



## 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, May 16, 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 April 18, 2023 meeting.
2. **PUBLIC HEARING:** Discussion and possible action on rezoning 519 Stark Street from TF-10, Two Flat Residential-10 Zoning District to UMU, Urban Mixed Use Zoning District. (Vreeland)
3. Discussion and possible action on rezoning 519 Stark Street from TF-10, Two Flat Residential-10 Zoning District to UMU, Urban Mixed Use Zoning District. (Vreeland)
4. Discussion and possible action on amending the Specific Implementation Plan at 209 Lavina Drive to reconstruct a 8-unit apartment and additions to two existing garages.
5. Discussion and possible action on approving the Preliminary Plat for Stettin Acres (Town of Stettin, 145100-145900 Stettin Drive)
6. Discussion on sign code, WMC 23.09. Wall signs, dual post sign and blade signs.
7. Discussion and possible action on dedication of right-of-way at 1705 Wegner Street.
8. Next meeting date.
9. 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](mailto: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 5/11/2023 @ 11:00 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) 261-6622 or [ADAServices@ci.wausau.wi.us](mailto: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, Vreeland

## PLAN COMMISSION

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Time and Date: The Plan Commission met on Tuesday, April 18, 2023, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

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

Others Present: Brad Lenz, Andrew Lynch, Tara Alfonso, Maryanne Groat

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 March 21, 2023 meeting.**

Bohlken motioned to approve the minutes from the March 21, 2023 meeting. Brueggeman seconded, and the motioned carried unanimously 6-0.

### **PUBLIC HEARING: regarding Tax Incremental District No. 3 Project Plan Amendment in Order to Add Projects and Project Costs.**

Groat said that the State of Wisconsin has rules dictating creating and amending Tax Incremental Districts. The Finance Committee and Economic Development Committee have reviewed the proposals. The Joint Review Board met for their initial meeting. The proposal is to amend Tax Incremental Districts #3, #8 and #12. Projects and costs will be added to Districts #3 and #8 and properties will be removed and added to District #12 to improve the mall property.

Tax Incremental District #3 is located downtown and on the riverfront. The proposed improvements are located in the district and a ½ mile around the district. The main projects are for continued development of the riverfront and River Edge Trail. It would include property acquisitions for MBX and some of County Materials. This will help fill in major gaps and will be great for the community and tourism. Remediation work will be done to the Wausau Chemical site. The Dive Point Scuba site will be demolished. This district is nearing the retirement date in 2031 and has been a constant state of deficit but will remain the black and close with a profit. This is very important and strategic for the city.

Tax Incremental District #8 is located on the west side of the river to 17<sup>th</sup> Avenue. There is property redeveloping in the area and the street needs to be reconstructed. The costs will be allocated for 17<sup>th</sup> Avenue, the Washington Street siphon project and 8<sup>th</sup> Avenue reconstruction. Some of the projects are in the ½ mile buffer area.

Groat said that 29 parcels will be removed from Tax Incremental District #12 on the north and south side of the district and 7 properties will be added for the mall. A new street grid is proposed for the mall redevelopment and there are developer incentives. The development agreement with T-Wall is contingent on the amendment. This is a relatively new district and hasn't seen much growth. There are not many concerns. The borrowed amount is a fixed rate and if the rate decreases, it can be refinanced. Inflation is not considered in the properties. Growth is expected in the area to help the district. The city manages the Tax Incremental District deficits. Districts #6 and #7 will be closing soon and will help to manage the deficits.

Mayor Rosenberg opened the public hearing.

Mayor Rosenberg closed the public hearing.

### **PUBLIC HEARING: regarding Tax Incremental District No. 8 Project Plan Amendment in Order to Add Projects and Project Costs**

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Mayor Rosenberg opened the public hearing.

Mayor Rosenberg closed the public hearing.

**PUBLIC HEARING: regarding Tax Incremental District No. 12 Project Plan Boundary Amendment in Order to Subtract Territory and Add Projects and Project Costs**

Mayor Rosenberg opened the public hearing.

Mayor Rosenberg closed the public hearing.

**Consideration of “Resolution Approving the Project Plan Amendment #5 for Tax Increment District No. 3, City of Wausau Wisconsin”**

Bohlken motioned to approve the “Resolution Approving the Project Plan Amendment #5 for Tax Increment District No. 3, City of Wausau, Wisconsin”. Herbst seconded.

Bornemann questioned the role of the commission for the amendments. Lenz said that the Plan Commission needs to hold the public hearings and send a recommendation to the council. The commission should consider whether the projects jibe with strategic redevelopment of the city, and adopted plans including the Comprehensive Plan.

The motion carried unanimously 6-0.

**Consideration of “Resolution Approving the Project Plan Amendment #3 for Tax Increment District No. 8, City of Wausau Wisconsin”**

Bornemann motioned to approve the “Resolution Approving the Project Plan Amendment #3 for Tax Increment District No. 8, City of Wausau, Wisconsin”. Herbst seconded, and the motion carried unanimously 6-0.

**Consideration of “Resolution Approving the Project Plan Amendment #2 for Tax Increment District No. 12, City of Wausau Wisconsin”**

Bornemann motioned to approve the “Resolution Approving the Project Plan Amendment #2 for Tax Increment District No. 12, City of Wausau, Wisconsin”. Bohlken seconded, and the motion carried unanimously.

**Discussion and possible action on approving a dual post sign at 360 Grand Avenue.**

Lenz said that a handout was passed out with a rendering for the campus dual post sign. Staff spoke with the sign company and petitioners, who feel this sign is the best for the site.

Brueggeman motioned to approve a dual post sign at 360 Grand Avenue. Bohlken seconded, and this motion carried unanimously 6-0.

**Discussion and possible action on extending the expiration date of conditional use at 110 South 1<sup>st</sup> Avenue and 110 Alexander Street to allow for offices, chapel, community center with a kitchen and separate living accommodations for up to 36 men/women and up to 6 families, in a UMU, Urban Mixed-Use Zoning District.**

Lenz said that the Salvation Army is looking to clarify the conditional use. The petitioner had originally requested 4 years for the project, which was not included in the motion for approval. An extension of four years from today's date is being requested. The zoning code allows for extensions with no limits. They have run into some delays with turnover and staffing.

Brueggeman motioned to approve extending the expiration date of the conditional use at 110 South 1<sup>st</sup> Avenue and 110 Alexander Street to allow for offices, chapel, community center with a kitchen and separate living accommodations for up to 36 men/women and up to 6 families, in a UMU, Urban Mixed-Use Zoning District for four years from today. Herbst seconded, and the motion carried unanimously 6-0.

**Discussion and possible action on authorizing sale of 1515 Curling Way.**

Lenz said that this is a remnant parcel that is not buildable. The railroad owns the property to the south and had assumed they owned it. They had been parking vehicles on it. Staff does not see a use for the property. The city received one bid for the property. Staff recommends approval.

Brueggeman motioned to authorize the sale 1515 Curling Way. Bornemann seconded, and the motion carried unanimously 6-0.

**Discussion and possible action on vacating and discontinuing right-of-way located east of 1610 Meadowview Road, 1615 Meadowview Road, and 1612 Evergreen Road, which abuts the boundary of Parcels 080-2908-074-0992 and 156001 Forest Valley Road in the Town of Wausau.**

Lindman said that a petition was received from the property owners to vacate the alley.

Brueggeman motioned to vacate and discontinue the right-of-way located east of 1610 Meadowview Road, 1615 Meadowview Road, and 1612 Evergreen Road, which abuts the boundary of Parcels 080-2908-074-0992 and 156001 Forest Valley Road in the Town of Wausau. Bohlken seconded, and the motion carried unanimously 6-0.

**Discussion and possible action on vacating and discontinuing the portion of an alley that abuts 300 West Knox Street, 1110 North 3<sup>rd</sup> Avenue, 1114 North 3<sup>rd</sup> Avenue, and 1111 North 3<sup>rd</sup> Avenue.**

Brueggeman motioned to vacate and discontinue the portion of an alley that abuts 300 West Knox, 1110 North 3<sup>rd</sup> Avenue, 1114 North 3<sup>rd</sup> Avenue, and 1111 North 3<sup>rd</sup> Avenue. Herbst seconded, and the motion carried unanimously 6-0.

**Next meeting date.**

The next meeting is scheduled for May 16, 2023.

**Adjournment.**

Bohlken motioned to adjourn, seconded by Brueggeman. The motion carried unanimously 6-0 and the meeting adjourned at 5:30 p.m.

**The Plan Commission is next scheduled to meet at 5:00 p.m. on May 16, 2023.**





# STAFF REPORT

**To:** Plan Commission  
**Prepared By:** Andrew Lynch, AICP Assistant City Planner  
**Date:** May 05, 2023

## REQUESTED ACTION:

### Zoning Map Amendment

### 519 Stark Street from TF-10 to UMU

<b>LOCATION:</b>	519 Stark Street
<b>APPLICANT:</b>	Peterson/Kraemer Funeral Home
<b>EXISTING ZONING:</b>	<b>Two Flat-10 (TF-10)</b> This district 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.
<b>EXISTING LAND USE:</b>	Empty lot.
<b>SIZE OF PARCEL:</b>	0.17 acres
<b>REQUESTED ZONING:</b>	<b>Urban Mixed Use (UMU)</b> This district is intended to permit areas, generally on established commercial corridors, that are or are planning to become mixed use in character and establish standards that are compatible with the existing mix of land uses and redevelopment objectives.
<b>PURPOSE:</b>	Construction of a parking lot.
<b>COMPREHENSIVE PLAN:</b>	This area is mapped as Suburban Commercial and Industrial.
<b>OTHER PLANS:</b>	n/a

#### **BACKGROUND INFORMATION:**

Peterson/Kraemer Funeral Home purchased this lot in 2022 and demolished the existing house that same year. Their intent is to construct a parking lot for use by the funeral home and restaurant on the same block. A CSM has been submitted to join this lot with 1314 N 6<sup>th</sup> Street. There is a public alley running east-west through the block that is one way going east. The existing and future parking lot has been redesigned to improve flow and reduce the number of street access points. The three lots will serve as a joint parking facility for both uses and contain 79 parking spaces.

## **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.

### **ADVANCES THE PURPOSES OF THIS CHAPTER (#1)**

This action advances the purpose and intent of the zoning ordinance and applicable rules of Wisconsin DOA and FEMA.

### **COMPLIANCE WITH COMPREHENSIVE PLAN (#2)**

Yes. The requested zoning complies with the current and future land use of Suburban Commercial and Industrial as mapped in the Comprehensive Plan.

### **COMPATIBILITY WITH EXISTING NEIGHBORHOOD CHARACTER (#3)**

Yes. The western half of the block is residential. The eastern half has the Peterson Funeral Home, the Sixth Street Filling Station restaurant, and shared parking lots. .

### **ADDITIONAL FACTORS (#4 c & d)**

Allows Peterson/Kraemer Funeral Home to provide off-street parking. Lot will be combined with 1314 N 6<sup>th</sup> Street, the parcel adjoining to the east. See attached parking analysis.

### **STAFF RECOMMENDATION**

Staff finds the application meets the requirements for rezoning.

### **COMMITTEE ACTION**

Plan Commission may approve or deny. The request will then proceed to City Council for final consideration.

Attachments: parking analysis, application, zoning map, site plan

## Parking Analysis

Municipal Code 23.06.06

(18) *Joint off-site parking facilities.*

- (a) Parking facilities which have been approved by the Zoning Administrator, to provide required parking for one or more uses shall provide a **total number of parking spaces which shall not be less than the sum total of the separate parking needs** for each use during any peak hour parking period when said joint parking facility is utilized at the same time by said uses.
- (b) Joint use parking facility. Up to a 15 percent reduction in the number of required parking spaces for four or more separate uses, ten percent for three separate uses, and five percent for two separate uses may be authorized by the Zoning Administrator, following approval of a plan which provides for a collective parking facility.

1302 N 6 <sup>th</sup> St (Funeral Home)  Estimated capacity of 196 persons 1 parking spot per 5 persons = 40 Office space sqft = 13 parking spots Total parking = <b>53</b> Maximum (150%) = 80	1314 N 6 <sup>th</sup> St (Restaurant)  Estimated capacity of 70 persons 1 parking spot per 5 persons = <b>14</b> Maximum (150%) = 21
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Total parking needs between the two facilities = 67

Current parking. Funeral Home = 23. Restaurant = 35. Total = 58

Future parking with 519 Stark. Funeral Home = 23. Restaurant = 56. Total = 79

The current and future designs of the parking lots would fulfill the requirements of a joint off-site parking facility.

**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): Greg Zoromski

Primary petitioner's Address (PRINT): 1302 N 6th Street Wausau, WI 54403

Primary petitioner's Telephone Number (with Area Code): 715-581-8866

Primary petitioner's representative to contact in case of questions about this petition:

Dustin Vreeland

(Name - PRINT) 6103 Dawn Street Weston, WI 54476

(Address - PRINT) 715-241-0947 dustin@vreelandassociates.us

(Telephone No. with Area Code) Email Address

Names of additional petitioners, if any:

(PRINTED Name) (PRINTED Name)

(PRINTED Address) (PRINTED Address)

(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: 519 Stark Street Wausau, WI 54403

(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: TF-10

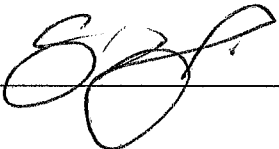
B. **Proposed** zoning district classification(s) of the land included within the petition: UMU

C. Existing land uses on land included within the petition: Vacant Land

D. Proposed land use(s) following rezoning: Parking lot

5. Please provide a brief narrative justifying the rezoning of this property. (Attach an additional sheet if necessary): **See attached proposed site plan for the project. We are proposing to expand the parking lot for the funeral home. With the alley being a one way the traffic needs to flow from Stark Street through the funeral home.**

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:  Date: 3/23/2023

**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: \_\_\_\_\_

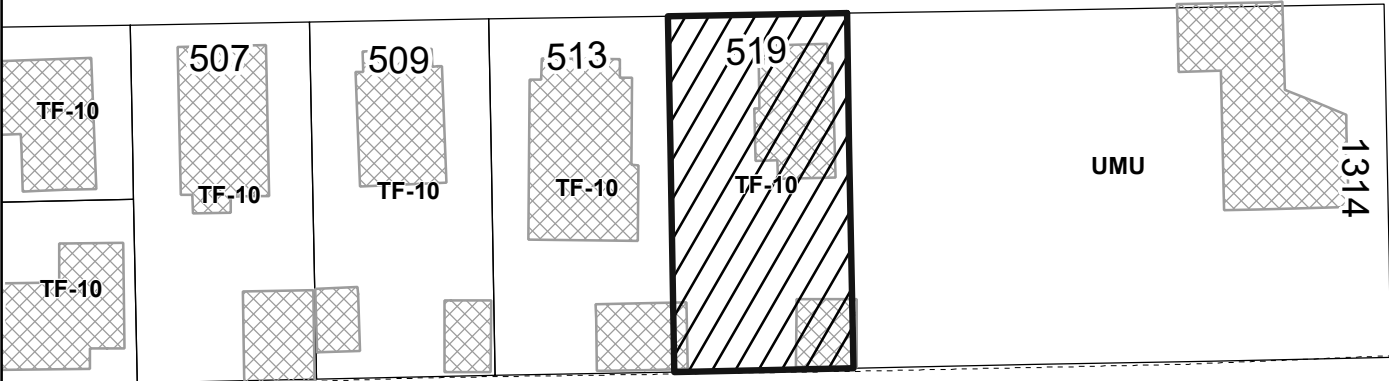
Requested Common Council meeting date for final approval: \_\_\_\_\_

Notes: \_\_\_\_\_

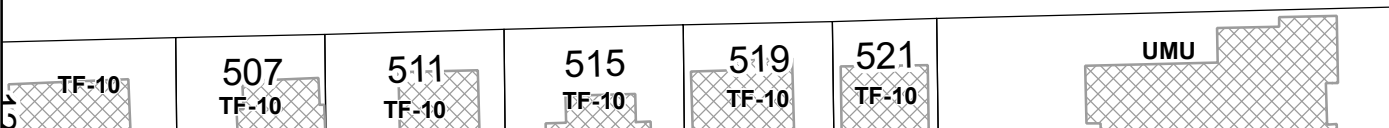
ZoneChangeApp.frm  
Revised: January 26, 2021

STARK ST

LS HT 9 N



STEBEN ST

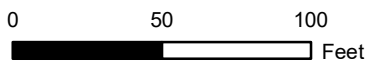


### City of Wausau

Marathon County Wisconsin

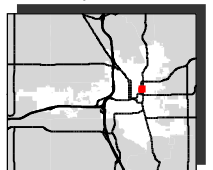


Map Date: April 27, 2023



- Area of Interest
- Building

Map Location








BEARINGS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (MARATHON) NAD83 (2011)

N 6TH STREET

STARK STREET

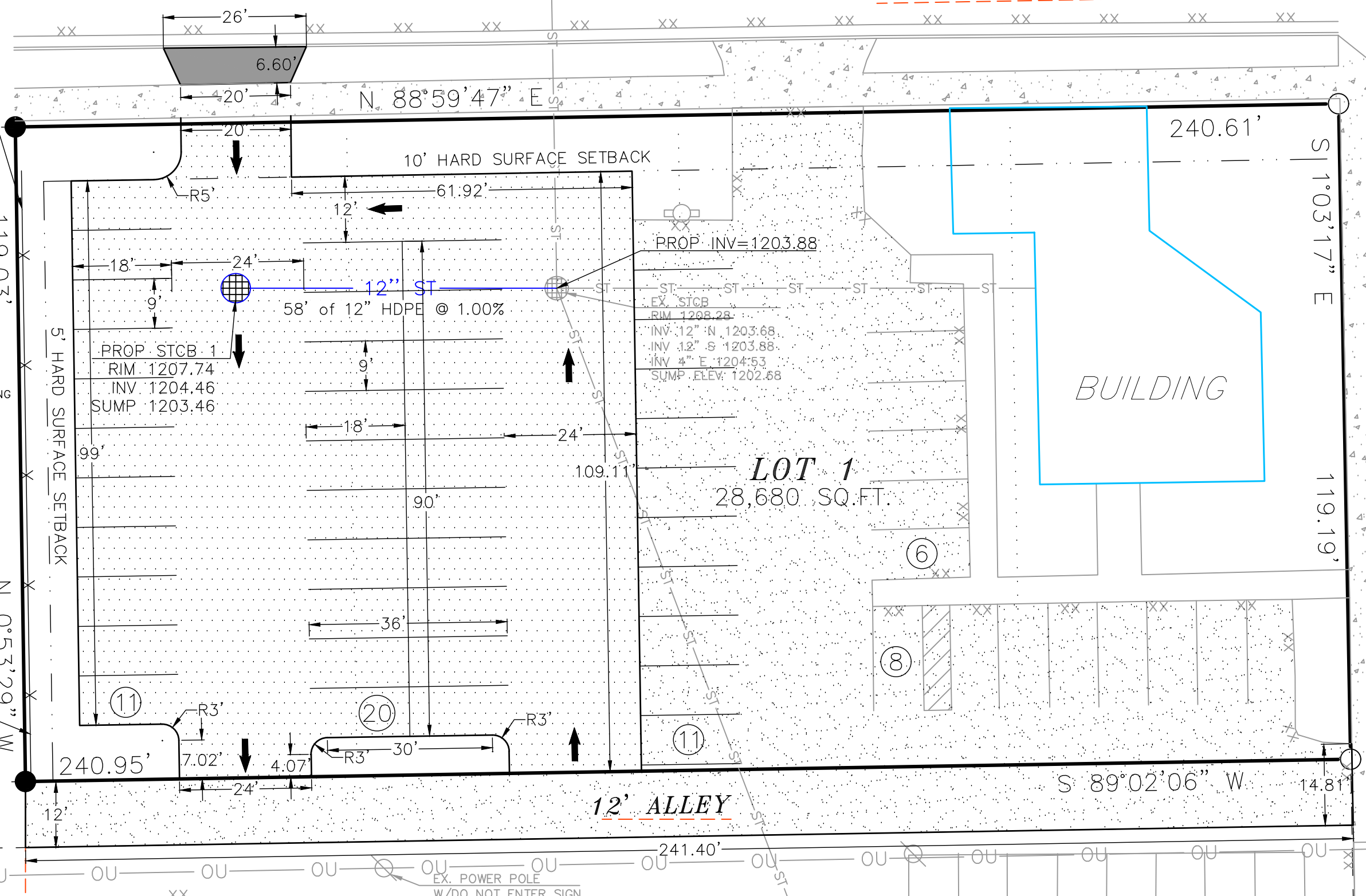
NEW FENCE  
1' OFF WEST LINE  
PROPERTY LINE  
N 88°59'47" E  
60.07'

LEGEND

-  PROPOSED CATCH BASIN  
SEE DETAIL ON C7
-  4" CONCRETE W/8" BASE COURSE  
SEE DETAIL ON C7
-  3" ASPHALT W/8" BASE COURSE
-  REMOVE & REPLACE W/IN  
PLACE ASPHALT INCLUDING PARKING  
LOT IN FRONT OF THE FUNERAL  
HOME
-  NUMBER OF PARKING STALLS

	TOTAL
LOT AREA	28,680 sqft.
BUILDING AREA	2,532 sqft.
PAVED AREA	20,149 sqft.
TOTAL IMPERVIOUS AREA	22,681 sqft. (79%)
GREEN SPACE	5,999 sqft. (21%)
EXISTING PARKING STALL #	58
PROPOSED PARKING STALL #	79

NEW FENCE  
1' OFF WEST LINE  
PROPERTY LINE  
N 89°02'06" E  
60.04'



STAMP/SIGNATURE:

BY	DATE	DESCRIPTION

TITLE PAGE:  
**PROPOSED SITE PLAN**

PROJECT: PETERSON/KRAEMER PARKING LOT EXPANSION

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](mailto:dustin@vreelandassociates.us)  
WEBSITE: [www.vreelandlandsurveying.com](http://www.vreelandlandsurveying.com)  
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PREPARED FOR:  
**PETERSON/KRAEMER LLP**

PLAN DATE:  
**APRIL 19TH, 2023**

DESIGNER: DUSTIN VREELAND  
SURVEYED BY: CB & TV  
FILE NO.: 22-0457 ENGINEERING  
DATE: FEBRUARY 21, 2023  
SCALE:  
**1" = 20'**  
SHEET  
**C4**

**Richard and Elizabeth LeClair**  
**513 Stark St**  
**Wausau, WI 54403**  
**715 842-3452**  
**dleclair@dwave.net**

May 10, 2023

To: Mayor Katie Rosenberg  
The Wausau City Plan Commission  
The Wausau City Council  
Brad Lenz, City Planner  
William Hebert, Zoning Administrator  
Kaitlyn Bernarde, City Clerk

The enclosed materials are being submitted by us as testimony before the Wausau Plan Commission at **5:00 p.m. on Tuesday, May 16, 2023** and the Wausau Common Council at **6:30 p.m. on Tuesday, June 13, 2023** concerning the proposed zoning change of:

A WARRENS THIRD ADD LOT 12 BLK 4, MORE COMMONLY KNOWN AS  
519 STARK STREET

from TF-10, Two Flat Residential-10 to UMU, Urban Mixed Use.

Our home is immediately adjacent to 519 Stark Street. We oppose the proposed zoning change because Greg Zoromski, the new owner of the property, intends to convert it from the site of a 120 year old classic home to a commercial parking lot that will exit into our city owned alley that services our residential city block.

The attachments and enclosures with this letter are intended to be our written testimony for submission to the Plan Commission and Common Council. We hope these can be available for the members in advance for study at their convenience.

Sincerely,

Richard and Elizabeth LeClair



The following pages are being submitted as written testimony to be presented before the Wausau Plan Commission at 5:00 p.m. Tuesday, May 16, 2023 and the Wausau Common Council at 6:30 p.m. on Tuesday, June 13, 2023 concerning the proposed zoning change of:

**A WARRENS THIRD ADD LOT 12 BLK 4, MORE  
COMMONLY KNOWN AS 519 STARK STREET**

from TF-10, Two Flat Residential-10 to UMU, Urban mixed Use.

The use of our city owned alley by Peterson/Kraemer Funeral Home and The Filling Station Restaurant creates a significant hazard to the residents of our alley. The proposed zoning change and the construction of another parking lot intended to bring commercial truck traffic into our alley will significantly increase the hazard to our families.

We intend to describe the existing and proposed hazards that create a liability for the city. We also have suggestions that the city can mandate the owner of the funeral home to implement that will eliminate the hazards and make the construction of another parking lot unnecessary.

Richard LeClair  
Elizabeth LeClair

513 Stark Street  
Wausau, WI 54403



## **The Development of a Liability Peterson/Kraemer Funeral Home and Our Alley**

When Greg Zoromski purchased Peterson/Kraemer funeral home, it occupied one lot on the corner of sixth and Steuben Streets. He then purchased and razed three homes on Steuben Street where he built the facility that exists there today. The original building was removed and he requested a permit to convert the now vacant lot on the corner to a parking lot. He was denied the parking lot permit because there was no available storm sewer to receive the storm water runoff. He convinced the city to pave the alley and let the alley carry the storm water to Fifth Street. We protested because we feared funeral home traffic would create a hazard by using our alley if it was paved. Our protests were ignored, the alley was paved, we had to pay for it, but no one told the contractor the base needed to be graded lower than the yards to the sides to carry stormwater. The pavement carried the water to our yards.

We were right about the traffic. People who wanted to travel north from the parking lot exited to Sixth Street, and many of the people who wanted to travel to the south exited by way of our alley.

His next endeavor was to build a six car garage for his fleet of vehicles that serve the five funeral homes he owns. He purchased and razed another home at 516 Steuben Street. The photo on page 1 clearly shows that the zoning commission permitted him to have his vehicles exit the six car garage to the alley rather than to Steuben Street.

Also, notice there are no entrances to the funeral home from Steuben Street. There is a guest entrance from the east parking lot, four entrances for employees on the north side and one overhead utility door on the west end of the north side of the building. Its location is where the white patch of concrete stands out within the asphalt. All deliveries of flowers, caskets, embalming materials, the deceased, etc. come to this utility door by way of our alley. Vehicles making these deliveries range from minivans transporting the deceased, to semi-tractor trailers.

Mr. Zoromski's next venture was to purchase the abandoned gas station on the corner of Stark and Sixth Streets. It didn't survive the automobile revolution because it only had room for one gas pump. No one wanted to tear it down because of the fear the ground underneath is contaminated. Mr. Zoromski converted it to a restaurant, and razed two more homes for more parking.

The five diagonal lines you see across the alley are the shadows of electric power poles that are positioned on public land - in this case the south side of the 12 foot wide alley. Drivers on the ground do not know they are crossing an alley when they race across the parking lots to a vacant parking space. Some actually park on the alley. This kind of driver behavior is why Mr. Zoromski wants to expand his parking lots. Vendors do not want to run this gauntlet to get to the utility door on the far end of the building.

The address to be rezoned is 519 Stark Street. You can find it clearly marked on the Google photo on page one of this document. Notice that 519 Stark Street is directly opposite the alley from the afore mentioned utility door. If you look at the *PROPOSED SITE PLAN* provided by Vreeland Associates, you will see that the intent is for vehicles to enter the proposed parking lot from Stark St, exit the parking lot into our alley **directly in front of the utility door**, travel east within the alley, and reenter the parking lot in order to exit back onto Stark Street. Why would someone in a hurry make a complete circle to exit the lot when they could turn west and exit directly to Fifth Street through an empty alley? But the alley is not empty. Four homes on our alley have small children and a fifth family is expecting a baby. Children going to and from Franklin School pass the uncontrolled intersection of the alley and Fifth Street. Some children cross the alley mid block between our homes. And these same children return to the Franklin School playground evenings, weekends and all summer.



I hope you have deduced that we the residents of this block do not want non-local traffic on our alley. Why would Mr. Zoromski want all the traffic entering this proposed new parking lot to pass through the alley directly in front of the utility door? The obvious answer is to appease his vendors who do not like the existing parking lot traffic either. They could use this controlled parking lot to get to the utility door safely. Once they have completed their delivery, they frequently conclude the quickest way to leave the area is to go west through our alley to Fifth Street.

I have been referring to the alley as "our alley." In fact, it is not. The alley is owned and controlled by the city. Older parts of the city have alleys because affordable cars did not exist when these neighborhoods were developed. The people who wanted their own transportation built a carriage house and stable for their horse and buggy as far away from the house as possible - at the alley. The alley was used to get to the streets. The alley was adequate for a horse and buggy, but not for automobiles driven by people unfamiliar with the area.

If the city permits non resident automobile drivers to use the alleys, the city is taking a great risk if a child is killed by one of these ignorant drivers. The funeral home is not liable because they do not own or control the alley. The driver is liable, but may not have resources. The city is liable if they did not do everything possible to prevent the accident. The **Do Not Enter** sign has failed to prevent parking lot users from entering the alley. How can the city prevent accidents?

1. Deny the request for a zoning change.
2. Require Peterson/Kraemer to install portable parking lot curbs along both sides of the alley from Sixth Street to the furthest reaches of the parking lots. These should be set back enough to prevent car bumpers from extending into the alley. They should also prevent cars from entering the alley from the parking lots.
3. Require Peterson/Kraemer to install an overhead garage door on the southwest corner of the funeral home. This door will be accessible to vendors from Steuben street. You can find, in this document, a photo of the southwest corner that shows the wall is already prepped for such a door.
4. Require Peterson/Kraemer to put overhead garage doors on the south side of the six car garage at 516 Steuben Street and construct a driveway to Steuben Street.

We suggest the city get a legal opinion from the city attorney. We would like to receive a copy of such.

## Does Peterson/Kraemer need additional Parking?

Peterson/Kraemer already has two parking lots adjacent to the funeral home - one in front of the funeral home and south of the alley and the other north of the alley and adjacent to the Filling Station Restaurant. Together the two parking lots accommodate 58 cars. The Filling Station patrons use the parking lot, but the Filling Station is only open for breakfast and lunch.

The five hundred blocks of Steuben Street to the south and Stark Street to the north are used very little for other on-street parking. Large events at the funeral home will first cause visitors to park on Steuben Street and later on Stark Street. We live on Stark Street and rarely see funeral home visitors park on our block of Stark Street.

Using the length of on street parking spaces in front of city hall as a standard, and considering people attempting to park without painted lines, I conservatively estimate that the five hundred blocks of Stark and Steuben can easily accommodate an additional 52 cars.

I suspect some people have developed formulas for estimating the number of parking spaces needed based on the size of the building or other factors. I am not familiar with such formulas. I would like to offer a standard I think we all can find appropriate. Our City Hall is probably the most important building in our city. It has a significantly larger footprint than Peterson/Kraemer, three above ground floors plus a basement, and a total of **four (4) on site parking spaces**.

When we visit City Hall, we park in one of the nearby church parking lots. We always feel welcome. Please don't raze one of the nearby churches to have City Hall meet some artificial standard.

**Oh!!!** There is a church with a large parking lot directly across 6th Street from Peterson/Kraemer Funeral Home.

I think it is also significant that Greg Zoromski owns four additional Peterson/Kraemer Funeral Homes in the area. Three of them have no off street parking.

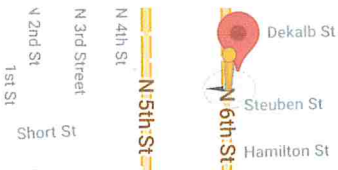
Wausau, Wisconsin

Google Street View

Sep 2019 See more dates



Image capture: Sep 2019 © 2023 Google



### **The view of our alley from 6th Street.**

The alley is between the garages and the row of electric power poles. There are more garages on the left side behind the trees that hide them from view. Visitors to the alley don't think about these blind spots. They often drive as though they are on normal streets. There is no stop sign at the intersection of the alley and Fifth Street.

Children often cross the alley on their way to and from the Franklin school playground.

The utility door where vendors make deliveries is behind the red pickup. Vendors sometimes leave by way of the alley to Fifth Street if they intend to travel south or because they want to avoid the parking lot.



Wausau, Wisconsin

Google Street View

Sep 2019 See more dates

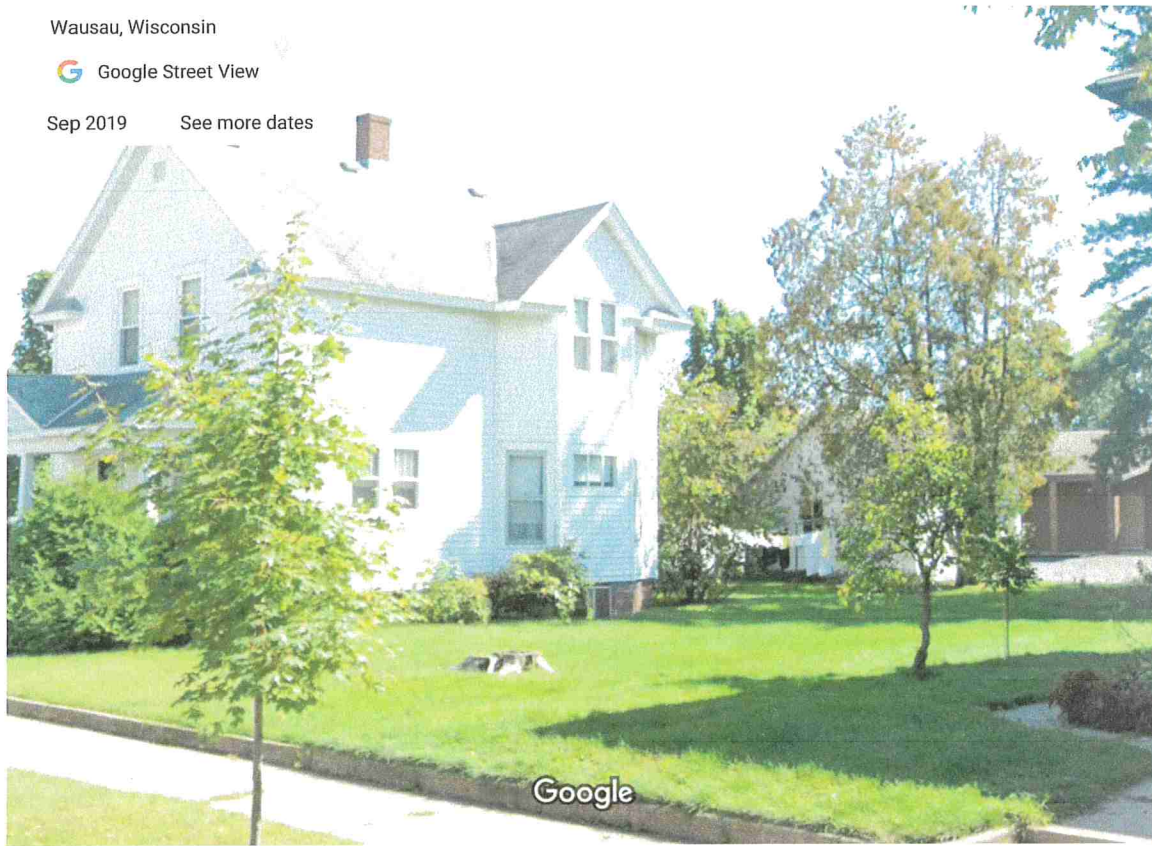


Image capture: Sep 2019 © 2023 Google



519 Stark Street view from our deck at 513 Stark Street last year.

Looks pretty good for one hundred and twenty years.

Notice the funeral home utility door in the background.

And Rita's laundry on the line.





**The view from our kitchen deck today. If the zoning change is approved, these vehicles will enter and exit past our kitchen deck**





Two ten foot wide indentations in the southwest corner of the funeral home on Steuben Street. It appears as though there is adequate roof support to permit the installation of overhead garage doors. These structures do not appear to have any other function.

The space between the building and the six car garage is twenty feet wide when excluding the heating and/or cooling equipment adjacent to the building. Another way to make deliveries.



## STAFF REPORT

**To:** Plan Commission  
**Prepared By:** Brad Lenz, AICP - City Planner  
**Date:** May 11, 2023

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### Amend Specific Implementation Plan (SIP) – 209 Lavina Drive

Tamarack Heights Apartments is a Planned Unit Development (PUD) that originally contained four (4) apartment buildings, each with eight (8) units. The petitioners are proposing to replace a building that was destroyed by fire. The new building would match the size, density, location, and design of the former building.

As part of the improvements to the property, the owners are also proposing additions to the two existing garage structures. The north garage would approximately double in size to match the southern garage. There would be a small addition to the existing south garage. Both garages are located on the interior of the property, between the four apartment buildings. The addition to the north garage would extend to approximately 50 feet from the north property line (along Lavina Drive). The new apartment building would be approximately 49 feet from the same property line.

The petitioners previously sought approval for a new apartment building on the south side of the property, along Old Coach Road, but that is not being proposed at this time.

Since the property is zoned PUD, Plan Commission has review authority over changes to the site. The new unit count would be the same as the originally approved plan, so staff did not feel a general development plan (GDP) would need to be re-approved. Staff feels the proposed garage additions and minor site changes would constitute an amendment to the specific implementation plan (SIP).

A new landscaping plan is included in the packet. Staff recommends that in addition to the new landscaping, the existing trees remain along the north property line – both within the right-of-way as well as between the east-west driveway and the property line.



Marathon Technical Services LLC  
1699 Schofield Ave  
Suite 115  
Schofield, WI 54476

Consulting Engineers  
Municipal Infrastructure, Site Design and Commercial Building Design

May 2, 2023

Mr. Brad Lenz  
City Planner  
City of Wausau  
407 Grant Street  
Wausau, WI 54403

RE: PUD Amendment – Tamarack Heights Apartments

Dear Mr. Lenz:

The owner of 209 Lavina Drive, Daniel Johnson, requests to modify the Planned Unit Development for the Tamarack Heights Apartments property. The current development has (3) 8-unit apartment buildings and (2) detached garages for tenant parking.

Originally, the development consisted of (4) 8-unit apartment buildings, however one of them was lost to a fire. Daniel Johnson would like to replace the previous 8-unit apartment building with a similar 8-unit apartment building (labeled 211 on the submittal materials) in the same general location.

Along with the replacement of the previous 8-unit apartment building, Daniel Johnson would like to add garage stalls on the existing garages. The proposed modifications to the PUD include adding an 18' wide by 48' long stall to Garage A to be used for the owner's maintenance team as well as adding a 48' wide by 48' long (8 stalls) to Garage B for the previously mentioned new 8-unit apartment building.

The owner also proposes to add surface parking stalls near the new 8-unit apartment building and expand the asphalt driveways for the additional garage spaces.

As part of the modifications to the Planned Unit Development, a Specific Implementation Plan is required. The following is a list of items required by Section 23.10.44(3)(e) of the City Ordinances:

- a) Existing Conditions Plan (see attached C1).
- b) Site Plan (see attached C2).
- c) Grading Plan (see attached C3, C4, and C5).



- d) Landscaping Plan (see attached L1.0).
- e) Architectural Plans (see attached).
- f) Utility Plan – The site has existing utilities and easements. The 8-unit apartment building that is replacing the previous building will have laterals installed from the existing watermain and sanitary sewer that runs on either side of the building. (see attached C2 and the Plat of Survey).
- g) No signage is proposed. There is an existing sign at the entrance on Lavina Drive.
- h) Written description of the Specific Implementation Plan
  - i. The existing buildings are grey and brown. The proposed building and additions will match this color scheme.
  - ii. All (8) proposed units are 2-bedroom, 1-bathroom units of 819 square feet.
  - iii. The proposed density after the addition of the new 8-unit building is 6.67 units per acre.
  - iv. The site is an existing apartment development with several large evergreen and deciduous trees. The new 8-unit apartment building will have foundation landscaping and the new surface parking stalls will have hard surface plantings to meet the City requirements.
  - v. The subject property has an existing access on Lavina Drive. It also borders Old Coach Road to the south. The property is bordered on all sides by single-family housing, zoned as SR-2. At the end of Lavina Drive to the east is Stettin Elementary.
  - vi. The property is 4.801 acres. The building area ratio is 0.14, the parking lot area ratio is 0.27 and the landscape area ratio is 0.59.
  - vii & viii. The PUD zoning is existing. This is for an amendment to the Specific Implementation Plan only.
  - ix. The project will be phased with the garage additions completed in 2023 and the 8-unit apartment building being completed in 2024.
- i) Not applicable.
- j) The SIP is consistent with the PUD.

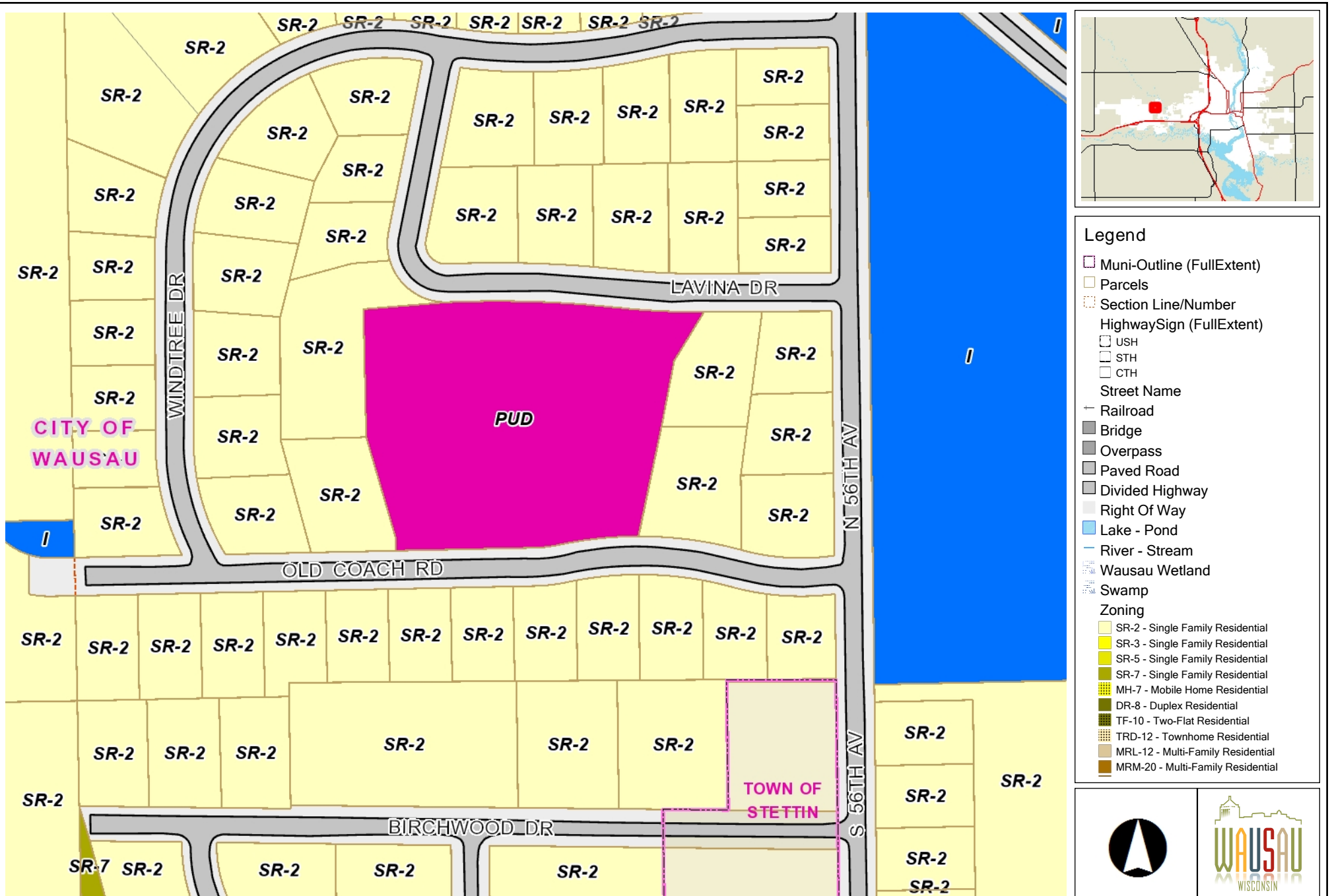
All other City Ordinances are intended to be complied with.

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

Sincerely,



Nicholas Bancuk, PE  
Project Engineer



Map Created: 1/13/2023

109.36 0 109.36 Feet



DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.

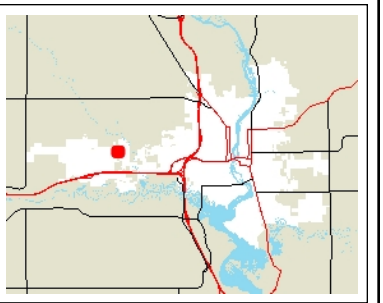
THIS MAP IS NOT TO BE USED FOR NAVIGATION

NAD\_1983\_HARN\_WISCRS\_Marathon\_County\_Feet

Notes







### Legend

- Muni-Outline (FullExtent)
- Parcels
- Section Line/Number
- HighwaySign (FullExtent)
  - USH
  - STH
  - CTH
- Street Name
- Railroad
- Bridge
- Overpass
- Divided Highway
- Lake - Pond
- River - Stream
- Wausau Wetland
- Swamp
- 2020**
  - Red: Band\_1
  - Blue: Band\_3
- Railroad
- Municipal Boundary



Map Created: 1/13/2023  
 54.68 0 54.68 Feet

NAD\_1983\_HARN\_WISCRS\_Marathon\_County\_Feet

**DISCLAIMER:** The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

**Notes**

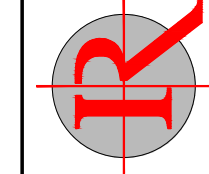


# PLAT OF SURVEY

Of Lots 1 and 2 of Certified Survey Map No. 2988 recorded in Volume 11 of Certified Survey Maps on page 158 as Document No. 788589, of Outlot 3 of Tamarack Village and of Outlot No. 4 of Certified Survey Map No. 4798 recorded in Volume 17 of Certified Survey Maps on page 266 as Document No. 883147, all located in part of the Northwest 1/4 of the Southwest 1/4 of Section 29, Township 29 North, Range 7 East, City of Wausau, Marathon County, Wisconsin.

PROJECT NO.  
**3423**

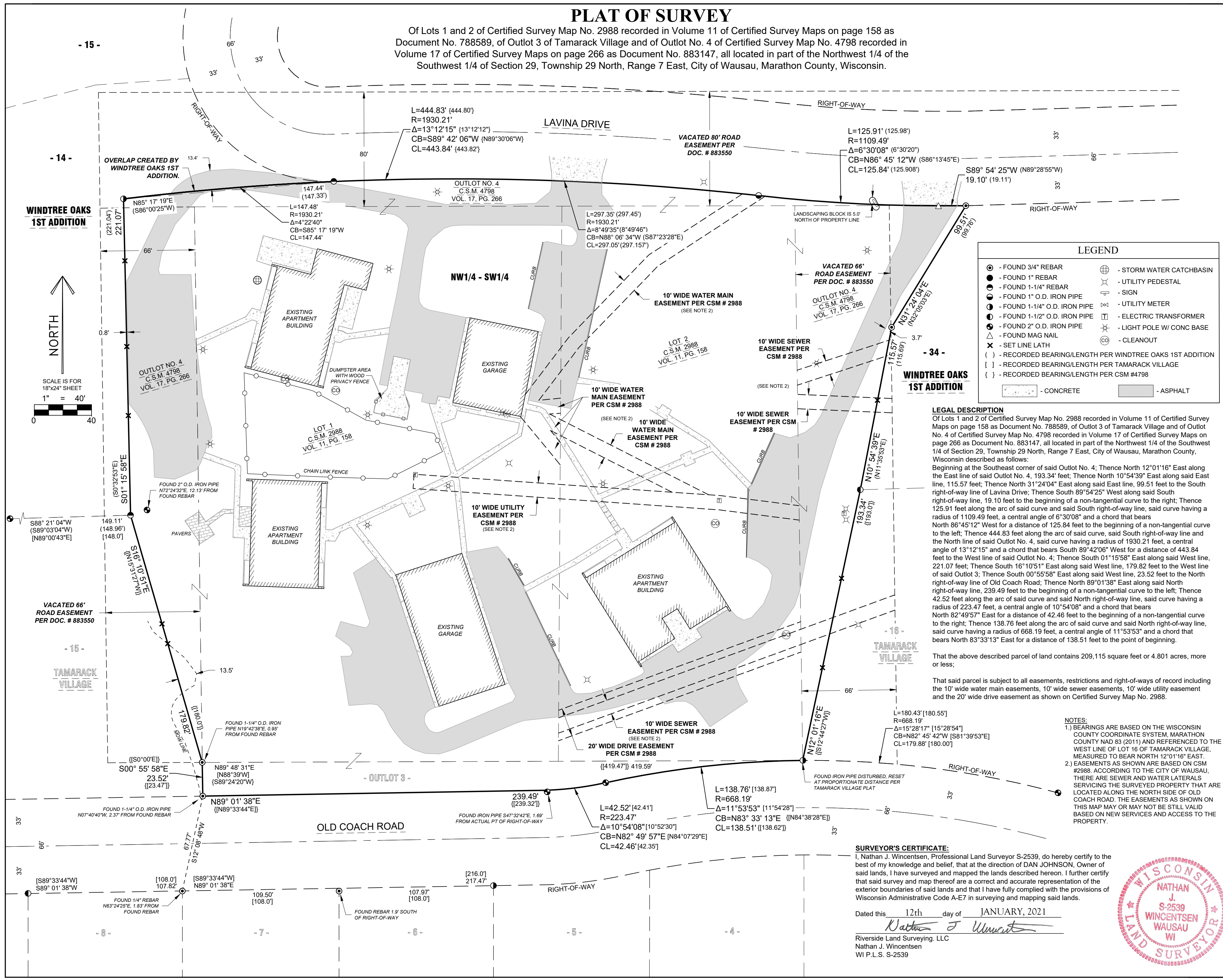
**RIVERSIDE LAND SURVEYING LLC**  
5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894  
email - mail@riversidelandsurveying.com



REVISIONS:  
SURVEYED BY: SMH & LAW  
DRAWN BY: SMH  
CHECKED BY: NAW  
APPROVED BY:  
DATE: DECEMBER 11, 2020

PLAT OF SURVEY FOR DAN JOHNSON  
TAMARACK APARTMENTS  
WAUSAU, WI

SHEET  
**1 OF 1**



LEGEND			
○	- FOUND 3/4" REBAR	⊕	- STORM WATER CATCHBASIN
●	- FOUND 1" REBAR	⊕	- UTILITY PEDESTAL
○	- FOUND 1-1/4" REBAR	⊕	- SIGN
○	- FOUND 1" O.D. IRON PIPE	⊕	- UTILITY METER
○	- FOUND 1-1/4" O.D. IRON PIPE	⊕	- ELECTRIC TRANSFORMER
○	- FOUND 1-1/2" O.D. IRON PIPE	⊕	- LIGHT POLE W/ CONC BASE
○	- FOUND 2" O.D. IRON PIPE	⊕	- CLEANOUT
△	- FOUND MAG NAIL		
×	- SET LINE LATH		
( )	- RECORDED BEARING/LENGTH PER WINDTREE OAKS 1ST ADDITION		
[ ]	- RECORDED BEARING/LENGTH PER TAMARACK VILLAGE		
{ }	- RECORDED BEARING/LENGTH PER CSM #4798		
▨	- CONCRETE	▨	- ASPHALT

**LEGAL DESCRIPTION**  
Of Lots 1 and 2 of Certified Survey Map No. 2988 recorded in Volume 11 of Certified Survey Maps on page 158 as Document No. 788589, of Outlot 3 of Tamarack Village and of Outlot No. 4 of Certified Survey Map No. 4798 recorded in Volume 17 of Certified Survey Maps on page 266 as Document No. 883147, all located in part of the Northwest 1/4 of the Southwest 1/4 of Section 29, Township 29 North, Range 7 East, City of Wausau, Marathon County, Wisconsin described as follows:  
Beginning at the Southeast corner of said Outlot No. 4; Thence North 12°01'16" East along the East line of said Outlot No. 4, 193.34 feet; Thence North 10°54'39" East along said East line, 115.57 feet; Thence North 31°24'04" East along said East line, 99.51 feet to the South right-of-way line of Lavina Drive; Thence South 89°54'25" West along said South right-of-way line, 19.10 feet to the beginning of a non-tangential curve to the right; Thence 125.91 feet along the arc of said curve and said South right-of-way line, said curve having a radius of 1109.49 feet, a central angle of 6°30'08" and a chord that bears North 86°45'12" West for a distance of 125.84 feet to the beginning of a non-tangential curve to the left; Thence 444.83 feet along the arc of said curve, said South right-of-way line and the North line of said Outlot No. 4, said curve having a radius of 1930.21 feet, a central angle of 13°12'15" and a chord that bears South 89°42'06" West for a distance of 443.84 feet to the West line of said Outlot No. 4; Thence South 01°15'58" East along said West line, 221.07 feet; Thence South 16°10'51" East along said West line, 179.82 feet to the West line of said Outlot 3; Thence South 00°55'58" East along said West line, 23.52 feet to the North right-of-way line of Old Coach Road; Thence North 89°01'38" East along said North right-of-way line, 239.49 feet to the beginning of a non-tangential curve to the left; Thence 42.52 feet along the arc of said curve and said North right-of-way line, said curve having a radius of 223.47 feet, a central angle of 10°54'08" and a chord that bears North 82°49'57" East for a distance of 42.46 feet to the beginning of a non-tangential curve to the right; Thence 138.76 feet along the arc of said curve and said North right-of-way line, said curve having a radius of 668.19 feet, a central angle of 11°53'53" and a chord that bears North 83°33'13" East for a distance of 138.51 feet to the point of beginning.

That the above described parcel of land contains 209,115 square feet or 4.801 acres, more or less;

That said parcel is subject to all easements, restrictions and right-of-ways of record including the 10' wide water main easements, 10' wide sewer easements, 10' wide utility easement and the 20' wide drive easement as shown on Certified Survey Map No. 2988.

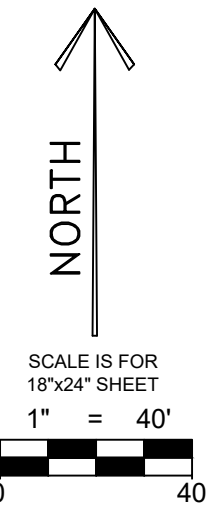
**NOTES:**  
1) BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, MARATHON COUNTY NAD 83 (2011) AND REFERENCED TO THE WEST LINE OF LOT 16 OF TAMARACK VILLAGE, MEASURED TO BEAR NORTH 12°01'16" EAST.  
2) EASEMENTS AS SHOWN ARE BASED ON CSM #2988. ACCORDING TO THE CITY OF WAUSAU, THERE ARE SEWER AND WATER LATERALS SERVICING THE SURVEYED PROPERTY THAT ARE LOCATED ALONG THE NORTH SIDE OF OLD COACH ROAD. THE EASEMENTS AS SHOWN ON THIS MAP MAY OR MAY NOT BE STILL VALID BASED ON NEW SERVICES AND ACCESS TO THE PROPERTY.

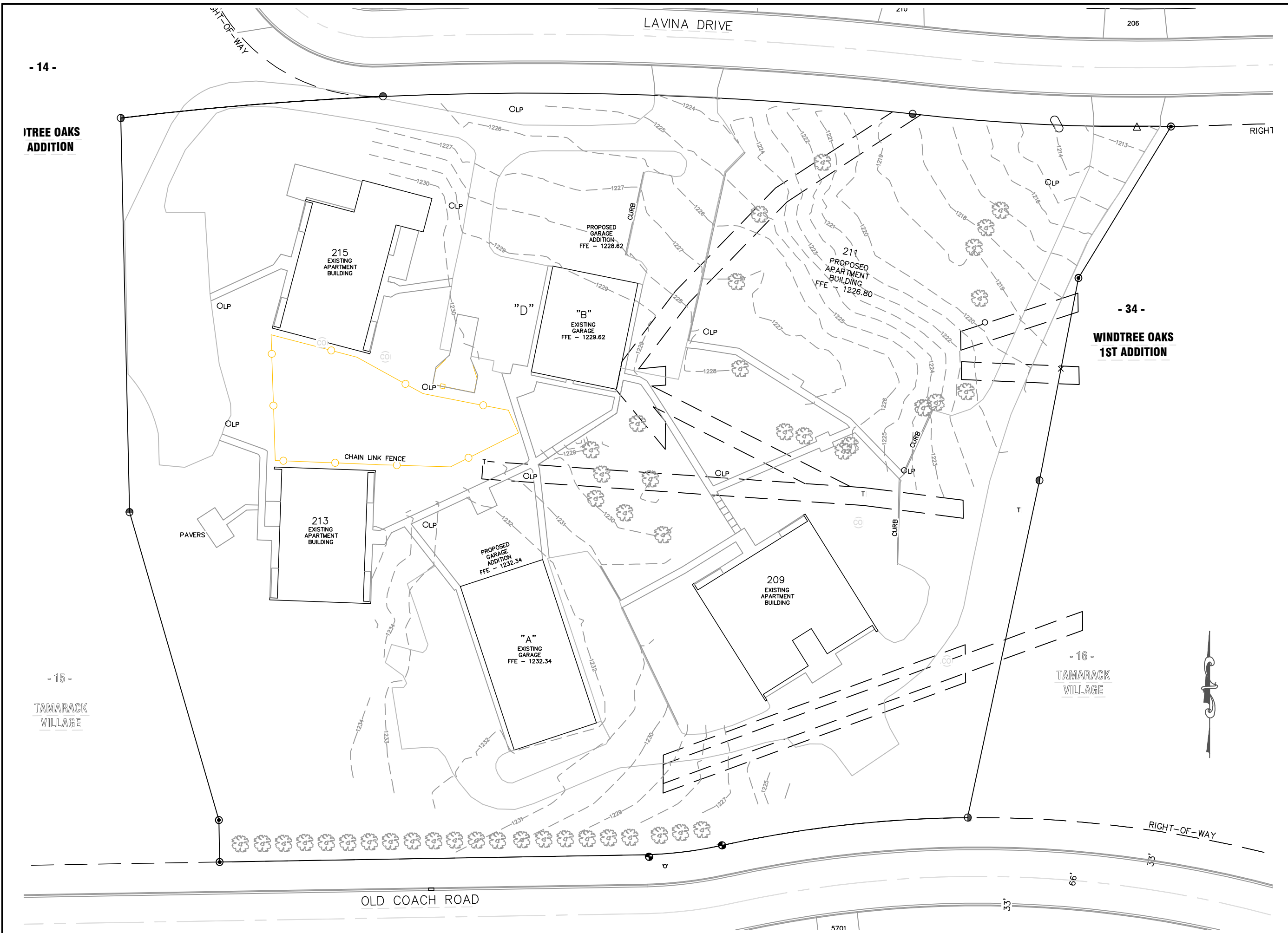
**SURVEYOR'S CERTIFICATE:**  
I, Nathan J. Wincentsen, Professional Land Surveyor S-2539, do hereby certify to the best of my knowledge and belief, that at the direction of DAN JOHNSON, Owner of said lands, I have surveyed and mapped the lands described hereon. I further certify that said survey and map thereof are a correct and accurate representation of the exterior boundaries of said lands and that I have fully complied with the provisions of Wisconsin Administrative Code A-E7 in surveying and mapping said lands.

Dated this 12th day of JANUARY, 2021  
*Nathan J. Wincentsen*  
Riverside Land Surveying, LLC  
Nathan J. Wincentsen  
WI P.L.S. S-2539



- 15 -  
- 14 -  
- 13 -  
- 12 -  
- 11 -  
- 10 -  
- 9 -  
- 8 -  
- 7 -  
- 6 -  
- 5 -  
- 4 -





- 14 -

**TREE OAKS  
ADDITION**

- 34 -

**WINDTREE OAKS  
1ST ADDITION**

- 15 -

**TAMARACK  
VILLAGE**

- 16 -  
**TAMARACK  
VILLAGE**

**MARATHON TECHNICAL SERVICES LLC**  
CONSULTING ENGINEERS  
1699 SCHOFIELD AVE - SCHOFIELD, WI 54476  
PHONE - (715)843-7292  
WWW.MTSLLC.NET

REVISION DATE

SURVEYED: RIVERSIDE  
DRAWN BY: NSB

**EXISTING SITE PLAN**

TAMARACK APARTMENTS

SCALE

1" = 50'

SHEET NO.

**C1**



- 14 -

**ITREE OAKS  
ADDITION**



- 34 -

**WINDTREE OAKS  
1ST ADDITION**

- 15 -

**TAMARACK  
VILLAGE**

- 16 -  
**TAMARACK  
VILLAGE**

**MARATHON TECHNICAL SERVICES LLC**  
 CONSULTING ENGINEERS  
 1699 SCHOFIELD AVE - SCHOFIELD, WI 54476  
 PHONE - (715)843-7292  
 WWW.MTSLLC.NET

REVISION DATE

SURVEYED: RIVERSIDE  
DRAWN BY: NSB

# PROPOSED SITE PLAN

TAMARACK APARTMENTS

SCALE

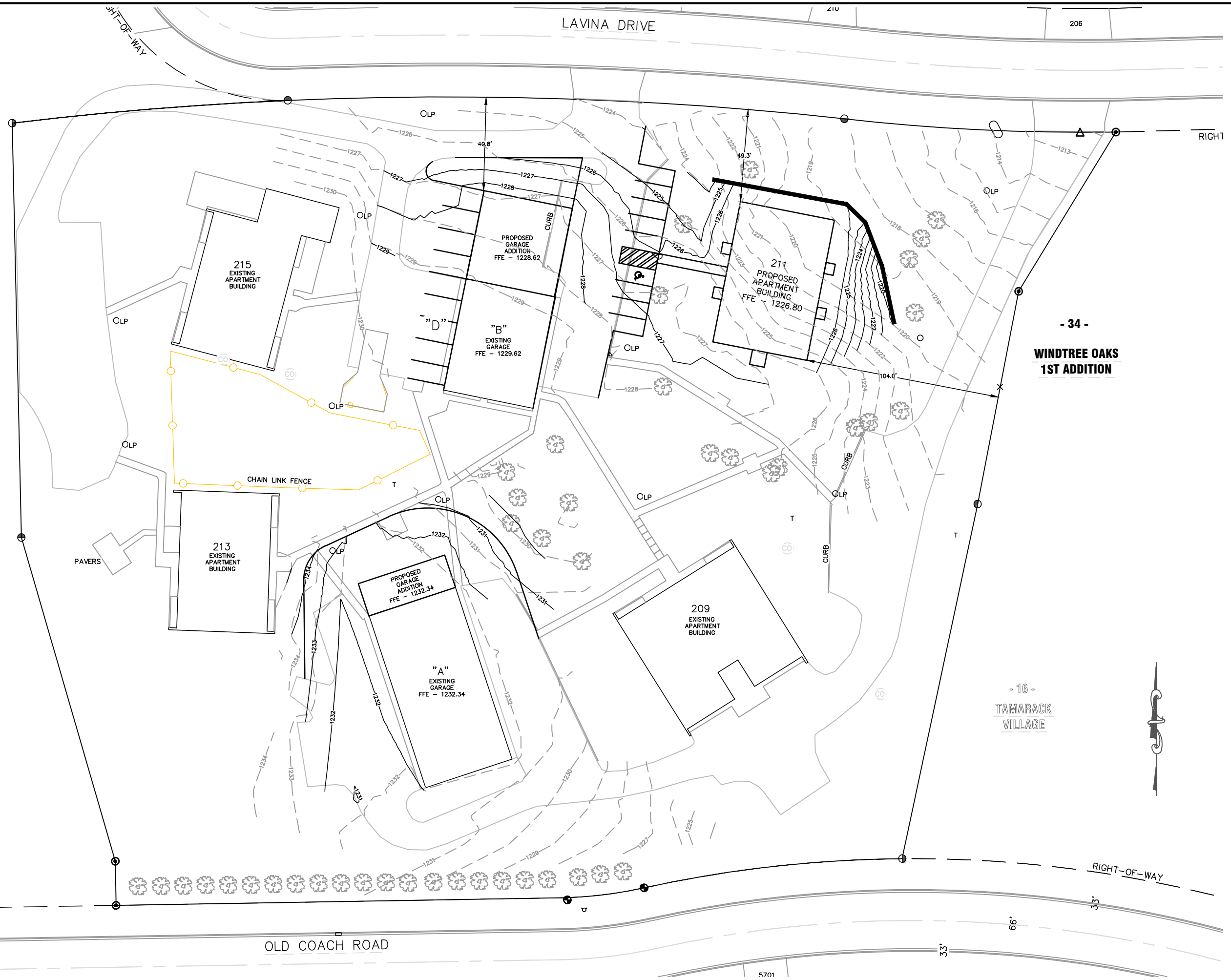
1" = 50'

SHEET NO.

C2

- 14 -

**ITREE OAKS  
ADDITION**



- 34 -

**WINDTREE OAKS  
1ST ADDITION**

- 15 -

**TAMARACK  
VILLAGE**

- 16 -  
**TAMARACK  
VILLAGE**

**MARATHON TECHNICAL SERVICES LLC**  
 CONSULTING ENGINEERS  
 1699 SCHOFIELD AVE - SCHOFIELD, WI 54476  
 PHONE - (715)843-7292  
 WWW.MTSLLC.NET

REVISION DATE

SURVEYED: RIVERSIDE  
DRAWN BY: NSB

**PROPOSED GRADING PLAN**

TAMARACK APARTMENTS

SCALE

1" = 50'

SHEET NO.

**C3**



MARATHON TECHNICAL SERVICES LLC  
CONSULTING ENGINEERS  
1699 SCHOFIELD AVE - SCHOFIELD, WI 54476  
PHONE - (715)843-7292  
WWW.MTSLLC.NET

REVISION DATE  
SURVEYED: RIVERSIDE  
DRAWN BY: NSB

**PROPOSED NORTH  
GRADING PLAN**  
TAMARACK APARTMENTS

SCALE  
1" = 30'  
SHEET NO.  
**C4**





**MARATHON TECHNICAL SERVICES LLC**  
 CONSULTING ENGINEERS  
 1699 SCHOFIELD AVE - SCHOFIELD, WI 54476  
 PHONE - (715)843-7292  
 WWW.MTSLLC.NET

REVISION DATE  
 SURVEYED: RIVERSIDE  
 DRAWN BY: NSB

**PROPOSED SOUTH  
 GRADING PLAN**  
 TAMARACK APARTMENTS

SCALE  
 1" = 30'  
 SHEET NO.  
**C5**





Know what's below.  
Call before you dig.

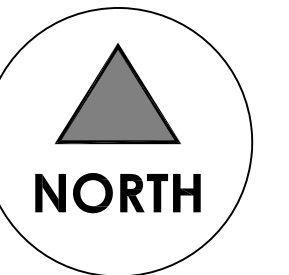


revi DESIGN, LLC.  
outdoor designers  
& artists

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INCORPORATED HEREIN IS AN  
INSTRUMENT OF  
PROFESSIONAL SERVICE AND  
IS NOT TO BE USED, IN WHOLE  
OR IN PART, FOR ANY OTHER  
PROJECT WITHOUT THE  
WRITTEN CONSENT OF  
reviDESIGN, LLC.

715 355 7384  
www.revi-design.com

1000 mcdonald st.  
wausau, wi 54403



TAMARACK  
APARTMENTS

LOCATION  
211 Lavina Drive  
Wausau, WI  
54401

ISSUE  
May 2023

EDIT  
MAY 2023

PROJECT #

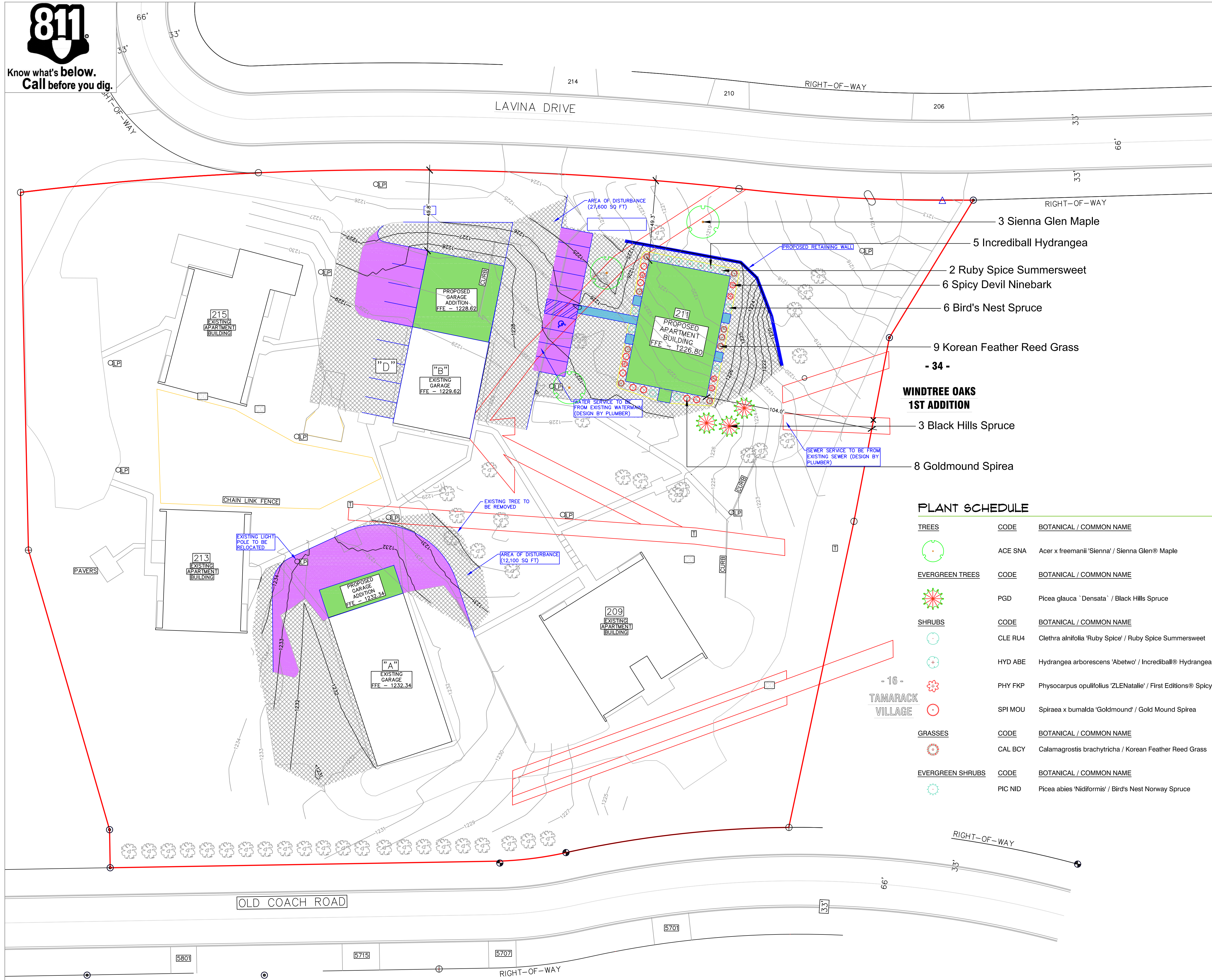
SHEET TITLE  
LANDSCAPE  
PLAN

DRAWN BY  
BJR

CHECK BY  
DS

LA

L1.0



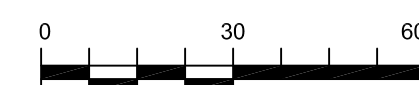
- 3 Sienna Glen Maple
- 5 Incrediball Hydrangea
- 2 Ruby Spice Summersweet
- 6 Spicy Devil Ninebark
- 6 Bird's Nest Spruce
- 9 Korean Feather Reed Grass
- 34 -
- WINDTREE OAKS  
1ST ADDITION**
- 3 Black Hills Spruce
- 8 Goldmound Spirea

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	ACE SNA	Acer x freemanii 'Sienna' / Sienna Glen® Maple	2" Cal.	B&B	3	50 pts ea
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	PGD	Picea glauca 'Densata' / Black Hills Spruce	6' Ht.	B&B	3	20 pts ea
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	CLE RU4	Clethra alnifolia 'Ruby Spice' / Ruby Spice Summersweet	3 gal.		2	3 pts ea
	HYD ABE	Hydrangea arborescens 'Abetwo' / Incrediball® Hydrangea	5 gal.		5	3 pts ea
	PHY FKP	Physocarpus opulifolius 'ZLENatalie' / First Editions® Spicy Devil® Ninebark	2 gal.		6	3 pts ea
	SPI MOU	Spiraea x bumalda 'Goldmound' / Gold Mound Spirea	3 gal.		8	3 pts ea
GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	CAL BCY	Calamagrostis brachytricha / Korean Feather Reed Grass	1 gal.		9	1 pt ea
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	PIC NID	Picea abies 'Nidiformis' / Bird's Nest Norway Spruce	5 gal.		6	3 pts ea

- 16 -  
TAMARACK  
VILLAGE

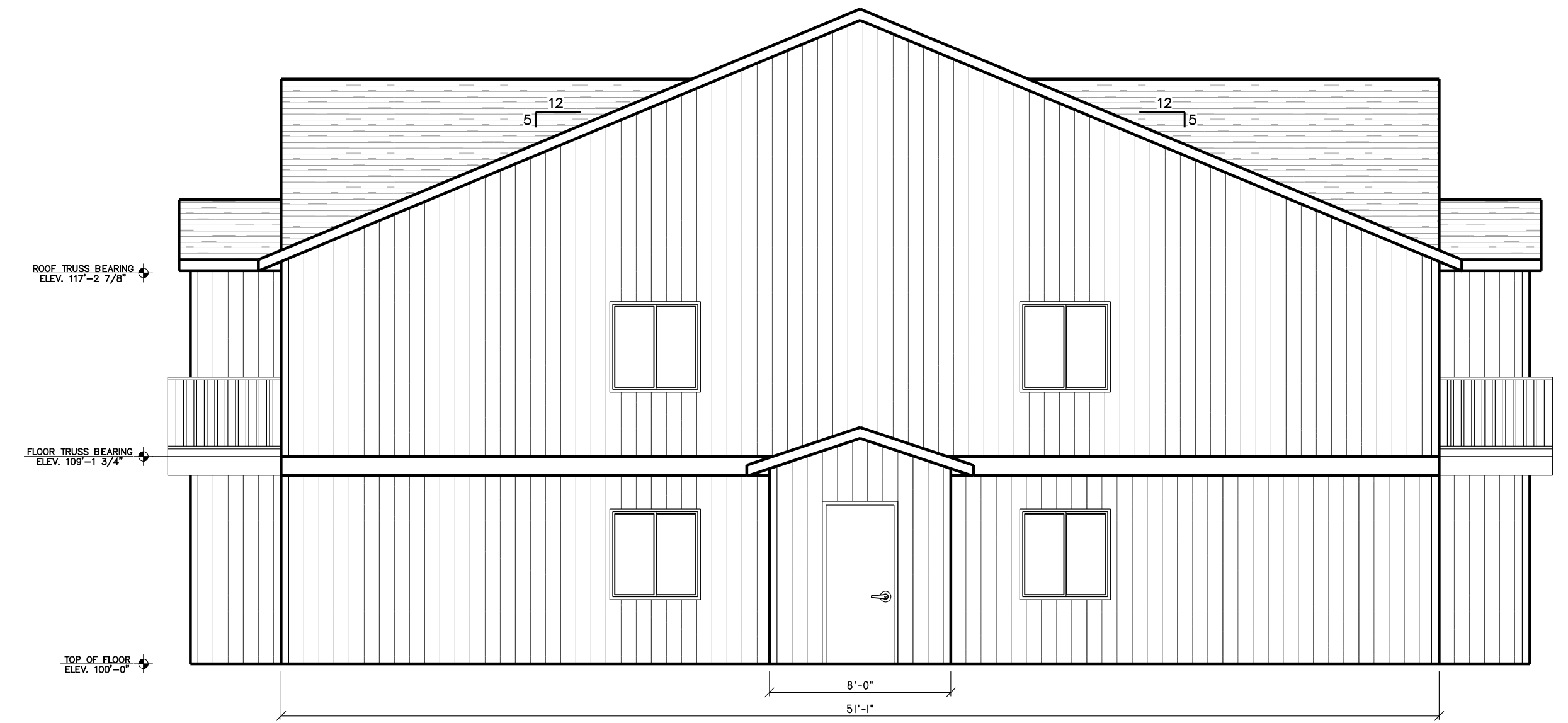
LANDSCAPE PLAN







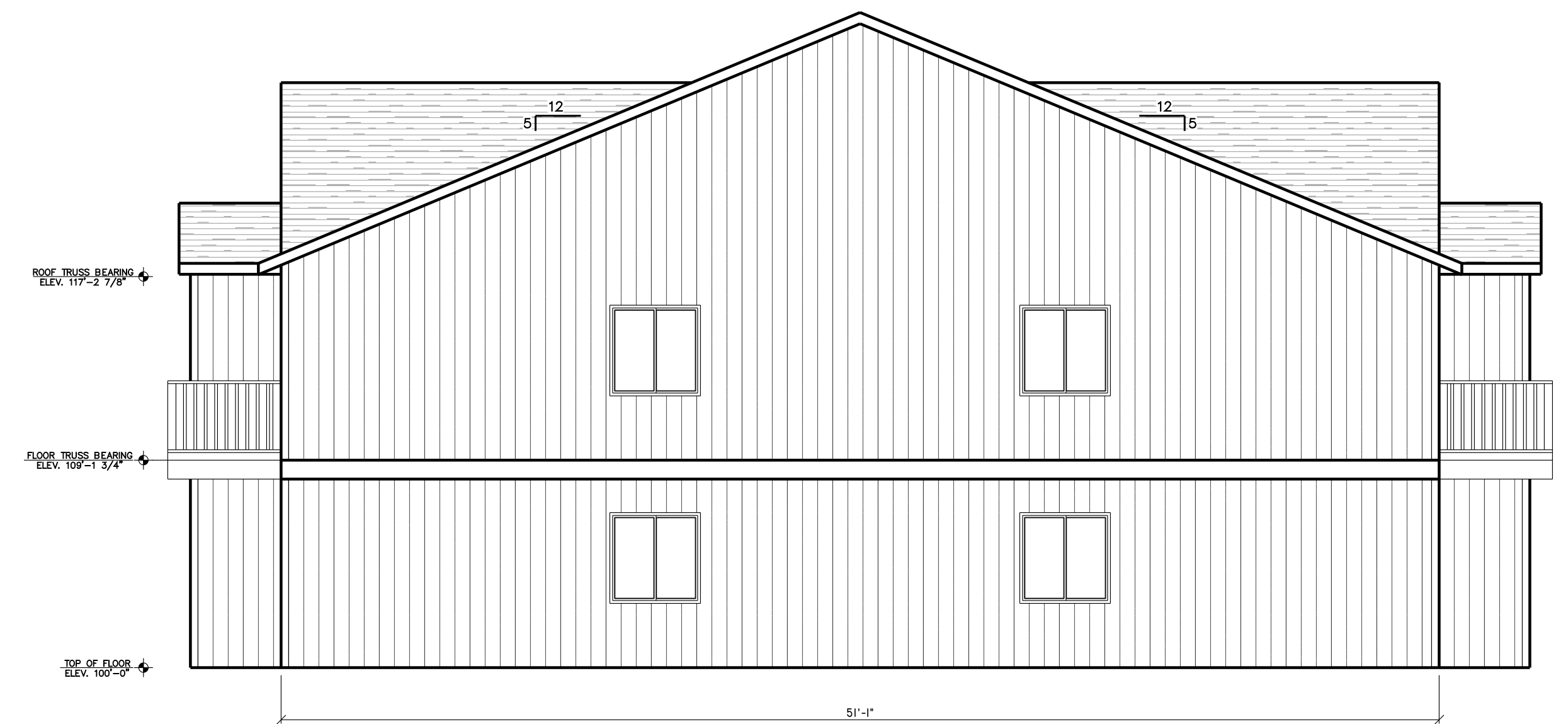
FRONT ELEVATION  
SCALE: 3/16" = 1'-0"



LEFT ELEVATION  
SCALE: 3/16" = 1'-0"



REAR ELEVATION  
SCALE: 3/16" = 1'-0"

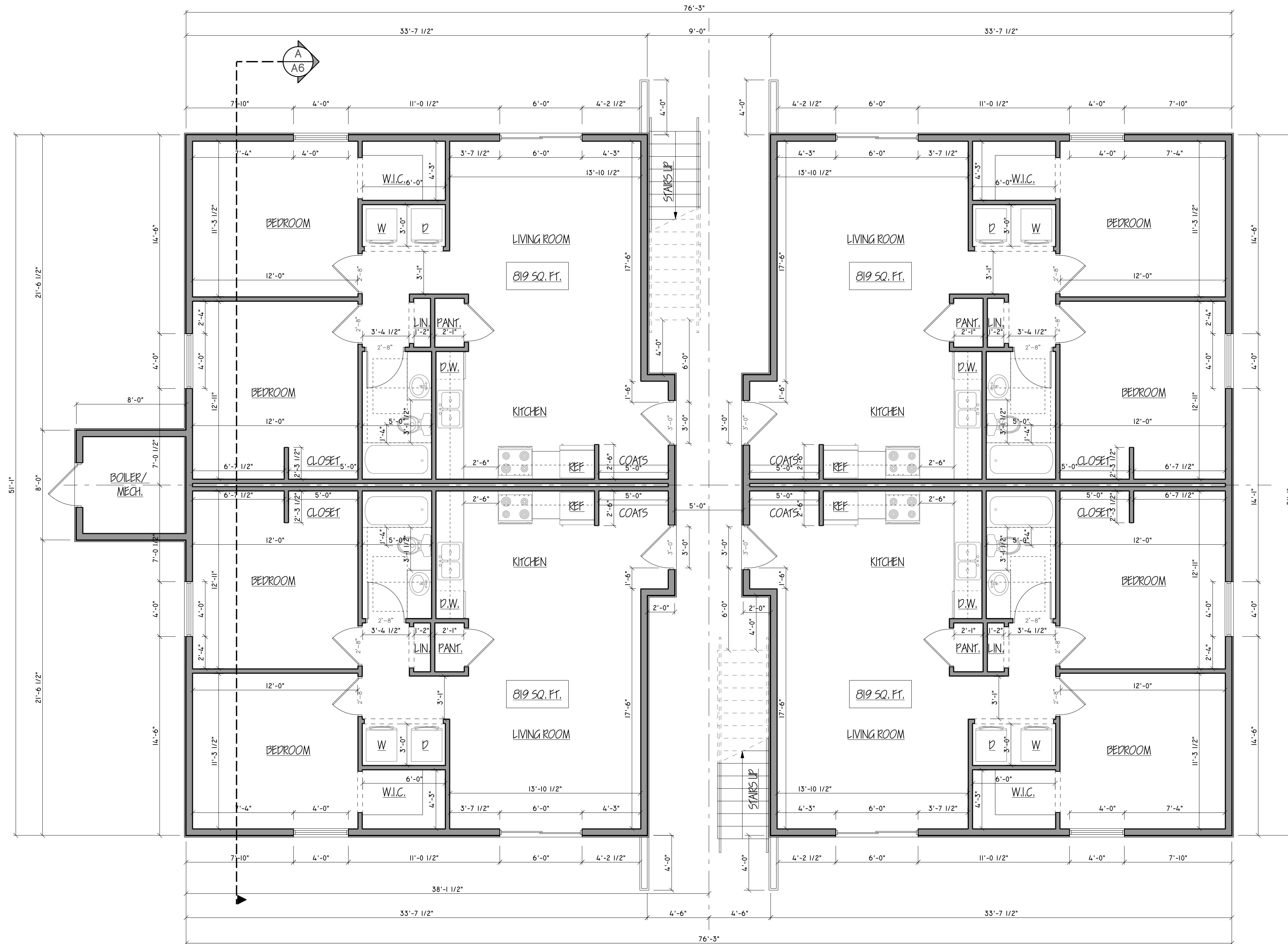


RIGHT ELEVATION  
SCALE: 3/16" = 1'-0"

01-09-2023

**MTS** Consulting Engineers  
Marathon Technical Services LLC  
1699 Schofield Ave. Suite 115  
Schofield, WI 54476  
Phone (715) 843-7292  
www.mtsllc.net

DESIGNED: MTS	REVISION DATE	APPROVED: M.T.S.	Marathon Technical Services LLC 1699 Schofield Ave. Suite 115 Schofield, WI 54476 Phone (715) 843-7292 www.mtsllc.net
APPROVED: M.T.S.			
EXTERIOR ELEVATIONS			
FAMARACT HEIGHTS APARTMENTS			
2029 LAUNA DRIVE			
WAUSAU, WI 54481			
3/16" = 1'-0"			
(24 X 36)			
SHEET NO.			
A2			



\*SEE SITE PLAN FOR CORRECT NORTH ORIENTATION OF BUILDING

### FIRST FLOOR PLAN

3,894 SQ. FT.

SCALE: 1/4" = 1'-0"

PLAN DIMENSIONS REPRESENT FINISHED WALL MEASUREMENTS

01-09-2023

**MTS**  
 Consulting Engineers

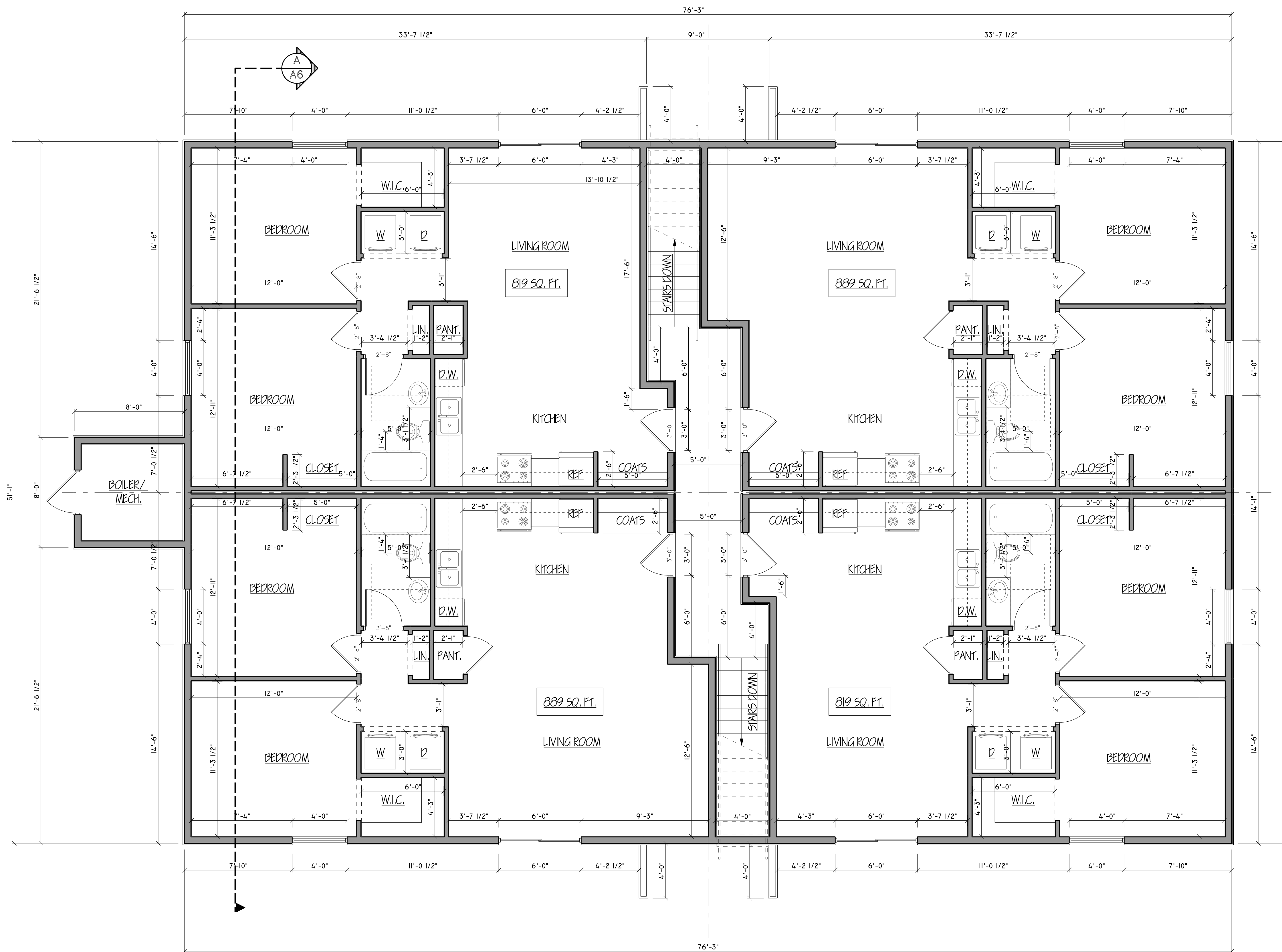
Marathon Technical Services LLC  
 1699 Schofield Ave. Suite 115  
 Schofield, WI 54476  
 Phone (715) 843-7292  
 www.mtsllc.net

Marathon Technical Services LLC  
 1699 Schofield Ave. Suite 115  
 Schofield, WI 54476  
 Phone (715) 843-7292  
 www.mtsllc.net

SUBMITTED OTHERS: REVISION DATE  
 DESIGNED BY: MTS  
 DRAWN BY: P.L.V.  
 APPROVED: R.S.B.

FIRST FLOOR PLAN  
 TAMARAC LEIGHS APARTMENTS  
 1699 SCHOFIELD AVE  
 WISCONSIN, WI 54476

1/4" = 1'-0"  
 (24 X 36)  
 SHEET NO.  
 AA



\*SEE SITE PLAN FOR CORRECT NORTH ORIENTATION OF BUILDING

## SECOND FLOOR PLAN

3,894 SQ. FT.

SCALE: 1/4" = 1'-0"

PLAN DIMENSIONS REPRESENT FINISHED WALL MEASUREMENTS

01-09-2023

**MTS**  
Consulting Engineers

Marathon Technical Services LLC  
1699 Schofield Ave. Suite 115  
Schofield, WI 54476  
Phone (715) 843-7292  
www.mtsllc.net

Marathon Technical Services LLC  
1699 Schofield Ave. Suite 115  
Schofield, WI 54476  
Phone (715) 843-7292  
www.mtsllc.net

SUBMITTED: OTHERS  
DESIGNED: MTS  
DRAWN BY: P.L.V.  
APPROVED: R.S.B.

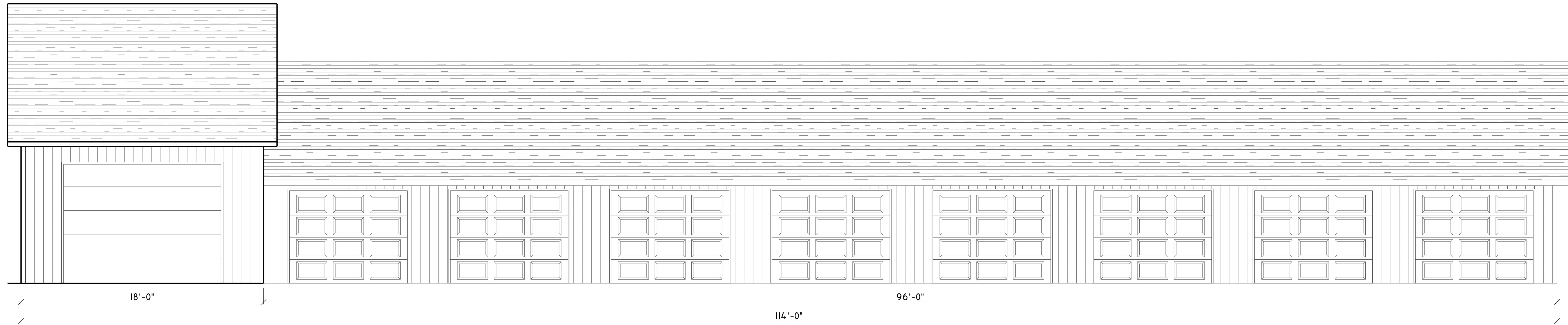
SECOND FLOOR PLAN  
FAMROCK LEGALIS APARTMENTS  
1699 SCHOFIELD AVE  
SCHOFIELD, WI 54476

1/4" = 1'-0"  
(24 X 36)

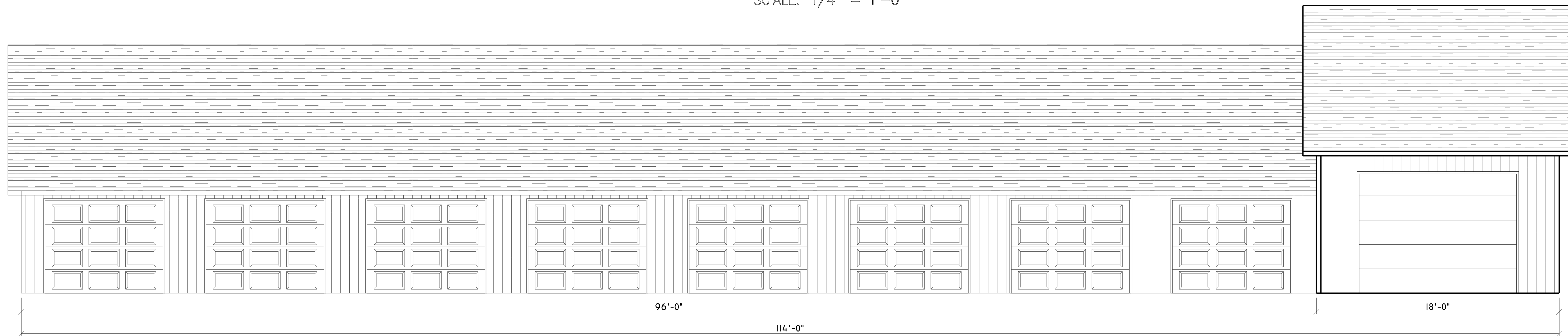
SHEET NO.

AS

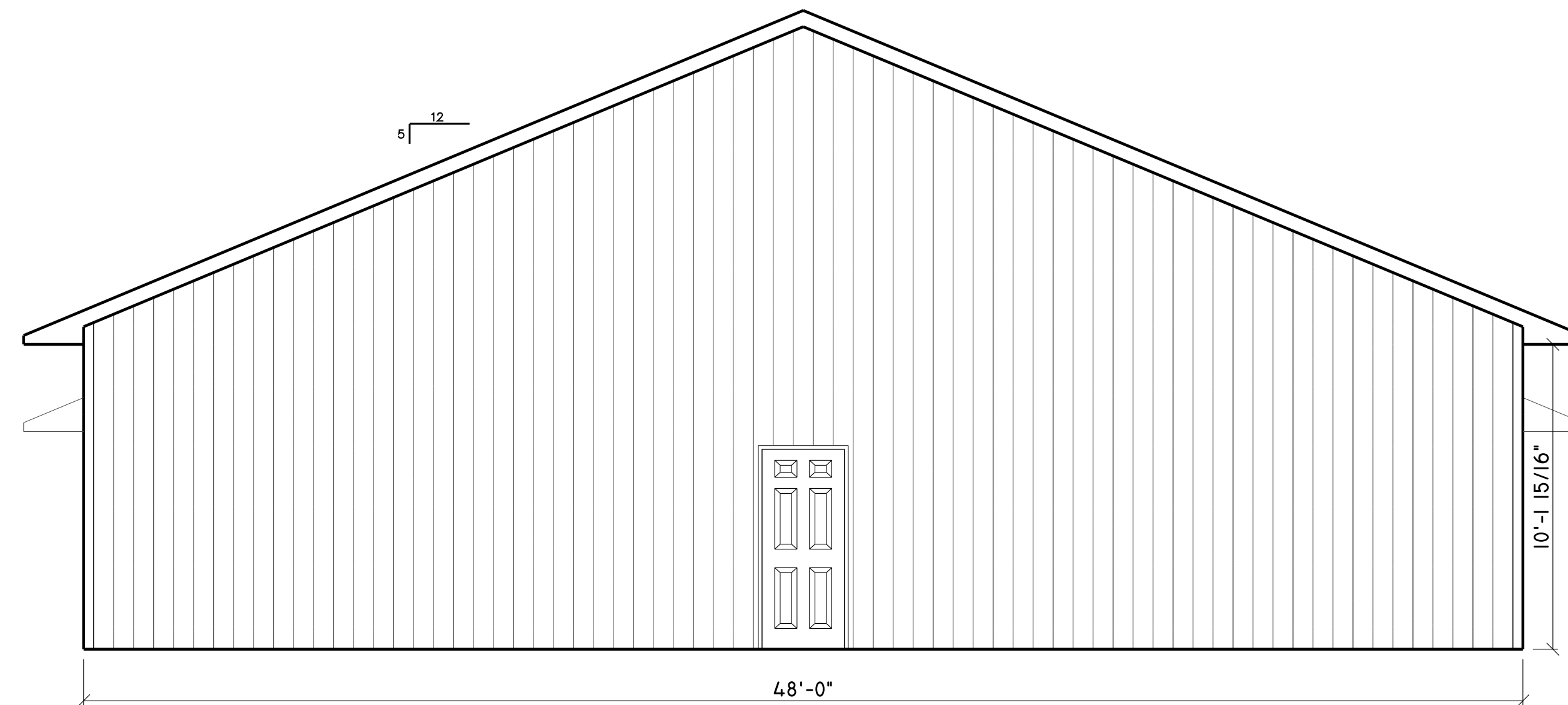




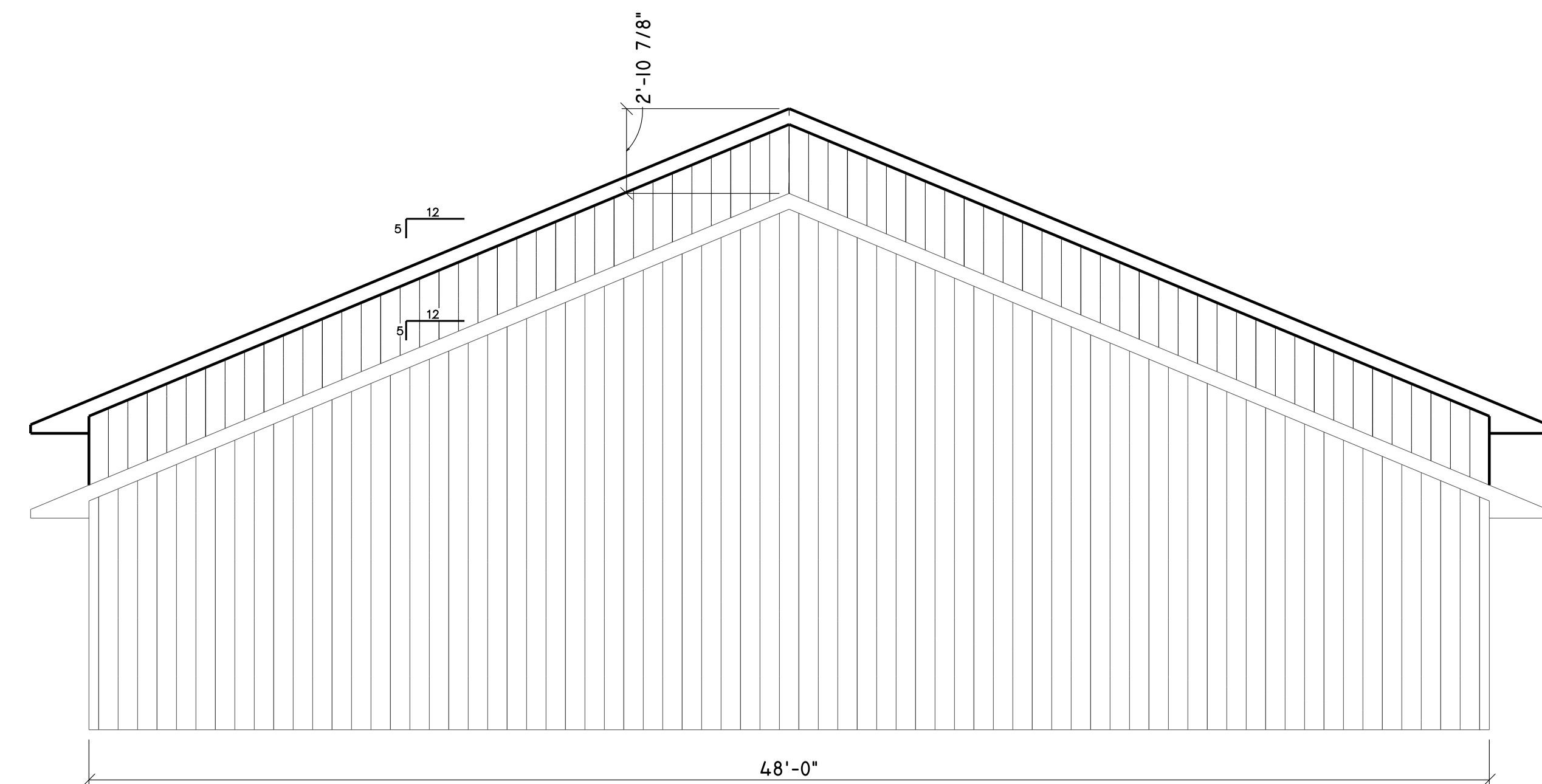
WEST ELEVATION  
SCALE: 1/4" = 1'-0"



EAST ELEVATION  
SCALE: 1/4" = 1'-0"



NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

**MTS**  
Consulting  
Engineers

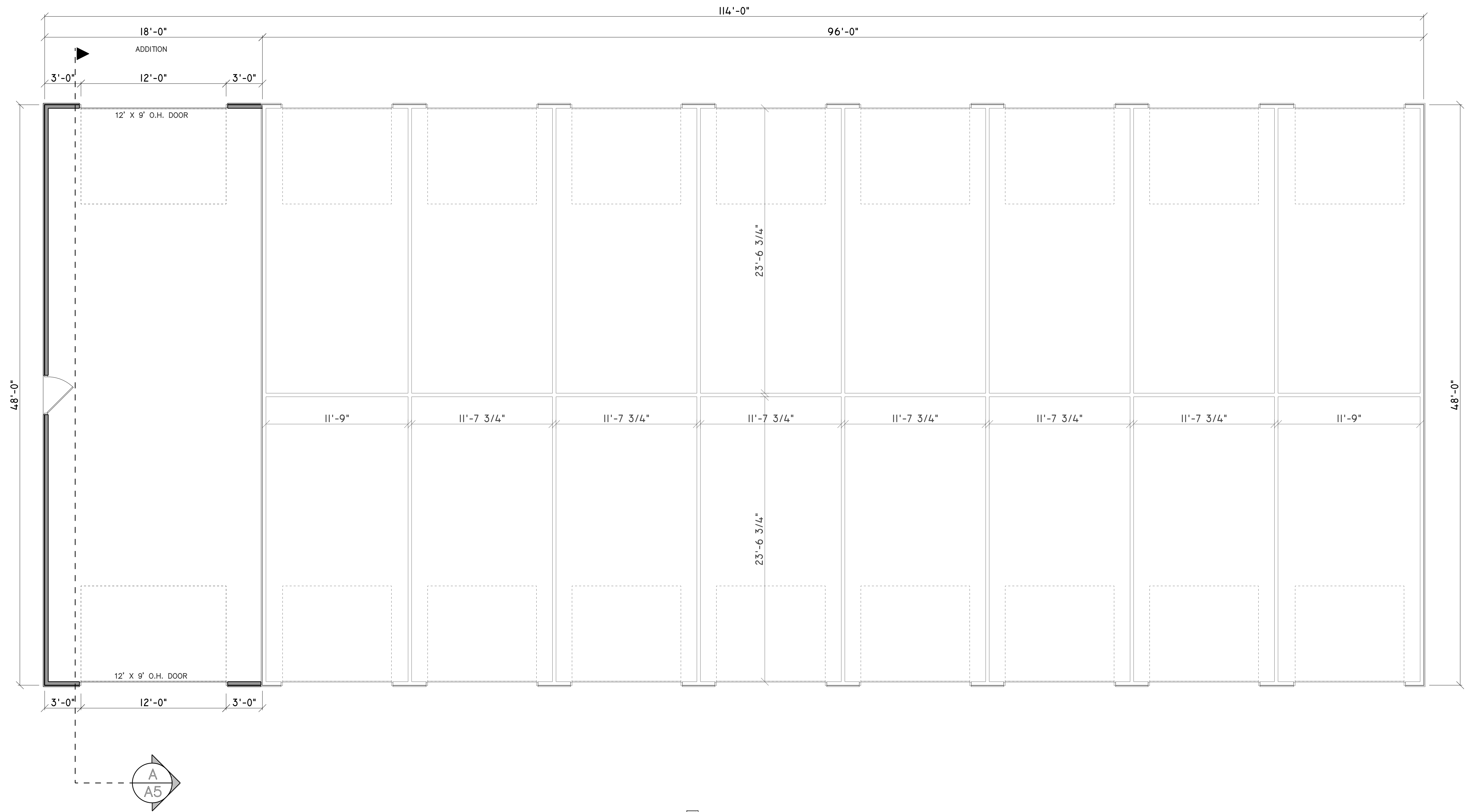
Marathon Technical Services LLC  
1699 Schofield Ave. Suite 115  
Schofield, WI 54476  
Phone (715) 843-7292  
www.mtsllc.net

Marathon Technical Services LLC  
1699 Schofield Ave. Suite 115  
Schofield, WI 54476  
Phone (715) 843-7292  
www.mtsllc.net

SURVEYED, OTHERS  
DESIGNED, MTS  
DRAWN BY, P.L.V.  
APPROVED, N.S.B.  
12/19/2022  
01/19/2023

48' X 116' GARAGE ELEVATIONS  
FARMHOUSE APARTMENTS  
MARATHON TECHNICAL SERVICES  
WISCONSIN, U.S.A.

1/4" = 1'-0"  
(24 X 36)  
SHEET NO.  
A2



FLOOR PLAN 5,472 SQ. FT.

SCALE: 1/4" = 1'-0"

PLAN DIMENSIONS REPRESENT STUD TO STUD MEASUREMENTS

Marathon Technical Services LLC  
 1699 Schofield Ave. Suite 115  
 Schofield, WI 54476  
 Phone (715) 843-7292  
 www.mtsllc.net

SURVEYED OTHERS REVISION DATE  
 DESIGNED: MTS 12/19/2022  
 DRAWN BY: P.L.V. 01/19/2023  
 APPROVED: P.S.B.

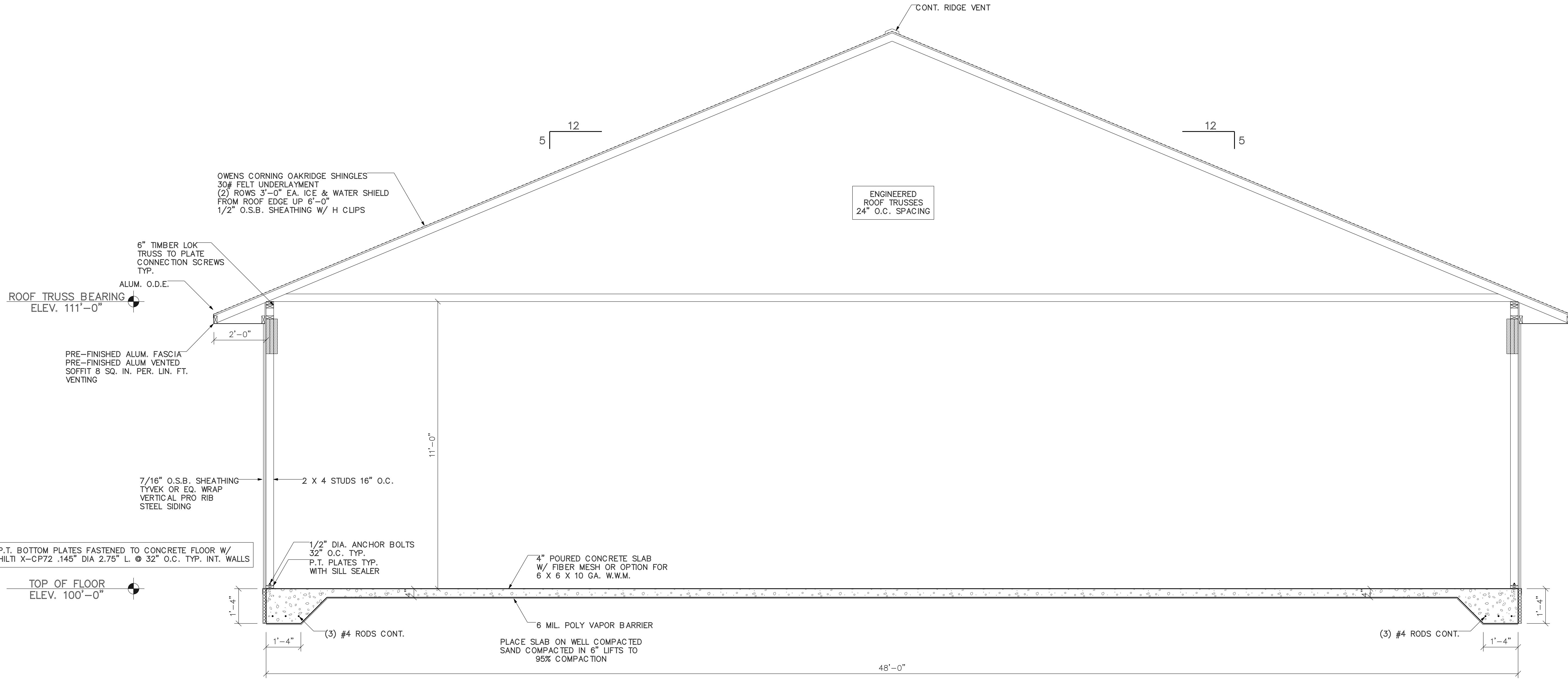
48' X 116' GARAGE FLOOR PLAN  
 MARATHON TECHNICAL SERVICES  
 LLC  
 1699 SCHOFIELD AVE  
 SCHOFIELD, WI 54476

1/4" = 1'-0"  
 (24 X 36)

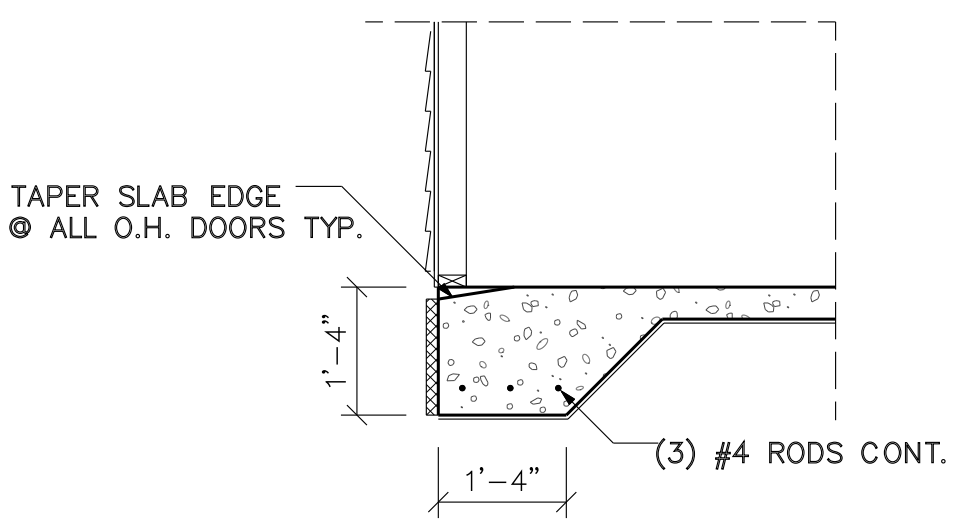
SHEET NO.

AA

**MTS**  
 Consulting Engineers  
 Marathon Technical Services LLC  
 1699 Schofield Ave. Suite 115  
 Schofield, WI 54476  
 Phone (715) 843-7292  
 www.mtsllc.net



**A**  
**A5** TYPICAL BUILDING SECTION  
SCALE: 1/2" = 1'-0"

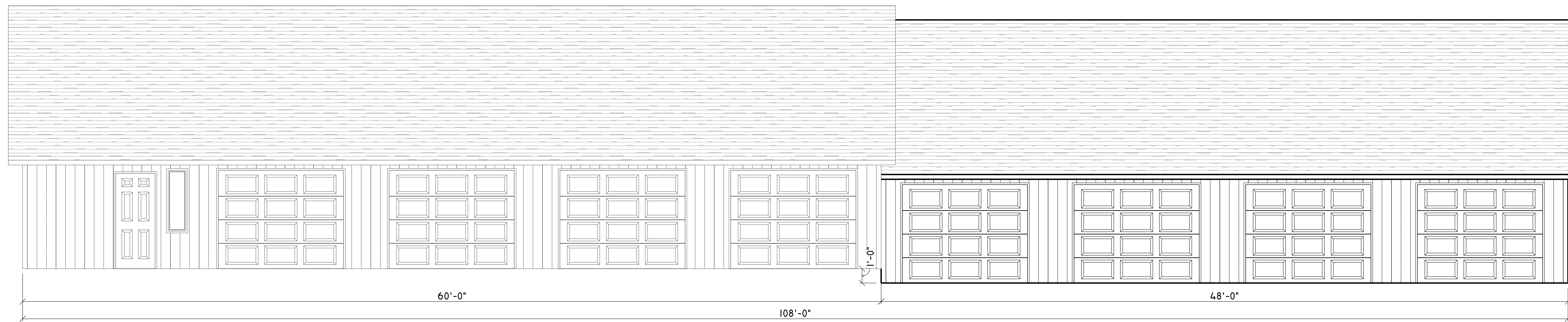


**B**  
**A5** TYPICAL SLAB EDGE © O.H. DOORS  
SCALE: 1/2" = 1'-0"

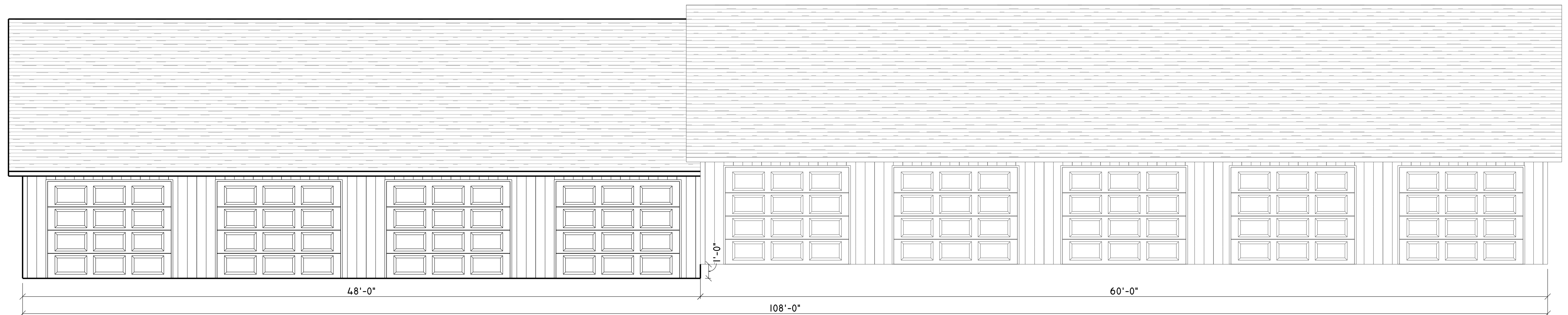
Marathon Technical Services LLC 1699 Schofield Ave. Suite 115 Schofield, WI 54476 Phone (715) 843-7292 www.mtsllc.net
SUBMITTED OTHERS REVISION DATE DESIGNED: MTS 12/19/2022 DRAWN BY: P.L.V. APPROVED: R.S.B.
48' X 116' GARAGE TYPICAL SECTION FAMROCK LEIGIS PARTNERS CONSTRUCTION WASH, WI 54481
1/2" = 1'-0" (24 X 36)
SHEET NO.
A5

**MTS**  
Consulting  
Engineers

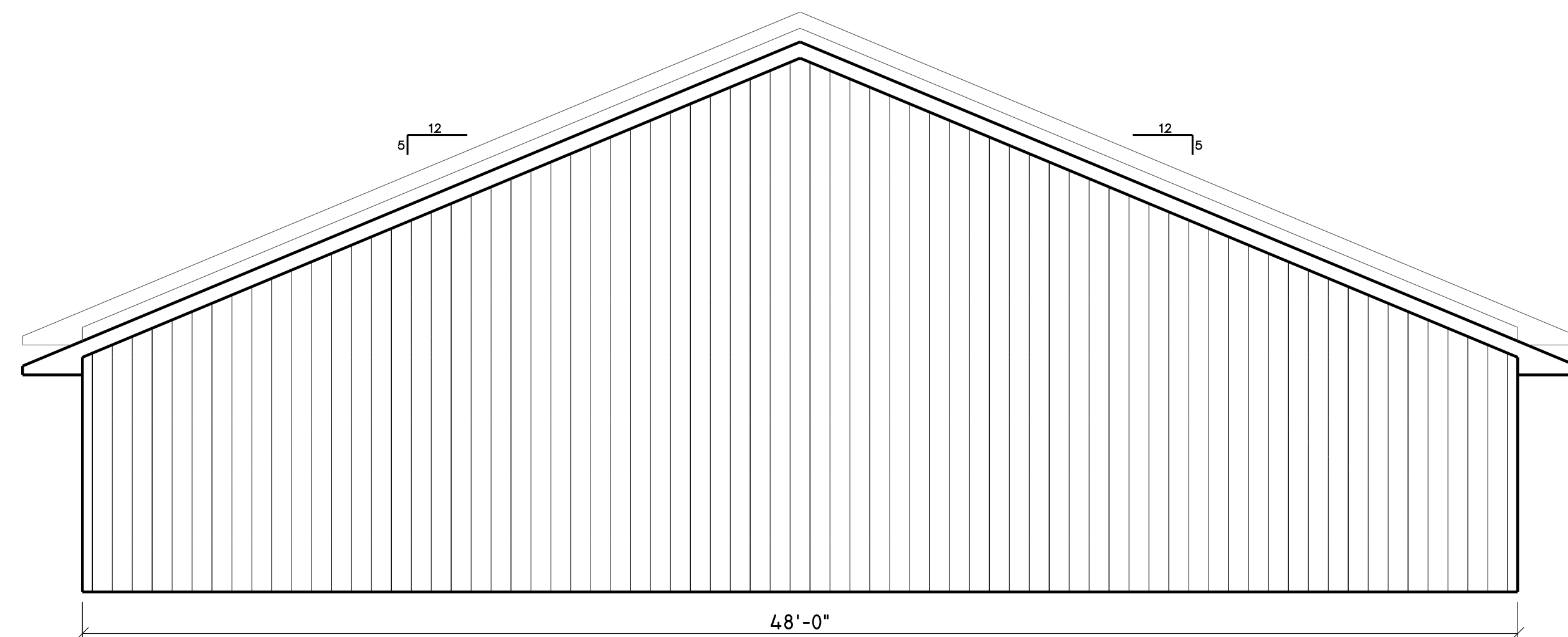
Marathon Technical Services LLC  
1699 Schofield Ave. Suite 115  
Schofield, WI 54476  
Phone (715) 843-7292  
www.mtsllc.net



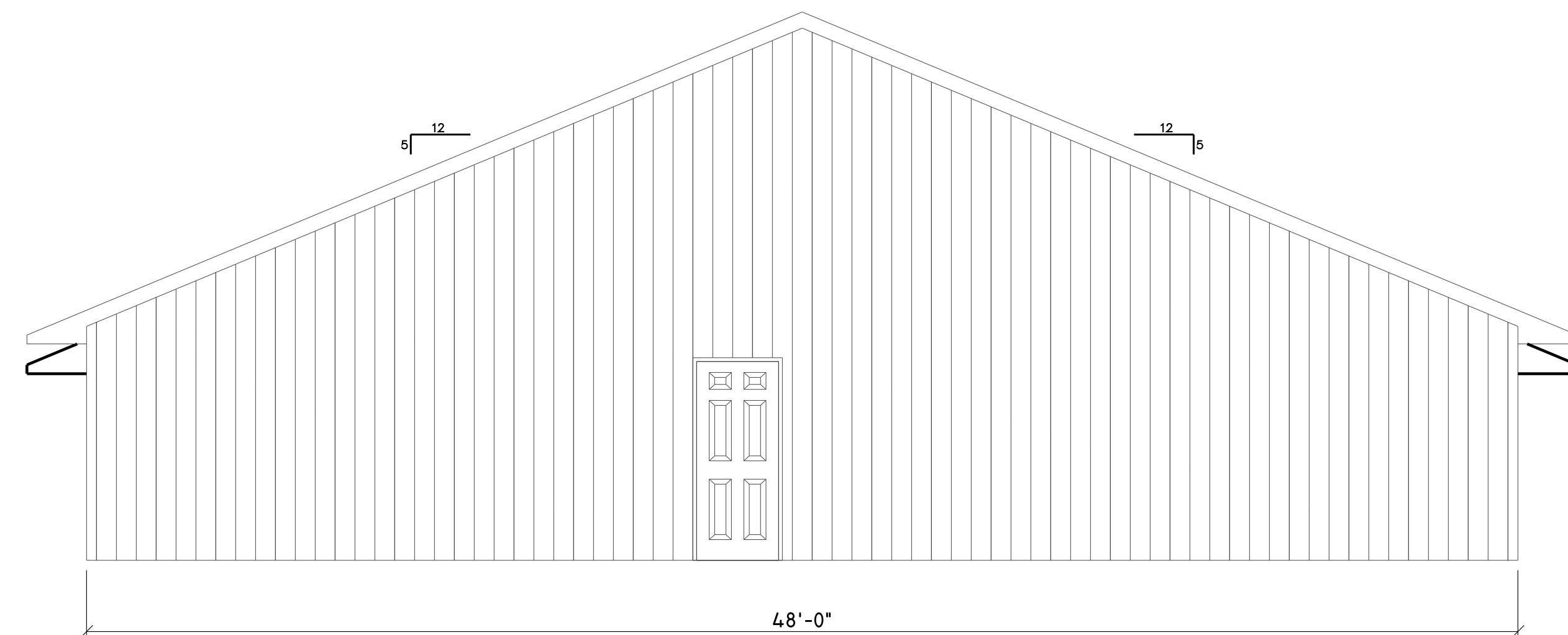
**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

Marathon Technical Services LLC  
1699 Schofield Ave. Suite 115  
Schofield, WI 54476  
Phone (715) 843-7292  
www.mtsllc.net

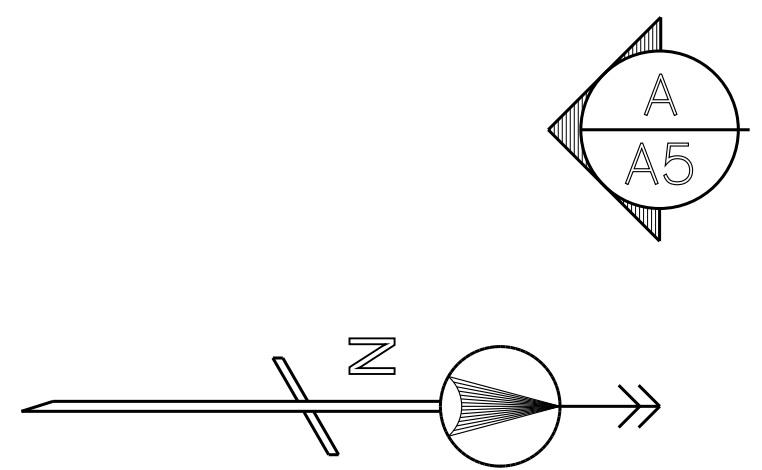
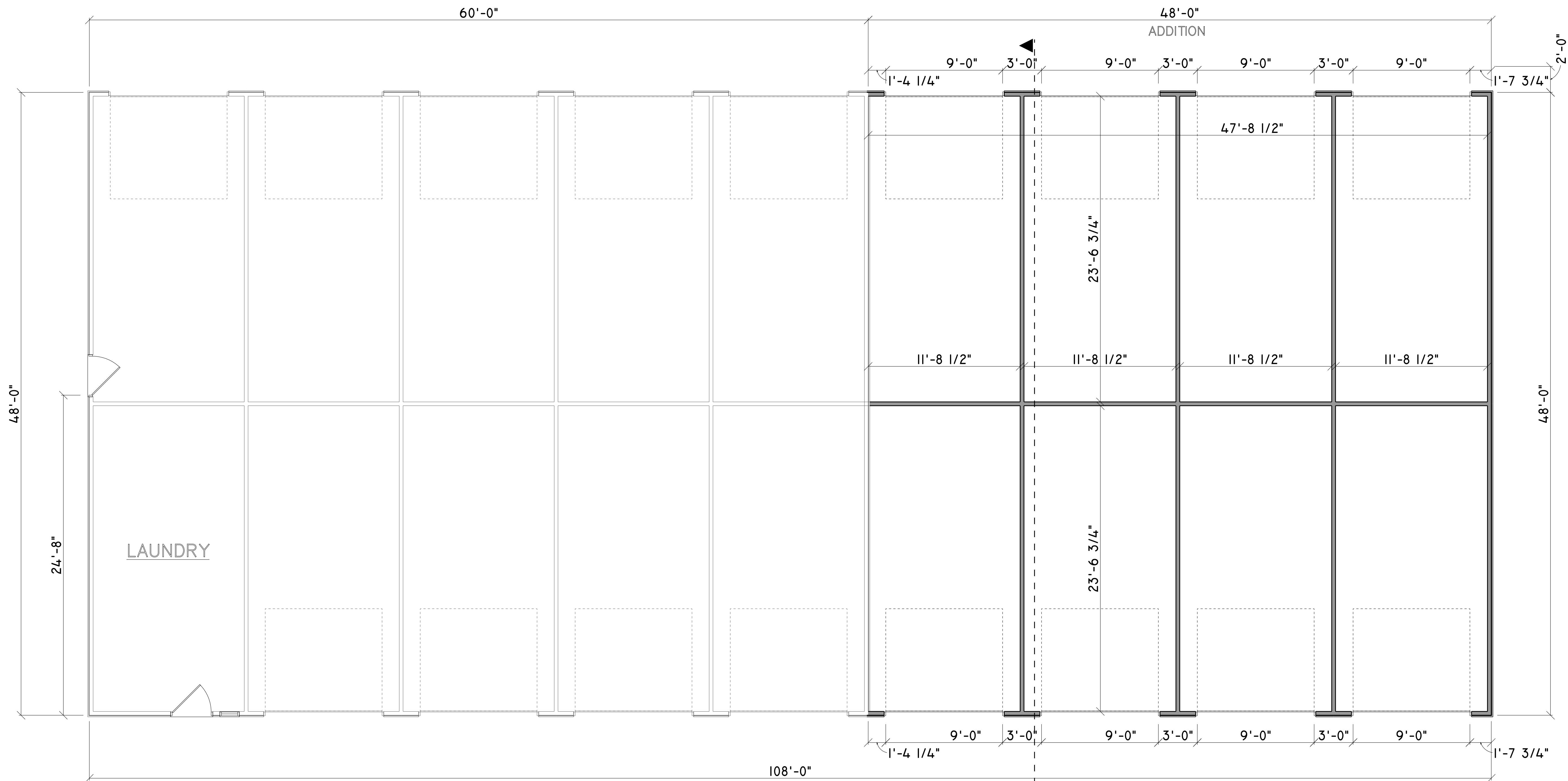
SUBMITTED, OTHERS, REVISION DATE  
DESIGNED: MTS  
DRAWN BY: P.L.V.  
APPROVED: R.S.B.

48' X 108' GARAGE ELEVATIONS  
MANUFACTURER'S REQUIREMENTS  
DATE: 11/15/16  
WASH, WI 54481

1/4" = 1'-0"  
(24 X 36)  
SHEET NO.  
A2

**MTS**  
Consulting  
Engineers

Marathon Technical Services LLC  
1699 Schofield Ave. Suite 115  
Schofield, WI 54476  
Phone (715) 843-7292  
www.mtsllc.net



FLOOR PLAN 5,184 SQ. FT.  
SCALE: 1/4" = 1'-0"

PLAN DIMENSIONS REPRESENT STUD TO STUD MEASUREMENTS

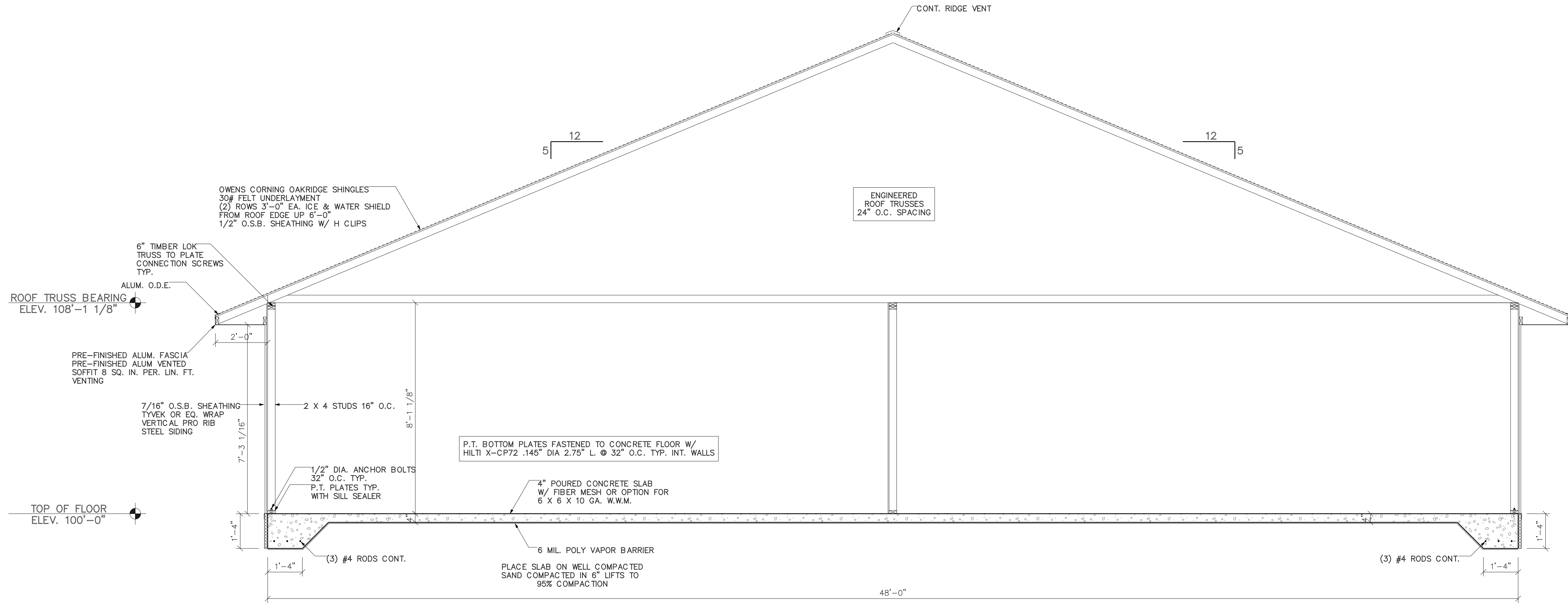
**MTS**  
Consulting  
Engineers

Marathon Technical Services LLC  
1699 Schofield Ave. Suite 115  
Schofield, WI 54476  
Phone (715) 843-7292  
www.mtsllc.net

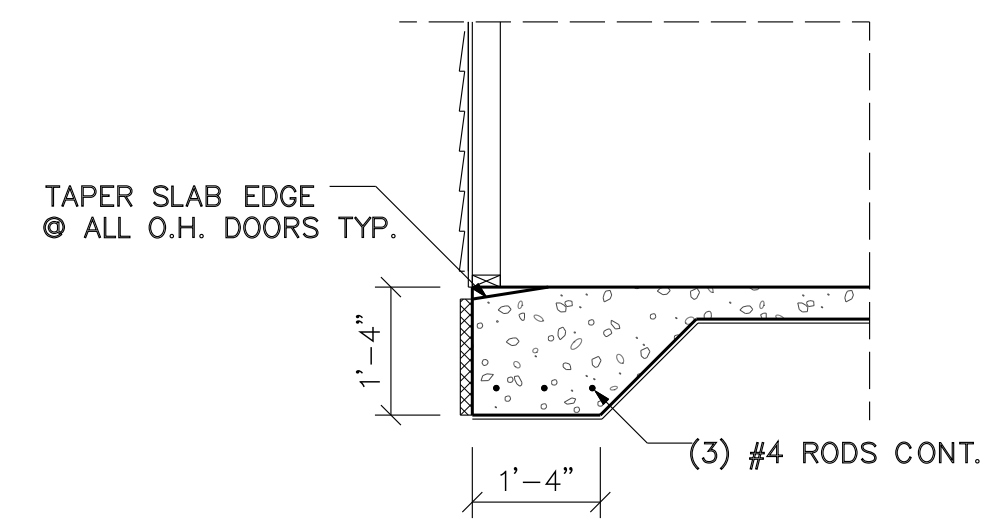
48' X 108' GARAGE FLOOR PLAN TAMPAQUILA'S APARTMENTS SCHOFIELD, WI 54476	REVISION DATE	4/4/2020
	SURVEYED OTHERS DESIGNED: MTS DRAWN BY: P.L.V. APPROVED: T.S.B.	
1/4" = 1'-0" (24 X 36)		SHEET NO.
		AA

Marathon Technical Services LLC  
1699 Schofield Ave. Suite 115  
Schofield, WI 54476  
Phone (715) 843-7292  
www.mtsllc.net





**A**  
**A5** TYPICAL BUILDING SECTION  
SCALE: 1/2" = 1'-0"



**B**  
**A5** TYPICAL SLAB EDGE @ O.H. DOORS  
SCALE: 1/2" = 1'-0"

Marathon Technical Services LLC 1699 Schofield Ave. Suite 115 Schofield, WI 54476 Phone (715) 843-7292 www.mtsllc.net	SURVEYED: OTHERS DESIGNED: MTS DRAWN BY: P.L.V. APPROVED: R.S.B.	REVISION DATE 11-1-11	48' X 108' GARAGE TYPICAL SECTION TAMPACULLEIGIS PERIMENTS 1699 SCHOFIELD AVE WASHKI, WI 54481	1/2" = 1'-0" (24 X 36) SHEET NO. A5
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**MTS**  
Consulting Engineers

Marathon Technical Services LLC  
1699 Schofield Ave. Suite 115  
Schofield, WI 54476  
Phone (715) 843-7292  
www.mtsllc.net

revi DESIGN  
 1000 McDonald St.  
 Wausau, WI 54403



PROJECT NAME: Tamarack Apartments  
 LOCATION: 211 Lavina Drive, Wausau 54401  
 ZONING: Zoning of Project

## CITY OF WAUSAU - LANDSCAPE REQUIREMENTS

### 1. Building Foundations

Calculations	Quantity
LF Building Foundation	255
Pts Required per 100 LF of Building Foundation	80
<b>Total Points Required</b>	<b>204</b>

Plant Category	Pts/Plant	Quantity	Total Pts
Shade Tree	50	2	100
Tall Deciduous Tree	30	0	0
Medium Deciduous Tree	15	0	0
Low Deciduous Tree	10	0	0
Tall Evergreen Tree	40	0	0
Medium Evergreen Tree	20	3	60
Low Evergreen Tree	12	0	0
Tall Deciduous Shrub	5	0	0
Medium Deciduous Shrub	3	21	63
Low Deciduous Shrub	1	0	0
Medium Evergreen Shrub	5	0	0
Low Evergreen Shrub	3	6	18
Perennials & Ornamental Grasses	1	9	9
<b>Total Points Proposed</b>			<b>250</b>

### 2. Paved Areas

### Calculation 1 (\*Use greater of the two calculations)

Quantity

Number of Parking Stalls	9
Pts Required per 10 Parking Stalls	50

**Total Points Required** 45

### Calculation 2 (\*Use greater of the two calculations)

Quantity

SF Area of Pavement	1800
Pts Required per 10,000 SF of Pavement	50

**Total Points Required** 9

Plant Category	Pts/Plant	Quantity	Total Pts
Shade Tree	50	1	50
Tall Deciduous Tree	30	0	0
Medium Deciduous Tree	15	0	0
Low Deciduous Tree	10	0	0
Tall Evergreen Tree	40	0	0
Medium Evergreen Tree	20	0	0
Low Evergreen Tree	12	0	0
Tall Deciduous Shrub	5	0	0
Medium Deciduous Shrub	3	0	0
Low Deciduous Shrub	1	0	0
Medium Evergreen Shrub	5	0	0
Low Evergreen Shrub	3	0	0
Perennials & Ornamental Grasses	1	0	0

**Total Points Proposed** 50

## 3. Street Frontages

### Calculations

Quantity

LF of Street Frontage R.O.W.	0
Pts Required per 100 LF of Street Frontage R.O.W.	100

**Total Points Required** 0



Plant Category	Pts/Plant	Quantity	Total Pts
Shade Tree	50	0	0
Tall Deciduous Tree	30	0	0
Medium Deciduous Tree	15	0	0
Low Deciduous Tree	10	0	0
Tall Evergreen Tree	40	0	0
Medium Evergreen Tree	20	0	0
Low Evergreen Tree	12	0	0
Tall Deciduous Shrub	5	0	0
Medium Deciduous Shrub	3	0	0
Low Deciduous Shrub	1	0	0
Medium Evergreen Shrub	5	0	0
Low Evergreen Shrub	3	0	0
Perennials & Ornamental Grasses	1	0	0

<b>Total Points Proposed</b>			<b>0</b>
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## 4. Yards

Calculations	Quantity
SF Area of Building Gross Floor Area	0
Pts Required per 1000 SF of Building Gross Floor Area	20

<b>Total Points Required</b>	<b>0</b>
------------------------------	----------

Plant Category	Pts/Plant	Quantity	Total Pts
Shade Tree	50	0	0
Tall Deciduous Tree	30	0	0
Medium Deciduous Tree	15	0	0
Low Deciduous Tree	10	0	0
Tall Evergreen Tree	40	0	0
Medium Evergreen Tree	20	0	0
Low Evergreen Tree	12	0	0
Tall Deciduous Shrub	5	0	0
Medium Deciduous Shrub	3	0	0
Low Deciduous Shrub	1	0	0
Medium Evergreen Shrub	5	0	0
Low Evergreen Shrub	3	0	0
Perennials & Ornamental Grasses	1	0	0

Total Points Proposed

0

Date: 05.01.2023

outdoor designers + artists



## STAFF REPORT

**To:** Plan Commission  
**Prepared By:** Brad Lenz, AICP - City Planner  
**Date:** May 11, 2023

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### Extraterritorial Review of Stettin Acres

Included in the packet is a preliminary plat for a proposed subdivision located in the town of Stettin. Title 21 of the Wausau Municipal Code gives the City the ability to review subdivisions in unincorporated areas of Marathon County within three miles of the city. The proposed subdivision lies directly west of the city limits along Stettin Drive. It also borders the Wausau Business Campus to the south.

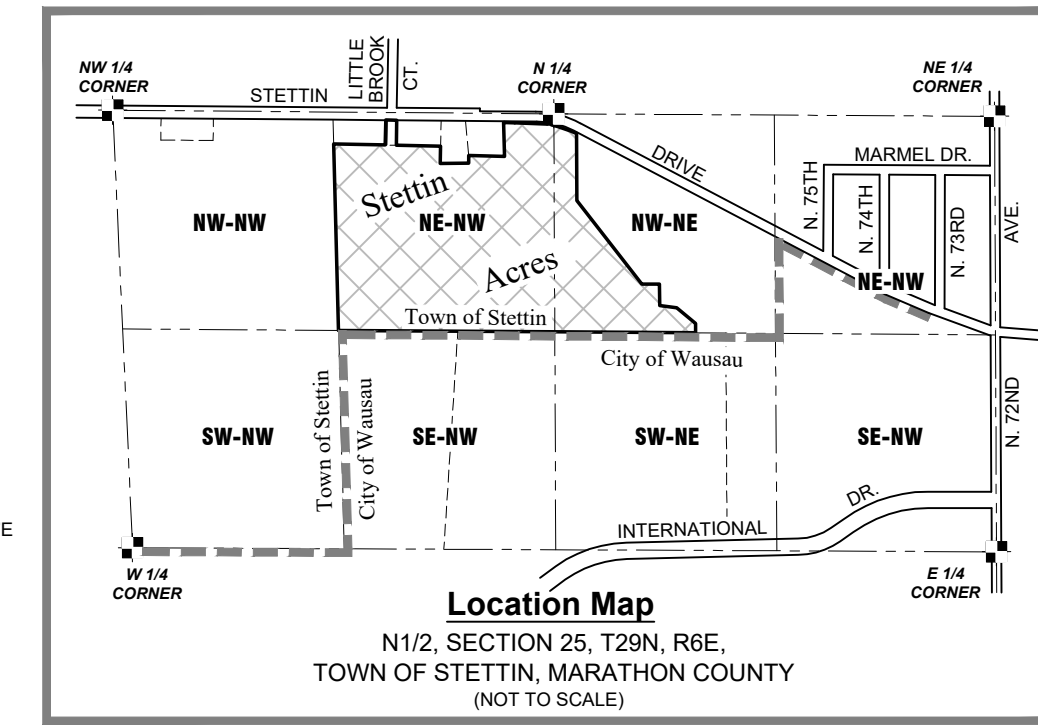
The lots, as proposed, conform to lot standards outlined in the city's zoning code (e.g., width, depth, and total area). Similarly, the proposed right-of-way would meet City engineering standards in terms of minimum width and maximum cul-de-sac length. Stormwater plans have been submitted and will be reviewed by the City's Engineering Department.

The proposed subdivision lies within the metro region's sewer service area, but the owners are not seeking annexation to the City for public utilities (i.e., water and sewer). Staff recommends that the owners obtain all necessary approvals from Marathon County Conservation, Planning, and Zoning (CPZ) and/or the Wisconsin Department of Natural Resources (DNR) as needed to ensure proper water quality management standards are being met.



PRELIMINARY PLAT OF  
STETTIN ACRES

Of part of the Northeast 1/4 of the Northwest 1/4 and part of the Northwest 1/4 of Section 25, Township 29 North, Range 6 East,  
Town of Stettin, Marathon County, Wisconsin.



NORTH



1" = 100'



0 100

NORTHWEST CORNER  
SEC. 25, T29N, R6E,  
FOUND SMM1 MONUMENT

RAILROAD SPIKE IN  
POWER POLE #2006 25W7  
ELEV. = 1279.84  
BENCHMARK #1

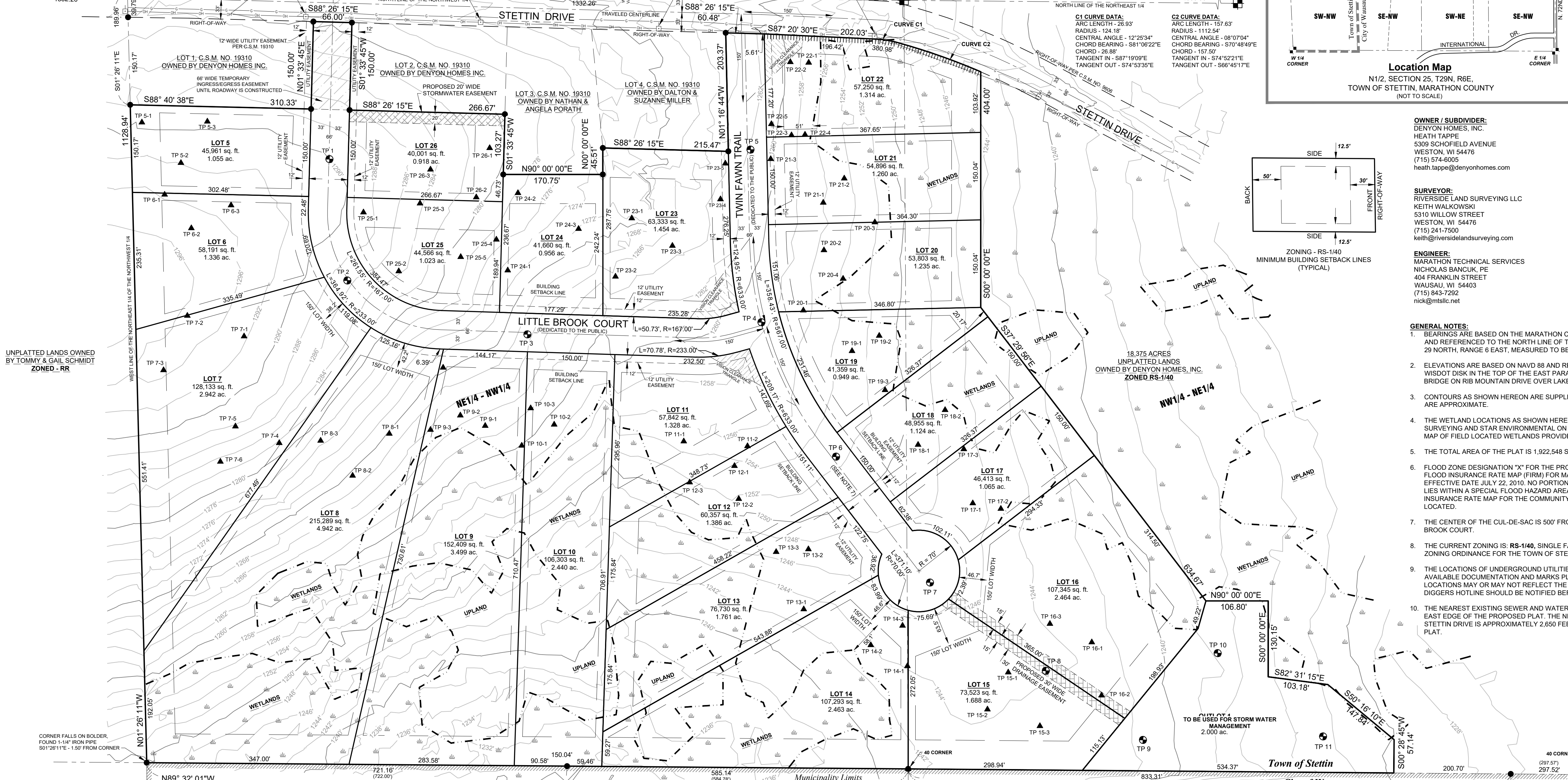
12" SPIKE IN POWER  
POLE #2006 25W9  
ELEV. = 1278.65  
BENCHMARK #2

12" SPIKE IN POWER  
POLE #2006 25W9  
ELEV. = 1280.94  
BENCHMARK #3

12" SPIKE IN POWER  
POLE #2006 25W17  
ELEV. = 1282.90  
BENCHMARK #4

NORTH 1/4 CORNER  
SEC. 25, T29N, R6E,  
FOUND 6" x 6" GRANITE STONE

NORTHEAST CORNER  
SEC. 25, T29N, R6E,  
FOUND 1-1/4" O.D. IRON PIPE



UNPLATTED LANDS OWNED  
BY TOMMY & GAIL SCHMIDT  
ZONED - RR

PLAT OF SURVEY BY  
JASON PFLIEGER DATED 11/8/2022

UNPLATTED LANDS OWNED  
BY TOMMY & GAIL SCHMIDT  
ZONED - RR

LOT 2, C.S.M. 15091  
VOL. 68, PAGE 13  
OWNED BY CITY OF WAUSAU  
ZONED - MI

LOT 1, C.S.M. 15091  
VOL. 68, PAGE 13  
OWNED BY APOGEE WAUSAU  
GROUP INC. ZONED - MI

LOT 2, C.S.M. 14915  
VOL. 68, PAGE 187  
OWNED BY CITY OF  
WAUSAU ZONED - MI

SURVEYOR'S CERTIFICATE:  
I, Keith J. Walkowski, Professional Land Surveyor S-2717, do hereby certify to the best of my knowledge and belief, that at the direction of Heath Tappe, Denyon Homes, Inc., Owner of said lands, I have surveyed and mapped the lands described hereon. I further certify that said preliminary plat thereof is a correct and accurate representation of all existing land divisions and features and that the plat fully complies with the provisions of Chapter 236, Wisconsin Statutes and Chapter 74 and Subdivision Regulations of the Town of Stettin.

Dated this 5th day of April 2023

*Keith J. Walkowski*

Riverside Land Surveying, LLC  
Keith J. Walkowski  
WI P.L.S. S-2717



SHEET  
1 OF 1

PRELIMINARY PLAT OF STETTIN ACRES  
SECTION 25, T29N, R6E,  
TOWN OF STETTIN,  
MARATHON COUNTY, WISCONSIN

REVISIONS:  
SURVEYED BY: KJW  
DRAWN BY: KJW / MFL  
CHECKED BY: KJW  
APPROVED BY:  
DATE: APRIL 5, 2023



**RIVERSIDE LAND SURVEYING LLC**  
5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894  
email - mail@riversidelandsurveying.com

PROJECT No.  
3780

OWNER / SUBDIVIDER:  
DENYON HOMES, INC.  
HEATH TAPPE  
5308 SCHOFIELD AVENUE  
WESTON, WI 54476  
(715) 574-6005  
heath.tappe@denyonhomes.com

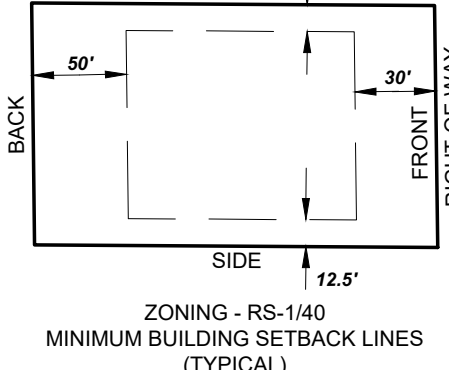
SURVEYOR:  
RIVERSIDE LAND SURVEYING LLC  
KEITH WALKOWSKI  
5310 WILLOW STREET  
WESTON, WI 54476  
(715) 241-7500  
keith@riversidelandsurveying.com

ENGINEER:  
MARATHON TECHNICAL SERVICES  
NICHOLAS BANCUK, PE  
404 FRANKLIN STREET  
WAUSAU, WI 54403  
(715) 843-7292  
nick@mtslc.net

- GENERAL NOTES:
- BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM NAD83 (2011) AND REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 29 NORTH, RANGE 6 EAST, MEASURED TO BEAR SOUTH 89°32'19" EAST.
  - ELEVATIONS ARE BASED ON NAVD 88 AND REFERENCED TO BENCHMARK DJ4839, A BRONZE WISDOT DISK IN THE TOP OF THE EAST PARAPET WALL OF THE NORTH ABUTMENT OF THE BRIDGE ON RIB MOUNTAIN DRIVE OVER LAKE WAUSAU - ELEVATION = 1189.05
  - CONTOURS AS SHOWN HEREON ARE SUPPLIED FROM MARATHON COUNTY GIS DATA AND ARE APPROXIMATE.
  - THE WETLAND LOCATIONS AS SHOWN HEREON WERE LOCATED BY RIVERSIDE LAND SURVEYING AND STAR ENVIRONMENTAL ON 2-20-23 AND PORTIONS WERE SCALED FROM A MAP OF FIELD LOCATED WETLANDS PROVIDED BY STAR ENVIRONMENTAL, DATED 10-5-22
  - THE TOTAL AREA OF THE PLAT IS 1,922,548 SQUARE FEET OR 44.136 ACRES, MORE OR LESS.
  - FLOOD ZONE DESIGNATION "X" FOR THE PROPERTY SHOWN HEREON FROM THE FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR MARATHON COUNTY, MAP NUMBER 56073C0380F, EFFECTIVE DATE JULY 22, 2010. NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED.
  - THE CENTER OF THE CUL-DE-SAC IS 500' FROM THE CENTERLINE INTERSECTION OF LITTLE BROOK COURT.
  - THE CURRENT ZONING IS: RS-140, SINGLE FAMILY RESIDENCE DISTRICT. SETBACKS AS PER ZONING ORDINANCE FOR THE TOWN OF STETTIN ARE AS SHOWN HEREON.
  - THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON AVAILABLE DOCUMENTATION AND MARKS PLACED ON THE GROUND BY OTHERS. THESE LOCATIONS MAY OR MAY NOT REFLECT THE ACTUAL LOCATIONS OF SAID UTILITIES. DIGGERS HOTLINE SHOULD BE NOTIFIED BEFORE ANY SUBSURFACE WORK IS CONDUCTED.
  - THE NEAREST EXISTING SEWER AND WATER IS APPROXIMATELY 1,900 FEET EAST OF THE EAST EDGE OF THE PROPOSED PLAT. THE NEAREST STORM SEWER AT 72ND AVENUE AND STETTIN DRIVE IS APPROXIMATELY 2,650 FEET EAST OF THE EAST EDGE OF THE PROPOSED PLAT.

LEGEND

- FOUND 1-1/4" O.D. IRON PIPE
- ▲ STORM WATER TEST PITS
- ▲ SEPTIC SOIL TEST PITS
- ( ) RECORDED BEARING/LENGTH
- EXISTING UTILITY POLE
- 1278' --- CONTOUR 2' INTERVAL
- 1280' --- CONTOUR 10' INTERVAL
- EXISTING NATURAL GAS LINE
- EXISTING OVERHEAD ELECTRIC
- RESTRICTED VEHICLE ACCESS



MINIMUM BUILDING SETBACK LINES (TYPICAL)





## STAFF REPORT

**To:** Plan Commission  
**Prepared By:** William Hebert, Zoning Administrator  
**Date:** May 10, 2023

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### Discussion on Sign Code

The new zoning code was implemented on 1/1/2020. Since that time we have worked through some changes that the previous zoning code had allowed. We have had interest from sign companies in allowing wall signs on ornamental roofs. Staff has included several images of signs that were allowed under the previous zoning code. We have also included the previous zoning code language that allowed these types of wall signs.

We are reaching out to the plan commission for feedback if these types of signs should be allowed. If the plan commission is favorable to these types of signs, staff will draft an ordinance change for public hearing at the next available plan commission meeting.

Staff is also looking for input on requirements for blade or projecting signs and dual post signs. These types of signs have standards to be met in the zoning code. They currently require plan commission approval. Is this something that plan commission would like staff to have approving authority?

Questions for the Plan Commission:

1. Are ornamental roof signs something that the city should allow?
2. Project and blade signs require plan commission approval. Should staff be allowed to approve subject to sign code standards being met?
3. Dual post signs currently require plan commission approval. Should staff review and approve these signs?



23.30.070 Signs. In the B2 district, advertising devices are expressly prohibited. Business signs are permitted, subject to the following conditions:

(a) General Application.

(1) Area. The gross area in square feet of all signs on a zoning lot shall not exceed five times the lineal feet of frontage of the zoning lot. However, the gross area of all illuminated signs shall not exceed two times the lineal feet of frontage of the zoning lot.

(2) Permitted Projections.

(A) Wall signs;

(B) Signs mounted on an ornamental roof or other similar projection where the total projection into the public airspace does not exceed eighteen inches.

1967-2019 zoning  
code language.

(3) Height. No sign shall project higher than thirty feet above curb level, except as may be provided by conditional use.

(4) Prohibited. Awning and marquee signs that project into the airspace over the public lands or public way are prohibited. All awning signs in violation of this subdivision shall be removed within one hundred eighty days of February 18, 1978.

(b) Integrated Centers. For integrated centers in single ownership or under unified control or individual uses with a minimum frontage of one hundred fifty feet, one additional sign on each street frontage, other than those regulated in subsection (1) of this section, are permitted subject to the following:

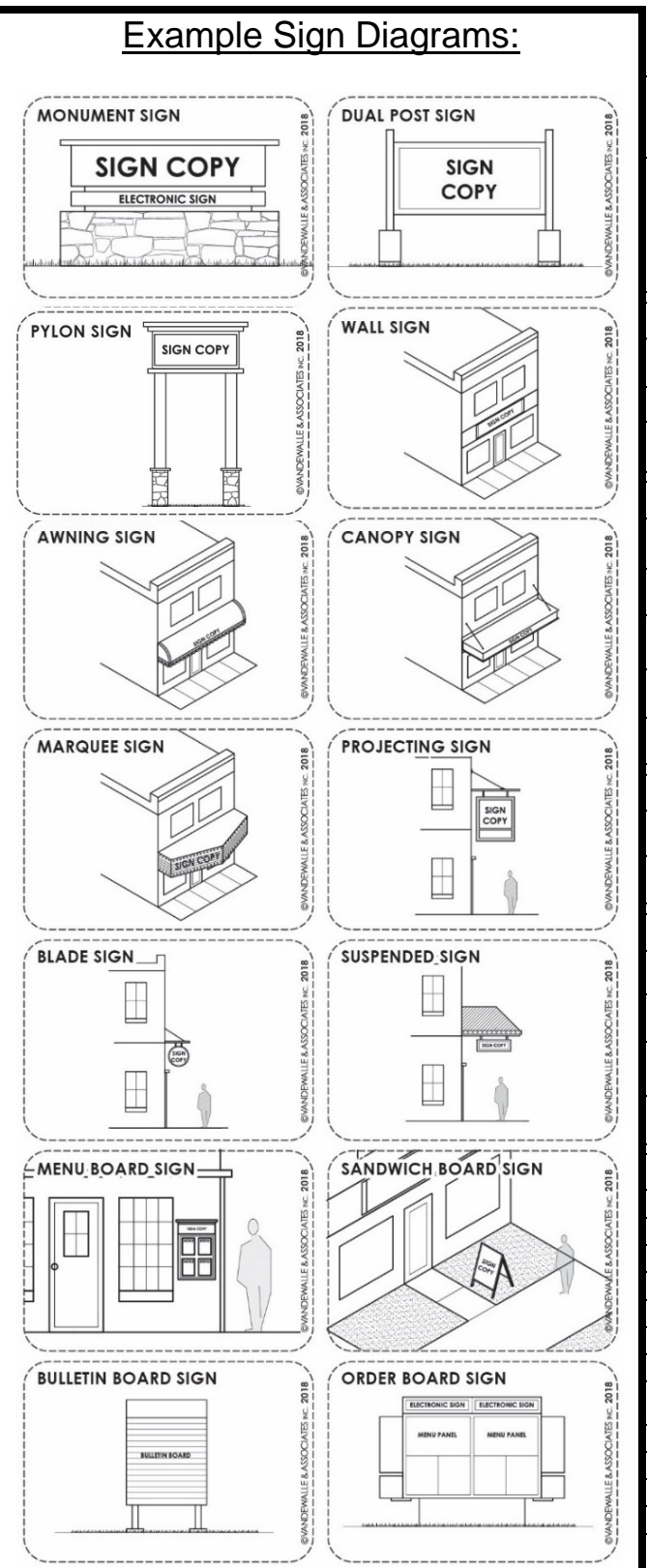
(1) Content. The sign shall advertise only the name and location of the center or individual use and the name and type of business of each occupant of the center.

(2) Area. The gross area in square feet of the additional sign on a zoning lot shall not exceed three times the lineal feet of frontage of the zoning lot. However, the gross surface area of the additional sign, if flashing, shall not exceed one and one-half times the lineal feet of frontage of the zoning lot.

(3) Setback. The sign shall be set back a minimum of fifteen feet from the front lot line of the center or individual use, except as may be provided by conditional use.

(4) Height. No sign shall project higher than thirty feet above curb level, except as may be provided by conditional use.

Figure 23.09.11a: Permanent Business Sign Group <sup>2</sup>							Sign Area & Height Maximums for Zoning Districts:				
Sign Categories & Sign Types	Sign Permit Required and Approver	Number of Signs Allowed	Sign Locations Allowed	Sign Face Materials Allowed	Sign Lighting Allowed	Sign Area Formula	1 & 2 Family Residential	Multi-Family Residential	Non-Residential and Mixed-Use	Downtown	
							RH-35, SR-2, SR-3, SR-5, SR-7, MH-7, DR-8, TF-10	TRD-12, MRL-12, MRM-20, MRH-50	I, NMU, UMU, SO, SMU, DPMU, RP, LI, MI, HI, IOS, IOC, AO, EX	DHMU, DRMU	
<b>A. Freestanding Sign Category <sup>1, 2</sup></b>											
1. Monument Sign <sup>1, 2, 4, 6, 11</sup>	Same as Wall Sign.	1 sign per street frontage, plus 1 sign per lot with more than 200 feet of total street frontage	15' from the street curb face. <sup>9</sup>	Durable, all-weather materials in all districts. <sup>9, 11</sup>	Standard. <sup>5, 12</sup>	1 sf of sign area per 1 ft of street frontage or on-site parking	Not allowed	50 sf area per frontage 8 ft height limit	250 sf area per frontage 10 ft height limit	50 sf area per frontage 10 ft height limit	
2. Dual-Post Sign <sup>1, 2, 4, 11</sup>	Yes: For each new sign. P.C. approval.						Not allowed				
3. Pylon Sign <sup>2, 6</sup>	Yes: For each new sign. P.C. approval.						Not allowed				
<b>B. On-Building Sign Category <sup>1, 2</sup></b> Note: All On-Building Signs on the same building façade must be the same Type of Sign (1-5), below.											
1. Wall Sign <sup>1, 2, 6, 7, 8</sup>	Yes: For each new sign. City Staff approval.	1 sign per exterior wall not abutting residential use or zoning district, plus one sign per customer entry <sup>3</sup>	Sign shall not extend above parapet or fascia. Minimum overhang rules. Sign may not project within 2 feet of curb. <sup>8, 9</sup>	Durable, all-weather materials in all districts.	Standard. <sup>5, 12</sup>	1 sf of sign area per 1 ft of building façade length <sup>3, 7</sup>	Not allowed	200 sf area	Per formula.		
2. Awning Sign <sup>1, 2, 8</sup>							Not allowed	Per formula.			
3. Canopy Sign <sup>1, 2, 8</sup>	Not allowed						40 sf area	60 sf area	40 sf area		
4. Marquee Sign <sup>1, 2, 8, 13, 14</sup>	Yes: For each new sign. P.C. approval.						Not allowed	Not allowed	150 sf area		
5. Projecting Sign <sup>1, 2, 8</sup>							Not allowed	Not allowed	12 sf area	12 sf area <sup>14</sup>	
<b>C. Pedestrian Sign Category <sup>1, 2</sup></b> Note: All Pedestrian Signs on the same building façade must be the same Type of Sign (1-2), below.											
1. Blade Sign <sup>1, 2, 8</sup>	Yes: For each new sign. P.C. approval.	1 for each customer entrance.	Minimum overhang rules. <sup>8, 9</sup>	Durable, all-weather materials in all districts.	Gooseneck.	None. Use max area.	Not allowed	16 sf area	12 sf area		
2. Suspended Sign <sup>1, 2, 8</sup>							Not allowed	10 sf area	10 sf area		
<b>D. Daily Notice Sign Category <sup>1, 2</sup></b>											
1. Menu Board Sign <sup>1, 2</sup>	Yes: For each new sign. City Staff approval.	1 for each business.	Within 10 ft of customer entrance. <sup>9, 12</sup>	Durable, all-weather materials in all districts.	Internal.	None. Use max area.	Not allowed	8 sf area			
2. Sandwich Board Sign <sup>1, 2</sup>							Ambient only.	Not allowed	8 sf area / 4 ft height / 2 ft width		
3. Bulletin Board Sign <sup>1, 2, 12</sup>	Yes: For each new sign. P.C. approval.						15' from the street curb face. <sup>9, 12</sup>	Internal.	Not allowed	10 sf area / 8 sf height <sup>12</sup>	
4. Order Board Sign <sup>1, 2, 10</sup>									Standard. <sup>5</sup>	Not allowed	24 sf area / 8 ft height
<b>Footnotes Containing Additional Development Requirements:</b>											
1 Refer to Section 23.09.05 for definitions and rules for each Sign Category (lettered), and each Sign Type (numbered).											
2 Available to land uses identified in Section 23.03.05.											
3 The number of permitted on-building signs may be transferred from one wall to another, but the total combined sign area of all signs on the receiving wall shall still be limited by its length ratio of said wall.											
4 Electronic Message Signs (of up to 50% of the sign area) are permitted for this Sign Type in nonresidential districts. See Section 23.09.08.											
5 "Standard" means the following forms of sign lighting: ambient, backlit, internal, and gooseneck.											
6 Group Development Signs may be up to 50% larger in area and 2 feet taller in height. See Section 23.09.10.											
7 Every business shall be guaranteed a minimum of 50 square feet of Wall Sign area, regardless of the business's actual building façade length.											
8 Bottom of sign shall be a min. of 14 feet above a drive, alley, street, parking space or other vehicle surface; a min. of 8 feet above a sidewalk, patio, or other ground-level surface; and a maximum 3 feet from the building. Wall Signs shall not project more than 12 inches horizontally beyond the edge of any wall or other surface to which they are mounted.											
9 Sign must be located on-site and must not be located within any street right-of-way (which includes the entire public sidewalk and street terrace area) without a permit from the Department of Public Works. Off-premise Freestanding Signs are prohibited.											
10 Order Board Signs shall conform to the location requirements for Drive-Through and In-Vehicle Sales or Service land uses. See Section 23.03.10(10)											
11 Sign must be designed of materials complementary to and harmonious with the building and site, and must be closely integrated with site landscaping.											
12 Only permitted for use by religious institutions.											
13 Marquee signs that project into the airspace over the public lands or way are prohibited except that the two theaters located on Fourth Street may continue to use their marquees for signs. At such time as the nature or purpose of their business substantially changes the use of these two marquee signs shall conform											
14 Maximum 1 per building and must be a minimum of 25 ft from any other projecting sign, unless approved by C.U.P.											
15 Any Internally illuminated sign must have opaque cabinet fields and a translucent message.											
Abbreviations: ft = feet max = maximum min = minimum sf = square feet C.U.P. = Conditional Use Permit P.C. = Plan Commission											











## Memorandum

**From:** William D. Hebert, Chief Inspector / Zoning Administrator  
**To:** CISM and Plan Commission  
**Date:** 05/05/2023  
**Re:** 1711 Stewart Ave - Seehafer CSM and Street Dedication

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1711 Stewart Avenue owned by Seehafer Properties LLP is proposing to split the large lot into 2 parcels. When reviewing the mapping, it was discovered that there is a 10 foot wide strip of land that is owned by Dan and Thomas Seehafer and is a technical block to Wegner Street for Walgreens and the 1711 Stewart Avenue parcel.

By accepting this dedication it will provide clean access to the Walgreen's property from the second exit.

The lot split will meet all zoning code standards once the land dedication is acceptable by council.

Staff recommends approval.



# ***CERTIFIED SURVEY MAP***

***MARATHON COUNTY NO. \_\_\_\_\_***

**LOT 3 OF CSM 15946-73-50, LOCATED IN THE NORTHWEST 1/4  
OF THE NORTHEAST 1/4 OF SECTION 34, 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 DAN SEEHAFFER, I SURVEYED, MAPPED AND DIVIDED ALL OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 15946, RECORDED IN VOLUME 73 ON PAGE 50, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN. 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 THE CITY OF WAUSAU, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.

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TIMOTHY G. VREELAND      P.L.S. 2291  
DATED THIS 25TH DAY OF APRIL, 2023  
SURVEY PERFORMED JANUARY 12TH, 2021



**CERTIFIED SURVEY MAP**

**MARATHON COUNTY NO. \_\_\_\_\_**

LOT 3 OF CSM 15946-73-50, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

SHEET 2 OF 2 SHEETS

**OWNERS CERTIFICATE OF DEDICATION**

AS OWNER, SEEHAFFER PROPERTIES LLC DOES HEREBY CERTIFY THAT IT CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE MAP. IT ALSO CERTIFY THAT THIS MAP IS REQUIRED BY s.236.10 OR s.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF WAUSAU.

\_\_\_\_\_  
SEEHAFFER PROPERTIES LLC  
DAN SEEHAFFER

STATE OF WISCONSIN)  
MARATHON COUNTY) SS  
PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, THE ABOVE NAMED DAN SEEHAFFER OF SEEHAFFER PROPERTIES LLC., TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, MARATHON COUNTY, WISCONSIN

MY COMMISSION EXPIRES \_\_\_\_\_

**COMMON COUNCIL RESOLUTION**

RESOLVE, THAT THIS MAP IN THE CITY OF WAUSAU, SEEHAFFER PROPERTIES LLC., OWNER, IS HEREBY APPROVED BY THE COMMON COUNCIL OF THE CITY OF WAUSAU.

DATE \_\_\_\_\_ APPROVED \_\_\_\_\_  
KATIE ROSENBERG

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_  
KATIE ROSENBERG

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WAUSAU.

DATE \_\_\_\_\_  
CLERK, KAITLYN BERNARDE