



OFFICIAL NOTICE AND AGENDA

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

Meeting: **ZONING BOARD OF APPEALS**
Members: Nancy Hoffmann, David Burke, Mark Dillman, Dave Oberbeck, Jerry Jarosz, Nan Giese (Alternate), Arlene Kaatz (Alternate)
Location: Council Chambers at City Hall, 407 Grant Street
Date/Time: **Wednesday, March 15, 2023, at 4:00 p.m.**

AGENDA ITEMS FOR CONSIDERATION

1. Approve the minutes of the September 21, 2022, meeting.
2. Seeking a setback variance for field and court lighting poles at Wausau East High School, **located at 2606 N 18th St, 2607 N 18th St, and 1608 Brown St., Wausau.** Wausau School District 291.2908.194.0995, 291.2908.194.0947, 291.2908.193.0972.
3. Seeking a setback variance for field lighting poles at Wausau West High School, **located at 1300 N 10th Ave, Wausau.** Wausau School District 291.2907.233.0750
4. Adjournment

Committee Chairperson: Nancy Hoffmann

Questions regarding this agenda may be directed to the Division of Inspection and Zoning at 715.261.6780 or inspections@ci.wausau.wi.us

This notice was posted at City Hall and emailed to the Wausau Daily Herald Newsroom on 03.08.23 @ 1:00 PM

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 based on 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 to 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.

List of Others this Agenda was Distributed to: Wausau Daily Herald, WSD-Admin, Alderpersons, Mayor, City Attorney, City Clerk

BOARD OF ZONING APPEALS

Time and Date: Wednesday, September 21, 2022, at 4:00 p.m. in the 2nd Floor Board Room of Wausau City Hall
Members Present: Nancy Hoffmann, Mark Dillman, David Burke, Nan Giese (Alternate)
Members Absent: Dave Oberbeck, Jerry Jarosz, Nicholas Smith (Alternate)
Others Present: William Hebert

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

Nancy Hoffmann called the meeting to order at approximately 4:00 p.m. stating that a quorum was present.

Approve the minutes of the August 17, 2022, meeting.

Dillman motioned to approve the minutes of the August 17, 2022, meeting. Burke seconded, and the motion carried unanimously 4-0.

Hoffmann opened the public hearing.

Ron Aderholdt, Facility Manager People State Bank, seeking a street yard fence height variance from the maximum 4' to 6' for the back parking lot located at 505 and 509 S 21st Avenue.

Aderholdt stated in 2004 Peoples state Bank built the current building as well as the parking lot that is behind the Rstore. In the winter they get crowded with where they can put the snow. Concerned about the fence at the end of S 21st Avenue it has been pushed from clearing the snow. Wants to move the fence closer to the property line at 21st Avenue but the ordinance only allows a 4' high fence. If the existing 6 ft fence could be moved to the West about 8 feet, there would be more space to pile snow. They are not going to be parking any cars or removing any trees there.

Dillman questioned is there a requirement to have a fence because of zoning? Hebert stated that a fence or a landscape hedge is required by zoning code and helps with traffic control.

Giese questioned how close would the fence come to 21st Ave? Would that interfere with emergency vehicles? Aderholdt stated, it would be on the property line, which would put the fence 10-12ft off the edge of 21st Ave. The street does have a hammerhead for vehicles to turn around, which would be unaffected.

No other public comments

Hoffman closed the Public Hearing.

Hebert stated it's on a dead-end street, the only people that maybe affected would be the residence directly across from it and it is a good-looking fence. If they can save the trees, he doesn't see any harm in moving it.

Dillman motioned to approved Burke second motioned. Motion carried 4-0.

Adjournment

The meeting was adjourned at 4:15 pm.



STAFF REPORT

To: Zoning Board of Appeals

Prepared By: William Hebert, Chief Inspector/Zoning Administrator

Date: March 8, 2023

GENERAL INFORMATION

APPLICANT: Dr. Keith Hilts, Wausau School District

LOCATION: 2606 N 18th St, 2607 N 18th St, and 1608 Brown St

EXISTING ZONING: Institutional

PURPOSE: Add lighting for athletic fields and tennis courts

EXISTING LAND USE: High School

SIZE OF PARCEL: Approximately 120 acres for all three parcels

VARIANCE BEING REQUESTED: Setback variance for lighting poles.

SUMMARY OF REQUEST

The Wausau School District has proposed adding lighting several athletic fields and tennis courts at the East High School campus.

The campus was developed prior to the new zoning code. Part of the new zoning code that was adopted in 2020, requires that mounting heights for lighting poles "shall be no greater than one-fourth the distance to the nearest property line". A 50-foot-tall pole would need to be 200 feet from the property line to meet the ordinance requirement.

In your packet you will find plans showing the lighting pole height and distance to property lines. Many of the poles that are being proposed are in compliance with the zoning code. Poles that need a variance are clouded around and show pole height and distance to property lines. Also, photometric lighting plans have been included showing that no light spillage will occur over the property lines.

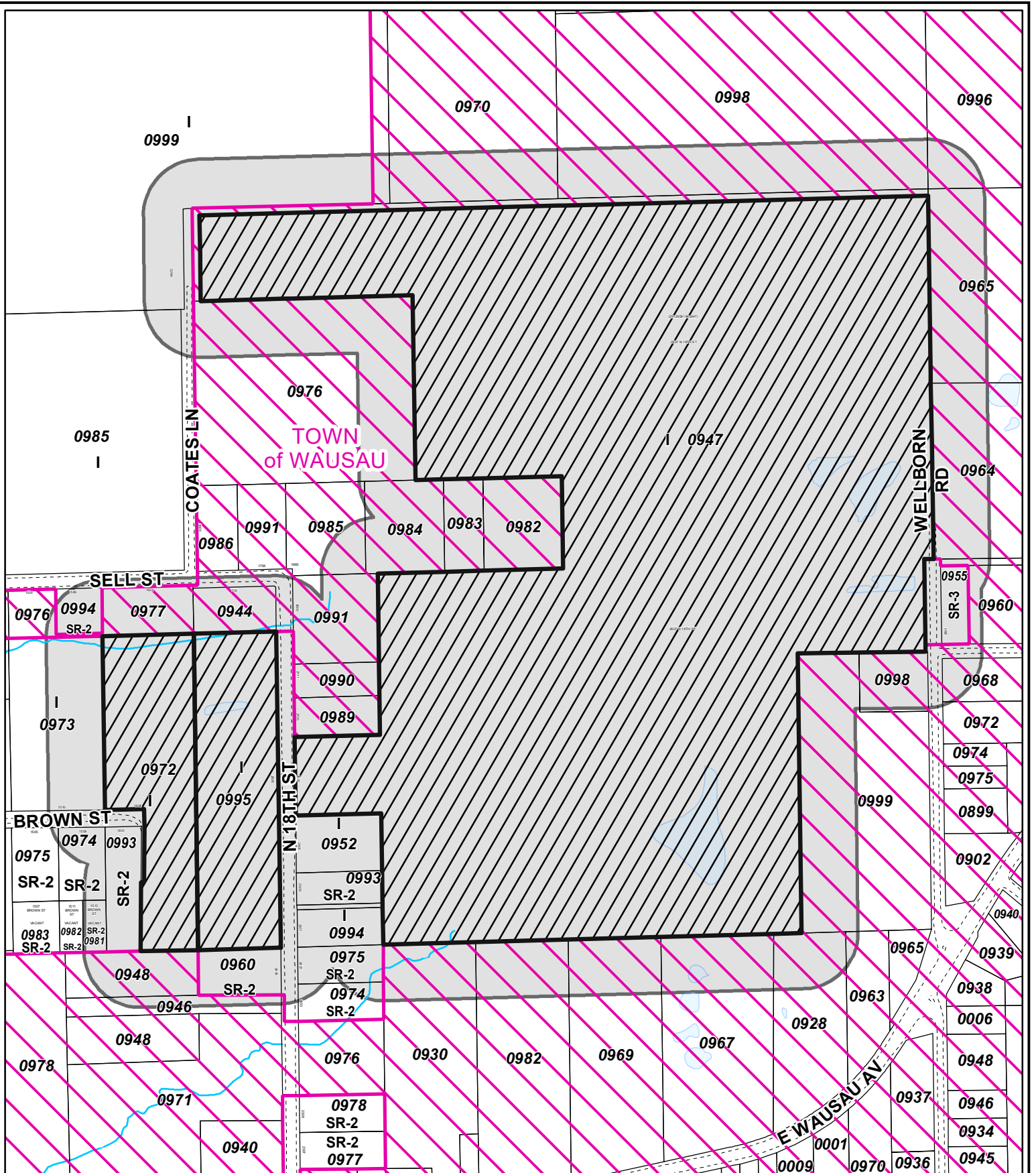
ANALYSIS


The campus, athletic fields, and tennis courts were all developed prior to the new zoning code being adopted in 2020. The previous code was silent on pole height and setbacks.

These proposed plans seem to be carefully thought out. Engineered lighting plans have been developed to cut off any light spillage at the property line. The softball and baseball fields have no neighbors close to the fields. The multi-purpose field also has limited neighbors that are impacted. Finally, the tennis court lights are proposed to be placed closer to the property line and public street. This will limit any adverse impact to neighbors on Brown St.

POSSIBLE ACTION

- Approve as proposed.
- Approve with amendments.
- Deny



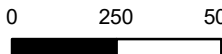


Map Date: March 7, 2023

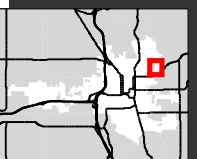
City of Wausau


Marathon County Wisconsin


0 250 500 Feet



Map Location



 Area of Interest

 200ft Buffer

ZONING BOARD OF APPEALS

STATE OF WISCONSIN

MARATHON COUNTY

CITY OF WAUSAU

ZONING BOARD OF APPEALS APPLICATION / ACCEPTANCE FORM

KEY #: _____

PROPERTY ADDRESS: _____

OWNER/AGENT: _____ PHONE #: _____

MAILING ADDRESS: _____ EMAIL: _____

CITY: _____ STATE: _____ ZIP: _____

VARIANCE STANDARDS

State law sets three standards for granting a zoning variance. Applicants must provide evidence to the Zoning Board that their situation meets **all three of the required standards** in order for a variance to be granted.

- Unnecessary Hardship:** Application of the zoning ordinance to a site must cause unnecessary hardship in order for a variance to be granted. The legal standard of unnecessary hardship requires that the property owner demonstrate that compliance would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome.

Are you denied reasonable use of the property?	Yes: _____	No: _____
Is your hardship self-imposed?	No: _____	Yes: _____
Is your loss or hardship profit driven?	No: _____	Yes: _____
Would a hardship exist in the absence of the code?	No: _____	Yes: _____
Did the parcel pre-exist the code requirement?	Yes: _____	No: _____

The hardship or difficulty shall be peculiar to the subject property and different from that of other properties, and not one which affects all properties similarly. Describe your specific hardship:

Such a hardship or difficulty shall have arisen because of the unusual shape of the original parcel, unusual topography, or elevation. Describe your specific hardship:

Prove why the parcel is not economically suitable for a permitted use, or will not accommodate a structure of reasonable design for a permitted use, if all area, yard, green space, setback, etc., requirements are observed:

2. **Unique Property Limitations:** Proof of unnecessary hardship includes the burden of proving "uniqueness". Describe the unique physical characteristics of the subject property that prevent you from developing in compliance with the zoning ordinance:

3. **Public Interest:** Describe why the grant of a variance is in the public's interest and why this is the minimum relief necessary for you to have reasonable use of your property:

___ Attach a scale map of the subject property showing all lands for which the variance is proposed.

___ Attach a map showing the general location of the subject property within the City.

___ Attach a written description of the proposed variance, describing which of the authorized variances is being requested.

REGARDING: _____ SUBMITTED ON: _____

ZONING ADMINISTRATOR REVIEW: Date: _____ Application: Complete / Incomplete

WILLIAM D. HEBERT, ZONING ADMINISTRATOR

Notes:



WAUSAU SCHOOL DISTRICT

Longfellow Administration Center

415 Seymour Street • P.O. Box 359 • Wausau, Wisconsin 54402-0359 • 715-261-0500 • www.wausauschools.org

Dr. Keith W. Hilts, Superintendent of Schools

February 28, 2023

**To: William Hebert
Zoning Administrator
City of Wausau**

**From: Dr. Keith Hilts
Superintendent
Wausau School District**

Subject: Variance for Athletic Lighting at East High School

Dear Mr. Hebert,

This cover letter is included in addition to the City of Wausau variance form and supporting documentation for the above subject.

In 2022, the Wausau School District successfully passed a bond referendum, which included the addition of lighting to varsity athletic fields to enable students and community use in the evening.

The Wausau School District is requesting a variance from City Code of Ordinance Article VI – Performance Standards, 23.06.20 Exterior Lighting Standards, section (7)(b) which states, “The mounting heights for light fixtures shall be no greater than one-fourth the distance to the nearest property line from where the light fixture is located.”

Many of the intended athletic fields/tennis courts are located close to property lines and the light pole heights required for proper light levels would be in violation of the aforementioned Ordinance limits.

Due to the unique layout of the fields/tennis courts in relation to streets, parking, and infrastructure, the District does not have the funds or means to relocate the fields to comply.

Our athletic fields/tennis courts have been in existence in their location for 20 years and the subject of lighting for the fields was made a reality last year with the passing of the referendum by the community.

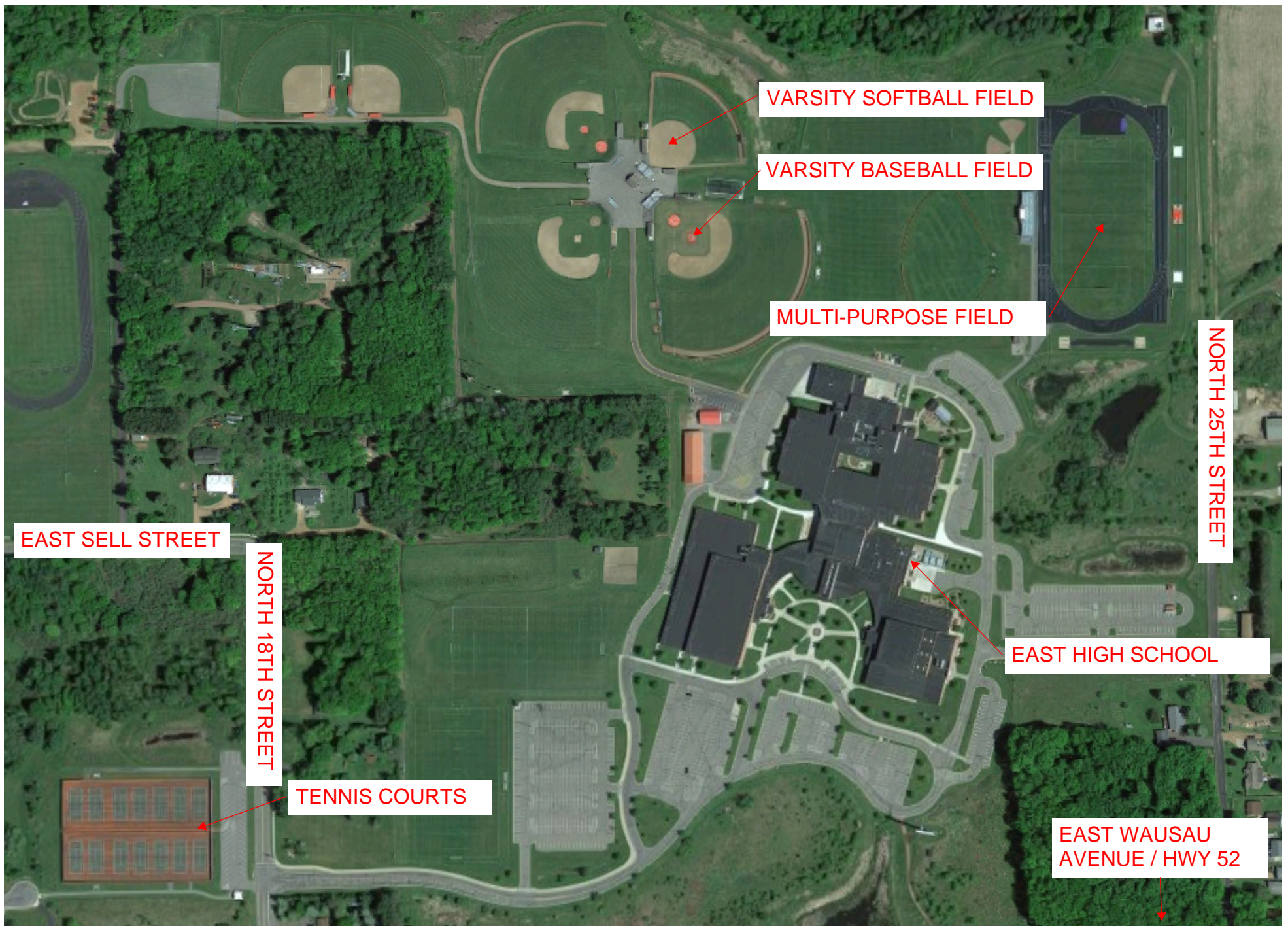
We appreciate your time and consideration to approve the requested variance. Please contact me at either khilts@wausauschools.org or 763-248-4214 with any questions.

Thank you,

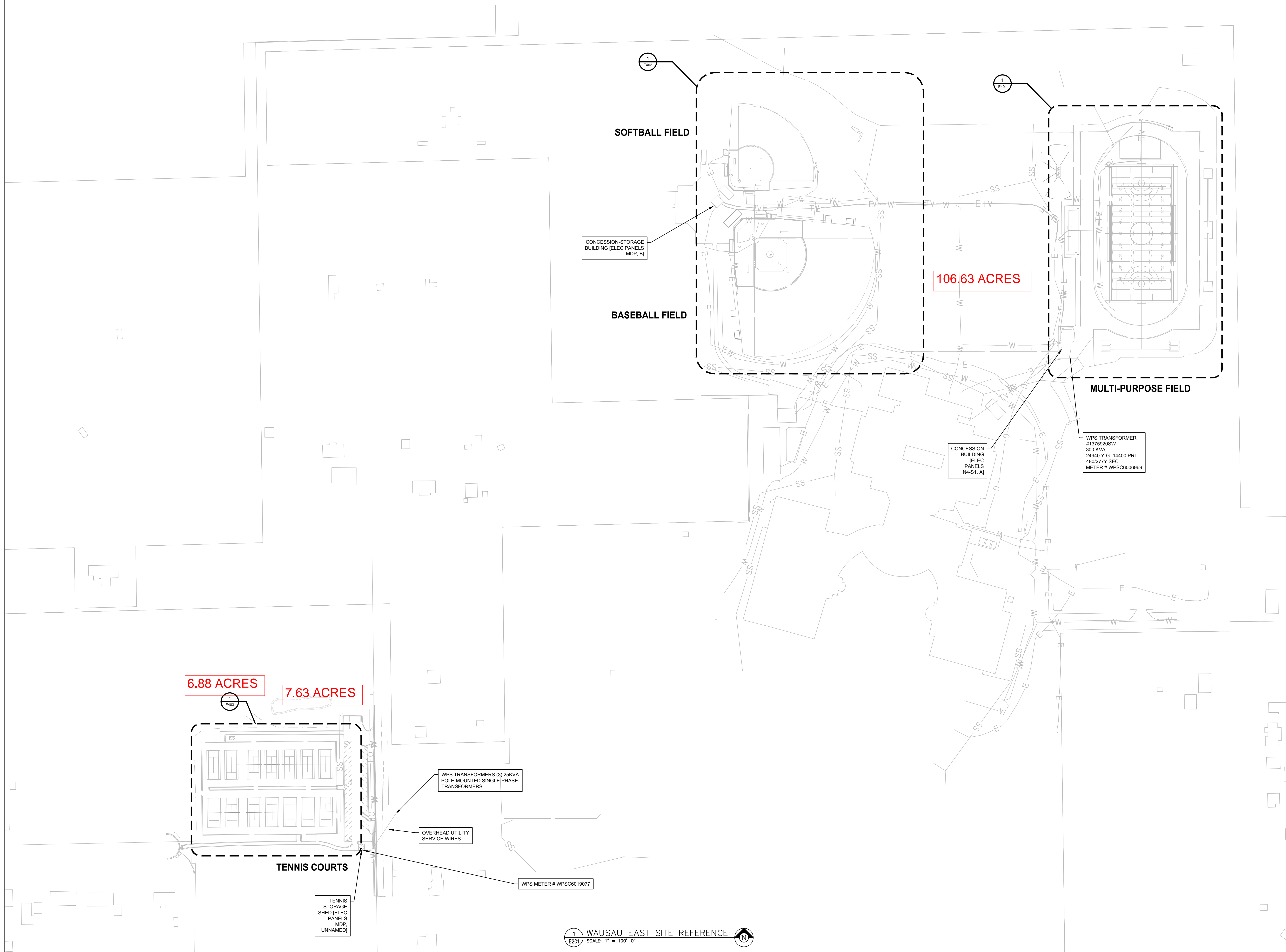
Dr. Keith Hilts
Superintendent

Attachments: Variance Form, Plans, Map
CC: Nexus Solutions

It is the mission of the Wausau School District to advance student learning, achievement, and success.



MAP OF EAST HIGH SCHOOL FIELDS WITHIN CITY



WAUSAU SCHOOL DISTRICT
EAST HS AND WEST HS
ATHLETICS PHASE 1
BID PACKAGE 5

EAST HS, 2607 N. 18TH ST, WAUSAU, WI 54403
WEST HS, 1200 W WAUSAU AVE, WAUSAU, WI 54401

Date	Revision Description
02/17/2023	Bid Documents

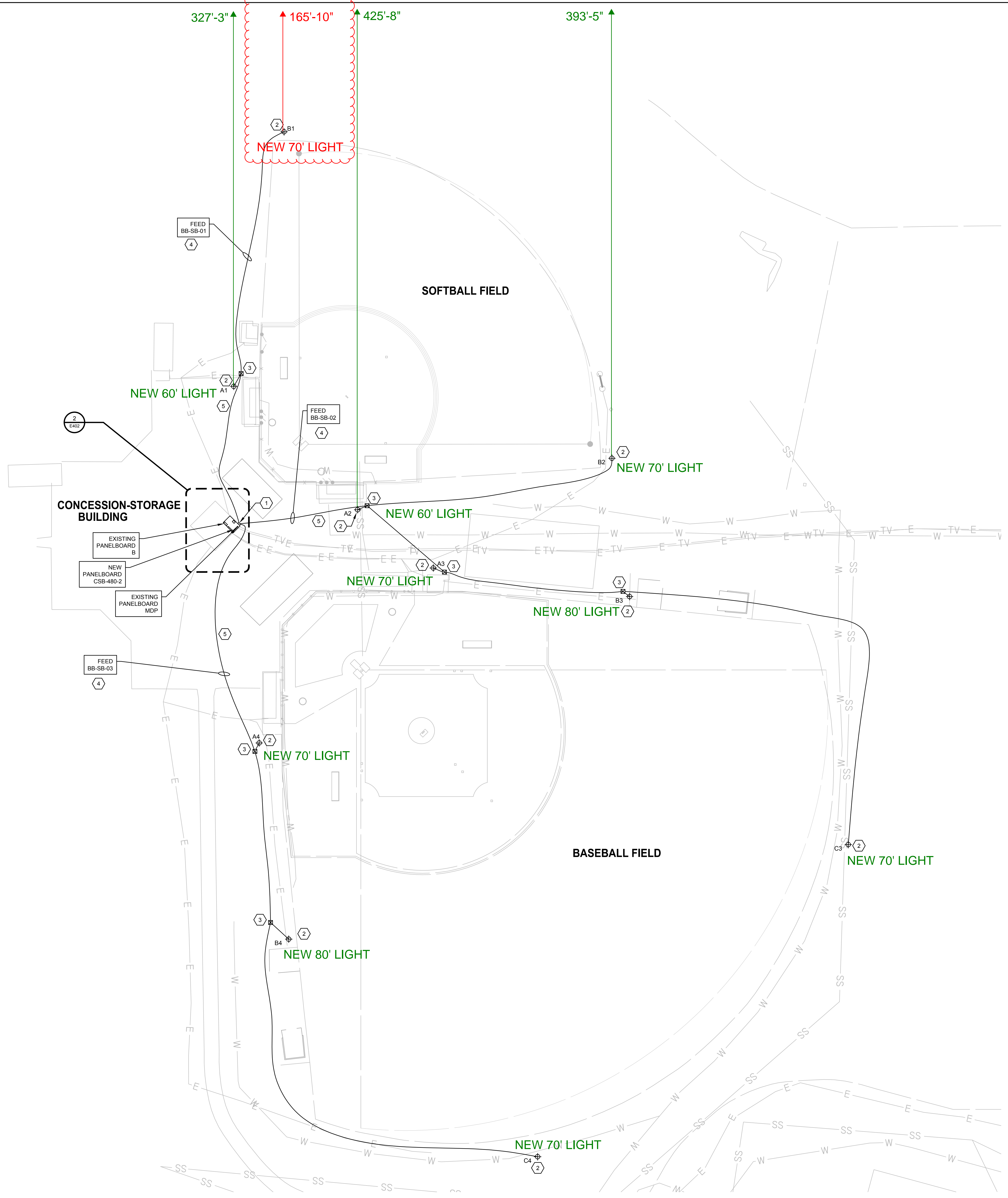
BID DOCUMENTS

DATE	PROJECT #
02-17-2023	W19-CW3-612
DRAWN BY SK	CHECKED BY LZ

DRAWING TITLE
WAUSAU EAST SITE REFERENCE

DRAWING NUMBER
E201

Nexus Solutions, LLC



1 WAUSAU EAST BASEBALL AND SOFTBALL FIELD PLAN
 E402 SCALE: 1" = 30'-0"

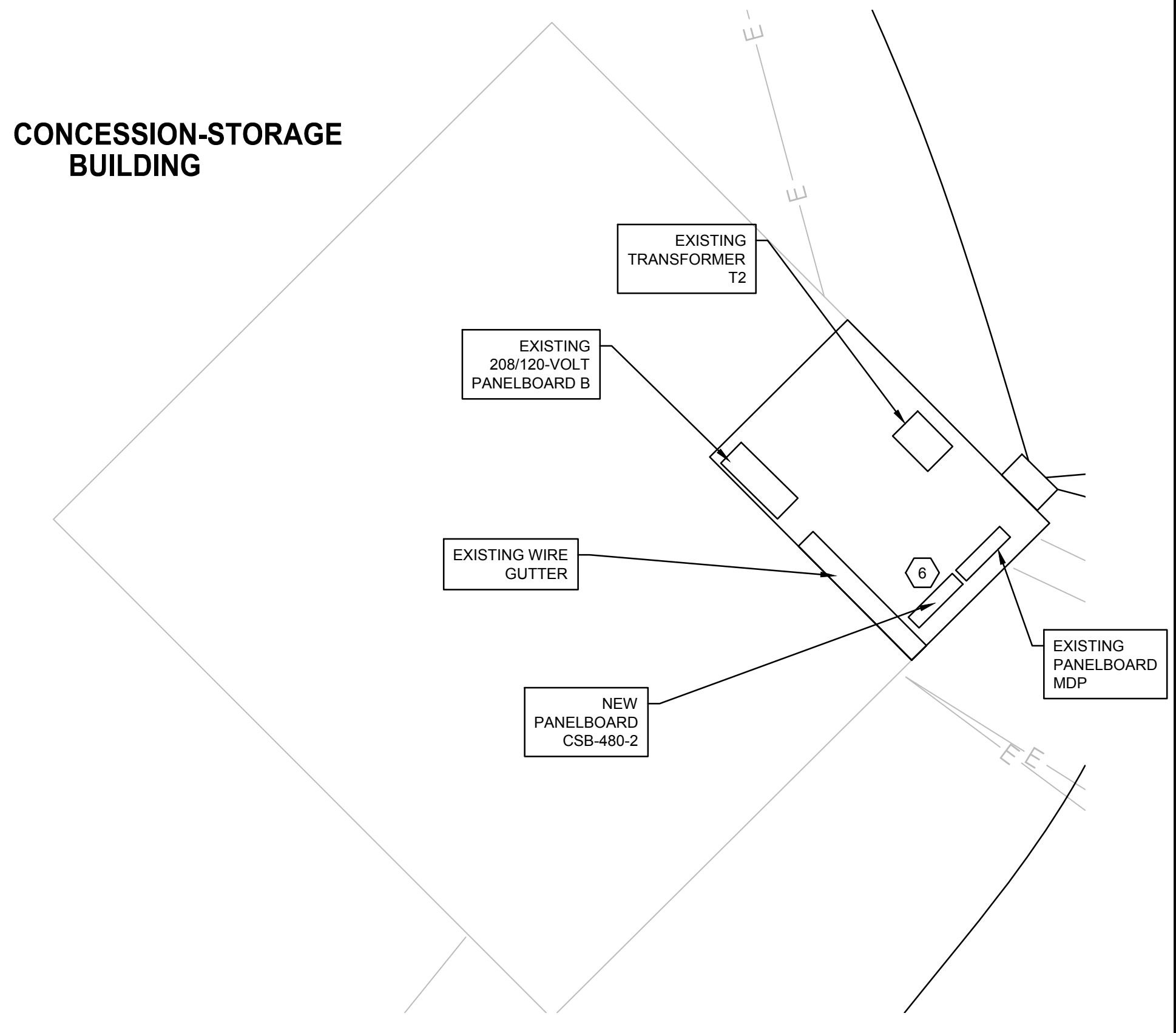
KEYNOTES (THIS SHEET)

1. FIELD LIGHTING CONTROL AND MONITORING CABINET.
2. FIELD LIGHTING PRECAST POLE BASE AND LIGHT POLE.
3. PROVIDE IN-GRADE PULLBOX PER SPECIFICATIONS AND DETAILS. FINAL LOCATION MAY BE ADJUSTED SLIGHTLY AS REQUIRED.
4. PROVIDE RACEWAYS AND CIRCUITS TO POLES AND LUMINAIRES. REFER TO ELECTRICAL SYSTEM RISER AND ONE-LINE DIAGRAM.
5. SAW-CUT AND REPAIR BLACKTOP SURFACE FOR PAVED AREAS.
6. PROVIDE NEW PANELBOARD PER ONE-LINE DIAGRAM AND SPECIFICATIONS. PROVIDE STANDOFF STRUTS TO ENSURE FACE IS FLUSH WITH ADJACENT PANEL MDP.

NOTES

1. RECORD DRAWINGS SHOW THE PRESENCE OF 2" SPARE UNUSED CONDUITS FEEDING OUT OF THE CONCESSION-STORAGE BUILDING ELECTRICAL ROOM. CONDUITS TERMINATING TO A WIRE TROUGH IN THE ELECTRICAL ROOM ARE VISIBLE BUT THE ROUTES OF THE RACEWAYS HAVE NOT BEEN VERIFIED. IN THE EVENT THAT CONTRACTOR FINDS THAT THESE RACEWAYS TAKE USEFUL ROUTES, THEY MAY BE USED FOR THE FIELD LIGHTING SYSTEM CONDUCTORS. IF THESE RACEWAYS ARE LOCATED BY CONTRACTOR AND ARE USEABLE, CONTRACTOR WILL BE REQUIRED TO INTERCEPT THE RACEWAYS FOR THE INSTALLATION OF PULL / JUNCTION BOXES AS SHOWN. DISCLOSE AND REPORT ALL PLAN DEVIATIONS PRIOR TO INSTALLATION WITH ENGINEER AND OWNER'S CONSTRUCTION REPRESENTATIVE.

CONCESSION-STORAGE BUILDING



2 WAUSAU EAST CONCESSIONS / STORAGE BUILDING
 E402 SCALE: 1/4" = 1'-0"

NEXUS SOLUTIONS
 MADISON, WI
 MILWAUKEE, WI
 MAPLE GROVE, MN

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 500 N. 3RD ST.
 WAUSAU, WI 54983
 WWW.CLARKDIETZ.COM

WAUSAU SCHOOL DISTRICT
 EAST HS AND WEST HS
 ATHLETICS PHASE 1
 BID PACKAGE 5

EAST HS, 2607 N. 18TH ST., WAUSAU, WI 54403
 WEST HS, 1200 W WAUSAU AVE, WAUSAU, WI 54401

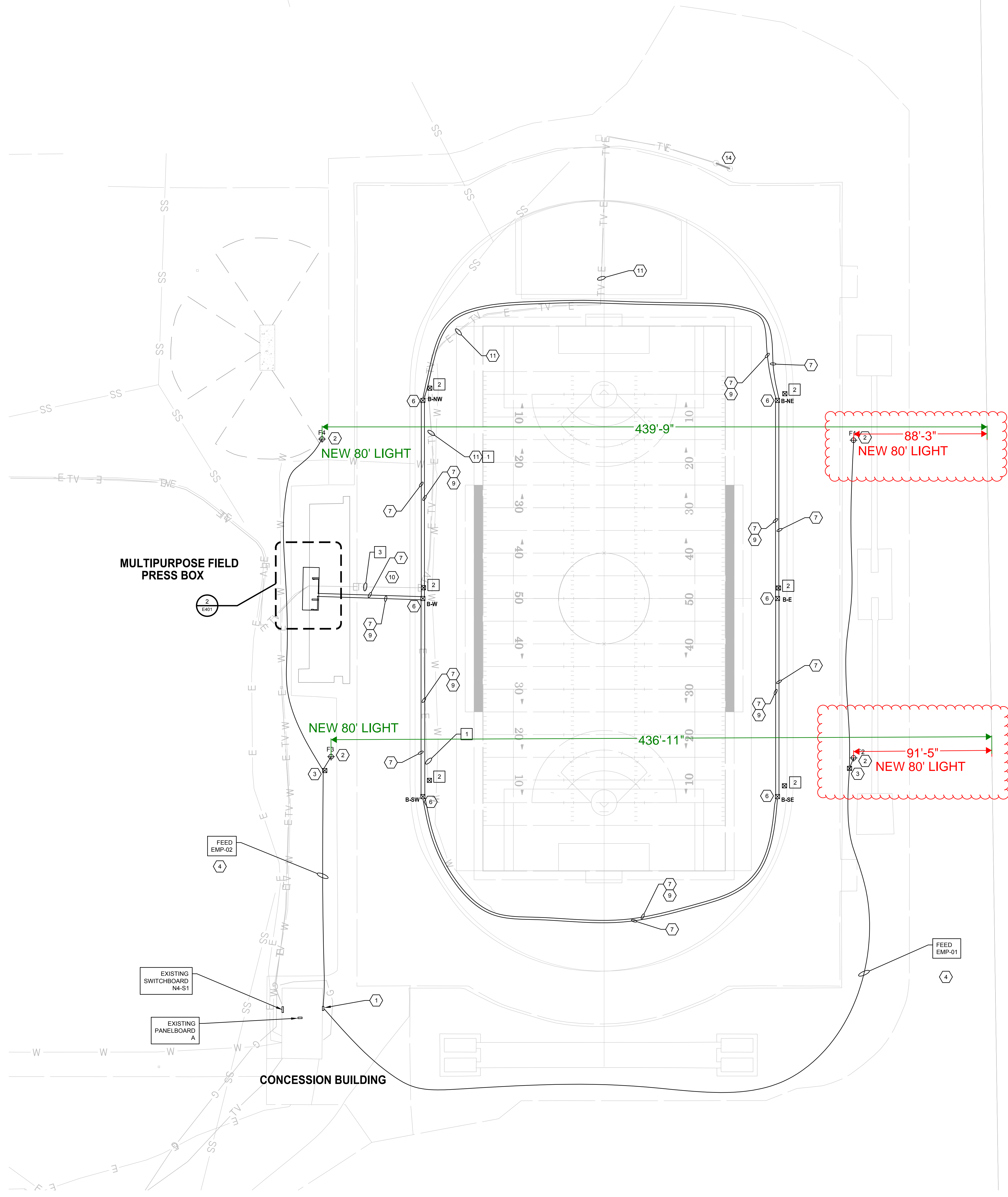
Date	Revision Description
02/17/2023	Bid Documents

BID DOCUMENTS

DATE	02-17-2023	PROJECT #	W19-CW3-612
DRAWN BY	SK	CHECKED BY	LZ

DRAWING TITLE
 WAUSAU EAST
 BASEBALL AND
 SOFTBALL FIELD
 PLAN
 DRAWING NUMBER
E402

Nexus Solutions, LLC



1 WAUSAU EAST MULTI-PURPOSE FIELD PLAN
E401 SCALE: 1" = 30'-0"

KEYNOTES (THIS SHEET)

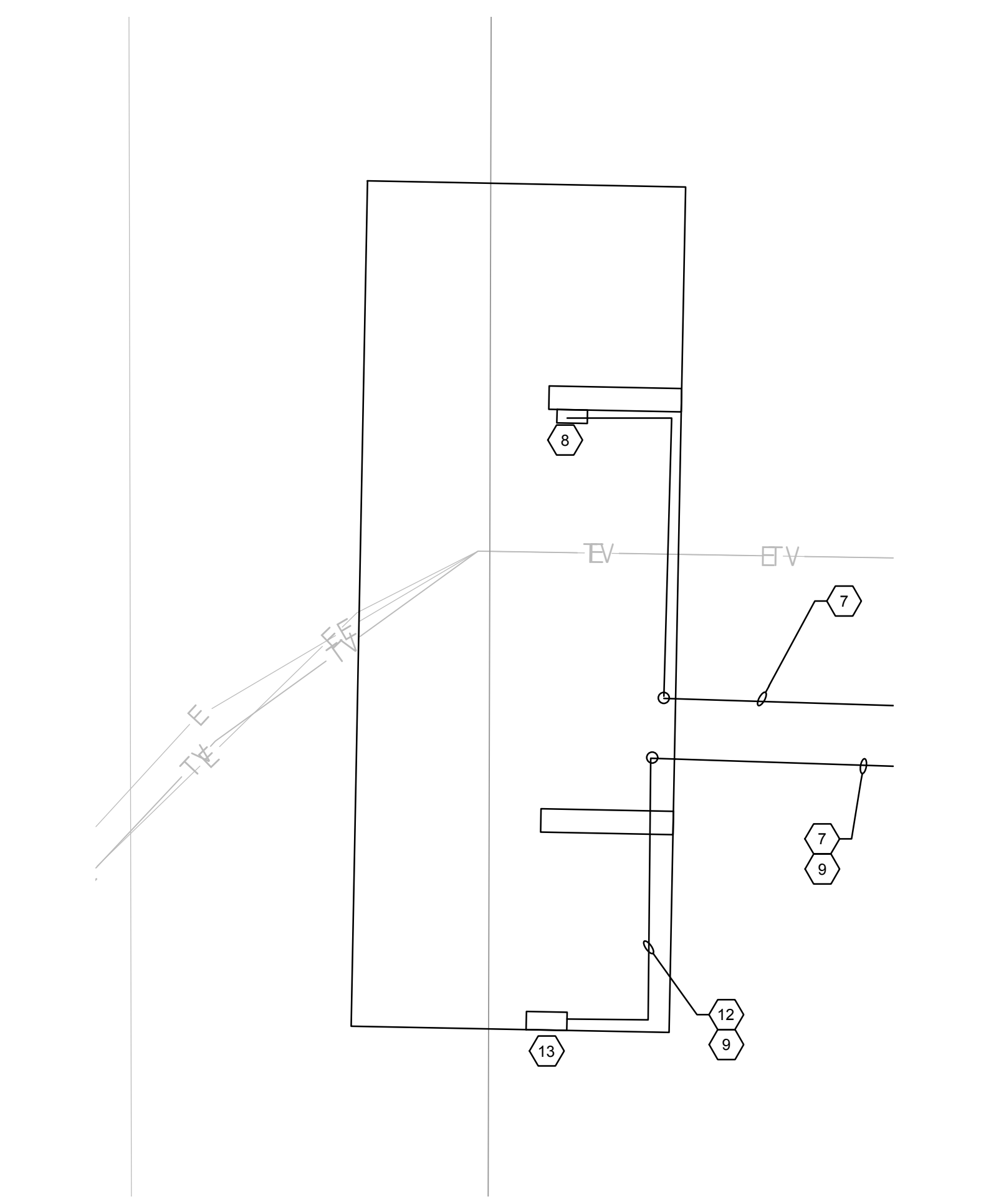
1. FIELD LIGHTING CONTROL AND MONITORING CABINET.
2. FIELD LIGHTING PRECAST POLE BASE AND LIGHT POLE.
3. PROVIDE IN-GRADE PULLBOX PER SPECIFICATIONS AND DETAILS. FINAL LOCATION MAY BE ADJUSTED SLIGHTLY AS REQUIRED.
4. PROVIDE RACEWAYS AND CIRCUITS TO POLES AND LUMINAIRES. REFER TO ELECTRICAL SYSTEM RISER AND ONE-LINE DIAGRAM.
5. SAW-CUT AND REPAIR BLACKTOP SURFACE FOR PAVED AREAS.
6. PROVIDE SPORTSFIELD SPECIALTIES CBT1830 ELECTRICAL AND TELECOMMUNICATIONS IN-GRADE BOX. COORDINATE ELEVATION AND INSTALLATION SEQUENCINGS WITH TURF INSTALLER.
7. PROVIDE UNDERGROUND 1-1/2" PVC SCH 40 RACEWAY, RISERS, SWEEPS, AND EXPOSED PORTIONS SHALL BE SCH 80.
8. LOCATION OF EXISTING NETWORK EQUIPMENT.
9. PROVIDE ELECTRICAL CIRCUIT AS SHOWN IN ONE-LINE DIAGRAM. EACH 20-AMP CIRCUIT SHALL FEED THREE (3) OF THE BOXES.
10. THE TRACK AREA SHALL NOT BE DISTURBED BY UNDERGROUND WORK. PROVIDE DIRECTIONAL DRILLING FOR ANY CABLES OR CONDUITS INSTALLED BENEATH THE TRACK AREA.
11. RELOCATE BURIED ELECTRICAL CIRCUIT, BOXES/RACEWAY, AND COMMUNICATIONS LINE SERVING THE SCOREBOARD AS REQUIRED FOR TURF REPLACEMENT. POWER AND COMMUNICATIONS FOR SCOREBOARD MAY CURRENTLY BE ROUTED THROUGH EXISTING BOXES TO BE DEMOED. PROVIDE NEW CONDUCTORS, CABLING, RACEWAY, BOXES AS REQUIRED.
12. ELECTRICAL CIRCUIT CONDUIT MAY TRANSITION TO 3/4" EMT UPON REACHING INTERIOR OF PRESSBOX.
13. EXISTING ELECTRICAL PANELBOARD "PRESS BOX 208V" IS A CUTLER-HAMMER 208/120V 3-PHASE, 100-AMP BUS. PROVIDE BRANCH CIRCUIT BREAKERS FOR THE TWO ELECTRICAL CIRCUITS AS SHOWN FOR THE ELECTRICAL / COMMUNICATIONS BOXES.
14. LOCATION OF EXISTING SCOREBOARD.

DEMO NOTES

1. DEMO CONDUIT AND CONDUITS TO EXISTING FIELD BOX. REMOVE TO SOURCE. NOTE: POWER AND COMMUNICATIONS TO THE SCOREBOARD WILL NEED TO REMAIN OR BE REROUTED. SEE KEYNOTE 11.
2. DEMO EXISTING IN-GRADE ELECTRICAL BOX.
3. DEMO EXISTING CONDUITS FOR FIELD BOXES TO SOURCE. CONDUIT UNDER TRACK AREA CAN BE ABANDONED IN PLACE. NOTE: POWER AND COMMUNICATIONS TO THE SCOREBOARD WILL NEED TO REMAIN OR BE REROUTED. SEE KEYNOTE 11.

NOTES

1. POWER CONDUITS AND CONDUITS FOR FUTURE TELECOM MAY SHARE A COMMON TRENCH BUT EACH CONDUIT MUST HAVE ITS OWN DEDICATED TRACER WIRE INSTALLED.

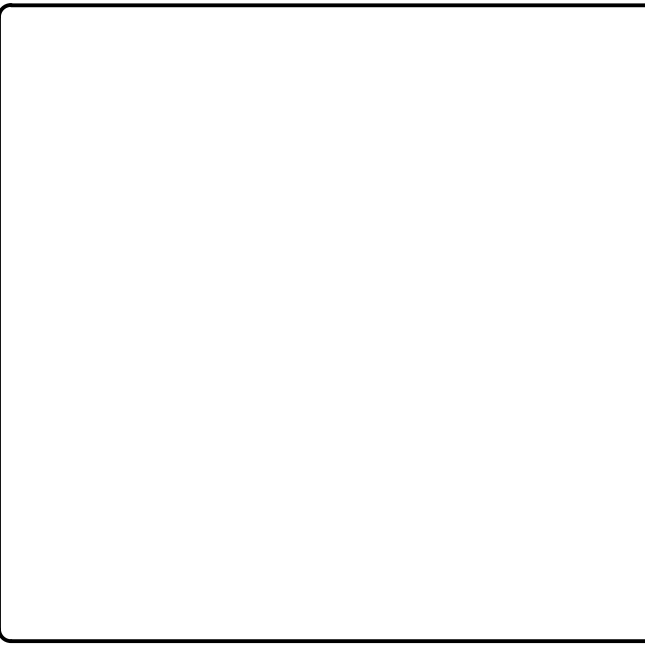


2 WAUSAU EAST MULTI-PURPOSE FIELD PRESS BOX PLAN
E401 SCALE: 1/4" = 1'-0"

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WAUSAU SCHOOL DISTRICT
EAST HS AND WEST HS
ATHLETICS PHASE 1
BID PACKAGE 5

EAST HS, 2607 N. 18TH ST., WAUSAU, WI 54403
WEST HS, 1200 W WAUSAU AVE, WAUSAU, WI 54401

Date	Revision Description
02/17/2023	Bid Documents

BID DOCUMENTS

DATE	PROJECT #	DRAWN BY	CHECKED BY
02-17-2023	W19-CW3-612	SK	LZ

DRAWING TITLE

WAUSAU EAST MULTI-PURPOSE FIELD PLAN
DRAWING NUMBER
E401

Nexus Solutions, LLC

Wausau East Athletic Complex

Wausau, WI, USA

GRID SUMMARY

Name: **Blanket Grid**
 Spacing: 30.0' x 30.0'
 Height: 3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

Entire Grid

Scan Average: **8.83**

Maximum: 64

Minimum: 0

Avg / Min: -

Max / Min: -

No. of Points: 1870

LUMINAIRE INFORMATION

Applied Circuits: A, B, C, D

No. of Luminaires: **109**

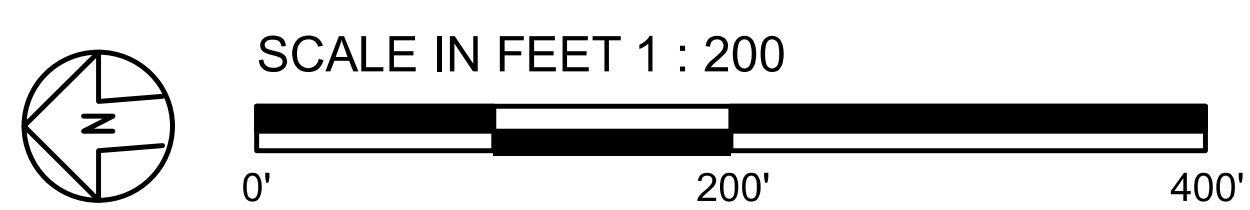
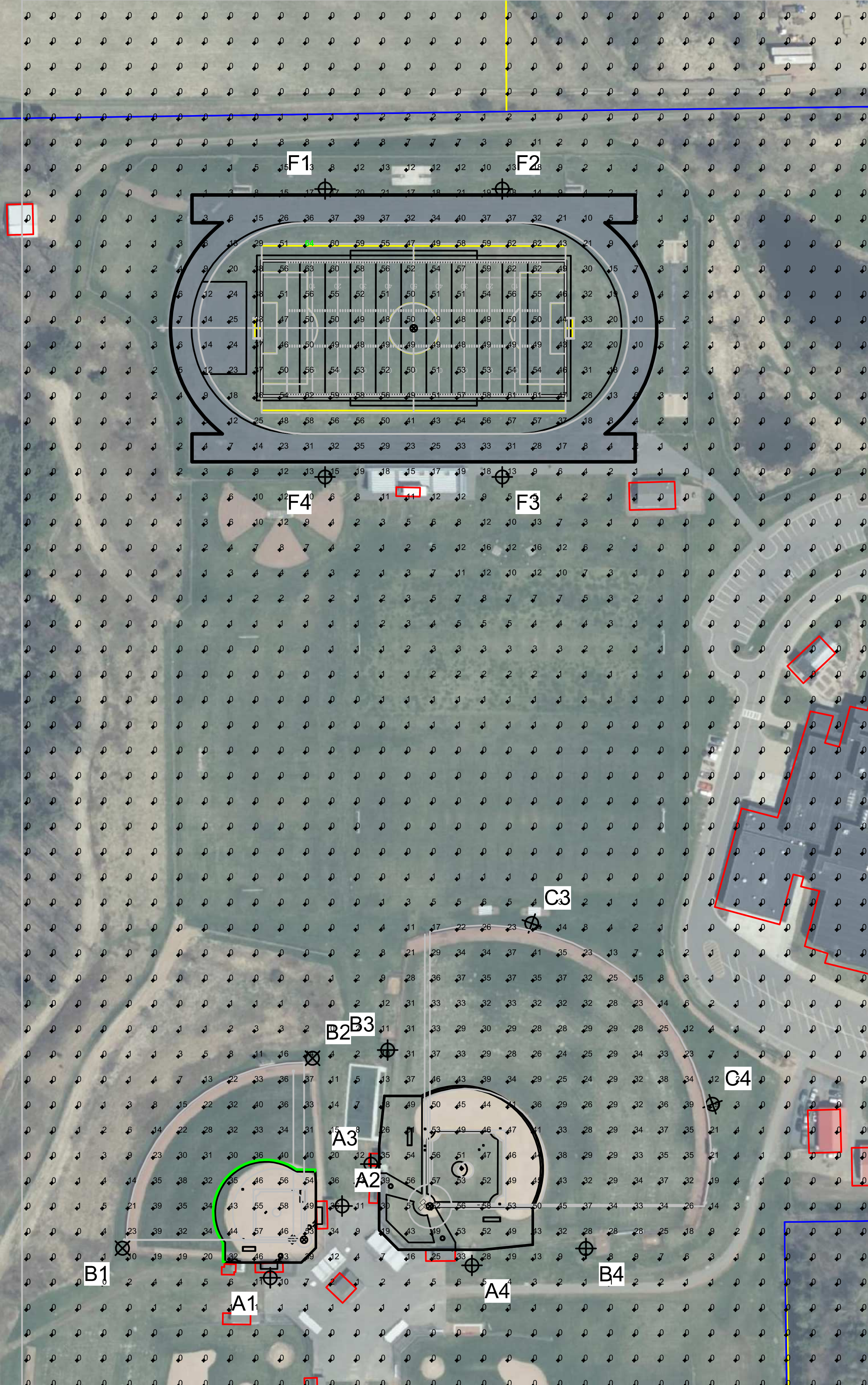
Total Load: 127.81 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



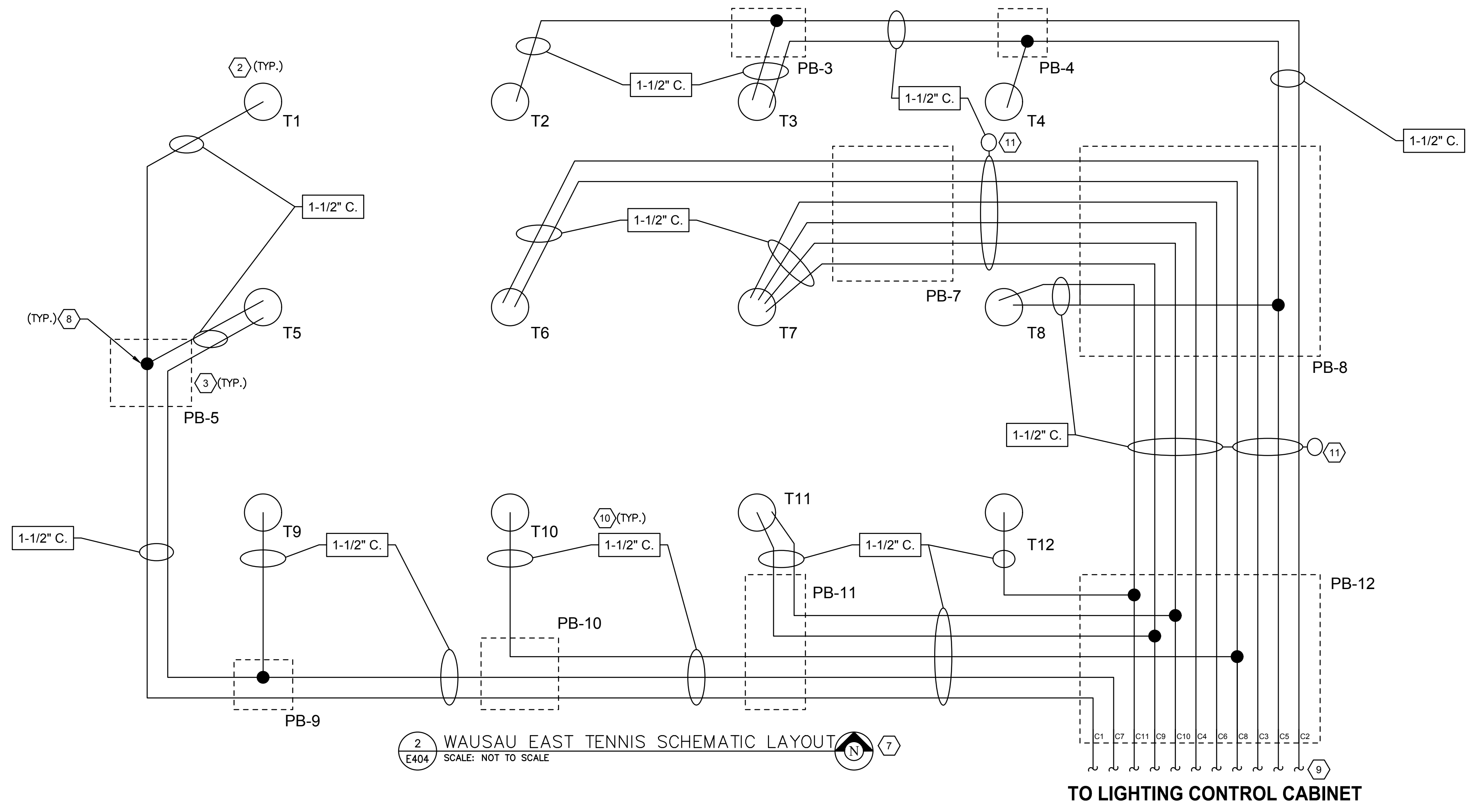
Pole location(s) + dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN By: Connor Ramstead · File #222902DR1_FB_BB_SB · 28-Feb-23



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ILLUMINATION SUMMARY



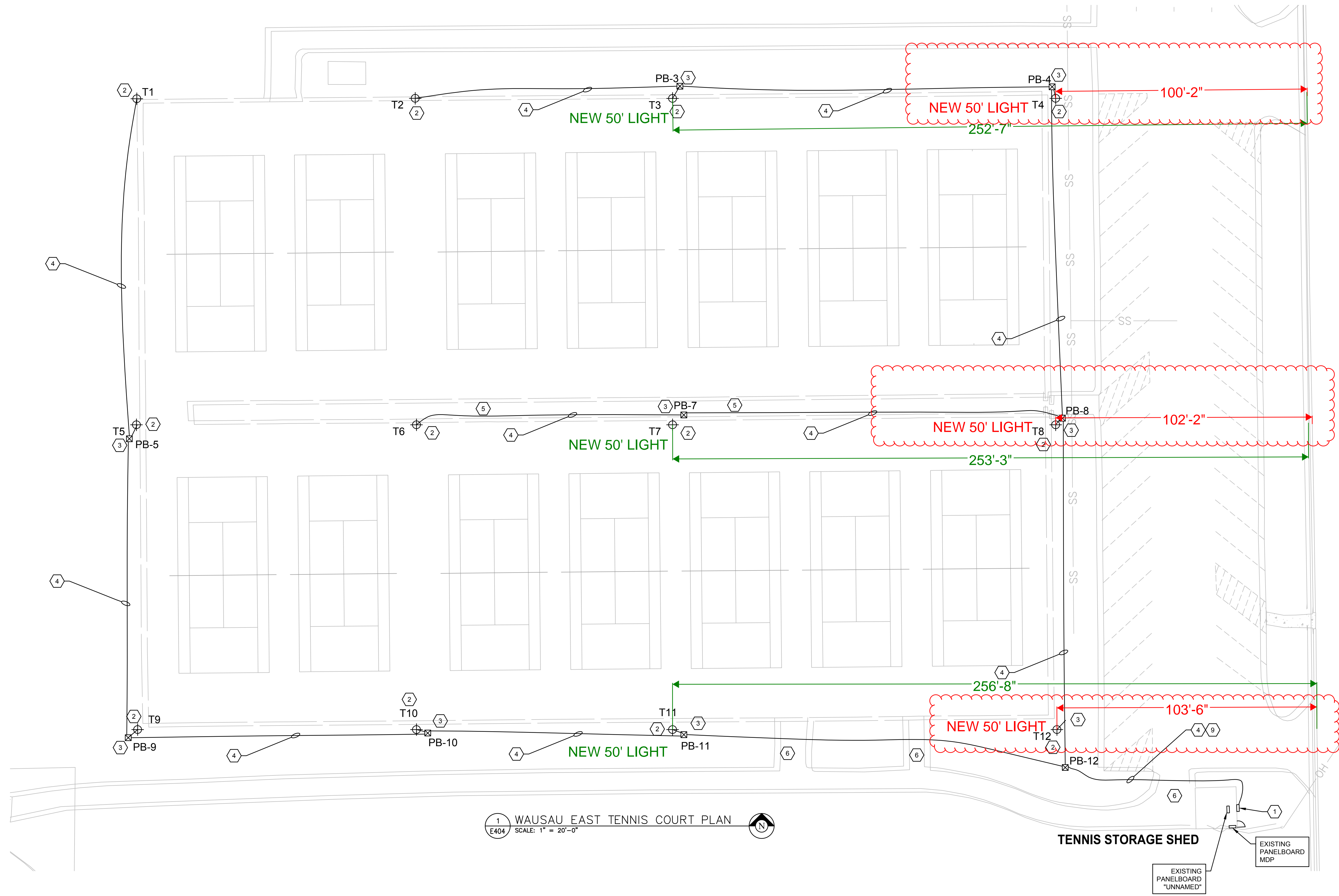
KEYNOTES (THIS SHEET)

1. FIELD LIGHTING CONTROL AND MONITORING CABINET. PROVIDE OUTDOOR-RATED WIRING TROUGH BELOW CABINETS FOR SEPARATING POLE CIRCUITS.
2. FIELD LIGHTING PRECAST POLE BASE AND LIGHT POLE.
3. PROVIDE IN-GRADE PULLBOX PER SPECIFICATIONS AND DETAILS. FINAL LOCATION MAY BE ADJUSTED SLIGHTLY AS REQUIRED.
4. PROVIDE RACEWAYS AND CIRCUITS TO POLES AND LUMINAIRES. APPROXIMATE PATHWAY SHOWN. REFER TO ELECTRICAL SYSTEM RISER AND ONE-LINE DIAGRAM. THE LINE SEGMENTS SHOWN ON TENNIS COURT PLAN MAY REPRESENT MORE THAN ONE RACEWAY - REFER TO ONE-LINE DIAGRAM AND SCHEMATIC DIAGRAM FOR MORE INFORMATION.
5. SAW-CUT AND REPAIR TENNIS COURT SURFACE FOR PAVED AREAS. CONTRACTOR IS REQUIRED TO CONSULT WITH FRED KOLKMAN AT TENNIS SPORTS SURFACES, LLC FOR INSTRUCTIONS ON HOW TO REPAIR THE SURFACE. CONTRACTOR HAS THE OPTION TO SUBCONTRACT THE REPAIR TO ANY CERTIFIED PROFESSIONAL TENNIS COURT CONSTRUCTION COMPANY. PRESENT PLAN OF REPAIR TO OWNER AND ENGINEER PRIOR TO REPAIR WORK.
6. SAW-CUT AND REPAIR BLACKTOP SURFACE FOR PAVED AREAS.
7. NOTE THAT EACH SCHEMATIC LINE IN THIS DETAIL REPRESENTS 3 PHASE WIRES + EGC. REFER TO CONDUCTOR SCHEDULE FOR SIZES.
8. PROVIDE IRREVERSIBLE COMPRESSION SPLICE WITH HEAT SHRINK INSULATION. SPLICE KIT SHALL BE LISTED FOR WET LOCATIONS / DIRECT BURIAL APPLICATIONS.
9. PROVIDE (1) SPARE 1-1/2" RACEWAY FROM LIGHTING CONTROL AND MONITORING CABINET TO PB-12. MATCH CONDUIT TYPE USED FOR CONDUCTORS.
10. PROVIDE RACEWAY PER CONDUIT AND CONDUCTOR SCHEDULE IN THE SIZE SHOWN. NO MORE THAN 18 CURRENT-CARRYING CONDUCTORS PER RACEWAY.
11. PROVIDE (1) SPARE 1-1/2" RACEWAY BETWEEN PULLBOXES AS SHOWN. MATCH CONDUIT TYPE USED FOR CONDUCTORS.

NEXUS SOLUTIONS
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 MILWAUKEE, WI
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WAUSAU SCHOOL DISTRICT
 EAST HS AND WEST HS
 ATHLETICS PHASE 1
 BID PACKAGE 5

EAST HS, 2607 N. 18TH ST., WAUSAU, WI 54403
 WEST HS, 1200 W WAUSAU AVE, WAUSAU, WI 54401

Date	Revision Description
02/17/2023	Bid Documents

BID DOCUMENTS

DATE	BY	PROJECT #	CHECKED BY
02-17-2023	SK	W19-CW3-612	LZ

DRAWING TITLE
WAUSAU EAST TENNIS COURT PLAN
 DRAWING NUMBER
E403

Nexus Solutions, LLC

Wausau East Athletic Complex

Wausau, WI, USA

GRID SUMMARY	
Name:	Blanket Grid
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

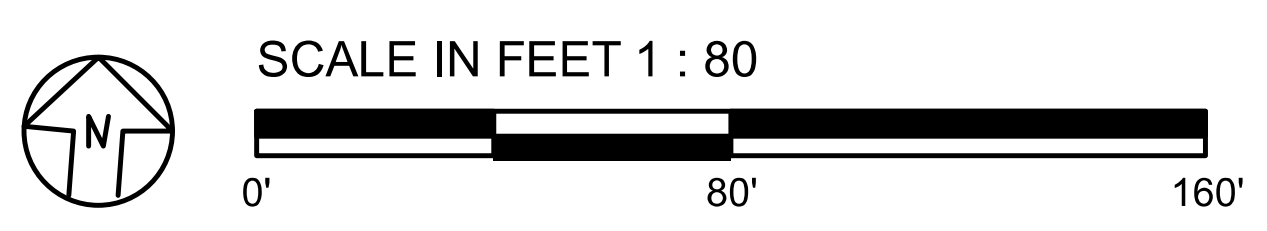
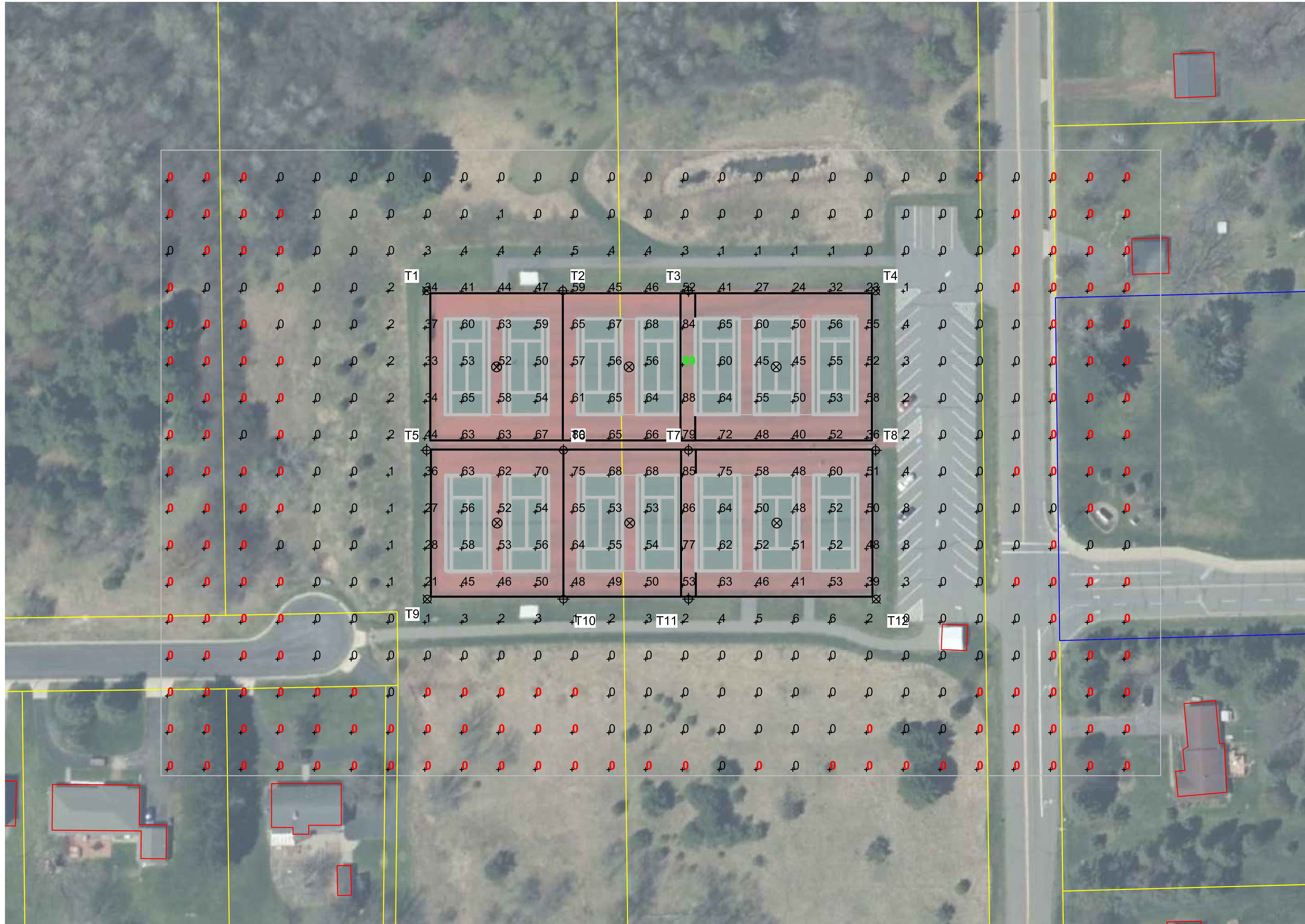
ILLUMINATION SUMMARY	
MAINTAINED HORIZONTAL FOOTCANDLES	
Entire Grid	
Scan Average:	14.20
Maximum:	89
Minimum:	0
No. of Points:	459
LUMINAIRE INFORMATION	
Applied Circuits:	D, E, F, G
No. of Luminaires:	56
Total Load:	51.6 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



Pole location(s) + dimensions are relative to 0,0 reference point(s) ⊗





STAFF REPORT

To: Zoning Board of Appeals

Prepared By: William Hebert, Chief Inspector/Zoning Administrator

Date: March 8, 2023

GENERAL INFORMATION

APPLICANT: Dr. Keith Hilts, Wausau School District

LOCATION: 1300 N. 10th Ave.

EXISTING ZONING: Institutional

PURPOSE: Add lighting for varsity baseball and softball fields

EXISTING LAND USE: High School

SIZE OF PARCEL: Approximately 25 acres for the athletic field parcel.

VARIANCE BEING REQUESTED: Setback variance for lighting poles.

SUMMARY OF REQUEST

The Wausau School District has proposed adding lighting to the varsity baseball and softball fields at the West High School Campus.

The campus was developed prior to the new zoning code. Part of the new zoning code that was adopted in 2020, requires that mounting heights for lighting poles “shall be no greater than one-fourth the distance of the nearest property line.” For example, a 50-foot-tall pole would need to be 200 feet from the property line to meet the ordinance requirement.

In your packet you will find plans showing the lighting pole height and distance to property lines. Poles that need a variance are clouded around and show pole height and distance to property lines. Also, photometric lighting plans have been included showing that no light spillage will occur over the property lines.

ANALYSIS

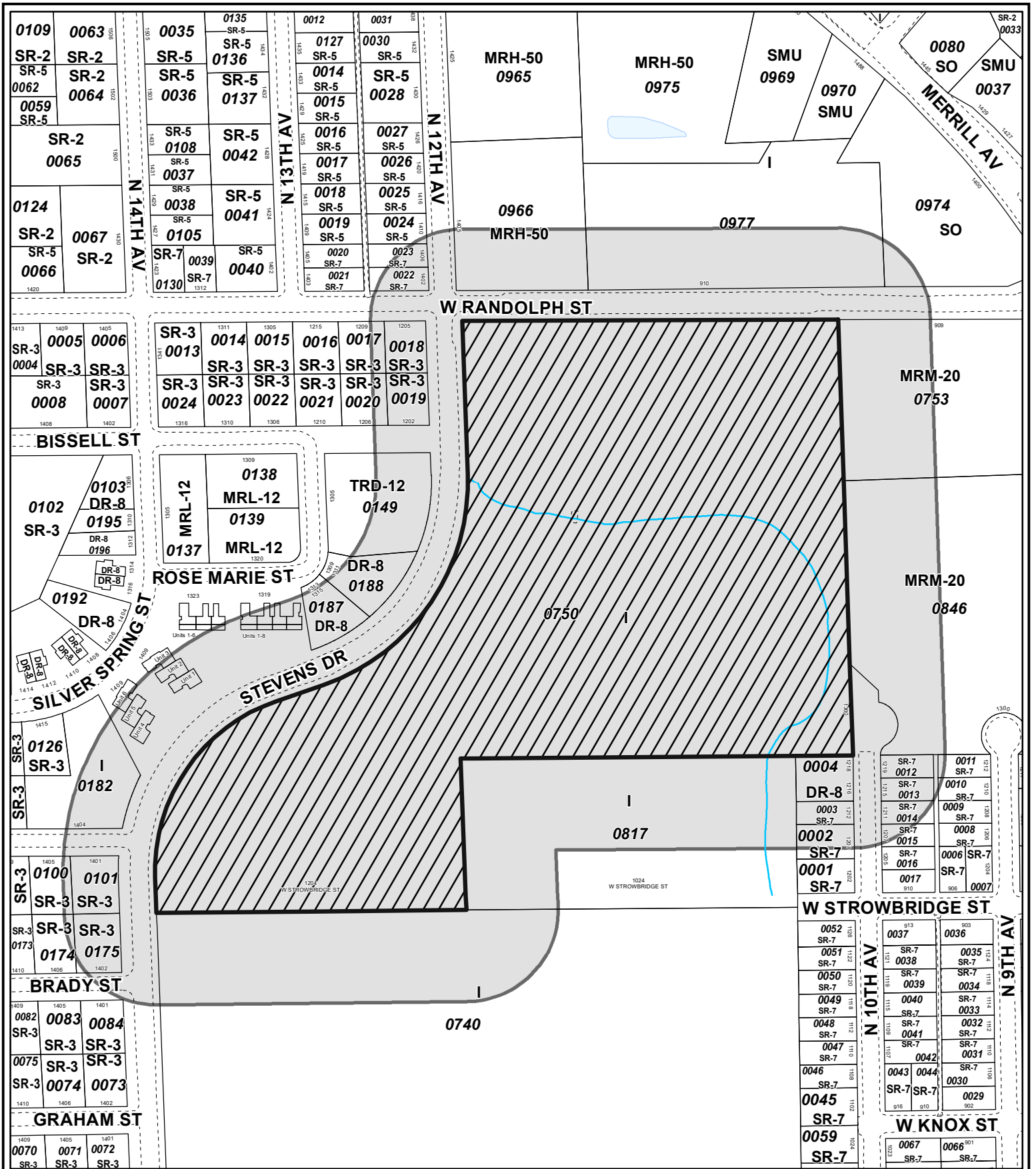
The campus and athletic fields were all developed prior to the new zoning code being adopted in 2020. The previous code was silent on pole height and setbacks.

Engineered plans show no light spillage at the property line. The right-of-way at Stevens Drive is larger than a typical city street, 78 feet wide versus 60 feet. That does give a little more separation from the light poles to the neighboring homes along Stevens Drive.

The softball field does have some tight setbacks to the property lines. The pole height being proposed helps to reduce the number of poles that would need to be placed and it is designed to allow for adequate lighting for the athletes to play safely. This field is immediately adjacent to a parking lot serving the field and the field is served by a press box.

POSSIBLE ACTION

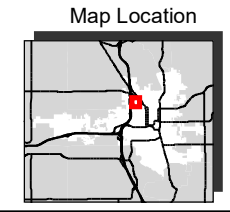
- Approve as proposed.
- Approve with amendments.
- Deny



City of Wausau
Marathon County Wisconsin

0 200 400
Feet

Area of Interest
 200ft Buffer



Map Date: March 7, 2023



CITY OF WAUSAU
DEPARTMENT OF INSPECTION AND ZONING
 City Hall, 407 Grant Street, Wausau, WI 54403-4783
 (715) 261-6780 / fax (715) 261-4102

ZONING BOARD OF APPEALS

STATE OF WISCONSIN

MARATHON COUNTY

CITY OF WAUSAU
ZONING BOARD OF APPEALS APPLICATION / ACCEPTANCE FORM

KEY #: Parcel #: 592329070100050000

PROPERTY ADDRESS: 1300 North 10th Avenue, Wausau, Wisconsin 54401 (West High School Baseball and Softball Fields)

OWNER/AGENT: Wausau School District / Keith Hilts PHONE #: 715-261-0500

MAILING ADDRESS: 415 Seymour Street EMAIL: khilts@wausauscho

CITY: Wausau STATE: WI ZIP: 54403

VARIANCE STANDARDS

State law sets three standards for granting a zoning variance. Applicants must provide evidence to the Zoning Board that their situation meets **all three of the required standards** in order for a variance to be granted.

- Unnecessary Hardship:** Application of the zoning ordinance to a site must cause unnecessary hardship in order for a variance to be granted. The legal standard of unnecessary hardship requires that the property owner demonstrate that compliance would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome.

Are you denied reasonable use of the property?	Yes: <u>X</u>	No: <u> </u>
Is your hardship self-imposed?	No: <u> </u>	Yes: <u>X</u>
Is your loss or hardship profit driven?	No: <u>X</u>	Yes: <u> </u>
Would a hardship exist in the absence of the code?	No: <u>X</u>	Yes: <u> </u>
Did the parcel pre-exist the code requirement?	Yes: <u>X</u>	No: <u> </u>

The hardship or difficulty shall be peculiar to the subject property and different from that of other properties, and not one which affects all properties similarly. Describe your specific hardship:

Lighting is desired for the baseball and softball fields to allow for school and community use in late afternoon and early evening when sunlight is

not available. Ordinance 23.06.20 (7)(b) would not allow for proper field lighting due to the existing location of fields in relation to the property line.

Such a hardship or difficulty shall have arisen because of the unusual shape of the original parcel, unusual topography, or elevation. Describe your specific hardship:

The field's location on the parcel is close to the street for parking of events. Relocation of the fields to accommodate the ordinance would

not be possible due to the lighting pole heights and location to the property lot line. The height of the poles and location is difficult.

Prove why the parcel is not economically suitable for a permitted use, or will not accommodate a structure of reasonable design for a permitted use, if all area, yard, green space, setback, etc., requirements are observed:

Wausau School District does not have the funds or means to relocate athletic fields in order to meet the Ordinance for light heights.

2. **Unique Property Limitations:** Proof of unnecessary hardship includes the burden of proving "uniqueness". Describe the unique physical characteristics of the subject property that prevent you from developing in compliance with the zoning ordinance:

The lights are intended to be installed at the varsity fields which are both closest to the roads and parking lot for access. The varsity fields

have significant infrastructure and amenities that the other fields do not have. Relocating the fields would cost taxpayers undue expense.

3. **Public Interest:** Describe why the grant of a variance is in the public's interest and why this is the minimum relief necessary for you to have reasonable use of your property:

An approved variance would allow for the installation of athletic lighting which would allow for more seasonal use of the baseball and

softball fields not only for students, parents, and alumni but also to offer the fields to the youth and intramural groups to use in the evening.

Attach a scale map of the subject property showing all lands for which the variance is proposed.

Attach a map showing the general location of the subject property within the City.

Attach a written description of the proposed variance, describing which of the authorized variances is being requested.

REGARDING: West High School Athletic Lighting SUBMITTED ON: February 28, 2023

ZONING ADMINISTRATOR REVIEW: Date: _____ Application: Complete / Incomplete

WILLIAM D. HEBERT, ZONING ADMINISTRATOR

Notes:



WAUSAU SCHOOL DISTRICT
Longfellow Administration Center

415 Seymour Street • P.O. Box 359 • Wausau, Wisconsin 54402-0359 • 715-261-0500 • www.wausauschools.org
Dr. Keith W. Hilts, Superintendent of Schools

February 28, 2023

To: William Hebert
Zoning Administrator
City of Wausau

From: Dr. Keith Hilts
Superintendent
Wausau School District

Subject: Variance for Athletic Lighting at West High School

Dear Mr. Hebert,

This cover letter is included in addition to the City of Wausau variance form and supporting documentation for the above subject.

In 2022, the Wausau School District successfully passed a bond referendum, which included the addition of lighting to varsity athletic fields to enable students and community use in the evening.

The Wausau School District is requesting a variance from City Code of Ordinance Article VI – Performance Standards, 23.06.20 Exterior Lighting Standards, section (7)(b) which states, “The mounting heights for light fixtures shall be no greater than one-fourth the distance to the nearest property line from where the light fixture is located.”

Many of the intended athletic fields are located close to property lines and the light pole heights required for proper light levels would be in violation of the aforementioned Ordinance limits.

Due to the unique layout of the varsity fields in relation to streets, parking, and infrastructure, the District does not have the funds or means to relocate the fields in order to comply either.

Our athletic fields have been in existence in their location for 20 years and the subject of lighting for the fields was made a reality last year with the passing of the referendum by the community.

We appreciate your time and consideration to approve the requested variance. Please contact me at either khilts@wausauschools.org or 763-248-4214 with any questions.

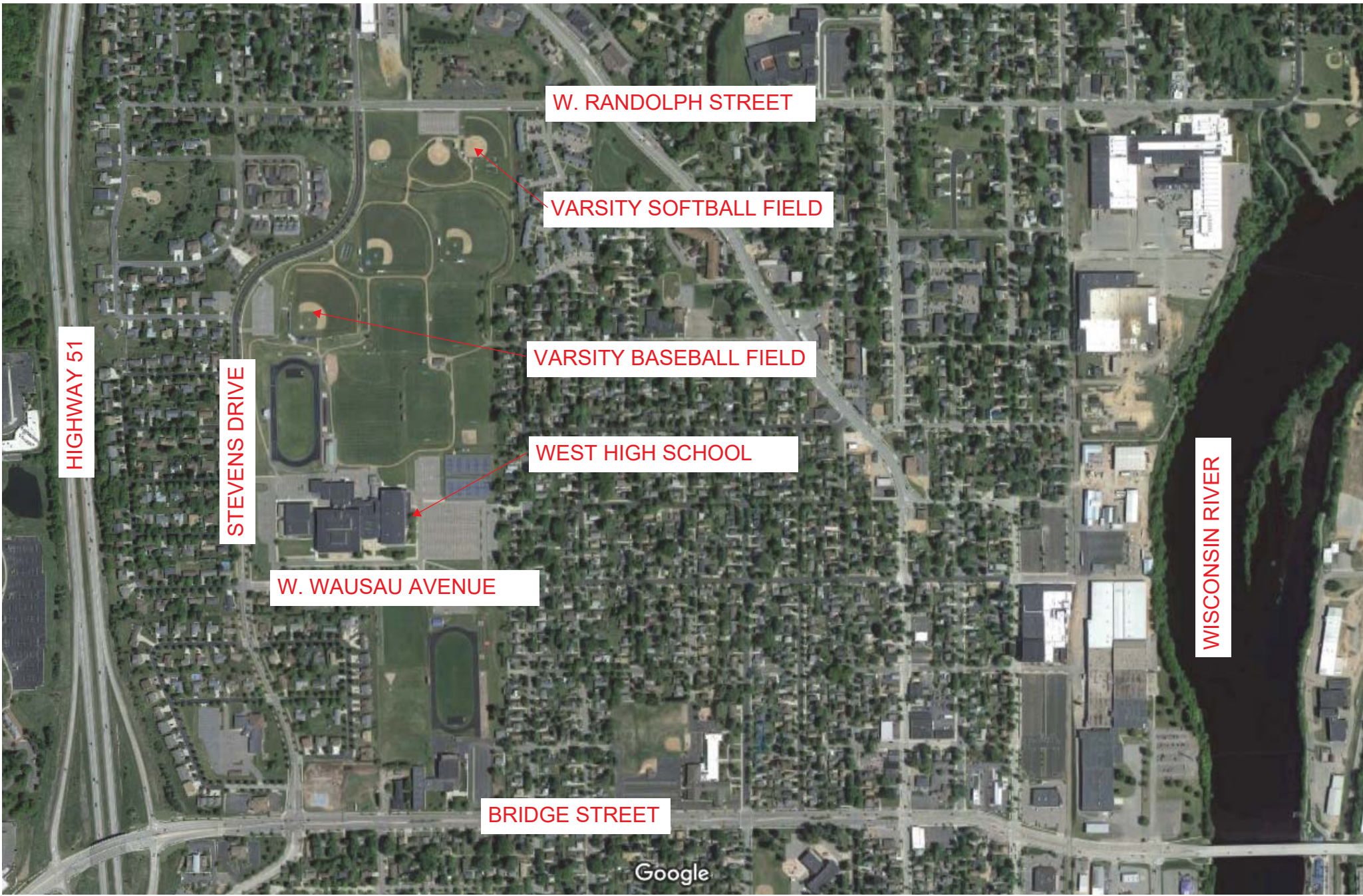
Thank you,

Dr. Keith Hilts
Superintendent

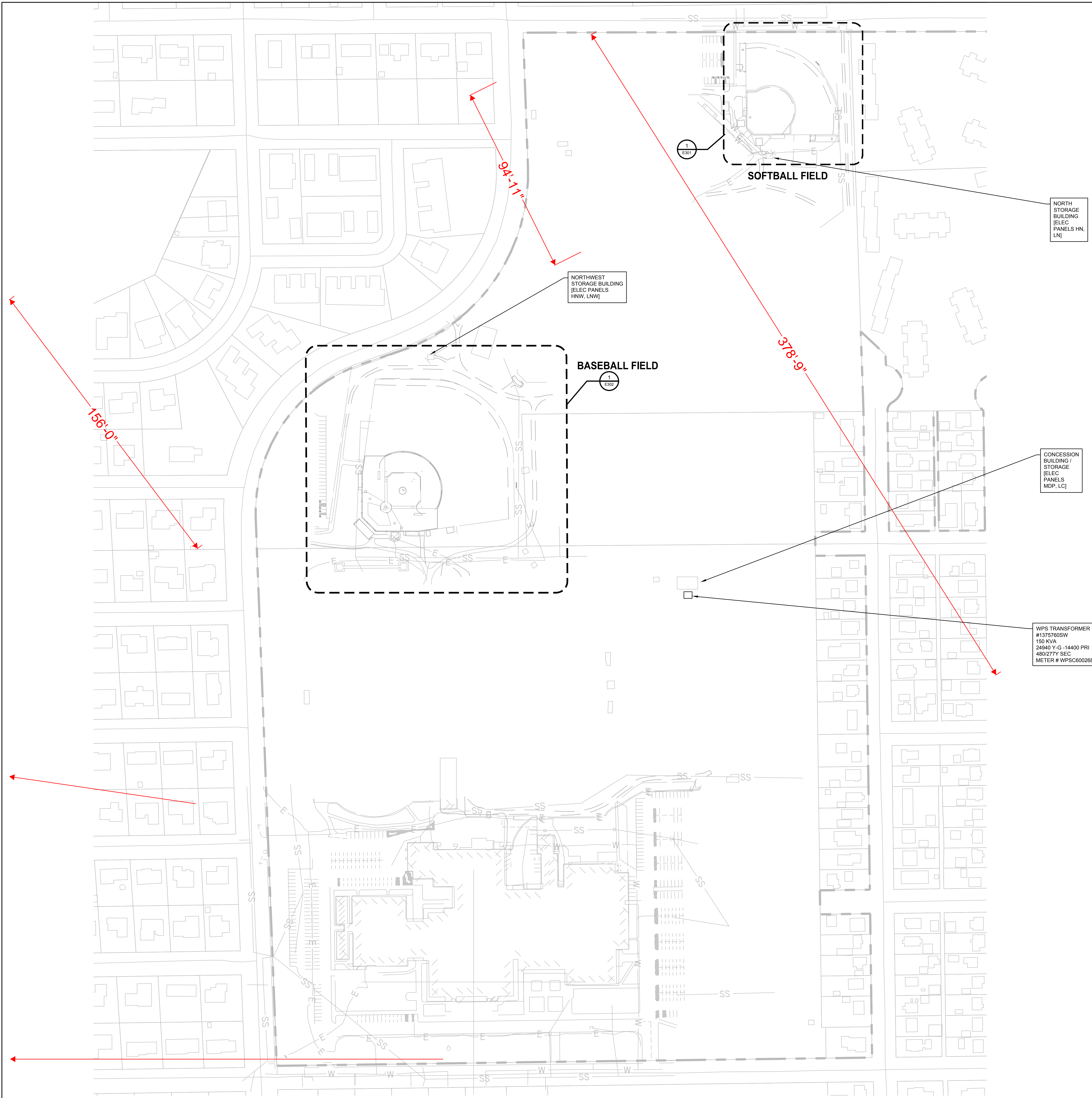
Attachments: Variance Form, Plans, Map

CC: Nexus Solutions

It is the mission of the Wausau School District to advance student learning, achievement, and success.



MAP OF WEST HIGH SCHOOL FIELDS WITHIN CITY



KEYNOTES (THIS SHEET)

1. XXXXXXX

DEMO NOTES

1. XXXXXXX

MADISON, WI
MILWAUKEE, WI
MAPLE GROVE, MN

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500 N. 3RD ST.
WAUSAU, WI 54483
PHONE: 715.845.4333
WWW.CLARKDIETZ.COM

**WAUSAU SCHOOL DISTRICT
EAST HS AND WEST HS
ATHLETICS PHASE 1
BID PACKAGE 5**

EAST HS, 2607 N. 18TH ST., WAUSAU, WI 54403
WEST HS, 1200 W WAUSAU AVE, WAUSAU, WI 54401

Date	Revision Description
02/17/2023	Bid Documents

BID DOCUMENTS

DATE	02-17-2023	PROJECT #	W19-CW3-612
DRAWN BY	SK	CHECKED BY	LZ

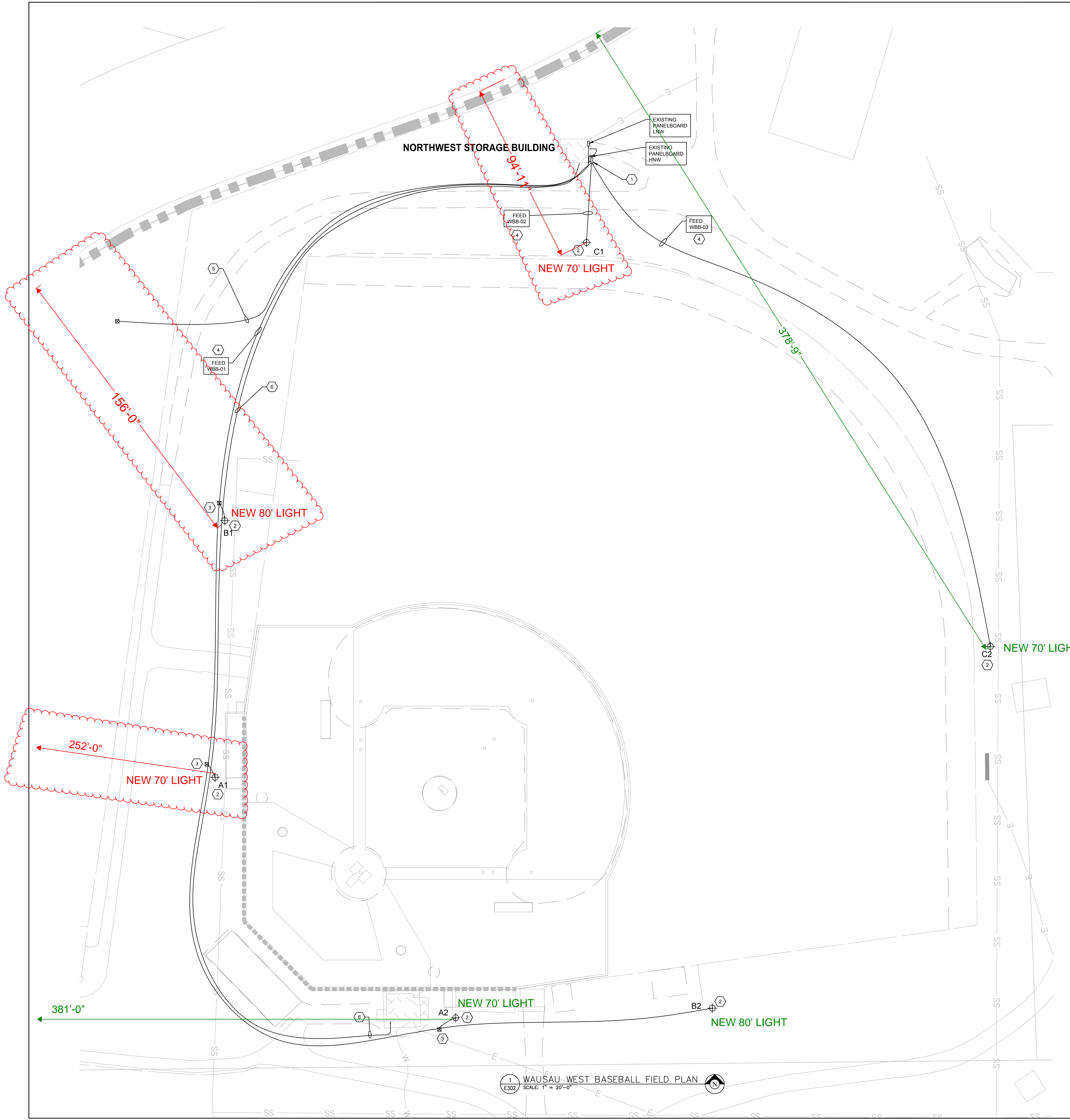
DRAWING TITLE

**WAUSAU WEST
SITE REFERENCE**

DRAWING NUMBER

E200

Nexus Solutions, LLC



KEYNOTES (THIS SHEET)

1. LIGHTING CONTROL AND MONITORING CABINET.
2. PRECAST POLE BASE AND LIGHT POLE.
3. PROVIDE IN-GRADE PULLBOX PER SPECIFICATIONS AND DETAILS. FINAL LOCATION MAY BE ADJUSTED SLIGHTLY AS REQUIRED.
4. PROVIDE RACEWAYS AND CIRCUITS TO POLES AND LUMINAIRES. REFER TO ELECTRICAL SYSTEM RISER AND ONE-LINE DIAGRAM.
5. PROVIDE 1-1/2" RACEWAY FROM EXISTING PANELBOARD LNW TO NEW IN-GRADE PULLBOX NEAR PARKING AREA. RACEWAY WILL BE FOR FUTURE PARKING LOT LIGHTING. FOLLOW TRENCH OF BASEBALL FIELD LIGHTING CONDUIT UNTIL REACHING GRASSY AREA NORTHEAST OF PARKING LOT. PROVIDE PVC40 FOR UNDERGROUND SECTIONS, PVC80 FOR RISER, SWEEPS, AND EXPOSED EXTERIOR SECTIONS, AND EMT FOR INDOOR SECTIONS. PROVIDE PULL STRING AND TRACER WIRE FOR FUTURE LOCATING AND CONDUCTOR PULLING. CLEARLY MARK ALL EXPOSED CONDUIT SECTIONS AND PULLBOXES WITH SOURCE / DESTINATION OF CONDUIT. PROVIDE EXPANSION FITTING FOR RISER.
6. PROVIDE 2" SCH40 ORANGE HOPE RACEWAY FOR FUTURE TELECOMMUNICATIONS CABLE. CONDUITS SHALL STUB UP FROM ENDPOINTS SHOWN NEAR THE BUILDINGS AND BE CAPPED FOR FUTURE USE. SHARE TRENCH WITH ELECTRICAL CONDUITS. PROVIDE DEDICATED TRACER WIRE. PROVIDE PULL STRING.

**WAUSAU SCHOOL DISTRICT
EAST HS AND WEST HS
ATHLETICS PHASE 1
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EAST HS, 2607 N. 18TH ST., WAUSAU, WI 54403
WEST HS, 1200 W WAUSAU AVE, WAUSAU, WI 54401

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DRAWN BY	SK	CHECKED BY	LZ

DRAWING TITLE

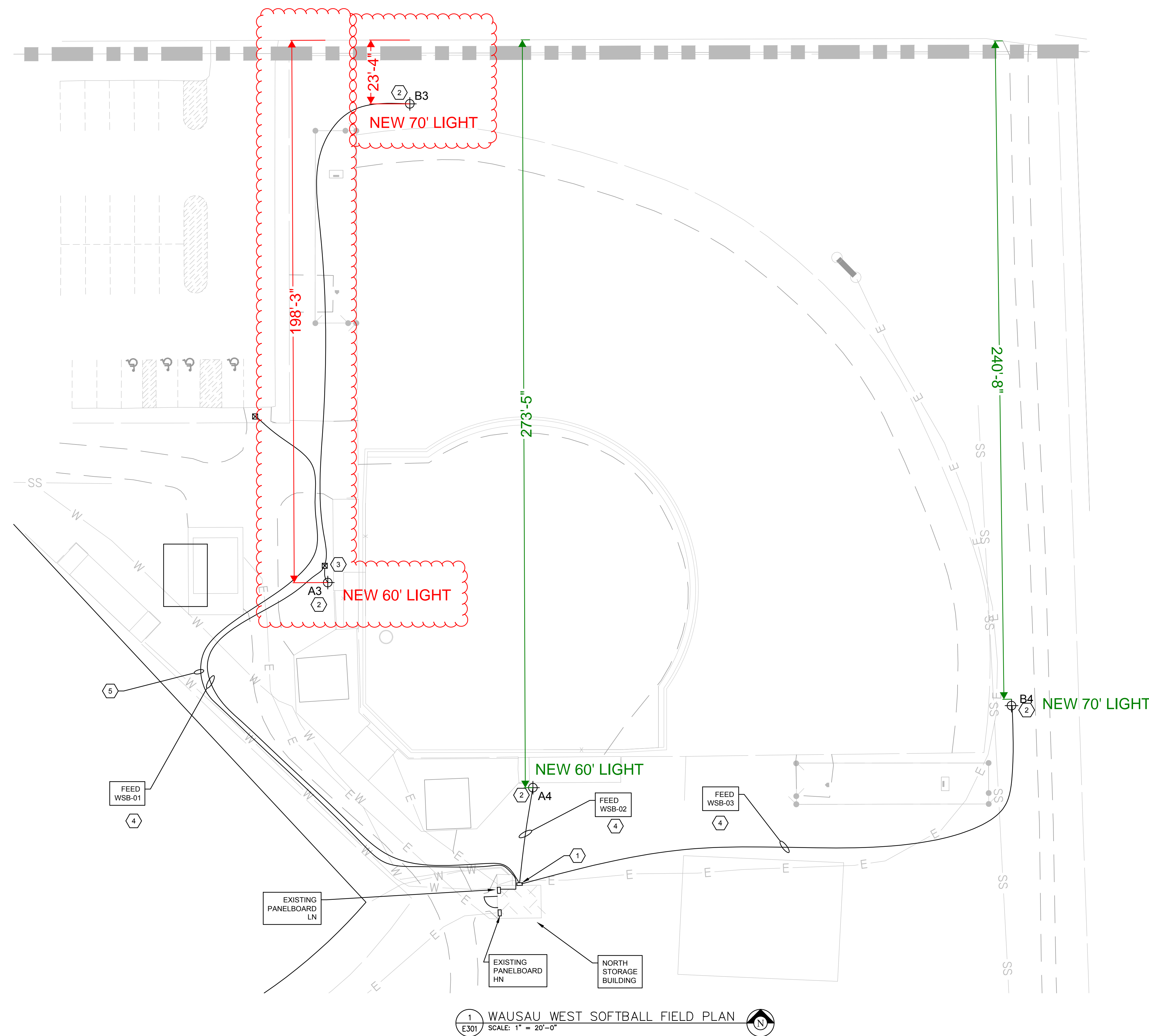
**WAUSAU WEST
BASEBALL FIELD
PLAN**

DRAWING NUMBER

E302

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1 WAUSAU WEST BASEBALL FIELD PLAN
E302 SCALE: 1" = 20'-0"



KEYNOTES (THIS SHEET)

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**WAUSAU SCHOOL DISTRICT
EAST HS AND WEST HS
ATHLETICS PHASE 1
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WEST HS, 1200 W WAUSAU AVE, WAUSAU, WI 54401

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DRAWN BY	SK	CHECKED BY	LZ

DRAWING TITLE

**WAUSAU WEST
SOFTBALL FIELD
PLAN**

DRAWING NUMBER

E301

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Wausau West Baseball Softball

Wausau, WI

GRID SUMMARY	
Name:	Blanket Grid
Size:	Irregular 322' / 368' / 322'
Spacing:	30.0' x 30.0'
Height:	0.0' above grade

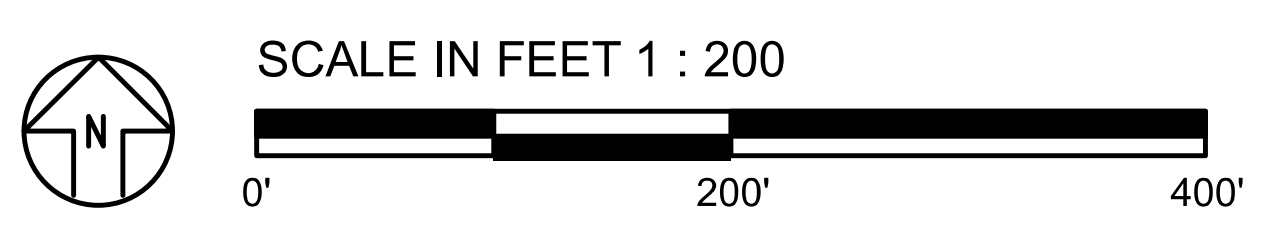
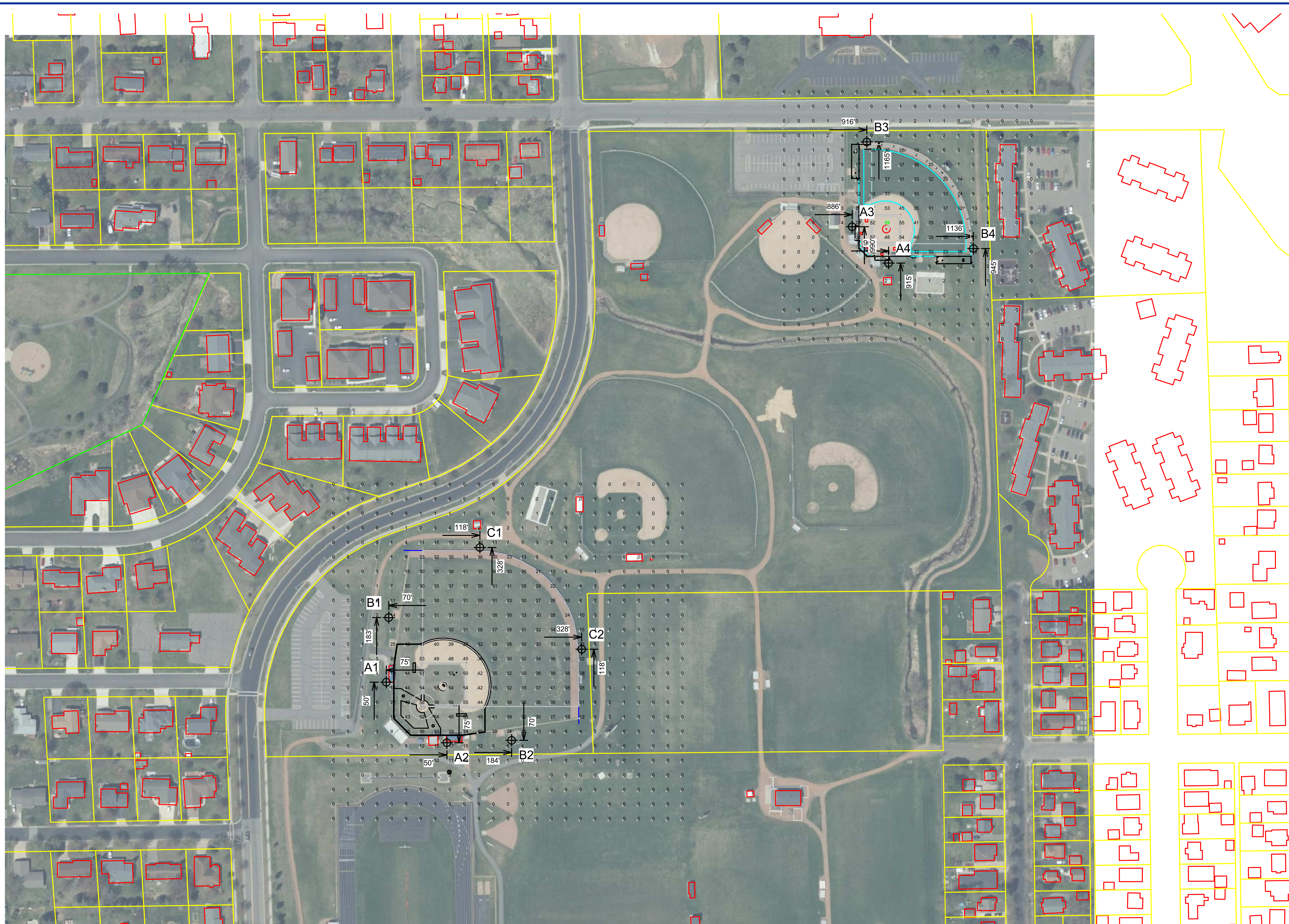
ILLUMINATION SUMMARY	
MAINTAINED HORIZONTAL FOOTCANDLES	
Scan Average:	9.12
Maximum:	59
Minimum:	0
No. of Points:	924
LUMINAIRE INFORMATION	
Applied Circuits:	A, B, C
No. of Luminaires:	59
Total Load:	67.04 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



Pole location(s) + dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN By: Connor Ramstead · File #222903CR2 · 28-Feb-23



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ILLUMINATION SUMMARY