks a Phase I would have been done, but doesn't know the details.

Baumann said that if it is contaminated, what would happen with the St. Vincent de Paul, since it was all the same property. Lindman said that if it is contaminated, the owner is responsible unless there is an agreement. For contamination, the property owner would need to work with the DNR. The DNR may ask to reach out to neighbors. Baumann said that there wasn't anything done with the Rose Garden and said he would know because he was part of the hauling crew.

Brueggeman motioned to rezone 1300 Cleveland Avenue from M2, General Residence District to R4, General Residence District. Peckham seconded, and the motion carried unanimously 7-0. This item will go to Common Council on November 13, 2018.

OFFICIAL PROCEEDINGS OF THE WAUSAU COMMON COUNCIL
held on Tuesday, November 13, 2018 at 6:00 pm in the Council Chambers at City Hall.
Mayor Robert Mielke presiding.

Roll Call

11/13/2018 6:05:16 PM

Roll call indicated 11 members present.

<u>District</u>	<u>Aldersperson</u>	<u>Present</u>
1	Peckham, Patrick	YES
2	Martens, Michael	YES
3	Nutting, David E.	YES
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	McElhaney, Becky	YES
7	Rasmussen, Lisa	YES
8	Kellbach, Karen	YES
9	Herbst, Dawn	YES
10	Thao, Mary	YES
11	Smith, Dennis	YES

Mayor Mielke expressed his appreciation and thanked the Clerk/Customer Service staff Toni Rayala, Ashley Kline, Jennifer Krivoshein, Lea Wilde, Mary Goede, Bonnie Pedersen, Peggy Steinke, and Sara Marquardt for their hard work during the high turnout Fall Election.

In honor of Veterans Day, Mayor Mielke recognized and thanked Council members Dennis Smith, David Nutting and city staff member Eric Lindman for their service. Smith noted that the Mayor was also a veteran.

Proclamations:

Mayor Mielke read a proclamation in honor of the armed forces and the veterans who lost their lives, and encouraged all citizens of the community to participate in patriotic activities and celebrate **Veterans Day** in recognition of the valor and sacrifice of all United States veterans.

Mayor Mielke proclaimed **November 24, 2018** as **Small Business Saturday** and urged the residents of our community and communities across the country, to support small businesses and merchants on Small Business Saturday and throughout the year.

Public Comment for Pre-registered citizens for matters appearing on the agenda and other public comment.

- 1) Chris Norfleet, 719 Bertha St, spoke on community engagement regarding issues of ethnic bias.
- 2) Ka Lo, 724 Park Ave, spoke in support of her friend Aldersperson Mary Thao, and as a Hmong County Board member, for the Hmong community as well. She also spoke about Citizens for Clean Wausau wanting to be heard in reference to the pollution at 3M.
- 3) Lou Larson, 904 S 21st Pl, indicated he was a resident of Thao's district, he supported her and was disheartened by what he read in the newspaper regarding bullying.
- 4) Brad Karger, 1436 Sumner St, gave his opinion on the Thao situation and encouraged them to get an unbiased mediator without any decision making power who helps those involved better understand each other's point of view, overcome conflict and work towards better relationships.
- 5) Katie Rosenberg, 1706 Emerson St, spoke in support of her friend Aldersperson Thao and hoped the city would work toward a resolution with an emphasis on equity.
- 6) James Straub, 5601 Sherman St, addressed the Council regarding his request for a Nativity Scene to be displayed on The 400 Block that was denied by the Park & Rec Committee. He did not believe they should be afraid of any legal issues because they have already been resolved in other cities.
- 7) John Robinson, 1226 Highland Ct, urged the Council to support the recommendations of the Park & Rec Committee relating to the access to the cities' pools. He felt swimming lessons and free swims were important to the community.
- 8) Phil Salamone, 321 Lincoln Ave, indicated he supported Option 1 recommended by the Park & Rec Committee for free swims at the cities' pools.
- 9) Tom Kilian, 133 E Thomas St, volunteer member for Citizens for Clean Wausau, entered a letter written to him by Toxicologist Stephen Lester, regarding a report on Dioxin contamination. He began reading the letter.
- 10) Terry Kilian, 133 E. Thomas St, read the next portion of the Stephen Lester letter report on Dioxin contamination.
- 11) Joyce Luedke, 714 Birch St, Rothschild, read the next portion of the Stephen Lester letter report on Dioxin contamination.
- 12) Judith Miller, 903 Kickbusch, St, read the next portion of the Stephen Lester letter report on Dioxin contamination.

- 13) Jerry Buerer, 503 ½ Third St, read the next portion of the Steven Lester letter report on Dioxin contamination.
- 14) Rita Pachal, 1310 Maple Hill Rd, concluded the Steven Lester letter report on Dioxin contamination.
- 15) Mary Thao, Alderperson District 10, commented she looked to the Mayor, the Council President, and the entire Council to develop a process and a plan and to provide resources to restore the confidence in how to move forward together. She felt our process and procedures in how to operate in closed session should be reviewed and understood by all Council members and city staff. She stated she will not be attending closed sessions going forward and hoped they'd find a common ground to have a positive working environment where she would be comfortable and invited back into closed sessions.

Consent Agenda

11/13/2018 6:48:30 PM

Motion by Neal, second by Peckham to adopt all the items on the Consent Agenda as follows:

18-1001 Minutes of the previous meeting(s). (10/23/18)

06-1215 Report from Board of Public Works regarding Insurance Claims - January 2018 through September 2018

18-1107 Resolution of the Economic Development Committee Approving and Endorsing an application to join the AARP Age-Friendly Communities Network

04-1106 Resolution of the Finance Committee Approving the 2019 Operating Plan for Business Improvement District (BID) No. 1

16-0506 Resolution of the Plan Commission Amending the Precise Implementation Plan at 1801 Westwood Center Boulevard to allow for new signage, in a UDD, Unified Development District

18-0108 Resolution of the Public Health & Safety Committee Approving or Denying Various Licenses as Indicated

18-1104 Ordinance of the Public Health & Safety Committee Creating Section 5.64.036 Drive-Up Sales

Yes Votes: 11 No Votes: 0 Result: PASS

18-1111 to Postpone

11/13/2018 6:50:50 PM

Motion by Peckham, second by Neal to postpone the Resolution of the Human Resources Committee Approving Social Media Policy until December 11, 2018.

Peckham was pleased to see the Social Media Policy, but felt the public should have an opportunity to review it and offer their comments before we vote on it. He requested they make some effort to give it a public airing so as not to appear that we are rushing it through and bring it back in a month for action.

Yes Votes: 11 No Votes: 0 Result: PASS

PUBLIC HEARING: Proposed 2019 City of Wausau Budget and Fee Schedule

Mayor Mielke opened the floor to the public for comment on the 2019 Budget. Being there was so public comment, the hearing was closed. Mielke indicated the budget would be voted on at the November 27, 2018 Council meeting.

18-1109 Amendment

11/13/2018 7:03:37 PM

Motion by Neal second by Herbst to amend the Resolution of the Park & Recreation Committee Approving Free Swimming days at the Wausau Pools - to include only Thursdays and not both Wednesdays and Thursdays.

Rasmussen explained this issue was taken up by both the Park & Rec Committee and the Finance Committee separately. She stated Parks Director, Jamie Polley and Pool Manager, Karyn Powers addressed the Finance Committee about their experience with the 2018 free swim days. She indicated the Finance Committee felt all three of our recently rebuilt pools are already priced more competitively than all the surrounding municipalities. In the interest of making pools available for those who can't afford them, there is money available already within the existing structure to help people with reduction in the cost of a summer pool pass for individuals and/or families. Also, there is interest by the Park Department to ramp up their advertising and having different unique events at the pools to bring in more people. This takes money and their operating budget already operates as somewhat of a loss and there is a \$9 million debt to pay for rebuilding the pools, as well. We still want to offer some free swim opportunities but were looking for a more pragmatic approach. They proposed a free day at the beginning of the season and one toward the end of the season, and let the department choose the free swim days according to their plans and schedule. Private sponsorships being sought were also discussed where a free day could be provided without cost to the city taxpayers. Finance proposes a more conservative approach option to be fiscally responsible.

18-1110 Amendment

11/13/2018 7:13:09 PM

Motion by Rasmussen, second by Smith to amend the Resolution of the Park & Recreation Committee Approving the Formation of the Dog Park Committee - that all citizen committee members must be residents of the City of Wausau

Rasmussen stated our neighboring municipalities have all created an open dog park, but she felt a facility that is paid for and owned by our residents should be designed and coordinated by our residents.

Yes Votes: 10 No Votes: 1 Abstain: 0 Not Voting: 0 Result: PASS

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Peckham, Patrick	YES
2	Martens, Michael	NO
3	Nutting, David E.	YES
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	McElhaney, Becky	YES
7	Rasmussen, Lisa	YES
8	Kellbach, Karen	YES
9	Herbst, Dawn	YES
10	Thao, Mary	YES
11	Smith, Dennis	YES

18-1110

11/13/2018 7:13:33 PM

Motion by Peckham, second by Thao to adopt a Resolution of the Park & Recreation Committee Approving the Formation of the Dog Park Committee, as amended on Council floor.

Yes Votes: 11 No Votes: 0 Result: PASS

95-0313

11/13/2018 7:17:48 PM

Motion by Neal, second by Herbst to approve a Resolution of the Park & Recreation Committee Amending the City of Wausau, - Events Policy and Procedures and The 400 Block Policy and Reservation Form regarding the lengths of rental periods and static displays and to include a disclaimer.

Neal explained, contrary to some of the discussion we have been hearing, the overriding concern at our meeting was not the legalities that might come into play with constitutional rights; rather it was the fact the city does not have a policy to rent out display space in our parks. We did not want to go down that road because then it would become open season for anybody and everybody who might want to rent display space in our parks, be it commercial, political or religious reasons. The parks were not designed to be billboards.

Rasmussen questioned if their proposal does or does not allow static display. Neal responded we are specifically referring to renting out space. The holiday tree on The 400 Block or the snow slide that is left until it melts could be considered static displays, but neither of those are rented out to private parties. We don't want the stage to be turned into an all year long space that is rented.

Peckham commented the differentiation that we were making had nothing to do with the message of the proposed display; this space is for events and performances. City staff initially interpreted Mr. Straub's proposal as requesting permission for a live nativity scene, but he clarified that it was for a fixed display that would be set up for six weeks on the stage of The 400 Block.

Yes Votes: 11 No Votes: 0 Result: PASS

18-1105

11/13/2018 7:22:34 PM

Motion by Peckham, second by Herbst to adopt an Ordinance of the Plan Commission Rezoning 1300 Cleveland Avenue from M2, General Industrial District to R4, General Residence District

Thao questioned if there was a potential opportunity to develop this space or actual proposals on the table. Schock stated there has been some discussion with potential interested parties and he would likely bring a RFP for the use of the parcel to the Economic Development Committee in the coming months for release to the public. Thao questioned if the property has been tested for Dioxin contamination. Lindman indicated he had not seen any Dioxin testing from that site.

Gisselman questioned if there were environmental reports on all possible contaminants for this site. Schock stated it was his understanding testing had been done on this property in the past and he had the file that would be reviewed before release of an RFP.

Rasmussen pointed out that rezoning this property actually restricts what the parcel can be used for. Taking it out of an industrial class is a smart move because industrial is one of the broadest zoning classes we have, where people could do almost anything on the site whether it disrupts the neighborhood adjacent to it or not. We can figure out through proposals what the future use should be.

Yes Votes: 11 No Votes: 0 Result: PASS

18-1106

11/13/2018 7:23:36 PM

Motion by Nutting, second by Kellbach to adopt an Ordinance of the Plan Commission Rezoning 2001, 2005 and 2115 Sherman Street and 902 South 21st Avenue from R2, Single Family Residence District to UDD, Unified Development District and approving the General Development plan to allow for residential homes

Yes Votes: 8 No Votes: 3 Abstain: 0 Not Voting: 0 Result: PASS

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Peckham, Patrick	YES
2	Martens, Michael	YES
3	Nutting, David E.	YES
4	Neal, Tom	YES
5	Gisselman, Gary	NO
6	McElhaney, Becky	NO
7	Rasmussen, Lisa	YES
8	Kellbach, Karen	YES
9	Herbst, Dawn	YES
10	Thao, Mary	NO
11	Smith, Dennis	YES

18-1106

11/13/2018 7:24:16 PM

Motion by Nutting, second by Smith to adopt a Resolution of the Plan Commission Approving the Precise Implementation Plan at 2001, 2005 and 2115 Sherman Street and 902 South 21st Avenue to allow for single-family residential homes, in a UDD, Unified Development District.

Yes Votes: 8 No Votes: 3 Abstain: 0 Not Voting: 0 Result: PASS

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Peckham, Patrick	YES
2	Martens, Michael	YES
3	Nutting, David E.	YES
4	Neal, Tom	YES
5	Gisselman, Gary	NO
6	McElhaney, Becky	NO
7	Rasmussen, Lisa	YES
8	Kellbach, Karen	YES
9	Herbst, Dawn	YES
10	Thao, Mary	NO
11	Smith, Dennis	YES

Suspend the Rules

11/13/2018 7:24:41 PM

Motion by Neal, second by Smith to Suspend the Rules for the items marked pending committee action

Yes Votes: 11 No Votes: 0 Result: PASS

17-1109

11/13/2018 7:25:09 PM

Motion by Rasmussen, second by Nutting to approve a Resolution of the Finance Committee Authorizing 2018 Annual Budget Adjustment

Yes Votes: 11 No Votes: 0 Result: PASS

18-1007

11/13/2018 7:26:03 PM

Motion by Thao, second by Rasmussen to approve a Resolution of the Finance Committee Authorizing the Issuance and Sale of \$5,480,000 General Obligation Promissory Notes, Series 2018A.

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

ORDINANCE OF THE PLAN COMMISSION

Amending the City-Wide Zoning Map Corresponding to the Updated Zoning Ordinance

Committee Action: Approved 5-0

Ordinance Number: 61-5821

Fiscal Impact: None.

File Number: 19-1113

Date Introduced: November 26, 2019

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

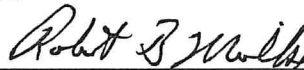
Section 1. That the official Zoning Map of the City of Wausau corresponding to the updated Zoning Ordinance, be amended city-wide, *as attached.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. This ordinance shall be in full force and effect starting on January 1, 2020.

Adopted: 11/26/19
Approved: 12/02/19
Published: 12/04/19
Attest: 12/02/19

Approved:



Robert B. Mielke, Mayor

Attest:



Mary Goede, Deputy City Clerk

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

ORDINANCE OF THE PLAN COMMISSION

Repealing and Re-enacting Title 23 of the Wausau Municipal Code (Zoning Ordinance)

Committee Action: Approved 5-0

Ordinance Number: 61-5820

Fiscal Impact: None.

File Number: 19-1113

Date Introduced: November 26, 2019

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

Section 1. **That Title 23 of the *Wausau Municipal Code* shall be repealed and amended in its entirety, *as attached.**

Section 2. This change shall correspond to the amended city zoning map.

Section 3. This ordinance shall be in full force and effect starting on January 1, 2020.

Adopted: 11/26/19

Approved: 12/02/19

Published: 12/04/19

Attest: 12/02/19

Approved:



Robert B. Mielke, Mayor

Attest:



Mary Grode, Deputy City Clerk

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, November 19, 2019, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Robert Mielke, Eric Lindman, Gary Gisselman, Patrick Peckham, Andrew Brueggeman

Others Present: Brad Lenz, Brad Sippel, William Hebert, Melissa Engen, Bill Scholfield, Linda Lawrence, Deb Ryan, Mike Slavney

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

PUBLIC HEARING: Discussion and possible action on amending the city-wide zoning map amendment corresponding to an updated zoning ordinance.

Lenz said that the next two items go together. The first one is for the map and the second one is for the text. Staff would like to give some background and remind everyone how this proposed zoning code got to this stage.

Mike Slavney, Vandewalle & Associates, said that they have worked with staff for the last 18 months for this new zoning code. Some of the key points for the new code are that it will be highly customized to the Comprehensive Plan. The process started with a tour of the city and meetings with staff. This item would be to seek recommendation of map and code for an effective date of January 1, 2020. The proposed code is designed to be predictable and there will be more mixed-use areas and will be more user-friendly. This code will be compliant with state and federal law. The ordinance will be organized into ten articles. The new ordinance will use a new set of zoning districts and all parcels will be rezoned. All parcels will be fully legal and conforming. Some parcels will need to be up-zoned, while others may be down-zoned. This zoning code will give options for more mixed-use zoning and multi-family housing.

Mayor Mielke thanked Slavney and staff for the efforts and said that this is a long time coming.

Deb Ryan, 702 Elm Street, said that in the area that she lives in, it will be zoned SR-5 and SR-7, when the area has a lot of duplexes. Ryan said that the street parking from CISM should have been combined with this. Ryan said that she lives across the street from a two-family house with one garage and they are always parking on the street. On the 100 block of South 7th Avenue, there are three ranch homes on two lots. If one of the houses burned down, they would not be able to be rebuilt. These are small lots and the house size should have a maximum size of half of the lot size. Ryan asked where people will put things on these small lots. Ryan said that staff is being very premature. Habitat for Humanity has built houses for 10-12 people. Ryan asked what has been done to notify the Hmong population with extended family. This has not been sent to the neighborhood groups. Ryan said that the city should try to eliminate the small lots. There is a lot of work to do.

Mayor Mielke read an email that Sara Eberlein sent about the lack of land zoned for building a duplex.

Peckham said that there are changes in the number of related and unrelated and asked what those are. Peckham said that there has been a lot of discussion about homeless issues in the last several weeks and asked if this code would allow for group homes for recovering individuals. Slavney said that the definition for family has been changed to make it easier and there is a diagram in the code. Unrelated individuals would be considered as three or four adults. Peckham asked if there is a way to serve more than three unrelated individuals. Slavney answered that there are several types of land uses that could be used. Peckham asked five unrelated adults could live in a five bedroom building. Slavney said that it could be allowed with city permission. Hebert added that there are seven different definitions and someone could pursue conditional uses. The restrictions have been lessened from the current zoning code.

Peckham asked about accessory dwelling units. Slavney said as an example that a detached garage would have the potential for an apartment above it.

Peckham said that the minimum dwelling has been adjusted to 800-1200 square feet and asked if that would allow for mini-houses. Slavney said that it would allow them and they would have to be 400 square feet to meet the building code. This would be for efficiency apartments. Sippel added that in higher density districts it would be, but in other zoning districts the amount is 800 square feet. Peckham asked if it would allow for low-income housing. Sippel said that it would allow for small apartments, but may not be low-income housing.

Peckham said that chickens are not listed on page 27 and asked if this is because a license from the Clerk's office is required. Hebert confirmed this. Peckham said that community living is 1-8 residents and is a good thing. Accessory buildings would need to be setback 6' for residential and 10' for commercial and asked if this is correct. Slavney confirmed this and said that the main thing is that accessory uses in residential areas are limited in scale. Peckham said that the two-flat apartment diagram looks as expected, but indicates a twin house. Peckham said that he has not heard of a twin house before. Slavney said the diagram is an error that needs to be corrected. Peckham said that there are changes to a bed and breakfast, but wasn't sure what they were. Slavney said that current rules were not consistent with state law, so it needed to be changed. Peckham asked if Airbnb's will be patrolled and monitored. Hebert answered that it is in the proposal and a license will be required.

Hebert said SR-5 and SR-7 existing two families will be allowed per Letter E of permitted uses. Slavney said that any new two-family would require approval. Ryan stated that a rental across the street has been vacant for three years. With the new code, a new develop would have to have it as a single-family house. Slavney said that with the current code, it is nonconforming for one year or more, the use cannot be reestablished. If the use is established, it can be used. In the SR-5 and SR-7 districts, any current two-family use will be permitted by right.

Gisselman asked if there will be historical aspects of districts in the new code. Slavney said that a new district will be called historic downtown and will have its own zoning district to protect the character. Right now the overall downtown district is not protected. The older neighborhoods will be identified and the code will specify building materials to protect the established neighborhoods. Gisselman said that last week, CISM voted to ban overnight parking in the winter time and asked if this code would affect this. There is potential for higher density apartments.

Linda Lawrence asked if this will be adopted in December. Mayor Mielke said that it will go to council next Tuesday. Lawrence said that she does not feel comfortable with it and asked if other council members do, as this is a big deal. Peckham suggested others may not know all of the details of the code.

Brueggeman said that this code is an improvement over the existing code as it is simplified and more modern. He said that he couldn't tell someone what exactly is in the existing code but that he looks to staff for that guidance.

Mayor Mielke said that throughout the process, feedback has been given. Lenz said that it will take a while for everyone to memorize the new code, but it is a vast improvement and the code can change if things come up. Peckham said that the commission can vote and send it to council and table it, if needed.

Mayor Mielke closed the public hearing.

Peckham motioned to amend the city-wide zoning map corresponding to an updated zoning ordinance. Gisselman seconded, and the motion carried unanimously 5-0. This item will go to Common Council on

November 26, 2019.

PUBLIC HEARING: Discussion and possible action on repealing and re-enacting Chapter 23 of the Wausau Municipal Code (Zoning Ordinance).

Lenz said that this is the second part – for the ordinance text. The discussion has been mingled together with the previous item.

Ryan said that outreach should have been done for the Hmong community, which is a large minority in the city.

Mayor Mielke closed the public hearing.

Lenz said that the meetings were noticed as they normally are. Drafts and maps have been available online and a map has been displayed in the lobby at city hall. Ryan said it is the city's responsibility for outreach and people can't be expected to know.

Gisselman motioned to repeal and re-enact Chapter 23 of the Wausau Municipal Code (Zoning Ordinance). Peckham seconded, and the motion carried unanimously 5-0. This item will go to Common Council on November 26, 2019.

Brueggeman left the meeting at approximately 6:13 p.m.

OFFICIAL PROCEEDINGS OF THE WAUSAU COMMON COUNCIL
held on Tuesday, November 26, 2019 at 6:30 pm in the Council Chambers at City Hall.
Mayor Robert Mielke presiding.

Roll Call

11/26/2019 6:30:37 PM

Roll Call indicated 11 members present.

<u>District</u>	<u>Aldersperson</u>	<u>Present</u>
1	Peckham, Patrick	YES
2	Martens, Michael	YES
3	Nutting, David E.	YES
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	McElhaney, Becky	YES
7	Rasmussen, Lisa	YES
8	Lawrence, Linda	YES
9	Herbst, Dawn	YES
10	Thao, Mary	YES
11	Smith, Dennis	YES

Proclamations

Mayor Mielke proclaimed **November 30, 2019** as **Small Business Saturday** and urged the residents of the community, and communities across the country, to support small businesses and merchants on Small Business Saturday and throughout the year.

Public Comment for Pre-registered citizens for matters appearing on the agenda and other public comment

- 1) Christine Martens, 1228 Arthur St, commented on the Athletic Field wall as an important piece of history.
- 2) Shannon Drake, 714 Moreland Ave, Schofield, spoke in opposition to Linda Lawrence's appointment to the Council due to comments made by Linda Lawrence as Mayor in 2003 that offended her and her family.
- 3) Autumn Drake-Dabler, 1327 Grand Ave, spoke in opposition to Linda Lawrence's appointment to the Council. She felt the comments made in 2003 were racist.
- 4) Chris Norfleet, 719 Bertha St, spoke regarding Lawrence's comments and asked for an apology. He wanted the black community to be respected, included and heard.
- 5) Linda Lawrence responded she did not intend to hurt or offend and explained the context of the situation 16 years ago.

Consent Agenda

11/26/2019 6:45:37 PM

Motion by Nutting, second by Smith to adopt all the items on the Consent Agenda as follows:

19-1101 Minutes of the previous meeting (11/12/19).

19-1110 Resolution of the Capital Improvements & Street Maintenance Committee Approving the Following Street Name Change: East Rib Mountain Drive to Flieth Street.

19-1114 Ordinance of the Capital Improvements & Street Maintenance Committee Amending Section 10.20.070 Handicapped parking stalls designated; Repealing and Recreating Section 10.20.080 No parking and restricted parking areas designated.

19-1108 Resolution of the Finance Committee Authorizing Community Development to apply for Wisconsin Lead-Safe Homes Program (LSHP) Funds through the State of Wisconsin.

15-1013 Resolution of the Finance Committee Approving contract for residential and commercial building inspection services between the City of Wausau and City of Schofield.

19-1112 Resolution of the Plan Commission Approving a public sculpture along the River Edge Parkway at the end of Fulton Street extended.

Yes Votes: 11 No Votes: 0 Result: PASS

19-1107

11/26/2019 6:46:41 PM

Motion by Gisselman, second by Martens to adopt the Joint Resolution of the Capital Improvements & Street Maintenance Committee and the Plan Commission Accepting dedication of right-of-way of South 18th Avenue from South 17th Avenue to South 18th Avenue.

Yes Votes: 11 No Votes: 0 Result: PASS

13-0519

11/26/2019 7:08:47 PM

Motion by Nutting, second by Neal to adopt the Joint Resolution of the Economic Development Committee and the Park & Recreation Committee Approving the terms and Use Agreement amendment with Wisconsin Woodchucks and/or their affiliates and assignees for Phase 4 renovations to Athletic Park and improvements to the surrounding neighborhood infrastructure that supports the facility.

Martens indicated he had some concerns about the wall after further study and reflection, and especially after reading the minutes of the Parks & Rec Committee. The design was for the first base side and felt it was somewhat downplayed in ED Committee. He wanted to see something that is more sensitive to the history and character of Athletic Park and some options on what could be done with the wall along the first base side.

Neal stated he is on both committees that discussed and passed this. He commented he has lived on the east side for 21 years and Athletic Park doesn't really look very much at all like it did 21 years ago. The main grandstand area from the outside does not look anything like it used to; it has undergone a lot of changes and a lot of investment from Mark MacDonald. He explained part of the reason to do this project is to incorporate a new locker room behind the dugout for visiting teams because there is currently none whatsoever. Currently the home team's dugout and associated locker room is college level in its sophistication and on the visiting side it is like Little League. The plan as presented to the committees is a must in order to achieve the desired result. The short section of wall that would go away would feature instead four or five granite columns to compliment the look of the park. He did not believe the park could go forward in its current state and the plan is a good compromise; only 8% of the total linear footage of stone wall is being affected.

Rasmussen agreed with Neal, stating she was also interested in preserving the historic nature of Athletic Park, but the fact that the vast majority of the wall remains intact and they are willing to reuse some of the material or mimic the original design to keep the feel and the original spirit of the park alive, she will support it. This will allow the park to be developed to enhance the fan offerings, enhance the game experience for the visiting team, and also keep the similar aesthetic of the park.

Peckham questioned if the plan would be killed if this is not passed. Mark MacDonald confirmed that was true and explained this area of the ball field is very tight. The craftsmen that built the wall in the 1930's were very talented people but they didn't have straight lines, so it is not even. He stated if they were to put the structure that was designed it would sit four feet from the historic wall, which isn't enough for people to pass through. He commented there was no one that loved the historic wall more than himself and through all the work that's been done at Athletic Park they have gone through great lengths to save the wall. A rendering was passed around showing how it was very similar to what is at the front of the stadium. He added they also eventually hope to create a mural for somewhere on that wall to celebrate the history of baseball at Athletic Park.

Gisselman stated he has voted against this from the beginning because these four sections of granite walls were built in the 1930's by the Works Progress Administration in giving relief to workers during the Great Depression under Franklin Roosevelt's term. It was put on the register of the City of Wausau in 2000 as a local historic landmark. Baseball has a long history in this city and Athletic Park is a big part of that and the granite walls are a big part of Athletic Park.

Yes Votes: 9 No Votes: 2 Abstain: 0 Not Voting: 0 Result: PASS

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Peckham, Patrick	YES
2	Martens, Michael	NO
3	Nutting, David E.	YES
4	Neal, Tom	YES
5	Gisselman, Gary	NO
6	McElhaney, Becky	YES
7	Rasmussen, Lisa	YES
8	Lawrence, Linda	YES
9	Herbst, Dawn	YES
10	Thao, Mary	YES
11	Smith, Dennis	YES

19-1113

11/26/2019 7:34:30 PM

Motion by Gisselman, second by Martens to adopt the Ordinance of the Plan Commission Amending the City-Wide Zoning Map Corresponding to the Updated Zoning Ordinance

Neal commented historically zoning designations have been a way to maintain certain status quo in neighborhoods or to supposedly protect certain neighborhoods from declining, but have really served to encourage segregation. He questioned to what degree the new zoning concept either promote or hinders diversity in the community.

Brad Lenz introduced Mike Slavney of Vanderwall & Associates, stating he is the premier zoning expert in the State of Wisconsin and has worked with the city on this for the last 18 months. He indicated they have brought in some of the concepts from the city Comprehensive Plan passed in 2017. He noted the current zoning code was written in 1967. This proposal does include things like diversity of housing, opportunities for more different types of income stratification, which has been a main focus of the zoning code rewrite. He indicated there are more zoning districts that do offer a variety and there is more flexibility for people to invest in their homes, especially in the central part of the city. If something is non-conforming, it is not going to prevent them from making improvements.

Mike Slavney explained more zoning districts allows them to match the fine grain pattern of actual development in the city and by having a finer grain pattern it more accurately reflects what is on the ground. He stated they want to encourage mixed use development. In the aging commercial parts of the city the new zoning code will enable upper story residential development, which is the most cost effective way to provide a lot of new housing units and the rent paid helps subsidize the commercial rents on the ground floor.

Slavney stated much of the city was developed before zoning was invented in the 1920's. Many houses or other buildings were built too close to property lines and were not permitted by the current code, making them legal non-conforming structures. There are limits on the degree to which they can be repaired or expanded. The new code makes every one of those buildings fully legal; it removes the cloud on the title and allows unlimited reinvestment, including structural repairs or to be expanded as long as they meet the setback rules.

Lengthy discussion, questions & answers followed.

Yes Votes: 10 No Votes: 0 Not Voting: 1 Result: PASS

19-1113

11/26/2019 7:35:12 PM

Motion by Rasmussen, second by Smith to adopt the Ordinance of the Plan Commission Repealing and Re-enacting Chapter 23 of the Wausau Municipal Code (Zoning Ordinance)

Yes Votes: 10 No Votes: 0 Not Voting: 1 Result: PASS

19-1111

11/26/2019 7:38:03 PM

Motion by Rasmussen, second by Peckham to adopt a Resolution Supporting passage by the State Senate of eight bills dealing with homelessness issues.

Rasmussen thanked Peckham for bringing this item forward to Public Health & Safety Committee. She explained it came to his attention that there are eight bills sitting in the State Senate awaiting action. The Council has pledged to the community to do what they could do to assist the cause of homelessness in our area. A number of these bills help nonprofits and communities address the issues of homelessness effectively.

Yes Votes: 10 No Votes: 0 Not Voting: 1 Result: PASS

18-0704

11/26/2019 7:38:46 PM

Motion by Nutting, second by Smith to adopt the Resolution of the Capital Improvements & Street Maintenance Committee Approving Jurisdictional Transfer Agreements for McIndoe Street, 5th Street, 6th Street, 1st Street, and Scott Street from the Wisconsin DOT.

Yes Votes: 10 No Votes: 0 Not Voting: 1 Result: PASS

Public Comment and Suggestions:

- 1) Albert Meyer, 1226 Stark St, commented on Athletic Park, wondering if the attendance figures justified the renovation voted on earlier.
- 2) Peckham indicated he was invited to a discussion group in his district that was thought provoking for him. There are three measures to use as the Council makes decisions. Is the measure fair? Does the measure show respect to those it will affect? Does it provide a community good?
- 3) Nutting thanked city staff for all their with regard to the re-opening of the Thomas Street corridor.