



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, June 20, 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 May 16, 2023 meeting.
2. **PUBLIC HEARING:** Amending the General Development Plan at 315, 319 & 325 North 1st Avenue to allow for transitional housing for at least 39 men and 20 women and commercial kitchen and facility to feed up to 120 people in a PUD, Planned Unit Development Zoning District. (Bridge Street Mission)
3. Discussion and possible action on amending the General Development Plan at 315, 319 & 325 North 1st Avenue to allow for transitional housing for at least 39 men and 20 women and commercial kitchen and facility to feed up to 120 people in a PUD, Planned Unit Development Zoning District. (Bridge Street Mission)
4. **PUBLIC HEARING:** Approving the conditional use at 628 North 3rd Avenue to allow for outdoor commercial entertainment, in a UMU, Urban Mixed-Use Zoning District. (Westsider Diner & Lounge)
5. Discussion on approving the conditional use at 628 North 3rd Avenue to allow for outdoor commercial entertainment, in a UMU, Urban Mixed-Use Zoning District. (Westsider Diner & Lounge)
6. Discussion and possible action on authorization to deed Outlot 1 of CSM #19539 to Luke Stenberg.
7. Next meeting date.
8. 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 6/14/2023 @ 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 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, Bridge Street Mission, Westsider Diner & Lounge

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, May 16, 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, William Hebert, Andrew Lynch, Tara Alfonso, Brian Stahl, Greg Zoromski, Dustin Vreeland, Richard LeClair

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 April 18, 2023 meeting.

Brueggeman motioned to approve the minutes from the April 18, 2023 meeting. Herbst seconded, and the motioned carried unanimously 6-0.

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.

Lynch said that this request is to rezone the property from TF-10 to UMU. The property was purchased by the funeral home last fall. The building was demolished and intend to use the area for a parking lot for the funeral home and Filling Station. The certified survey map has been submitted to join it with 1314 North 6th Street. Two entrances will be maintained. The parking analysis is located in the packet. The current parking between the two parcels allows for 58 spaces. The ordinance requires 67 spaces. The future parking will allow for 79 spaces, which will meet the zoning code.

Mayor Rosenberg opened the public hearing.

Greg Zoromski said that he owns the property and would like to have additional parking spaces that are needed for the businesses.

Dustin Vreeland said that he assisted with the design to maximize the parking stalls and said that he is available for questions.

Richard LeClair, 513 Stark Street, said that he lives immediately adjacent to the property and would like to testify in opposition to the rezoning. A written testimony was submitted to the Mayor's Office. LeClair stated that the parking lot plans from March 23 show the parking lot 60' wide, but the April 19 plans show the parking lot 102' wide. Both of the plans are similar. There is a barrier between the lots. The plans show traffic going into the alley, but the original plan was not as wide. LeClair asked why the plan changed and said that he believes the plan changed to allow for semi tractor trailers and the intent is for trucks and vendors to unload. LeClair said the vendors do not like this alley and stated that the real issue is the vendors. LeClair stated that he has no concern about the Peterson-Kraemer drivers; they are well dressed, drive safe and are courteous. LeClair said that he has concerns about the visitors and vendors that are in a hurry. There are now five families in the neighborhood with small children.

Mayor Rosenberg closed the 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.

Bohlken said that he would like more information on the conditions in the alley. Hebert said that the alley was recently made into a 1-way alley. LeClair said that signs were posted on the power poles and most

people abide by the signs. There are some that are not considerate, and it is still a hazard. LeClair suggested that a parking lot curb be installed on both sides of the alley. Lindman asked how often deliveries are made. Zoromski answered that there have been few more recently and most pull into the parking lot off of 6th Street and back into garage. Bohlken asked if remedies such as signage for no commercial traffic or speed bumps could be added. Safety is the biggest issue. Lindman said that he can see what can be done to curb traffic.

Brueggeman asked who maintains the alley. Lindman answered that the potholes are patched by the city, but the property owners are responsible for snow removal.

Bornemann said that the arrows that show traffic flow show two entrances and one exit. Vreeland added that there is only one exit so no one can use the alley.

Lenz said that this item is for rezoning. Staff will look at the parking lot standards when a permit is applied for.

Brueggeman motioned to rezone 519 Stark Street from TF-10, Two Flat Residential-10 Zoning District to UMU, Urban Mixed Use Zoning District. Bornemann seconded, and the motion carried 5-1. The item will go to Common Council on June 13, 2023.

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.

Lenz said that the proposed changes are to replace a 8-unit building that was destroyed by a fire and for two additions for garages that are located on the interior of the site. The landscaping plan is included in the packet. Some landscaping is shown around the new building but would like the mature trees on the north side to remain.

Brueggeman motioned to amend the specific implementation plan at 209 Lavina Drive to reconstruct a 8-unit apartment and additions to two existing garages. Herbst seconded.

Bohlken asked if this is the site came before the committee before and there were issues with tree removal. Lenz confirmed this and said that was a different proposal. The previous proposal was for a building that wasn't on the original plan. Lenz added that it is suggested to maintain trees on the north line.

The motion carried unanimously 6-0.

Discussion and possible action on approving the Preliminary Plat for Stettin Acres (Town of Stettin, 145100-145900 Stettin Drive).

Lenz said that this property is located within the extraterritorial review area. The petitioners are not requesting annexation. This meets the minimum requirements for division standards.

Bohlken motioned to approve the preliminary plat for Stettin Acres (Town of Stettin, 145100-145900 Stettin Drive). Bornemann seconded, and the motion carried unanimously 6-0. This item will go to Common Council on June 13, 2023.

Discussion on sign code, WMC 23.09. Wall signs, dual post sign and blade signs.

Hebert said that there was request from Window World for an ornamental roof sign. The new zoning code does not address these signs. Examples of these signs that had been previously approved, under the

old zoning code, are included in the packet. If these signs would like to be considered, the sign code would need to be amended. Hebert added that dual post signs have been approved by the committee and asked if the committee if they would like to see these or if they should be reviewed at staff level.

Brueggeman stated that the staff is very competent to review these signs and said that he is in favor of the ornamental roof signage. It is consistent with what has been approved.

Bohlken said that he has never been a fan of roof-top signage and said that it is nice to see eye-level signage. Lenz said that when the new zoning code was being created, it was hoped to encourage monument signs and not tall signs. One way to do that is to permit lower level and have an additional set of eyes for taller signs. By having the additional review, it gives a bit more control to the city. Bornemann asked if staff would review the roof signs. Hebert said that code language will be brought to the next meeting.

Discussion and possible action on dedication of right-of-way at 1705 Wegner Street.

Hebert said that Lot 1 and Lot 2 are currently one parcel. The 10' strip of land, to the west of Wegner Street, is proposed to be dedicated to the city. By accepting the dedication, Walgreens second exit would exit onto Wegner Street and not be trespassing. This is more of a clerical item.

Herbst motioned to approve the dedication of right-of-way at 1705 Wegner Street. Brueggeman seconded, and the motion carried unanimously 6-0.

Next meeting date.

The next meeting is scheduled for June 20, 2023.

Bohlken asked if a link to a map could be added to the address area on the online agenda. Mayor Rosenberg answered that it could be looked into.

Adjournment.

Herbst motioned to adjourn, seconded by Brueggeman. The motion carried unanimously 6-0 and the meeting adjourned at 5:40 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: Brad Lenz, City Planner
Date: June 13, 2023

Amend PUD for 315-329 N. 1st Ave

The attached letter describes a proposal from the Bridge Street Mission to consolidate their current operations and plan for future growth. The property at 315-329 N. 1st Ave, commonly called the Pied Piper Plaza, is ideally suited to meet their current and future needs within a single building.

The proposed location is currently zoned Planned Unit Development (PUD) and had been used for residential occupancy on the second floor. The first floor has been used by a variety of commercial entities. In 2014, the property had been rezoned to allow for the mix of community living arrangements and commercial space within the same building.

The current proposal would expand the residential component on the second floor. This would constitute an amendment to the General Development Plan of the PUD, since the zoning code categorizes a community living arrangement of 16 or more individuals differently than those of nine to 15 residents (and one to eight residents).

The first phase of the proposal would move their current operations into the existing space on the second floor. It would accommodate up to 32 men. Minimal changes would be made to the exterior of the building.

Phase two, as outlined in the attached letter, would involve expanding shower space to accommodate up to 40 men (in total). It would also involve adding an elevator and a commercial kitchen on the first floor so that their outreach center could be relocated to this site.

Phase three would involve building out the rest of the upstairs so that 20 women could be accommodated in a sober living center. This would occur on the south wing of the building.

Approving the general development plan amendment would allow the Bridge Street Mission to acquire the property and move forward with phase one, as well as plan for future phases. Specific Implementation Plans for the PUD would need to come back to Plan Commission when physical changes are made to the exterior building and/or to the overall site in phases two and three.



Christ-Centered Help for Those in Need

May 12, 2023

RE: Application for Ammended PUD at 325 N. 1st Ave.

Bridge Street Mission is seeking to acquire the Pied Piper Plaza (325 N. 1st Ave) from Emmerich & Associates for relocation to a one campus arrangement of current Outreach Center (115 W. Bridge St.) and Sober Living Center (1140 W. Bridge St.) and future addition of a Sober Living Center for women.

Phase 1 (2023) would be to acquire the property and move our current Sober Living Center into the existing congregate living space upstairs. This would require increasing the existing PUD approved capacity of 16 to accommodate 32 men initially.

Phase 2 (2024) would involve adding an elevator to improve accessibility and adding shower space to increase capacity to 40 men. We would also be adding a commercial kitchen and eating area for up to 120 people on the first floor for relocation of our Outreach Center.

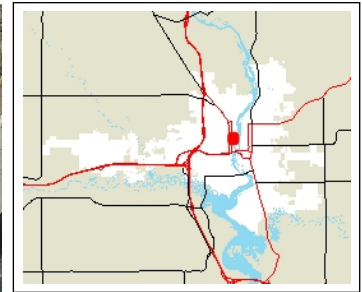
Phase 3 (2025) would involve building out the rest of the upstairs in order to provide a Sober Living Center for up to 20 women.

After looking at several options, we concluded that continuing expanded ministry on our current 4 properties along Bridge Street between 1st and 2nd Ave., did not seem adequate. We feel that a one campus location at 325 N. 1st Ave. would allow us to expand and serve more people in need, closer to where they are located, in facilities more conducive to our programming and with more efficiency. The approximate 2 acres of lot area is more than sufficient to house 40 men and 20 women in a congregate living arrangement as well as our other ministry operations.

We are requesting an amended PUD that would allow us to move forward with the acquisition and phased development described above.

Sincerely,

Craig Vincent
Executive Director



Legend

- Parcel
- 2020
- Red: Band_1
- Blue: Band_3
- Centerline
- US Hwy
- State Hwy
- County Hwy
- Local
- + Railroad
- Water
- Municipal Boundary

First Floor

- Phase 1
-Existing Retail Space to remain
- Phase 2
-Proposed Outreach Center for up to 120 people
- Phase 2
-Proposed Outreach Center for up to 120 people



Notes

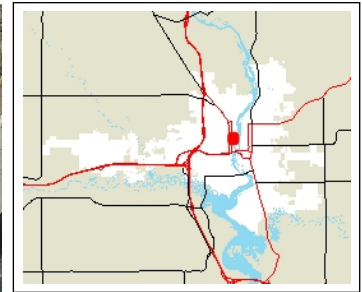
Map Created: 5/15/2023

49.48 0 49.48 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.

NAD_1983_HARN_WISCRS_Marathon_County_Feet

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

- Parcel
- 2020
- Red: Band_1
- Blue: Band_3
- Centerline
- US Hwy
- State Hwy
- County Hwy
- Local
- + Railroad
- Water
- Municipal Boundary

Second Floor

- Phase 1
 - Existing 16 Bed Congregate Living Facility
 - Proposed 32 Bed Male Congregate Living Facility
- Phase 2
 - Proposed Elevator installed and increase to 40 beds
- Phase 3
 - Proposed 20 Bed Female Congregate Living Facility



Notes

Map Created: 5/15/2023

49.48 0 49.48 Feet

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NAD_1983_HARN_WISCRS_Marathon_County_Feet

THIS MAP IS NOT TO BE USED FOR NAVIGATION



STAFF REPORT

To: Plan Commission
Prepared By: Andrew Lynch, AICP Assistant City Planner
Date: June 13, 2023

REQUESTED ACTION:

Conditional Use Permit at 628 N 3rd Ave

LOCATION:	628 N 3 rd Ave
APPLICANT:	Tyler Vogt – Westsider Diner & Lounge
EXISTING ZONING:	Urban Mixed Use - UMU
EXISTING LAND USE:	Restaurant w/additional businesses in rear building
REQUESTED CONDITIONAL USE:	Outdoor Commercial Entertainment to seat restaurant patrons Outdoor commercial entertainment: Land uses which provide entertainment services partially or wholly outside of an enclosed building. Such activities often have the potential to be associated with nuisances related to noise, lighting, dust, trash, and late operating hours. Outdoor commercial entertainment land uses may include, but are not limited to outdoor eating and drinking areas, sand volleyball courts, outdoor assembly areas, and outdoor swimming pools associated with another principal land use.
COMPREHENSIVE PLAN:	This area is mapped as Urban Mixed Use.
OTHER PLANS:	n/a

PURPOSE:

Westsider Diner seeks a conditional use permit to use the patio area behind the restaurant to provide outside seating and dining for customers. The previous concrete surface in this area was recently replaced with a new concrete surface. The area would be enclosed in by a 30" high fence with access from Quaw Street and the patio would be decorated with flower boxes. Patrons would access the restaurant through the rear door. The owner has communicated with staff that any outdoor music would be limited in hours due to lighting and that the primary use of the area is dining.

CONDITIONAL USE PROCEDURE:

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

1st meeting: Public Hearing, no action.

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

PUBLIC HEARING

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

REVIEW AND ACTION

STANDARDS

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

SUBSTANTIAL EVIDENCE FROM THE PUBLIC HEARING

N/A

STAFF RECOMMENDATION

N/A

ACTION

The Commission may

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

CITY OF WAUSAU

APPLICATION FOR A CONDITIONAL USE

For background on the conditional use process and other important information, please read the “*Information and Instructions for City of Wausau Conditional Use Process*” carefully before completing this application.

Please provide all of the information requested below, including a site plan, a written description of the conditional use including type of activities, buildings, structures and off-street parking, as well as the number of employees, written justification for conditional use including evidence that the application is consistent with the City of Wausau Comprehensive Plan and a Traffic Impact Analysis for group and large development projects. If you have questions during the course of preparing the application, contact either the Zoning Administrator at 715-261-6783 or the City Planner at 715-261-6753. (PLEASE PRINT OR TYPE)

1. Address of the property where the conditional use is requested:

2. Provide a legal description of subject property in the space below or attach a copy of the legal description to this application. (For example, the legal description might be the lot, block, and name of a subdivision, or a Certified Survey volume and page number, or some other type of legal description. The City Assessor, at 715-261-6600, may be able to provide this information):

3. Name(s) of Applicant Business: _____

Name of Contact Person (PLEASE PRINT): _____

Mailing Address: _____

Email Address: _____

Daytime Phone No. of Contact Person: _____

Evening Phone No. of Contact Person: _____

What is your interest in the subject property? (For example, owner, prospective owner, renter, attorney for owner, etc.)

4. Property Owner Name(s) if Different from Applicant: _____

Mailing Address: _____

Email Address: _____

Owner’s Daytime Phone Number: _____

Owner’s Evening Phone Number: _____

5. What is the area, in square feet, of the property on which the establishment of the conditional use is requested? _____

6. What is the present zoning of the subject property? _____

7. What is (are) the present use(s) of the subject property? _____

8. Proposed use(s) of property: _____

Primary Use (reason for conditional use request): _____

Secondary use (if any) of property in addition to the conditional use: _____

Other use(s): _____

9. Describe in detail the nature of your proposed conditional use request. Include information regarding construction of new buildings, remodeling of existing buildings, location and amount of parking, number of employees, hours of operation, proposed type, size, location, and style of any new sign(s), and other pertinent information. (This information may be provided on a separate sheet or sheets)

Generally, a site plan and more detailed information about any buildings will need to be submitted in order to more accurately explain your proposal. This is described in greater detail in the attached section, "*Site Plan and Building Information*".

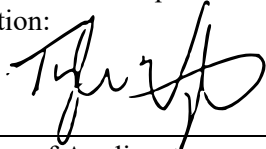
This application, the site plan and all other information provided by the applicant, including testimony made at the public hearing, become part of the public record of your conditional use request. Any material variations from this application could be cause for the Plan Commission to void this application and require the applicant to reapply for the conditional use. Therefore, do not make written or verbal statements regarding the proposed use(s) that are not entirely accurate. (Include additional page(s) if necessary)

~~I see a mix of outdoor tables, chairs and flower boxes to define the space.~~

~~I'd like to build a 6' wood fence along the West side along the alley~~

NOTE: If you are submitting an application for a community living arrangement (group home, community based residential facility, etc.) please request a copy of the City's *Policy Regarding Location and Distribution of Community Living Arrangements* (April, 1996). This policy is available from the Inspections Department and identifies additional information that **MUST be submitted with your conditional use application for this type of use.**

10. I (we), the undersigned, do hereby make application and petition the Plan Commission to approve the conditional use as requested above and shown on the site plan and building plans submitted with this application:



5/25/23

Signature of Applicant

Date

Tyler Vogt

PRINTED Name

Additional Applicant Signature

Date

PRINTED Name

Please return your completed application with site and building plans and a check made payable to “City of Wausau” (for the City’s publication fee costs) to the Community Development Office on the Second Floor of Wausau City Hall, 407 Grant Street, Wausau WI 54403 (or to the Inspections Department located on the Second Floor of Wausau City Hall).

The publication fee is \$400 for a public hearing at a regularly scheduled Plan Commission meeting (and \$550 if you request a special Plan Commission meeting). Please contact the City Planner (715-261-6753) or Inspections Department (715-261-6780) to determine if these fees are current since they are subject to change.

For City Use Only

Date Received at City Hall: _____

Received By: _____

Amt. Submitted w/Application: \$ _____

Check Number: _____

Month Requested for Hearing: _____

Plan Commission Meeting Date for Expected Final

Approval: _____

Other:

In order to facilitate the review and approval of a conditional use, the applicant must provide a site plan and building information at the time the "*Application for a Conditional Use*" is submitted. Providing this information will help ensure that the Plan Commission is able to act upon your request at the public hearing meeting. If you fail to submit this information in advance, the Plan Commission may need to take action in order to receive and adequately review the information. Therefore, a site plan must be provided at a scale of 1 inch = 20 feet (or less than 20 feet) and, where applicable, should show the following information:

1. Property lines with dimensions in feet.
2. Location of existing and proposed structures relative to the property lines and the exterior dimensions of said structures.
3. Building setback dimensions – that is, the distance the existing and/or proposed buildings are located from the front, side and rear lot lines.
4. Location and dimensions of any loading areas and off-street parking areas, as well as the location and width of driveways and the layout of parking stalls and interior traffic circulation.
5. Location of proposed and existing stormwater drainage facilities for the building and parking lot. If the parking lot is larger than 7,500 square feet, on-site stormwater drainage plans will be needed.
6. Location and size of any proposed outside storage areas.
7. Location, size, height, and type of any proposed landscaping, fences, signs, parking lot lighting, and other pertinent exterior features proposed as part of the conditional use.

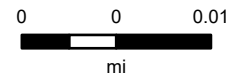
Generally, the building information should include:

1. An elevation of all exterior walls if the building is to be new construction.
2. The height of the structure in feet.
3. An indication of the types of building materials which will be used for the facade and roof.
4. A floor plan of the building.
5. Details of any changes which will be made to the building if the proposed use will be located in an existing building.

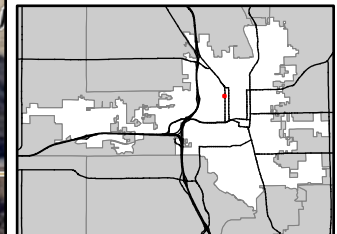
ArcGIS Web Map

City of Wausau / DPW

Date: 6/13/2023



- Municipal Boundaries
- Parcel
- Zoning (Label Only)
- 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



City of Wausau
407 Grant St
Wausau, WI 54403
(715) 261-6740
www.ci.wausau.wi.us

Westsider_Rear



3' fence with flower boxes
4' opening near back door
10' opening in front of existing stairs for coin shop



roughly 8 table for 4 and 3 tables for 2
metal commercial restaurant patio furniture.....

Right now there aren't any gutters anywhere, except for the one in the pic below that's been there for 30 years (I replaced the downspout recently, but it was existing) If we need to route water a different way or bury it, i'm in for that conversation...

I'm trying to create a space for the business and the neighborhood to take advantage of.

I plan to keep fence low, so people can see out (and in) but clearly defines the patio space.



Agenda Item #6



Planning, Community and Economic Development
Liz Brodek, Development Director

TEL: (715) 261-6680
FAX: (715) 261-6808

MEMO

TO: CISM Committee Members

FROM: Tammy Stratz, Community Development Manager

DATE: May 22, 2023

RE: Proposed transfer of property

The City of Wausau had purchased three parcels along Wyatt Street – 208 Wyatt was purchased in June 2003 and 210 & 214 Wyatt were purchased in April 2007. These parcels had contamination concerns due to an auto repair shop being located on those sites. Since then, the contaminations have been cleaned up and we received our close out letter from the DNR. They are ready to be redeveloped!

This site is a great place to build the six-unit apartment complex that was approved with ARPA funds. In preparing the site for construction, Dave Huempfer prepared a Certified Survey Map to combine the lots into one parcel and to identify the boundaries. In doing so, he discovered that the driveway for the neighbor to the west is slightly encroaching on our parcel. In order to clean up this encroachment, Dave created an Outlot 1 on the CSM and we are requesting that the City transfer the sliver of land to the neighbor to correct this issue. (See attached CSM.)

We are hoping this transfer can happen before we start building the apartment complex – which we are planning to have ready to bid out this fall. If you have any questions regarding this proposal before the committee meeting, please feel free to call me at 261-6682.

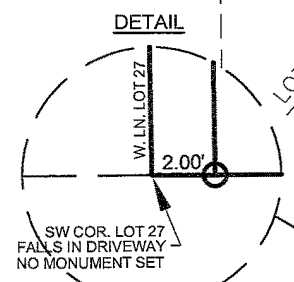
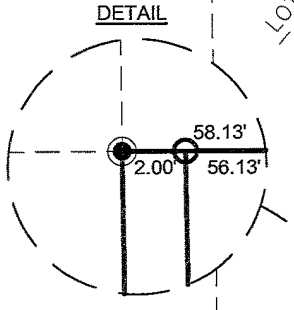
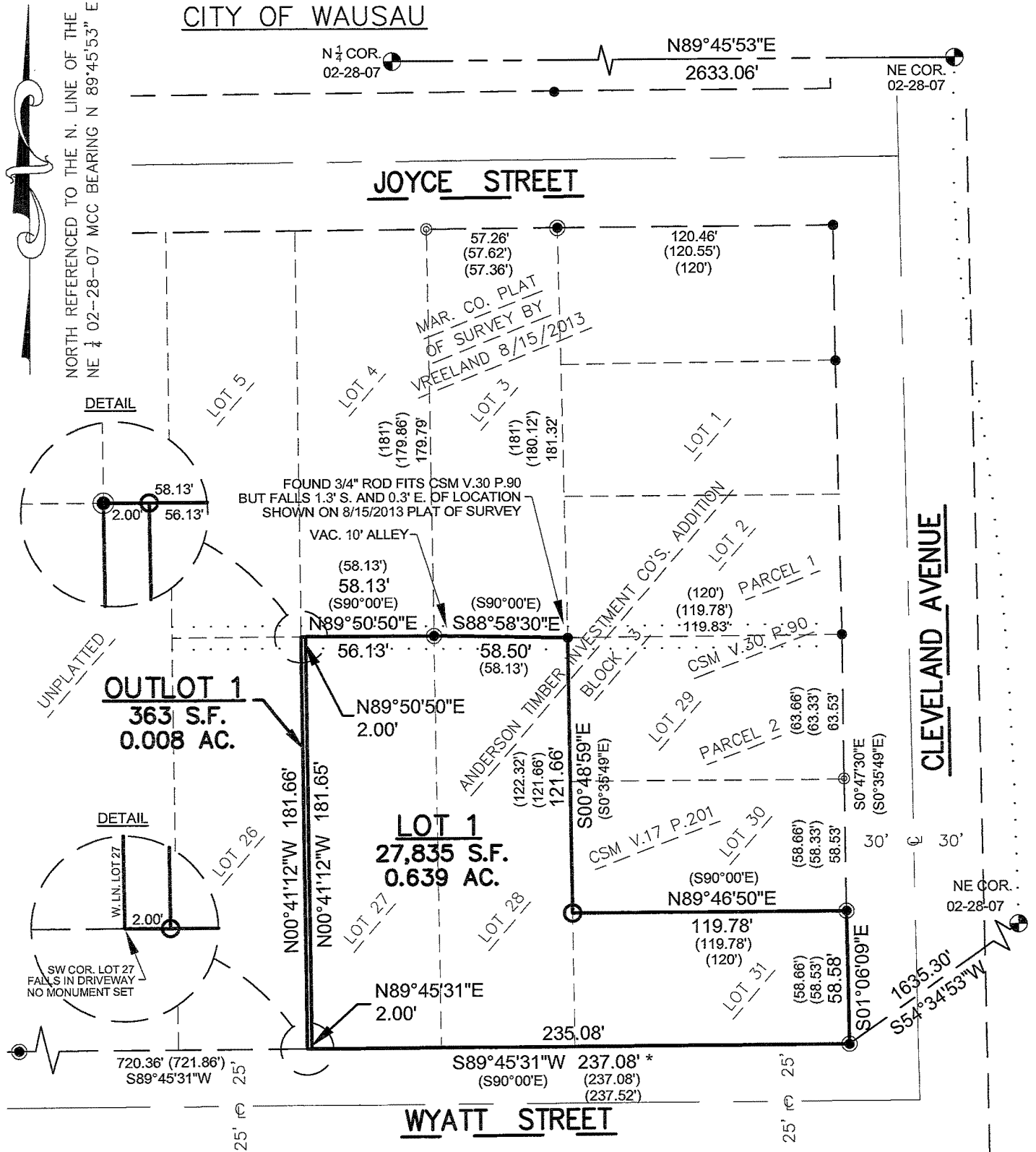
Thank you.

MAP No.

CERTIFIED SURVEY MAP

LOTS 27, 28, and 31, AND PART OF THE VACATED ALLEY, BLOCK 3, ANDERSON TIMBER INVESTMENT CO.'S ADDITION, SECTION 2, TOWNSHIP 28 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

FOR
 CITY OF WAUSAU



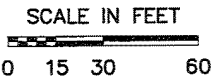
* NOTE: HELD DISTANCE TO FOUND MONUMENT SHOWN ON CSM V.17 P.201.



LEGEND

- ⊙ 3/4" NOM. (1.1" O.D.) IRON PIPE FOUND
- 3/4" IRON ROD FOUND
- ⦿ 1" NOM. (1.3" O.D.) IRON PIPE FOUND
- ⦿ 1 1/4" NOM. (1.7" O.D.) IRON PIPE FOUND
- ⦿ 2" NOM. (2.4" O.D.) IRON PIPE FOUND
- SET 3/4" x 18" IRON ROD (1.50 lbs./ft.)
- () RECORDED AS

NOTE: OUTLOT CREATED FOR TRANSFER TO LOT 26 DUE TO DRIVEWAY ENCROACHMENT.



C:\Engineering\DWG\PROJ\163\DWG\163-CSM-mcc.dwg, 5/9/2023 8:21:18 AM, 1:1

CSM MAP #19539

Map No. _____

CERTIFIED SURVEY MAP FOR CITY OF WAUSAU

I hereby certify: That I have surveyed, divided and mapped, by order of the City of Wausau, Tammy Stratz, Community Development Manager, Lots 27, 28, and 31, and part of the vacated alley, Block 3, Anderson Timber Investment Co's. Addition, Section 2, Township 28 North, Range 7 East, City of Wausau, Marathon County, Wisconsin, described as follows:

Commencing at the North ¼ corner of said Section 2; thence N 89°45'53" E, along the North line of said Section 2, 2633.06 feet to the Northeast corner of said Section 2; thence S 54°34'53" W, 1635.30 feet to the Southeast corner of said Block 3, the point of beginning;

Thence S 89°45'31" W, along the South line of said Block 3, 237.08 feet to the West line of said Lot 27; thence N 00°41'12" W, along said West line, 181.66 feet to the centerline of said vacated alley in Block 3; thence N 89°50'50" E, along said centerline, 58.13 feet; thence S 88°58'30" E, along said centerline, 58.50 feet to the East line of said Lot 28, extended Northerly; thence S 00°48'59" E, along said East line extended Northerly and along said East line, 121.66 feet to the North line of said Lot 31; thence N 89°46'50" E, along said North line, 119.78 feet to the East line of said Block 3; thence S 01°06'09" E, along said East line, 58.58 feet to said Southeast corner of Block 3, the point of beginning, subject to easements, restrictions and roadways of record, said parcel containing 0.647 acres.

That this map is a correct representation of all of the exterior boundaries of said land and the division thereof.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes in surveying, dividing, and mapping said land.

That this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

That this map complies with Chapter 21.14 of the City of Wausau Municipal Code.



David F. Huempfer Jr. - 5/9/2023
City of Wausau
Department of Public Works
Engineering Division
407 Grant Street, Wausau, WI 54403
David F. Huempfer, Jr., S-2091
City Surveyor

[Signature]
ZONING ADMINISTRATOR
BEING DULY APPOINTED BY THE COMMON COUNCIL, DO HEREBY CERTIFY THE ATTACHED CERTIFIED SURVEY MAP HAS BEEN REVIEWED AND THERE ARE NO OBJECTIONS TO RECORDING THIS CERTIFIED SURVEY IN THE REGISTER OF DEEDS' OFFICE.
DATE 5/11/2023