



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 21, 2024 at 5:00 pm.**
Location: **City Hall (407 Grant Street, Wausau WI 54403) - COMMON COUNCIL CHAMBERS**
Members: Mayor Katie Rosenberg (C), Eric Lindman, Sarah Watson, Dawn Herbst, Bruce Bohlken, Andrew Brueggeman, George Bornemann

AGENDA ITEMS FOR CONSIDERATION

1. Approve the meeting minutes for the **December 19, 2023** and **January 16, 2024** meetings.
2. Discussion and possible action on a conditional use at 2812 N 6th St to allow a mobile service support structure in a Institutional Zoning District. [Vertical Bridge]
3. **PUBLIC HEARING:** 404 Franklin Street, Discussion on amending the general development plan, GDP, for the YMCA: The Landing to allow for an off site parking lot. [REI Engineering]
4. Discussion and possible action on amending the general development plan, GDP, for the YMCA: The Landing to allow for an off site parking lot.
5. **PUBLIC HEARING:** Discussion on rezoning 1327, 1331, 1333, 1337, 1341, 1355, 1361, 1363, 1371 S 8th Ave and 706 Flieth St from a SR-3, Single Family Residential - 3, TF-10, Two-Flat Residential-10, and NMU, Neighborhood Mixed Use, to a PUD, Planned Unit Development and approve the general development plan to allow a multi-family development. [Kolbe & Kolbe]
6. Discussion and possible action for rezoning 1327, 1331, 1333, 1337, 1341, 1355, 1361, 1363, 1371 S 8th Ave and 706 Flieth St from a SR-3, Single Family Residential - 3, TF-10, Two-Flat Residential-10, and NMU, Neighborhood Mixed Use, to a PUD, Planned Unit Development and approve the general development plan to allow a multi-family development.
7. Discussion and possible action on Final Plat for Vistas at Greenwood Hills First Addition and associated easement document.
8. Discussion and possible action on Preliminary Plat for Green Tree Meadows.
9. Next meeting date.
10. Adjournment

MAYOR KATIE ROSENBERG - COMMITTEE CHAIR

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

Members of the public who do not wish to appear in person may view the meeting live over the internet and can be accessed at <https://tinyurl.com/wausaucitycouncil>. Any person wishing to offer public comment who does not appear in person to do so, may e-mail samantha.kulig@ci.wausau.wi.us 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 02/16/2024 @ 12:00 p.m. Questions regarding this agenda may be directed to the Planning Department at (715) 261-6760.

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

Distribution List: City Website, Media, Committee Members, Council Members, Assessor, Attorney, City Clerk, Community Development, Finance, Metro Ride, Human Resources, Police Department, Hebert, Lenz, Lynch, Stahl, Vertical Bridge, REI Engineering, YMCA, Kolbe & Kolbe, Vistas at Greenwood Hills, Green Tree Meadows.

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, December 19th, 2023, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Katie Rosenberg, Eric Lindman, Sarah Watson, Bruce Bohlken, Andrew Brueggeman, George Bornemann, Dawn Herbst.

Staff Present: William Hebert, Brian Stahl, Tara Alfonso, Brad Lenz, Andrew Lynch, Samantha Kulig

Others Present: Tom Radenz, Tom Killian

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

Approve the minutes from October 17, 2023, meeting.

Brueggeman motioned to approve the minutes from the October 17, 2023, meeting. Bohlken seconded, and the motion was carried unanimously 7-0.

PUBLIC HEARING: 406 N 28th Ave (General Development Plan), rezoning 406 N 28th Ave from SR-2 (Single Family Residential-2 Zoning district) to PUD (Planned Unit Development) [Walkabout Orthotics]

Lynch provided a staff update on this proposal. He stated that Walkabout Orthotics purchased the 406 N 28th Avenue and would like to add this property into their PUD to expand their parking lot. The proposed PUD has a combined total of 24 parking stalls, which is below the requirement of conditional use for going over the 150% parking maximum. Lynch stated that the proposal meets the requirements, and that staff recommends and supports the proposal to rezone.

Mayor Rosenberg opened the public hearing.

Tom Radenz, 234810 N 96th Ave, represented Walkabout Orthotics. Radenz stated that Walkabout Orthotics moved to a new location and has tried sell and/or lease the property where they were previously located since August 2021. However, Radenz explained that Walkabout Orthotics have had issues selling/leasing due to lack of parking spaces. Radenz stated that they'd hope to get this property, which is north of their former location, rezoned to provide additional parking.

Mayor Rosenberg closed the public hearing.

Discussion and possible action on approving the rezoning 406 N 28th Ave from SR-2 (Single Family Residential-2 Zoning district) to PUD (Planned Unit Development) [Walkabout Orthotics]

Motion by Bruggeman and seconded by Herbst.

Lynch recommended removing the parking pad located on 2805 Hilltop Ave which is also owned by Walkabout Orthotics. Lynch stated that the parking pad is no longer needed since this proposed PUD will provide adequate parking.

Bruggeman changes his motion to include the recommendations stated by staff and seconded by Herbst.

Motion approved unanimously 7-0.

Discussion and possible action on approving the specific implementation plan of 514 South 21st Ave and 503 South 22nd Ave [Ghidorzi]

Lenz provided a staff update on this specific implementation plan. Lenz explained that Ghidorzi submitted earlier in the year an amended General Development Plan that was approved by the Common Council. Properties were bought, streets

and alleys were vacated to begin on this plan. The vacations went through Capital Improvements and Street Maintenance Committee (CISM) and eventually approved by the Common Council.

Lenz explained about the Specific Implementation plan having 27 new perpendicular stalls, a solid fence with landscaping along the commercial side of the fence to block light and noise pollution to the neighboring properties, storm water inlet located on east side of the landscaping and on the west end of the new parking area for snow storage, and 3 light poles being removed to provide adequate lighting but reduce light pollution for neighboring property.

Lenz stated that staff recommends the snow store in the greenspace be limited to the snow from the new parking area, rather than other parts of this, or neighboring, sites.

Motion by Bornemann and seconded by Bruggeman.

Motion approved unanimously 7-0.

PUBLIC HEARING: Discussion on amending Section 23.02.51, (NMU) Neighborhood Mixed Use Zoning District; 23.02.52, (SO) Suburban Office Zoning District; 23.02.53, (SMU) Suburban Mixed-Use Zoning District; 23.02.54, (UMU) Urban Mixed-Use Zoning District; 23.02.55, (DPMU) Downtown Periphery Mixed-Use Zoning District; 23.02.56, (DHMU) Downtown Historic Mixed-Use Zoning District; 23.02.57, (DRMU) Downtown High-Rise Mixed-Use Zoning District; 23.02.60, (LI) Light Industrial Zoning District; 23.02.61, (MI) Medium Industrial Zoning District; 23.02.62, (HI) Heavy Industrial Zoning District; 23.02.05, Table of land uses; 23.02.10, Commercial land uses; 23.03.28, Accessory land uses and structures; 23.06.20, Exterior lighting standards; 23.09.05, Definitions and rules related to sign groups, sign categories, and sign type; 23.09.11, Permitted sign rules; and 23.10.31, Zoning map amendment

William Hebert provided a staff update on the amending of Zoning sections in the Wausau Municipal Code. Hebert explained that staff look for conflicts, redundancies, and clarification to the zoning code periodically. Staff propose the following changes: removal of honeybee language under WMC 8.08.011, change detached accessory buildings brought over from building code, change animal daycare and outdoor display to conditional use, review of dual post signs done by staff instead of Plan Commission, change zoning petition to require $\frac{3}{4}$ majority, and removal of accessory conditional use in Downtown district.

Mayor Rosenberg opened the public hearing.

Tom Killian, 133 E Thomas St, stated he disagrees with the recent approved State bill, 2023 Wis. Act 16 created Wis. Stat. § 66.10015(3)(a), which would prohibit supermajority votes after 1/1/2025. Killian explained that he understands that the State bill is already approved and will go into effect on 1/1/2025 but Killian states that we should not implement the change of zoning petition to require $\frac{3}{4}$ majority prior to the effect.

Mayor Rosenberg closed the public comment.

Discussion and possible action on approving the Zoning Sections list above.

Motion by Bohlken to approve all Zoning sections and seconded by Bornemann.

Watson stated that she feels we should also stay in line with the State statutes. Watson continued stating that waiting another year will also provide time for the public to be aware of this upcoming change from the State. Watson motions to amend changing the zoning section by removing the zoning petition to require $\frac{3}{4}$ majority at this time. Herbst seconded the motion to amend.

Bruggemann asked staff if there was any adverse effect in waiting to discuss this zoning section closer to when the state bill goes into effect on 1/1/2025. Hebert stated that there was no particular reason other than Plan Commission receiving an annual review of Zoning sections by staff. Lenz concurred with Hebert and continued explaining that staff will have to

remember to bring it back prior to the 1/1/2025. Lenz clarified that the Wisconsin statute is a deadline for municipalities to enforce that statute – municipalities are able to do it before.

Mayor Rosenberg asked staff if it is appropriate to state the effective date of this zoning section onto this ordinance or if there is some other option to not have to bring this back onto a future meeting.

Tara Alfonso explained that we can prospectively approve something, but staff will either have to remove this particular zoning section in question out of the current ordinance and put it on its own ordinance or staff will have to have to amend this current ordinance by adding an alternate paragraph that “all these provisions are effective by Council the day after publication except for this provision which would be effective on this date.”

Mayor Rosenberg asked Watson if this option be appropriate to the amendment that she is seeking. Watson answered that this is possible. However, Watson questioned that if members review the zoning section annually around December, it’s possible there is a new Council, or even new representatives on Plan Commission, and different comments about this provision. Watson motions to remove this provision out of this current ordinance and bring it back to discussion the next time the members and staff review Zoning sections which will be prior to the effective date of Wisconsin Statute.

Motion to remove the change of zoning petition to require $\frac{3}{4}$ majority out of this ordinance approved unanimously 7-0.

Motion to approve the amendment ordinance approved unanimously 7-0. This amended ordinance will go to Common Council on January 23rd, 2023.

Next Meeting Date

The next meeting is scheduled for January 16, 2024.

Adjournment

Motion by Watson and seconded by Herbst. Motion approved unanimously 7-0, and the meeting adjourned at 5:26 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on Tuesday, January 16th, 2024.

PLAN COMMISSION

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

Members Present: Mayor Katie Rosenberg, Eric Lindman, Bruce Bohlken, Andrew Brueggeman, Dawn Herbst.

Members Absent: Sarah Watson, George Bornemann.

Staff Present: William Hebert, Brian Stahl, Tara Alfonso, Brad Lenz, Andrew Lynch, Samantha Kulig.

Others Present: Mike Bieniek, Andrew Flowers, Robert Stasney, James Wanserski.

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

PUBLIC HEARING: Discussion on approving a conditional use at 2812 N 6th St to allow a mobile service structure in an Institutional Zoning District. [Vertical Bridge]

Andrew Lynch provided a staff update that the request for a conditional at 2812 N 6th St. Lynch stated that the conditional use is to allow a 110-foot tall cell tower on the back of this property near its property line. Lynch explained that the mobile support structure is a monopine-designed cell tower where it visually resembles a tall pine tree. The submitted design meets all required local and state regulations for this request. Lynch continued to state that our zoning code requires two Plan Commission meetings for conditional use. The 1st meeting is only a public hearing with no action, and the 2nd meeting will have an updated staff report and possible action can be taken by the members.

Mayor Rosenberg opened the public hearing.

Mike Bieniek, representative of Vertical Bridge and AT&T located at 10700 Higgins Rd, Ste 240, Rosemont, IL 60018. Bieniek stated the reason to have this conditional use stemmed from their current building which is southwest of this location will be razed soon, so another site is needed. Bieniek explained that Vertical Bridge and AT&T has a lease agreement with St. Peter Evangelical Lutheran Church that owns this property. Bieniek continued explaining that his team has been working with St. Peter Evangelical Lutheran Church and Wisconsin Historical Society to determine which location is best to build the cell tower with the historical church in mind. The equipment will be in a 50x50 fenced area and have a 30-foot access easement to the back of the Church Parking Lot. Power and fiber will be underground.

Bieniek provided the members with an image of a slightly taller monopine cell tower that looks similar in scale to the one being proposed.

Andrew Flowers, senior real estate & construction manager for AT&T residing at 95 W Algonquin Rd, Arlington Heights, IL, 60005 added that their office is currently down the street from this location. Flowers continued to explain that the current building is 32 feet in height for antennas. In this proposal, the antennas will be over 100 feet which will allow about 70% increase of coverage pattern on the north end of City of Wausau. Flowers mentioned that this proposed tower can also hold additional carriers, not just for AT&T; there is room for 3 more tenants. Flowers also stated that the limitation of the height and the number of carriers on the towers is affected by the trees in the area, and that being below the tree line will drastically decrease coverage. Flowers further explained that is why the proposal for conditional is 110ft, where the top of the tower is 105 feet.

Robert Stasney, 1629 Martin St Wausau serving as the Chairman of St. Lutheran Church. The congregation is under a 1,000. He was contacted by Vertical Bridge in 2021 discussing about using vacant Church land to place a cell tower. The proposed cell tower will go where a building is set for tear down. Stasney believes that the Wausau residents should be allowed to use the cell tower for their needs. The congregation has spent time and research on having a cell tower located on their property. 98% of the congregation voted in support of the cell tower.

Mayor Rosenberg closed the public hearing.

Discussion on a conditional use at 2812 N 6th St to allow a mobile service structure in an Institutional Zoning District. [Vertical Bridge]

No questions or comments were made with the members present.

PUBLIC HEARING: 2526 Osswald Rd and 2725 Reserve Dr, rezoning 2526 Osswald Rd and 2725 Reserve Dr from PUD, Planned Unit Development to a SR-3, Single Family Residential – 3 Zoning District. [Green Acres at Greenwood Hills]

Bill Hebert provided a staff update regarding a 4.887-acre lot currently zoned as a PUD, Planned Unit Development, that was previously planned for 8 two-unit condominium structure. However, the new proposed plat is showing 6 single-family lots, so this is strictly for the rezone of the 4.887-acre lot that on this new proposed plat.

Mayor Rosenberg opened the public hearing.

No public comments or concerns were made.

Mayor Rosenberg closed the public hearing.

Discussion and possible action on rezoning 2526 Osswald Rd and 2725 Reserve Dr from PUD, Planned Unit Development to a SR-3, Single Family Residential – 3 Zoning District. [Green Acres at Greenwood Hills]

Motion by Bruggeman to approve the rezone and seconded by Herbst. Motion approved 5-0.

Discussion and possible action on approving the Specific Implementation Plan of 16-unit apartment, 2716 Oswald Rd at Vistas at Greenwood Hills. [Green Acres at Greenwood Hills]

Brad Lenz provided a staff update that the proposed 16-unit apartment is part of a previously approved PUD, Planned Unit Development that includes a mix of single- and multi-family buildings. The building is angled on the lot to accommodate another future building on that site. The specific implementation plan conforms to the General Development Plan that was previously approved. Lenz stated that a pedestrian connection from the Osswald Road path should tie into the sidewalk/trails for the proposed building.

Motion by Bruggeman to approve the Specific Implementation Plan and seconded by Bohlken. Motion approved 5-0.

Next Meeting Date

The next meeting date should be February 20th but will be rescheduled for February 21st.

Adjournment

Motion by Herbst and seconded by Bohlken Motion approved unanimously 5-0, and the meeting adjourned at 5:18 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on Wednesday, February 21st, 2024.



STAFF REPORT

To: Plan Commission
Prepared By: Andrew Lynch, AICP Asst City Planner
Date: February 13, 2024

REQUESTED ACTION:

Conditional Use Permit at 2812 N 6th Street

LOCATION:	2812 N 6 th Street
APPLICANT:	Vertical Bridge
EXISTING ZONING:	Institutional - I This district is intended to permit both large- and small-scale institutional development including those on single sites within larger areas of both residential and nonresidential zoning districts.
EXISTING LAND USE:	St. Peter Evangelical Lutheran Church
REQUESTED CONDITIONAL USE:	23.03.12(6) Large scale public services and utility
COMPREHENSIVE PLAN:	This area is future mapped as Urban Residential.
OTHER PLANS:	n/a

PURPOSE:

Vertical Bridge is leasing space to install and operate a cell tower at the west edge of the St. Peter property. This will relocate existing antennas on the neighboring former County Materials building. The tower will be a 114 'monopine' design that imitates the look of a large pine tree to better blend into the area. The submitted design meets all required local and state regulations for this request. See attached materials.

CONDITIONAL USE PROCEDURE:

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

1st meeting: Public Hearing, no action.

2nd meeting: Staff report available, Final action taken.

PUBLIC HEARING

During the Public Hearing: Statements of personal preferences or speculation not based on substantial evidence must be disregarded by the Plan Commission. 'Substantial evidence' means facts and information, other than merely personal preferences or speculation, directly pertaining to the

requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion. (W.M.C. 23.10.32(6)(a)).

REVIEW AND ACTION

STANDARDS

(8) <i>Findings.</i> In reviewing and taking final action on a proposed conditional use permit, the Plan Commission shall consider whether the proposed conditional use: (W.M.C. 23.10.32(8))	
(a) Is in harmony with the Comprehensive Plan.	Y
(b) Would result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare.	N
(c) Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.	Y
(d) The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public or private agencies serving the subject property.	Y
(e) The potential public benefits outweigh any potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.	Y

SUBSTANTIAL EVIDENCE FROM THE PUBLIC HEARING

There was no substantial evidence provided at the public hearing.

STAFF RECOMMENDATION

Staff recommends approval of the Conditional Use Permit.

ACTION

The Commission may

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

Attachments: Application, Map, Site Plan

Letter of Application

November 30, 2023

William Hebert
Chief Inspector – Zoning Administrator
City of Wausau
407 Grant Street
Wausau, WI 54403

RE: Proposed Vertical Bridge Mobile Service Support Structure – US-WI-5403 Winton Street
2812 N. 6th Street
Wausau, WI 54403
Parcel No. 291-2907-243-0281

Dear Mr. Hebert:

LCC Telecom Services, on behalf of the applicant, VB BTS II, LLC (“Vertical Bridge”), has finalized an agreement with the property owners of the site referenced above to develop and construct a mobile service support structure for AT&T Mobility. The facility that will be available to be used by wireless carriers. The proposed shared use facility is designed to house the equipment necessary to provide clear and uninterrupted wireless telecommunications services to the residents and visitors of the City of Wausau and surrounding areas.

This mobile service support structure is being proposed pursuant to Section 66.0404 of the Wisconsin State Statutes and Section 23.03.20 Telecommunication land uses and 23.10.32(8) Conditional Use Permit Procedures of the City of Wausau Zoning Ordinance. A Conditional Use Permit is required for the siting and construction of any new mobile service support structure and facility. The proposed mobile service support structure will consist of a 110’-0” tall monopine tower with a 4’-0” lightning rod for a total height of 114’-0”, to be located within a triangular shaped 50’-0” x 55’-0” x 45’-0” ground area. The proposed mobile support structure will be erected, owned, and operated by Vertical Bridge. Vertical Bridge has a commitment with AT&T Mobility, a wireless services provider, for this site. Additionally, the facility will be open for collocation to other wireless providers.

The proposed monopine is being built on behalf of AT&T Mobility in order to relocate its existing antennas on the County Materials Corporation building located at 402 Winton Street in Wausau. AT&T Mobility has been given notice by the building owner that the facility will be razed in the near future, therefore all equipment must be removed and relocated in the area to maintain existing AT&T service.

On behalf of the applicant VB BTS II, LLC (“Vertical Bridge”), LCC Telecom Services has submitted all required documentation for the proposed tower, in accordance with Section 66.0404 of the Wisconsin State Statutes, and Section 23.03.20 Telecommunication land uses and 23.10.32(8) Conditional Use Permit Procedures of the City of Wausau Zoning Ordinance for this application to be deemed complete. Should you have any questions please feel free to contact me. I look forward to working with you during the review and approval process. Vertical Bridge looks forward to helping provide the City of Wausau with improved wireless coverage.

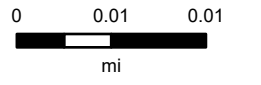
Sincerely,

A handwritten signature in black ink, appearing to read "Bill Bieniek". The signature is fluid and cursive, with the first name "Bill" and the last name "Bieniek" clearly distinguishable.

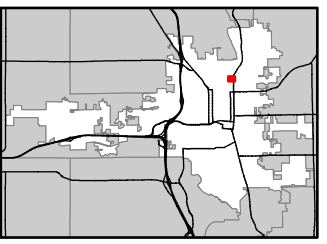
Michael Bieniek, AICP
Zoning Director
LCC Telecom Services
10700 Higgins Road, Suite 240
Rosemont, IL 60018
mbieniek@lcctelecom.com
Cell – (847) 287-1156
Fax – (847) 608-1299

City of Wausau
DPW

Date Printed: 2/13/2024



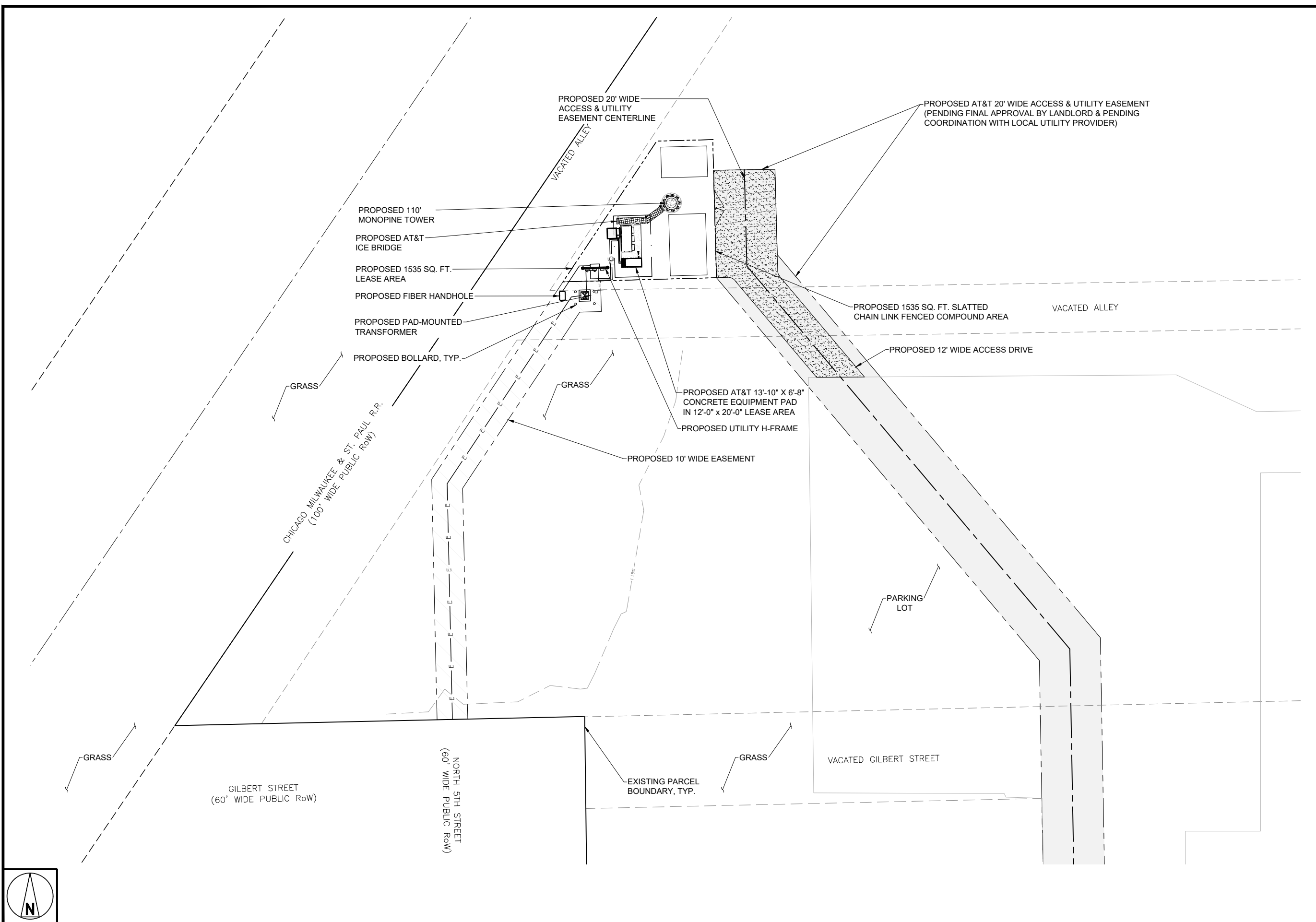
- River2020
- Municipal Boundaries
- Parcel
- Red: Band_1
- Green: Band_2
- Blue: Band_3



NOTES:

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





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OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

DRAWN BY:	CHECKED BY:	APPROVED BY:
CKE	AWS	AWS

CONSTRUCTION DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	10/12/22	PRELIM CD _e ISSUED
B	10/24/22	PRELIM CD _e ISSUED
C	10/31/23	PRELIM CD _e ISSUED

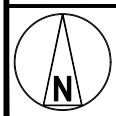
A&E PROJECT NUMBER
54699

PROJECT INFORMATION
**WINTON STREET
US-WI-5453
2812 N. 6TH ST.
WAUSAU, WI 54403**

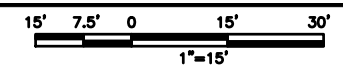
SHEET TITLE
**PROPOSED
SITE PLAN**

SHEET NUMBER

A-1.2



OVERALL SITE PLAN





STAFF REPORT

To: Plan Commission
 Prepared By: Brad Lenz, City Planner
 Date: February 13, 2023

Amend General Development Plan at 404 Franklin Street

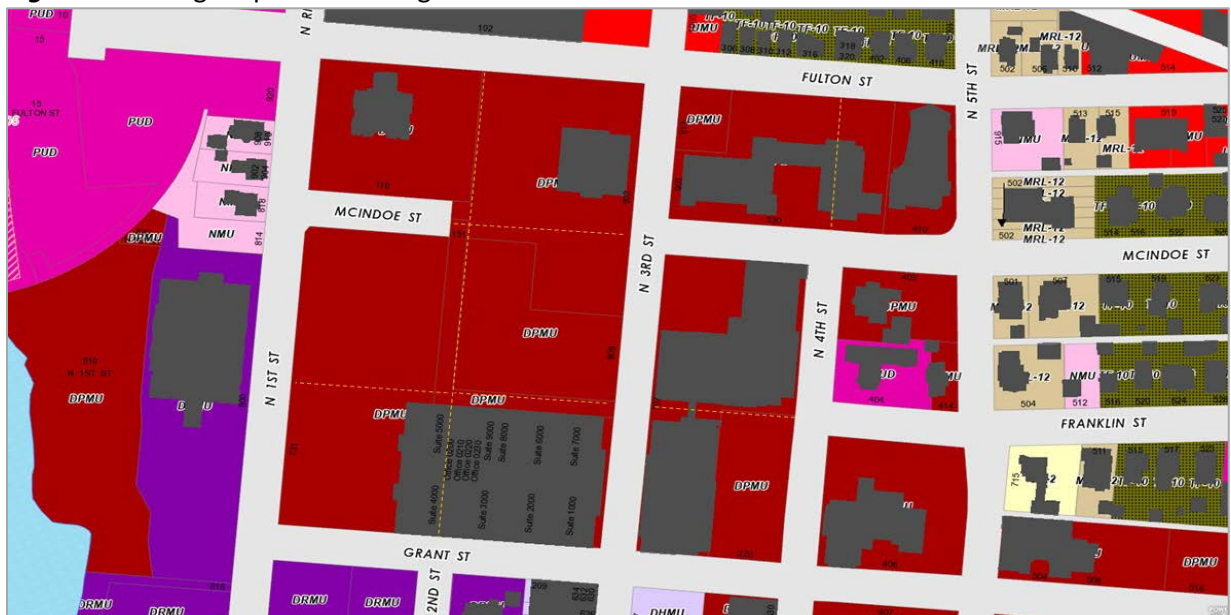
Background

Unified Development District (UDD) zoning was established at 404 Franklin Street in 2014 to allow for a mix of uses (i.e., office and residential) in an existing building. Recently, the property was purchased by the YMCA. The current action for the Plan Commission to consider is whether to amend the General Development Plan for 404 Franklin Street, changing its use from the mixed-use building to an off-site parking lot. The current action does not address the expansion of The Landing itself, which is proposed to occur on the YMCA’s main parcel – 707 N. 3rd Street. The attachments submitted by the petitioner contain additional information and preliminary plans for the parking lot.

Zoning

The subject parcel, 404 Franklin Street, is surrounded by the Downtown Periphery Mixed Use (DPMU) zoning district. Had the parcel not been zoned UDD prior to the adoption of the new zoning code in 2020 (when it became PUD – Planned Unit Development zoning), the parcel would have been assigned DPMU, as was the case with the neighboring properties. Even so, the DPMU can be viewed as the base zoning district of the parcel. The map below shows the DPMU district in red, with the subject parcel in pink.

Figure 1. Zoning Map with Building Outlines



The intent of the DPMU district is to encourage infill development and redevelopment – providing a density that is between the Central Business District and the lower density neighborhoods surrounding it. The zoning regulations are intended to “facilitate higher density development than the existing buildings within the district” (Wausau Municipal Code 23.02.55(1)). To this end, off-site parking lots are *not* permitted *by right* within the district. (They can, however, potentially be allowed through the conditional use process.)

Urban Form

In Figure 1 above, the building footprints shown in gray display different patterns of development east and west of 3rd Street. East of 3rd Street, the lot coverage of the existing buildings is what is to be expected in a downtown periphery district, with numerous buildings mostly filling out the city blocks. The largest space east of 3rd Street with no building coverage is Yawkey Park.

On the west side of 3rd Street, however, the pattern of development is much sparser. What used to be finer grain development (i.e., smaller, more numerous structures) was demolished mostly for surface parking. Of the roughly six-block area west of 3rd Street, more than three full city blocks contain only surface parking lots and no buildings. This is not a density that is congruent with a downtown district.

Figure 2 below (from Wausau Municipal Code 23.02.04) shows how the zoning districts relate to a desired urban form. The DPMU district (shown in light purple) is listed under the General Urban and Urban Center zones. These zones show smaller-scale buildings close together with little area devoted exclusively to parking. Again, this resembles the existing urban fabric east of 3rd Street but not west of 3rd Street.

Figure 2. Form-based Zones

	Natural Zone	Rural Zone	Sub-Urban Zone	General Urban Zone	Urban Center Zone	Urban Core Zone	Special District
Residential	RH-35	RH-35	SR-2 SR-3 SR-5 MH-7 DR-8	SR-7 TR-10 TDR-12 MRI-12 MRM-20	MRI-12 MRM-20 MRH-50	MRH-50	
Mixed-Use			I NMU SO SMU RP	I NMU UAMU DPMU	DPMU DPMU	DPMU DPMU	I
Included			LI MI	MI			HI
Other							IOS IOG AO EX

Historic Preservation

The subject parcel, 404 Franklin Street, is not currently listed as a historic landmark, nor is it located within a historic district. It is, however, bordered on three sides by two different local historic districts – Andrew Warren and the Downtown Historic District. It is also located directly south of the Cyrus Yawkey House, which is a local and national historic landmark. Figure 3 below is a map of historic features in the area, over an aerial photo from 1958.

It is not known why the subject property was excluded from a historic district, particularly the Andrew Warren district, which encompasses the rest of the block. The building was constructed in 1955, which would have been later than other structures in the district; perhaps when the historic district was created the building was not deemed to be old enough. Its current age of almost 70 years could potentially make it eligible for historic consideration.

The property is inventoried at the Wisconsin Historical Society. They list the historical name as “First Church Christ, Scientist” and the architectural style as Colonial Revival/Georgian Revival.

Figure3. Historic Districts and Landmarks



Criteria for Approval

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

establishment of a new PUD, while others relate to the specific implementation plans, which would come in a subsequent step; the current action is to consider an amendment to an existing PUD's general development plan.

1. The proposed Planned Unit Development project is consistent with the overall purpose and intent of this title.
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.)
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.
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.
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.
6. The proposed Planned Unit Development project design does not detract from areas of natural beauty surrounding the site.
7. The proposed architecture and character of the proposed Planned Unit Development project is compatible with adjacent/nearby development.
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.
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.
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.

As it relates to criterion #2, the city's comprehensive plans speaks to the desirability of infill development and redevelopment. It also mentions a pedestrian-oriented downtown. Demolishing an existing structure for automobile parking seems to run counter to both of these objectives.

The land use characteristics noted in criterion #3 above, as well as the development character in #7 and #8, would also seem to be impacted by the introduction of a new off-site parking lot. As noted previously, the existing grain of development east of 3rd Street is more in line with what a downtown periphery district should be, especially compared to the development pattern west of 3rd Street which is dominated by surface parking.

Recommendations

Staff does not recommend in favor of the proposed parking lot at 404 Franklin Street to replace the existing structure due to the considerations noted above. The petitioners should consider alternatives if they feel additional parking at the Y/Landing is needed. The alternatives could be a combination of the following:

- Explore more shared parking opportunities with nearby properties that already have an abundance of surface parking.
- Work with city engineering to add more on-street parking in the area, such as on McIndoe Street.
- Develop a long-term plan for the overall facility that could include reorganizing indoor spaces, reutilizing the existing structure at 404 Franklin Street, and/or incorporating parking into a new building west of 3rd Street.

Project Description and Narrative
Attn: City of Wausau - Planning & Zoning



Subject:

General Development Plan Submittal
Project: Woodson YMCA Landing Expansion
Location: 404 Franklin Street

Introduction:

In a strong and unique partnership with the Woodson YMCA in Wausau, The Landing is an activity center for the 55-plus community that extends far beyond offering day trips to parks and providing rooms for folks to play games and eat snacks. We are creating community for north central Wisconsin.

As medical studies find a continued decline in the overall health and well-being of Americans, we need to provide meaningful quality of life opportunities for our 55-plus population. The Landing counters the national decline by providing a positive, community-oriented center for Wausau's 55 + population to gather. Since The Landing first opened its doors in 2019, the YMCA's membership in the 55-and-older age group has more than tripled. As enrollment continues to increase and participation rapidly rises, we know that in order to continue to meet the needs of Wausau's growing 55-plus population, we must consider the opportunity ahead to expand our current campus and better serve our community.

Strategic Plan:

As a result of The Landing's Strategic Plan, it was determined that an expansion of its current facility was necessary in order to meet the needs of a rapidly growing 55+ population in The Landing. In October 2023, 3,824 members registered for 215 programs different programs. The rapid growth demonstrates the overwhelming need that The Landing Activity Center is providing for our community. This rapid growth has led to the following challenges and barriers that we have identified through our strategic plan:

- Lack of quality parking for our vulnerable senior population
- Noise concerns during programs due to space constraints
- Improved kitchen needs for food prep and programming
- More program & socialization space
- Better office space & layout

Additional spaces will allow programming and socializing to exist in the building simultaneously and meet the need of our fasted growing population. Expanded kitchen space will allow for more meals to be offered, helping to address food insecurity among this population. Improved office space and layout will aid in productivity and help ensure Landing needs are successfully met. Finally, there is a clear need to expand physical space with a dedicated entrance – including dedicated parking – to ensure the safety of our seniors. The Landing is utilized by community members 55 and older, so having adequate



parking directly adjacent to the entry is imperative to the operational goals and pedestrian safety of the facility.

Data comparisons:

Below is data comparison supporting the needs for expansion. The Landing opened in October of 2019.

Total 55 plus/Landing Members:

- September 2019 (prior to The Landing opening) **1,660**
- December 2021 **3,588**
- December 2023 **5,523**

Description of the proposed Planned Development:

Creation of a dedicated entrance on the east side of the building with dedicated parking for our 55+ population directly across from the entrance for ease of access. Added and separated socialization and programming space, a commercial kitchen for improved food service needs and improved location and space of offices for increased staffing needs are all key elements to The Landing’s planned expansion and development.

As The Landing continues to meet and exceed needs of our senior population by bringing more senior population to the downtown area, the need for improved and increased parking for this vulnerable population becomes a critical. The specific focus of this proposed lot is to serve those utilizing the re-located entry to the Landings, which will be directly across 4th Street from the new lot.

The proposed development consists of the demolition of our existing building on site (404 Franklin St.) and the construction of an additional parking lot to serve The Landing patrons. The additional parking is to align with the expansion of The Landing as overall parking availability is currently at capacity.

The parcel is currently zoned Planned Unit Development (PUD). As The Landing expands its operations, the increased parking need has potential to increase congestion on streets and disrupt pedestrian circulation. The designed lot counters both items as it allocates more off-street parking and funnels pedestrian foot traffic to a single crossing point on 4th Street. Therefore, the proposed use aligns with the defined purpose of the PUD district within the City of Wausau.

With a planned pervious/greenspace area making up 25 percent of the overall parcel, esthetics and overall environmental design measures are to be taken to ensure the planned development aligns with the intent of the City of Wausau’s PUD district guidelines. A conceptual landscape plan has been included within the GDP packet that outlines these measures.

Conclusion:

Having adequate space for members to socialize and participate in our programs is central to what we offer; ensuring the space is large enough, safely accessible, and properly programmable, is paramount to our success. The Landing’s expansion plan will ensure it meets the needs of the community of Wausau today and into the future providing health and wellness, socialization and continued learning for all who participate.

DRAWING FILE: \\REI\FP\PROJECTS\11200-11299\11230 - GHIDORZI - YMCA ADDITIONAL PARKING FIELD - 404 FRANKLIN STREET - WAUSAU\DRAWING\FIGURES & EXHIBITS\11230-GDP EXHIBIT.DWG LAYOUT: GDP PLOTTED: JAN 15, 2024 - 11:18AM PLOTTED BY: LOGANZ



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				SURVEY APVD BY: JWP	CIVIL APVD BY: JJB	DRAWN BY: LAZ

GDP EXHIBIT
 WOODSON YMCA PARKING ADDITION
 404 FRANKLIN STREET
 WAUSAU, WI 54403

REI
 REI No. 11230
 SHEET GDP

REVIEW PLANS FOR: WOODSON YMCA PARKING ADDITION

CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN

INDEX OF SHEETS

SHEET C001	TITLE SHEET
SHEET C010	EXISTING SITE CONDITIONS
SHEET C020	OVERLAY SITE PLAN
SHEET C030	DEMO PLAN
SHEET C100	SITE PLAN
SHEET C200	GRADING & EROSION CONTROL PLAN
SHEET C300	UTILITY PLAN
SHEET C400	CONCEPTUAL LANDSCAPE PLAN

TOTAL SHEETS = 8

LIST OF STANDARD ABBREVIATIONS

&	AND
AB	AUGER BORING
ADT	AVERAGE DAILY TRAFFIC
BC	BOTTOM OF CURB
BM	BENCHMARK
BOC	BACK OF CURB
BR	BOTTOM OF RAMP
BS	BOTTOM OF STEPS
BW	BOTTOM OF WALL
CB	CATCH BASIN
CMAC	CORRUGATED METAL ARCH CULVERT
CMB	CORRUGATED METAL BOX CULVERT
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC.	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
DGB	DENSE GRADED BASE
DIP	DUCTILE IRON PIPE
D/S	DOWNSTREAM
(E)	EAST
ELEV.	ELEVATION
EOG	EDGE OF GRAVEL
FFE	FINISHED FLOOR ELEVATION
FG	FINISH GRADE
F.O.	FIBER OPTIC
INL	INLET
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HMA	HOT MIX ASPHALT
HP	HIGH POINT
IE	INVERT ELEVATION
LF	LINEAL FEET
LP	LOW POINT
MEG	MATCH EXISTING GRADE
MH	MANHOLE
(N)	NORTH
(NE)	NORTHEAST
(NW)	NORTHWEST
OH	OVERHEAD
PC	POINT OF CURVATURE
PE	POLYETHYLENE PIPE
P/L	PROPERTY LINE
PP	POWER POLE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
RCB	REINFORCED CONCRETE BOX CULVERT
RCP	REINFORCED CONCRETE PIPE
RR	RAIL ROAD
R/W	RIGHT OF WAY
(S)	SOUTH
SAN	SANITARY SEWER
SB	SOIL BORING
SS	STORM SEWER
STM	STORM
(SW)	SOUTHWEST
TC	TOP OF CURB
TBR	TO BE REMOVED
TLE	TEMPORARY LIMITED EASEMENT
TNH	TOP NUT FIRE HYDRANT
TP	TEST PIT
TR	TOP OF RAMP
TYP.	TYPICAL
TS	TOP OF STEPS
TW	TOP OF WALL
U/S	UPSTREAM
VAR.	VARIES
(W)	WEST

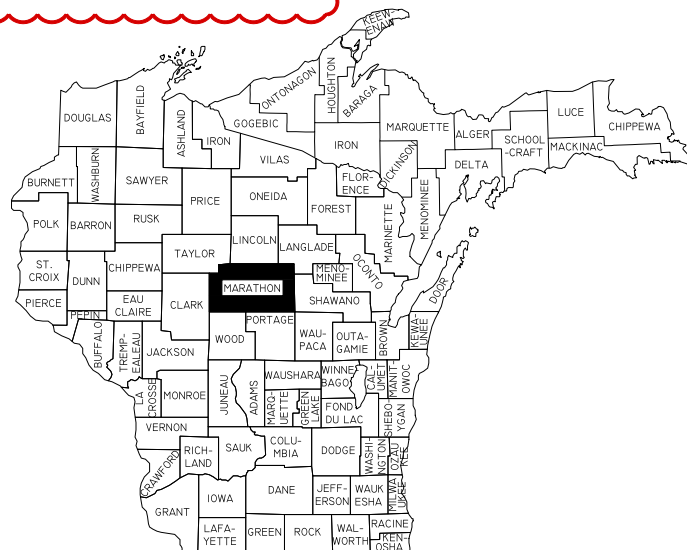


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INFORMATION SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES IS BASED ON INFORMATION AND DATA FURNISHED BY THE OWNER OF SUCH UNDERGROUND FACILITIES. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXACT LOCATIONS OF ALL UNDERGROUND FACILITIES PRIOR TO COMMENCING ANY WORK. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY FACILITIES.

NOT FOR CONSTRUCTION



LEGEND

	BENCHMARK
	1" IRON BAR
	EXISTING MANHOLE
	EXISTING TELEPHONE MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING HYDRANT
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING WATER SHUTOFF
	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE
	EXISTING GAS VALVE
	EXISTING CURB INLET
	EXISTING WELL
	TEST PIT LOCATION
	SOIL BORING
	EXISTING AIR CONDITIONING UNIT
	EXISTING GAS METER
	EXISTING ELECTRIC METER
	EXISTING UTILITY PEDESTAL
	EXISTING RAILROAD TRACKS
	EXISTING TREE LINE
	EXISTING GUY POLE
	EXISTING CABLE TV
	EXISTING FIBER OPTIC CABLE
	EXISTING UNDERGROUND GAS
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	EXISTING OVERHEAD UTILITIES
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING PROPERTY LINE
	PROPOSED HANDICAP PARKING
	PROPOSED CURB STOP
	PROPOSED HYDRANT
	PROPOSED WATER VALVE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED FORCE MAIN
	PROPOSED SANITARY SEWER LATERAL
	PROPOSED WATER LATERAL
	PROPOSED WATER MAIN
	PROPOSED PUMP STATION
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM MANHOLE
	PROPOSED CURB INLET
	PROPOSED CATCH BASIN
	PROPOSED CLEANOUT
	PROPOSED DRAINAGE FLOW
	PROPOSED SLOPE
	PROPOSED CURB & GUTTER
	PROPOSED REJECT CURB & GUTTER
	PROPOSED MOUNTABLE CURB & GUTTER
	EXISTING GROUND CONTOUR (INTERVAL-1 FT.)
	PROPOSED GROUND CONTOUR (INTERVAL-1 FT.)
	PROPOSED SPOT ELEVATION (TOP OF CURB)
	PROPOSED SPOT ELEVATION (BOTTOM OF CURB)
	PROPOSED SILT FENCE
	PROPOSED INLET PROTECTION
	PROPOSED RIPRAP
	PROPOSED EROSION MAT
	PROPOSED SAWCUT
	PROPOSED DRAINAGE SWALE

OWNER:
WOODSON YMCA

SURVEYOR:
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WAUSAU, WI 54401
(715) 675-9784

ENGINEER:
REI ENGINEERING, INC.
4080 N. 20TH AVENUE
WAUSAU, WI 54401
(715) 675-9784
PROJECT MANAGER
JIM J. BORYSENKO, P.E.

APPROVING AUTHORITIES:
CITY OF WAUSAU

CITY OF WAUSAU ENGINEERING
407 GRANT STREET
WAUSAU, WISCONSIN 54403
(715) 261-6748

WAUSAU PLUMBING INSPECTOR
407 GRANT STREET
WAUSAU, WISCONSIN 54403
(715) 261-6780

TITLE SHEET
WOODSON YMCA PARKING ADDITION
404 FRANKLIN STREET
WAUSAU, WI 54403

REI
REI No. 11230
SHEET C001

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NO SCALE

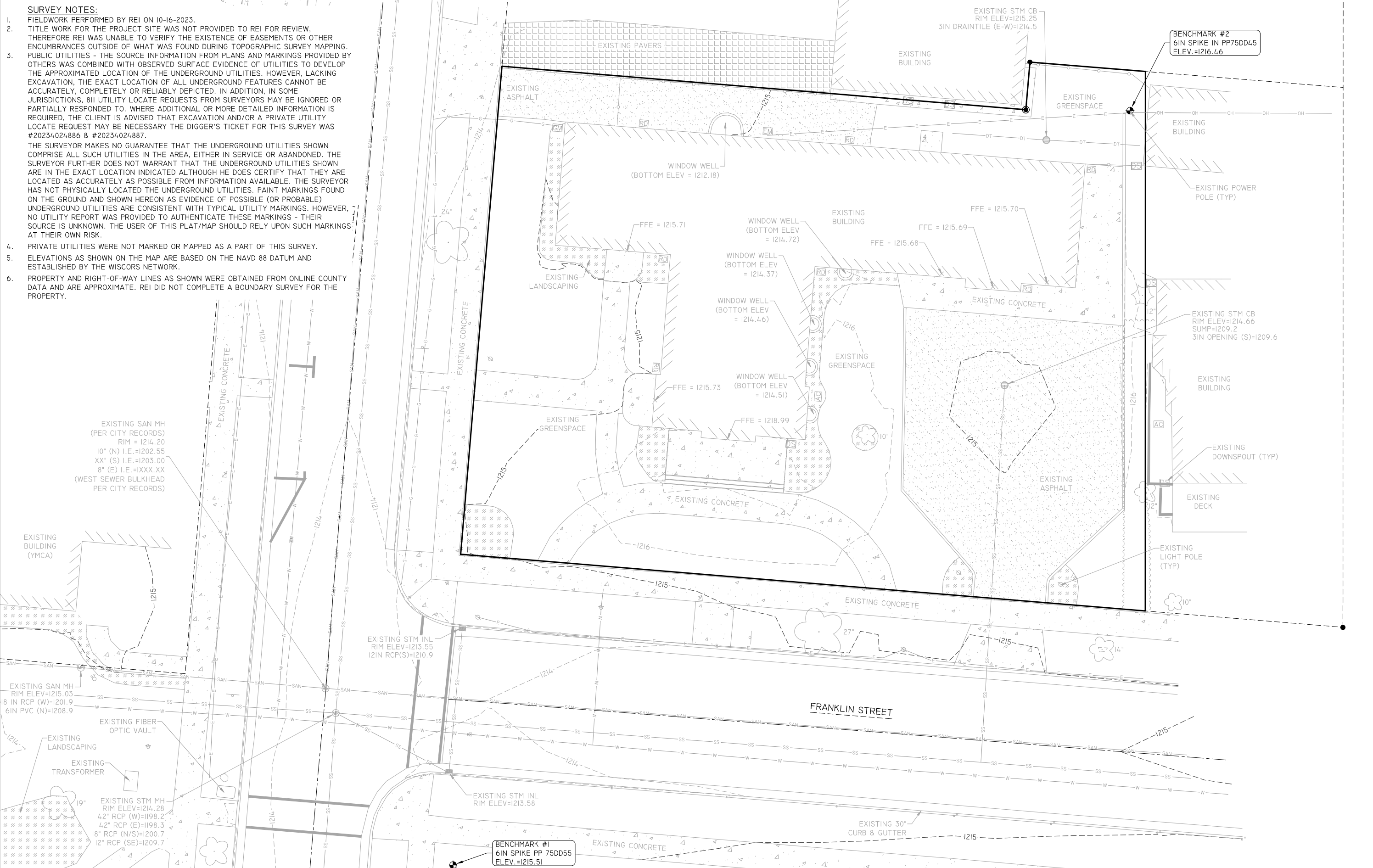


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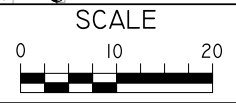
SURVEY NOTES:

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3. PUBLIC UTILITIES - THE SOURCE INFORMATION FROM PLANS AND MARKINGS PROVIDED BY OTHERS WAS COMBINED WITH OBSERVED SURFACE EVIDENCE OF UTILITIES TO DEVELOP THE APPROXIMATED LOCATION OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF ALL UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY OR RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR PARTIALLY RESPONDED TO. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY THE DIGGER'S TICKET FOR THIS SURVEY WAS #20234024886 & #20234024887.
THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. PAINT MARKINGS FOUND ON THE GROUND AND SHOWN HEREON AS EVIDENCE OF POSSIBLE (OR PROBABLE) UNDERGROUND UTILITIES ARE CONSISTENT WITH TYPICAL UTILITY MARKINGS. HOWEVER, NO UTILITY REPORT WAS PROVIDED TO AUTHENTICATE THESE MARKINGS - THEIR SOURCE IS UNKNOWN. THE USER OF THIS PLAN/MAP SHOULD RELY UPON SUCH MARKINGS AT THEIR OWN RISK.
4. PRIVATE UTILITIES WERE NOT MARKED OR MAPPED AS A PART OF THIS SURVEY.
5. ELEVATIONS AS SHOWN ON THE MAP ARE BASED ON THE NAVD 88 DATUM AND ESTABLISHED BY THE WISCORS NETWORK.
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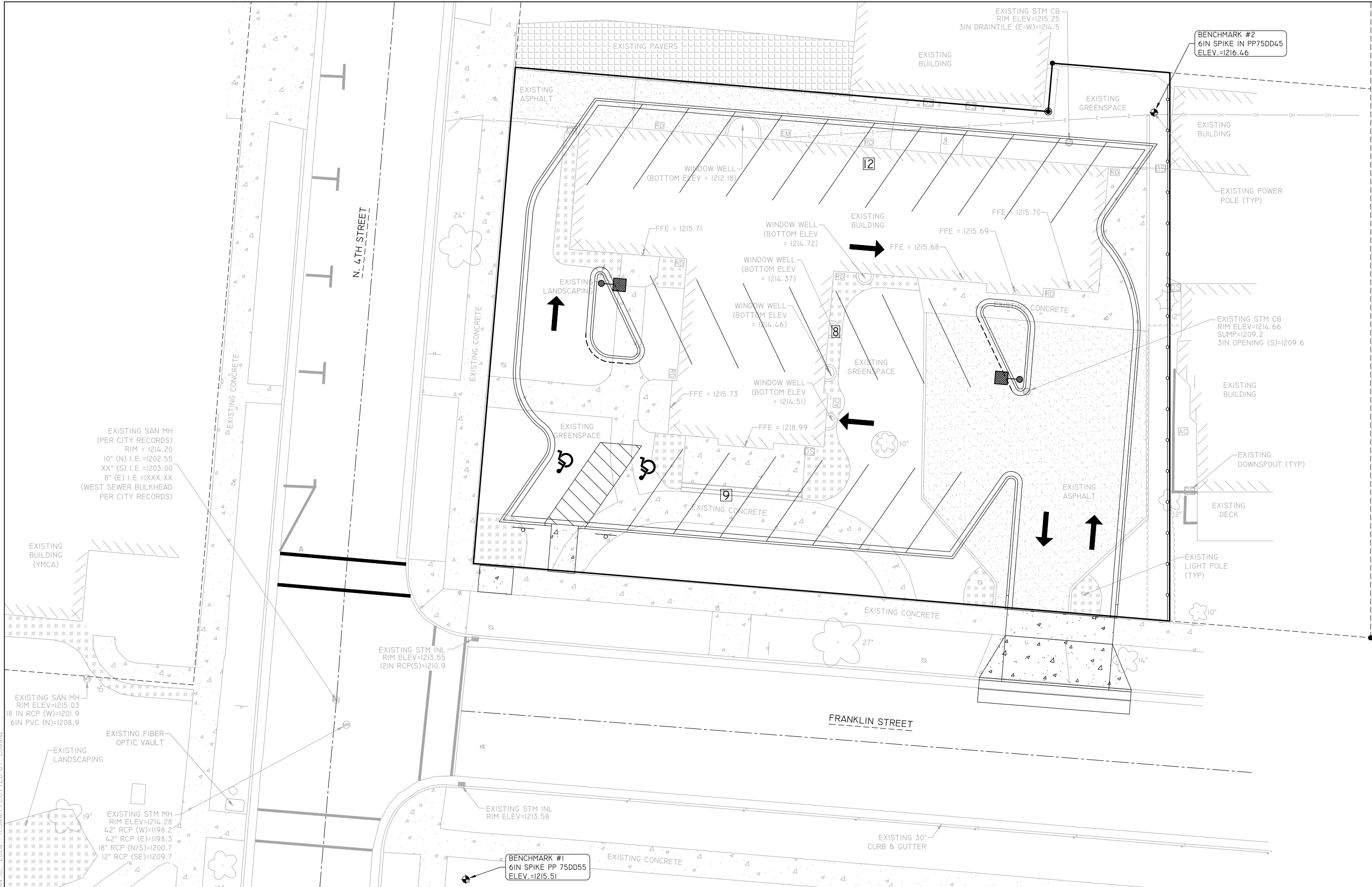


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EXISTING SITE CONDITIONS
WOODSON YMCA PARKING ADDITION
404 FRANKLIN STREET
WAUSAU, WI 54403

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EXISTING SAN MH
 (PER CITY RECORDS)
 RIM = 1214.20
 10" (N) I.E.=1202.55
 XX" (S) I.E.=1203.00
 8" (E) I.E.=1XXX.XX
 (WEST SEWER BULKHEAD
 PER CITY RECORDS)

EXISTING SAN MH
 RIM ELEV=1215.03
 18 IN RCP (W)=1201.9
 6IN PVC (N)=1208.9

EXISTING FIBER-
 OPTIC VAULT

EXISTING STM MH
 RIM ELEV=1214.28
 42" RCP (W)=1198.2
 42" RCP (E)=1198.3
 18" RCP (N/S)=1200.7
 12" RCP (SE)=1209.7

EXISTING STM INL
 RIM ELEV=1213.55
 12IN RCP(S)=1210.9

EXISTING STM INL
 RIM ELEV=1213.58

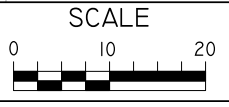
BENCHMARK #1
 6IN SPIKE PP 75DD55
 ELEV.=1215.51

BENCHMARK #2
 6IN SPIKE IN PP75DD45
 ELEV.=1216.46

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				SURVEY APVD BY: JWP	CIVIL APVD BY: JJB	DRAWN BY: LAZ

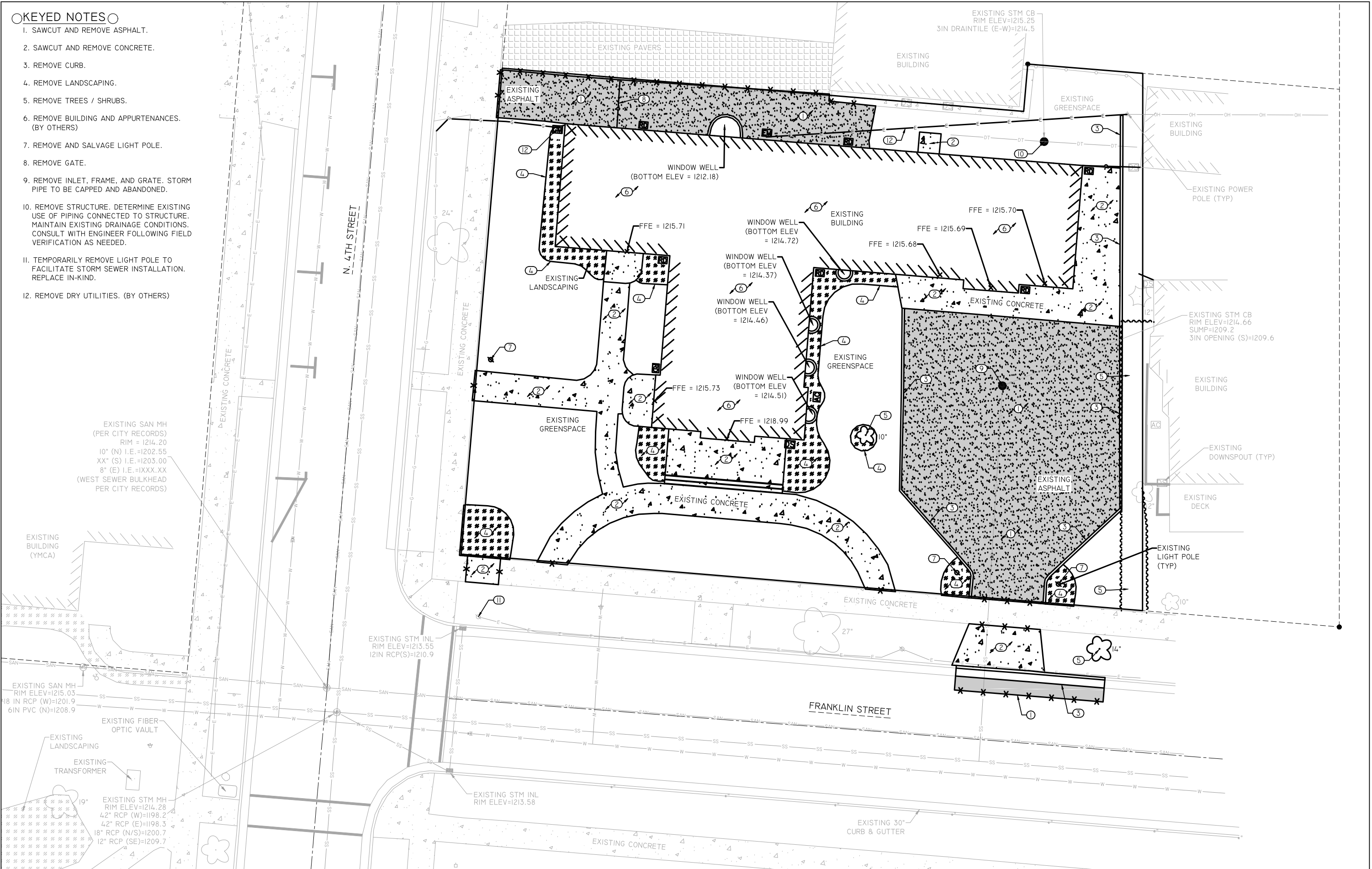
OVERLAY SITE PLAN
 WOODSON YMCA PARKING ADDITION
 404 FRANKLIN STREET
 WAUSAU, WI 54403

REI
 REI No. 11230
 SHEET C020

KEYED NOTES

1. SAWCUT AND REMOVE ASPHALT.
2. SAWCUT AND REMOVE CONCRETE.
3. REMOVE CURB.
4. REMOVE LANDSCAPING.
5. REMOVE TREES / SHRUBS.
6. REMOVE BUILDING AND APPURTENANCES. (BY OTHERS)
7. REMOVE AND SALVAGE LIGHT POLE.
8. REMOVE GATE.
9. REMOVE INLET, FRAME, AND GRATE. STORM PIPE TO BE CAPPED AND ABANDONED.
10. REMOVE STRUCTURE. DETERMINE EXISTING USE OF PIPING CONNECTED TO STRUCTURE. MAINTAIN EXISTING DRAINAGE CONDITIONS. CONSULT WITH ENGINEER FOLLOWING FIELD VERIFICATION AS NEEDED.
11. TEMPORARILY REMOVE LIGHT POLE TO FACILITATE STORM SEWER INSTALLATION. REPLACE IN-KIND.
12. REMOVE DRY UTILITIES. (BY OTHERS)

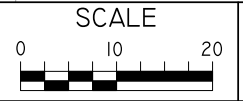
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DEMO PLAN
 WOODSON YMCA PARKING ADDITION
 404 FRANKLIN STREET
 WAUSAU, WI 54403

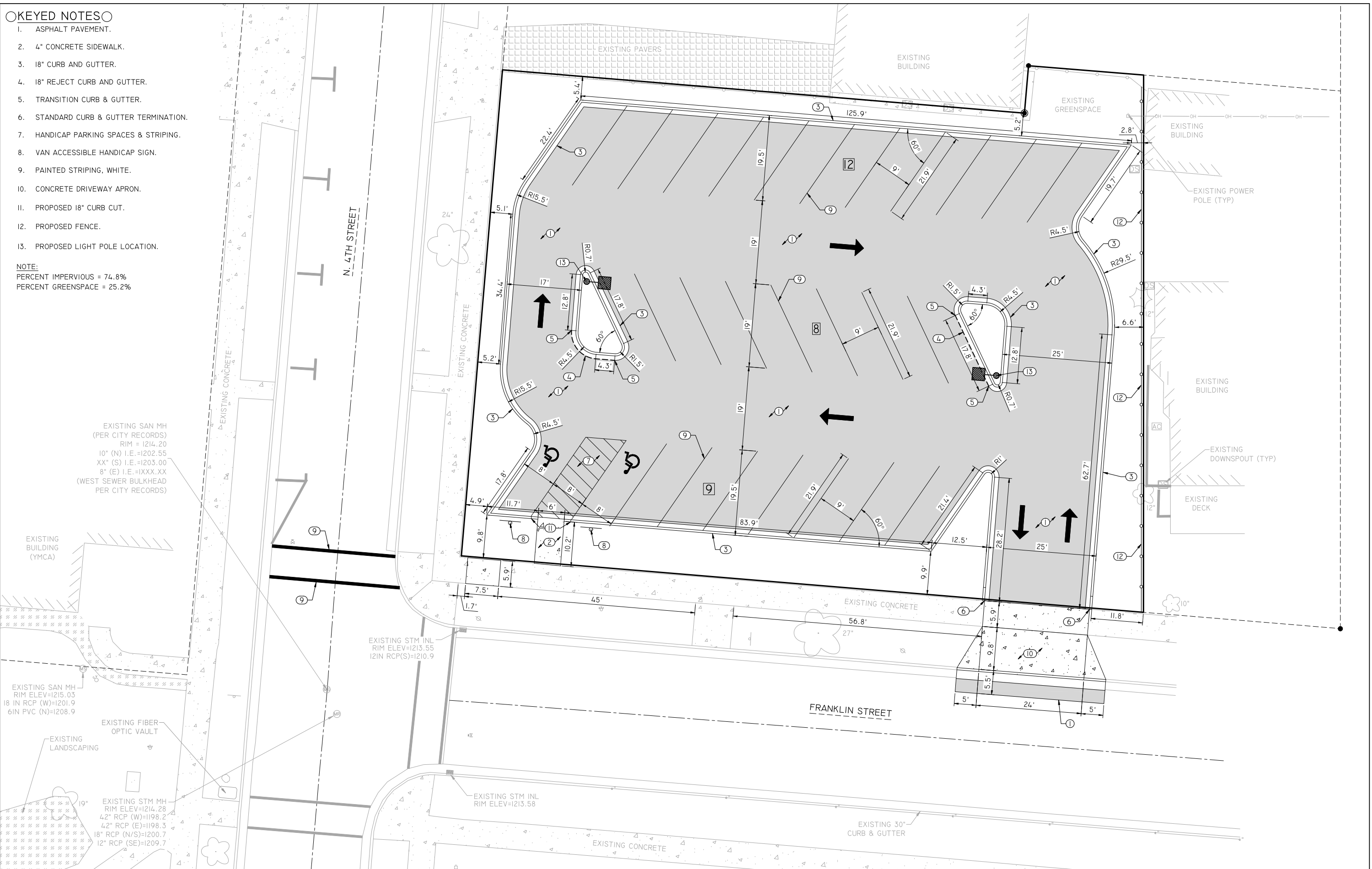
REI
 REI No. 11230
 SHEET C030

KEYED NOTES

1. ASPHALT PAVEMENT.
2. 4" CONCRETE SIDEWALK.
3. 18" CURB AND GUTTER.
4. 18" REJECT CURB AND GUTTER.
5. TRANSITION CURB & GUTTER.
6. STANDARD CURB & GUTTER TERMINATION.
7. HANDICAP PARKING SPACES & STRIPING.
8. VAN ACCESSIBLE HANDICAP SIGN.
9. PAINTED STRIPING, WHITE.
10. CONCRETE DRIVEWAY APRON.
11. PROPOSED 18" CURB CUT.
12. PROPOSED FENCE.
13. PROPOSED LIGHT POLE LOCATION.

NOTE:
 PERCENT IMPERVIOUS = 74.8%
 PERCENT GREENSPACE = 25.2%

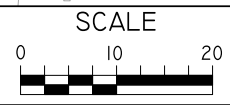
DRAWING FILE: \\REI\PROJECTS\11200-11299\11230 - GHIDORZI - YMCA ADDITIONAL PARKING FIELD - 404 FRANKLIN STREET - WAUSAU\DRAWING\11230-C100-SITE-DWG LAYOUT; C100
 PLOTTED: JAN 18, 2024 - 11:35AM PLOTTED BY: LOGANZ



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DATE	REVISION	BY	CHKD	SURVEYED BY: DGH/AJB	DESIGNED BY: CSS	SURVEY DATE: 10/16/23
				SURVEY CHKD BY: JWP	CIVIL CHKD BY: JJB	CIVIL DATE: 01/15/24
				SURVEY APVD BY: JWP	CIVIL APVD BY: JJB	DRAWN BY: LAZ

SITE PLAN
 WOODSON YMCA PARKING ADDITION
 404 FRANKLIN STREET
 WAUSAU, WI 54403

REI
 REI No. 11230
 SHEET C100

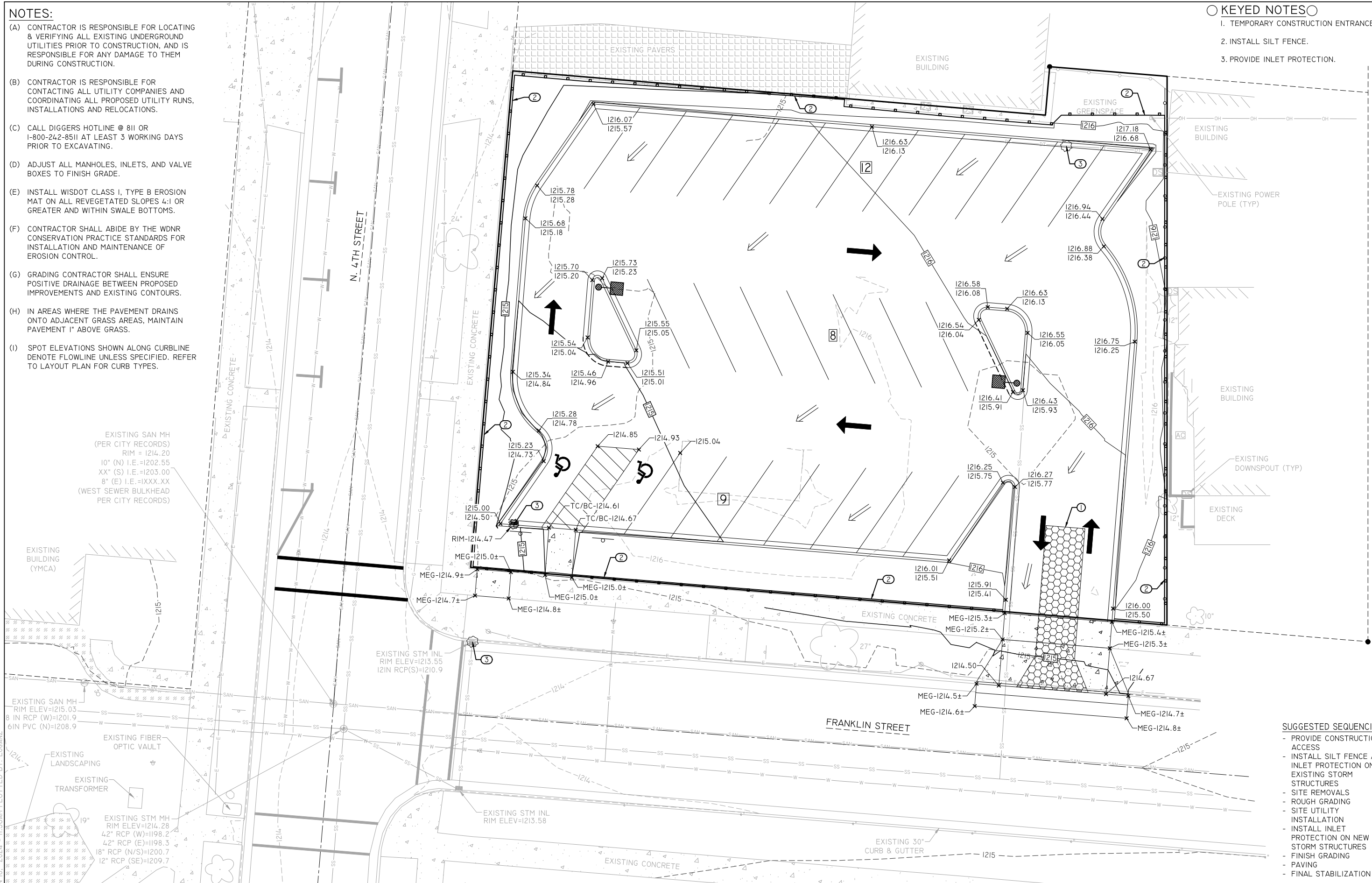
NOTES:

- (A) CONTRACTOR IS RESPONSIBLE FOR LOCATING & VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
- (B) CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AND COORDINATING ALL PROPOSED UTILITY RUNS, INSTALLATIONS AND RELOCATIONS.
- (C) CALL DIGGERS HOTLINE @ 811 OR 1-800-242-8511 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATING.
- (D) ADJUST ALL MANHOLES, INLETS, AND VALVE BOXES TO FINISH GRADE.
- (E) INSTALL WISDOT CLASS I, TYPE B EROSION MAT ON ALL REVEGETATED SLOPES 4:1 OR GREATER AND WITHIN SWALE BOTTOMS.
- (F) CONTRACTOR SHALL ABIDE BY THE WDNR CONSERVATION PRACTICE STANDARDS FOR INSTALLATION AND MAINTENANCE OF EROSION CONTROL.
- (G) GRADING CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE BETWEEN PROPOSED IMPROVEMENTS AND EXISTING CONTOURS.
- (H) IN AREAS WHERE THE PAVEMENT DRAINS ONTO ADJACENT GRASS AREAS, MAINTAIN PAVEMENT 1" ABOVE GRASS.
- (I) SPOT ELEVATIONS SHOWN ALONG CURBLINE DENOTE FLOWLINE UNLESS SPECIFIED. REFER TO LAYOUT PLAN FOR CURB TYPES.

KEYED NOTES

- 1. TEMPORARY CONSTRUCTION ENTRANCE/EXIT.
- 2. INSTALL SILT FENCE.
- 3. PROVIDE INLET PROTECTION.

DRAWING FILE: AREIFNP\PROJECTS\11230-11299\11230 - GHIDORZI - YMCA ADDITIONAL PARKING FIELD - 404 FRANKLIN STREET - WAUSAU\DRAWING\11230-C200-GRADING-EC.DWG LAYOUT: C200 PLOTTED: JAN 18, 2024 - 11:36AM PLOTTED BY: LOGANZ



EXISTING SAN MH
(PER CITY RECORDS)
RIM = 1214.20
10" (N) I.E.=1202.55
XX" (S) I.E.=1203.00
8" (E) I.E.=1203.00
(WEST SEWER BULKHEAD
PER CITY RECORDS)

EXISTING SAN MH
RIM ELEV=1215.03
8 IN RCP (W)=1201.9
6 IN PVC (N)=1208.9

EXISTING FIBER
OPTIC VAULT

EXISTING
LANDSCAPING

EXISTING
TRANSFORMER

EXISTING STM MH
RIM ELEV=1214.28
42" RCP (W)=1198.2
42" RCP (E)=1198.3
18" RCP (N/S)=1200.7
12" RCP (SE)=1209.7

EXISTING STM INL
RIM ELEV=1213.55
12 IN RCP(S)=1210.9

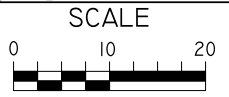
EXISTING STM INL
RIM ELEV=1213.58

- SUGGESTED SEQUENCING:**
- PROVIDE CONSTRUCTION ACCESS
 - INSTALL SILT FENCE AND INLET PROTECTION ON EXISTING STORM STRUCTURES
 - SITE REMOVALS
 - ROUGH GRADING
 - SITE UTILITY INSTALLATION
 - INSTALL INLET PROTECTION ON NEW STORM STRUCTURES
 - FINISH GRADING
 - PAVING
 - FINAL STABILIZATION

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				DGH/AJB	CSS	10/16/23
				JWP	JJB	01/15/24
				JWP	JJB	

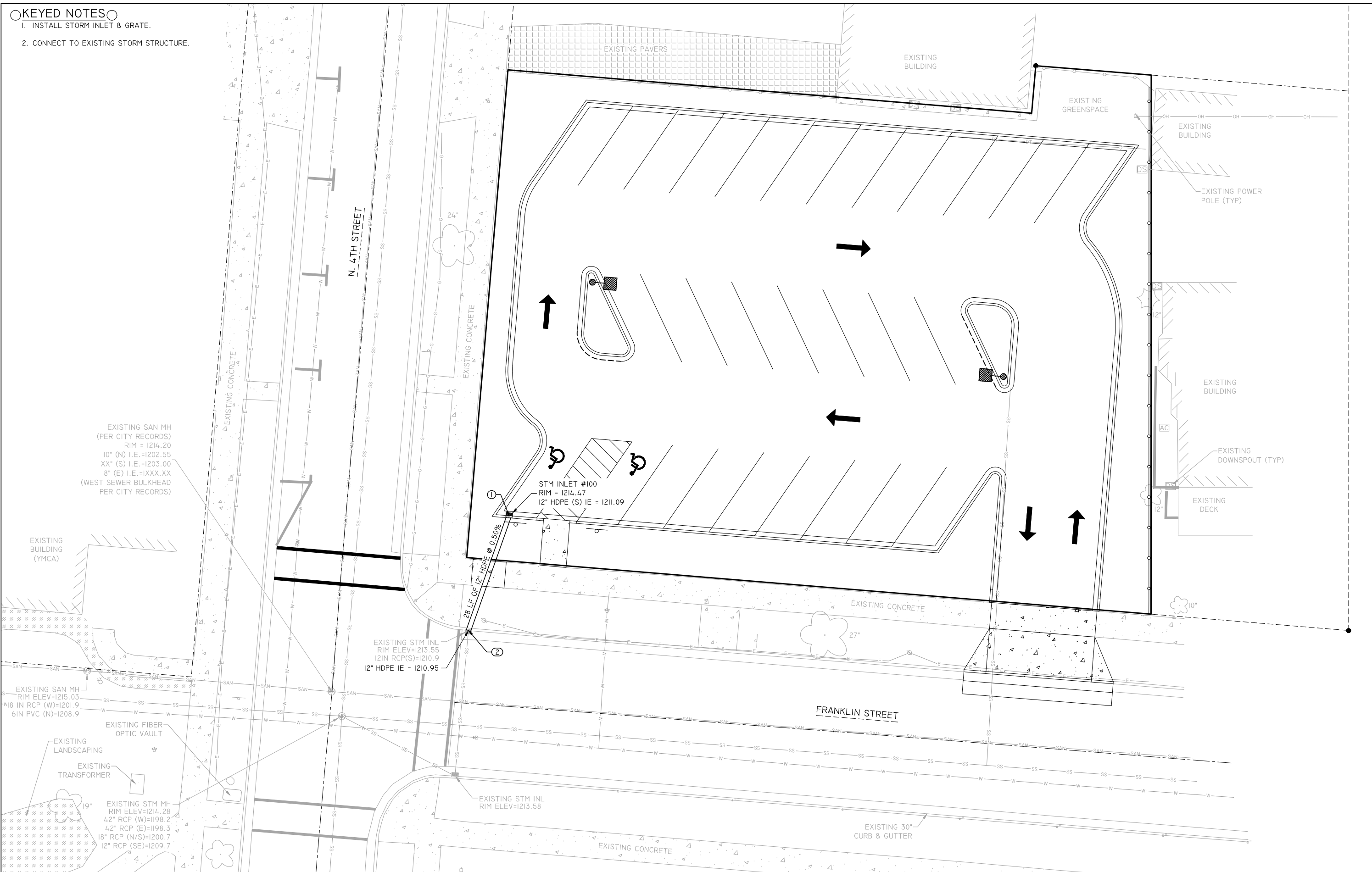
GRADING & EROSION CONTROL PLAN
WOODSON YMCA PARKING ADDITION
404 FRANKLIN STREET
WAUSAU, WI 54403

REI
REI No. 11230
SHEET C200

KEYED NOTES

1. INSTALL STORM INLET & GRATE.
2. CONNECT TO EXISTING STORM STRUCTURE.

DRAWING FILE: AREIFN\PROJECTS\11200-11299\11230 - GHIDORZI - YMCA ADDITIONAL PARKING FIELD - 404 FRANKLIN STREET - WAUSAU\DRAWING\11230-C300-UTILITIES.DWG LAYOUT: C300
 PLOTTED: JAN 18, 2024 - 11:37AM PLOTTED BY: LOGANZ

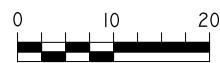


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SCALE

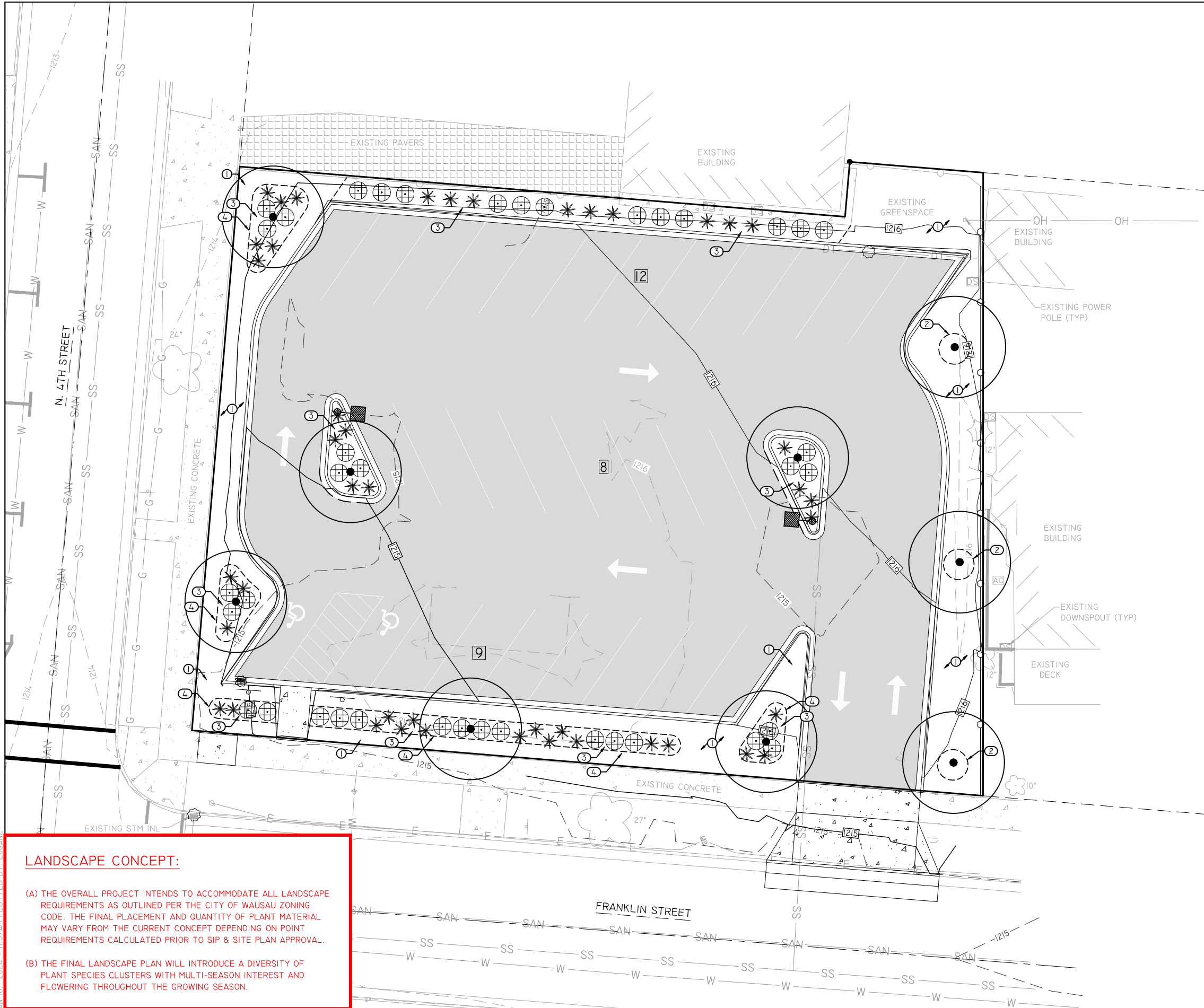


DATE	REVISION	BY	CHKD	SURVEYED BY: DGH/AJB	DESIGNED BY: CSS	SURVEY DATE: 10/16/23
				SURVEY CHKD BY: JWP	CIVIL CHKD BY: JJB	CIVIL DATE: 01/15/24
				SURVEY APVD BY: JWP	CIVIL APVD BY: JJB	DRAWN BY: LAZ

UTILITY PLAN
 WOODSON YMCA PARKING ADDITION
 404 FRANKLIN STREET
 WAUSAU, WI 54403

REI
 REI No. 11230
 SHEET C300

DRAWING FILE: AREIFN\PROJECTS\11200-11299\11230 - GHIDORZI - YMCA ADDITIONAL PARKING FIELD - 404 FRANKLIN STREET - 404 FRANKLIN STREET - WAUSAU\DRAWING\11230-C400-LANDSCAPE.DWG LAYOUT: C400
 PLOTTED: JAN 18, 2024 - 11:37AM PLOTTED BY: LOGANZ



LANDSCAPE CONCEPT:

- (A) THE OVERALL PROJECT INTENDS TO ACCOMMODATE ALL LANDSCAPE REQUIREMENTS AS OUTLINED PER THE CITY OF WAUSAU ZONING CODE. THE FINAL PLACEMENT AND QUANTITY OF PLANT MATERIAL MAY VARY FROM THE CURRENT CONCEPT DEPENDING ON POINT REQUIREMENTS CALCULATED PRIOR TO SIP & SITE PLAN APPROVAL.
- (B) THE FINAL LANDSCAPE PLAN WILL INTRODUCE A DIVERSITY OF PLANT SPECIES CLUSTERS WITH MULTI-SEASON INTEREST AND FLOWERING THROUGHOUT THE GROWING SEASON.

GENERAL NOTES:

- (A) LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING & VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
- (B) CALL DIGGERS HOTLINE @ 811 OR 1-800-242-8511 AT LEAST 5 WORKING DAYS PRIOR TO DEMOLITION, EXCAVATION OR ANY CONSTRUCTION ACTIVITY.
- (C) ALL PLANT MATERIAL SHALL BE GUARANTEED ONE (1) FULL YEAR UPON TOTAL COMPLETION OF PROJECT AND ACCEPTANCE BY OWNER, WITH A ONE TIME REPLACEMENT WARRANTY UPON REQUEST BY OWNER. WARRANTY EXPIRES AFTER FIRST FULL YEAR FOLLOWING PROJECT COMPLETION.
- (D) LANDSCAPE CONTRACTOR SHALL VERIFY MINIMUM 6" TOPSOIL DEPTH FOR ALL AREAS TO BE SEEDED/SODDED THROUGHOUT PROJECT SITE. CONTRACTOR IS REQUIRED TO CORRECT ANY DEFICIENCIES PRIOR TO SEED/SOD. TOPSOIL SHALL BE CLEAN AND FREE OF STONES, WEEDS AND OTHER UNDESIRABLE DEBRIS.
- (E) LANDSCAPE CONTRACTOR SHALL VERIFY MINIMUM 12" PLANTING SOIL DEPTH FOR ALL PROPOSED PLANTING BED AREAS THROUGHOUT THE PROJECT SITE. CONTRACTOR IS REQUIRED TO CORRECT ANY DEFICIENCIES PRIOR TO PLANT INSTALLATION. PLANTING SOIL & AREA SHALL BE CLEAN AND FREE OF STONES, WEEDS, CONCRETE WASTE AND OTHER UNDESIRABLE DEBRIS.
- (F) LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING TOPSOIL AND SEEDING OR SODDING ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY, INCLUDING ALL R.O.W. AND ADJACENT PROPERTIES.
- (G) CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS AFTER LANDSCAPE CONSTRUCTION ACTIVITIES ARE COMPLETE AND APPROVED BY OWNER. *THIS TO BE DONE DAILY AS DEEMED NECESSARY BY MUNICIPALITY.

KEYED NOTES

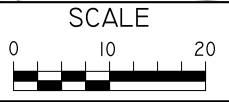
- 1. SEED, FERTILIZER & MULCH *ALL AREAS NOTED ON PLAN & ALL DISTURBED AREAS DUE TO CONSTRUCTION ACTIVITY.
- 2. 6' DIAMETER WOOD MULCH TREE RING, 3"-4" DEPTH, *ALL TREES PLANTED WITHIN SEEDED AREAS.
- 3. WOOD OR STONE MULCH, *TYPE/COLOR TBD BY OWNER.
- 4. LANDSCAPE EDGING, *TYPE/COLOR TBD BY OWNER.

PLANT SCHEDULE			
SYMBOL	COMMON NAME	SIZE	CONT.
DECIDUOUS TREES			
	DECIDUOUS TREE	2" Cal.	B&B
SHRUBS			
	SHRUB	3 gal.	Pot
PERENNIALS			
	PERENNIAL	1 gal.	Pot

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				JWP	JJB	

CONCEPTUAL LANDSCAPE PLAN
 WOODSON YMCA PARKING ADDITION
 404 FRANKLIN STREET
 WAUSAU, WI 54403

REI No. 11230
 SHEET C400

Jonathan Smith <contactjonathansmith@gmail.com>

To: Jean Frankel <jean.frankel@ci.wausau.wi.us>; Dawn Herbst <Dawn.Herbst@ci.wausau.wi.us>; Eric Lindman <Eric.Lindman@ci.wausau.wi.us>; Sarah Watson <Sarah.Watson@ci.wausau.wi.us>

Subject: RE: [EXTERNAL] 409 Franklin St: Strong Towns do NOT demolish buildings for parking

Sent: Saturday, 2/10/24 9:16 PM

Dear city leaders and elected officials,

"The twin gods of Smooth Traffic and Ample Parking have turned our downtowns into places that are easy to get to, but not worth arriving at." - Jeff Speck, urban designer and author of Walkable City.

When considering making decisions such as this one, please consider: **will this decision enhance our communities' quality of life?** If that is our cities' mission, and our vision is a fun, vibrant, and highly connected community, then **Wausau will never destroy another building** for more parking downtown. But why would that be the case?

Density, not parking, is the key to a strong downtown: The strength in a downtown is its proximity to other buildings and the people that live, work, and visit them. The strength of a downtown is not free parking in front of every business. In fact, it's quite the opposite. When parking in front of or right next to the place you want to go downtown is prioritized above all else, it weakens the ties to everything around it. It lengthens the distance between each thing worth walking to, leading to less sales, less tax revenue, and less interest in downtown.

Finance: A parking lot, especially a surface parking lot, is the least efficient use of land. It generates little to **no tax revenue**, while taking up precious downtown space and being connected to all the downtown utilities that are run by its neighbors. Literally anything, including keeping the building vacant and taxing the owners, is better than a parking lot from a fiscal perspective.

Climate, Culture, and Entrepreneurship: Old buildings are key for new ideas. When downtowns have older buildings, and they are flexible about their use and zoning, new ideas flourish. Without old buildings, development of anything new becomes significantly harder if not impossible. "Cities need old buildings so badly it is probably impossible for vigorous streets and districts to grow without them. By old buildings I mean not museum-piece old buildings, not old buildings in an excellent and expensive state of rehabilitation—although these make fine ingredients—but also a good lot of plain, ordinary, low-value old buildings, including some rundown old buildings." -Jane Jacobs, *The Death and Life of Great American Cities*

Accessibility: If folks of various physical abilities are to be prioritized, there should be more focus on investing in transportation and walking and biking infrastructure. **25% of folks in Marathon County do not have their drivers' license**, yet most of our transportation infrastructure is catered to drivers. Thankfully, the YMCA designed their current parking lot with some accessibility in mind (especially those arriving via car). Their drop off is perfect for making their main entrance accessible to folks who cannot walk long distances to get to it and are arriving via car.

Other Information/Ideas that might help

Parking Statistics: According to the [Towers Area Plan in 2019](#), there are 3,626 spaces available downtown, and at peak times there are still 500-600 spots available at peak times. Most of the time, there are many more spots available.

I've attached a picture of what the land use looks like surrounding the YMCA. The areas in red are surface parking lots. It is an astounding amount.

Articles:

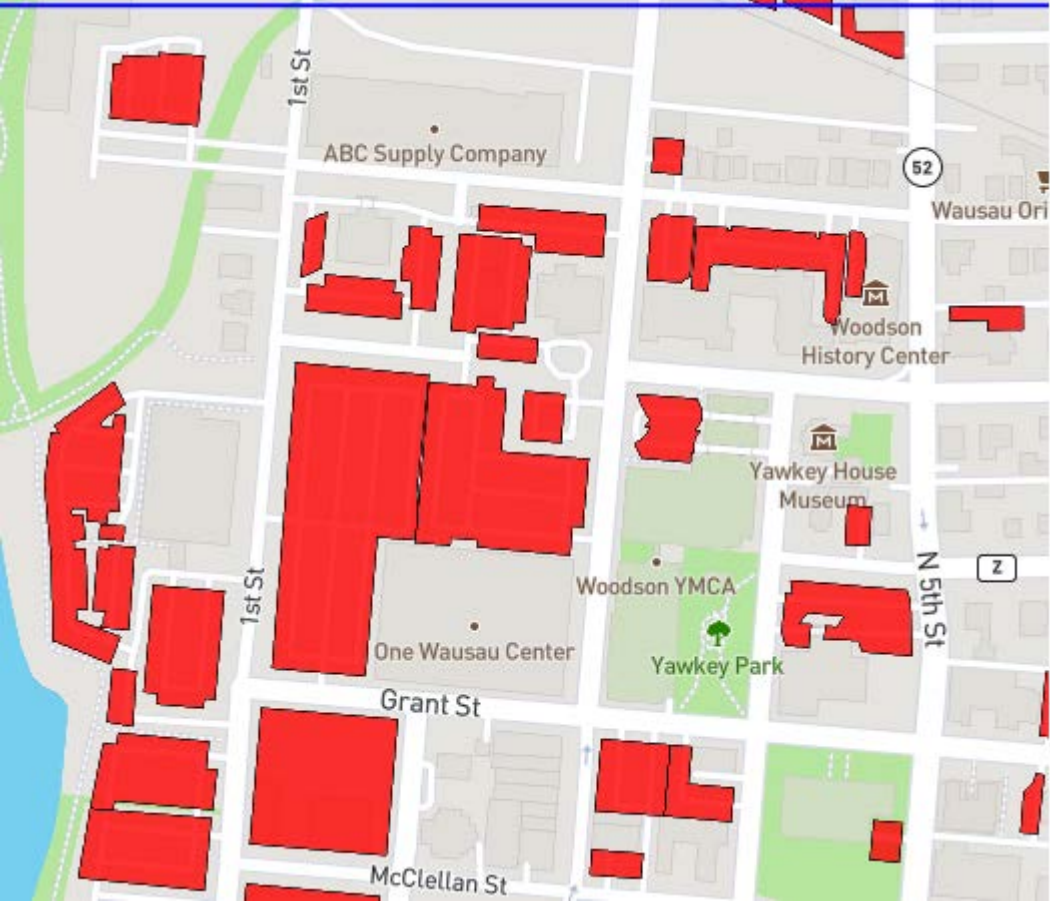
- [Parking Lots Eat American Cities](#)
- [Land Value for Acre \(HINT: parking lots = low land value\)](#)
- [Parking Reform Networks' Open Parking Map \(what I used to generate the picture attached\)](#)
- [Article on Old Buildings and their value](#)

Thank you for reading and considering my point of view. I wish I could attend the public hearing, but I work at that time.
Jonathan Smith

Jonathan Smith

[Click to Schedule an appointment immediately](#)


Phone: 715-297-1873



Subject: 400 Block of Franklin & McIndoe, Wausau, WI
Proposal To re~think the proposed demolition of 404 Franklin

The Woodson YMCA would like to demolish the property of 404 Franklin Street, and create a parking lot.



 For 60 years, this was the Christian Science Church
Colonial Revival / Georgian Revival

Built: 1953,

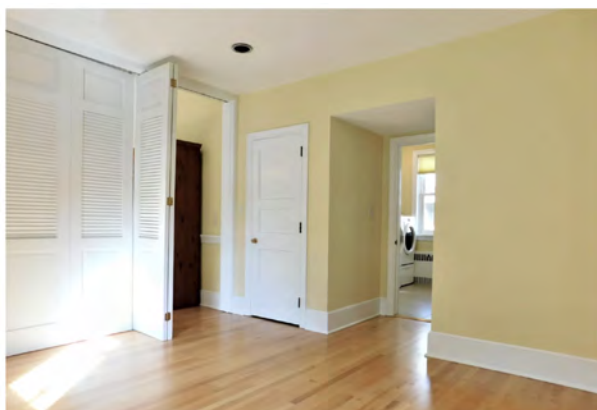
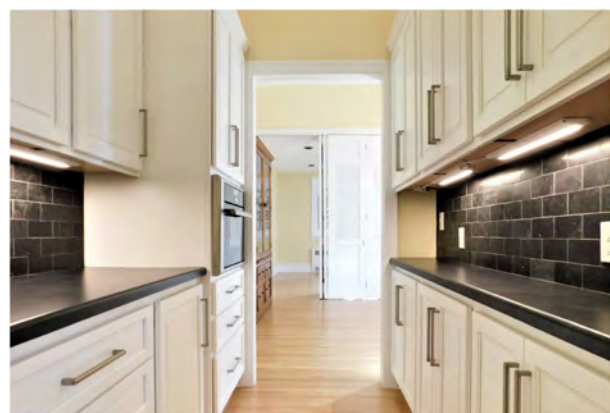
The Woodson YMCA’s proposal to demolish this property is short-sighted

~ The YMCA says it needs more parking space for their 55+ Members because of continued growth, and plans of further expansion

~ There are currently 10 parking spots on the 404 Franklin Street lot
~ If this building is demolished, we will gain another 19 parking spots.


Questions To Consider :


1. Are 19 additional parking spots ~ worth the price of demolition? The building to be demolished is in pristine condition, with quality woodwork and other materials.




and considerable expense concerning architectural elements & design throughout

Facts and features

 **Type:** SingleFamily

 **Year built:** 1953

 **Heating:** Radiant, Gas

 **Cooling:** Central

 **Parking:** 10 Parking spaces

 **Lot:** 0.44 Acres

Interior

Bedrooms & bathrooms

Bedrooms: 3

Bathrooms: 3

Full bathrooms: 3

Basement

Basement: Finished

Flooring

Flooring: Tile, Carpet, Hardwood

Heating

Heating features: Radiant, Gas

Cooling

Cooling features: Central

Appliances

Appliances included: Dishwasher, Dryer, Garbage disposal, Range / Oven, Refrigerator, Washer

Other interior features

Total interior livable area: 6,800 sqft

Fireplace: Yes

Property

Parking

Total spaces: 10

Parking features: Garage - Attached, Off-street

Property

Exterior features: Brick

View description: City

Lot

Lot size: 0.44 Acres

2. If these 19 parking spots are unmonitored (like the Woodson YMCA parking lots B&C, before the front entrance) ~ will this parking lot actually serve the people it's created for ?

Other people will park here, if unmonitored

(😊 free city parking)

3. Because the YMCA and The Landing (55+) are growing, will this tiny proposed parking lot ~ be but a temporary solution ?

4. Does this not reveal that people are looking for gathering places ~ to meet, talk, work out, do yoga, get massaged, play racket ball, etc.. . and have a safe place for their children to play ?

5. Should we not look ahead, further into the future .. . ?

😞 *Would the near west side where Footlocker is, be an idea; ...a prime location, as it's facing the Wisconsin River and the developing Riverside district*



Points to consider :

- 1) Are we going to destroy a good quality building (it's materials unmatched by any current YMCA facility) ~ for an additional 19 unmonitored parking spots, while the YMCA and its Landing continue to grow, needing to further expand ?
- 2) Is the price paid (\$ 570,000), the cost of demolition, landscaping, lighting, drainage & all other engineering costs ~ worth the demolition of this well maintained, high quality building for just 19 additional parking spots ?

Currently, Wausau has an overflow of surface lot parking... all the way from Whitewater Music Hall to WOW

- 1. Is this not a huge waste of prime real-estate for the city of Wausau ?
- 2. What is our thinking, by making even more surface lot parking ?
- 3. And, on this first block of the historic Andrew Warren District ?



Is this an allegory of our time; where a House of Worship, gets bought by a generous donor who gifts this building (Colonial Revival/Georgian Revival) to the YMCA, who then decide to demolish this \$570,000 House of Worship, and create an asphalt parking lot ~ resplendent with blaring lights, and for a select, growing membership.

😞 It's interesting that a leading non-profit organization (whose mission it is to put Christian principles into practice) would want to demolish the gift of a House of Worship, then cover this land with an asphalt parking lot.

So, looking at the 400 block in question:

The proposed parking lot ~ is bound by two properties listed on the National Register of Historical places : The Yawkey House, it's Carriage House, Pagoda and gardens (a National Landmark), and The Hurley House.



The proposed asphalt parking lot with a vinyl fence would border these beautiful gardens & carriage house

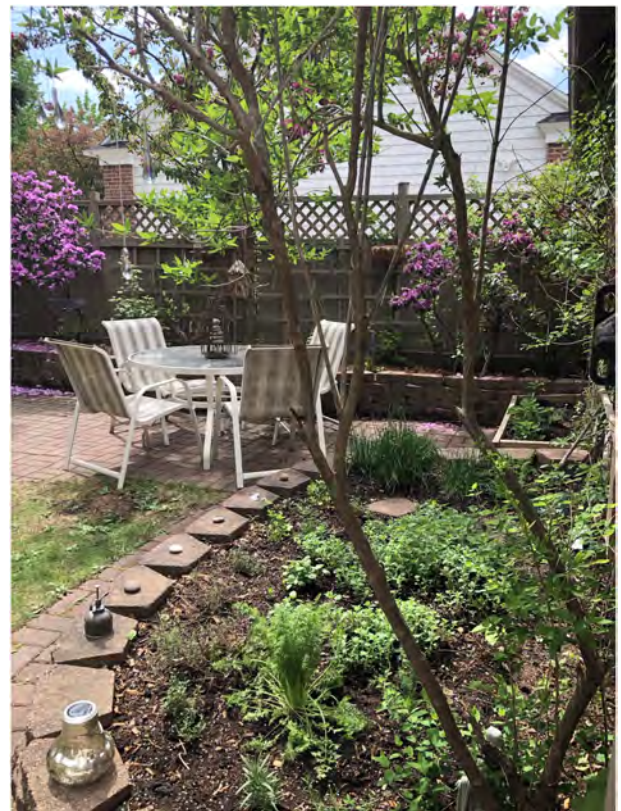




The Lee Yawkey House / Historic Landmark Constructed: 1900 - 1901



The Hurley House, Constructed: 1899 ~ on the SE corner of this 400 block



The garden fence, designed for a small relaxing space ~ is to be replaced with the prefab vinyl fence for this new parking lot.

The proposed parking lot with its prefab vinyl fence, would so closely border this house (listed i n the National Register of Historic Places as *Pivotal & Architecturally Significant*) ~ there'd be no space for even a child to walk around this building.

Space for standing & walking, the use of ladders, and sometimes scaffolding ~ is needed for repairing, cleaning, painting, clearing gutters, and washing the windows of this three story Queen Anne house .

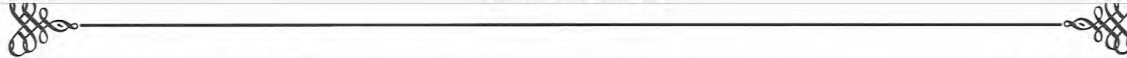
Questions To Consider:

- 1) How can an asphalt parking lot, with its bright lights ~ **not** degrade the integrity and cohesiveness of this historical block?
- 2) How can an asphalt parking lot with a prefab vinyl fence, snugly sidled up to a rose&cream, three story Queen Anne house ~ **not** detract . . . & appear less appealing ?
- 3) and with this charming view?

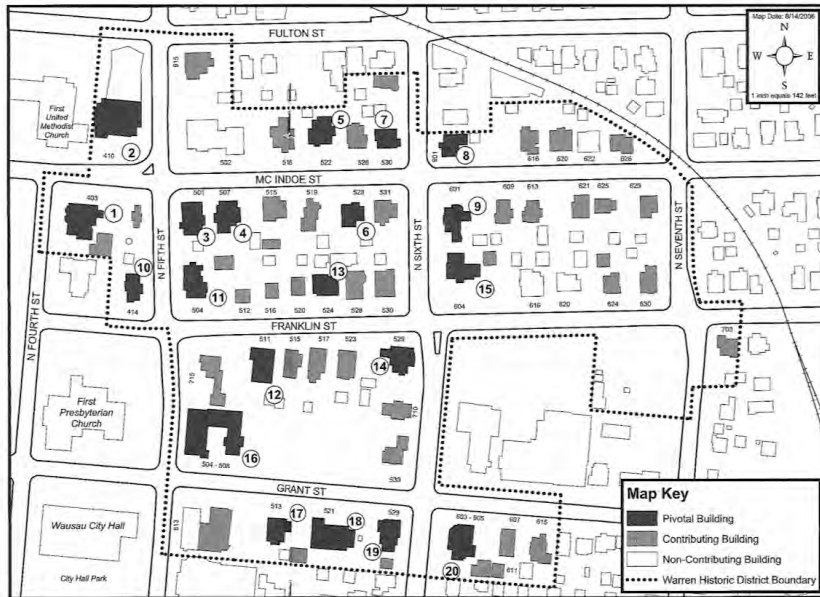


The 400 block of Franklin & McIndoe: the beginning of the Andrew Warren Historic District

marathoncountyhistory.org



1. Cyrus C. Yawkey House, 403 McIndoe. Built 1901; Neo-Classical Revival, Van Ryn & DeGelleke, architects; 1908 remodeling by George W. Maher, architect.
2. A.D. Woodson House, 410 McIndoe. Built 1914; Prairie School, George W. Maher, architect.
3. Louis Pratt House, 501 McIndoe. Built 1891; Queen Anne, David Hopkins, architect (altered 1906).
4. Underwood-Hagge House, 507 McIndoe. Built 1894/1904; Queen Anne/Classical (altered 1904).
5. Claire B. Bird House, 522 McIndoe. Built 1910; Tudor Revival, Alexander Eschweiler, architect.
6. Beers-Sturtevant House, 523 McIndoe. Built 1881; local style.
7. Frank Petric House, 530 McIndoe. Built 1919; Spanish Colonial Revival.
8. Ely Wright House, 901 Sixth Street. Built 1881; Italianate (altered 2006).
9. D.C. Everest House, 601 McIndoe Street. Built 1908; Late Queen Anne (Altered 1920s & 1970s).
10. Michael Hurley House, 414 Franklin. Built 1899; Queen Anne.
11. Samuel Knox/Andrew Kreuzer House, 504 Franklin. Built 1887; Queen Anne, William LaSelle, architect (altered 1906).
12. Marvin Rosenberry House, 511 Franklin. Built 1908; Prairie School.
13. Alexander Reid House, 524 Franklin. Built 1913; Prairie School.
14. Kate Stafford House, 529 Franklin. Built 1875; Italianate, Sidney Haynes, architect (altered c. 1920).
15. John F. Ross House, 604 Franklin. Built 1920; Colonial Revival, George W. Maher, architect.
16. First Universalist Church, 504-508 Grant Street. Built 1914; Tudor Revival, Alexander Eschweiler, architect (altered 2006).
17. August Kichbusch II House, 513 Grant Street. Built 1910/1917; Eclectic (altered 1917 & 1924).
18. Hiram C. Stewart House, 521 Grant Street. Built 1906; Prairie School, George W. Maher, architect.
19. Robert Johnson House, 529 Grant Street. Built 1875; Italianate (altered 1910 & 1977).
20. Cornelius Curtis House, 603-605 Grant Street. Built 1889; Queen Anne (Altered 1904-1906).



Definitions:
Pivotal Building A major landmark with a high level of architectural or historic significance.
Contributing Building A structure with some architectural or historic significance for the district.
Non-contributing Building A structure or portion of a structure that is either relatively new or has had alterations which compromise its architectural integrity.

ANDREW WARREN HISTORIC DISTRICT
 WAUSAU, WISCONSIN

10

11



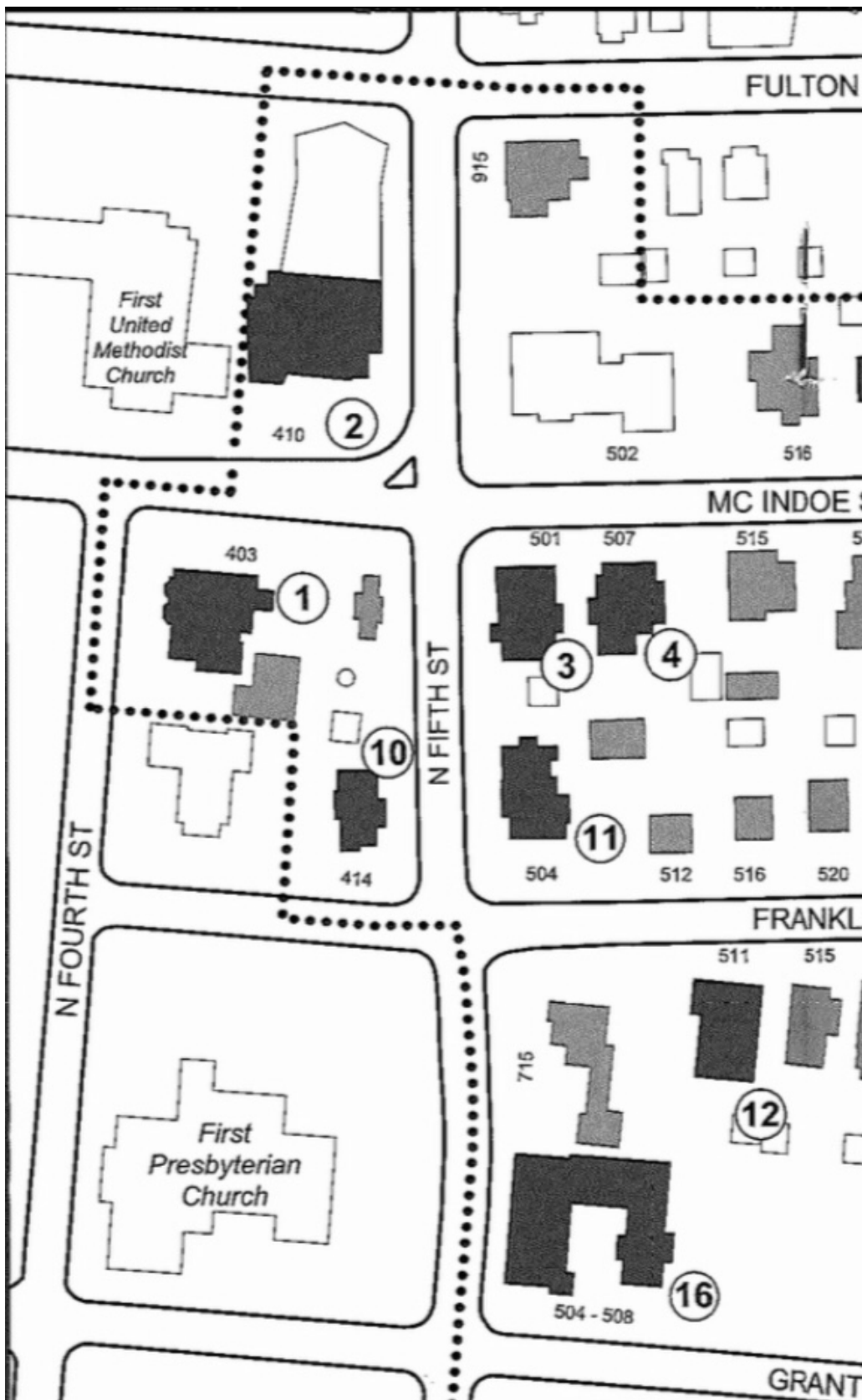
Key :

- 20 buildings are pivotal (in black); major landmark with a high level of architectural or historic significance
- 36 buildings are contributing structures (in gray); structure with some architectural or historic significance

A

A

Here's 🧑 a close up :



1. Four of this block's five buildings, are registered with the National Register of Historic Places
2. Surrounding & within a one minute walk are six Pivotal-Historical buildings in the district



A.P. and Leigh Yawkey Woodson House

2. A. P. WOODSON HOUSE
410 McIndoe Street
Constructed: 1914

Here are two more examples :



Underwood ~ Hagge House, 507 McIndoe Street,
Constructed: 1894



18. HIRAM C. STEWART HOUSE
521 Grant Street
Constructed: 1906



This small, unique block...



with its historical~architectural treasures and garden,

loved by many (local & tourist)





*and a quiet place of beauty,
reflection & remembrance*

~ would be changed, if a 1/4 of the block were to become a noisy asphalt parking lot, busy with people, cars milling in and out. ...

This small block's integrity, and historical - architectural cohesiveness would be broken.



~ And finally,

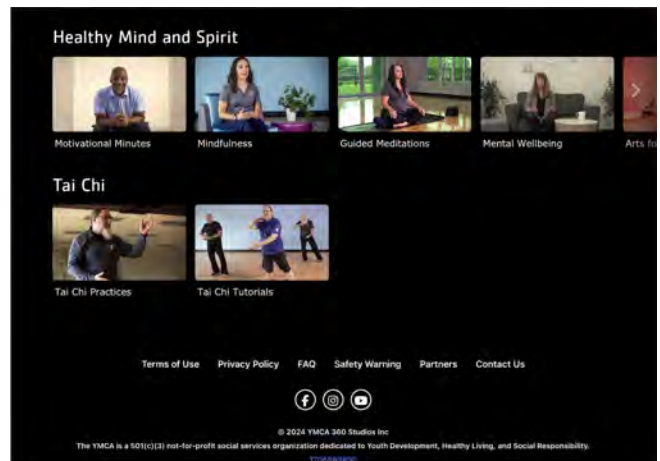
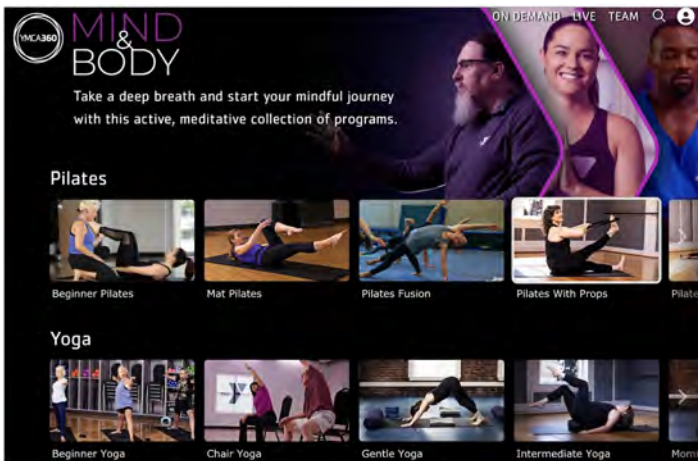
🤔 **What about this, doesn't say Yoga / Meditation Studio ~ with private studio spaces for Massage, and other quiet modalities already offered by the YMCA ?**



🤔 **Perhaps it's time for the YMCA to have a noise free facility ~ for the quieter arts**

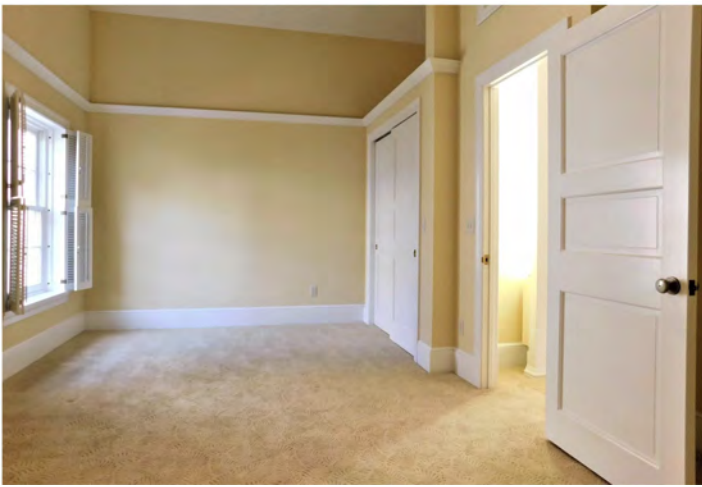


~ with state of the art wood floors, lighting, high ceilings, & large windows with light streaming through...





~perhaps a closet for yoga mats & supply's



with private studio spaces for massage or other offerings



Upon a block with tranquil gardens, a fountain, vine covered Pagoda, a Carriage house, our city's landmark Yawkey House and a neighboring historic house

<https://youtu.be/VJ6xUm6EHqQ?si=SPZ6k2IAAQID0R1u>

(For a treat, press the blue above, then click ' Open Link ' and view)



STAFF REPORT

To: Plan Commission

Prepared By: Brad Lenz

Date: February 13, 2024

REQUESTED ACTION:

Approve Planned Unit Development (PUD) for
1327-1371 8th Avenue and 706 Flieth Street

APPLICANT:	Kolbe & Kolbe Millwork Co., Inc.
EXISTING ZONING:	Single-family Residential-3 (SR-3); Two-Flat Residential-10 (TF-10); and Neighborhood Mixed Use (NMU)
EXISTING LAND USE:	Mix of surface parking, vacant lots, and single-family structures
SIZE OF PARCELS:	3.6 acres (total)
REQUESTED ZONING:	Planned Unit Development (PUD)
PURPOSE:	Allow for a multi-family residential development of 108 residential units with associated parking
COMPREHENSIVE PLAN:	Future land use map = Urban Residential; Goal of encouraging a variety of housing types throughout the city
OTHER PLANS:	Strategic Plan – Continue to collaborate with businesses to create new housing; Wausau Metropolitan Area Housing Assessment 2022 – Pursue new construction of housing of all types and prices

BACKGROUND INFORMATION:

Kolbe is looking to construct a multi-family housing development on the east side of 8th Avenue, across the street from their main manufacturing plant. The parcels are already owned by Kolbe and used in variety of ways – mostly as surface parking. The area under consideration also contains some vacant parcels and a couple of residential structures. The current zoning of the area ranges from mixed-use (commercial and residential) to single-family residential. Kolbe’s manufacturing plant across the street is zoned Medium Industrial (MI).

The General Development Plan shown in the packet calls for 108 total units with associated parking. As noted in the application, the purpose is to create cost-effective workforce housing.

Please see the attachments for additional information. The petitioners also noted to staff that a neighborhood meeting was held in December to inform and seek feedback on the project; they reported that the reception was positive.

CRITERIA FOR APPROVAL

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

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

Planned Unit Development zoning is intended to be used in developments conceived and implemented as comprehensive and cohesive unified projects. The proposed project would contain multiple buildings, including a community center, that would function together as a single development.

The district offers flexibility in zoning requirements in exchange for improved environmental design. It is unclear at this time which standards the petitioners would need to flex, other than number of buildings per lot. The exact benefits of the designs would also need to be expounded upon in 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.)

As noted above, the proposed housing development seems to align with a number of City plans, including the Strategic Plan and the Wausau Metropolitan Area Housing Assessment, in addition to the Comprehensive Plan.

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

The future land use map in the City's Comprehensive Plan shows this area designated as Urban Residential. This form of development not only includes single-family homes, but a variety of "missing middle" and denser housing types.

The proposed development can also be seen as a step-down or transition zone between the more intense medium industrial zoning to the west and the single-family zoning to the east.

- 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.**

Adequate public infrastructure and facilities are available to serve this infill site.

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

The apartment buildings will be oriented towards 8th Avenue, with parking and a green buffer nearest the neighbors on the back side (i.e., those facing Park Boulevard). The back of the garage would be towards the neighbors to the east. Buffering is not necessarily required between land uses that are both residential.

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

The project is an infill site and is not adjacent to any truly natural areas. The developers should seek to maintain the mature trees on the site, per landscaping requirements of the zoning code.

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

The proposed 3-story buildings are relatively in line with the surrounding area, which contains some 2-story homes. The massing of the apartments is much smaller than the existing industrial buildings across the street.

The development is broken up into multiple, smaller buildings, which helps reduce the grain of the project overall. The buildings themselves also use recesses and projections (in addition to material and color changes) to break up longer expanses of the facades. More details will be provided in the specific implementation plans.

- 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 above, the proposed project would provide a transition, in both scale and land use intensity, from the industrial facility to the west and the single-family neighborhood to the east.

The apartment buildings being oriented toward the street (8th Avenue) would help activate the public street while minimizing the impact of large surface

parking lots (and garages) to the general public. Adequate off-street parking is being provided in the development.

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 project overall would produce a greater number of units than could otherwise be accomplished on the existing lots under the current zoning. The multi-family nature of the development helps reduce costs on a per unit basis, which is then passed on to consumers.

The parking area, which is planned for the entire development (rather than for individual buildings), makes efficient use of space, allowing for more green space around the perimeter of the development.

Additional benefits of the design (and exceptions to zoning standards) would be determined in the specific implementation plans.

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

The developers have not indicated a phasing plan for the development. The proposed project would contain multiple buildings that could be developed at once or in phases. Currently, the area is largely vacant, so any infilling of the blank spaces would generally be positive.

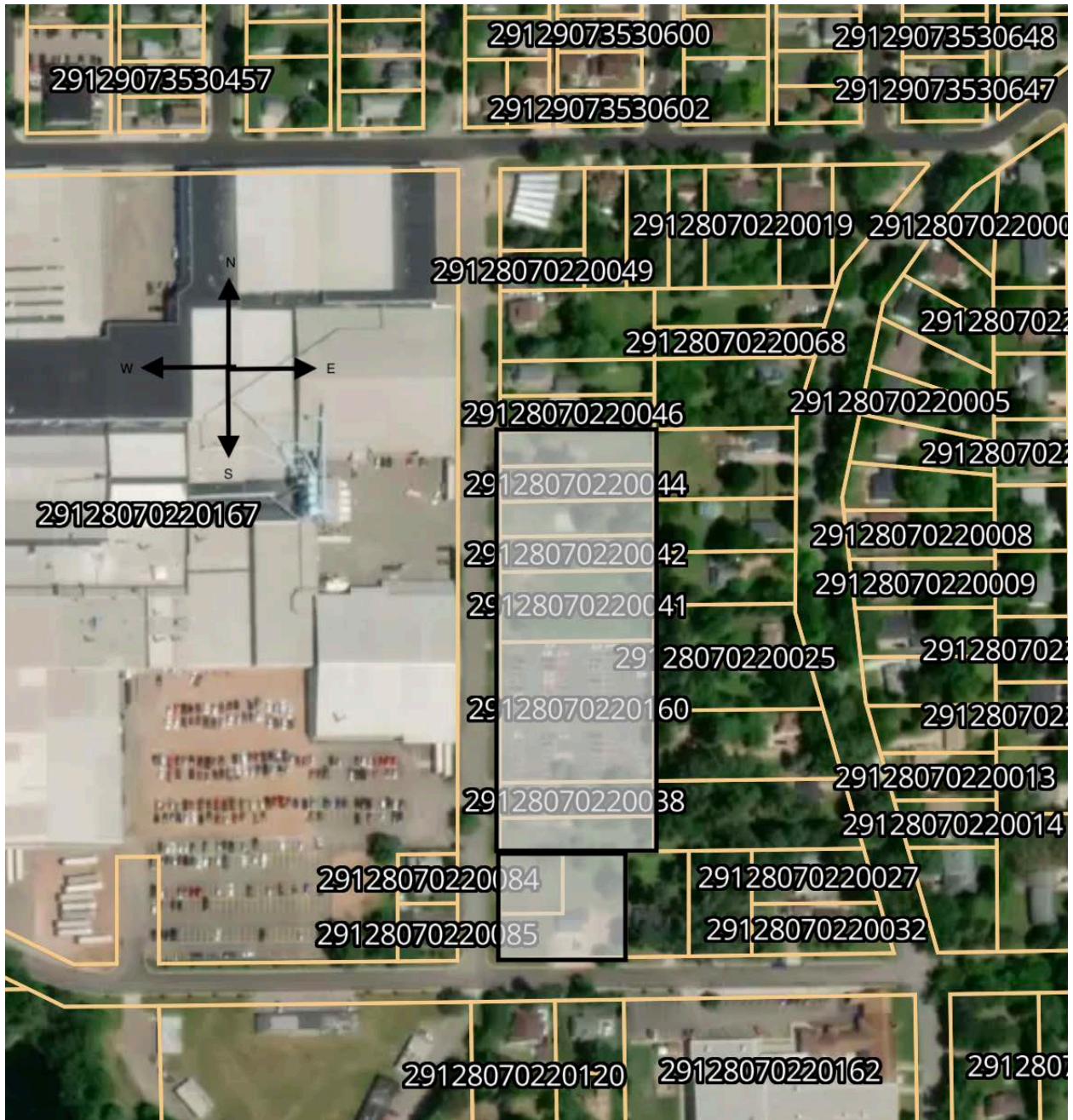
The petitioners are seeking approval of the general development plan at this time. Specific implementation plans with more details would need to be reviewed by the Plan Commission at a later date.

STAFF RECOMMENDATION

Staff recommends approval of the zoning change to Planned Unit Development and approval of the general development plan.

COMMITTEE ACTION

Plan Commission may recommend approval or denial. The request will then proceed to Common Council for final consideration.



Owner (s): KOLBE & KOLBE CO INC		Location: NE1/4 NW FRL1/4, Sect. 2, T28N, R7E	
Mailing Address: KOLBE & KOLBE MILLWORK CO INC 1323 S 11TH AVE WAUSAU, WI 54401-5980 Request Mailing Address Change		School District: 6223 - WAUSAU	
Tax Parcel ID Number: 291-2807-022-0045	Tax District: 291-CITY OF WAUSAU	Status: Active	
Alternate Tax Parcel Number: 59-1920-001-025-01-00	Government Owned:	Acres: 0.0000	
Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.): W R CHELLIS ADD N 1/2 OF LOT 25 BLK 1			
Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.) 1327 S 8TH AVE WAUSAU, WI 54401			

Owner (s): KOLBE & KOLBE MILLWORK CO INC		Location: NE1/4 NW FRL1/4, Sect. 2, T28N, R7E	
Mailing Address: KOLBE & KOLBE MILLWORK CO INC 1323 S 11TH AVE WAUSAU, WI 54401-5980 Request Mailing Address Change		School District: 6223 - WAUSAU	
Tax Parcel ID Number: 291-2807-022-0044	Tax District: 291-CITY OF WAUSAU	Status: Active	
Alternate Tax Parcel Number: 59-1920-001-025-00-00	Government Owned:	Acres: 0.0000	
Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.): W R CHELLIS ADD S 1/2 OF LOT 25 BLK 1			
Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.) 1331 S 8TH AVE WAUSAU, WI 54401			

Owner (s): KOLBE & KOLBE MILLWORK CO INC		Location: NE1/4 NW FRL1/4, Sect. 2, T28N, R7E	
Mailing Address: KOLBE & KOLBE MILLWORK COMPANY INC 1323 S 11TH AVE WAUSAU, WI 54401-5980 Request Mailing Address Change		School District: 6223 - WAUSAU	
Tax Parcel ID Number: 291-2807-022-0043	Tax District: 291-CITY OF WAUSAU	Status: Active	
Alternate Tax Parcel Number: 59-1920-001-024-00-00	Government Owned:	Acres: 0.0000	
Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.): W R CHELLIS ADD N 1/2 OF LOT 24 BLK 1			
Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.) 1333 S 8TH AVE WAUSAU, WI 54401			

Owner (s): KOLBE & KOLBE MILLWORK CO INC		Location: NE1/4 NW FRL1/4, Sect. 2, T28N, R7E	
Mailing Address: KOLBE & KOLBE MILLWORK COMPANY INC 1323 S 11TH AVE WAUSAU, WI 54401-5980 Request Mailing Address Change		School District: 6223 - WAUSAU	
Tax Parcel ID Number: 291-2807-022-0042	Tax District: 291-CITY OF WAUSAU	Status: Active	
Alternate Tax Parcel Number: 59-1920-001-024-01-00	Government Owned:	Acres: 0.0000	
Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.): W R CHELLIS ADD S 1/2 OF LOT 24 BLK 1			
Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.) 1337 S 8TH AVE WAUSAU, WI 54401			

Owner (s): KOLBE & KOLBE MILLWORK CO INC		Location: NE1/4 NW FRL1/4, Sect. 2, T28N, R7E	
Mailing Address: KOLBE & KOLBE MILLWORK CO INC 1323 S 11TH AVE WAUSAU, WI 54401-5980 Request Mailing Address Change		School District: 6223 - WAUSAU	
Tax Parcel ID Number: 291-2807-022-0041	Tax District: 291-CITY OF WAUSAU	Status: Active	
Alternate Tax Parcel Number: 59-1920-001-023-00-00	Government Owned:	Acres: 0.0000	
Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.): WR CHELLIS ADD LOT 23 BLK 1			
Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.) 1341 S 8TH AVE WAUSAU, WI 54401			

Owner (s): KOLBE & KOLBE MILLWORK CO INC		Location: NE1/4 NW FRL1/4, Sect. 2, T28N, R7E	
Mailing Address: KOLBE & KOLBE MILLWORK PARKING LOT 1323 S 11TH AVE WAUSAU, WI 54401-5980 Request Mailing Address Change		School District: 6223 - WAUSAU	
Tax Parcel ID Number: 291-2807-022-0160	Tax District: 291-CITY OF WAUSAU	Status: Active	
Alternate Tax Parcel Number: 59-1920-001-021-01-00	Government Owned:	Acres: 1.0060	
Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.): WR CHELLIS ADD LOTS 21 & 22 BLK 1 DESD AS LOT (1) OF CSM VOL 47-143(11280)			
Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.) 1355 S 8TH AVE WAUSAU, WI 54401			

Owner (s): KOLBE & KOLBE MILLWORK CO INC		Location: NE1/4 NW FRL1/4, Sect. 2, T28N, R7E	
Mailing Address: KOLBE & KOLBE MILLWORK CO INC 1323 S 11TH AVE WAUSAU, WI 54401-5980 Request Mailing Address Change		School District: 6223 - WAUSAU	
Tax Parcel ID Number: 291-2807-022-0038	Tax District: 291-CITY OF WAUSAU	Status: Active	
Alternate Tax Parcel Number: 59-1920-001-020-00-00	Government Owned:	Acres: 0.0000	
Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.): WR CHELLIS ADD N 1/2 OF LOT 20 BLK 1			
Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.) 1361 S 8TH AVE WAUSAU, WI 54401			

Owner (s): KOLBE & KOLBE MILLWORK CO INC		Location: NE1/4 NW FRL1/4, Sect. 2, T28N, R7E	
Mailing Address: KOLBE & KOLBE MILLWORK CO INC 1323 S 11TH AVE WAUSAU, WI 54401-5980 Request Mailing Address Change		School District: 6223 - WAUSAU	
Tax Parcel ID Number: 291-2807-022-0037	Tax District: 291-CITY OF WAUSAU	Status: Active	
Alternate Tax Parcel Number: 59-1920-001-020-01-00	Government Owned:	Acres: 0.0000	
Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.): WR CHELLIS ADD S 1/2 OF LOT 20 BLK 1			
Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.) 1363 S 8TH AVE WAUSAU, WI 54401			

Owner (s): KOLBE & KOLBE MILLWORK CO INC		Location: NE1/4 NW FRL1/4, Sect. 2, T28N, R7E
Mailing Address: KOLBE & KOLBE ATTN: MIKE TOMSYCK 1323 S 11TH AVE WAUSAU, WI 54401-5980 Request Mailing Address Change		School District: 6223 - WAUSAU
Tax Parcel ID Number: 291-2807-022-0036	Tax District: 291-CITY OF WAUSAU	Status: Active
Alternate Tax Parcel Number: 59-1920-001-019-00-00	Government Owned:	Acres: 0.0000
Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.): WR CHELLIS ADD LOT 19 EX S 66' BLK 1		
Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.) 1371 S 8TH AVE WAUSAU, WI 54401		

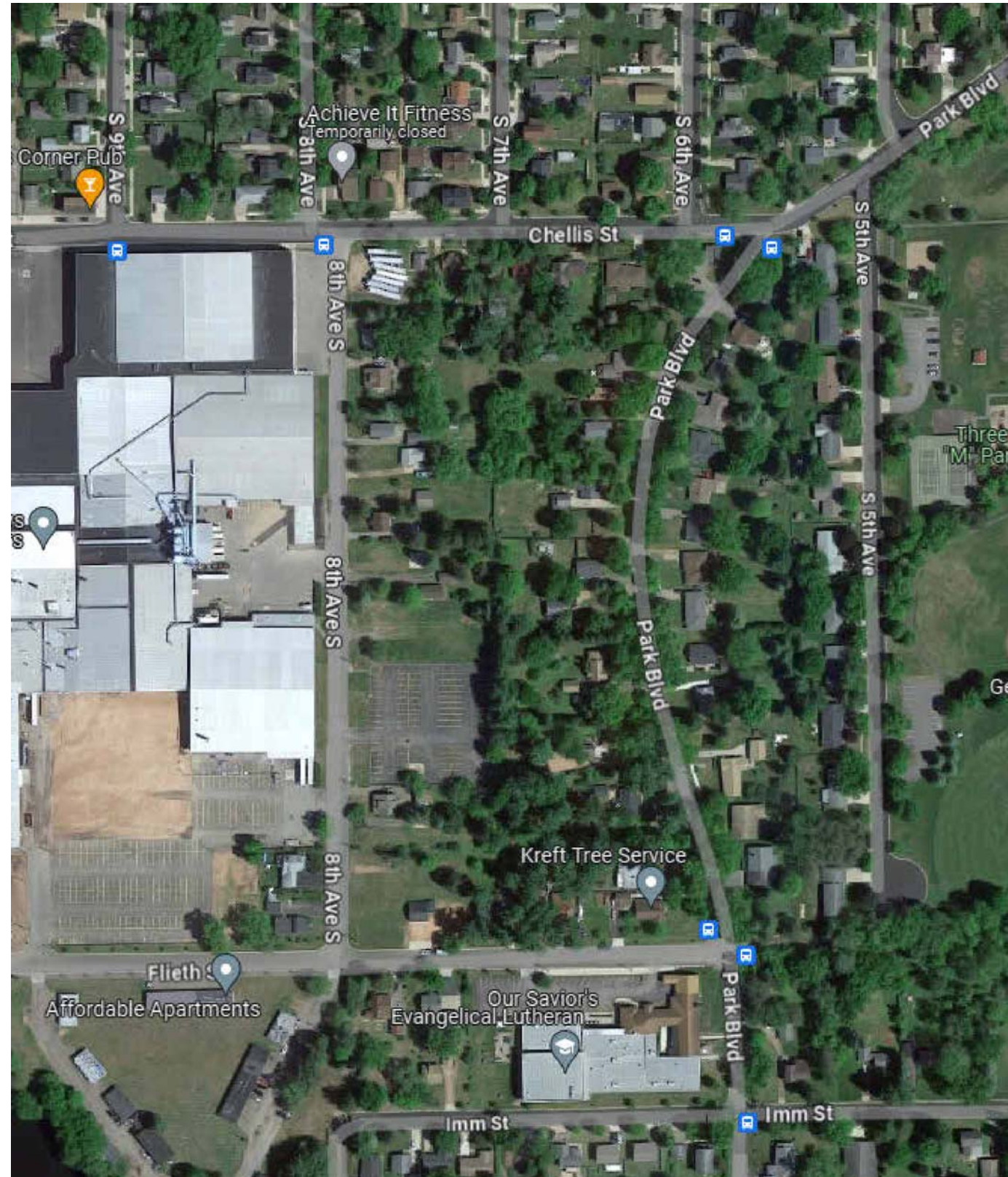
Owner (s): KOLBE & KOLBE MILLWORK CO INC		Location: NE1/4 NW FRL1/4, Sect. 2, T28N, R7E
Mailing Address: KOLBE & KOLBE MILLWORK CO INC 1323 S 11TH AVE WAUSAU, WI 54401-5980 Request Mailing Address Change		School District: 6223 - WAUSAU
Tax Parcel ID Number: 291-2807-022-0035	Tax District: 291-CITY OF WAUSAU	Status: Active
Alternate Tax Parcel Number: 59-1920-001-018-00-00	Government Owned:	Acres: 0.0000
Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.): WR CHELLIS ADD LOT 18 & S 66' OF LOT 19 BLK 1		
Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.) 706 FLIETH ST WAUSAU, WI 54401		

Justification for rezoning:

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

New Workforce Housing For KOLBE WINDOWS & DOORS

1323 S 11th Ave, Wausau, WI 54401



- PARKING/GARAGE - 68,773 SF
- BUILDING TYPE 1 - 11,257 SF EACH
- BUILDING TYPE 2 AND 3 - 5,233 SF EACH
- SIDEWALK - 17,850 SF

- LOT AREA = 158,558 SF
- TOTAL IMPERVIOUS SURFACES - 124,796

- IMPERVIOUS SURFACE PERCENTAGE = 78.7%

- ACCESSIBLE PARKING SPACE SEE SHEET G103 FOR ACCESSIBLE SITE DETAILS

- 94 TOTAL PARKING SPACES
28 CARPORT SPACES 9'-0" x 20'-0" & 66 SURFACE SPACES 9'-0" x 20'-0"

- BUILDING TYPE 1: 3 STORIES, 8 TWO BEDROOM & 4 ONE BEDROOM UNITS PER FLOOR
36 UNITS TOTAL

- BUILDING TYPE 2: 3 STORIES, 2 THREE BEDROOM & 4 ONE BEDROOM UNITS PER FLOOR
18 UNITS TOTAL

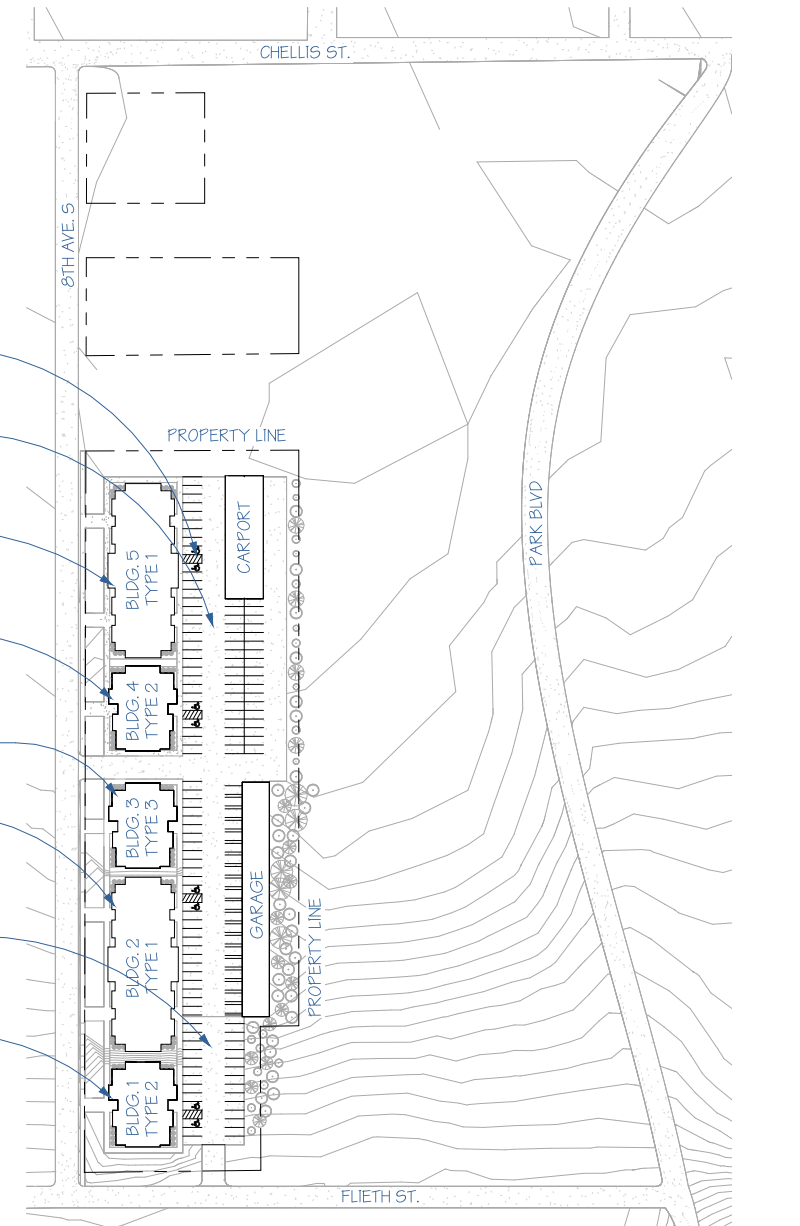
- BUILDING TYPE 3: COMMUNITY CENTER

- BUILDING TYPE 1: 3 STORIES, 8 TWO BEDROOM & 4 ONE BEDROOM UNITS PER FLOOR
36 UNITS TOTAL

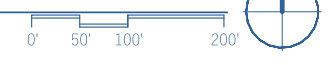
- 100 TOTAL PARKING SPACES - 80 SURFACE SPACES 9'-0" x 20'-0" & 20 1 STALL GARAGES 12'-0" x 24'-0"

- BUILDING TYPE 2: 3 STORIES, 2 THREE BEDROOM & 4 ONE BEDROOM UNITS PER FLOOR
18 UNITS TOTAL

- 108 UNITS TOTAL ACROSS 4 RESIDENTIAL BUILDINGS
48 ONE BEDROOM, 48 TWO BEDROOM, 18 THREE BEDROOM



1 SITE PLAN
1" = 100'-0"



PROPOSED PLANS
FOR
KOLBE WINDOWS & DOORS
1323 S 11th Ave, Wausau, WI 54401
SITE PLAN & SHEET INDEX

REVISIONS	
Date	Date
02.05.24	

Prelim. Plan	Const. Docs	Approval	Revision 1	Revision 2

DATE
Sept. 18 2023
PROJECT NO.
22067

AGENDA ITEM

Discussion and possible action on Final Plat for Vistas at Greenwood Hills First Addition and associated easement document

BACKGROUND

A preliminary plat was submitted and approved by CISM and Council.

The final plat and associated easement documents are attached.

The final plat application is also attached for reference.

A developer's agreement will be executed by the Mayor before final plat is signed by the Mayor.

FISCAL IMPACT

Future building lots for tax base.

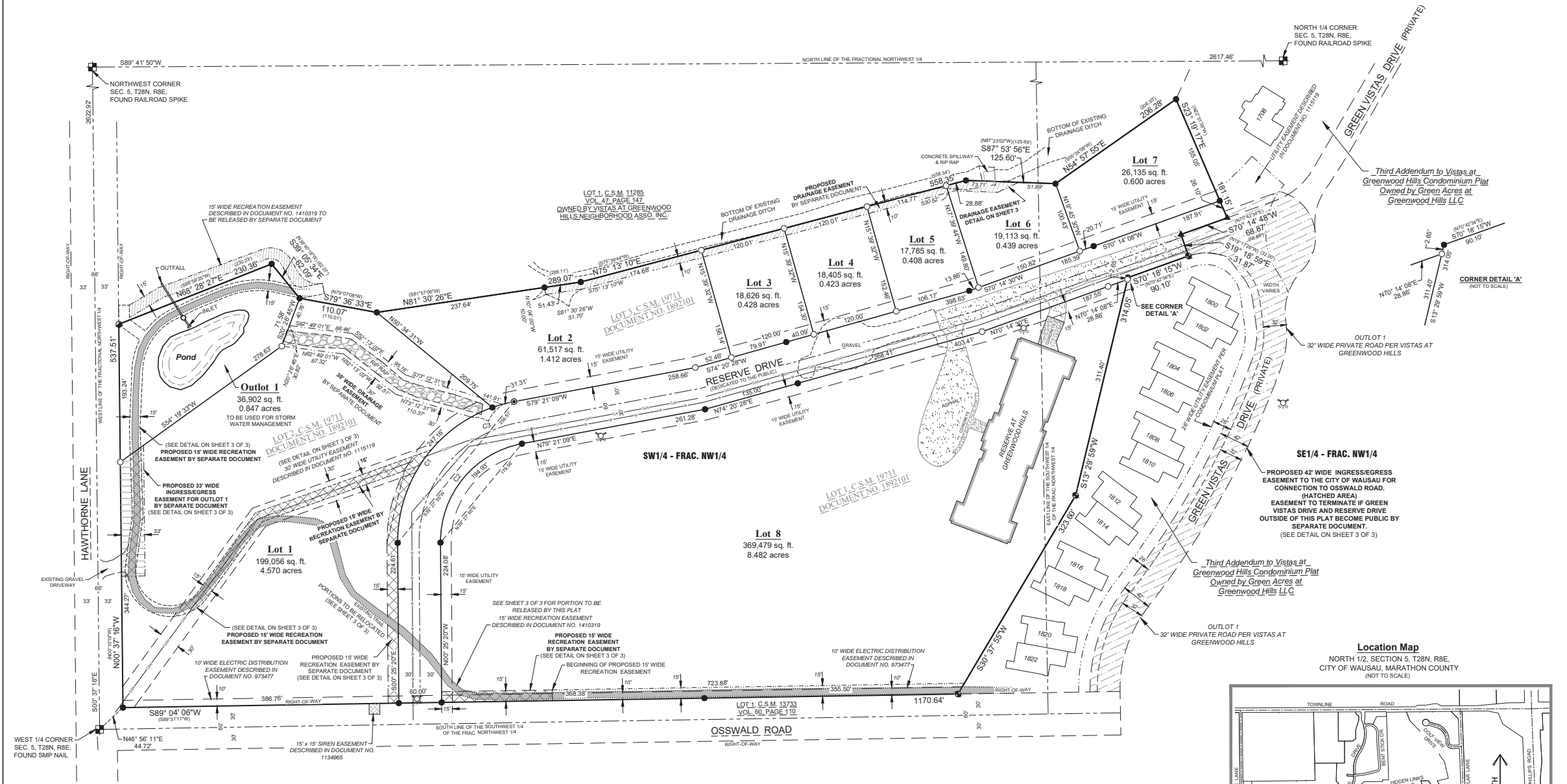
STAFF RECOMMENDATION

Staff recommends approving the final plat.

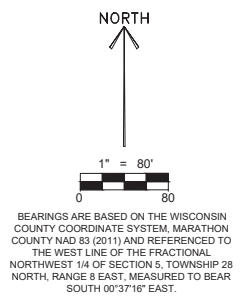
Staff contact: Allen Wesolowski 715-261-6762

VISTAS AT GREENWOOD HILLS FIRST ADDITION

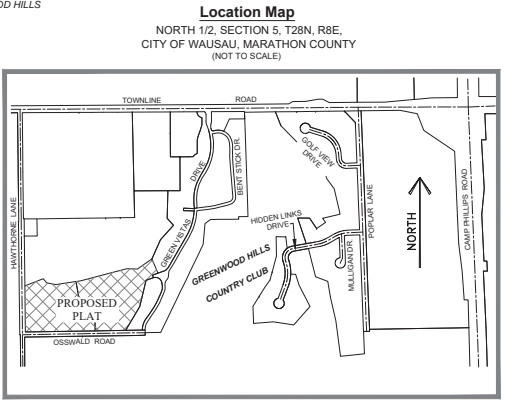
Of Lot 1, Lot 2 and Lot 3 of Certified Survey Map Number 19711 recorded as Document Number 1892101 located in part of the Southwest 1/4 of the Fractional Northwest 1/4 and part of the Southeast 1/4 of the Fractional Northwest 1/4 of Section 5, Township 28 North, Range 8 East, City of Wausau, Marathon County, Wisconsin.



CURVE TABLE						
CURVE	LOT NO.	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	TANGENT BEARING IN / TANGENT BEARING OUT
C1	MAIN	278.47'	200.00'	79°46'29"	S39°27'55"W	256.51' / S79°21'09"W
	1	247.16'	200.00'	70°48'19"	S34°58'50"W	231.73' / S00°25'20"E
	2	31.31'	200.00'	08°58'10"	S74°52'04"W	31.28' / N00°25'20"W
C2	MAIN	194.93'	140.00'	79°46'29"	N39°27'55"E	179.96' / N79°21'09"E
30' WIDE DRAINAGE EASEMENT CURVE TABLE						
C3	MAIN	47.83'	200.00'	13°42'04"	S67°49'54"W	47.71' / S74°40'56"W
	2	15.01'	200.00'	04°17'56"	S72°31'58"W	15.00' / S60°58'52"W
	1	32.82'	200.00'	09°24'08"	S65°40'56"W	32.78' / S60°58'52"W



- LEGEND**
- - SET 1-1/4" O.D. x 24" IRON PIPE WEIGHING 1.68 LBS/LIN. FT.
 - - SET 1-1/4" x 24" REBAR WEIGHING 4.303 LBS/LIN. FT.
 - ⦿ - FOUND 1" REBAR
 - ⦿ - FOUND 1-1/4" O.D. IRON PIPE
 - ⦿ - FOUND 3/4" IRON BAR
 - ⦿ - FOUND MAG NAIL
 - () - RECORDED BEARING/LENGTH
 - ⦿ - EXISTING HYDRANT
 - - EXISTING SANITARY SEWER
 - - EXISTING WATER MAIN
 - ▨ - PROPOSED 15' WIDE RECREATION EASEMENT WITHIN EXISTING OR PROPOSED UTILITY & INGRESS/EGRESS EASEMENTS



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

REGISTER OF DEEDS
MARATHON COUNTY, WISCONSIN

Received for record this _____ day of _____, 20____ at _____ o'clock _____ m. in Plat Cabinet No. _____ on page _____ Document Number _____

Register of Deeds

VISTAS AT GREENWOOD HILLS FIRST ADDITION

Of Lot 1, Lot 2 and Lot 3 of Certified Survey Map Number 19711 recorded as Document Number 1892101 located in part of the Southwest 1/4 of the Fractional Northwest 1/4 and part of the Southeast 1/4 of the Fractional Northwest 1/4 of Section 5, Township 28 North, Range 8 East, City of Wausau, Marathon County, Wisconsin.

Surveyor's Certificate:

I, Nathan J. Wincentsen, Professional Land Surveyor S-2539, do hereby certify that:

That at the direction of _____ and Vistas at Greenwood Hills Development Inc. as Owners, I have surveyed, mapped and divided Lot 1, Lot 2 and Lot 3 of Certified Survey Map Number 19711 recorded as Document Number 1892101 located in part of the Southwest 1/4 of the Fractional Northwest 1/4 and part of the Southeast 1/4 of the Fractional Northwest 1/4 of Section 5, Township 28 North, Range 8 East, City of Wausau, Marathon County, Wisconsin, the exterior boundaries of which are described as follows:

Commencing at the West 1/4 corner of said Section 5; Thence North 46°56'11" East, 44.72 feet to the intersection of the East right-of-way line of Hawthorne Lane and the South right-of-way line of Osswald Road which is the point of beginning; Thence North 00°37'16" West along said East right-of-way line, 537.51 feet to the North line of said Lot 2 of Certified Survey Map Number 19711; Thence North 68°28'27" East along said North line, 230.36 feet; Thence South 39°05'34" East along said North line, 62.09 feet; Thence South 79°38'33" East along said North line, 110.07 feet to the North line of said Lot 3; Thence North 81°30'28" East along said North line, 289.07 feet; Thence North 75°13'10" East along said North line, 558.35 feet; Thence South 87°53'56" East along said North line, 125.60 feet; Thence North 54°57'55" East along said North line, 206.28 feet to the East line of said Lot 3; Thence South 23°19'17" East along said East line and the East line of said Lot 1 of Certified Survey Map Number 19711, 181.15 feet; Thence South 70°14'48" West along said East line, 68.87 feet; Thence South 19°18'59" East along said East line, 31.87 feet; Thence South 70°18'15" West along said East line, 90.10 feet; Thence South 13°29'59" West along said East line, 314.05 feet; Thence South 30°37'55" West along said East line, 323.60 feet to the North right-of-way line of Osswald Road; Thence South 89°04'06" West along said North right-of-way line, 1170.64 feet to the point of beginning.

That the above described parcel of land contains 854,339 square feet or 19.613 acres, more or less;

That said parcel is subject to all easements, restrictions and right-of-ways of record including a 15' wide utility easement, a 10' wide electric distribution easement per Document Number 973477, a 15' wide recreation easement per Document Number 1410319 and a 30' wide utility easement per Document Number 1115119;

That I have fully complied with the provisions of Chapter 236 of the Statutes of Wisconsin and the subdivision regulations of the City of Wausau in Surveying, Dividing and Platting said parcel;

That said plat is a correct and representation of the exterior boundaries of the land surveyed and of the subdivision thereof made.

Dated this _____ day of _____, 20 ____.

Riverside Land Surveying, LLC
Nathan J. Wincentsen
WI P.L.S. S-2539

CITY FINANCE DIRECTOR CERTIFICATE

State of Wisconsin)
ss
Marathon County)

I, Maryanne Groat, being the duly appointed, qualified, and acting Financial Director of the City of Wausau, do hereby certify that the records in my office show no unpaid taxes or special assessments as of,

_____, 20 ____
affecting the lands included in the Plat of Vistas at Greenwood Hills First Addition

Dated this _____ day of _____, 20 ____

Maryanne Groat, Financial Director of the City of Wausau

COUNTY TREASURER'S CERTIFICATE

State of Wisconsin)
ss
Marathon County)

I, Connie Beyersdorff, being the duly elected, qualified, and acting Treasurer of the County of Marathon, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of,

_____, 20 ____
affecting the lands included in the Plat of Vistas at Greenwood Hills First Addition.

Dated this _____ day of _____, 20 ____

Connie Beyersdorff, Treasurer, Marathon County

COMMON COUNCIL APPROVAL CERTIFICATE:

Resolved, that the plat of Vistas at Greenwood Hills First Addition, _____ and Vistas at Greenwood Hills Development Inc., Owners, in the City of Wausau, is hereby approved by the Common Council of the City of Wausau. By the recording of this plat at the Marathon County Register of Deeds office, the City of Wausau hereby releases any and all rights to the 60' wide utility easement described in Document Number 1115119 and a portion of the 15' wide recreation easement described in Document Number 1410319 as shown hereon.

All conditions have been met as of the _____ day of _____, 20 ____

Date _____ Signed _____
Mayor

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Common Council of the City of Wausau.

Date: _____ Signed _____
Kaitlyn Bernarde, Wausau City Clerk

Owners Certificate of Dedication

Vistas at Greenwood Hills Development Inc., as owner, does hereby certify that we have caused the land described on this Plat to be surveyed, divided, mapped and dedicated as represented on this Plat. Vistas at Greenwood Hills Development Inc., also certify that this Plat is required by s.236.10 or 236.12 to be submitted to the following for approval:

City of Wausau
Wisconsin Department of Administration.

Witness the hand and seal of said owner this _____ day of _____, 20 ____
in presence of:

James E. Wanserski - President and Managing Member

State of Wisconsin)
ss
Marathon County)

Personally came before me this _____ day of _____, 20 ____
the above named James E. Wanserski, President and Managing Member of Vistas at Greenwood Hills Development Inc. to me known to be the same person who executed the foregoing instrument and acknowledged the same.

Notary Public _____ State of Wisconsin

MY COMMISSION EXPIRES _____.

Corporate Owner's Certificate

_____, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner, does hereby certify that said _____, caused the land described on this Plat to be surveyed, divided, mapped and dedicated as represented on this Plat. _____, does further certify that this Plat is required by s.236.10 or s.236.12 to be submitted to the following for approval:

City of Wausau
Wisconsin Department of Administration.

in witness whereof, the said _____, has caused these presents to be signed by:

James E. Wanserski - President and Managing Member

this _____ day of _____, 20 ____

State of Wisconsin)
ss
Marathon County)

Personally came before me this _____ day of _____, 20 ____

The above named James E. Wanserski, President and Managing Member of the above named _____ to me know to be the person who executed the foregoing instrument, and acknowledge that they executed the foregoing instrument as such member as the deed of said _____, by its authority.

Notary Public _____ State of Wisconsin

My commission expires _____.

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas and communications service is hereby granted by:
_____ and Vistas at Greenwood Hills Development Inc., Grantor, to

Wisconsin Public Service Corporation, a Wisconsin corporation, Grantee, Charter Communications, Grantee, Frontier Communications, Grantee and TDS Telecom, Grantee

their respective successors and assigns and any electric, natural gas and communications companies that would service the lots within Vistas at Greenwood Hills First Addition, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone, internet and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incidental to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of Grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility Easement(s) are non-exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20 ____

Department of Administration



VISTAS AT GREENWOOD HILLS FIRST ADDITION

Of Lot 1, Lot 2 and Lot 3 of Certified Survey Map Number 19711 recorded as Document Number 1892101 located in part of the Southwest 1/4 of the Fractional Northwest 1/4 and part of the Southeast 1/4 of the Fractional Northwest 1/4 of Section 5, Township 28 North, Range 8 East, City of Wausau, Marathon County, Wisconsin.

EASEMENT DETAILS FOR:

- PROPOSED 33' WIDE INGRESS/EGRESS EASEMENT FOR OUTLOT 1
- 60' WIDE UTILITY EASEMENT PER DOCUMENT NO. 1115119 (TO BE VACATED)
- 30' WIDE UTILITY EASEMENT PER DOCUMENT NO. 1115119
- CENTERLINE OF 15' WIDE RECREATION EASEMENT
- 30' WIDE UTILITY EASEMENT EXTENDED TO RESERVE DRIVE
- 30' WIDE DRAINAGE EASEMENT
- 15' WIDE RECREATION EASEMENT
- 42' WIDE INGRESS/EGRESS EASEMENT - GREEN VISTAS DRIVE
- DRAINAGE EASEMENT ON LOT 8
- TRAIL EASEMENT TO BE RELEASED BY THIS PLAT

CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT BEARING IN	TANGENT BEARING OUT
C16	247.16'	200.00'	70°48'20"	S34°58'50"W	231.73'	S70°23'00"W	S00°25'20"E
C16a	119.51'	200.00'	34°14'17"	S53°15'52"W	117.74'		
C16b	12.77'	200.00'	03°39'32"	S34°18'58"W	12.77'		
C16c	114.88'	200.00'	32°54'31"	S16°01'56"W	113.30'		
C17	105.14'	215.00'	28°01'04"	N13°35'12"E	104.09'	S27°35'44"W	S00°25'20"E
C18	148.36'	56.00'	151°47'52"	N68°06'11"W	108.63'	S35°59'53"W	N07°47'45"E
C19	90.43'	89.50'	57°53'39"	N32°26'55"E	86.64'	N03°30'05"E	N61°23'44"E
C19a	43.68'	89.50'	27°57'45"	N17°28'58"E	43.25'		
C19b	46.75'	89.50'	29°55'54"	N46°25'47"E	46.23'		
C22	83.79'	124.50'	38°33'42"	N87°38'33"E	82.22'	N68°21'41"E	S73°04'36"E

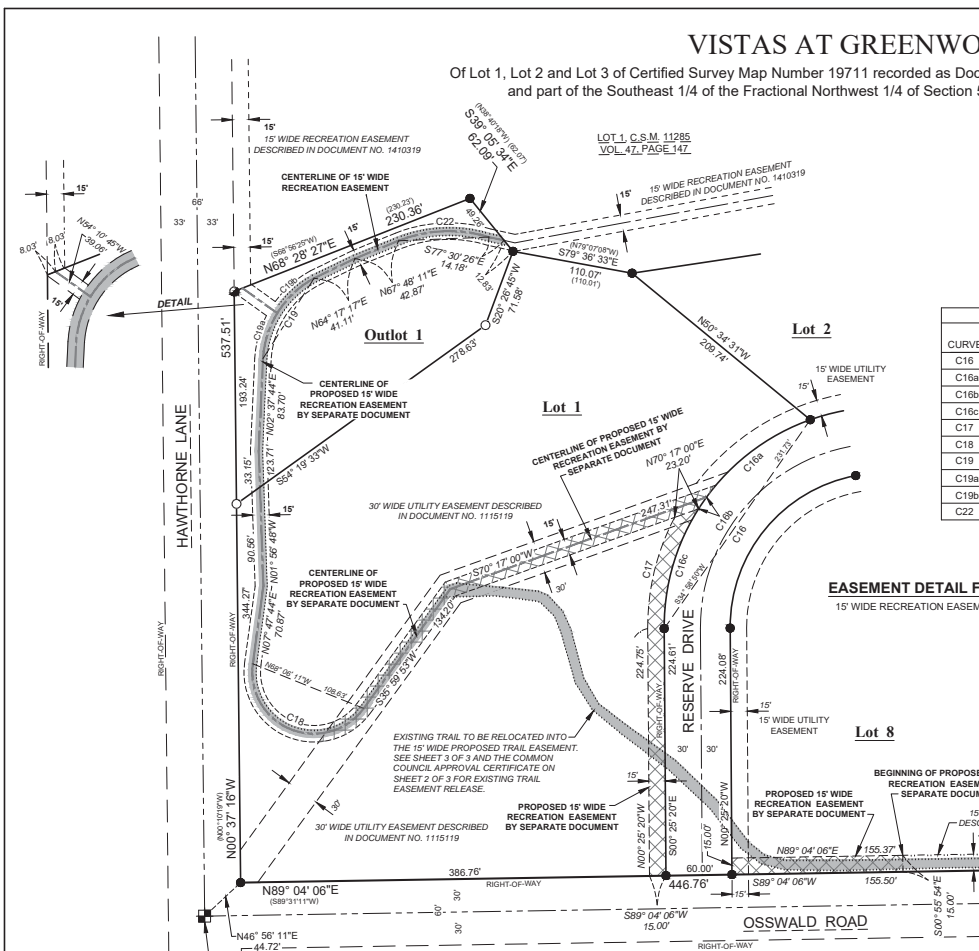
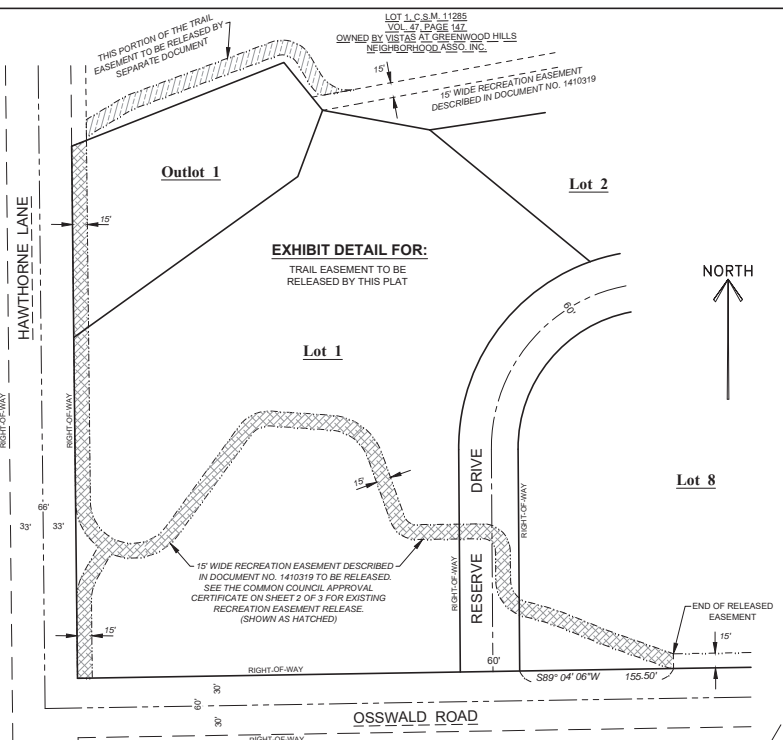
EASEMENT DETAIL FOR:

15' WIDE RECREATION EASEMENT



EXHIBIT DETAIL FOR:

TRAIL EASEMENT TO BE RELEASED BY THIS PLAT



30' WIDE UTILITY EASEMENT EXTENSION CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT BEARING IN	TANGENT BEARING OUT
C20	247.16'	200.00'	70°48'19"	S34°58'50"W	231.73'	S70°23'00"W	S00°25'20"E
C20a	89.31'	200.00'	25°35'10"	S57°35'25"W	88.57'		
C20b	54.77'	200.00'	15°41'24"	S36°57'08"W	54.60'		
C20c	103.08'	200.00'	29°31'45"	S14°20'33"W	101.94'		
C21	49.36'	147.11'	19°13'35"	N32°39'05"E	49.13'	N23°02'18"E	N42°15'53"E

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N70°14'48"E	72.24'
L2	N07°57'39"W	35.22'
L3	N37°05'26"W	23.63'

PROPOSED 42' WIDE INGRESS/EGRESS EASEMENT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT BEARING IN	TANGENT BEARING OUT
C4	9.27'	90.00'	05°53'58"	N87°17'49"E	9.26'	N70°14'48"E	N64°20'50"E
C5	139.64'	66.00'	121°13'12"	S16°29'28"E	115.01'	S77°06'04"E	S44°07'08"W
C6	77.26'	85.00'	52°04'49"	S18°04'44"W	74.63'	S44°07'08"W	S07°57'41"E
C7	69.12'	140.52'	28°11'02"	S06°07'50"W	68.43'	S07°57'41"E	S20°13'21"W
C8	381.91'	1232.79'	17°44'59"	S29°05'33"W	380.38'	S20°13'03"W	S37°58'03"W
C9	128.41'	189.00'	38°55'33"	S18°30'32"W	125.91'	S37°58'19"W	S00°57'14"E
C10	156.91'	231.00'	38°55'08"	N18°30'43"E	153.91'	N00°56'51"W	N37°58'18"E
C11	368.90'	1190.79'	17°44'59"	N29°05'33"E	367.43'	N37°58'02"E	N20°13'03"E
C12	48.46'	98.52'	28°11'03"	N06°07'49"E	47.98'	N20°13'21"E	N07°57'42"W
C13	37.46'	65.00'	33°01'04"	N24°23'36"W	36.94'	N07°53'04"W	N40°54'08"W
C14	19.30'	29.00'	38°08'09"	N56°09'31"W	18.95'	N37°05'26"W	N75°13'35"W
C15	45.27'	78.00'	33°15'14"	S88°11'08"W	44.64'	N75°11'15"W	S71°33'31"W

LEGEND

- SET 1-1/4" O.D. x 24" IRON PIPE WEIGHING 1.68 LBS/LIN. FT.
- SET 1-1/4" x 24" REBAR WEIGHING 4.303 LBS/LIN. FT.
- FOUND 1" REBAR
- FOUND 1-1/4" O.D. IRON PIPE
- FOUND 3/4" IRON BAR
- FOUND MAG NAIL
- () RECORDED BEARING/LENGTH
- ⊕ EXISTING HYDRANT
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- ▨ PROPOSED 15' WIDE RECREATION EASEMENT WITHIN EXISTING OR PROPOSED UTILITY & INGRESS/EGRESS EASEMENTS

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

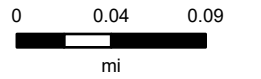
Certified _____, 20____

Department of Administration

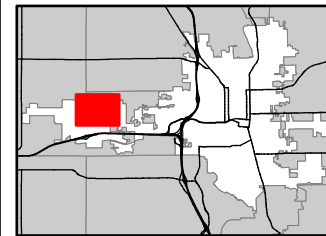
AGENDA ITEM
Discussion and possible action on Preliminary Plat for Green Tree Meadows
BACKGROUND
<p>A preliminary plat has been submitted. See attached.</p> <p>The location of the plat is east of 72nd Avenue, north of the existing Morgan Creek subdivision. A location map is attached.</p> <p>The preliminary plat application is also attached for reference.</p>
FISCAL IMPACT
Future building lots for tax base.
STAFF RECOMMENDATION
Staff recommends approving the preliminary plat. Staff will work with the developer to develop a final plat and developer’s agreement.
Staff contact: Allen Wesolowski 715-261-6762

City of Wausau
DPW

Date Printed: 2/1/2024



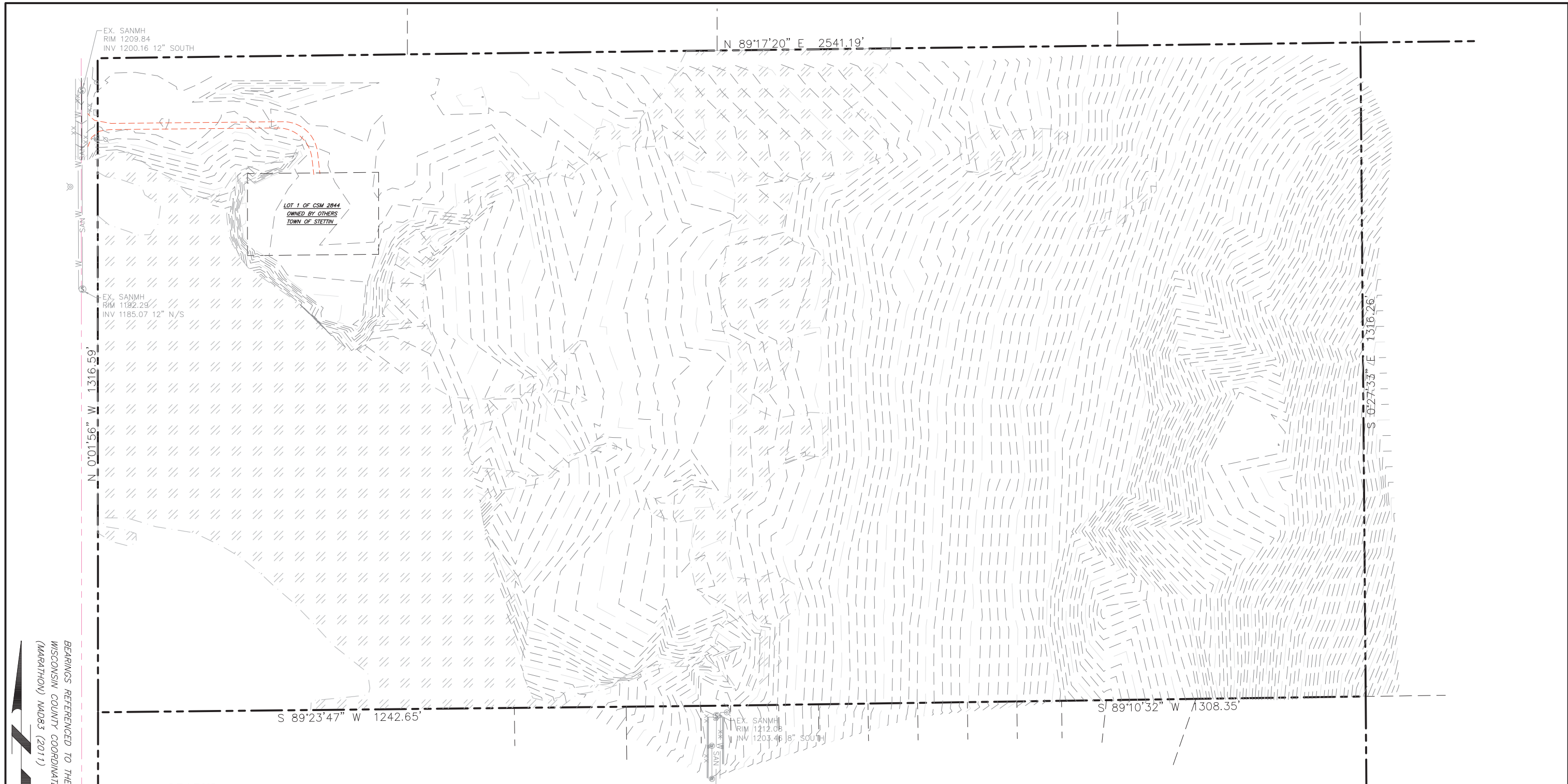
- Mile Marker
- Highway Exit
- Right Of Way
- Parcel
- Red: Band_1
- Green: Band_2
- Blue: Band_3



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

3. City of Wausau
Public Works / GIS Division
407 Grant St
Wausau, WI 54403
www.ci.wausau.wi.us





BEARINGS REFERENCED TO THE
 WISCONSIN COUNTY COORDINATE SYSTEM
 (MARATHON MAD83 (2011))

- LEGEND**
- - - PROPOSED 10' UTILITY EASEMENT
 - EXISTING WATERMAIN
 - EXISTING SANITARY SEWER
 - H EXISTING HYDRANT
 - T EXISTING TELEPHONE PEDESTAL
 - P EXISTING POWERPOLE
 - ST EXISTING STORM MANHOLE
 - CB EXISTING CATCH BASIN
 - S EXISTING SANITARY MANHOLE

WETLAND NOTE
 WETLANDS SHOWN HEREON WERE PROVIDED BY STAR ENVIRONMENTAL WETLAND DELINEATION.

SCALE NOTE:
 IF YOU ARE VIEWING THESE PLANS IN AN 11"x17" SIZE THEY MAY BE HALF SCALE FROM THE ORIGINAL 22"x34" SIZE DRAWING AND THE DRAWING SCALE IS HALF OF THAT STATED. CHECK SCALE.

STAMP/SIGNATURE:		
REVISIONS		
BY	DATE	DESCRIPTION

TITLE PAGE:
EXISTING SITE

PROJECT: GREEN TREE MEADOWS

LOCATION: CITY OF WAUSAU
 MARATHON COUNTY, WISCONSIN

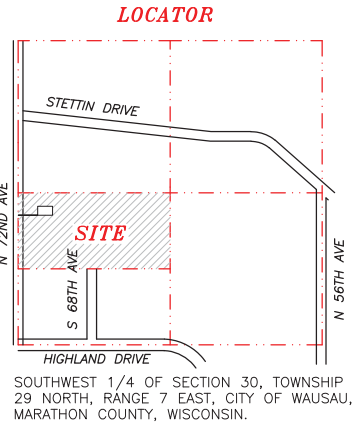
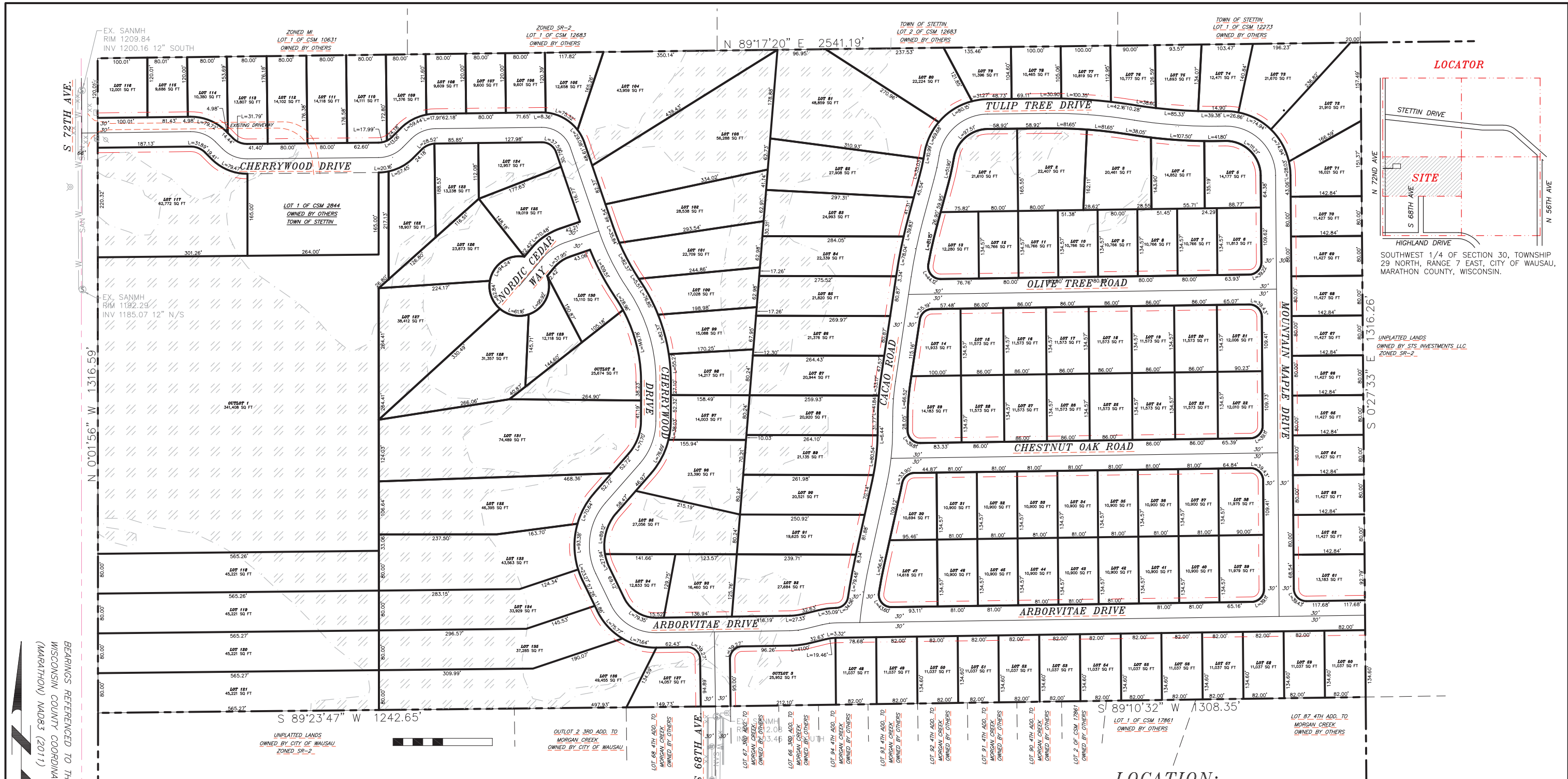


VREELAND ASSOCIATES LAND SURVEYORS & ENGINEERS
 6103 DAWN STREET WESTON, WI. 54476
 PHONE NO.: (715) 241-0947
 EMAIL: dustin@vreelandassociates.us
 WEBSITE: www.vreelandlandsurveying.com
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PREPARED FOR:
GREEN TREE CONSTRUCTION

PLAN DATE:
JANUARY 12TH, 2024

DESIGNER: DUSTIN VREELAND
 SURVEYED BY: CB & TV
 FILE NO.: 23-0360 ENGINEERING
 DATE: SEPTEMBER 20TH, 2023
 SCALE: **1" = 100'**
 SHEET **C2**



LOCATOR
SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

UNPLATTED LANDS OWNED BY S/S INVESTMENTS, LLC ZONED SR-2

- LEGEND**
- - - PROPOSED 10' UTILITY EASEMENT
 - W EXISTING WATERMAIN
 - SAN EXISTING SANITARY SEWER
 - ⊙ EXISTING HYDRANT
 - ⊙ EXISTING TELEPHONE PEDESTAL
 - ⊙ EXISTING POWERPOLE
 - ⊙ EXISTING STORM MANHOLE
 - ⊙ EXISTING CATCH BASIN
 - ⊙ EXISTING SANITARY MANHOLE

WETLAND NOTE
WETLANDS SHOWN HEREON WERE PROVIDED BY STAR ENVIRONMENTAL WETLAND DELINEATION.

ZONING NOTE
DR-8 LOTS 1-39 FRONT YARD SETBACK 17 FEET SIDE YARD SETBACK 8 FEET REAR YARD SETBACK 30 FEET MINIMUM LOT SIZE 9,600 SQ.FT.
SR-5 LOTS 39-131 FRONT YARD SETBACK 17 FEET SIDE YARD SETBACK 8 FEET REAR YARD SETBACK 25 FEET MINIMUM LOT SIZE 7,000 SQ.FT.

OWNER
BLENKER DEVELOPMENTS LLC
JASON BLENKER
PO BOX 40
AMHERST, WI 54406

DEVELOPER
GREEN TREE CONSTRUCTION
THOMAS UMLAUF
2579 BEAR CREEK ROAD
STEVENS POINT, WI 54481

OUTLOT RESTRICTION
OUTLOTS OF THIS PLAT BEING DEDICATED TO THE PUBLIC FOR STORM WATER MANAGEMENT

SURVEYOR & ENGINEER
TIMOTHY VREELAND - PROFESSIONAL LAND SURVEYOR
DUSTIN VREELAND - PROFESSIONAL ENGINEER
6103 DAWN STREET
WESTON, WI 54476

LOCATION:
PART OF THE FRACTION N1/2 OF SW1/4, NW1/4 OF THE SE1/4, SE1/4 OF THE NE1/4, AND ALL OF OUTLOT 1 OF CSM 9015-36-18, ALL IN SECTION 30, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN

SCALE NOTE:
IF YOU ARE VIEWING THESE PLANS IN AN 11"x17" SIZE THEY MAY BE HALF SCALE FROM THE ORIGINAL 22"x34" SIZE DRAWING AND THE DRAWING SCALE IS HALF OF THAT STATED. CHECK SCALE.

STAMP/SIGNATURE:		
BY	DATE	DESCRIPTION

REVISIONS	
BY	DESCRIPTION

TITLE PAGE:
PRELIMINARY PLAT

PROJECT: GREEN TREE MEADOWS

LOCATION: CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN



VREELAND ASSOCIATES LAND SURVEYORS & ENGINEERS
6103 DAWN STREET WESTON, WI. 54476
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PREPARED FOR:
GREEN TREE CONSTRUCTION

PLAN DATE:
JANUARY 12TH, 2024

DESIGNER: DUSTIN VREELAND
SURVEYED BY: CB & TV
FILE NO.: 23-0360 ENGINEERING
DATE: SEPTEMBER 20TH, 2023
SCALE: 1" = 100'
SHEET
PRELIM