



OFFICIAL NOTICE AND AGENDA

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

Notice is hereby given that the PLAN COMMISSION of the City of Wausau, Wisconsin will hold a regular or special meeting on the date, time and location shown below.

Meeting of the: **PLAN COMMISSION OF THE CITY OF WAUSAU**
Date/Time: **Tuesday, January 17, 2023 at 5:00 pm.**
Location: **City Hall (407 Grant Street, Wausau WI 54403) - COMMON COUNCIL CHAMBERS**
Members: Katie Rosenberg (C), Eric Lindman, Sarah Watson, Dawn Herbst, Bruce Bohlken, Andrew Brueggeman, George Bornemann

AGENDA ITEMS FOR CONSIDERATION

1. Approve the minutes from the December 20, 2022 meeting.
2. **PUBLIC HEARING:** Discussion and possible action on rezoning 1600 Golf Club Road from SR-2, Single Family Residential-2 Zoning District to TF-10, Two Flat Residential-10 Zoning District. (Framke)
3. Discussion and possible action on rezoning 1600 Golf Club Road from SR-2, Single Family Residential-2 Zoning District to TF-10, Two Flat Residential-10 Zoning District. (Framke)
4. **PUBLIC HEARING:** Discussion and possible action on rezoning 4308 North 6th Street from UMU, Urban Mixed Use Zoning District to SR-5, Single Family Residential-5 Zoning District (Lot 2) and UMU, Urban Mixed Use Zoning District (Lot 1). (Gjertson)
5. Discussion and possible action on rezoning 4308 North 6th Street from UMU, Urban Mixed Use Zoning District to SR-5, Single Family Residential-5 Zoning District (Lot 2) and UMU, Urban Mixed Use Zoning District (Lot 1). (Gjertson)
6. **PUBLIC HEARING:** Discussion and possible action on petitioning the Secretary of Transportation for Airport Improvement Aid and Designation of the Secretary of Transportation to Act as the City's Agent for Administering the Aid and for Execution of Agency Agreement and Federal Block Grant Owner Assurances.
7. Discussion and possible action on petitioning the Secretary of Transportation for Airport Improvement Aid and Designation of the Secretary of Transportation to Act as the City's Agent for Administering the Aid and for Execution of Agency Agreement and Federal Block Grant Owner Assurances.
8. Discussion and possible action on approving a conditional use at 414 South 1st Avenue to allow for an off-site parking lot, in a UMU, Urban Mixed-Use Zoning District. (Gorman & Company LLC)
9. Discussion and possible action on amending the General Development Plan at 415 South 1st Avenue to allow for a community service facility on the ground floor, in a PUD, Planned Unit Development Zoning District. (Gorman and Company LLC)
10. Next meeting date.
11. Adjournment

MAYOR KATIE ROSENBERG - COMMITTEE CHAIR

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 melissa.engen@ci.wausau.wi.us with "Plan Commission public comment" in the subject line prior to the meeting start. All public comment, either by email or in person, will be limited to items on the agenda at this time. The messages related to agenda items received prior to the start of the meeting will be provided to the Chair.

This Notice was posted at City Hall and emailed to the Daily Herald newsroom on 1/12/2023 @ 10:00 a.m. Questions regarding this agenda may be directed to the Planning Department at (715) 261-6760.

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6590 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 even 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, Polley, County Planning, Framke, Gjertson, Gorman and Company LLC

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, December 20, 2022, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

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

Others Present: William Hebert, Andrew Lynch, Tara Alfonso, Brian Stahl, Mark Thompson, Brian Stolzman, Yvonne Nutter, Robert Egan, Carolyn Wilde, Ty Fischer, Gizo Ujarmeli, Trent Claybaugh

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 November 15, 2022.

Herbst motioned to approve the minutes from the November 15, 2022 meeting. Bornemann seconded, and the motion carried unanimously 7-0.

PUBLIC HEARING: Discussion and possible action on rezoning 1723/1725 Bopf Street from TF-10, Two-Flat Residential-10 Zoning District to SR-7, Single Family Residential-7 Zoning District.

Hebert said that this large lot that has two houses on it and they would like to split the lot. The required lot size needs to be reduced in order to do that. The lot size requirements would be met in SR-7 zoning.

Mayor Rosenberg opened the public hearing.

Mayor Rosenberg closed the public hearing.

Discussion and possible action on rezoning 1723/1725 Bopf Street from TF-10, Two-Flat Residential-10 Zoning District to SR-7, Single Family Residential-7 Zoning District.

Brueggeman motioned to rezone 1723/1725 Bopf Street from TF-10, Two-Flat Residential-10 Zoning District to SR-7, Single Family Residential-7 Zoning District. Bohlken seconded, and the motion carried unanimously 7-0. This item will go to Common Council in January 2023.

PUBLIC HEARING: Discussion and possible action on rezoning 1427 Lake Street from SR-5, Single Family Residential-5 Zoning District and 1601 & 1607 Chellis Street from SR-2, Single Family Residential-2 Zoning District to TRD-12, Townhome Residential-12 Zoning District.

Lynch said that the additional lot at 1611 Chellis Street will need to come back for rezoning and it will be a similar situation as these. The development would be for four lots for an 8-unit building with garage. The access will be off of Lake Street and there will not be any access from Chellis Street. 1611 Chellis Street was a remnant from the 17th Avenue reconstruction project.

Mayor Rosenberg opened the public hearing.

Mark Thompson, Marathon Technical Services at 1699 Schofield Avenue, said that he represents Wausau Real Estate. The request is to rezone from single family to TRD-12. The land use will remain residential. 17th Avenue is a high traffic area and the higher density is justified. The current zoning would allow for 6 units per acre. The building will be two story with 3 bedroom and 2 ½ bathroom in each unit and will have garage space. The plans are included in the packet.

Brian Stolzman, 1411 Lake Street, said that they just moved to the neighborhood. This will be a pretty big

change to add 8 units in the back yard. This will bring 8 families with vehicles and will cause traffic issues. The neighborhood will be greatly impacted, and it should stay the same. Stolzman recommended that the commission deny or hold off any voting for more education. This should stay a single-family area. Stolzman added that they are not opposed to advancement.

Yvonne Nutter, 1507 Chellis Street, said the area is mostly owner occupied and this will drastically change the neighborhood. This will obstruct the views of Rib Mountain and Rib River. The property values will be drastically reduced. There are already a lot of vehicles racing down 17th Avenue and making unsafe U-turns. What will the city do to remedy the vehicle traffic? Will a privacy fence be required? Will a survey be required? Will the end of Chellis Street be closed?

Robert Egan, 1413 Lake Street, said that they have only known about this for about 1 week. The 2-story condo will impede the nice view of Rib Mountain. The additional rentals will add to unsavory characters in the area. Egan said the city will do what they want but said he would fight this.

Carolyn Wilde, 3981 North 60th Avenue, said that parcels number 1 and number 2 are not owned by the petitioners and are owned by Spitfire LLC. Wilde asked if it has been sold or closed on. 1427 Lake Street was constructed on but had to be deconstructed. Wilde asked if it has been factored in that no tax has been collected on for 1611 Lake Street. Parcels 1 and 2 are landlocked and Chellis Street does not continue. When the project happened to move the bridge from 11th Avenue to 17th Avenue, the city planners intended on not having structures located at 1427 Lake Street and 1611 Chellis Street. There are no sewer or water services.

Ty Fischer said that the only rental property has officers there all of the time. Fischer said that he is good friends with the entire neighborhood, and this will increase traffic. The beautiful views will be blocked. This could go anywhere. It will be a rental property. A dock will not be able to be put in for water use.

Gizo Ujarmeli said that he appreciates the comments and said that most people have their mind made up already. These will be owner occupied condos and will make the area more beautiful. This will not take away the views. This will not disturb the traffic. This will increase property values, as they will be higher value condos. There will be a no-rental stipulations with the condo association.

Mayor Rosenberg closed the public hearing.

Discussion and possible action on rezoning 1427 Lake Street from SR-5, Single Family Residential-5 Zoning District and 1601 & 1607 Chellis Street from SR-2, Single Family Residential-2 Zoning District to TRD-12, Townhome Residential-12 Zoning District.

Brueggeman motioned to rezone 1427 Lake Street from SR-5, Single Family Residential-5 Zoning District and 1601 & 1607 Chellis Street from SR-2, Single Family Residential-2 Zoning District to TRD-12, Townhome Residential-12 Zoning District. Bohlken seconded.

Lynch said that in the packet, there is a letter from John Kordus who is the owner of Spitfire LLC. In the letter, he is in support of the rezoning request and allowed the zoning request. Hebert said that there is a requirement of fencing or landscaping for a buffer. Lindman said that water and sewer is accessible, and an easement exists.

Brueggeman said that the density of the current zoning would not be changed much with this proposal. Hebert confirmed this. Hebert added that this is just the rezoning but will need to come back for a conditional use for an 8-unit.

The motion carried 6-1. Herbst voted against the item. This item will go to Common Council in January

2023

PUBLIC HEARING: Discussion on approving a conditional use at 414 South 1st Avenue to allow for an off-site parking lot, in a UMU, Urban Mixed-Use Zoning District.

Mayor Rosenberg opened the public hearing.

Trent Claybaugh, Gorman & Company, said that the development was approved as a 50-unit development. It was originally proposed to be 3 ½ stories with limited parking. There was always the possibility that 20 extra spots could be used in a nearby lot. These additional parking spots will allow for the 4th floor and additional units.

Mayor Rosenberg closed the public hearing.

Discussion on approving a conditional use at 414 South 1st Avenue to allow for an off-site parking lot, in a UMU, Urban Mixed-Use Zoning District.

Watson asked if there will be crossing to the apartments, as this is a high traffic area. Hebert said that there is access off of Stewart Place, but improvements can be made. Watson asked if there could be a flashing light installed. Claybaugh said that they are open to work with the city for the best solution. Watson asked if the parking lot will be covered. Claybaugh said that it will just be a surface parking lot.

Discussion and possible action on amending the General Development Plan at 415 South 1st Avenue to allow for a 56-unit multi-family apartment building, in a PUD, Planned Unit Development Zoning District.

Lynch said that the amendment to the plan would allow to finish the 4th floor.

Claybaugh said that with the parking lot, they would be able to finish the 4th floor and add 6 units. Watson asked what type of units will be added. Claybaugh that there will be five 2-bedroom and one 3-bedroom units added.

Bohlken motioned to amend the general development plan at 415 South 1st Avenue to allow for a 56-unit multi-family apartment building in a PUD, Planned Unit Development Zoning District. Herbst seconded, and the motion passed unanimously 7-0. This item will go to Common Council in January 2023.

Next meeting date.

The next meeting is scheduled for January 17, 2023.

Adjournment.

Herbst motioned to adjourn, seconded by Watson. The motion carried unanimously 7-0 and the meeting adjourned at 5:35 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on January 17, 2023.



Memorandum

From: Andrew Lynch
To: Plan Commission
Date: January 11, 2023
Subject: 1600 Golf Club Road – Rezone from SR-2 to TF-10

Introduction

Petitioner David Framke is requesting a rezoning of 1600 Golf Club Road from Single Family Residential-2 (SR-2) to Two Flat-10 (TF-10) for the purpose of building residential units. The 1.92 acre parcel has a narrow 30 foot wide access to the Golf Club Road and is surrounded by homes zoned SR-2 in a wooded and hilly area.

Two Flat-10 zoning is intended to create, preserve, and enhance areas for single family detached and two flat dwellings at an approximate density of ten dwelling units per acre. TF-10 allows for up to two units by right and only requires a 30 foot street frontage.

Amendments to Zoning Map

Section 23.10.31(4)(b) of the Zoning Code outlines criteria for zoning map amendments that staff and the Plan Commission are to review and make recommendation to the Common Council.

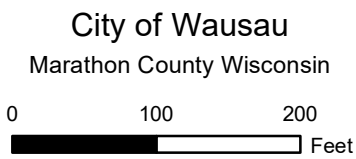
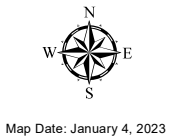
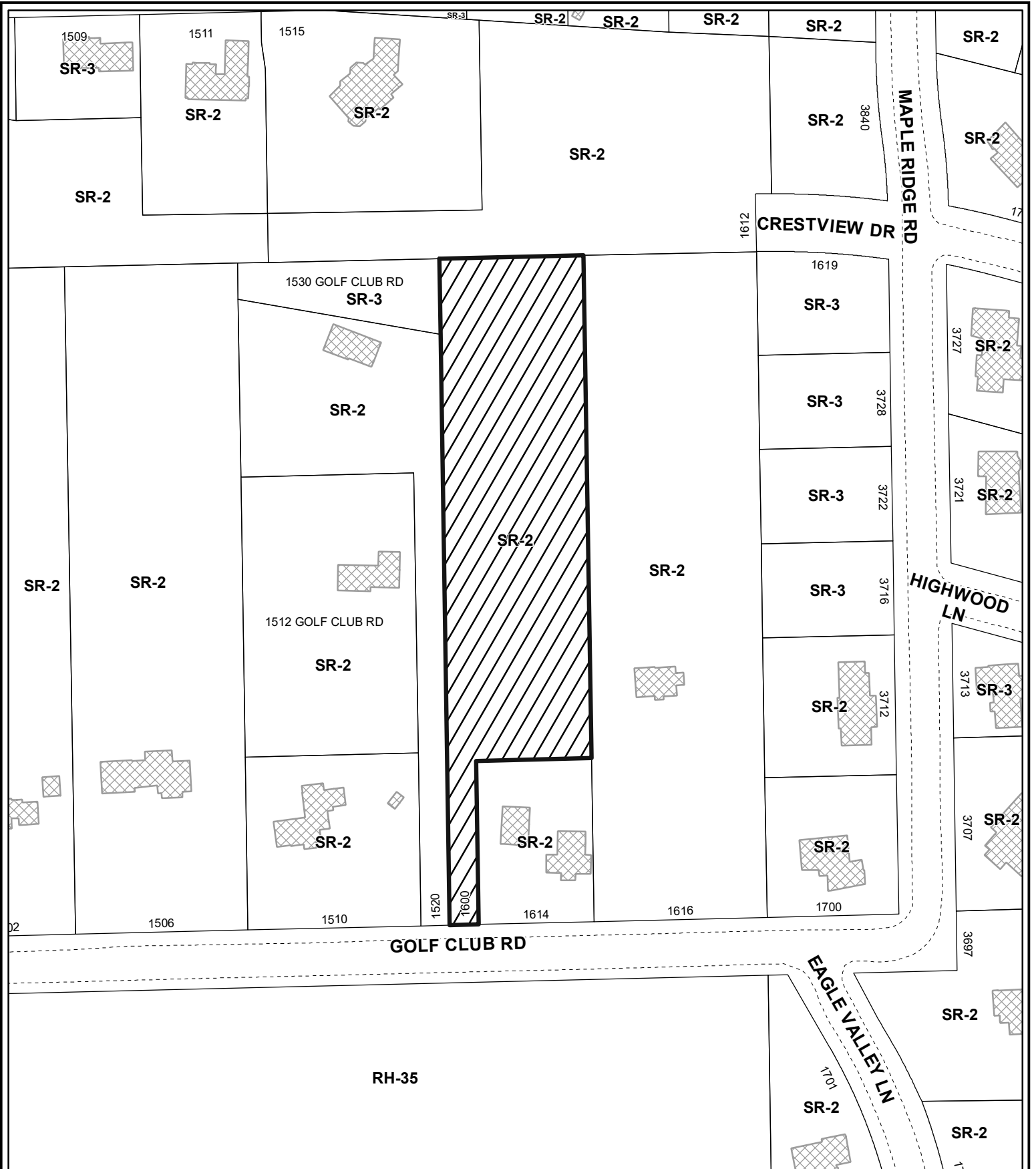
Under this section, a proposed amendment is to be evaluated as to whether it:

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

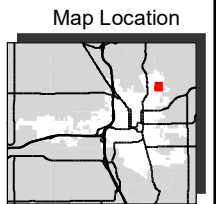
Staff Comments:

This is a challenging parcel to develop due to the street frontage requirements. In addition, the rising elevation to the north side of the parcel limits the buildable area. The petitioner had previously inquired about splitting the parcel to allow for two single family homes. However, the lack of street frontage for a second parcel would not conform with the zoning code. A variance for the street frontage in a different zoning district would not apply as the 30 feet does not fall

within the 80% requirement. Urban Mixed Use (UMU) district is the only other option that allows a 30 foot frontage, however it does permit non-residential uses by right. Given the surrounding area, constraints, and shape of the parcel, TF-10 is an appropriate choice.



- Area of Interest
- Building



**CITY OF WAUSAU
APPLICATION FOR ZONING MAP AMENDMENT**

If you are requesting a zoning map amendment, please provide the following information. Note that a different application is required if you are requesting a conditional use and additional information is required if you are requesting Planned Unit Development District zoning. Should you have any questions about this form or the City's rezoning process, please call 715-261-6780 (Zoning) or 715-261-6760 (Planning).

1. Primary petitioner's Name (PRINT): DAVID FRAMKE
Primary petitioner's Address (PRINT): 2068 THE POINT RD E, TOMAHAWK 54487
Primary petitioner's Telephone Number (with Area Code): 715-571-1948
Primary petitioner's representative to contact in case of questions about this petition:
SHANE LEY / WAUSAU REALTY INC.
(Name - PRINT)
231907 N. 72ND AVE WAUSAU 54401
(Address - PRINT)
715-297-2767
(Telephone No. with Area Code) Email Address

Names of additional petitioners, if any:

- SEAN CORSTEN
(PRINTED Name) (PRINTED Name)
1950 KOWALSKI RD. MOSINEE, WI, 54455
(PRINTED Address) (PRINTED Address)
715-675-4492
(Telephone No. / Email Address) (Telephone No. / Email Address)

2. Name, Address, and Telephone Number of EACH additional property owner within the area proposed to be rezoned. If the primary petitioner owns all of the property proposed to be rezoned, merely indicate "NONE." (Add an additional page, if necessary)

Name (PRINT): NONE
Address (PRINT): _____
Phone No.: _____ Email Address: _____

Name (PRINT): _____
Address (PRINT): _____
Phone No.: _____ Email Address: _____

3. ADDRESS(ES) of property to be rezoned: 1600 GOLF CLUB RD.
(Please attach a legal description for all the area(s) proposed to be rezoned. This may be available from the City Assessment Department or City Engineering Department.)

4. A. Existing zoning district classification(s) of the land included within the petition: _____
B. Proposed zoning district classification(s) of the land included within the petition: TF-10
C. Existing land uses on land included within the petition: _____

D. Proposed land use(s) following rezoning: 2 FLAT UP AND DOWN DUPLEX

5. Please provide a brief narrative justifying the rezoning of this property. (Attach an additional sheet if necessary): CONSIDERATION OF THE SIZE OF THIS PARCEL, IT IN MY OPINION IS LARGE ENOUGH TO ACCOMMODATE THE PROPOSED COMING CHANGE.
-
6. Please attach a map of the area showing the parcels proposed to be rezoned, adjacent streets, existing zoning on the parcels, and other information you feel might be helpful in evaluating your proposal.

Signature of Petitioner: *Dave Stamba* Date: 12-16-22

IF ADDITIONAL PAGES ARE NEEDED, PLEASE ATTACH HERETO

Please return this completed form with the information indicated above and the publication fee of **\$400** to the City Planning Office (or the Department of Inspections) located in Wausau City Hall, 407 Grant Street, Wausau WI 54403.

Checks should be made payable to "City of Wausau".

Please note: ⇒ The fee for a requested **special Plan Commission meeting** is **\$550**.

⇒ All fees are subject to increase each year on January 1.

Should you have any questions regarding this form or the City's rezoning process, please phone 715-261-6780 (Zoning) or 715-261-6760 (Planning).

For City Use Only

Date received at City Hall: _____

Received by: _____

Amount submitted with application: \$ _____ Check Number: _____

Month requested for public hearing: _____

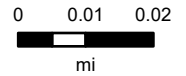
Requested Common Council meeting date for final approval: _____

Notes: _____

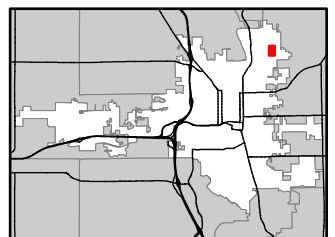
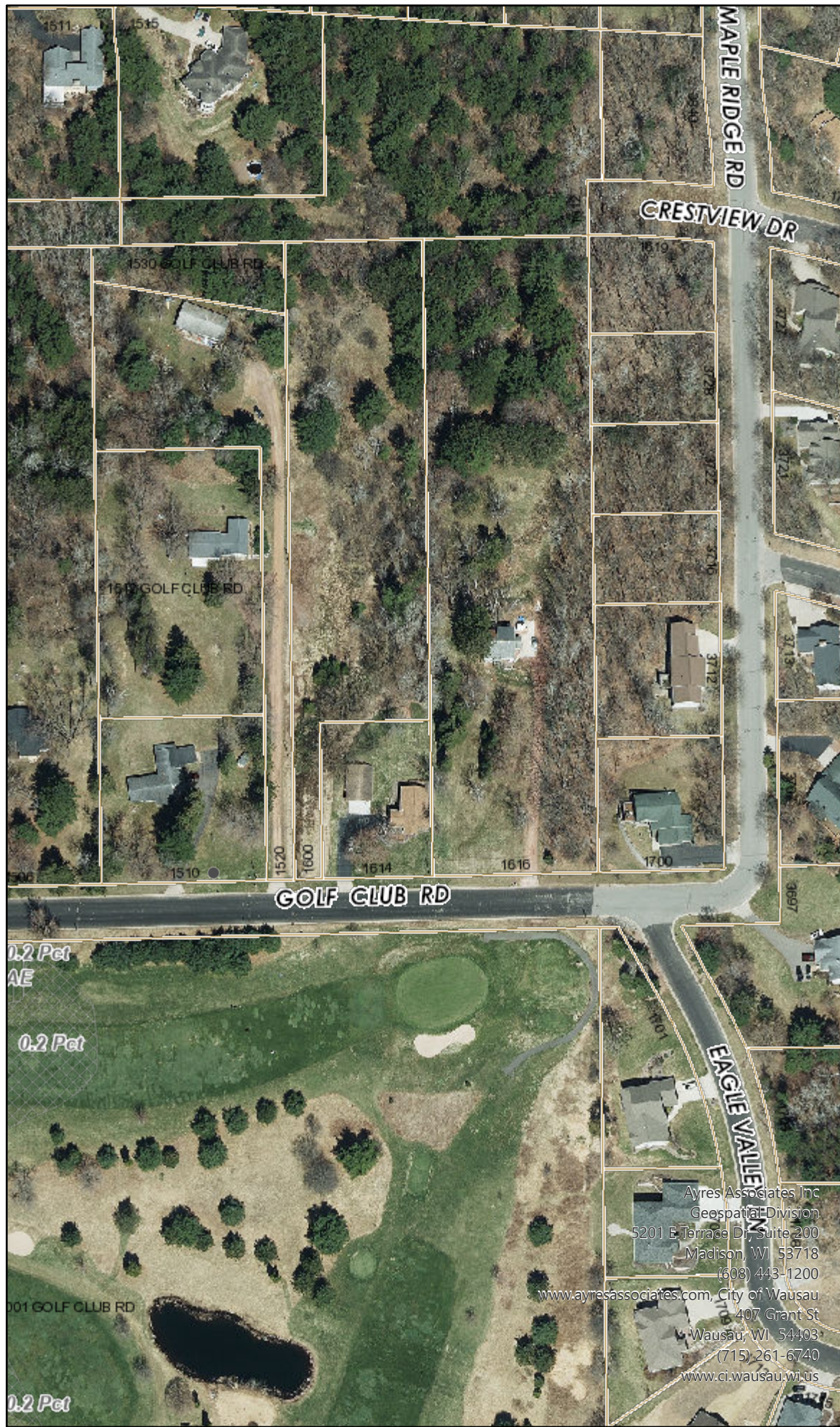
ArcGIS Web Map

City of Wausau / DPW

Date Printed: 1/11/2023



- Municipal Boundaries
- Parcel
- AE
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- 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

Ayres Associates Inc
Geospatial Division
5201 E Terrace Dr, Suite 200
Madison, WI 53718
(608) 443-1200
www.ayresassociates.com, City of Wausau
407 Grant St
Wausau, WI 54403
(715) 261-6740
www.ci.wausau.wi.us



STAFF REPORT

TO: City of Wausau Plan Commission
FROM: William D. Hebert, Zoning Administrator
DATE: January 10, 2023

GENERAL INFORMATION

APPLICANT: Dandas Properties, LLC
LOCATION: 4308 N 6th St
EXISTING ZONING: UMU
REQUESTED ZONING: Proposed Lot 1 UMU, Lot 2 SR-5
PURPOSE: Change zone to allow construction of a dwelling on separate lot
SIZE OF PARCEL: .39 acres

BACKGROUND

This existing parcel has a small commercial building on the 6th Street side. The back half of the lot is a natural area. The property owners wish to split the lot and build a smaller retirement home next to their business.

STAFF COMMENTS

Section 23.10.31(4)(b) of the Zoning Code outlines criteria for zoning map amendments that staff and the Plan Commission are to review and make recommendation to the Common Council.

Under this section, a proposed amendment is to be evaluated as to whether it:

1. Advances the purposes of this Chapter as outlined in Section 23.01.03 and the applicable rules of Wisconsin Department of Administration and the Federal Emergency Management Agency.
2. Is in harmony with the Comprehensive Plan.
3. Maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts.

4. Addresses any of the following factors that are not properly addressed on the current Official Zoning Map:
 - a. The designations of the Official Zoning Map are not in conformance with the Comprehensive Plan.
 - b. A mapping mistake was made, including the omission on the Official Zoning Map of an approved zoning map amendment.
 - c. Factors have changed (such as new data, infrastructure, market conditions, development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
 - d. Growth patterns or rates have changed, creating the need for an amendment to the Official Zoning Map.

Staff comments to the above criteria are as follows:

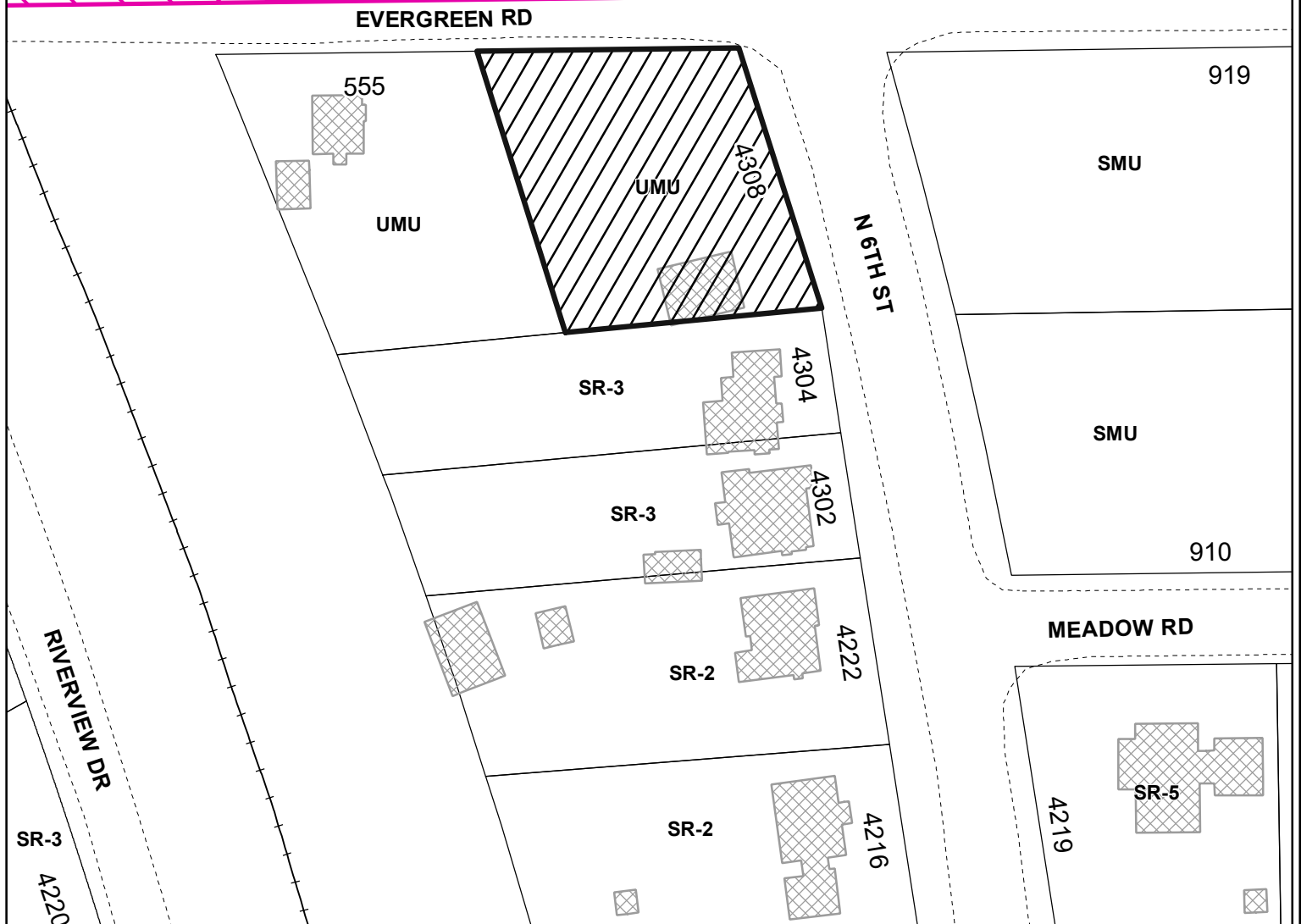
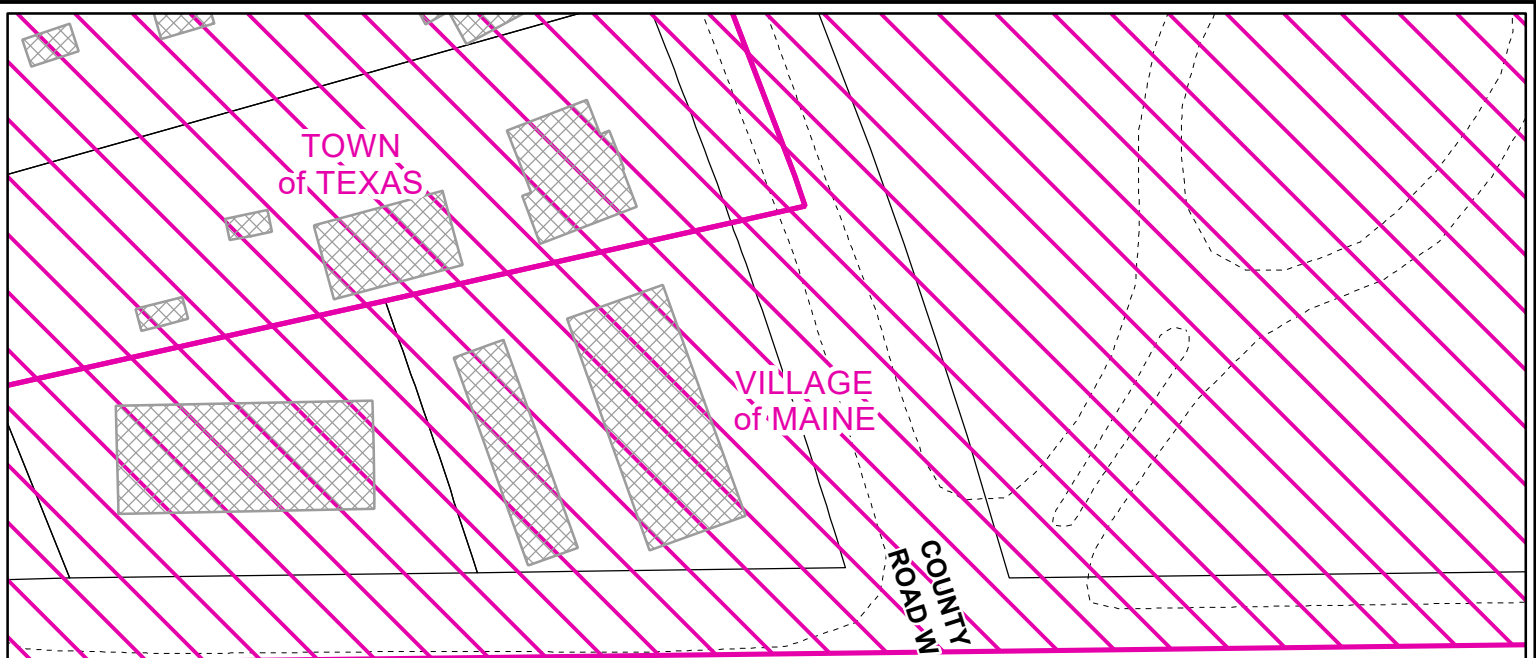
1. Section 23.01.03 of the code pertains to protecting the health, safety, morals, comfort, convenience, and general welfare of the public. The proposed amendment is not anticipated to negatively impact the public as the proposed zoning district is generally compatible with neighboring zoning districts.
2. From a land use perspective, the comprehensive plan encourages a mix of land uses – ones that are not incompatible with each other. The near area has a mix of single family, some multiple family, and light commercial / mini-storage in the neighborhood.

SR-5 is the requested zoning in order to meet the lot size requirements. SR-2, SR-3, and SR-5 are all zoning districts in the near area.

3. The intensity of uses would not change significantly.
4. The zoning map amendment is being proposed by the property owner to allow for a smaller sized retirement home.

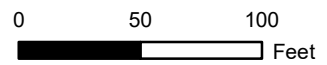
RECOMMENDATION

Approve the zone change request.

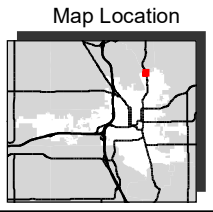


Map Date: January 4, 2023

City of Wausau
Marathon County Wisconsin



-  Area of Interest
-  Building

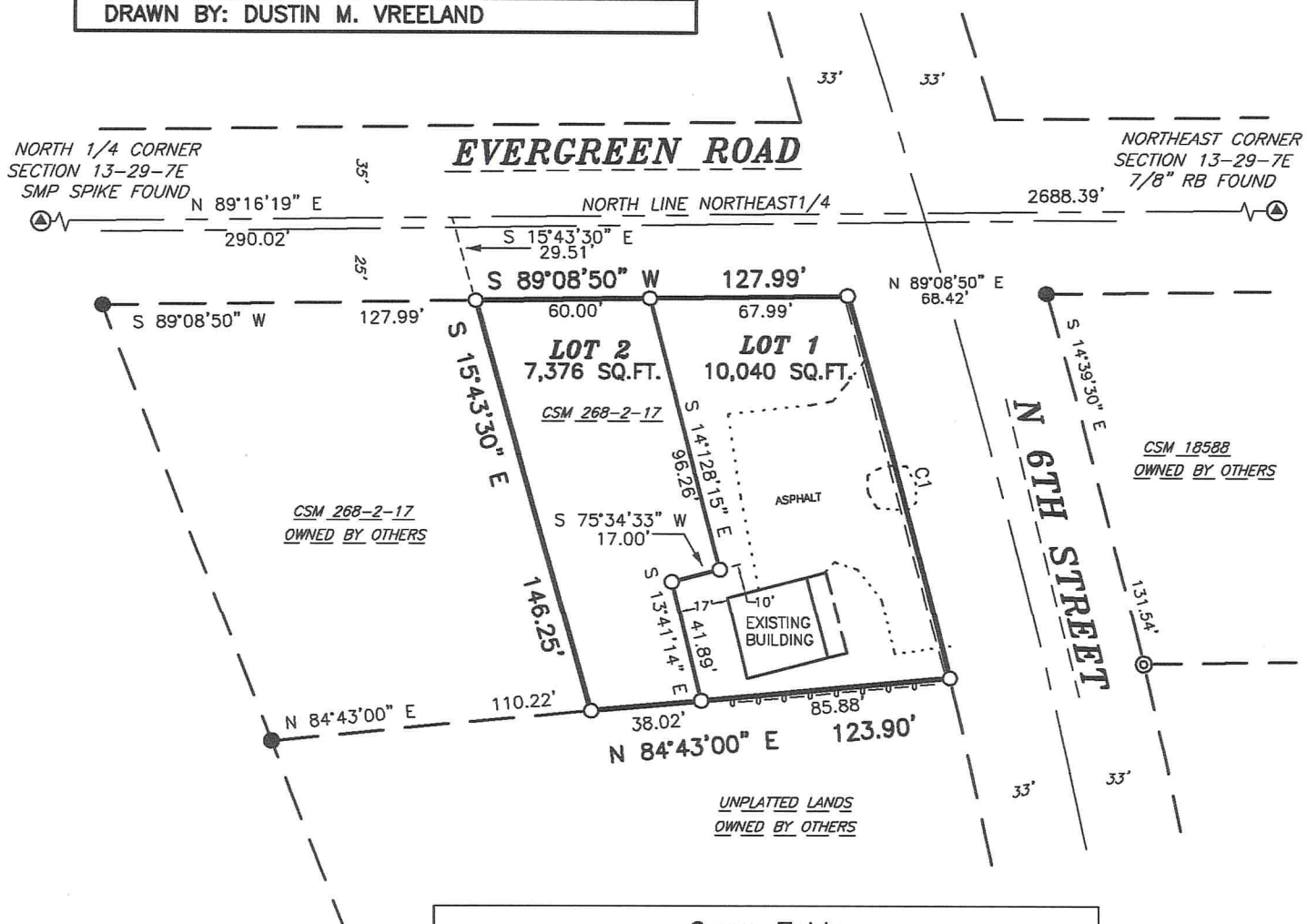


CERTIFIED SURVEY MAP

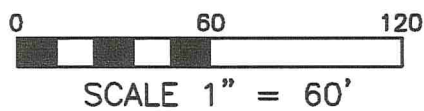
MARATHON COUNTY NO. _____

PART OF CSM 268-2-17, LOCATED IN THE
NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 13, TOWNSHIP 29 NORTH, RANGE 7 EAST,
CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

VREELAND ASSOCIATES, INC.	
LAND SURVEYORS & ENGINEERS	
6103 DAWN STREET WESTON, WI. 54476	
PH (715) 241-0947	tim@vreelandassociates.us
PREPARED FOR: ALYSSA GJERTSON	
FILE #: 22-0567 GJERTSON	
DRAFTED BY: TIMOTHY G. VREELAND	
DRAWN BY: DUSTIN M. VREELAND	



Curve Table				
Curve #	Radius	Arc Length	Central Angle	Chord
C1	2832.00'	135.88'	2°44'57"	N 14°56'42" W 135.87'



BEARINGS REFERENCED TO THE
NORTH LINE OF THE NORTHEAST 1/4
BEARING N 89°16'19" E PER
WISCONSIN COUNTY COORDINATE SYSTEM
(MARATHON) MAD83 (2011)

LEGEND

- ⊙ = GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS
- = 0.75" x 24" REBAR 1.502 POUNDS PER FOOT SET
- = 1.315" OUTSIDE DIAMETER IRON PIPE FOUND IN PLACE
- ⊗ = 1.66" OUTSIDE DIAMETER IRON PIPE FOUND IN PLACE
- < > = PREVIOUSLY RECORDED AS CSM = CERTIFIED SURVEY MAP
- — — — — = EXISTING FENCE
- - - - - = SECTION LINE
- — — — — = CENTERLINE OF ROAD

CERTIFIED SURVEY MAP

MARATHON COUNTY NO. _____

PART OF CSM 268-2-17, LOCATED IN THE NORTHWEST 1/4 OF
THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 29 NORTH,
RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

SHEET 2 OF 2 SHEETS

SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF ALYSSA GJERTSON, I SURVEYED, MAPPED AND DIVIDED PART OF CERTIFIED SURVEY MAP NUMBER 268, RECORDED IN VOLUME 2 ON PAGE 17, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 13; THENCE N 89°16'19" E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 290.02 FEET; THENCE S 15°43'30" E 29.51 FEET TO THE SOUTH LINE OF EVERGREEN ROAD AND TO THE POINT OF BEGINNING; THENCE S 15°43'30" E 146.25 FEET; THENCE N 84°43'00" E ALONG THE SOUTH LINE OF SAID CERTIFIED SURVEY MAP NUMBER 268 123.90 FEET TO THE WEST LINE OF N. 6TH STREET; THENCE 135.88 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE WEST WHOSE RADIUS IS 2832.00 FEET, WHOSE CENTRAL ANGLE IS 2°44'57" AND WHOSE CHORD BEARS N 14°56'42" W 135.87 FEET TO THE SOUTH LINE OF EVERGREEN ROAD; THENCE S 89°08'50" W ALONG THE SOUTH LINE OF EVERGREEN ROAD 127.99 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND USE.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION AND THE CERTIFIED SURVEY MAP THEREOF MADE.

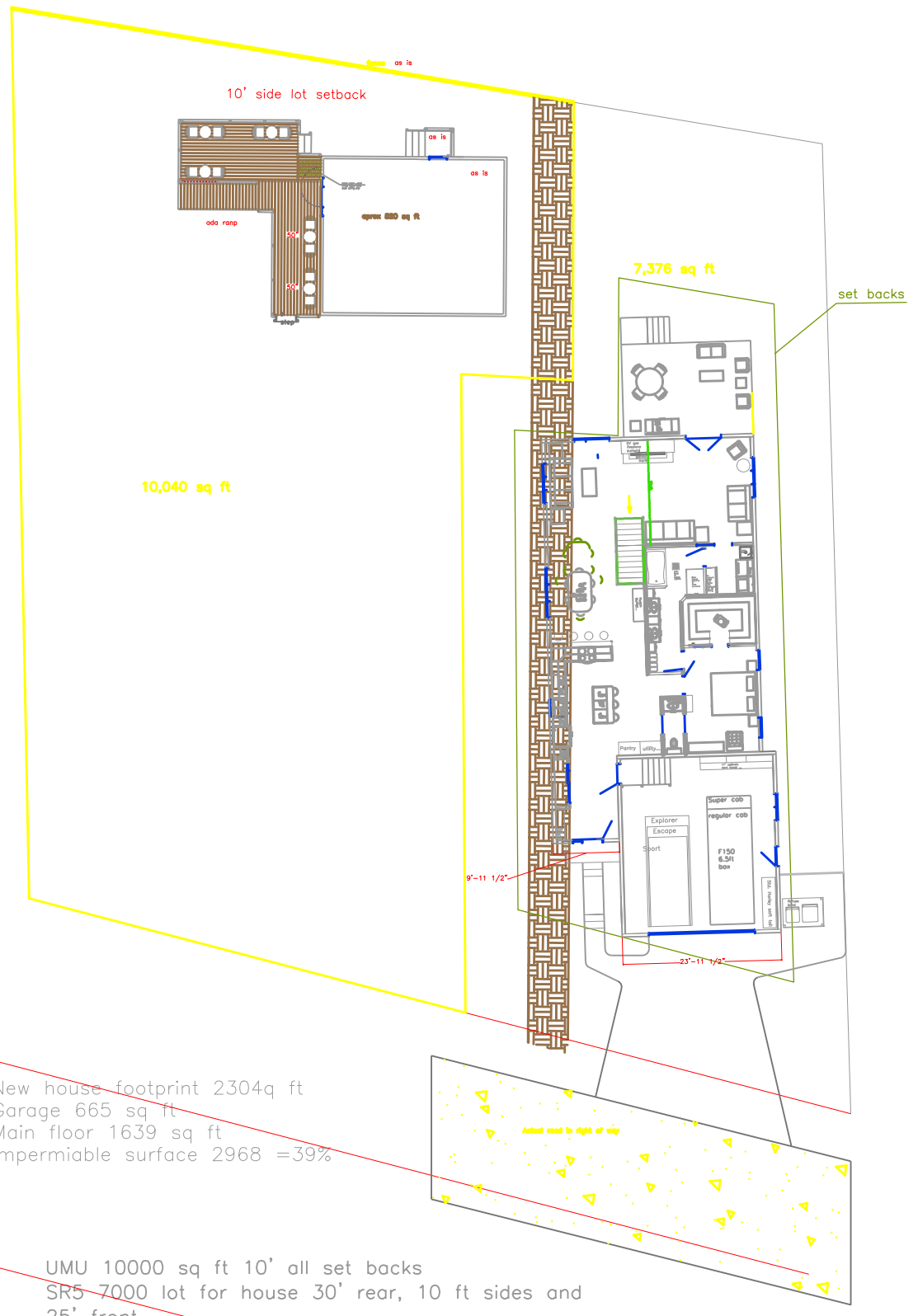
THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES IN SURVEYING, MAPPING AND DIVIDING THE LANDS, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE LAND DIVISION ORDINANCE OF CITY OF WAUSAU, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS 5TH DAY OF DECEMBER, 2022
SURVEY PERFORMED NOVEMBER 18TH, 2022

TIMOTHY G. VREELAND P.L.S. 2291

I, _____
CITY OF WAUSAU, ZONING ADMINISTRATOR
BEING DULY APPOINTED BY THE COMMON
COUNCIL, DO HEREBY CERTIFY THAT THE
ATTACHED CERTIFIED SURVEY MAP HAS BEEN
REVIEWED AND THERE ARE NO OBJECTIONS
TO RECORDING THIS CERTIFIED SURVEY MAP
IN THE REGISTER OF DEEDS OFFICE.

DATE _____



New house footprint 2304q ft
 Garage 665 sq ft
 Main floor 1639 sq ft
 Impermeable surface 2968 =39%

UMU 10000 sq ft 10' all set backs
 SR5 7000 lot for house 30' rear, 10 ft sides and
 25' front

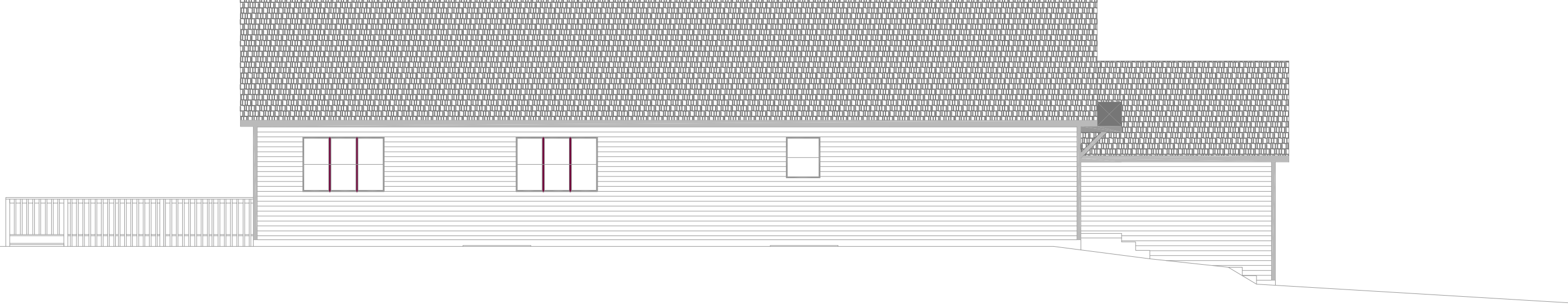


Prints, Drawings and Designs are intellectual property of Elite Construction & Landscaping LLC & Steven J Reif. Unless a specific drafting or design fee has been paid. As such it is prohibited to disseminate these materials to any other entity or use for any permitting process by those other than Elite Construction & Landscaping LLC. Unless noted here as released with the accompanying signature of Steven J Reif and dated.

Architect Signature: _____ Date: _____
 The job shall be _____

Elite Construction &
 Landscaping LLC
 229080 S 25TH STREET
 Wausau, WI 54403
 elite@solarus.net &
 steve@elitecl.com

DRAWN BY: Steven J Reif



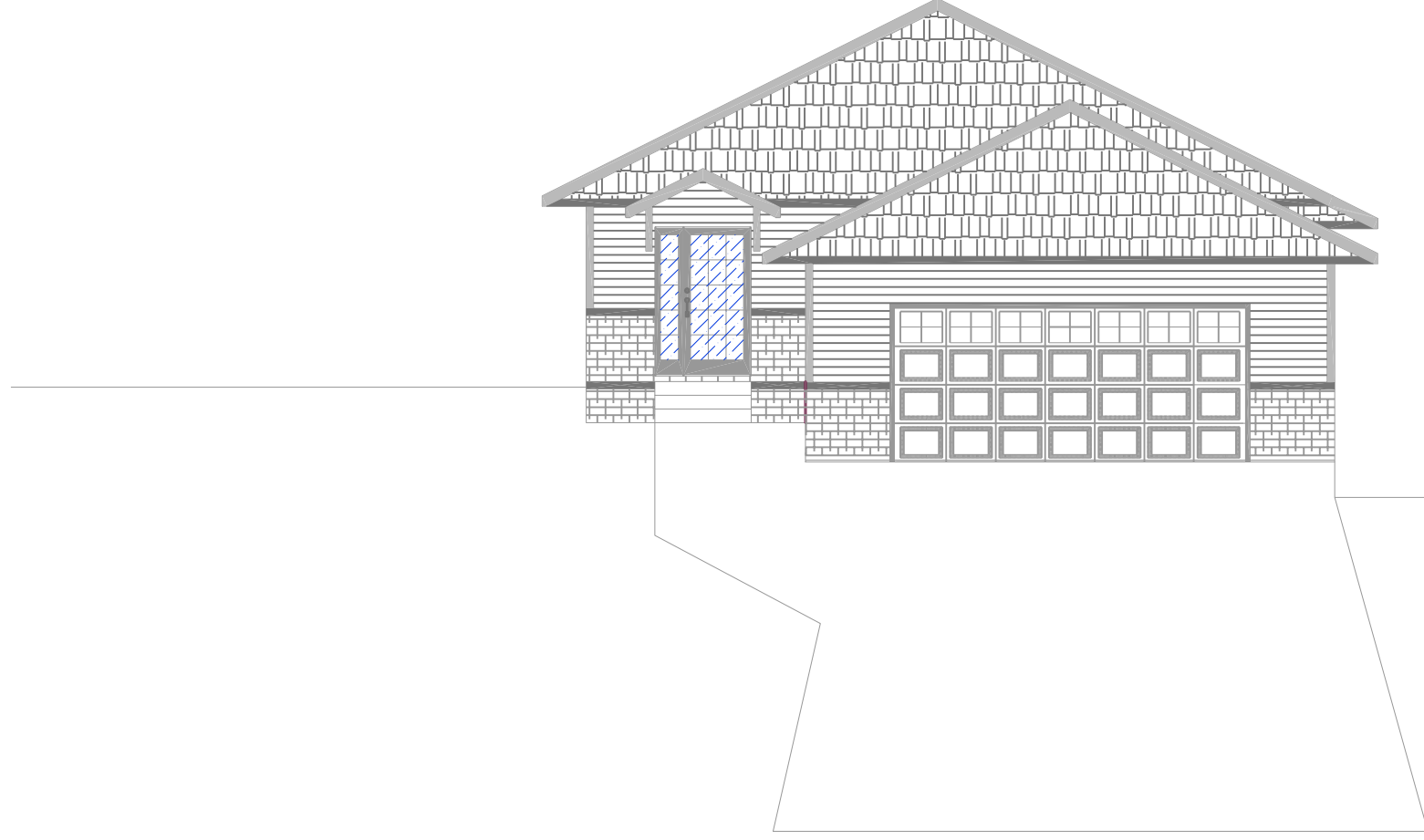
DRAWN BY: Steven J Reif

Elite Construction &
Landscaping LLC
229080 S 25TH STREET
Wausau, WI 54403
elite@solarus.net &
steve@elitecl.com

Authoring Signature Date

Authoring Signature Date

Prints, Drawings and Designs are intellectual property of Elite Construction & Landscaping LLC & Steven J Reif. Unless a specific drafting or design fee has been paid. As such it is prohibited to disseminate these materials to any other entity or use for any permitting process by those other than Elite Construction & Landscaping LLC. Unless noted here as released with the accompanying signature of Steven J Reif and dated.



DRAWN BY: Steven J Reif

Elite Construction &
Landscaping LLC
229080 S 25TH STREET
Wausau, WI 54403
elite@solarus.net &
steve@elitecl.com

As noted on sheet

As noted on sheet

Prints, Drawings and Designs are intellectual property of Elite Construction & Landscaping LLC & Steven J Reif. Unless a specific drafting or design fee has been paid. As such it is prohibited to disseminate these materials to any other entity or use for any permitting process by those other than Elite Construction & Landscaping LLC. Unless noted here as released with the accompanying signature of Steven J Reif and dated.

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

RESOLUTION OF THE PLAN COMMISSION

Petitioning the Secretary of Transportation for Airport Improvement Aid and Designation of the Secretary of Transportation to Act as the City's Agent for Administering the Aid and for Execution of Agency Agreement and Federal Block Grant Owner Assurances

Committee Action:

Fiscal Impact:

File Number:

Date Introduced: January 24, 2023

WHEREAS, the City of Wausau, Marathon, Wisconsin hereinafter referred to as the sponsor, being a municipal body corporate of the State of Wisconsin, is authorized by Wis. Stat. §114.11, to acquire, establish, construct, own, control, lease, equip, improve, maintain, and operate an airport, and

WHEREAS, the sponsor desires to develop or improve the Wausau Downtown Airport, Marathon County, Wisconsin,

"PETITION FOR AIRPORT PROJECT"

WHEREAS, the foregoing proposal for airport improvements has been referred to the city plan commission for its consideration and report prior to council action as required by Wis. Stat. §62.23(5), and

WHEREAS, airport users have been consulted in formulation of the improvements included in this resolution, and

WHEREAS, a public hearing was held prior to the adoption of this petition in accordance with Wis. Stat. §114.33(2) as amended, and a transcript of the hearing is transmitted with this petition, and

THEREFORE, BE IT RESOLVED, by the sponsor that a petition for federal and (or) state aid in the following form is hereby approved:

The petitioner, desiring to sponsor an airport development project with federal and state aid or state aid only, in accordance with the applicable state and federal laws, respectfully represents and states:

1. That the airport, which it is desired to develop, should generally conform to the requirements for a general aviation type airport as defined by the Federal Aviation Administration.
2. The character, extent, and kind of improvements desired under the project are as follows: Conduct Airport Master Plan Study and Update ALP; Reconstruct/Rehabilitate Runway 5-23; Reconstruct/Rehabilitate Runway 13-31; Reconstruct/Rehabilitate Taxiways; Reconstruct/Rehabilitate Apron; Perform Airfield Pavement Maintenance; East Hangar Development Area Phase II, including utilities, taxi lanes and access road; Auto Parking

Lot Expansion; Reconstruct/Rehabilitate Airfield Lighting; Replace/Rehabilitate/Install Navigational Aids; Replace/Install Guidance Signage; Extend Taxiway A; Acquire Snow Removal Equipment; Replace Rotating Beacon; Removal T-hangar; Construct Perimeter and Access Road; clear and maintain runway approaches as stated in Wis. Admin. Code Trans §55, and any necessary related work.

3. That the airport project, which your petitioner desires to sponsor, is necessary for the following reasons: to meet the existing and future needs of the airport.

WHEREAS, it is recognized that the improvements petitioned for as listed will be funded individually or collectively as funds are available, with specific project costs to be approved as work is authorized, the proportionate cost of the airport development projects described above which are to be paid by the sponsor to the Secretary of the Wisconsin Department of Transportation (hereinafter referred to as the Secretary) to be held in trust for the purposes of the project; any unneeded and unspent balance after the project is completed is to be returned to the sponsor by the Secretary; the sponsor will make available any additional monies that may be found necessary, upon request of the Secretary, to complete the project as described above; the Secretary shall have the right to suspend or discontinue the project at any time additional monies are found to be necessary by the Secretary, and the sponsor does not provide the same; in the event the sponsor unilaterally terminates the project, all reasonable federal and state expenditures related to the project shall be paid by the sponsor; and

WHEREAS, the sponsor is required by Wis. Stat. §114.32(5) to designate the Secretary as its agent to accept, receive, receipt for and disburse any funds granted by the United States under the Federal Airport and Airway Improvement Act, and is authorized by law to designate the Secretary as its agent for other purposes.

"DESIGNATION OF SECRETARY OF TRANSPORTATION AS SPONSOR'S AGENT"

THEREFORE, BE IT RESOLVED, by the sponsor that the Secretary is hereby designated as its agent and is requested to agree to act as such, in matters relating to the airport development project described above, and is hereby authorized as its agent to make all arrangements for the development and final acceptance of the completed project whether by contract, agreement, force account or otherwise; and particularly, to accept, receive, receipt for and disburse federal monies or other monies, either public or private, for the acquisition, construction, improvement, maintenance and operation of the airport; and, to acquire property or interests in property by purchase, gift, lease, or eminent domain under Wis. Stat. §32 .02; and, to supervise the work of any engineer, appraiser, negotiator, contractor or other person employed by the Secretary; and, to execute any assurances or other documents required or requested by any agency of the federal government and to comply with all federal and state laws, rules, and regulations relating to airport development projects.

FURTHER, the sponsor requests that the Secretary provide, per Wis. Stat. §114.33(8)(a), that the sponsor may acquire certain parts of the required land or interests in land that the Secretary shall find necessary to complete the aforesaid project.

"AIRPORT OWNER ASSURANCES"

AND BE IT FURTHER RESOLVED that the sponsor agrees to maintain and operate the airport in accordance with certain conditions established in Wis. Admin. Code Trans §55, or in accordance with sponsor assurances enumerated in a federal grant agreement.

AND BE IT FURTHER RESOLVED THAT THE Mayor and the City Clerk be authorized to sign and execute the agency agreement and federal block grant owner assurances authorized by this resolution.

Approved:

Katie Rosenberg, Mayor

CERTIFICATION

I, Kaitlyn Bernarde, Clerk of City of Wausau, Wisconsin, do hereby certify that the foregoing is a correct copy of a Resolution introduced at a meeting of the Common Council of the City of Wausau on _____, adopted by a majority vote, and recorded in the minutes of said meeting.

Kaitlyn Bernarde - City Clerk

W:\Airports\ Wausau Downtown \Petition\11-22AUWres.docx

**AGENCY AGREEMENT AND
FEDERAL BLOCK GRANT OWNER ASSURANCES**

**Department of Transportation
Bureau of Aeronautics
Madison, Wisconsin**

WHEREAS, the City of Wausau, Marathon County, Wisconsin, hereinafter referred to as the sponsor, desires to sponsor an airport development project to be constructed with federal aid and/or state aid, specifically, the Wausau Downtown Airport project to:

Conduct Airport Master Plan Study and Update ALP; Reconstruct/Rehabilitate Runway 5-23; Reconstruct/Rehabilitate Runway 13-31; Reconstruct/Rehabilitate Taxiways; Reconstruct/Rehabilitate Apron; Perform Airfield Pavement Maintenance; East Hangar Development Area Phase II, including utilities, taxi lanes and access road; Auto Parking Lot Expansion; Reconstruct/Rehabilitate Airfield Lighting; Replace/Rehabilitate/Install Navigational Aids; Replace/Install Guidance Signage; Extend Taxiway A; Acquire Snow Removal Equipment; Replace Rotating Beacon; Removal T-hangar; Construct Perimeter and Access Road; clear and maintain runway approaches as stated in Wis. Admin. Code Trans §55, and any necessary related work.

WHEREAS, the sponsor adopted a resolution on January 24, 2023, a copy of which is attached and the prescribed terms and conditions of which are fully incorporated into this agreement, designating the Secretary as its agent and requesting the Secretary to act as such as set forth in the resolution, and agreeing to maintain and operate the airport in accordance with certain conditions; and

AGENCY AGREEMENT

WHEREAS, upon such request, the Secretary is authorized by law to act as agent for the sponsor until financial closing of this project;

NOW THEREFORE, the sponsor and the Secretary do mutually agree that the Secretary shall act as the sponsor's agent in the matter of the airport development as provided by law and as set forth in the referenced resolution; provided, however, that the Secretary is not required to provide legal services to the sponsor.

By: SECRETARY OF TRANSPORTATION

David M. Greene, Director (Date)
Bureau of Aeronautics

FEDERAL BLOCK GRANT OWNER ASSURANCES

WHEREAS, the sponsor does agree to the conditions established in Wis. Admin. Code Trans §55, and for projects receiving federal aid, to the attached federal sponsor assurances, which are a condition of a federal grant of funds.

The federal block grant owner assurances shall remain in full force and effect throughout the useful life of the facilities developed under this project, but in any event not to exceed twenty (20) years from the date of the finding (except for land projects, which shall run in perpetuity);

Acceptance: The sponsor does hereby accept the agency agreement and the federal block grant owner assurances.

Sponsor: The City of Wausau, Marathon County, Wisconsin

Name Katie Rosenberg

Title Mayor

Date

Name Kaitlyn Bernarde

Title City Clerk

Date

W:\Airports\Wausau Downtown \Petition\11-22AUWres.docx

Melissa Engen

From: Nathan Miller
Sent: Friday, January 6, 2023 12:12 PM
To: Melissa Engen
Cc: John Chmiel
Subject: FW: [EXTERNAL] Re: Petition for Airport Improvement Aid

Hello Melissa,

Can you include this email in the Plan packet? Thank you.

Nathan Miller

From: John Chmiel <taildraggerflyer@yahoo.com>
Sent: Friday, January 6, 2023 11:51 AM
To: Nathan Miller <Nathan.Miller@ci.wausau.wi.us>
Subject: [EXTERNAL] Re: Petition for Airport Improvement Aid

Staff Memo as requested:

Most capital projects at the Wausau Downtown Airport are funded using FAA, State and local funding. The FAA/State typically fund projects 95/5, meaning the City funds most airport projects for 5 cents on the dollar.

One requirement to receive FAA funding is to petition the FAA/State for the funding for future projects through the process that we are currently proposing. Part of the process is to list future eligible capital projects requiring FAA/State funding participation on the petition. After airport committee approval, the petition must then be presented for a public hearing and approved by the planning commission. The final step is City council approval.

Approval of the petition by the City does not obligate the City to pursue any of the projects listed on the petition. But the City will not receive any FAA funding unless the petition and the projects are presented and approved to the FAA. Wisconsin is a block grant state, therefore the Wisconsin Bureau of Aeronautics (BOA) is our representative with regard to FAA requirements for funding of airport projects. Typically the City forwards a new petition approximately every (5) years to the Bureau of Aeronautics for FAA/BOA approval, or more frequently if an unanticipated project eligible for FAA funding arises.

jpc

"Keep your head on a swivel!"

**John P. Chmiel, "Practicing the Art of Flight"
Wausau Flying Service, Inc.**



Memorandum

From: Brad Lenz
To: Plan Commission
Date: January 11, 2023
Subject: 414 S. 1st Ave – Conditional Use Report

Introduction

Gorman & Company is seeking approval for an off-site parking lot on this triangular-shaped parcel to support their proposed 56-unit apartment project across the street. The draft plan is showing up to 20 parking spaces. The driveway access is being proposed off Stewart Place. Initial plans are proposing a chain link fence to separate the parking area from the railroad tracks.

The Plan Commission held a public hearing last month to hear testimony from the public relating to the proposed conditional use. The petitioners explained additional details of the project. There was no additional *substantial evidence* presented at the public hearing.

Substantial Evidence

“Substantial evidence” means facts and information, other than personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion (W.M.C. § 23.10.32(6)(a)). Statements of personal preferences or speculation not based on substantial evidence must be disregarded by the Plan Commission.

Recommended Findings

When deciding on a proposed conditional use permit, the Plan Commission must consider whether the conditional use:

- Is in harmony with the Comprehensive Plan
- Would result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare.
- Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
- Is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public or private agencies serving the subject property.

- The potential public benefits outweigh any potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

Recommended Motion

The recommended motion of the Plan Commission shall be one of the following:

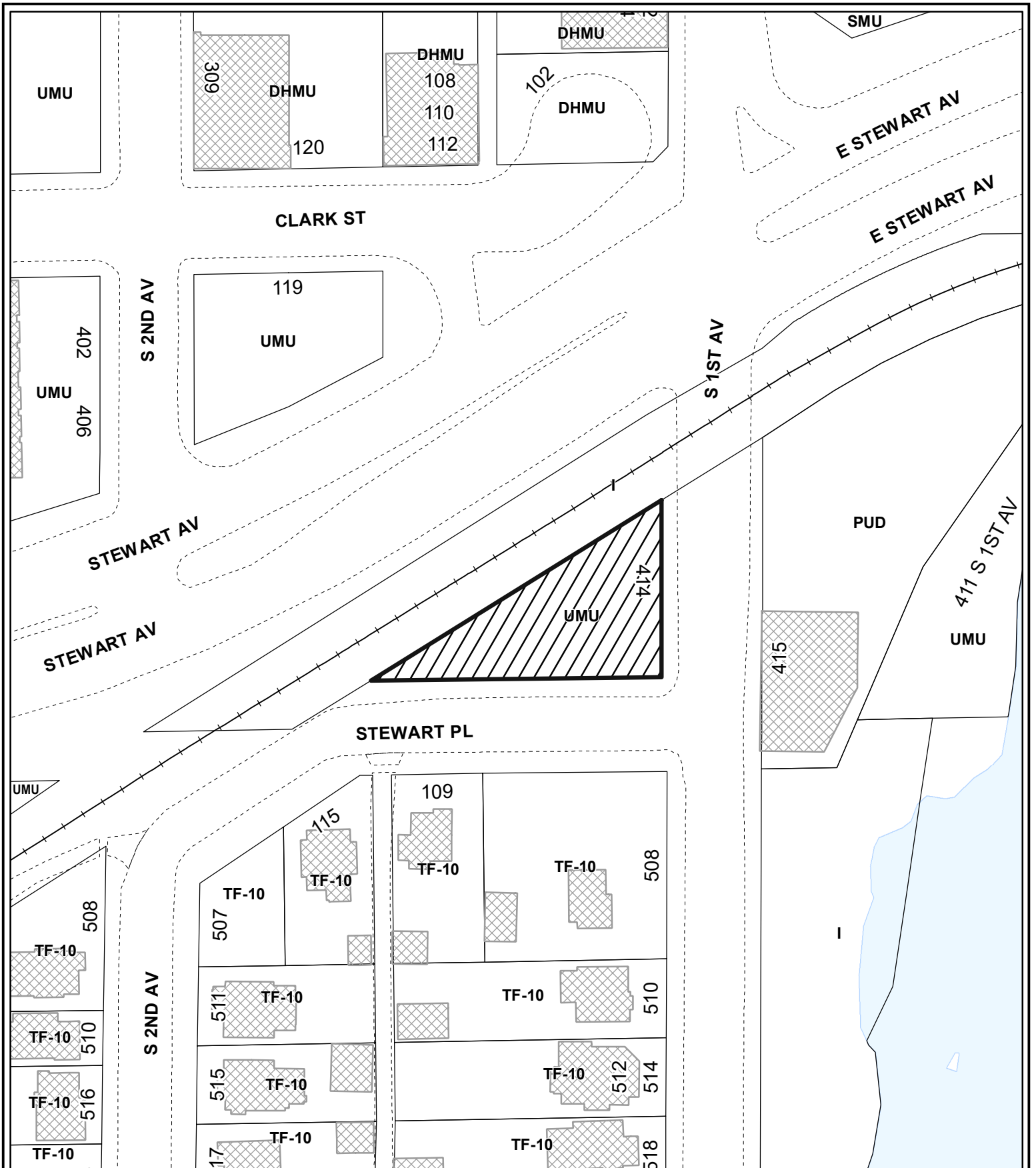
- Approve the use as originally proposed;
- Approve the proposed conditional use with modifications and/or conditions; or
- Deny approval of the proposed conditional use.

Staff recommends approving the use as an off-site parking lot for up to 20 spaces, as shown on the preliminary plans, with the following conditions:

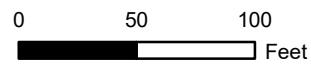
- 1) Detailed plans are submitted as part of the permit process that meet the zoning code's standards, particularly for landscaping, fencing, lighting, setbacks, and internal dimensions.
- 2) The existing billboard on the site, which is nonconforming, shall be removed prior to the new use being established.*

Staff also recommends that the City's Capital Improvements and Street Maintenance Committee (CISM) examine on-street parking opportunities in the immediate area as well as the addition of a marked pedestrian crossing of 1st Avenue (between the proposed parking lot and the apartment building).

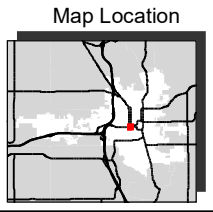
* Per 23.0510(2)(d) of the Wausau Municipal Code - In the absence of a conditional use permit granting it legal conforming status, a nonconforming use shall be discontinued before a new conforming use may be added to the parcel.



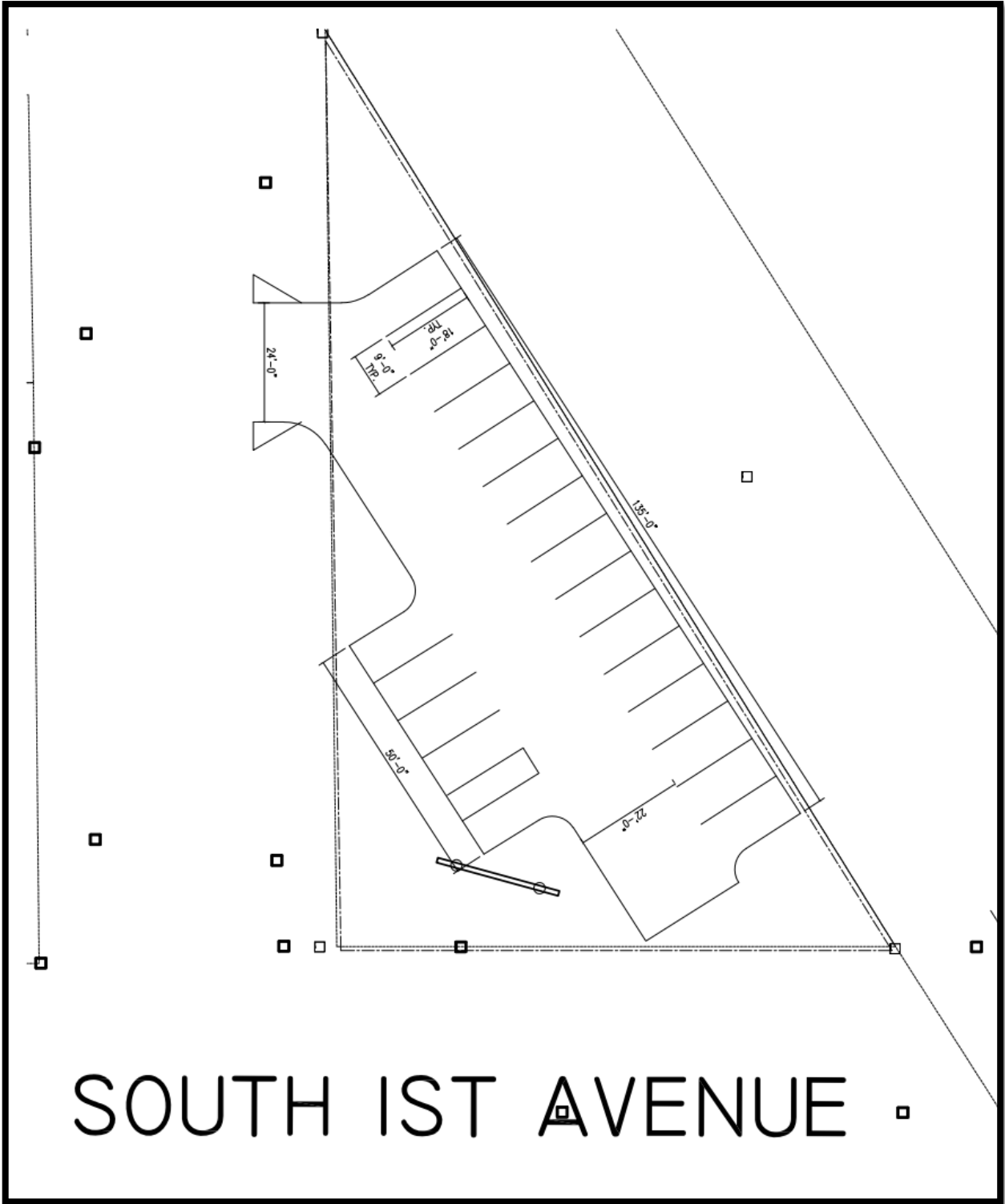
City of Wausau
Marathon County Wisconsin



-  Area of Interest
-  Building



Map Date: December 2, 2022





Memorandum

From: Brad Lenz
To: Plan Commission
Date: January 11, 2023
Subject: Amend PUD at 415 S. 1st Ave to include commercial/institutional space

Gorman & Company is proposing a 56-unit apartment building on the former West Side Battery site. Last month, Plan Commission approved an amendment to increase the number of units from 50 to 56. The current amendment seeks to clarify that a space on the ground floor of the building is acceptable to be used for a small office. The office would be used by Lutheran Social Services to coordinate and provide social services to tenants and other community members.

This space had been shown on previous plans labeled “CSF” but it was never specified how that space would be used and if it was, in fact, part of the PUD zoning approval. Typically, an on-site office for an apartment building is not considered a separate use. Gorman seeks to make clear that the small (1285 square foot) community service facility to be located on the first floor is included as part of the PUD approval.

Brad Lenz

From: Trent Claybaugh <tclaybaugh@gormanusa.com>
Sent: Tuesday, January 3, 2023 3:59 PM
To: Brad Lenz
Cc: Liz Brodek
Subject: [EXTERNAL] PUD Update

Importance: High

Hello Brad,

I hope this email finds you well.

This email is a follow-up to our phone conversation earlier today.

We need the PUD for 415 S 1st Avenue to reflect the inclusion of a community service facility on the ground floor. This space will be approximately 1,285 SF and will be operated by our development partner, Lutheran Social Services.

This small office will provide a space for Lutheran Social Services to coordinate and provide social services to tenants and other low-income members of the community.

The location of this community service facility can be seen on the ground floor of the existing site plan and is denoted as CSF.

Please let me know if you have any questions.

Sincerely,

Trent Claybaugh
Development Manager
Gorman & Company
952-456-1906

STEWART AVE

LANDSCAPE
BUFFER

TH3
1,156

TH3
1,156

TH3
1,156

TH3
1,156

TH3
1,156

TH3
1,156

TH3
1,156

TH3
1,156

2
834

2
840

PEDESTRIAN
ENTRANCE

BUILDING COMMUNITY
AREA/ LOBBY

COMMON OPEN
SPACE

CSF

FIT

LANDSCAPE
BUFFER

SOUTH 1ST AVE

RAMP DOWN

STATISTICS:

LAND AREA: 33,135 GSF

BUILDING AREA: 67,292 GSF

FAR: 2.03

CURRENT ZONING: UMU

LANDSCAPED AREA: APPROX. 11,600 SF

FIRST FLOOR
10 UNITS

GARAGE
ENTRANCE