



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, October 17, 2023 at 5:00 pm.**
Location: **City Hall (407 Grant Street, Wausau WI 54403) - COMMON COUNCIL CHAMBERS**
Members: Katie Rosenberg (C), Eric Lindman, Sarah Watson, Dawn Herbst, Bruce Bohlken, Andrew Brueggeman, George Bornemann

AGENDA ITEMS FOR CONSIDERATION

1. Approve the minutes from the September 19, 2023 meeting.
2. **PUBLIC HEARING:** 514 South 21st Ave and 503 South 22nd Ave, rezoning 514 South 21st Ave from SR-2, Single Family Residential-2 Zoning district and 503 22nd Ave from a SR-5, Single Family Residential-5 Zoning district to PUD, Planned Unit Development. (Ghidorzi)
3. Discussion and possible action on rezoning 514 South 21st Ave from SR-2, Single Family Residential-2 Zoning district and 503 22nd Ave from a SR-5, Single Family Residential-5 Zoning district to PUD, Planned Unit Development. (Ghidorzi)
4. Discussion and Possible action on Preliminary Plat for Vistas at Greenwood Hills First Addition.
5. Next meeting date
5. Adjournment

MAYOR KATIE ROSENBERG - COMMITTEE CHAIR

NOTICE: It is possible that members of, and possibly a quorum of members of the Committee of the Whole or other committees of the Common Council of the City of Wausau may be in attendance at the above-mentioned meeting. No action will be taken by any such groups.

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.wilde2@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 **10/04/2023 @ 10:00 p.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 event 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

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, September 19th, 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, Dawn Herbst.

Others Present: William Hebert, Brian Stahl, Tara Alfonso, Brad Lenz

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 August 15, 2023, meeting.

Bohlken motioned to approve the minutes from the August 18, 2023, meeting. Herbst seconded, and the motion carried unanimously 7-0.

PUBLIC HEARING: 1200 N River Dr (General Development Plan), zoning for a 7-story building that contains 200 market-rate apartments of varying sizes and floor plans, along with five independent commercial spaces.

Jackie McElroy, Director of Business Development at SC Swiderski. Site Plan still proposes for surface public parking, two buildings, and a parking structure. The entrances to parking for both proposed apartment buildings and the proposed parking structure were adjusted from the original conceptual site plan. The new site plan also has additional parking surface spots. The site plan still has a breezeway that is for the public to access the river.

Joleen Specht, Development Project Manager at SC Swiderski. The structure of the apartment complexes versus the parking structure. Apartment buildings are 7-stories buildings whereas the parking structure is a 5-story building. Design elements on both buildings are also cohesive. Apartment buildings range from studios to 1 to 2-bedroom units and from Keystone suites to 1 to 2-bedroom penthouses. Overall, there are 200 apartment units.

McElroy explains that her team calculated that the projected average of how many people will live here is approximately 245 residents. Breezeway was adjusted to be 2-stories for a more welcoming passthrough for the public.

Specht states the new site plan has 356 parking spots total. There are 30 surface parking spaces for the public, 43 tenant parking spaces below the apartment buildings. In the parking structure, there are 263 tenant parking spaces, 15 retail employee parking spaces, and 5 SCS employee parking spaces.

McElroy explained the proposed timeline that they hope to do site work on June 1st, 2024, and complete the project by March 1st, 2027.

Mayor Rosenberg closed the public hearing.

Discussion and possible action on approving the zoning for 1200 n River Dr (General Development Plan) to allow for a 7-story building the contains 200 market rate apartments and five independent commercial spaces.

Bohlken states his appreciation of the site plan proposing a parking structure for their proposed apartment buildings. Bohlken asks for an average square footage for the apartment's units.

Jennifer Jones, from REI Engineering, states that studio units' range around 800 square feet. 2 bedrooms are about 1,200 square feet. The penthouses on the top floor are larger than the studio and 1-2 bedrooms, and they range in size.

Motion by Brueggeman and seconded by Bornemann. Motion approved unanimously 7-0.

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). (Referred back from Common Council 6/13/2023)

William Hebert provides an update on the zoning change proposal. The Plan Commission held a public hearing on Tuesday, May 16, 2023. Plan Commission voted 5-1 approval. The City Council referred this rezone back to the Plan Commission on Tuesday, June 13, 2023, to mediate with the property owner of 519 Stark Street and the neighbors nearby to find common ground and workable solutions. We discussed vacating the alley but isn't possible. Staff had a lengthy meeting with the concerned neighbors and the owner of 519 Stark Street, but no consensus was reached. New site plans were brought by the property owner of 519 Stark Street to show where a fence can be put along the alley for the potential new portion of the parking lot. Hebert reiterates that this site plan is not approved and will need to be approved at the staff level, and it's only a reference of showing the property owner's suggestion of workable solutions.

Mayor Rosenberg has allowed a Richard LeClair, 513 Stark St, to states his comments. LeClair disapproves the rezoning on 519 Stark St. LeClair states zoning change cannot be discussed without the discussion of proposed additional parking spaces. LeClair did not like how the meeting with staff and the property owner of 519 Stark Street was handled. LeClair states he does not want the existing parking lot to exit into our alley and does not want a new parking lot to exist into the alley. LeClair also disagrees that alleys are public traffic.

Greg Zoromski, 519 Stark St, is looking to change the zoning change to allow for the parking lot, but Zoromski asks for clarification on zoning change and for building plans. Brad Lenz confirms that this discussion is for requesting the zoning change from TF-10 to UMU, but that only changes the zoning. Permit applications are still necessary and state and local requirements must be met for a permit to even be issued.

Mayor Rosenberg asks Zoromski if there is any possible way to manage the traffic in the alley and ensure that he is doing the best you can. Zoromski is not sure if he can lessen deliveries but states he'll try through signage, working with delivery people, and working with Vreeland in drawing a design flow plan that can discourage traffic in the alley.

Brueggeman asks if the city can do anything else to mitigate commercial traffic in the alley. Lindman states signage would be the best mitigation. It is also possible to have ordinances, but then that comes down to enforcement. Lindman states once they know what can be developed, then his engineering team can go ahead to look and make plans to mitigate traffic in the alley.

Zoromski also concurs that they want to help and have a positive outcome.

Motion by Brueggeman and seconded by Bohlken.

Motion approved unanimously 7-0 and will go to Common Council on October 10th, 2023.

Next Meeting Date

The next meeting is scheduled for October 17, 2023.

Adjournment

Motion by Bohlken and seconded by Herbst. Motion approved unanimously 7-0, and the meeting adjourned at 5:34 p.m.

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



Memorandum

From: Brad Lenz
To: Plan Commission
Date: October 11, 2023
Subject: Expand Planned Unit Development zoning to 503 S. 22nd Ave and 514 S. 21st Ave

Introduction

REI Engineering, Inc., on behalf of 514 S. 21st Avenue, LLC, is proposing to expand PUD zoning south of the current Boardwalk on Stewart development at 2111 Stewart Avenue. The expanded PUD would include former street right-of-way from 21st and 22nd Avenues as well as a portion of the former alley between the two streets. It would also include a single-family lot (503 S. 22nd Ave.) and a portion of a single-family lot (514 S. 21st Ave). Both lots are owned by the developers. The house on 22nd Ave, which has been vacant for some time, would be razed, while the house on 21st Ave would remain.

The purpose of the zoning expansion is to provide additional parking, which the developers say is currently insufficient for the Boardwalk development and the commercial development next door (2205 Stewart Avenue). Below is an aerial view of the buildings.

Image 1. Aerial view of subject buildings, looking north.



The proposed plan (attached) shows additional parking perpendicular to the back of the commercial buildings, with a green space buffer to the nearby residences. Details of the landscaping, fencing, lighting, etc. will be reviewed during subsequent Specific Implementation Plan approval. The current action is to review the General Development Plan and whether the new properties should be brought into the PUD.

Included in the packet is a parking analysis done by the developers' team that shows the estimated number of parking stalls being provided and how that relates to the minimum and maximum parking standards in our zoning ordinance. The current parking provided is above the minimum required; the proposed additional parking would keep the total number of parking stalls under the maximum. The calculations include the three commercial buildings plus three "service vehicles" for each of the four military branches that rent space in the buildings.

Criteria for Approval

Section 23.10.45(f) of the zoning code outlines the criteria for approval of a Planned Unit Development (PUD). It states that in its review of an application for a PUD the plan commission shall make findings with respect to ten criteria (below). Some of the criteria pertain more to establishment of a new PUD, while others relate more to the specific plans instead of the general plans.

1. The proposed Planned Unit Development project is consistent with the overall purpose and intent of this title.
2. The proposed Planned Unit Development project is consistent with the City's Comprehensive Plan and other area plans. (It is the responsibility of the City to determine such consistency.)
3. The proposed Planned Unit Development project would maintain the desired relationships between land uses, land use densities and intensities, and land use impacts in the environs of the subject site.
4. Adequate public infrastructure is or will be available to accommodate the range of uses being proposed for the Planned Unit Development project, including but not limited to public sewer and water and public roads.
5. The proposed Planned Unit Development project will incorporate appropriate and adequate buffers and transitions between areas of different land uses and development densities/intensities.
6. The proposed Planned Unit Development project design does not detract from areas of natural beauty surrounding the site.
7. The proposed architecture and character of the proposed Planned Unit Development project is compatible with adjacent/nearby development.
8. The proposed Planned Unit Development project will positively contribute to

and not detract from the physical appearance and functional arrangement of development in the area.

9. The proposed Planned Unit Development project will produce significant benefits in terms of environmental design and significant alternative approaches to addressing development performance that relate to and more than compensate for any requested exceptions/base standard modifications variation of any standard or regulation of this title.
10. For Planned Unit Development projects that are proposed to be developed in phases, the applicant can provide a timeline for development and can demonstrate that the project would be successful even if all phases were not or could not be completed.

Staff does not see too many issues with the applicable criteria, particularly at this stage of the general development plan. Details provided in the next phase – specific implementation plan – will help provide further clarity on whether the applicable criteria are met.

Particularly relating to the comprehensive plan (referenced in #2 above), perhaps the most applicable objective is to maintain a harmonious balance of existing land uses. Under this objective, the effects of incompatible land uses should be mitigated from residential land uses. It is possible that with the changes being planned, there will be improved compatibility between the commercial and nearby residential uses.



May 12, 2023

City of Wausau

Attn: Bill Hebert

City of Wausau Zoning Administrator

407 Grant St.

Wausau, WI 54403



Subject: Review and approval of Zoning Amendment, Street and Alley Vacation, and a Certified Survey Map, 503 S. 22nd Avenue and 514 S. 21st Avenue.

Dear Bill,

We are submitting the enclosed materials on behalf of 514 S. 21st Avenue, LLC for review and approval at the June/July 2023 Capital Improvements Street Maintenance, Planning Commission, and City Council meetings.

The intent of this zoning map amendment application and CSM is to provide additional parking opportunities to further support the current boardwalk development demand and help alleviate congestion issues of an under parked area. The subject properties outlined above have been acquired and conceptually designed (see concept plan attachment) with the goal of presenting an efficient plan for how additional parking can be accomplished while providing suitable buffering from the residential context.

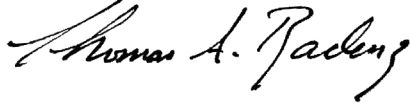
We are therefore requesting zoning map amendments for portions of both subject parcels and partial ROW vacations of S 22nd Ave and S 21st Ave (refer to legal description of exact area) to then combine through utilization of a CSM with the current boardwalk PUD. The resulting parcel area will provide the boardwalk development with a route of accomplishing the goal of additional parking opportunities with minimal impacts to the adjacent neighborhood.

Enclosed you will find the following documents for review and approval:

- Application(s) for Zoning Map Amendment – One for each property
- Check for \$800 for the Zoning Map Amendment
- Check for \$100 for the Certified Survey Map review
- Conceptual Development Plan of the Proposed Improvements
- Legal Description of the Subject Rezone Effort and Exhibit Map
- Legal Descriptions of the Subject Street and Alley Vacations
- Parking Study – Amended from 2022 Study

Please contact us if you need any additional information to complete the review and approval of this request. Thanks in advance for your help and cooperation with this matter.

Sincerely,
REI Engineering, Inc.

A handwritten signature in black ink, reading "Thomas A. Radenz". The signature is written in a cursive style with a large, stylized 'T' and 'R'.

Tom Radenz, PLS
Vice President/Senior Consultant

cc. Chuck Ghidorzi, 514 S. 21st Avenue, LLC, Suite 300, 2100 Stewart Avenue, Wausau, WI 54401

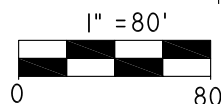


A PARCEL OF LAND BEING ALL OF LOT II, AND PART OF LOT 4 OF BLOCK I OF KOEBKE'S ADDITION, RECORDED IN VOLUME 10, ON PAGE 6, AS DOCUMENT NUMBER 430598, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; AND THAT PART OF VACATED SOUTH 22ND AVENUE DESCRIBED IN XXXXXXXX, THAT PART OF VACATED SOUTH 21ST AVENUE DESCRIBED IN XXXXXXXX AND THAT PART OF THE VACATED ALLEY IN SAID BLOCK I DESCRIBED IN XXXXXXXX, ALL 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:

SAID PARCEL CONTAINS 15,088 SQUARE FEET, OR 0.346 ACRES, MORE OR LESS.



- I. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM NAD 83(2011) DATUM AND REFERENCED TO THE NORTH LINE OF LOT II AND LOT 4 OF BLOCK I OF KOEBKE'S ADDITION, MEASURED TO BEAR NORTH 89°40'57" EAST.



REI Engineering, INC.

REZONE AREA
SOUTH 22ND AVE. & SOUTH 21ST AVE.
WAUSAU, WISCONSIN

FIGURE : EXHIBIT MAP

PROJECT NO.	
-------------	--

4129

DRAWN BY:
JLR

DATE:
05/12/2023

PDRAWING FILE: P:\4100-4199\4129 - BG 8 - GHIDORZI - BOARDWALK PARKING EXPANSION\DRAWING\SURVEY\4129 REZONE.DWG LAYOUT: EXHIBIT MAP-VERTICAL PLOTTED BY: JESSER MAY 12, 2023 - 12:55PM

Rezone Description

A parcel of land being all of Lot 11, and part of Lot 4 of Block 1 of Koebke's Addition, recorded in Volume 10, on Page 6, as Document Number 430598, filed in the Marathon County Register of Deeds Office; and that part of vacated South 22nd Avenue described in xxxxxxxx, that part of vacated South 21st Avenue described in xxxxxxxx and that part of the vacated Alley in said Block 1 described in xxxxxxxx, all 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 said Lot 4, also being the point of beginning; thence North 00°16'40" West, coincident with the west line of said vacated South 21st Avenue, 37.83 feet to the north line of said vacated South 21st Avenue; thence North 89°34'44" East, coincident with the north line of said vacated South 21st Avenue, 30.00 feet to the centerline of said vacated South 21st Avenue; thence South 00°16'40" East, coincident with said centerline, 46.89 feet to the south line of said vacated South 21st Avenue; thence South 89°40'57" West, coincident with said south line of vacated South 21st Avenue and the westerly extension thereof, 150.13 feet; thence South 07°40'33" West, 55.49 feet to the Southwest corner of said Lot 4 and Southeast corner of said vacated Alley in Block 1; thence South 89°41'05" West, coincident with the south line of said vacated Alley, the south line of said Lot 11, and the south line of said vacated South 22nd Avenue, 202.16 feet to the Southwest corner of said vacated South 22nd Avenue; thence North 00°21'23" West, coincident with the west line of said vacated South 22nd Avenue, 23.31 feet; thence North 36°05'54" East, coincident with said west line of vacated South 22nd Avenue, 50.49 feet to the Northwest corner of said vacated South 22nd Avenue and the Southwest corner of Lot 1 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 the north line of said vacated South 22nd Avenue, the south line of said Lot 1, the north line of said Lot 11, the north line of said vacated Alley, and the north line of said Lot 4, 300.06 feet to said Northeast corner of said Lot 4 and the point of beginning.

Said parcel contains 15,088 square feet, or 0.346 acres, more or less.

STEWART AVENUE

2205 STEWART AVE

2111 STEWART
AVE W BUILDING

2111 STEWART
AVE E BUILDING

PROPOSED PARKING (22 NEW)

PROPOSED PARKING (6 NEW)

PROPOSED PROPERTY LINE

PROPOSED GREENSPACE
BUFFER

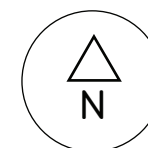
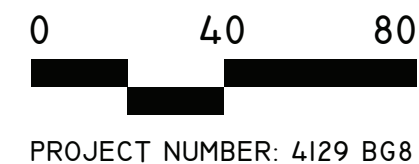
PROPOSED 6' SOLID FENCE

S 22ND AVENUE

S 21ST AVENUE

BOARDWALK PARKING CONCEPT

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



Boardwalk - Parking Study
2111 & 2205 Stewart Avenue, Wausau
East Building - 2111 Stewart Avenue

<i>Tenant</i>	<i>Land Use</i>	<i>Square Feet/Capacity</i>	<i>Min. No. Parking Stalls</i>	<i>Max. No. Parking Stalls</i>	<i>Min. No, Parking Stalls</i>	<i>Max. No. Parking Stalls</i>	<i>Service Vehicles</i>	<i>Existing No. Parking Stalls</i>	<i>Proposed No. Parking Stalls</i>
Chop-Stix	Restaurant	50	1/5 persons at Max. capacity	150% of Min.	10	15	0	11	15
Sherwin Williams	Indoor Sales/Service	5,000	1/400 sq. ft. of gross floor area over 2,000 sq. ft.	150% of Min.	8	12	0	9	10
Remedy Staffing	Office	1,706	1/400 sq. ft. of gross floor area over 2,000 sq. ft.	150% of Min.	4	6	0	5	5

West Building - 2111 Stewart Avenue

Army Recruiter	Office	1,578	1/400 sq. ft. of gross floor area over 2,000 sq. ft.	150% of Min.	4	9*	3	3	9
Navy Recruiter	Office	1,905	1/400 sq. ft. of gross floor area over 2,000 sq. ft.	150% of Min.	5	11*	3	3	11
Redwing	Indoor Sales/Service	1,648	1/400 sq. ft. of gross floor area over 2,000 sq. ft.	150% of Min.	4	6	0	2	6
Gunderson Cleaners	Indoor Sales/Service	1,317	1/400 sq. ft. of gross floor area over 2,000 sq. ft.	150% of Min.	3	5	0	2	4
Milan	Personal or Professional Service	1,578	1/400 sq. ft. of gross floor area over 2,000 sq. ft.	150% of Min.	4	6	0	2	5
				Subtotal	42	70	6	37	65

2205 Stewart Avenue

<i>Tenant</i>	<i>Land Use</i>	<i>Square Feet/Capacity</i>	<i>Min. No. Parking Stalls</i>	<i>Max. No. Parking Stalls</i>	<i>Min. No, Parking Stalls</i>	<i>Max. No. Parking Stalls</i>	<i>Service Vehicles</i>	<i>Existing No. Parking Stalls</i>	<i>Proposed No. Parking Stalls</i>
Jimmy Johns	Restaurant	35	1/5 persons at Max. capacity	150% of Min.	7	11	0	11	11
Great Clips	Personal or Professional Service	1,578	1/400 sq. ft. of gross floor area over 2,000 sq. ft.	150% of Min.	4	6	0	6	6
Marines Recruiter	Office	1,480	1/400 sq. ft. of gross floor area over 2,000 sq. ft.	150% of Min.	4	9*	3	9	9
Air Force Recruiter	Office	1,480	1/400 sq. ft. of gross floor area over 2,000 sq. ft.	150% of Min.	4	9*	3	9	9
Qdoba	Restaurant	56	1/5 persons at Max. capacity	150% of Min.	11	17	0	17	17
				Subtotal	30	52	6	52	52
					<i>Min. No, Parking Stalls</i>	<i>Max. No. Parking Stalls</i>	<i>Service Vehicles</i>	<i>Existing No. Parking Stalls</i>	<i>Proposed No. Parking Stalls</i>
Notes:				Total	72	122	12	89	117

Notes:

- 1.) 23.06.06(5)(c) - One reserved parking space shall be provided for each service vehicle used by the operation during business hours
- 2.) Handicap parking requirements: 1 per 25 total stalls, 2 per 26 - 50 total stalls, 3 per 51 - 75 total stalls, 4 per 76 - 100 total stalls
- 3.) The Maximum Number of Parking Stalls Includes the Service Vehicles for Each



Dear Department of Public Works Committee and Council members,

I am reaching out to express concerns about the vacation of 22nd Ave in front of 503 S. 22nd Ave for Ghidorzi Construction to expand their parking lot. We have been homeowners of 505 S. 22nd Ave since 2005. We have concerns about the proposal as we are surrounded on three sides by Ghidorzi property. When the Ghidorzi commercial buildings were first built on Stewart Ave, several homes were raised around us and our neighborhood lost character. Promises were made then of a solid fence and landscaping. The lighting was not as subdued as promised, it was later addressed and corrected. We have made multiple noise complaints because of the drive-through across our street. The young adults working at the restaurants never seem to leave the parking lot at 11pm when they close. The fence that was installed is open slat, not solid as was promised. Light spills through it, and trash frequently blows through it into our yard. The landscaping that was promised was a rock and a scrub shrub, that has never been maintained. The construction phase included an abandoned foundation that sat for months and was not fenced. Our street was an eyesore. When the open slat fence started going up, we were told that it was already purchased, and would not be changed. The boulevard across the street was not mowed and when I called the Ghidorzi property manager, he reported that it was not his to maintain. I called the city to encourage them to reach out to Ghidorzi Companies and met with someone in the property management office and it was finally addressed.

We are concerned because this new project as proposed includes a lot of promises. Our home is a mere 7 feet 6 inches from our property line. We do appreciate the proposed green space between our home and the proposed parking spaces. We want to be assured that any changes to this plan will be reviewed by us and include our input and approval. We have learned that last minute changes to Ghidorzi can and have happened without city approval. We have a history of being misled by Ghidorzi Company promises. We are concerned that the existing fence will just be recycled and moved over. We have concerns that the light and headlights of cars will be shining in our windows. We have concerns that our driveway will be the turnaround for the block as our street is dead-end. Our neighborhood is famous for frustrating drivers looking for a way to Stewart Avenue. We are concerned about losing trees. One of which was planted by the city to shield our view of the drive-thru for Jimmy Johns. The loss of trees greatly affects our privacy and the beauty of our street. We are hoping to save the maple that was planted at our request, as it is now well established. Another big concern is snow removal. Currently the city pushes snow to the end of our street. With the proposed ending of our street at our lot line, our house at the end of the block will barely have access when the snow is piled at the end of our street. We have invested a lot of money and energy making our little house a nice home. We have replaced the roof and windows and replaced the driveway. We have invested in our property and need our home's real value to reflect its recent reassessment and higher taxes. We would like the planning committees, the city of Wausau, and Ghidorzi Companies to guarantee that we as homeowners will not be slighted again.

We are concerned about the comfort and value of our home. We are asking that the proposed changes protect us from noise, traffic, and light pollution. We want our home to be as comfortable and valuable after these changes happen as it is now. We want to see every step of the proposed changes, and we would like an 8-foot solid fence (no slats) between us and our commercial neighbor the entire length of our property, and across the end of our street. This kind of planning has happened between The Peoples State Bank and the home behind their parking lot. That kind of fencing would provide privacy and security for our home. We are asking for actual landscaping in the proposed green space. A couple of trees would provide noise reduction and additional privacy. We are asking that Ghidorzi Companies be a

good neighbor and act with consideration to their neighbors. We will be asking Ghidorzi Companies to keep promises, and we are hopeful that you will too.

Sincerely,

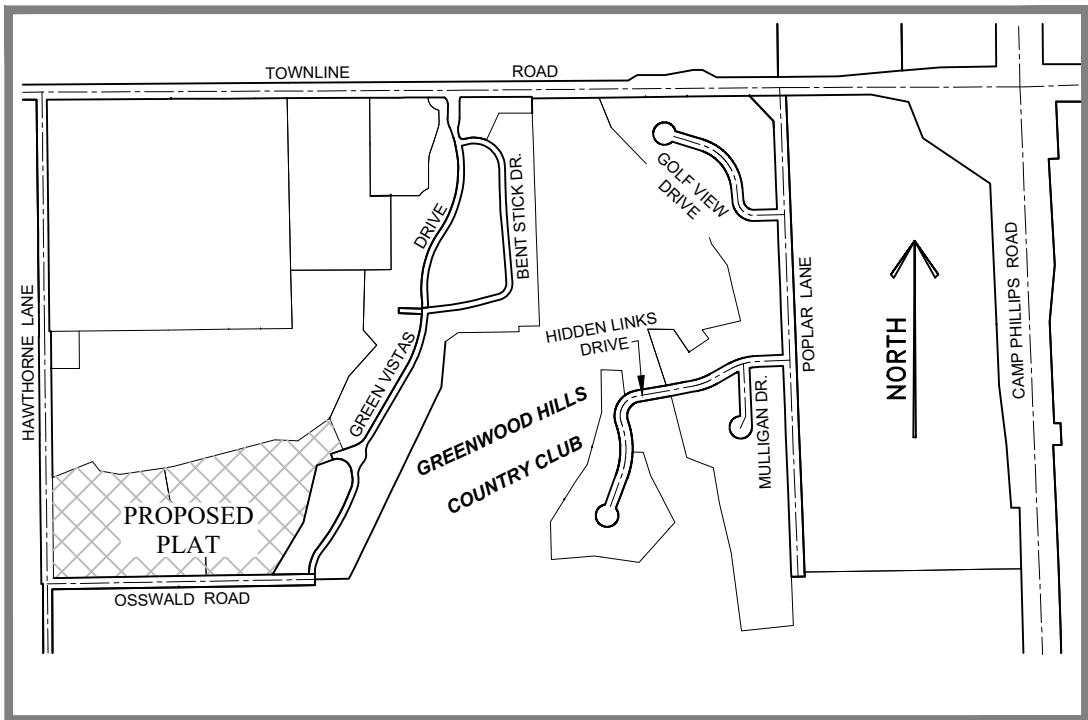
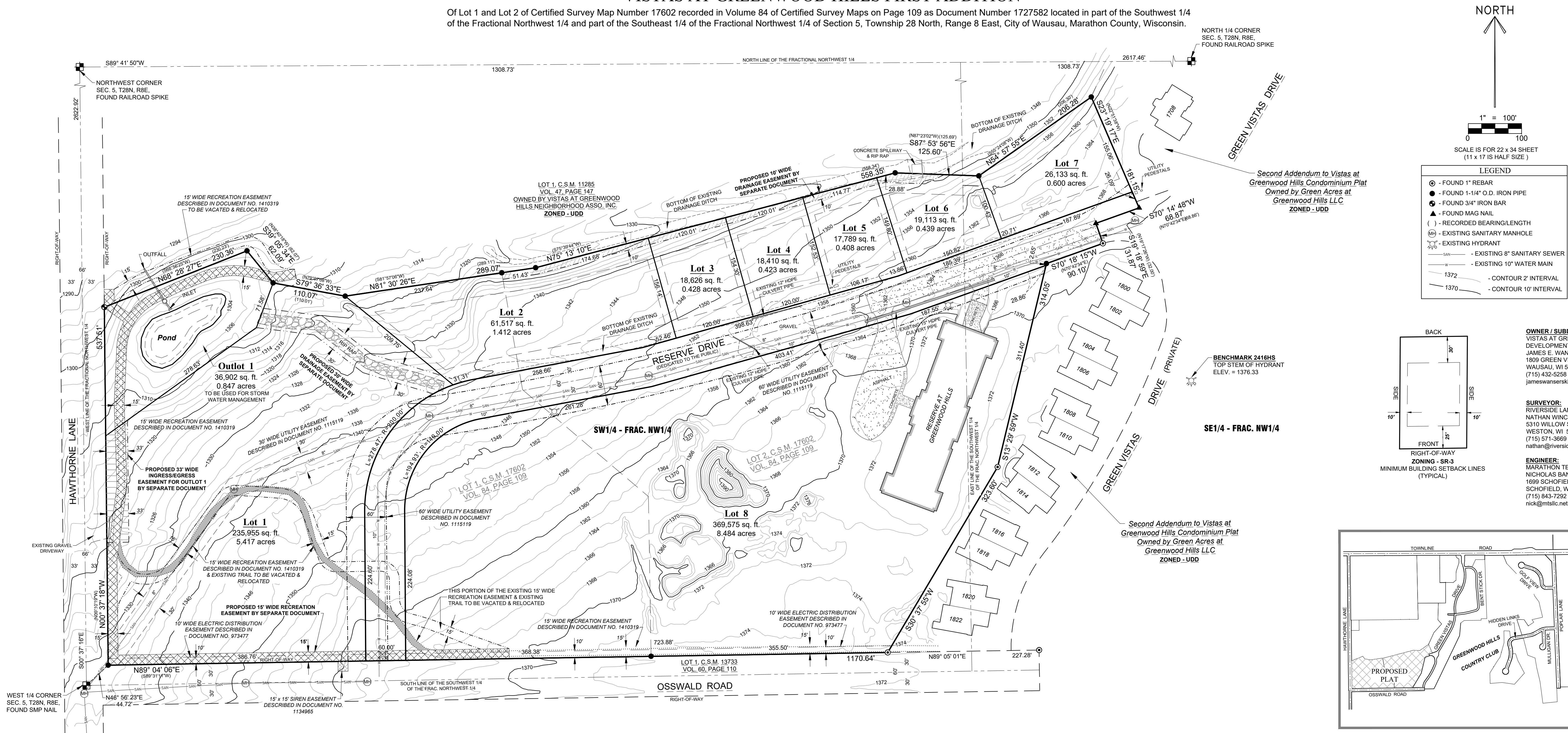
Homeowners at 505 S. 22nd Avenue Wausau WI, 54401

Patrick Bacher and Richard Louze

AGENDA ITEM
Discussion and possible action on Preliminary Plat for Vistas at Greenwood Hills First Addition
BACKGROUND
<p>A preliminary plat has been submitted. See attached.</p> <p>Staff is currently reviewing the plat and will provide comments to CISM.</p> <p>Staff does have the concern on the east end of the plat where the roadway dead ends into a private roadway. This private roadway designation is currently in dispute. Staff recommends against the current plan to dead end a public roadway into a private road. City equipment would not be able to maintain the proposed roadway with this configuration. If the roadway to the east remains private, a cul-de-sac should be constructed as part of this plat or at a minimum an easement should be granted on the private roadway to allow city vehicles to turn around in the existing roundabout or to exit to the south to Oswald Road.</p>
FISCAL IMPACT
Future building lots for tax base.
STAFF RECOMMENDATION
Staff recommends approving the preliminary plat with the conditions the access or cul-de-sac in the east end be resolved on the final plat.
Staff contact: Allen Wesolowski 715-261-6762

PRELIMINARY PLAT OF
VISTAS AT GREENWOOD HILLS FIRST ADDITION

Of Lot 1 and Lot 2 of Certified Survey Map Number 17602 recorded in Volume 84 of Certified Survey Maps on Page 109 as Document Number 1727582 located in part of the Southwest 1/4 of the Fractional Northwest 1/4 and part of the Southeast 1/4 of the Fractional Northwest 1/4 of Section 5, Township 28 North, Range 8 East, City of Wausau, Marathon County, Wisconsin.



- GENERAL NOTES:**
- BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, MARATHON COUNTY NAD 83 (2011) AND REFERENCED TO THE WEST LINE OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 28 NORTH, RANGE 8 EAST, MEASURED TO BEAR SOUTH 00°37'16" EAST.
 - THE TOTAL AREA OF THE PLAT IS 854,339 SQUARE FEET OR 19.613 ACRES, MORE OR LESS.
 - THE CURRENT ZONING IS: **UDD**. LOTS 2 - 7 WILL BE REZONED TO **SR-3**, SINGLE FAMILY RESIDENTIAL. SETBACKS AS PER ZONING ORDINANCE FOR THE CITY OF WAUSAU ARE AS SHOWN HEREON.
 - ELEVATIONS ARE BASED ON NAVD 88 AND REFERENCED TO CITY OF WAUSAU BENCHMARK 2416HS, TOP STEM OF HYDRANT ON THE EAST SIDE OF GREEN VISTAS DRIVE - ELEVATION = 1376.33
 - CONTOURS AS SHOWN HEREON ARE SUPPLIED FROM MARATHON COUNTY GIS DATA AND ARE APPROXIMATE.
 - THE RIGHT-OF-WAY OF OSSWALD ROAD IS BASED ON LOT 1 OF C.S.M. 13733, VOL. 60, PAGE 110 AND THE RIGHT-OF-WAY OF HAWTHORNE LANE IS BASED ON DOCUMENT NO. 1468547, C.S.M. VOL. 60, PAGE 110 AND C.S.M. VOL. 34, PAGE 85.
 - 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.
 - PROPOSED ROAD LENGTH OF RESERVE DRIVE IS 1429 FEET.

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 Vistas at Greenwoodhills Development, 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 City of Wausau.

Dated this 29th day of August 2023
Nathan J. Wincentsen
Riverside Land Surveying, LLC
Nathan J. Wincentsen
WI P.L.S. S-2539

SHEET
1 OF 1
PRELIMINARY PLAT OF
VISTAS AT GREENWOOD HILLS FIRST ADD.
SECTION 5, T28N, R8E, CITY OF WAUSAU,
MARATHON COUNTY, WISCONSIN

REVISIONS:
SURVEYED BY: NJW / SMH
DRAWN BY: MFL
CHECKED BY: NJW
APPROVED BY:
DATE: AUGUST 29, 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.
2952