



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, August 15, 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 July 18, 2023 meeting.
2. **PUBLIC HEARING:** Rezoning 208, 210 & 214 Wyatt Street from SR-5, Single Family Residential-5 Zoning District to MRL-12, Multi-Family Residential-12 Zoning District. For a 6-Unit Apartment (City of Wausau Community Development Department)
3. Discussion and possible action on rezoning 208, 210 & 214 Wyatt Street from SR-5, Single Family Residential-5 Zoning District to MRL-12, Multi-Family Residential-12 Zoning District. For a 6-Unit Apartment(City of Wausau Community Development Department)
4. Discussion and possible action on approving the conditional use at 1408 Cherry Street to allow for a second detached garage, in a SR-5, Single Family Residential-5 Zoning District. (Riggle)
5. Discussion and possible action on approving a projecting sign at 501 North 3rd Street.
6. Discussion and possible action on vacating and discontinuing an area of right-of-way abutting 505 South 21st Avenue, a portion of 509 South 21st Avenue, a portion of 514 South 21st Avenue, and a portion of 2111 Stewart Avenue.
7. Discussion and possible action on vacating and discontinuing a portion of the alley north of Wegner Street abutting 503 South 22nd Avenue and a portion of 514 South 21st Avenue.
8. Discussion and possible action on vacating and discontinuing an area of right-of-way abutting 503 South 22nd Avenue, a portion of 2111 Stewart Avenue, and a portion of 2205 Stewart Avenue.
9. Next meeting date.
10. 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 lea.wilde@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 8/11/2023 @ 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 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, Riggle

PLAN COMMISSION

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

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

Others Present: Brad Lenz, William Hebert, Andrew Lynch, Tara Alfonso, Lisa Riggle

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 June 20, 2023 meeting.

Bohlken motioned to approve the minutes from the June 20, 2023 meeting. Bornemann seconded, and the motion carried unanimously 6-0.

PUBLIC HEARING: Approving the conditional use at 1408 Cherry Street to allow for a second detached garage, in a SR-5, Single Family Residential-5 Zoning District.

Hebert said that the staff report and maps are included in the packet. The house has a single-stall garage and the shed has been removed. The petitioners would like to construct a second detached garage.

Mayor Rosenberg opened the public hearing.

Lisa Riggle, 1408 Cherry Street, said that they have removed the deteriorated shed and would like to add a second single-stall garage for a vehicle.

Mayor Rosenberg closed the public hearing.

Discussion on approving the conditional use at 1408 Cherry Street to allow for a second detached garage, in a SR-5, Single Family Residential-5 Zoning District.

Bornemann asked what is located next to the existing garage. Riggle answered that there is a deck with concrete below it. Bornemann asked about the maximum impervious surface requirement. Hebert answered that it is 55%, but the area is already impervious. If this would be a new area, a variance would be required.

Lenz asked if the gravel area would be paved. Riggle answered that it would stay gravel except for the slab area.

Discussion and possible action on approving the conditional use at 628 North 3rd Avenue to allow for outdoor commercial entertainment, in a UMU, Urban Mixed-Use Zoning District.

Lynch said that this is the second meeting for this conditional use. There was no testimony of substantial evidence from the previous meeting. Staff recommends approval. The commission could place a condition on the approval by limiting it to eating and drinking.

Brueggeman motioned to approve the conditional use at 628 North 3rd Avenue to allow for outdoor commercial entertainment, in a UMU, Urban Mixed-Use Zoning District, with the condition that it is limited to eating and drinking. Bornemann seconded, and the motion carried unanimously 6-0.

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

Lenz said that the final plat is included in the packet. This final plat is basically the same as the preliminary plat, that was approved in May. This is the second step in the process. The lots and roadways conform to the city code. He noted that this is extraterritorial and not within the city.

Brueggeman motioned to approve the final plat for Stettin Acres (Town of Stettin, 145100-145900 Stettin Drive. Watson seconded, and the motion carried unanimously 6-0.

Next meeting date.

The next meeting is scheduled for August 15, 2023.

Adjournment.

Bohlken motioned to adjourn, seconded by Bornemann. The motion carried unanimously 6-0 and the meeting adjourned at 5:10 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on August 15, 2023.



STAFF REPORT

To: Plan Commission
Prepared By: Brad Lenz and Andy Lynch, Planning Division
Date: August 9, 2023

REQUESTED ACTION:

Zoning Map Amendment

208, 210, 214 Wyatt Street from SR-5 to MRL-12

LOCATION:	208, 210, 214 Wyatt Street
APPLICANT:	City of Wausau Community Development Department
EXISTING ZONING:	Single-family Residential SR-5
EXISTING LAND USE:	Vacant
SIZE OF PARCEL:	0.639 acres
REQUESTED ZONING:	Multi-Family Residential-12 (MRL-12) This district intended to create, preserve, and enhance areas for multi-family uses in small buildings such as multiplexes or apartments at low densities, up to 12 dwellings per acre.
PURPOSE:	Create six units of affordable housing with a total of 10 beds.
COMPREHENSIVE PLAN:	This area is mapped as Urban Residential.
OTHER PLANS:	Strategic Plan – Thriving Economy. Goal 5: Continue to collaborate with businesses to create a new and improved existing housing stock. Wausau Metropolitan Area Housing Assessment 2022

BACKGROUND INFORMATION:

City acquired the three lots in 2003 and 2007 after being approached by the owners over concern with environmental contamination. The lots have since been remediated and closed out by the DNR. In 2022, City Council approved the use of ARPA funds for building affordable multi-family residential. The western lot line of 214 was moved to accommodate a neighbor's garage. Staff worked with an architect to design a six unit building with 3 one-bedroom, 2 two-bedroom, and 1 three-bedroom units. Setback and flood plain requirements have been met.

Construction is expected in 2024 with occupancy in early 2025. This building will be managed by North Central Community Action who will have an assigned maintenance staff for the location.

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)

Comprehensive Plan designates urban residential and MRL-12 complies with that category.

COMPATIBILITY WITH EXISTING NEIGHBORHOOD CHARACTER (#3)

Yes. The land use is residential and overall consistent with the neighborhood that is a mix of owner occupied, whole house rentals, and non-conforming duplexes. This development would be built at a similar intensity as three single family homes (assume 3 beds per house equals 9 beds). This development will have 15 parking spaces, the requirement is 10 per the zoning ordinance. The parking lot is designed so the only exit is on Wyatt Street which should provide good site lines and reduce turning conflicts. Additional car traffic generated by this development would have a nominal impact to the system. Wyatt and Cleveland Streets are classified by WisDOT at local roads. To be considered for the next level up, Collector, there would have to be more than 750 average annual daily trips (AADT). For example, 4th St in front of the Grand Theater has 690 AADT. Staff is willing to work proactively with the neighbors to avoid any street parking issues through the Capital Improvements Street Maintenance Committee.

ADDITIONAL FACTORS (#4 c & d)

The Wausau Metropolitan Area Housing Assessment has identified the need for all types of housing across all price points. Since 2022, the increase in construction cost has made this more challenging, even more so for the affordable housing end of the spectrum. The study notes that *“supporting new construction of all housing types, regardless of the municipality, benefits the entire region’s housing market, economy, and quality of life.”* (pg 9)

STAFF RECOMMENDATION

Staff recommends APPROVAL of the zoning map amendment.

COMMITTEE ACTION

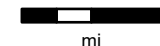
Plan Commission may approve or deny. The request will then proceed to City Council for final consideration.

ArcGIS Web Map

City of Wausau / DPW

Date: 8/10/2023

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mi

Municipal Boundaries

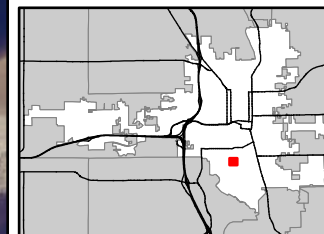
Parcel

Zoning (Label Only)

Red: Band_1

Green: Band_2

Blue: Band_3



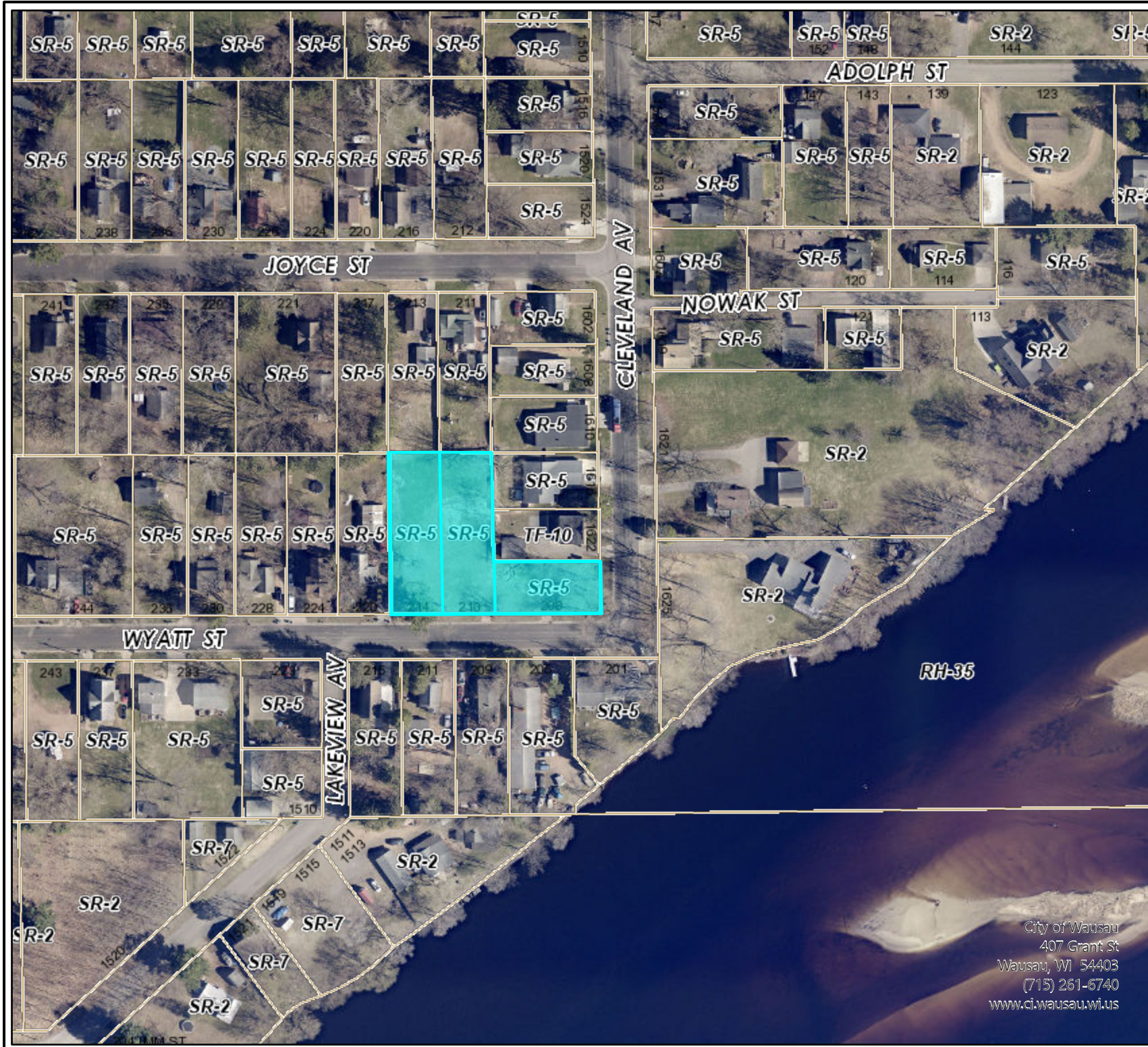
N



NOTES:

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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.
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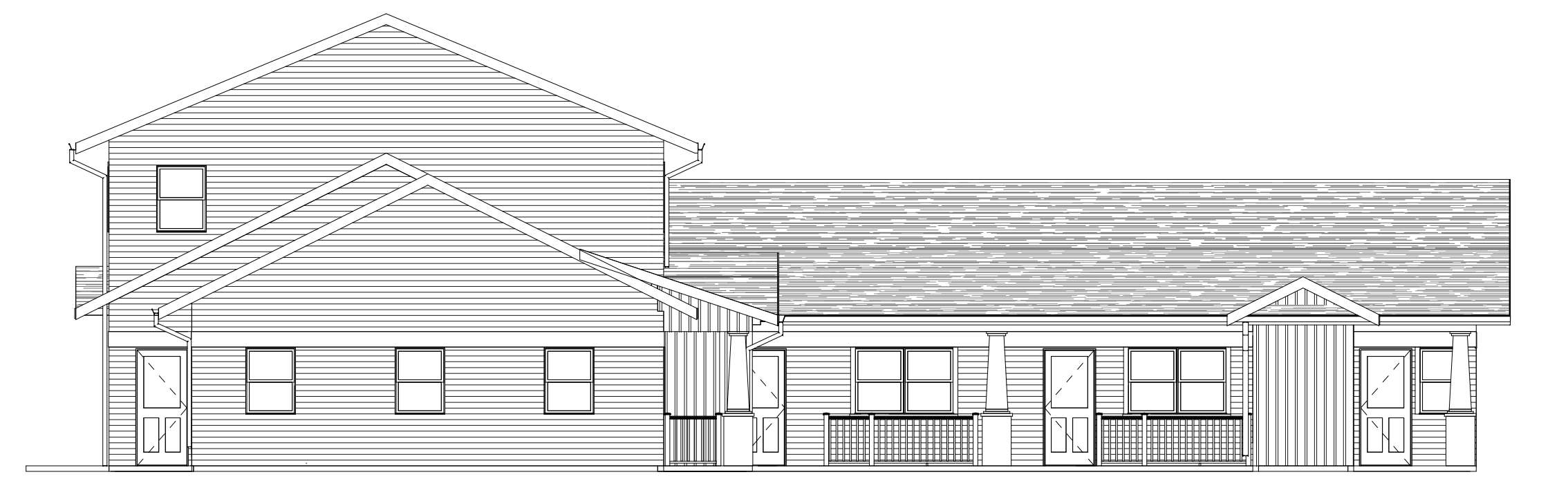
208, 210, 214 Wyatt St



City of Wausau: Community Development Department



② East
1/8" = 1'-0"



③ South
1/8" = 1'-0"

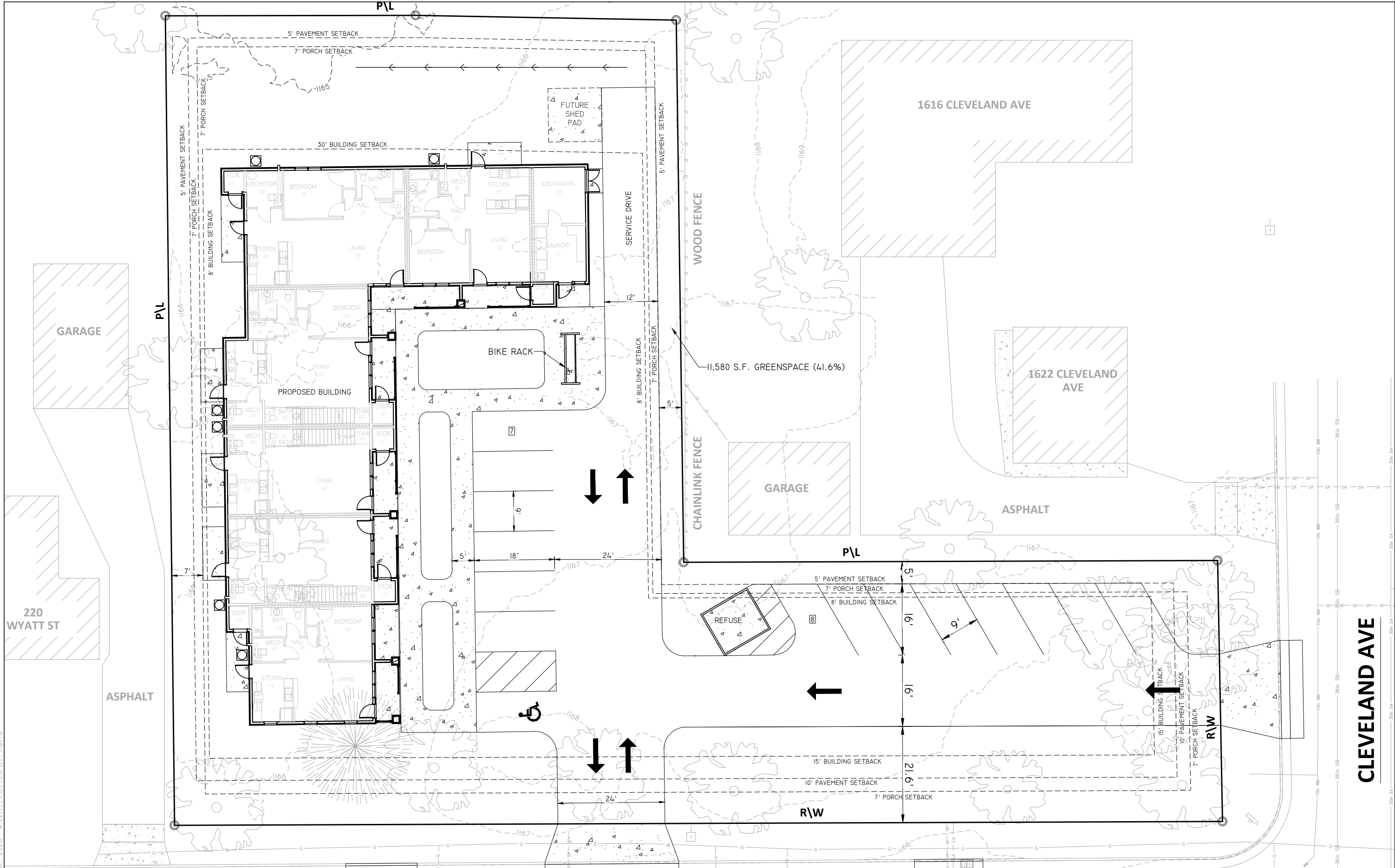
Multifamily Preliminary Review

July 14, 2023



④ West
1/8" = 1'-0"

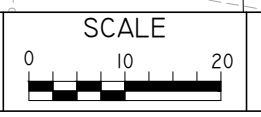
DRAWING FILE: Q:\10900 - 10999\10939 - FUNKTION-WAUSAU MULTIFAM\DRAWING\DESIGN\10939-DESIGN.DWG LAYOUT: DESIGN
 PLOTTED: JUL 26, 2023 - 4:22PM PLOTTED BY: KURTS



REI Engineering, INC.
 4080 N. 20TH AVENUE
 WAUSAU, WISCONSIN 54401
 PHONE: 715.675.9784, FAX: 715.675.4060
 EMAIL: MAIL@REIENGINEERING.COM



**CIVIL & ENVIRONMENTAL
 ENGINEERING, SURVEYING**



DATE	REVISION	BY	CHKD	SURVEYED BY:	DESIGNED BY:	SURVEY DATE:
				SURVEY CHKD BY:	CIVIL CHKD BY:	CIVIL DATE: 07/26/23
				SURVEY APVD BY:	CIVIL APVD BY:	DRAWN BY: KJS

DESIGN CONCEPT
 PROJECT B - CDD MULTIFAMILY
 208, 210, & 214 WYATT STREET
 WAUSAU, WISCONSIN

REI
 REI No. 10939
 SHEET DESIGN



STAFF REPORT

To: Plan Commission
Prepared By: William Hebert, Chief Inspector/Zoning Administrator
Date: August 9, 2023

REQUESTED ACTION:

Conditional Use Permit at 1408 Cherry St.

LOCATION:	1408 Cherry St.
APPLICANT:	Lisa Riggle, owner
EXISTING ZONING:	Suburban Residential 5 (SR-5)
EXISTING LAND USE:	Single family
REQUESTED CONDITIONAL USE:	Second detached garage.
COMPREHENSIVE PLAN:	This area is mapped as suburban residential.
OTHER PLANS:	n/a

PURPOSE:

The owner currently has a single stall detached garage near their home (14'x 20'; 280 square feet). The rear of the lot is accessed by an alley. A small shed was in the rear yard, but has been recently removed. Owner wishes to install a second detached garage, 16'x 20' 320 square feet, for storage and a place to park a second vehicle.

CONDITIONAL USE PROCEDURE:

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

1st meeting: Public Hearing, no action.

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

PUBLIC HEARING

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

REVIEW AND ACTION

STANDARDS

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

SUBSTANTIAL EVIDENCE FROM THE PUBLIC HEARING

No public comments were received.

STAFF RECOMMENDATION

The total square footage is in line with requirements of the zoning code. The existing impervious surface areas are close to 59%, or approximately 300 square feet over the maximum of 55%.

Staff recommends that the conditional use for a second garage be granted subject to:

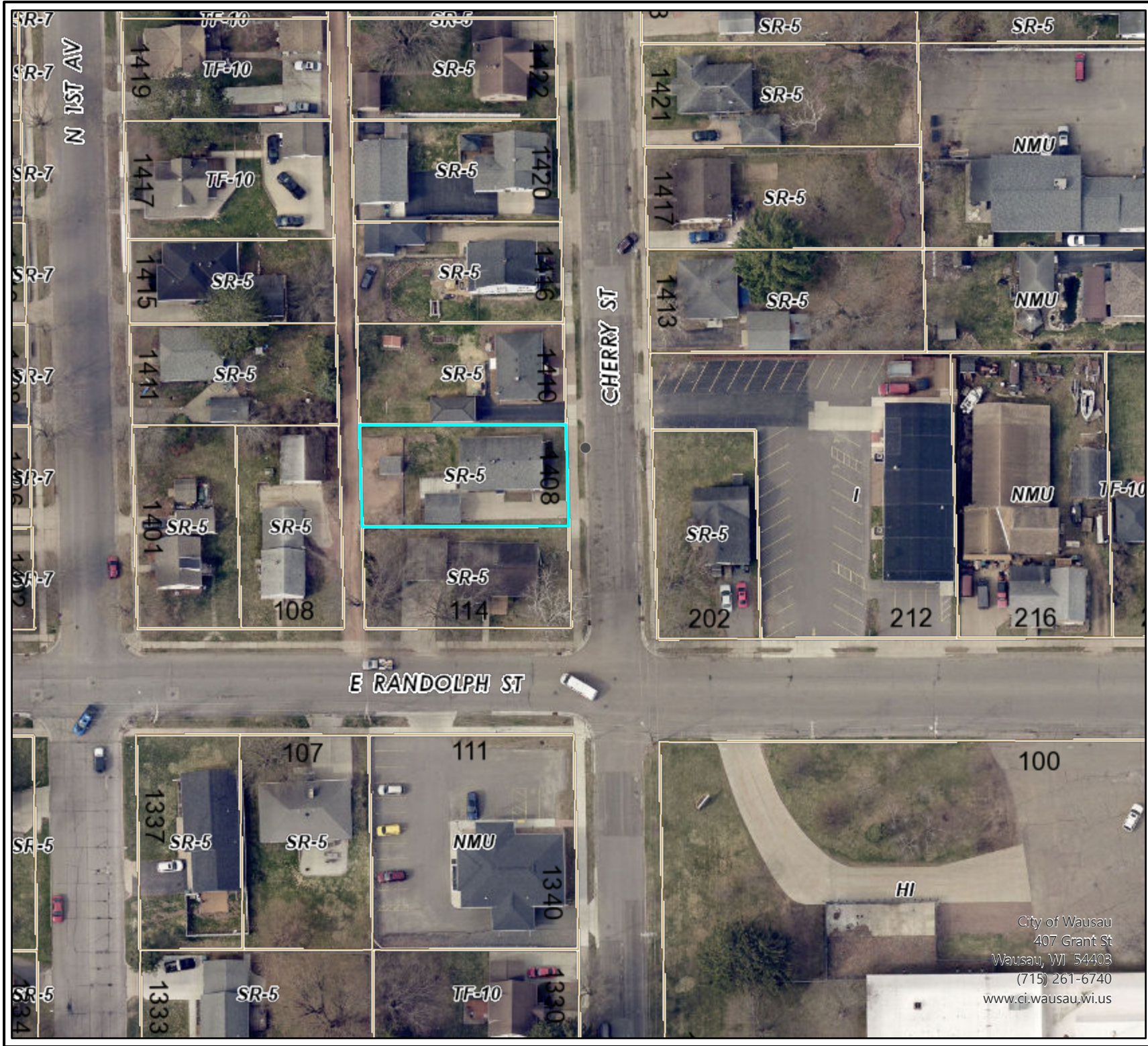
1. Paving driveway and garage approach within 1 year.
2. Removal of gravel parking areas.

ACTION

The Commission may

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

Attachments: area map, pictometry photo, plans

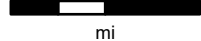


ArcGIS Web Map

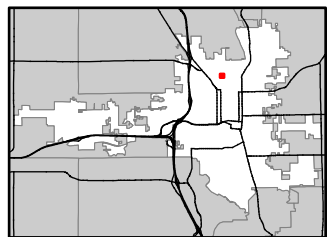
City of Wausau / DPW

Date: 7/13/2023

0 0.01 0.01



-  Municipal Boundaries
-  Parcel
- Zoning (Label Only)
-  Red: Band_1
-  Green: Band_2
-  Blue: Band_3



- NOTES:
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1408 Cherry St.



© All EagleView Technology Corporation

1408 Cherry St property

alley

proposed
second
garage

16'
20'

5'

5'

Gravel
parking
pad

53'

measurements taken
with tape measure

22'

1-car
garage

20'

measurements taken
with tape measure

14'

26'

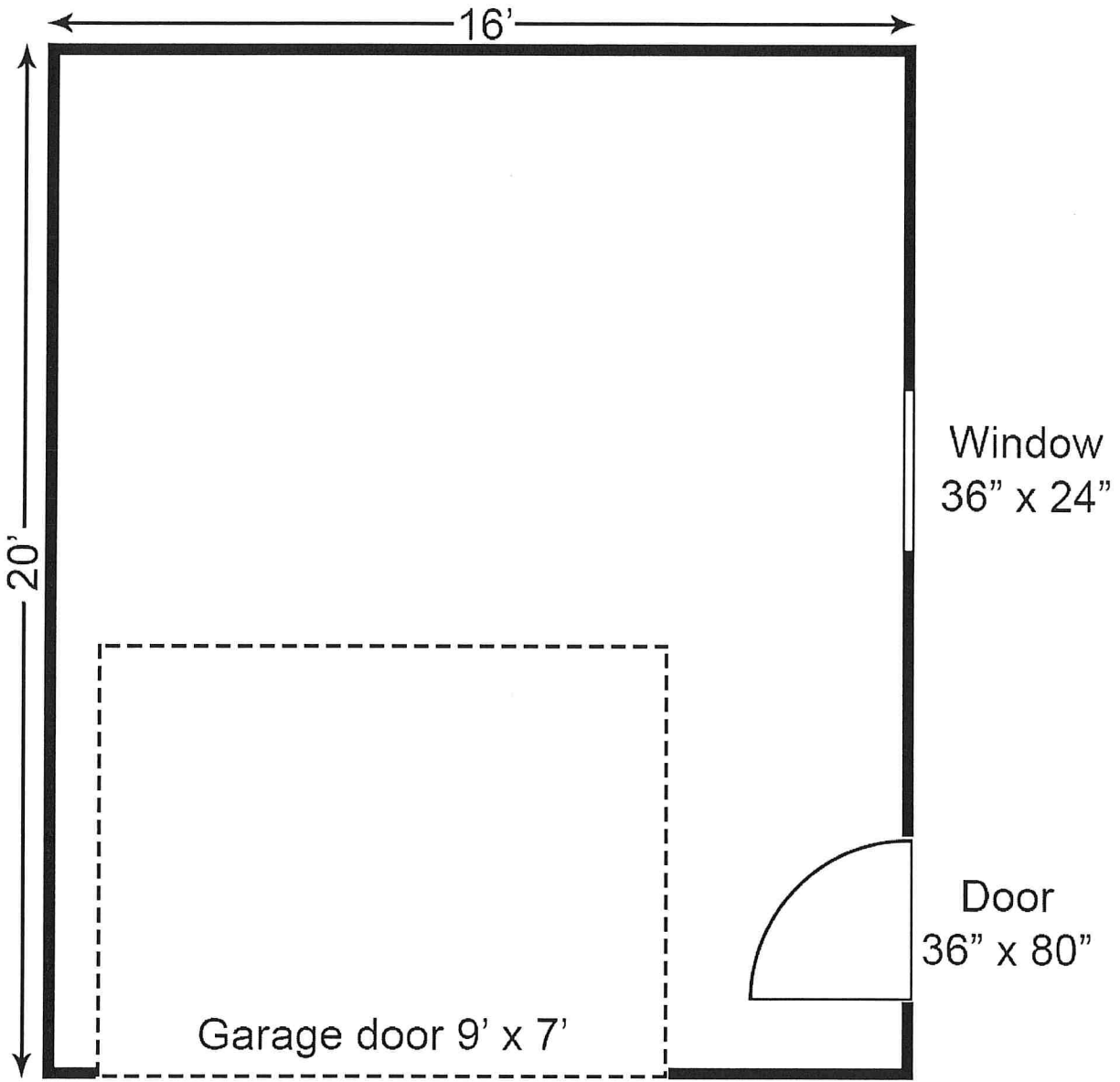
House

48'

measurements taken from assessment site

driveway

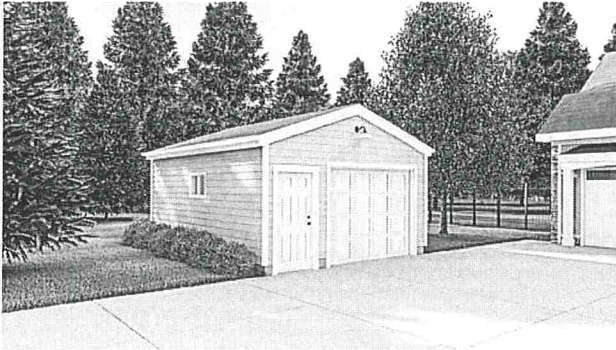
sidewalk



Newburg 1-Car Garage 16' x 20' x 8' Material List

Advanced House Plans Plan # 30048

Model Number: 1958504 | Menards® SKU: 1958504



Approximate Price \$4,116.94
 11% MAIL-IN REBATE Good Through 6/4/23 \$452.86
FINAL PRICE **\$3,664⁰⁸** each

You Save \$452.86 with Mail-In Rebate

Variation: Vinyl siding

Sold In Stores
 Stop by any Menards for information and to purchase.

Description & Documents

1-Car Garage 16' x 20' x 8' Material List

Brand Name: **Menards**

Features

- Cutting and assembly required
- 1/2" OSB roof sheathing
- Aluminum fascia included
- Includes roof edge, nails and hardware
- Building plans included

Specifications

Product Type	Garage	Garage Type	1 Car
Foundation Type	Slab	Entry Style	Gable
Overall Width	16 foot	Overall Length	20 foot
Sidewall Height	8 foot	Square Footage	320 square foot
Exterior Wall Framing	2x4 Stud	Roof Framing Type	Rafters
Rafter/Truss Spacing	1.333333327 foot	Roof Pitch	4/12
Roofing Type	3-Tab Shingles	Siding Type	D4 Vinyl
Soffit Type	None	Overhead Door Quantity	1
Overhead Door Size	9 x 7	Service Door Quantity	1
Service Door Size	36 x 80	Window Quantity	1
Window Size	36 x 24	Includes	Materials Include Framing, 16" On Center Hand Framed Rafters, Roofing, Siding, Soffit, Fascia, One 9x7 Overhead Door, One Service Door, Window, and Plans
Shipping Weight	4870.0 lbs	Return Policy	Regular Return (view Return Policy)

Please Note: Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®. By submitting this rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at www.rebateinternational.com®



STAFF REPORT

TO: City of Wausau Plan Commission
FROM: William Hebert, Chief Inspector / Zoning Administrator
DATE: August 9, 2023

GENERAL INFORMATION

APPLICANT: Shelly Handrick, Stratford Signs
LOCATION: 501 N 3rd St.
EXISTING ZONING: DHMU, Downtown Historic Mixed Use
PURPOSE: Plan Commission Approval
EXISTING LAND USE: Retail / Office

SURROUNDING ZONING AND LAND USE:

This parcel is located in the downtown central business district. Small businesses and shops are located on the east side of the 500 block and First American Center is on the west side.

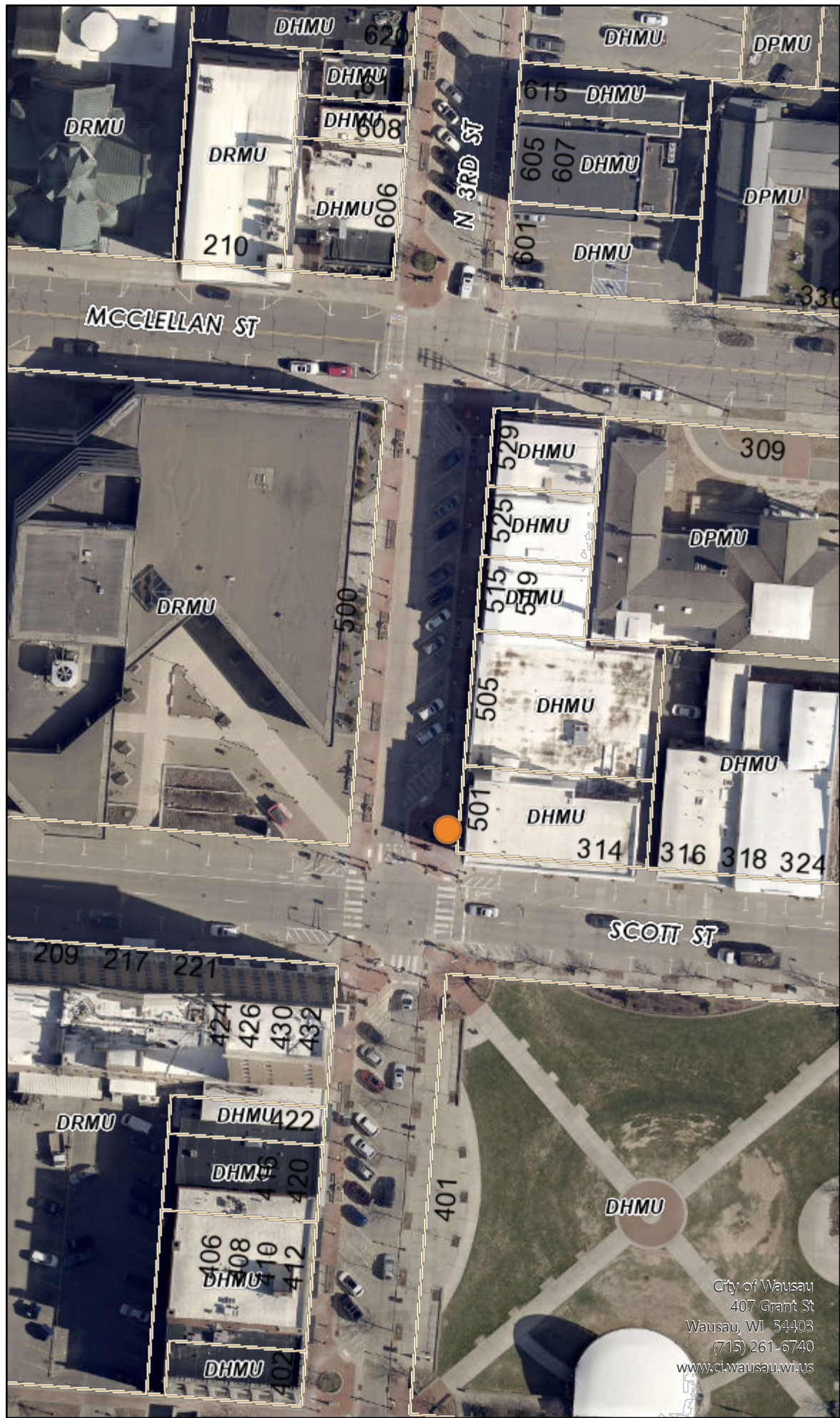
ANALYSIS

The business owner proposes to install a blade sign above the business entry door on the 3rd Street frontage. The sign will be approximately 3 feet by 3 feet. A metal bracket will hang the sign off of the front of the building over the entry way. It will extend over the sidewalk and provide a minimum 8 foot walking clearance. The sign image and front view of the entry is on the next page.

Permanent wall signs have been permitted on the Scott and 3rd Street sides.

Recommendation

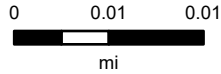
Staff recommends approval of the sign as proposed.



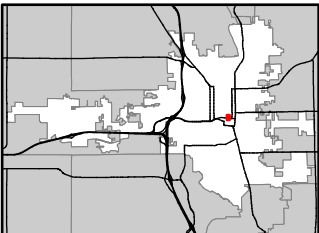
501 N 3rd St.

City of Wausau / DPW

Date Printed: 8/9/2023



- Municipal Boundaries
- Parcel
- Zoning (Label Only)
- Red: Band_1
- Green: Band_2
- Blue: Band_3



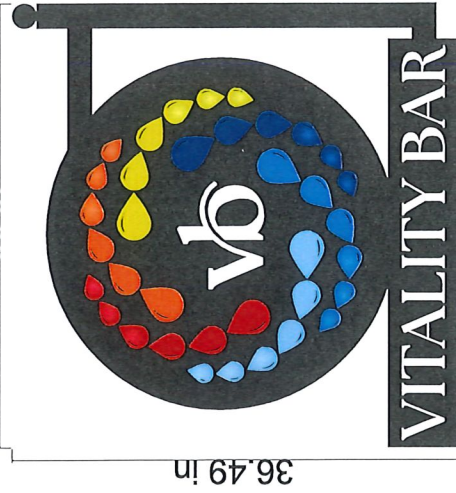
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(715) 261-6740
www.ci.wausau.wi.us

Exterior sign
 Non-Lit
QTY: 1

SIDE A

36 in



SIDE B

End View



212805 Connor Ave. | PO Box 134 | Stratford, WI 54484
 Tel 715.687.3250 | Free 888.264.4459
 Fax 715.687.4657 | www.stratfordsign.com

ART PROOF

SHEET 2 of 4

Order ID: <<Order Number>>

PO #: <<PO Number>>

Client: Vitality Bar

Project: Signage

Contact: Jason Mack

Phone: 651.283.8519

Email: jdmack34@gmail.com

Project Mgr: Chris

Drawn By: Harvey

PROOF DATES

P1: 05.09.23 P2: 06.29.23

P3: 07.07.23 P4: 00.00.00

P5: 00.00.00 P6: 00.00.00

File Name: \Vitality Bar signage.fs

Notes:

<<Notes>>

- APPROVED
- Approved w/ noted revisions
- Revise and submit new proof

Signature

Date

These drawings will be released to production once signed. SSC is not responsible for errors. Please check for misspellings, correct phone numbers & addresses, details regarding renderings, shop drawings, quantities, color, etc. Colors shown are for representation only. PMS colors must be requested at time of order to ensure accuracy and may not be guaranteed. Additional fee will apply if PMS sample is required. Any detail or dimension change may delay completion and may incur additional fee. All artwork is property of SSC and cannot be reproduced without permission. Fee may apply if reproduced by others.



Sign Graphics
 Printed 3M HP Vinyl
 with Gloss Lamination



Agenda Item No.

2 & 3

STAFF REPORT TO CISM COMMITTEE – August 10, 2023

AGENDA ITEM

#2 – Public Hearing: Vacating and discontinuing an area of right-of-way abutting 505 South 21st Avenue, a portion of 509 South 21st Avenue, a portion of 514 South 21st Avenue, and a portion of 2111 Stewart Avenue

#3 – Discussion and possible action on vacating and discontinuing an area of right-of-way abutting 505 South 21st Avenue, a portion of 509 South 21st Avenue, a portion of 514 South 21st Avenue, and a portion of 2111 Stewart Avenue

BACKGROUND

514 S. 21st Ave LLC is proposing a CSM that would vacate a portion of South 21st Avenue. A copy of the proposed expansion to the development on Stewart Avenue is attached.

FISCAL IMPACT

None

STAFF RECOMMENDATION

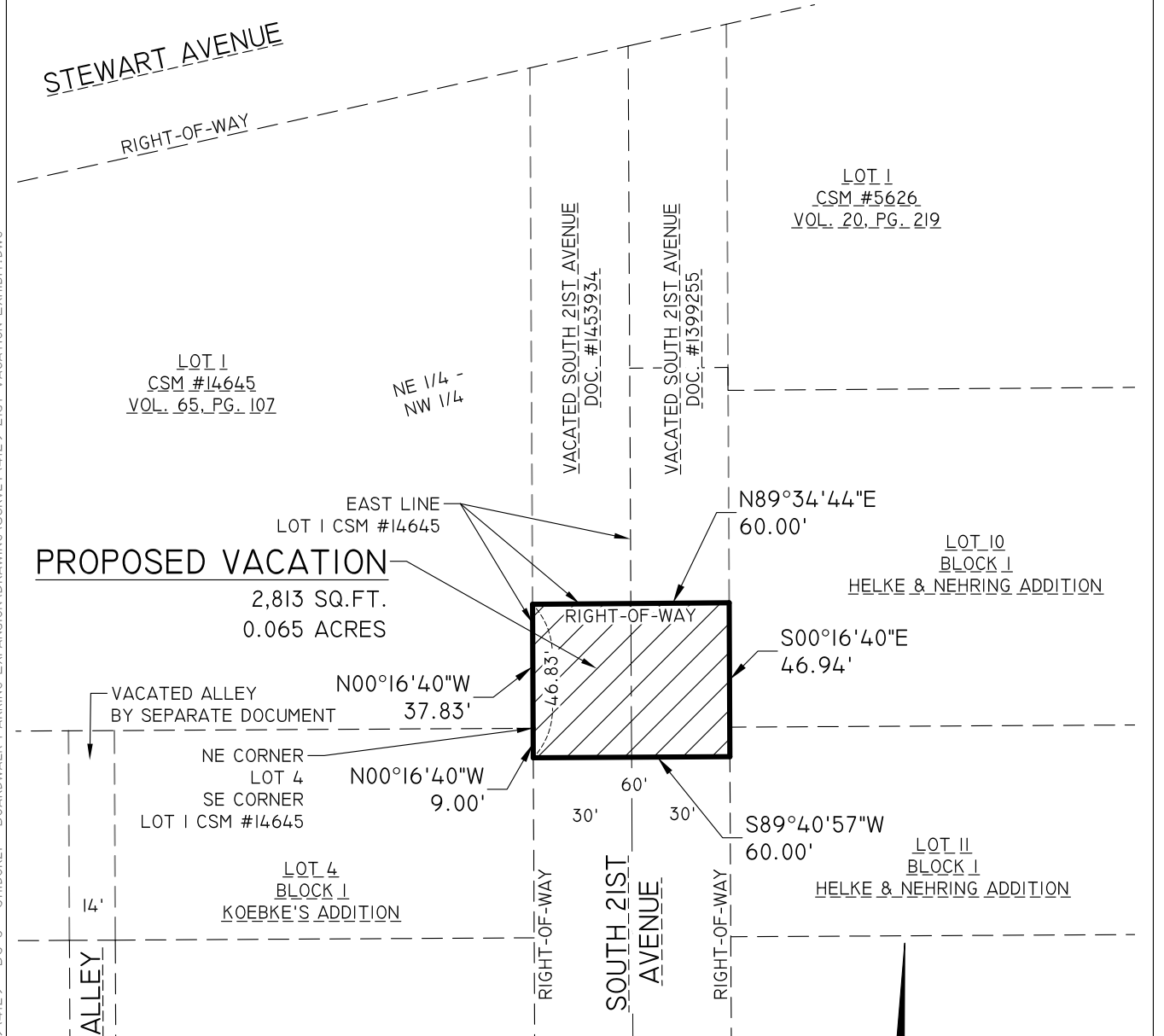
Staff does not have any major concerns over this right of way being vacated. Staff recommends approval depending upon comments received at the public hearing.

Staff contact: Allen Wesolowski 715-261-6762

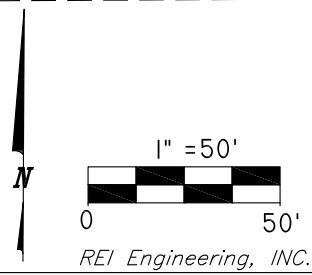
EXHIBIT MAP

PART OF SOUTH 21ST AVENUE DESCRIBED IN HELKE & NEHRING ADDITION, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 4 OF BLOCK 1 OF KOEBKE'S ADDITION, RECORDED IN VOLUME 10, ON PAGE 6, AS DOCUMENT NUMBER 430598, AND THE SOUTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 14645, RECORDED IN VOLUME 65, ON PAGE 107, AS DOCUMENT NUMBER 1465126, BOTH FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 21ST AVENUE AND THE POINT OF BEGINNING; THENCE NORTH 00°16'40" WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 1 AND SAID WEST RIGHT-OF-WAY LINE, 37.83 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID SOUTH 21ST AVENUE; THENCE NORTH 89°34'44" EAST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, SAID EAST LINE OF LOT 1 AND THE EASTERLY EXTENSION THEREOF, 60.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH 21ST AVENUE; THENCE SOUTH 00°16'40" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, 46.94 FEET; THENCE SOUTH 89°40'57" WEST, 60.00 FEET TO SAID WEST RIGHT-OF-WAY LINE OF SOUTH 21ST AVENUE; THENCE NORTH 00°16'40" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, 9.00 FEET TO SAID NORTHEAST CORNER OF LOT 4, SAID SOUTHEAST CORNER OF LOT 1, AND THE POINT OF BEGINNING.

SAID VACATION CONTAINS 2,813 SQUARE FEET, OR 0.065 ACRES, MORE OR LESS.



NOTES:
 1. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM NAD 83(2011) DATUM AND REFERENCED TO THE WEST RIGHT-OF-WAY LINE OF SOUTH 21ST AVENUE, MEASURED TO BEAR NORTH 00°16'40" WEST.

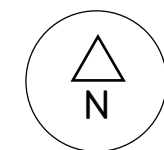
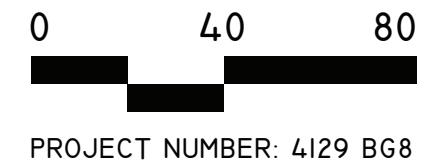


DRAWING FILE: P:\4100-4199\4129 - BG 8 - GHIDORZI - BOARDWALK PARKING EXPANSION\DRAWING\SURVEY\4129 21ST VACATION EXHIBIT.DWG

PROPOSED STREET VACATION SOUTH 21ST AVENUE WAUSAU, WISCONSIN		FIGURE : EXHIBIT MAP	
PROJECT NO. 4129 BG8	DRAWN BY: JLR	DATE: 5/11/2023	



BOARDWALK PARKING CONCEPT
 STEWART AVE - WAUSAU, WI (05/12/2023)



Agenda Item No.

4 & 5

STAFF REPORT TO CISM COMMITTEE – August 10, 2023

AGENDA ITEM

#4 – Public Hearing: Vacating and discontinuing a portion of the alley north of Wegner Street abutting 503 South 22nd Avenue and a portion of 514 South 21st Avenue

#5 – Discussion and possible action on vacating and discontinuing a portion of the alley north of Wegner Street abutting 503 South 22nd Avenue and a portion of 514 South 21st Avenue

BACKGROUND

514 S. 21st Ave LLC is proposing a CSM that would vacate a portion of an alley. A copy of the proposed expansion to the development on Stewart Avenue is attached.

FISCAL IMPACT

None

STAFF RECOMMENDATION

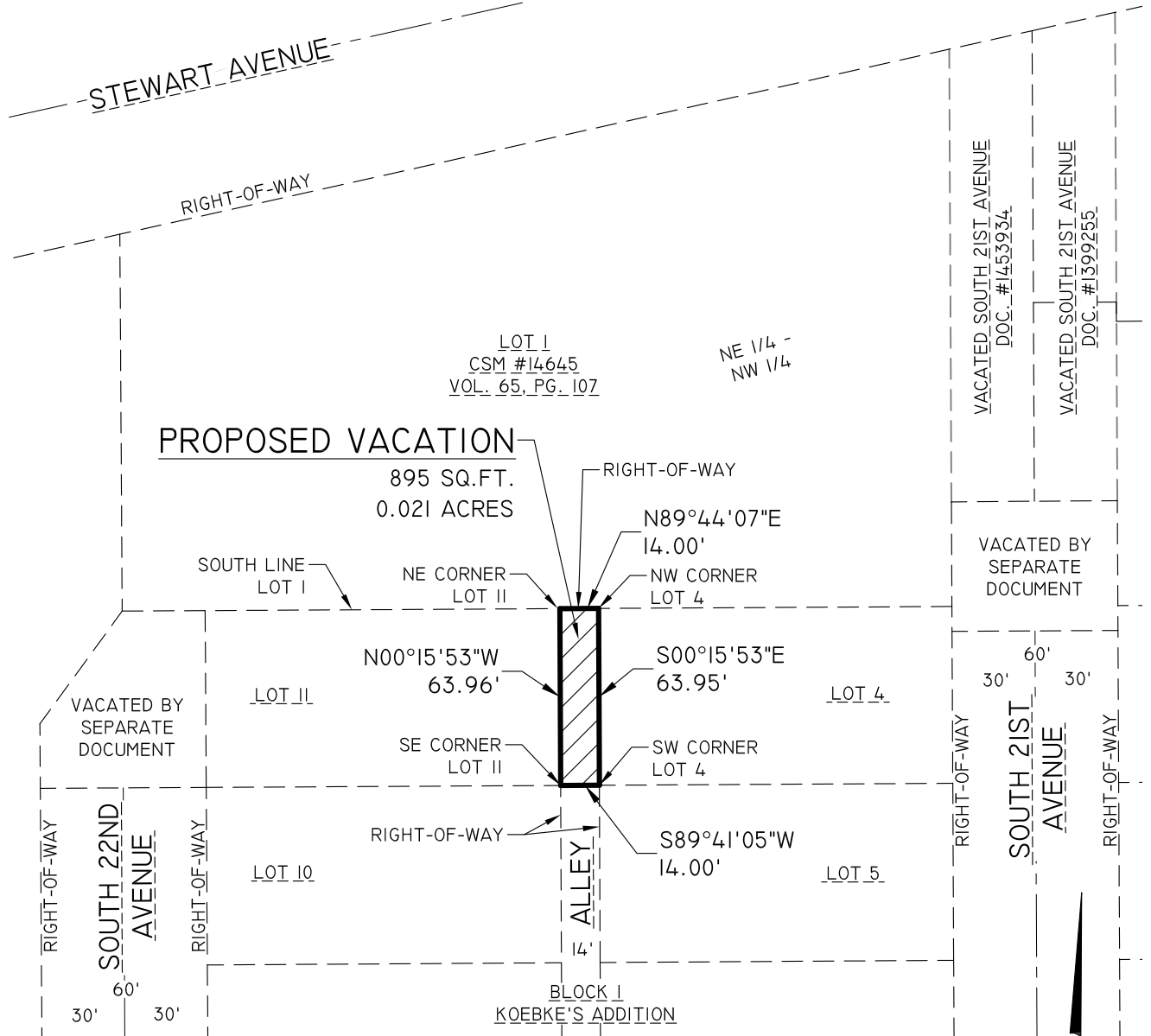
Staff does not have any major concerns over this right of way being vacated. Staff recommends approval depending upon comments received at the public hearing.

Staff contact: Allen Wesolowski 715-261-6762

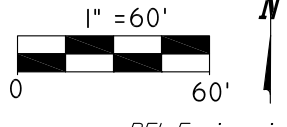
EXHIBIT MAP

PART OF THE ALLEY IN BLOCK I OF KOEBKE'S ADDITION, RECORDED IN VOLUME 10, ON PAGE 6, AS DOCUMENT NUMBER 430598, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBES AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF LOT 4 OF SAID BLOCK I, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF SAID ALLEY IN BLOCK I AND THE POINT OF BEGINNING; THENCE SOUTH $89^{\circ}41'05''$ WEST, 14.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID ALLEY AND THE SOUTHEAST CORNER OF LOT II OF SAID BLOCK I; THENCE NORTH $00^{\circ}15'53''$ WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF SAID ALLEY, 63.96 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID ALLEY, THE NORTHEAST CORNER OF SAID LOT II, AND THE SOUTH LINE OF LOT I OF CERTIFIED SURVEY MAP NUMBER I4645, RECORDED IN VOLUME 65, ON PAGE 107, AS DOCUMENT NUMBER I465126, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; THENCE NORTH $89^{\circ}44'07''$ EAST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE AND SAID SOUTH LINE OF LOT I, 14.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID ALLEY AND THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH $00^{\circ}15'53''$ EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, 63.95 FEET TO SAID SOUTHWEST CORNER OF LOT 4 AND THE POINT OF BEGINNING.
 SAID VACATION CONTAINS 895 SQUARE FEET, OR 0.021 ACRES, MORE OR LESS.

DRAWING FILE: P:\14100-4199\14129 - BG 8 - GHIDORZI - BOARDWALK PARKING EXPANSION\DRAWING\SURVEY\14129 ALLEY VACATION EXHIBIT.DWG



NOTES:
 I. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM NAD 83(2011) DATUM AND REFERENCED TO THE WEST RIGHT-OF-WAY LINE OF THE ALLEY IN BLOCK I OF KOEBKE'S ADDITION, MEASURED TO BEAR NORTH $00^{\circ}15'53''$ WEST.



REI Engineering, INC.

PROPOSED ALLEY VACATION BLOCK 1 OF KOEBKE'S ADDITION WAUSAU, WISCONSIN		FIGURE : EXHIBIT MAP	
PROJECT NO. 4129 BGS	DRAWN BY: JLR	DATE: 5/11/2023	

Agenda Item No.

6 & 7

STAFF REPORT TO CISM COMMITTEE – August 10, 2023

AGENDA ITEM

#6 – Public Hearing: Vacating and discontinuing an area of right-of-way abutting 503 South 22nd Avenue, a portion of 2111 Stewart Avenue, and a portion of 2205 Stewart Avenue

#7 – Discussion and possible action on vacating and discontinuing an area of right-of-way abutting 503 South 22nd Avenue, a portion of 2111 Stewart Avenue, and a portion of 2205 Stewart Avenue

BACKGROUND

514 S. 21st Ave LLC is proposing a CSM that would vacate a portion of S. 22nd Ave. A copy of the proposed expansion to the development on Stewart Avenue is attached.

FISCAL IMPACT

None

STAFF RECOMMENDATION

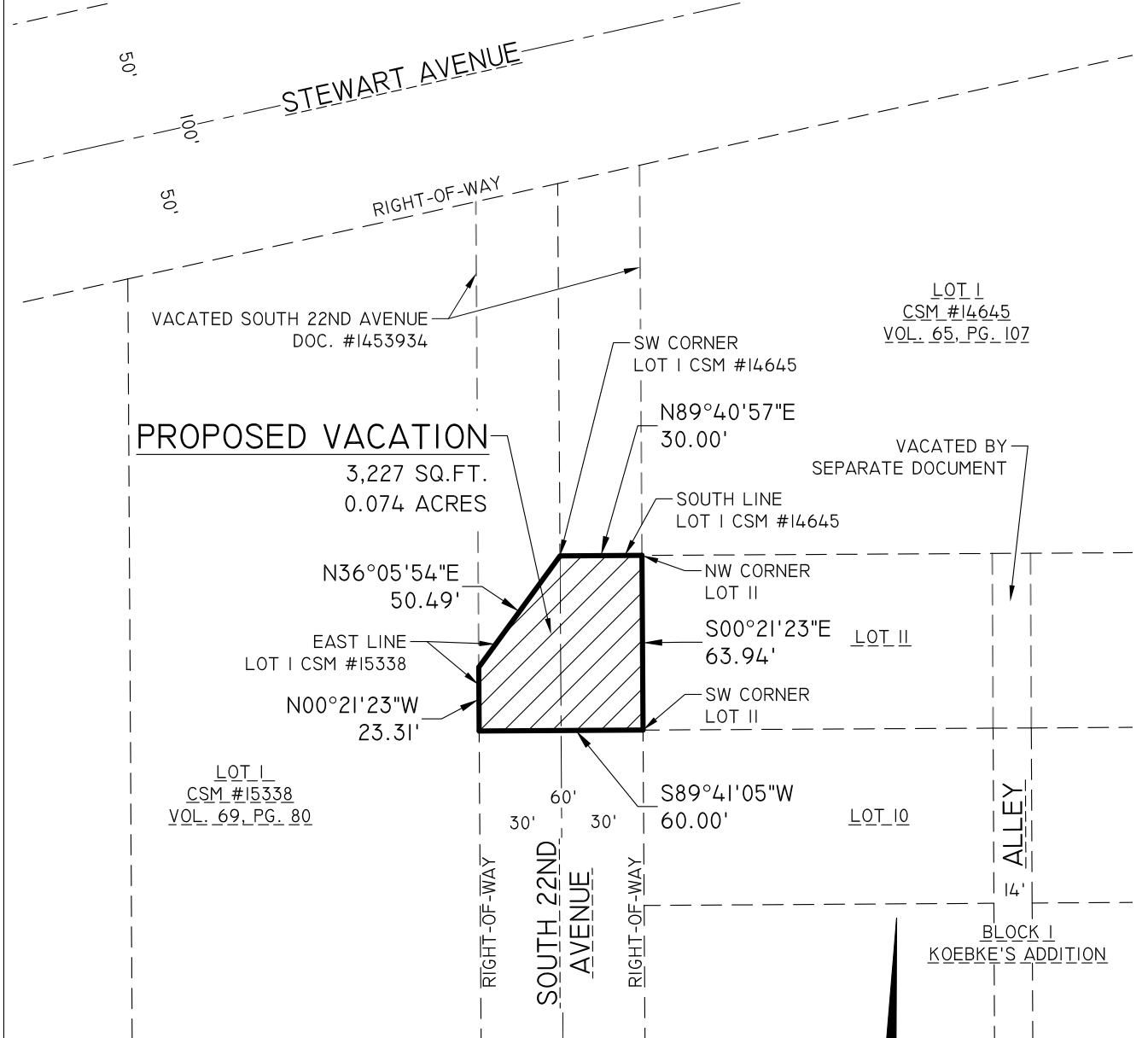
Staff does not have any major concerns over this right of way being vacated. Staff recommends approval depending upon comments received at the public hearing.

Staff contact: Allen Wesolowski 715-261-6762

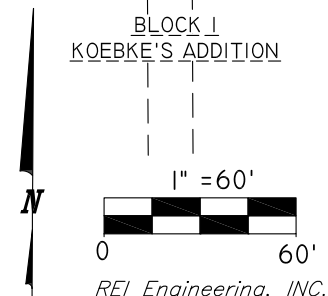
EXHIBIT MAP

PART OF SOUTH 22ND AVENUE DESCRIBED IN KOEBKE'S ADDITION, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT II OF BLOCK I OF KOEBKE'S ADDITION RECORDED IN VOLUME 10, ON PAGE 6, AS DOCUMENT NUMBER 430598, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH 22ND AVENUE AND THE POINT OF BEGINNING; THENCE SOUTH 89°41'05" WEST, 60.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH 22ND AVENUE; THENCE NORTH 00°21'23" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, 23.31 FEET; THENCE NORTH 36°05'54" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, 50.49 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID SOUTH 22ND AVENUE AND THE SOUTHWEST CORNER OF LOT I OF CERTIFIED SURVEY MAP NUMBER 14645, RECORDED IN VOLUME 65, ON PAGE 107, AS DOCUMENT NUMBER 1465126, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; THENCE NORTH 89°40'57" EAST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE AND THE SOUTH LINE OF SAID LOT I, 30.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH 22ND AVENUE AND THE NORTHWEST CORNER OF LOT II OF SAID BLOCK I; THENCE SOUTH 00°21'23" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, 63.94 FEET TO SAID SOUTHWEST CORNER OF LOT II AND THE POINT OF BEGINNING. SAID VACATION CONTAINS 3,227 SQUARE FEET, OR 0.074 ACRES, MORE OR LESS.

DRAWING FILE: P:\14100-4199\4129 - BG 8 - GHIDORZI - BOARDWALK PARKING EXPANSION\DRAWING\SURVEY\4129 22ND VACATION EXHIBIT.DWG



NOTES:
 1. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM NAD 83(2011) DATUM AND REFERENCED TO THE EAST RIGHT-OF-WAY LINE OF SOUTH 22ND AVENUE, MEASURED TO BEAR SOUTH 00°21'23" EAST.



PROPOSED STREET VACATION SOUTH 22ND AVENUE WAUSAU, WISCONSIN		FIGURE : EXHIBIT MAP	
PROJECT NO. 4129 BG8	DRAWN BY: JLR	DATE: 5/11/2023	