



OFFICIAL NOTICE AND AGENDA

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

Meeting: SUSTAINABILITY, ENERGY AND ENVIRONMENT COMMITTEE
Members: John Kroll (C), Paul Kage, Tom Kilian, Mary Kluz, Ashley Lange, Leah Van De Loo, Paul Zouski
Location: Board Room of Wausau City Hall, 407 Grant Street.
Date/Time: Wednesday, September 22, 2021 at 5:00 p.m.

1. Welcome and introductions
2. Approve minutes of May 26, 2021 and August 2, 2021 meetings
3. Discussion and possible recommendation for 1300 S Cleveland Ave (Environmental Justice and Land Use) – 25 min
4. Discussion and possible action for Green House Gas Emission Reduction Resolution – 25 minutes
5. Discussion on SEEC involvement with the City's strategic plan – 10 minutes
6. Discussion on possible City Newsletter content – 5 minutes
7. Future items for consideration and future meeting date – 5 minutes
8. Adjourn

It is likely that members of, and a quorum of the Council and/or members of other committees of the Common Council of the City of Wausau will be in attendance at the abovementioned meeting to gather information. **No action will be taken by any such groups.**

Questions regarding this agenda may be directed to the City Planning Office @ (715) 261-6760.

This Notice was posted at City Hall and emailed to the Media on 7/29/21

This meeting is being held in person and/or via teleconference (all public participants' phones will be muted during the meeting) by calling 1-408-418-9388.

The Access Code is: 2483 880 4263

The Password is: ENxuGTid327

Members of the public who do not wish to appear in person may view the meeting live over the internet on the City of Wausau's YouTube Channel: <http://www.tinyurl.com/WAAMedia>, live by cable TV, Channel 981, and a video is available in its entirety and can be accessed at <https://tinyurl.com/WausauCityCouncil>. Any person wishing to offer public comment who does not appear in person to do so, may e-mail samuel.wessel@ci.wausau.wi.us with "BPAC 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.

Other Distribution: Media, Alderpersons, Mayor, City Departments

CITY OF WAUSAU SUSTAINABILITY, ENERGY AND ENVIRONMENT COMMITTEE

Time and Date: The Sustainability, Energy and Environment Committee met on Wednesday, May 26, 2021 at 4:30 p.m. in the Board Room of Wausau City Hall and virtually via WebEx

Members Present: John Kroll (C), Tom Kilian, Ashley Lange, Paul Zouski

Members Absent: Paul Kage, Leah Van De Loo

Others Present: Gary Gisselman, Joel Lewis, Dan Barth, Brad Lenz

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

Welcome and Introductions

Chair Kroll called the meeting to order at 4:30 p.m. Introductions were made.

Approval of Minutes from previous meetings

Motion by Kilian, second by Lange to approve the minutes of March 24, 2021.

Discuss Green Tier Scorecard

Kroll mentioned that Lenz finalized and submitted the City's Green Tier Scorecard. Lenz explained that scores are subjective and 2020, the first year, provides baseline data. There are 6 categories, each with subcategories, that comprise the City's overall score. Discussion highlighted that some categories are easier than others but there is room for the City to improve. There is no requirement for specifically which points the City needs to work on. City staff will recommend areas that are able to be improved this year.

Discussion Strategic Plan

Lenz gave an update that following an RFP process, staff is now interviewing consultants to choose one to work on the strategic plan this summer and fall so it can be incorporated in time for the City's budgeting process. The mayor wants the plan to be community-led rather than being just written by staff. This process hasn't been laid out yet but it should include this committee. No materials are needed from the committee right now but it can stay on the agenda so the committee can continue to be updated.

Discussion and possible recommendation for 1300 Cleveland Ave regarding land use and environmental justice

Kroll switch the order of the agenda to discuss Green House Gas (GHG) Emission Reeducation Resolution before this item.

Kilian gave an update on this site that could be developed but needs to be cleaned up. It was rezoned back to MR-12 Residential to correct a mapping error which was a good process to get the neighborhood involved. RFPs have been issued for the site and asked if the RFP could be included in the next Economic Development Committee meeting next week. Alder Neal and Kilian agree that remediation should occur regardless of what the site is developed as, and DNR mentioned a small possibility that more rigorous remediation may have to occur. Kilian mentioned the pillars of sustainability and cited a transportation study that had an environmental justice component. Remediation of the site meets the goals of environmental justice and there are best practices available to use when going through the process of deciding what happens with this site. Kilian stressed that allowing industrial uses at

this site would be the worst policy decision that could be made based on this kind of guidance. Neighbors of the site have provided feedback, including 40-50 emails, regarding the site's future use. Kilian is curious what the best process is to include all the information gathered about the site and existing public input used to make a decision on the site. The EPA stresses that environmental justice should protect and include people equally when these decisions are made.

Zouski agreed that the committee can have ideas but public input should be a part of it, and Lange agrees that public input is required for environmental justice. Kroll would like the committee to compile all input from the residents and document it to help generate a list of acceptable uses for the site. Kilian mentioned that public comments were also provided during the rezoning meetings. Lenz mentioned environmental testing is still being done on the site and proposals wouldn't be entertained until the results are back.

Kilian mentioned the first round of testing exceeded several soil and possibly groundwater standards for PAHs, arsenic, and thallium. The City's consultant brought the DNR in to review the property after the first round of testing, and the second round should provide more details on how extensive the remediation will have to be. 3M is also currently pursuing the property for adding railroad tracks but got a letter saying they were responsible for arsenic cleanup on some land they acquired. Both 3M and Kolbe & Kolbe have proposals for the properties but have a history of contamination and not working well with regulatory agencies. Kilian feels the history of these companies is enough to demonstrate that the industrial uses are not a good fit for the surrounding residential area.

Gary Gisselman, former council member, has been involved with 1300 Cleveland Ave's history and affirmed that the site's issues with contamination need to be resolved and the public needs to be involved. Personally, Gisselman feels nothing should be built on the site. The contaminants could be so bad that it might be worth just fencing off and not even converting to green space.

Dan Barth also spoke recommending a solar panel installation on the site and residential shouldn't be developed. Solar reduces greenhouse gas emissions, and there is need for solar in Wausau. Barth believes there will be a dramatic shift in the next 5 to 10 years towards sustainable energy. Nothing will leak from solar panels except maybe a few electrons. Renew Wisconsin is a nonprofit that assists with advancing solar facilities throughout the state. Barth also says solar is too expensive for low-income households to afford but this would allow access to solar and a level-2 charger on site for electric vehicles. It is better to invest in our own solar than pay a corporation far away from Wausau to provide the community with solar.

Joel Lewis mentioned that Menomonie identified 3M, the school district, Chamber of Commerce, and other local businesses and utility companies are partnering with the City as an "energy action team" to implement the climate action plan, so there's the possibility to team up with Apirus or another large employer nearby to invest in a solar setup, which Lewis supports.

Kilian asked what a typical acreage is needed for a solar array.

Barth mentioned there are solar farms and gardens. Gardens are smaller but sometimes allow utilities to sell green energy to energy customers. There will likely be more funding in the near future for these kinds of projects.

Lenz mentioned the current zoning doesn't allow for a solar array.

Kilian mentioned the deep history of pollution for the site and why the mapping error was so important for the neighborhood to address with the latest rezoning. Until a better, non-industrial use is identified, the property should stay zoned residential to keep potential undesirable uses out in the meantime.

Lenz mentioned the acreage of the site is just under 7 acres. Zouski mentioned a good sized solar array could fit on the site.

Barth stated that a solar array would be a great way to reduce greenhouse gas emissions.

Discussion and possible action on Green House Gas Emission Reduction Resolution

Other communities like Menomonie and Eau Claire already have GHG plans. Kilian noted that generally those plans were well-received by the public. Lenz mentioned that other communities had detailed resolutions with several “whereas” statements. Discussion involved how to set target dates for carbon neutrality and Lange mentioned the City’s energy consumption is among the lowest scores on the Green Tier Legacy Scoresheet, so there’s opportunity for the City to commit to green energy goals. Kroll mentioned the strategic plan could also include GHG reduction goals. 2050 is often used as a target date by other communities, and it’s important to have something that can be measured along the way. Kilian mentioned specific facilities and changes in emissions need to be measured. Kilian wondered if a DNR employee could attend a committee meeting to provide ideas.

Lewis made a public comment and discussed Menomonie and Eau Claire’s Climate Action Plans which monitors the community’s progress in reducing emissions, and those communities requested help from local utility companies. Lenz mentioned that some data from utilities had been collected in the past. Lewis thanked the committee for its leadership and hopes to see Wausau be the next municipality to adopt a Climate Action Plan showing how goals will be met and paid for, suggesting things like a solar field at 1300 Cleveland Ave rather than homes to generate revenue. There’s an upfront cost to adopting a plan but it can pay off long term.

Lange asked if both a resolution and strategic plan were needed or just one of the two. Lenz mentioned a resolution may not be necessary but wouldn’t hurt, and this could make its way into the strategic plan. Resolutions also may have to go through a standing committee. Kilian mentioned the Comprehensive Plan is often used to support resolutions. After discussion, Kroll reminded the committee to think about what approach to take and what goals could be for a resolution and/or plan.

Update on No Mow May program

Lenz said there were 488 people who signed up along with 37 citizen scientists. A few people got warnings from Inspections, and a few signs got stolen. Appleton also had around 500 participants but a larger population than Wausau. Kilian suggested publicizing the program’s success, constituents who had called to complain about the program were more concerned about grass on the sidewalk after being cut rather than the no-mow program itself. These concerns can be addressed next year with additional advising to residents.

Update on the Sustainability Award program

Lenz said this was launched on Earth Day (April) last year and is on a twice per year cycle but no one has applied for this cycle. The deadline continues to be open and the committee can look for ways to publicize it. Kroll mentioned it would be ideal to hand out one award every Earth Day.

Discussion and possible action on article for City newsletter

Kroll asked for ideas for anything that should be discussed in the newsletter. Lenz can recap no-mow May.

Future Items for consideration and future meeting date

Previously discussed were the Green Tier scorecard, 1300 Cleveland Ave, and the Greenhouse Gas Emissions Resolution.

A motion was made by Lange to adjourn at 6:02 p.m. Seconded by Zouski. Motion passed unanimously.

CITY OF WAUSAU SUSTAINABILITY, ENERGY AND ENVIRONMENT COMMITTEE

Time and Date: The Sustainability, Energy and Environment Committee met on Monday, August 2, 2021 at 4:00 p.m. in the Board Room of Wausau City Hall and virtually via WebEx

Members Present: John Kroll (C), Tom Kilian, Ashley Lange, Paul Zouski, Mary Kluz

Members Absent: Paul Kage, Leah Van De Loo

Others Present: Sam Wessel, Brad Lenz, Dustin Craig, Brian Kowalski

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

Welcome and Introductions

Chair Kroll called the meeting to order at 4:00 p.m. Introductions were made.

Approval of Minutes from previous meetings

M/S Kluz/Kilian to table the approval of May 2021 SEEC minutes to next month to address a few errors first.

Discussion and possible recommendation for 1300 Cleveland Avenue: land use /environmental justice

Kroll moved agenda item 4 to the beginning of the meeting since Kilian had another City meeting to attend later. Kilian mentioned that the last SEEC meeting discussed engagement strategies which are supported by the environmental justice links that were in the packet. SEEC hasn't written recommendations in the past so he asked if the committee could draft a letter of recommendation for proposed uses at 1300 Cleveland Avenue.

Kroll mentioned the solar farm, which has fencing that keeps people off contaminated soil, as a possible use that keeps getting brought up. Lenz mentioned it would have to be rezoned to industrial to allow solar but City ownership of the property can keep it from automatically being setup for factories or other industrial uses to come in. Additionally, light industrial allows for both solar and industrial that is compatible with the neighborhood by not generating excess noise or pollution. Light industrial uses can also sometimes be strategically located near neighborhoods so people can walk to work.

Lange suggested recommendations about also what SEEC would not like to see on the property, such as residential, because of health concerns. Kilian mentioned that industry elsewhere in the City is moving away from wealthy areas. Lenz mentioned the reason for industry relocating was not based on surrounding neighborhood wealth. Kilian said that even if that was not the intent, it is still happening.

Lange asked about the site's zoning history. Lenz explained that it was Industrial since before zoning was first adopted, but then it was more recently rezoned to residential since neighbors wanted to prevent industrial expansion in the neighborhood. With the 2019 zoning code rewrite, the site was rezoned to industrial based on its historic use, and then later rezoned again back to residential. It is still possible to rezone back to industrial to allow solar if desired.

Kilian suggested protections in SEEC's recommendation for the property that could include remediation and protections that avoid past contamination from happening again from 3M and Kolbe. Kilian recommends no industrial use until public input supports it. Similar to Great Lakes Cheese on the north side, neighborhood perception is that big industry moves into established neighborhoods without involving them in the process.

Kroll has seen sites remediated at the surface such as a yard waste site in Wisconsin Rapids that is now a BMX venue which doesn't go below grade. If 1300 Cleveland Ave ends up residential, it should be all slab-on-grade with buried utilities needing extra protection to avoid contamination. Similar to solar, biomass like woodchips can also be used to generate electricity cleanly and sustainably. It could also be a research site for brownfields, which Lange supports since it helps us learn about how to fix environmental mistakes from the past.

M/S Kilian/Lange to have Lenz draft a land use recommendation based on this discussion for 1300 Cleveland Avenue

Kilian was dismissed at 4:25 p.m.

Discussion on Green Tier Scorecard

GTLC scorecard was used as a guide to improve the City's sustainability efforts. Lenz reviewed some metrics and mentioned areas for improvement. For example, safe routes to school is a category in the scorecard, which the City recently received a WisDOT grant to study similar to the Town of Stettin. Wessel mentioned WalkScore data and its resulting heat map that shows which areas of the City are more walkable than others. Lenz also mentioned that staff discovered graphics in the new zoning ordinance that were taken from SmartCode, so we can get more GTLC points for incorporating some SmartCode elements into the zoning ordinance. No-mow may also educate on how to reduce chemicals so scorecard points could be added there too. Lange mentioned that there's an opportunity for alternative grasses and ground cover that don't require mowing and Lenz mentioned that City Parks may experiment with that. Lenz also mentioned a draft complete streets policy in the works.

Kroll suggested keeping the City's strategic plan on future agendas to ensure continual improvement of GTLC scores. For example, the plan could set a target percent improvement in GTLC score each year. Lenz suggested starting a list of items to discuss with the Mayor and the strategic plan consultant. Kroll asked Lenz and Wessel to continue exploring opportunities for more GTLC points in the future.

Discussion on Green House Gas Emission Reduction Resolution

Kroll described how many cities have a GHG reduction resolution that usually has a target GHG level and date to meet the target by. Kluz asked if it would only track the City's emissions or the entire community's. Kroll said it can be both, and some programs track both alongside each other. Lenz showed DNR emissions data at bigger facilities in the area but this does not include all emissions. DNR might have more data but it isn't publicly available and has to be compiled.

Kluz asked if a resolution should come before or after targets and dates are determined. Lenz said a general one could be passed but it's useful to have data. Kluz also asked how "whereas" statements should be developed. Europe might be imposing tariffs on countries with looser climate change goals. Kroll asked if City would pursue data without a resolution. Lange suggested having a general resolution first, then a specific one after baseline data is compiled that includes a target and date. Lenz mentioned the GTLC scorecard only requires a "commitment" to reducing GHG without a specific target and date, so a general resolution could gain GTLC points. Kluz asked how to strategize to get resolution to Council and Lenz suggested including a list of funding sources. Kluz and Kroll discussed where funding sources might come from, with the EPA usually giving grants. Kluz mentioned a resolution could be needed for a grant application, results could depend on the current infrastructure bill, and a resolution should come first to see if council is supportive of this work. Zouski said a general resolution is a way to get the ball rolling that could be easier than starting with big goals. Kroll said a discussion and vote on a resolution should be on the next meeting agenda and Kluz will start working on "whereas" statements.

Discussion of incorporating sustainability into new development projects

Kroll, Lange, and Kluz discussed ideas on encouraging creativity and sustainability in new development like the mall site, such as awarding and showcasing projects businesses have completed. Kroll mentioned that some national programs like LEED set the bar higher than the City's requirements. The City shouldn't force people into a program but can use them as examples of incentives and possibly reimburse developers for LEED certification fees. Lenz mentioned tax incentives are limited but other incentives might be available. Kroll mentioned various rating systems based on inspections for efficiency. Lange suggested showcasing existing businesses in the City's development packet, and Kluz agreed that this sends the message that the City supports energy efficiency. Kroll asked if development application information is accessible since it would make it easier to find businesses already implementing sustainability rather than relying on nominations. Zouski said an energy efficient project might make it more appealing to vote for. Kluz said that some stipulations should give the City a way to reduce incentives if applicant doesn't follow through on sustainability ideas.

Future items for consideration and future meeting date

A poll will be sent out to find a new regularly occurring date that works for committee members to meet

Lange mentioned most no-mow May complaints were based on clippings when mowing started again, and this is an opportunity for discussing composting.

The agenda for the next meeting will include 1300 Cleveland Avenue recommendations, GTLC scorecard update, sustainability in new development, and SEEC's involvement with the upcoming strategic plan.

M/S Kluz/Lange to adjourn at 5:25 p.m.

23.03.05 - Table of land uses.

The Table of Land Uses on the following pages is provided as a convenience for the City and the general public. Where there are conflicts between the text of this title and the Table of Land Uses, the text shall prevail.

Rural Holding (RH-35)	Single Family Residential - 2 (SR-2)	Single Family Residential - 3 (SR-3)	Single Family Residential - 5 (SR-5)	Single Family Residential - 7 (SR-7)	Mobile Home Residential - 7 (MH-7)	Duplex Residential - 6 (DR-6)	Two Flat Residential - 10 (TF-10)	Townhome Residential - 12 (TRD-12)	Multi-Family Residential - 12 (MRL-12)	Multi-Family Residential - 20 (MRM-20)	Multi-Family Residential - 50 (MRH-50)	Institutional (I)	Neighborhood Mixed Use (NMU)	Suburban Office (SO)	Suburban Mixed Use (SMU)	Urban Mixed Use (UMU)	Downtown Periphery Mixed Use (DPMU)	Downtown Historic Mixed Use (DHMU)	Downtown High-Rise Mixed Use (DRMU)	Research Park (RP)	Light Industrial (LI)	Medium Industrial (MI)	Heavy Industrial (HI)	Intensive Outdoor Storage (IOS)	Intensive Outdoor Commercial (IOC)	Adult-Oriented Entertainment (AO)	Extraction/Disposal (EX)	Land Uses Permitted: Refer to the detailed definitions and requirements listed for each land use on the following pages. P: By Right C: By Conditional use permit P/C: Refer to specific requirements for that land use to determine if a Conditional use permit is required
																												Residential Land Uses (§ 23.03.06)*
P																												Single Family 35-acre lot
C	P	P	P	P		P	P						P															Single Family 15,000 sq. ft. lot
		P	P	P	P	P	P						P															Single Family 10,000 sq. ft. lot
				P	P	P	P						P															Single Family 7,000 sq. ft. lot
				P		P	P						P															Single Family 4,000 sq. ft. lot

2/14

3/14

												P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Office
												P	P	P	P	P	P	P	P	P	P	P						Personal or Professional Service
													P	P	P	P	P	P										Indoor Sales or Service
														P	P	P	P	P	P		P	P	P	P				Outdoor Display
P												P	C	P	P	P	P	P	P	P	P	P	P					Artisan Production Shop
												C	C	C	P	P	P	P	P	C								Physical Activity Studio
												C	C	C	P	P	P	P	P	C	P	P	P					Commercial Kitchen
													C	P	P	P	P	P	P	C					P			Restaurants, Taverns, and Indoor Commercial Entertainment
													C	C	C	C	C	C	C	C					C			Outdoor Commercial Entertainment
													C	P	P	P	C		C	C		C	C					Drive-Through & In-Vehicle Sales or Service
								C	C	C	C	P	C	P	P	P	P	C	C	C								Group Daycare Center
P													P	P	P	P				P								Commercial Animal Boarding/Daycare
C													P		P	P	P											Bed and Breakfast
C													C															Vacation Rental Home

** Projects that involve three or more principal buildings, a single building footprint of 50,000 square feet or more, and/or 24 or more multi-family units are considered group and/or large developments. Such developments require a conditional use permit regardless of whether individual uses are permitted by right within the applicable zoning district. See section 23.06.02 for requirements and exceptions.*

P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Passive Outdoor Recreation	
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C	C	C	Active Outdoor Recreation
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Essential Services
C												C									C	C	C	C	C	C	C	Large Scale Public Services and Utilities
P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	P											Comm. Living Arrangement 1-8 Res.
	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C											Comm. Living Arrangement 9-15 Res.
									C	C	C	C	C		C	C	C											Comm. Living Arrangement 16+ Res.
									C	C	C	C	C			C	C											Institutional Residential
<i>*Projects that involve three or more principal buildings, a single building footprint of 50,000 square feet or more, and/or 24 or more multi-family units are considered group and/or large developments. Such developments require a conditional use permit regardless of whether individual uses are permitted by right within the applicable zoning district. See <u>section 23.06.02</u> for requirements and exceptions.</i>																												
																												Industrial Land Uses (\$ <u>23.03.14</u>)
																				P	P	P	P	C			C	Light Industrial
																							P	C			C	Heavy Industrial

C																				C	C	P	C	C			Production Greenhouse
C															C					C	C	C					Indoor Food Cultivation and Farming
																				C	C	P					Indoor Food Production and Processing
																											Storage Uses (§ 23.03.16)*
C																				P	P	P	P			C	Indoor Storage and Wholesaling
C																						P	P	C			Outdoor Storage and Wholesaling
C																				C	C		C				Personal Storage Facility
																											Transportation Land Uses (§ 23.03.18)*
C								C	C	C	C		C	C	C	C	C	C	C	C	C	C	C				Transit Center
																				C	C	P	C				Distribution Center
																						C	C				Freight Terminal
C																						C					Airport
C																				C		C					Heliport
												C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Off-Site Parking Lot
												C		C	C	C	C	C	C	C	C	C	C	C	C	C	Off-Site Structured Parking

[illegible][illegible]

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P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C								Little Food Pantry
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C								Picnic Table
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C								Bench
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C								Gazebo/Picnic Shelter
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C								Patio
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C								Freestanding Deck
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C								Seasonal Decorations
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C	P	P	P	P	P	P	P	Shed/Storage Building
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C								Statue/Art Object
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C								Swimming Pool/Recreational Court
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C								Swing Set/Play Equipment
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C								Paved Play Court
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C	P	P	P	P	P	P	P	Walkways/Steps
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C								Refuse Enclosure
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C								Outdoor Kitchen
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C								Pond

P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Garden, Raised Garden Bed, Landscape Area, Rain Garden, or Bioswale
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C							Birdbath, Birdhouse, or Birdfeeder
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C	P	P	P	P	P	P	Detached Accessory Building
P	P	P	P	P	P	P	P	P																			Residential Kennel
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Home occupation
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	P							In-Home Daycare 4 —8 Children
C	C	C	C	C			C	C																			Accessory dwelling unit
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	P							In-family suite
C	C	C	C	C																							Residential Apiary
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Tourist Rooming Housing
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	P	Nonresidential Accessory Structure
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	On-Site Parking Lot
										P	P	P		P	P	P	P	P	P	P	P	P	P	C	C	C	On-Site Structured Parking
P												P	P	P	P	P	P	P	P	P	P	P	P		P		Company Cafeteria

													P	P	P	P	P	P	P	P	P	P	P	C	C			Incidental Outdoor Display
												P	P	P	P	P	P	P	P	P	P	P	C	P			Incidental Indoor Sales	
												P	P	P	P	P	P	P	P	P	P	P		P		P	Incidental Light Industrial	
P												P	P	P	P	P	P	P	P	P	P	P		P		P	Incidental Outdoor Storage	
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Satellite Dish
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	P	Personal Antenna and Towers	
P	P	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	C	C	P	Communication Antenna	
P	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	C	C	C	P	Small Wind Energy System	
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Small Solar Energy System
P																												Farm Residence
C																												Migrant Employee Housing
P																												Residential Stable
												C		C	C													Helipad
																												Temporary Land Uses (\$ <u>23.03.30</u>)

P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						Temporary Moving Container (Residential)	
P												P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Temporary Outdoor Storage Container (Nonres.)	
P	P	P	P	P	P	P	P																					Garage or Estate Sale	
C												C	C	C	C	C	C	C	C	C	C				C			Farmer's Market	
P																												Temporary Farm Product Sales/Roadside Stand	
P/C												P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C								Temporary Outdoor Sales	
P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	C	P/C				P/C			Temporary Outdoor Assembly
P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	C	P/C	P/C	P/C	P/C	P/C			Temporary On-Site Construction Storage
P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	C	P/C	P/C	P/C	P/C	P/C			Temporary Contractor's Project Office
P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	C	P/C	P/C	P/C	P/C	P/C			Temporary On-Site Real Estate Sales Office
C													P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C			Temporary Relocatable Building	

C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Temporary Shelter Structure
P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	Temporary Vehicle Sales

(Ord. No. 61-5883, § 18, 5-11-2021)

23.02.43 (MRL-12) Multi-Family Residential-12 Zoning District.

- (1) *Intent.* This district intended to create, preserve, and enhance areas for multi-family uses in small buildings such as multiplexes or apartments at low densities, up to 12 dwelling units per acre.
- (2) *Principal uses permitted by right.* Refer to article III for detailed definitions and requirements for each of the following land uses.
 - (a) Duplex (9,600 square feet).
 - (b) Twin house (9,600 square feet).
 - (c) Two flat (7,000 square feet).
 - (d) Townhouse (two to four units per building).
 - (e) Multiplex (three to four units per building).
 - (f) Apartment (three to four units per building).
 - (g) Single family living arrangement.
 - (h) Outdoor open space institutional.
 - (i) Passive outdoor recreation.
 - (j) Active outdoor recreation.
 - (k) Essential services.
 - (l) Community living arrangement (one to eight residents) meeting the requirements of section 23.03.12(7).
 - (m) Community garden.
- (3) *Principal uses permitted as conditional use.* Refer to article III for detailed definitions and requirements for each of the following land uses.
 - (a) Townhouse (five to eight units per building).

- (b) Multiplex (five to eight units per building).
 - (c) Apartment (five to eight units per building).
 - (d) Boarding house living arrangement.
 - (e) Live/work unit.
 - (f) Group day care.
 - (g) Community living arrangement (nine to 15 residents) meeting the requirements of section 23.03.12(8).
 - (h) Communication tower.
 - (i) Cultivation.
- (4) *Accessory uses permitted by right.* Refer to article III for detailed definitions and requirements for each of the following land uses.
 - (a) Arbor/trellis.
 - (b) Basketball hoop.
 - (c) Clothes line.
 - (d) Flag pole.
 - (e) Fountain.
 - (f) Little library.
 - (g) Little food pantry.
 - (h) Picnic table.
 - (i) Bench.
 - (j) Gazebo/picnic shelter.
 - (k) Patio.
 - (l) Freestanding deck.
 - (m) Seasonal decorations.
 - (n) Shed/storage building.

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- (o) Statue/art object.
 - (p) Swimming pool/recreational court.
 - (q) Swingset/play equipment/playhouse.
 - (r) Paved play court (basketball, tennis, pickle ball, etc.).
 - (s) Walkways/steps.
 - (t) Refuse enclosure.
 - (u) Outdoor kitchen.
 - (v) Pond.
 - (w) Garden, raised garden bed, landscape area, rain garden, or bioswale.
 - (x) Birdbath, birdhouse, or birdfeeder.
 - (y) Detached accessory building.
 - (z) Home occupation.
 - (aa) In-home daycare (four to eight children).
 - (bb) Boathouse.
 - (cc) In-family suite.
 - (dd) Tourist rooming house.
 - (ee) Nonresidential accessory structure.
 - (ff) On-site parking lot.

- (gg) Satellite dish.
 - (hh) Personal antenna and towers.
 - (ii) Small solar energy system.
- (5) *Accessory uses permitted as conditional use.* Refer to article III for detailed definitions and requirements for each of the following land uses.
- (a) Communication antenna.
 - (b) Small wind energy system.
- (6) *Temporary uses.* Most temporary uses are limited to 90 days per calendar year. Temporary uses below marked with an asterisk (*) may be extended in duration through the conditional use process. Refer to section 23.03.30 for detailed definitions and requirements for each of the following land uses.
- (h) Temporary moving container (residential).
 - (i) Temporary outdoor assembly*.
 - (j) Temporary on-site construction storage*.
 - (k) Temporary contractor's project office*.
 - (l) Temporary on-site real estate sales office*.
 - (m) Temporary shelter structure.
 - (n) Temporary vehicle sales*.

Environmental Justice Resolution Update:

Link to 9/8/2021 Committee of the Whole Meeting Video: https://www.youtube.com/watch?v=PL_Ecj-mejA

Link to 9/8/2021 Committee of the Whole Meeting Packet:

https://www.ci.wausau.wi.us/Portals/0/Departments/Council/Archives/Council/Committee%20of%20the%20Whole/2021/COTW_20210908_Packet.pdf