



OFFICIAL NOTICE AND AGENDA

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

Meeting: PLAN COMMISSION
Members: Tipple (C), Marquardt, Rosenberg, Valitchka, Oberbeck, Bohlken, Nutting
Location: Common Council Chambers, 407 Grant Street.
Date/Time: Tuesday, May 20, 2014, at 5:00 p.m.

1. Approve the minutes of the April 15, 2014 meeting.
2. **PUBLIC HEARING:** Approve a conditional use at 900 Golf Club Road to allow for an outdoor dining area, in a B2, Community Service District (Stimac).
3. **PUBLIC HEARING:** Approve a conditional use at 601 Forest Street to allow for an office space for motor vehicle sales, in a B2, Community Service District (Olson).
4. **PUBLIC HEARING:** Rezone 800 North 1st Street from B4-2, Central Business District to B2, Community Service District (Alwin).
5. Amend the Precise Implementation Plan for 1800 Westwood Center Boulevard to allow for new signage.
6. Amend conditional use at 2607 North 18th Street to modify the fencing requirement of wind turbines.
7. Discussion and possible action on the dedication of East Kent Street right-of-way.
8. Discussion and possible action on an amendment to the Curling Way Relocation Order.
9. Discuss update to city of Wausau Comprehensive Plan.
10. Discuss checklist requirement of Unified Development Districts.
11. Future agenda items for consideration.

Adjourn

COMMITTEE CHAIRPERSON: MAYOR JAMES E. TIPPLE

Questions regarding this agenda may be directed to the City Planning Office @ (715) 261-6760.

This Notice was posted at City Hall and faxed to the *Wausau Daily Herald* newsroom at 2:00 p.m. on May 16, 2014.

It is possible that members of, and possibly a quorum of members of, other committees of the Common Council of the City of Wausau may be in attendance at the above-mentioned meeting to gather information. No action will be taken by any such group(s) at the above-mentioned meeting other than the committee specifically referred to in this notice.

Distribution: *Wausau Daily Herald*, *City Pages*, Common Council, Department Heads, Plan Commission, Hebert, Lenz, DeSantis, Parks Dept., County Planning, Olson, Stimac, Alwin

Please note that upon reasonable notice efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For information or to request this service, please contact the City Clerk, 407 Grant Street, Wausau WI 54403, phone 715-261-6620.

PLAN COMMISSION

Time and Date: The Plan Commission met on April 15, 2014, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Tipple, Marquardt, Radtke, Valitchka, Oberbeck, Nutting (arrived at 6:25 p.m.)

Others Present: Lenz, Hebert, DeSantis, Woldt, Close, Peters, Hazuka, Uttech, Neal, Luecher, Hinner, Lorio, Gisselman, Salzman, Kreager, Ghidorzi, Guld, Engen

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 Tipple called the meeting to order at approximately 5:00 p.m. noting that a quorum was present.

Approve the minutes of the February 18, 2014 meeting.

Oberbeck motioned to approve the minutes of the February 18, 2014 meeting. Radtke seconded, and the motion carried unanimously 5-0.

PUBLIC HEARING: Approve a conditional use at 835 South 66th Avenue to allow for an online consignment auction location with an outdoor storage area, in a MI, Limited Industrial District (Close).

Brad Woldt said that Homemakers Building Supply has downsized and is looking to lease out half of their building.

Jody Close said that he has 4 locations and would like to expand to this new location. There will be online auctions, about 1 auction per month. It is not a live auction, but the items can viewed.

Wayne Peters said that he worked with Jody to find an alternative location. This is zoned industrial and there are other uses such as heavy equipment sales and outdoor displays. The area is an industrial area with no residential homes. The online auctions do not draw a big crowd. Someone can go in person to view the items, but bid from home. Winners are notified and arrangements are made. There is not a lot of traffic; there are probably 3-4 customers at a time. There are monthly cycles for equipment and household items. Peters said he is an advocate of this type of auction because it makes a lot of sense. The auctions bring favorable prices for the seller.

Mayor Tipple closed the public hearing.

Lenz said that this particular use is not listed in the zoning code, but similar uses are permitted, so this can be approved by conditional use. In the code, screening would be required because there is residential zoning within 500 feet. Staff would recommend a condition of screening for outdoor storage to the south side of the property. Lenz said that the Inspections Department has been in contact with Close for the paving on the outdoor storage area. Staff recommends approval with the condition that screening is installed.

Close asked what the screening would be. Lenz answered that it would be a fence or landscaping with 50% opacity. Close said that would defeat the purpose since the items would be for public display. Lenz said that the south side, the side near the park, would need to be screened. The side facing the street would still be visible. Lenz said the property borders a residential zoning district and even though it's not used for residential homes, screening is required by code.

Close asked if it was acceptable to install a chain-link fence with slats in. Hebert answered yes. Mayor Tipple said that on the map, R1 zoning indicates where the screening would need to be. Peters said that part of the area is blacktop already. Close said that people won't be able to see the merchandise.

Valitchka asked if they were aware of the fencing requirements before applying. Peters said he is not clear on where the fence has to be. Close asked if there would be a height limit for the screening. Hebert answered that the minimum to maximum height would be 6-8' for a fence. Valitchka asked what the current surface is that items would be stored on outside. Close answered that it is grass and sod. Valitchka asked if there is an area of pavement from the parking lot to the west. Close answered to the north. Mayor Tipple asked if it will need to be paved. Lenz thought the grass area should be paved if it is going to be used for storage, but there is currently a paved area that was believed to be the original storage area. Close said the equipment will tear up the pavement. Valitchka asked if it were a concrete slab, would it get torn. Close answered no. Valitchka said it will be awfully expensive to pave the entire storage area and the fencing will be fairly well removed from Sunnyvale.

Valitchka motioned approve the conditional use at 835 South 66th Avenue to allow for an online consignment auction location with an outdoor storage area, in a M1, Limited Industrial District with the conditions that screening from the south would not be required and the outdoor storage area could remain turf at this time. Radtke seconded.

Marquardt asked what types of equipment would be brought in that would tear up asphalt, but not tear up grass. Close answered farm and construction equipment. Marquardt said the equipment will tear up the topsoil also. Close responded that is easier to maintain. Close said that all his other sites are gravel and sod. Mayor Tipple asked if gravel would be more palatable than the grass. Valitchka said that he was introducing a sense of reasonableness. It was intended not to require a large paved surface at this time. Mayor Tipple said that it could be checked in 6 months or 1 year. Lenz said that it could be monitored, but the city tries to enforce parking on paved surfaces in other areas of the city. Lenz said that he is not sure if engineering has looked into this in enough detail to know what will happen with rainwater and drainage.

Oberbeck said that he is concerned with storm water and how things will be tracked onto the adjacent roadway. The construction sites call for pads to keep the dirt and gravel of the roads. This needs to be addressed. Where is the equipment loaded and unloaded? At the minimum, it should be on a gravel surface. The storm water needs to be looked at also.

Hebert asked about how much of the storage area will be regularly used. Close answered that anything that is rubber doesn't hurt the pavement, but the bigger stuff would. The bigger items would go on the grass. Hebert asked how much of the grass area will be used for storage. Close answered ¼ this year. Hebert asked if equipment is moved in and out with each auction. Close said yes, it is rotated. Hebert asked if the gate is open during the day for viewing. Close answered yes and there is a walkway available for after hours. The yard will be closed after dark. Hebert said that he would recommend keeping the screening on the south side and to allow the unpaved area as an overflow area for equipment. Valitchka said he would like to amend the motion to require screening on the south side and allow the grass as an overflow storage area. Radtke accepted the change to the motion.

Oberbeck said the fencing does not seem to be real effective and it is set back away from the area. Oberbeck said he is not sure of the intent and the softball diamonds are not going away. Lenz said the recommendation is coming straight from the ordinance. Conditions can be applied to protect the public interest but they may not apply in all cases. Oberbeck asked if vehicles parked on the grass would have motors. Close answered yes. Oberbeck said that contaminants could leak into the grass area and there could be environmental issues. The city requires a paved or all-weather surface for motor vehicle parking. Close said the business slows down in the winter. There will be very little of the grass area used in the winter. Oberbeck said he would like to see the use of an all-weather surface and cannot support this without a surface other than the grass. The motioned failed 1-4.

Valitchka asked Close if he was unaware of the fencing and surface requirements. Close was said he was

not aware of the surface requirements but was aware of the fencing requirement.

Radtke motioned to approve the conditional use at 835 South 66th Avenue to allow for an online consignment auction location with an outdoor storage area, in a M1, Limited Industrial District with the conditions that screening would not be needed, and the parking of vehicles will need to have a minimum of a gravel area. Oberbeck seconded, and the motion carried unanimously 5-0. This item will go to Common Council on May 13, 2014.

PUBLIC HEARING: Approve a conditional use at 811 North 3rd Avenue to allow for a community center, in a B2, Community Service District (Hazuka).

Michelle Hazuka, 319 North 3rd Avenue, said the program has been run for 18 years and this will be their 4th move. They have grown to capacity at the current space and are looking to relocate. They have had a hard time finding a place that would fit their needs. Uttech told them about a 7,000 square feet space is available and they are currently going through building negotiations. The move would be made in mid-late summer.

Cary Uttech, said that he owns the Christian Book Store property and is looking for someone to lease the space. The area will fit the proposed use. There are 3,500 square feet on the main level and 3,500 square feet in the basement.

Barbara Neal said that she is a member of the clubhouse and it is more than a business. It is a valuable member of the community. This is a benefit to the community, not a detriment.

Arnold Luechau, 724 North 3rd Avenue, said he owns a business a block away and wants to know what this is all about and what will happen. Hazuka said that the program is affiliated the North Central Healthcare providing outpatient services for mental health issues. There are typically 20-30 people a day who are assisted from 8:00-5:00 and they are not open on the weekends. It is a nationally accredited program.

Mayor Tipple closed the public hearing.

Mayor Tipple read an email from Joe Ruelle.

Lenz said that he received a couple questions from neighbors about the program, but there wasn't any formal opposition. The community center matches the definition in the zoning code and this location would be in a similar area as their current facility. It will be located on the same street, just a move to better suit the business. There will be plenty of off-street parking. Staff is not aware of other issues from the current location, other than the recent email. Staff recommends approval.

Valitchka asked Uttech about plans in the negotiations to address the painting. Uttech said that the email was regarding the current place of business. The new business location is landscaped with a metal building and is in good shape. Valitchka asked if there are plans for new signage. Hazuka said that the signs were donated and new signage is being looked into.

Mayor Tipple asked if staff would approve the signage. Lenz answered that a permit would be needed, but it is a commercial district and staff could approve it.

Radtke motioned to approve the conditional use at 811 North 3rd Avenue to allow for a community center, in a B2, Community Service District. Valitchka seconded, and the motion carried unanimously 5-0. The item will go to Common Council on May 13, 2014.

PUBLIC HEARING: Rezone 2105 North 2nd Street from M1, Limited Industrial District and 2102 North 2nd Street from M2, General Industrial District to B2, Community Service District (Hinner).

Elizabeth Hinner, 2105 North 2nd Street, said that she would like to change the zoning to B2 with a conditional use for an outdoor dining area. The location is kitty-corner to Athletic Park. A residential area is to the east, which is to the side and back of the property. Hinner showed a rendering of the exterior of the building. The property was the Children's Theatre and prior to that it was Marathon Press. The property will be maintained and updated. A rendering showing 6 tables for an outdoor dining area was presented.

Gary Gisselman, Alderperson for District 5, said that he is a neighbor of the project and looks forward to the project. This will be a nice sprucing up of the neighborhood and will help revitalize this part of Wausau, especially the Wausau Avenue area. Gisselman said he looks forward to the new neighbors and will be a great addition.

Mayor Tipple closed the public hearing.

Lenz said that there will be 2 items on the agenda for this project. The first item will be to rezone this property and a property owned by CDA, from manufacturing to commercial. He said commercial zoning would be more complementary to the area, than the current industrial zoning.

Oberbeck motioned to rezone 2105 North 2nd Street from M1, Limited Industrial District and 2102 North 2nd Street from M2, General Industrial District to B2, Community Service District. Marquardt seconded, and the motion carried unanimously 4-0. Valitchka abstained from voting on this item. This item will go to Common Council on May 13, 2014.

PUBLIC HEARING: Approve a conditional use at 2105 North 2nd Street to allow for outdoor dining, in a B2, Community Service District (Hinner).

Hinner said that the request for the conditional use would be for the outdoor dining area. A fence will be installed for screening near the alley. The chain linked fence will be replaced.

Mayor Tipple closed the public hearing.

Lenz said that the conditional use is technically for the outdoor dining area which is being converted from an existing loading dock. The restaurant itself is a permitted use in the present and proposed zoning districts. The chain link fence running along the east side is not necessarily required for screening. There is a retaining wall that blocks the loading dock from the alley to the east. He said the business hours will be until the dinner customers are finished, which will not be until bar time. Staff sees no issues with the outdoor dining area as proposed.

Radtke motioned to approve the conditional use at 2105 North 2nd Street to allow for outdoor dining, in a B2, Community Service District. Oberbeck seconded and the motion carried unanimously 4-0. Valitchka abstained from voting on this item. This motion will go to Common Council on May 13, 2014.

Amend Unified Development District at 901 North 6th Street to allow for a counseling agency.

Lenz said that a new use is being proposed for the vacant building, previously the Wright Place.

Noreen Salzman and Sandra Kreager introduced themselves. Salzman said that Carolyn Meier is going to be retiring from the business operations and is just going to be doing therapy. Salzman said the current facility is very tiny and they hope to accommodate more therapists. It is hoped they will add a massage

therapist.

Lenz said that this would be an amendment to the existing UDD zoning. Plan Commission can require a public hearing, if there is a substantial change. Timing was an issue for the petitioners. They came to staff just after the deadline passed for a public hearing. The petitioners went door-to-door in the neighborhood explaining the proposed business. Staff feels this is more effective than a public hearing. Staff does not feel that a public hearing is necessary. The proposed hours would be daytime and the number of people would be quite smaller than was previously approved for a restaurant. Staff recommends approval of the amendment as presented.

Mayor Tipple asked the petitioner about the reaction from the neighborhood. Salzman said that on April 8 and April 12, letters were hand delivered and they heard very supportive and very positive comments. The letter was handed out to the commission members.

Radtko asked how far they brought the letters. Salzman answered that they went within a radius of 2 blocks. Salzman said that they had 35 copies and only 1 was left at the end.

Valitchka motioned to amend the unified development district and 901 North 6th Street to allow for a counseling agency. Radtko seconded and the motion carried unanimously 5-0. This item will go to Common Council on April 22, 2014.

Amend the Precise Implementation Plan for 1800 Westwood Center Boulevard to allow for new signage.

Chris Ghidorzi said that West Business Services is in the old Wausau Insurance building. The building was built in 1982 as a hotel conference center. It served the needs of Wausau Insurance very well. As the partnership was put together, the building was repurposed. WPS had a significant presence with 800 jobs coming into the facility. Over time, they have downsized due to contracts expiring. West Business Services has expanded and have approximately 400 employees and love the Wausau workforce. Ghidorzi said that they are looking for approval for the West Business Services signage. The partnership supports the request and has been working on the sign since September 2013.

Lenz said that the staff report outlines some concerns and thoughts regarding the sign. This was put together on an observational perspective of the sign and looking at the surrounding area. There are concerns of the precedence of the sign. Rasmussen College has a pylon sign that faces the freeway, so it is not unheard of, but this would be the first multi-tenant office building with an individual tenant sign. Lenz questioned whether additional signs would be requested or if the number of signs would be limited.

Mayor Tipple asked if there is a way to affix the sign to the face of the building. The sign sticks out and seems to be out of character and seems to detract from the business. Ghidorzi said that there are 3 tenants, WPS, Liberty Mutual, and West Business Services. WPS and Liberty Mutual do not want to be on the sign. West Business Services has committed to pay for the sign themselves and doesn't think the other signage serves their needs.

Valitchka asked if Ghidorzi was familiar with the staff report. Ghidorzi answered yes. Valitchka asked what the intent of the sign was. Ghidorzi answered that West Business Services is a major employer and has a tremendous support for our workforce and would like to be a prominent fixture in our community. Valitchka asked if they need the signage for people to come to the building. Ghidorzi said the sign would be smaller than Rasmussen which is at the maximum size and has a full color reader board. Valitchka asked if the WPS sign would be removed and if this sign could go where theirs is. Ghidorzi said the sign would stay. Valitchka asked about the vertical heights limits. Lenz answered that there is a maximum of 30' tall, but can go higher with a conditional use.

Oberbeck said the sign looks like a billboard and said he is having a hard time with this type of sign. Oberbeck asked Ghidorzi if a ground sign could be looked at that would have more of an aesthetic appeal. A lot of sign grants are reviewed with Main Street and proportions are always looked at and said this sign seems to be out of character. Ghidorzi said what is being shown is their logo. A monument sign would get obstructed because of the shrubbery. A billboard is a good thing and is used to attract people and to get more employees. There is vacant space in the community and additional employees would be a positive thing for the Wausau area. Oberbeck asked if there are any other places on the site so the sign would not be competing with the building. Ghidorzi said that due to the topography of the site, it is a challenge. The sign placement wouldn't disturb the parking and it would be easy to get power to.

Valitchka asked if the square and the word west is the logo. Ghidorzi answered yes, it is part of the sign package and is a corporate standard. Valitchka said the sign is out of character. The sign detracts from the architecture of the building. Valitchka asked if a monument sign would accomplish the same goal for West Business Services or if freeway traffic is wanted. Ghidorzi said that at time there will be a lease expiration and said that they are working with them. Ghidorzi said they have tried to downsize the sign. Dave Guld said that they have worked directly with the company. The signage for Rasmussen College is larger and has a message center. This sign will not have a reader board.

Mayor Tipple asked if the sign would be lit. Guld answered yes.

Valitchka said that there could be some compromises. The city is trying to set standards and asked if the grasses could be mowed or the vertical height be reviewed. Valitchka said that Rasmussen is lower topographically. This was confirmed. Ghidorzi said everything could be an alternative and asked what is being directed to take back to the tenant. Valitchka said the commission would not be directing, but voting. Valitchka asked if a nicely positioned sign that is smaller and less vertical that could be more tasteful with the architecture would be out of the question. Guld said this is would not be out of the question, but is not sure of the maintenance costs. The Subway sign is 30' and is a big rectangle sign with the Subway logo. Valitchka asked if there is room for the type of approach for a monumental sign landscaped into the property.

Nutting arrived at 6:25 p.m.

Ghidorzi said the size could be cut down, but it may look awkward if it is cut down too much. A monument sign could be done. Valitchka said the existing grass could be mowed.

Oberbeck said that Wausau has revamped some of the Industrial Park signs and it is quite attractive. This would start to set some standards for the area. The city and state is trying to get away from pylon and billboard signs. It is important to see a complementary building with complementary architecture.

Marquardt asked how far away the sign would be from the building. Ghidorzi answered the site plan was not brought. Marquardt said the sign could be distorted which may be throwing the commission off.

Valitchka asked if the application would remain open if the commission held off to vote. This was affirmed. Valitchka motioned to table amending the Precise Plan for 1800 Westwood Center Boulevard to allow for new signage and ask for a site plan and to consult with West Business Services for alternative monument signs with landscaping. Radtke seconded, and the motion carried unanimously 6-0.

Mayor Tipple asked if there is a date that this needed to be done. Ghidorzi answered it could go to the next meeting.

Approve petition for annexation – NWA Holdings LLC, 2221 Northwestern Avenue (082-2808-064-

0995, 082-2808-071-0988, and 082-2808-071-0987, Town of Weston)

Lenz said that this is not in the city and we do not have addresses which is why they were referred to by the pin numbers. This land is part of the proposed residential development discussed at a previous meeting. Staff hadn't received the signed petition for annexation last time and the developer is interested in moving forward. This would bring the land into the city. There has been a lot of discussion about the development. The UDD zoning will need to be established for this property and a Precise Implementation Plan will need to be approved. CISM unanimously approved the annexation at their last meeting.

Marquardt motioned to approve the petition for annexation – NWA Holdings LLC, 2221 Northwestern Avenue. Valitchka seconded, and the motion carried unanimously 6-0. This item will go to Common Council on May 13, 2014.

Accept dedication of the north portion of right-of-way on Talon Lane.

Marquardt said that last year some of this was accepted, but not all was annexed. All of the property has now been annexed to the city. CISM approved this unanimously.

Radtke motioned to accept the dedication of the north portion of right-of-way on Talon Lane. Oberbeck seconded, and the motion carried unanimously 6-0. This item will go to Common Council on April 22, 2014.

Discuss update to city of Wausau Comprehensive Plan

Lenz said that the current plan was adopted in 2006 and will need to be amended. In order to amend it within 10 years of the adoption date, staff will need to start the process soon and put together some rough ideas to move it forward. It is recommended that the Plan Commission act as an advisory committee. The Plan Commission will oversee the amendments and drive the process. A little bit of time could be set aside every month to discuss the plan. Lenz said he spoke with the director of regional planning, who are working with the county's comprehensive plan. He said it would be beneficial to work with regional planning to save money and be a partner. Valitchka said he is in favor of staff working with regional planning, and advised staff to continue developing a strategy for the plan.

Discuss checklist requirement of Unified Development Districts.

Mayor Tipple asked that this item be moved to the next meeting, as there is another meeting scheduled shortly and to give members some time before the next meeting. Valitchka said that this checklist was very helpful. Mayor Tipple said it would be a good time to make any necessary changes to the checklist.

Adjourn.

Radtke moved to adjourn. Nutting seconded. Motion to adjourn carried unanimously and the meeting adjourned at 6:35 p.m.

The Plan Commission is next scheduled to meet at 5:00 pm on Tuesday, May 20, 2014.

Department of Public Works
Planning Division



Brad Lenz, AICP
City Planner

STAFF REPORT

TO: City of Wausau Plan Commission
FROM: Brad Lenz, City Planner *BL*
DATE: May 14, 2014

GENERAL INFORMATION

APPLICANT: Frank Stimac, BB Jacks
LOCATION: 900 Golf Club Road
EXISTING ZONING: B2, Community Service District
REQUESTED ZONING: Conditional Use
PURPOSE: To allow for an outdoor dining area. In the B2, Community Service District, outdoor dining areas for restaurants may be allowed by conditional use.
EXISTING LAND USE: Restaurant
SIZE OF PARCEL: 0.68 acres
SURROUNDING LAND USE AND ZONING:
North: Single family home; R2, Single Family Residence District
South: Two-family homes; R4, General Residence District
East: Single family home; R2
West: Right-of-way (street and railroad), single family home; R2

(See attached *Zoning* Map)

ANALYSIS

The site plans in the attachments show that a new patio would be added to the northwest corner of the existing building. The area would be large enough to hold approximately 7-8 outdoor tables, plus a gas fireplace, wet bar, and sink. A six to eight foot high concrete wall will be built along the north side of the patio to screen it from the property to the north. Staff estimates the distance to the north property line is approximately 25 feet, with an additional 20 feet to the neighboring house. The fence along the west and south sides of the patio (i.e., the sides facing public streets) is proposed to be a combination of concrete wall (four feet high) plus wrought iron.

At the time of this report, the planning office received one letter from the neighboring property to the east (924 Golf Club Rd) supporting the planned outdoor patio.

From Wausau Municipal Code 23.72.060, no conditional use shall be recommended by the city plan commission unless the commission finds:

(a) That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

(b) That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

(c) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

(d) That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

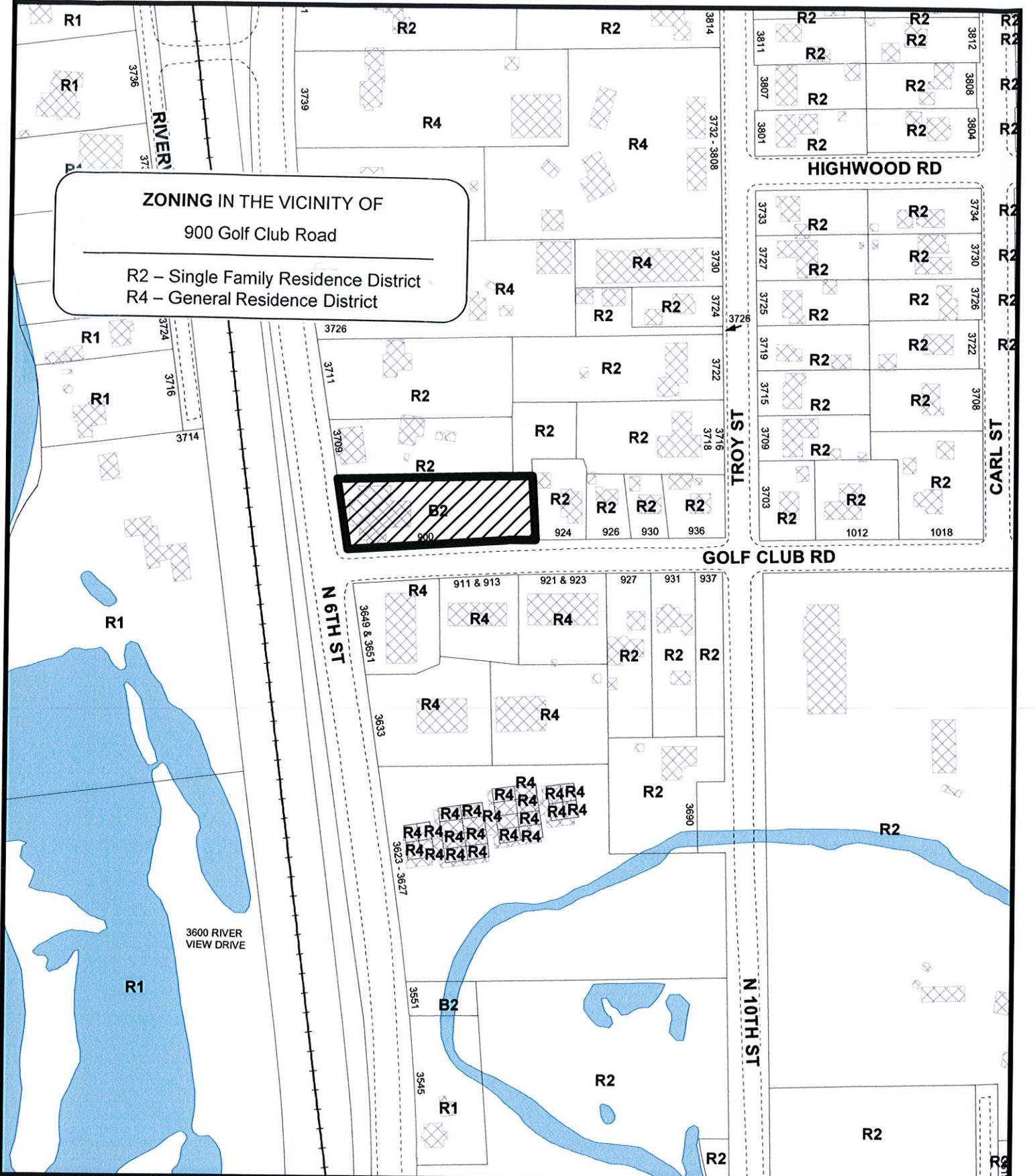
(e) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and

(f) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as the regulations may, in each instance, be modified by the common council pursuant to the recommendations of the city plan commission.

ZONING IN THE VICINITY OF

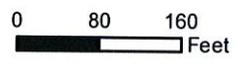
900 Golf Club Road

- R2 - Single Family Residence District
- R4 - General Residence District

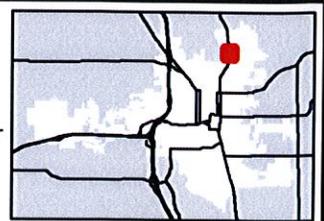


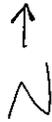
Date: 09 May 2014

City of Wausau
Marathon County Wisconsin



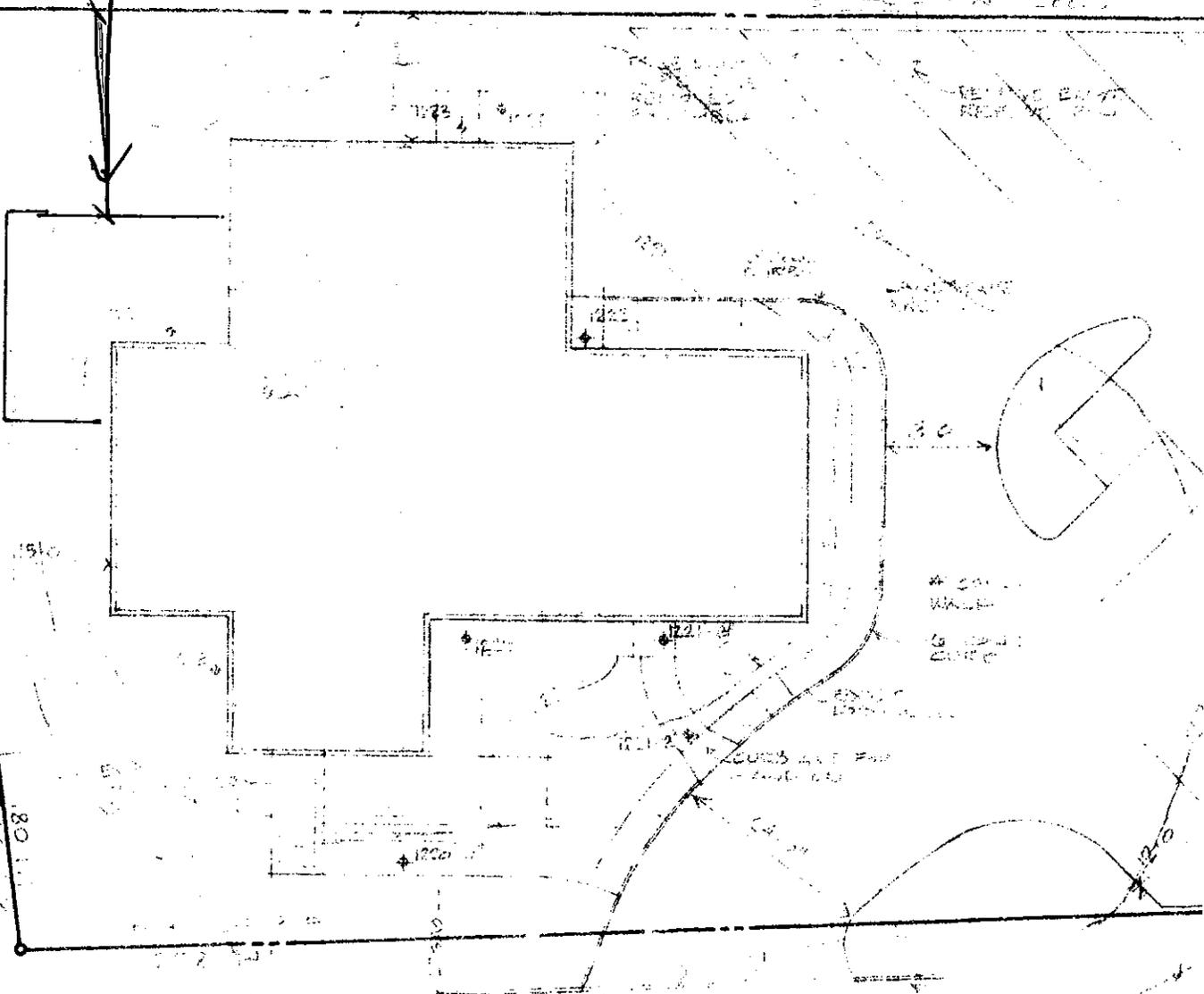
- Building
- Road Paved
- 300 Ft Buffer
- Petitioner's Property



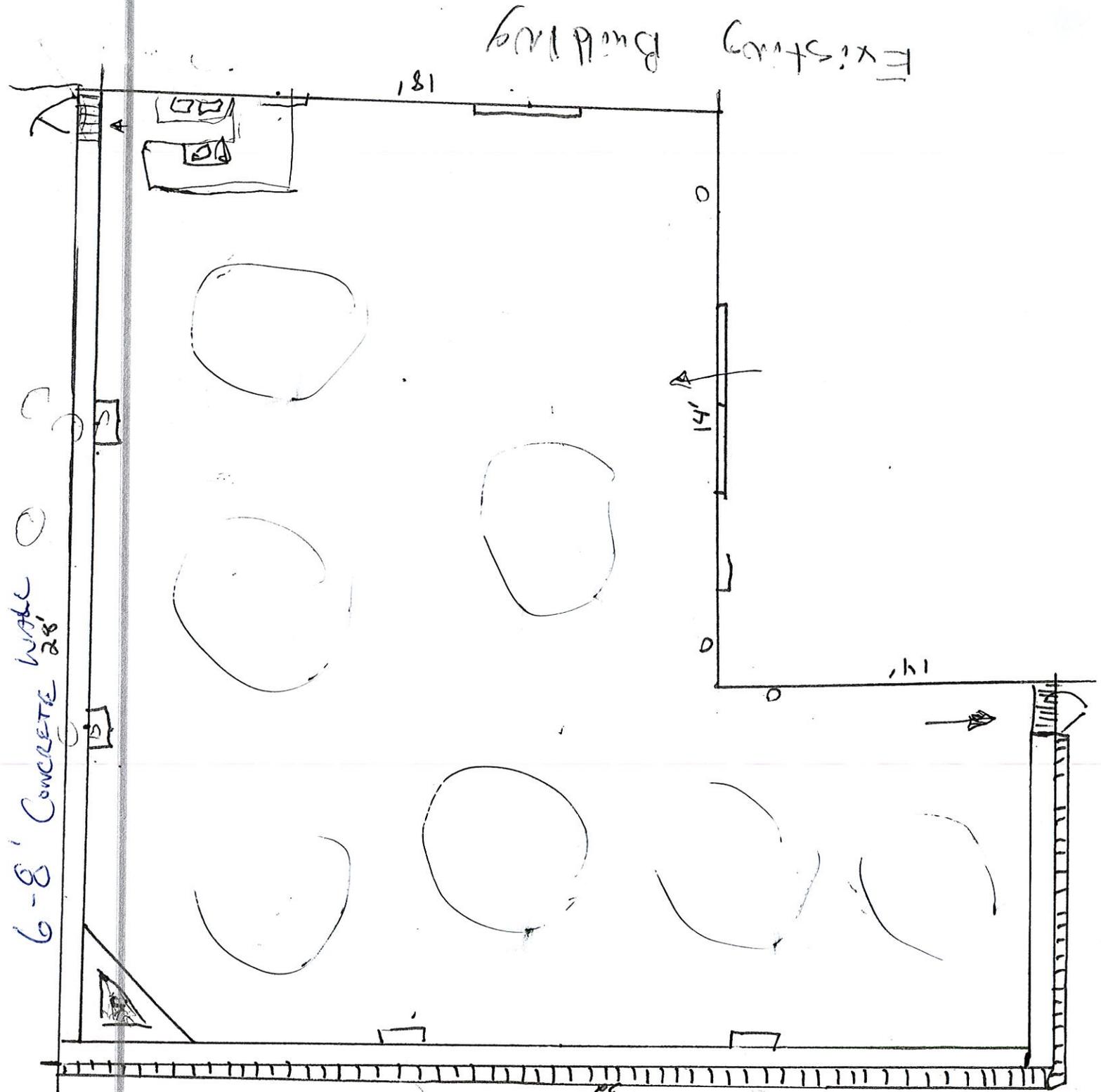


Patio addition

N. 6th St.



GOLF CLUB Rd.



Existing Build Wdg

18'

14'

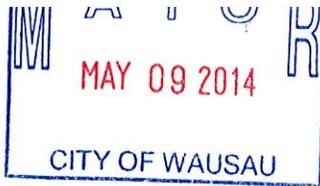
32'

6-8' CONCRETE WALL



- 7-8 TABLES
- 32-40 PERSONS
- GAS FIREPLACE
- WET BAR & SINK
- OUTDOOR TV.
- 2 EXITS
(MIN 3')

4' CONCRETE WALL
w/ WROUGHT IRON



Department of Public Works
Planning Division

Brad Lenz, AICP
City Planner

NOTICE TO OWNERS OF PROPERTY IN THE VICINITY OF 900 GOLF CLUB ROAD: Frank Stimac, BB Jacks, has requested that a conditional use be approved at the above address to allow for an outdoor dining area, in a B2, Community Service District. Below is a copy of the Official Notice of the public hearing which must be held. If you have questions about the proposed conditional use, hearing, or Plan Commission procedures, please contact either Zoning Administrator Bill Hebert, at 715-261-6783, or City Planner Brad Lenz, at 715-261-6753. If you wish to express concerns or support for the proposal, please be prepared to do so at the public hearing or submit written comments **before** the hearing date to: Mayor James E. Tipple, 407 Grant Street, Wausau, WI 54403.

To be published May 5 and 12, 2014, in the Wausau Daily Herald:

900 GOLF CLUB ROAD

NOTICE OF PUBLIC HEARING BEFORE WAUSAU CITY PLAN COMMISSION

Notice is hereby given that an application has been filed with the City of Wausau requesting that a conditional use be approved for the following described property:

Part of Government Lot 4, Section 13, Township 29 North, Range 7 East, Lots 1 & 2 of CSM Volume 11, Page 207, MORE COMMONLY KNOWN AS 900 GOLF CLUB ROAD

to allow for an outdoor dining area, in a B2, Community Service District.

Notice is hereby given that the **Plan Commission** will hear said request at a **public hearing** to be held at its meeting scheduled to begin at **5:00 p.m. on Tuesday, May 20, 2014**, in the Common Council Chambers of Wausau City Hall, 407 Grant Street.

Notice is also given that the Common Council will consider the proposed use at its first regular meeting in June, which is scheduled to be held in the Common Council Chambers beginning at **7:00 p.m. on Tuesday, June 10, 2014**, at which time final action may be taken. **Please call the Clerk/Customer Service Office at 715-261-6620 to confirm the date and time of the Common Council meeting.**

Dated: May 1, 2014

Toni Rayala, City Clerk

5/6/2014

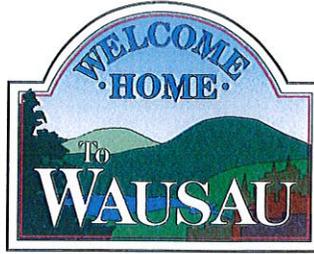
We support the conditional be Approved to allow for an outdoor dining area at BB Jacks - 900 Golf Club Rd, Wausau, WI 54403. Please accept this written notice to support Frank's Proposal. Thanks!

ENGINEERING • CONSTRUCTION & MAINTENANCE • PLANNING • GIS • PARKING
CITY OF WAUSAU • CITY HALL • 407 GRANT STREET • WAUSAU, WI 54403-4783 • 715.261.6760 • FAX 715.261.6759

www.ci.wausau.wi.us

*John J. Gawwin
Sodi L. GARVIN
Brian J. Gawwin*

Department of Public Works
Planning Division



Brad Lenz, AICP
City Planner

STAFF REPORT

TO: City of Wausau Plan Commission
FROM: Brad Lenz, City Planner *BL*
DATE: May 15, 2014

GENERAL INFORMATION

APPLICANT: Kent Olson, Olson Tire & Auto Service, Inc.
LOCATION: 601 Forest Street
EXISTING ZONING: B2, Community Service District
REQUESTED ZONING: Conditional Use
PURPOSE: To allow for motor vehicle sales in a B2, Community Service District. The sales would be for a non-profit program called Wheels to Work. In the B2 District, motor vehicle sales may be allowed by conditional use provided it is done within enclosed buildings, or outdoor with the following conditions: a) The sales operation shall be ancillary to either a garage for repair and servicing of motor vehicles or an automobile service station, b) there shall not be more than ten motor vehicles on display for retail sale at any time, c) the sales operation shall be closed between the hours of nine p.m. and eight a.m., and d) the motor vehicle sales display area shall be paved.
EXISTING LAND USE: Service garage, car wash, and food service
SIZE OF PARCEL: 1.56 acres
SURROUNDING LAND USE AND ZONING:

North: Variety of commercial uses; B2, Community Service District

South: Mix of commercial and residential uses; B2, and R3, Two Family Residence District

East: Mix of commercial and residential uses; B2, and R3

West: Commercial uses; B4, Central Business District

(See attached Zoning Map)

ANALYSIS AND RECOMMENDATION

From Wausau Municipal Code 23.72.060, no conditional use shall be recommended by the city plan commission unless the commission finds:

(a) That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

(b) That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

(c) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

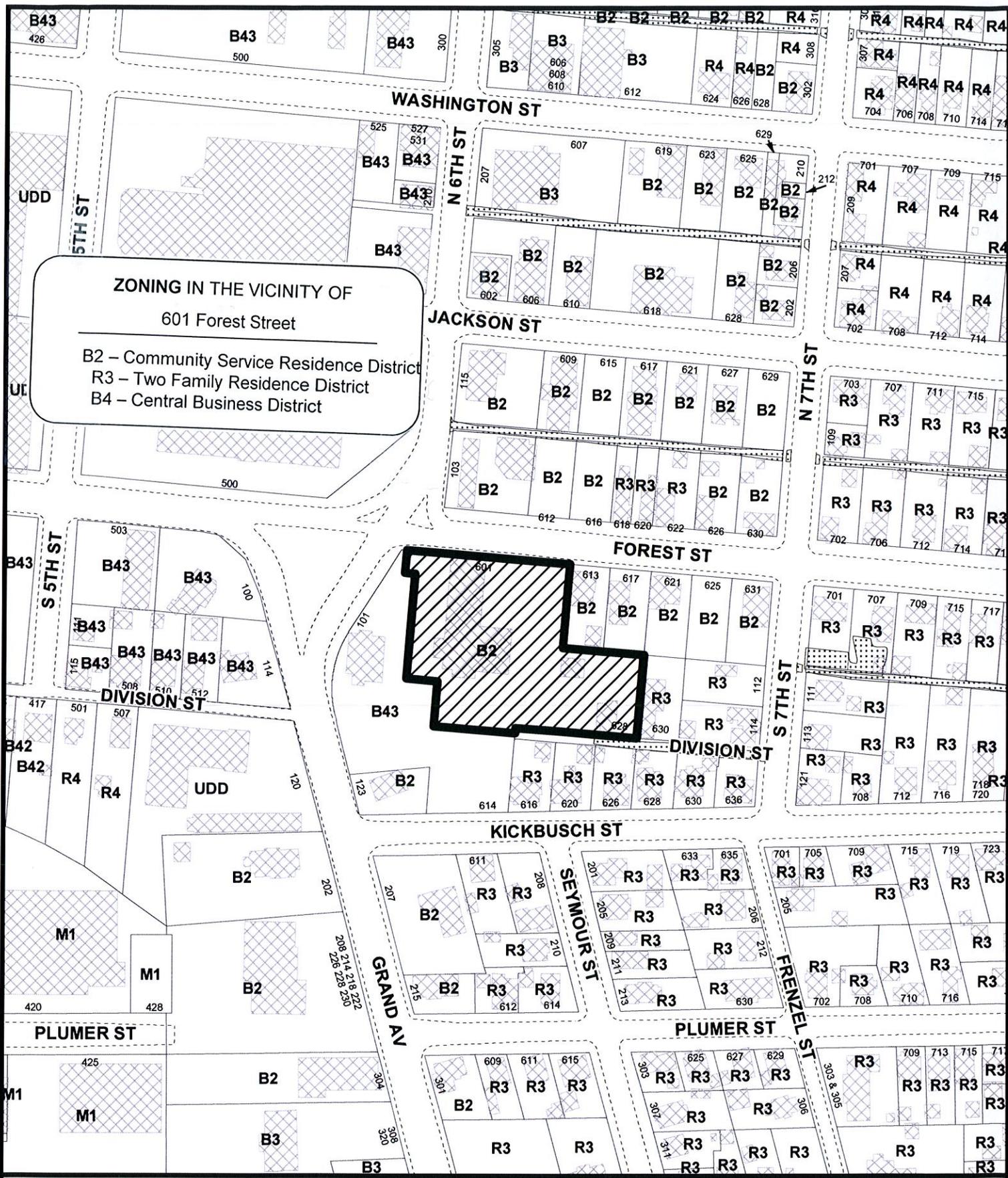
(d) That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

(e) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and

(f) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as the regulations may, in each instance, be modified by the common council pursuant to the recommendations of the city plan commission.

The proposed conditional use is being requested to satisfy licensing requirements for a Wheels-to-Work program through the Wisconsin Automotive & Truck Education Association (WATEA). The petitioner has stated there will be no physical changes to the current property or to the use of the property other than that associated with the non-profit program. This amounts to approximately 250 square feet of office space and five parking spots for vehicles.

Staff recommends approval of the conditional use to allow for motor vehicle sales.



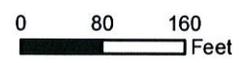
ZONING IN THE VICINITY OF
 601 Forest Street

B2 – Community Service Residence District
 R3 – Two Family Residence District
 B4 – Central Business District

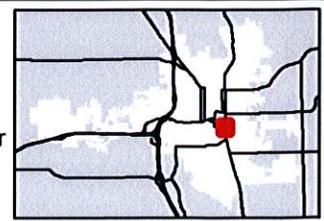


Date: 09 May 2014

City of Wausau
 Marathon County Wisconsin



-  Building
-  Road/Paved
-  300 Ft Buffer
-  Petitioner's Property



Department of Public Works
Planning Division



Brad Lenz, AICP
City Planner

STAFF REPORT

TO: City of Wausau Plan Commission
FROM: Brad Lenz, City Planner *BL*
DATE: May 15, 2014

GENERAL INFORMATION

APPLICANTS: Dylan Alwin, Finishing Touch Sign
LOCATIONS: 800 First Street
EXISTING ZONING: B4, Central Business District
REQUESTED ZONING: B2, Community Service District

PURPOSE: To allow for the addition of a digital reader board sign to existing signage for the Eye Clinic of Wisconsin. The digital reader board would not be permitted in the current zoning district and the petitioners are seeking to change the zoning of the property to allow for the signage.

EXISTING LAND USE: Eye Clinic of Wisconsin

SIZE OF PARCEL: Approximately 5 acres

SURROUNDING LAND USE AND ZONING:

North: Residential and vacant; B2, Community Service District, M1 Limited Industrial District
South: Parking lot; B4, Central Business District
East: Parking lot and office building; B4
West: Parking lot for Eye Clinic, and Riverfront; B4

See attached Zoning Map

ANALYSIS AND RECOMMENDATION

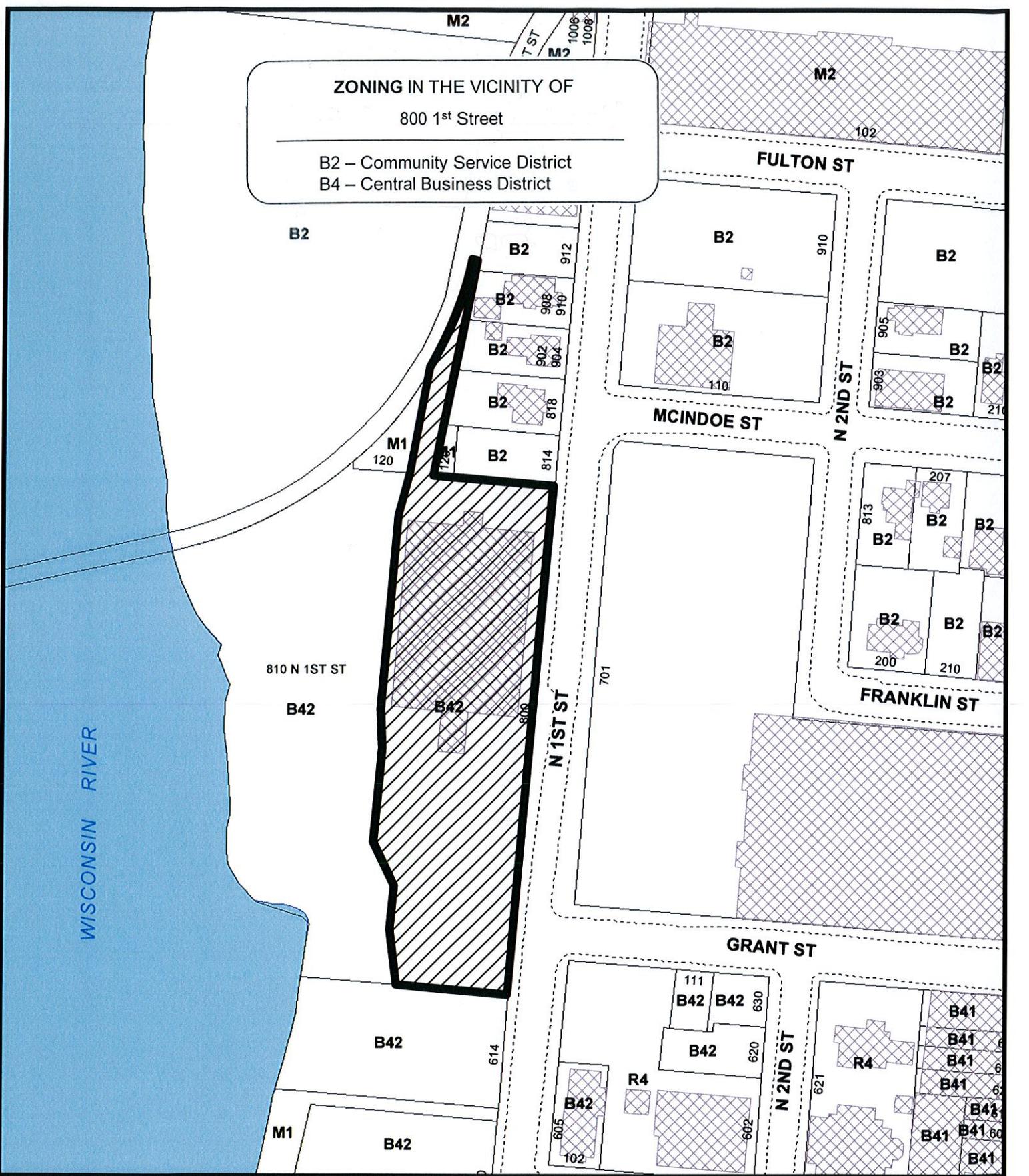
The proposed rezoning request is to allow for new signage at the Eye Clinic of Wisconsin. Staff has historically not recommended zoning map amendments that are requested simply to skirt existing sign zoning regulations. Staff feels that this undermines zoning and long range planning of the city. Wausau Municipal Code 23.78.010 states that amendments (which include text changes and zoning map amendments) may be made for the purpose of promoting the public health, safety, morals, comfort, and general welfare, conserving the value of property throughout the city, and lessening or avoiding congestion in the public streets and highways. Based on this description, staff questions whether the proposed request, to allow for "upgraded" signage on the property, should be considered for an amendment.

If the plan commission and Council were to consider the zoning map amendment, per Wausau Municipal Code 23.78.060, the plan commission shall make a recommendation based upon the evidence presented in each of the following matters where applicable:

- (a) Existing use of property within the general area of the property in question and the effect the proposed rezoning is likely to have on these land uses;*
- (b) The compatibility of the land uses which would be permitted by the zone change with the existing or planned land uses within the general area of the property in question;*
- (c) The zoning classification of property within the general area of the property in question;*
- (d) The suitability of the property in question to the uses permitted under the existing zoning classification;*
- (e) The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place since the day the property in question was placed in its present zoning classification;*
- (f) Whether the proposed zone change is generally consistent with the goals, objectives and policies identified in the City of Wausau Comprehensive Plan*
- (g) The nature and extent of the input received at the public hearing regarding the proposed zone change;*
- (h) The precedence, if any, that approval of the requested zoning could have on similar requests made elsewhere in the city; and*
- (i) If the property was recently annexed, the zoning classification of the property prior to annexation.*

ZONING IN THE VICINITY OF
800 1st Street

B2 – Community Service District
 B4 – Central Business District

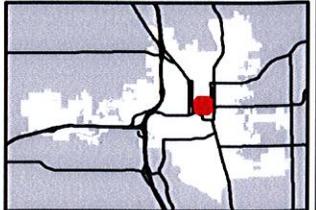


Date: 16 May 2014

City of Wausau
 Marathon County Wisconsin



-  Building
-  Road/Paved
-  Petitioner's Property



#5



Department of Public Works
Planning Division

Brad Lenz, AICP
City Planner

MEMO

TO: Members of City Plan Commission

FROM: Brad Lenz, City Planner *BL*

DATE: May 15, 2014

SUBJECT: Amend UDD at 1800 Westwood Center Boulevard to allow for new signage

Plan commission recommended last month that the petitioners for new signage at the Westwood Conference Center develop new renderings of the signage based on feedback provided by the commission. Minutes from the previous meeting at which this was discussed are attached. Also attached are renderings of new signage being proposed for the property.

Finishing Touch Signs

723 S. 72nd Avenue Wausau, WI
715-845-0500
ftsign.com

Client:
West Corp
Wausau, WI

SIGN SPECIFICATIONS
*structure to be 225 feet from building



sign structure 225 feet from building



Job Number
13312

THIS ARTWORK IS COPYRIGHTED AND MAY NOT BE USED WITHOUT PERMISSION. IT IS THE PROPERTY OF FINISHING TOUCH AND MUST BE RETURNED TO THEM.

Customer: West Corp
Sales Rep: Dylan Alwin

Date: 09/10/13
Revision Date: 05/05

FINAL DRAWING APPROVAL
These drawings will be released to manufacturing once signed and returned. Any detail or dimension changes will delay fabrication and incur extra charges. ONCE THE DESIGN IS APPROVED FINISHING TOUCH WILL NOT BE RESPONSIBLE FOR ERRORS

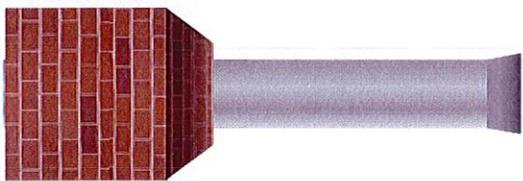
COLORS SHOW FOR REPRESENTATION ONLY. ACTUAL PAINT OR VINYL GRAPHICS MAY NOT MATCH INK COLORS ON LAYOUT



SIGN SPECIFICATIONS
*brick base with internally lit aluminum cabinet w/ lexan faces
**2 removable panels with applied translucent vinyl
(**optional)** base to be printed brick vinyl applied to aluminum base)



can be viewed when looking from the east
(no visibility from north and south highway traffic)



Job Number
13312

THIS ARTWORK IS COPYRIGHTED AND MAY NOT BE USED WITHOUT PERMISSION. IT IS THE PROPERTY OF FINISHING TOUCH AND MUST BE RETURNED TO THEM.

Customer: West Corp
Sales Rep: Dylan Rubin

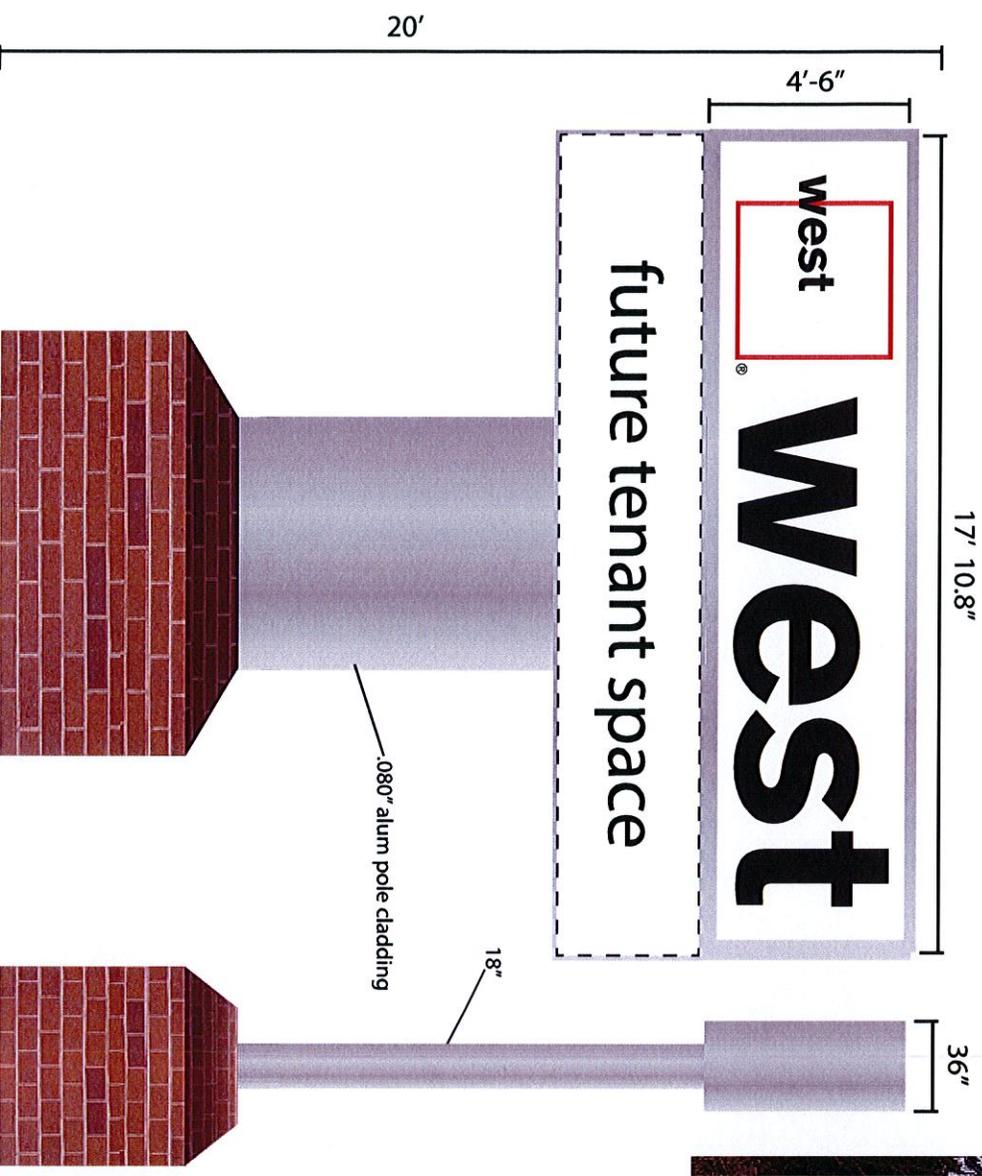
Date: 09/10/13
Revision Date: 05/05

FINAL DRAWING APPROVAL
These drawings will be released to manufacturing once signed and returned. Any detail or dimension changes will delay fabrication and incur extra charges. ONCE THE DESIGN IS APPROVED FINISHING TOUCH WILL NOT BE RESPONSIBLE FOR ERRORS

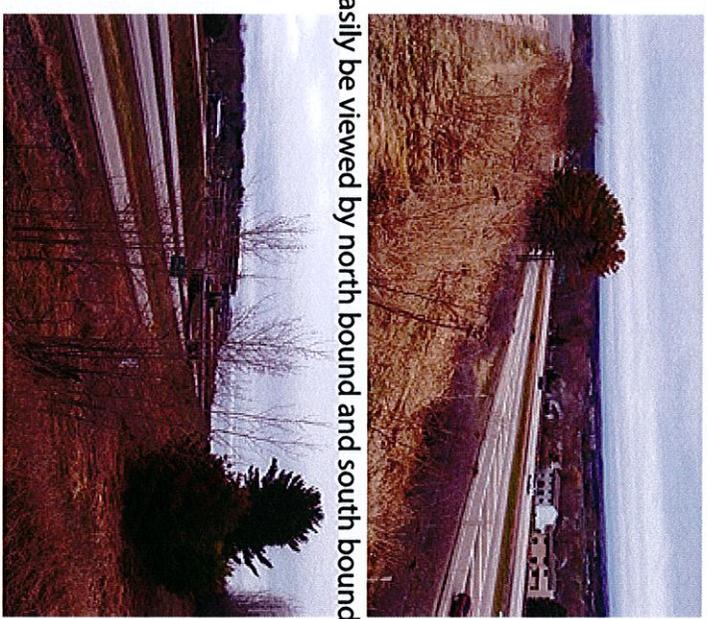
COLORS SHOWN FOR REPRESENTATION ONLY. ACTUAL PAINT OR VINYL GRAPHS MAY NOT MATCH INK COLORS ON LAYOUT



SIGN SPECIFICATIONS
*Formed welded .080" aluminum cabinet w/ flexible face material
**applied translucent vinyl to white flex face
(** optional ** base to be printed brick vinyl applied to aluminum base)



can easily be viewed by north bound and south bound US 51



Job Number
13312

Customer: **West Corp**
Sales Rep: **Dylan Alwin**

Date: **09/10/13**
Revision Date: **05/05**

FINAL DRAWING APPROVAL
These drawings will be released to manufacturing once signed and returned. Any detail or dimension changes will delay fabrication and incur extra charges. ONCE THE DESIGN IS APPROVED FINISHING TOUCH WILL NOT BE RESPONSIBLE FOR ERRORS

signature _____ date _____

COLORS SHOWN FOR REPRESENTATION ONLY. ACTUAL PAINT OR VINYL QUALITIES MAY NOT MATCH INK COLORS ON LAYOUT

THIS ARTWORK IS COPYRIGHTED AND MAY NOT BE USED WITHOUT PERMISSION. IT IS THE PROPERTY OF FINISHING TOUCH AND MUST BE RETURNED TO THEM.

PLAN COMMISSION

Time and Date: The Plan Commission met on April 15, 2014, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Tipple, Marquardt, Radtke, Valitchka, Oberbeck, Nutting (arrived at 6:25 p.m.)

Others Present: Lenz, Hebert, DeSantis, Woldt, Close, Peters, Hazuka, Uttech, Neal, Luecher, Hinner, Lorio, Gisselman, Salzman, Kreager, Ghidorzi, Guld, Engen

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 Tipple called the meeting to order at approximately 5:00 p.m. noting that a quorum was present.

Amend the Precise Implementation Plan for 1800 Westwood Center Boulevard to allow for new signage.

Chris Ghidorzi said that West Business Services is in the old Wausau Insurance building. The building was built in 1982 as a hotel conference center. It served the needs of Wausau Insurance very well. As the partnership was put together, the building was repurposed. WPS had a significant presence with 800 jobs coming into the facility. Over time, they have downsized due to contracts expiring. West Business Services has expanded and have approximately 400 employees and love the Wausau workforce. Ghidorzi said that they are looking for approval for the West Business Services signage. The partnership supports the request and has been working on the sign since September 2013.

Lenz said that the staff report outlines some concerns and thoughts regarding the sign. This was put together on an observational perspective of the sign and looking at the surrounding area. There are concerns of the precedence of the sign. Rasmussen College has a pylon sign that faces the freeway, so it is not unheard of, but this would be the first multi-tenant office building with an individual tenant sign. Lenz questioned whether additional signs would be requested or if the number of signs would be limited.

Mayor Tipple asked if there is a way to affix the sign to the face of the building. The sign sticks out and seems to be out of character and seems to detract from the business. Ghidorzi said that there are 3 tenants, WPS, Liberty Mutual, and West Business Services. WPS and Liberty Mutual do not want to be on the sign. West Business Services has committed to pay for the sign themselves and doesn't think the other signage serves their needs.

Valitchka asked if Ghidorzi was familiar with the staff report. Ghidorzi answered yes. Valitchka asked what the intent of the sign was. Ghidorzi answered that West Business Services is a major employer and has a tremendous support for our workforce and would like to be a prominent fixture in our community. Valitchka asked if they need the signage for people to come to the building. Ghidorzi said the sign would be smaller than Rasmussen which is at the maximum size and has a full color reader board. Valitchka asked if the WPS sign would be removed and if this sign could go where theirs is. Ghidorzi said the sign would stay. Valitchka asked about the vertical heights limits. Lenz answered that there is a maximum of 30' tall, but can go higher with a conditional use.

Oberbeck said the sign looks like a billboard and said he is having a hard time with this type of sign. Oberbeck asked Ghidorzi if a ground sign could be looked at that would have more of an aesthetic appeal. A lot of sign grants are reviewed with Main Street and proportions are always looked at and said this sign seems to be out of character. Ghidorzi said what is being shown is their logo. A monument sign would get obstructed because of the shrubbery. A billboard is a good thing and is used to attract people and to get more employees. There is vacant space in the community and additional employees would be a positive thing for the Wausau area. Oberbeck asked if there are any other places on the site so the sign would not be competing with the building. Ghidorzi said that due to the topography of the site, it is a challenge. The sign placement wouldn't disturb the parking and it would be easy to get power to.

Valitchka asked if the square and the word west is the logo. Ghidorzi answered yes, it is part of the sign package and is a corporate standard. Valitchka said the sign is out of character. The sign detracts from the architecture of the building. Valitchka asked if a monument sign would accomplish the same goal for West Business Services or if freeway traffic is wanted. Ghidorzi said that at time there will be a lease expiration and said that they are working with them. Ghidorzi said they have tried to downsize the sign. Dave Guld said that they have worked directly with the company. The signage for Rasmussen College is larger and has a message center. This sign will not have a reader board.

Mayor Tipple asked if the sign would be lit. Guld answered yes.

Valitchka said that there could be some compromises. The city is trying to set standards and asked if the grasses could be mowed or the vertical height be reviewed. Valitchka said that Rasmussen is lower topographically. This was confirmed. Ghidorzi said everything could be an alternative and asked what is being directed to take back to the tenant. Valitchka said the commission would not be directing, but voting. Valitchka asked if a nicely positioned sign that is smaller and less vertical that could be more tasteful with the architecture would be out of the question. Guld said this is would not be out of the question, but is not sure of the maintenance costs. The Subway sign is 30' and is a big rectangle sign with the Subway logo. Valitchka asked if there is room for the type of approach for a monumental sign landscaped into the property.

Nutting arrived at 6:25 p.m.

Ghidorzi said the size could be cut down, but it may look awkward if it is cut down too much. A monument sign could be done. Valitchka said the existing grass could be mowed.

Oberbeck said that Wausau has revamped some of the Industrial Park signs and it is quite attractive. This would start to set some standards for the area. The city and state is trying to get away from pylon and billboard signs. It is important to see a complementary building with complementary architecture.

Marquardt asked how far away the sign would be from the building. Ghidorzi answered the site plan was not brought. Marquardt said the sign could be distorted which may be throwing the commission off.

Valitchka asked if the application would remain open if the commission held off to vote. This was affirmed. Valitchka motioned to table amending the Precise Plan for 1800 Westwood Center Boulevard to allow for new signage and ask for a site plan and to consult with West Business Services for alternative monument signs with landscaping. Radtke seconded, and the motion carried unanimously 6-0.

Mayor Tipple asked if there is a date that this needed to be done. Ghidorzi answered it could go to the next meeting.

#6

Department of Public Works
Planning Division



Brad Lenz, AICP
City Planner

MEMO

TO: Members of City Plan Commission

FROM: Brad Lenz, City Planner *BL*

DATE: May 15, 2014

SUBJECT: Amend Conditional Use at 2607 N. 18th Street (Wausau East High School)

The planning department received a letter from the Wausau School District requesting that the conditional use approved in 2008 for wind turbines be amended to no longer require a fence around both wind turbines, as originally proposed. Please see the attached letter. The requested amendment would require a fence “only if/when a turbine or other structure is built in such a way that there is a reasonable expectation that an unauthorized person could scale or otherwise damage the unit if allowed direct access to it.”

RESOLUTION OF THE PLAN COMMISSION

Approving a conditional use at 2607 North 18th Street to allow for two approximately 160-foot tall wind-powered electric generators in an R-1, Single Family Residence District. (Wald)

Committee Action: Approved 6 – 0

Fiscal Impact: None.

File Number: 02-0410

Date Introduced: November 11, 2008

WHEREAS, the Plan Commission held a public hearing on October 21, 2008 to review a request by Dennis Wald, representing the Wausau School District, for a conditional use on the Wausau East High School site at 2607 North 18th Street to allow for two approximately 160-foot tall wind-powered electric generators as an educational accessory use of the property, in an R-1, Single Family Residence District; and

WHEREAS, the proposed wind turbines will be used as training aides in various Wausau School District classes to teach students about alternative energy resources and help reduce the school's carbon footprint; and

WHEREAS, for safety purposes the turbines will be located within a fenced area and the electricity generated by the turbines will be used by Wausau East High School, with any excess to be sold to the local power utility; and

WHEREAS, since the closest residential use to the turbines is 500 feet to the east, the projected 50 dBA noise level as measured directly below the turbines should have very minimal if any impact on nearby residential uses; and

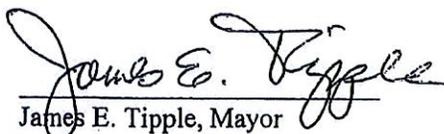
WHEREAS, establishment, maintenance, and operation of the turbines should not be detrimental to nor endanger the public health, safety or general welfare of the neighborhood or community nor should they be injurious to the use and enjoyment of other property within the vicinity of the petitioner's or substantially diminish neighborhood property values; and

WHEREAS, there are adequate access roads and other facilities available to support construction and maintenance of the turbine sites and the proposed use will not lead to additional traffic in the area or create traffic congestion on any of the surrounding public streets; and

WHEREAS, several persons spoke in support of the proposed turbines and no one spoke in opposition to the proposed use, now therefore

BE IT RESOLVED that the Common Council of the City of Wausau hereby approves a conditional use at 2607 North 18th Street to allow for construction and operation of two wind-powered electric turbines, each approximately 160 feet tall, as presented, subject to the condition that before a building permit is issued the petitioner shall obtain written notification from the Wisconsin Bureau of Aeronautics and/or the Federal Aviation Administration of what, if any, warning devices these agencies require on the two turbines.

Approved:


James E. Tipple, Mayor



WAUSAU SCHOOL DISTRICT
Longfellow Administration Center

415 Seymour Street • P.O. Box 359 • Wausau, WI 54402-0359 • 715-261-0500 • Fax 715-261-2503 • www.wausauschools.org

Dr. Kathleen Williams, Superintendent of Schools

April 8, 2014

APR 15 2014

City of Wausau
Plan Commission
407 Grant Street
Wausau, WI, 54403

Dear Plan Commission:

Back in 2008 a resolution was introduced and passed to allow the conditional use at 2607 North 18th Street for two wind turbines in a district zoned for single family residential use. These are the wind turbines that currently exist at the Wausau East High School today.

The initial permit called for two turbines to be contained within a fenced area for safety purposes. Of the two turbines, only the smaller unit was fenced in as part of the construction as the nature of its construction is such that it could be easily scaled. The other, larger unit was not fenced as it's constructed such that scaling the exterior is practically impossible.

These turbines have obviously been standing in this location as described above for well over 10 years with no safety related issues.

My purpose in writing is to request an amendment to the original permit, striking the requirement for the fence around both units. Rather we would like the resolution to read that the fence is required only if/when a turbine or other structure is built in such a way that there is a reasonable expectation that an unauthorized person could scale or otherwise damage the unit if allowed direct access to it.

If you have any questions or would like pictures in support of this request, please feel free to contact me at 715-261-0801 or via e-mail lcihlar@wausauschools.org.

Thank you for your consideration in this matter.

Sincerely,

Larry Cihlar
Wausau School District
Director of Buildings and Grounds

Cc:
Brad Peck
Bob Tess

Agenda Item No.

27

STAFF REPORT TO CISM COMMITTEE – May 8, 2014

AGENDA ITEM

Discussion and possible action on the dedication of East Kent Street right-of-way

BACKGROUND

East Kent Street is proposed to be extended east of its current termini at Curling Way to the south parking lot serving the newly constructed soccer complex. The newly constructed roadway will also provide access to the planned park to the south. To avoid disturbance to the former Holtz Krause landfill liner the construction of the roadway is being shifted south requiring an additional 34-foot strip of right-of-way. See Exhibit 'A' included with the staff report. The proposed property is owned by the City of Wausau; however, the property is restricted to conservancy use only. A recent review by the City Attorney's office determined that use of the property to construct a roadway to serve the soccer complex and future park is acceptable.

FISCAL IMPACT

None.

STAFF RECOMMENDATION

Staff recommends approval of the E. Kent Street Right-of-Way dedication. This item will also go to Plan Commission before it is sent to Council.

Staff contact: Sean Gehin 715-261-6748

Agenda Item No.

88

STAFF REPORT TO CISM COMMITTEE – May 8, 2014

AGENDA ITEM

Discussion and possible action on an amendment to the Curling Way Relocation Order

BACKGROUND

The approved Curling Way Relocation Order has been modified during the design of the project. A shift of the road alignment was necessary to minimize grading impacts to the snow dump, which could have led to the need to acquire additional property from the cemetery. The amendment to the Relocation Order does not change the right-of-way needed from the cemetery and CN Railroad, it only affects the property owned by the Wausau Curling Club. The amended Relocation Order is included for your review.

FISCAL IMPACT

There are no increased fiscal impacts due to this amendment.

STAFF RECOMMENDATION

Staff recommends approval of the amended relocation order. This item will also go to Plan Commission before it is sent to Council.

Staff contact: Sean Gehin 715-261-6748

C:\Engineering\DWG\PROJ\0880\DWG\0880_Curling_Way_Prop_Relocation_Order_Rev3.dwg, 05/07/2014 2:08:38 PM, City of Wausau - Engineering Department, Plotted by: P.R.NIKOLA

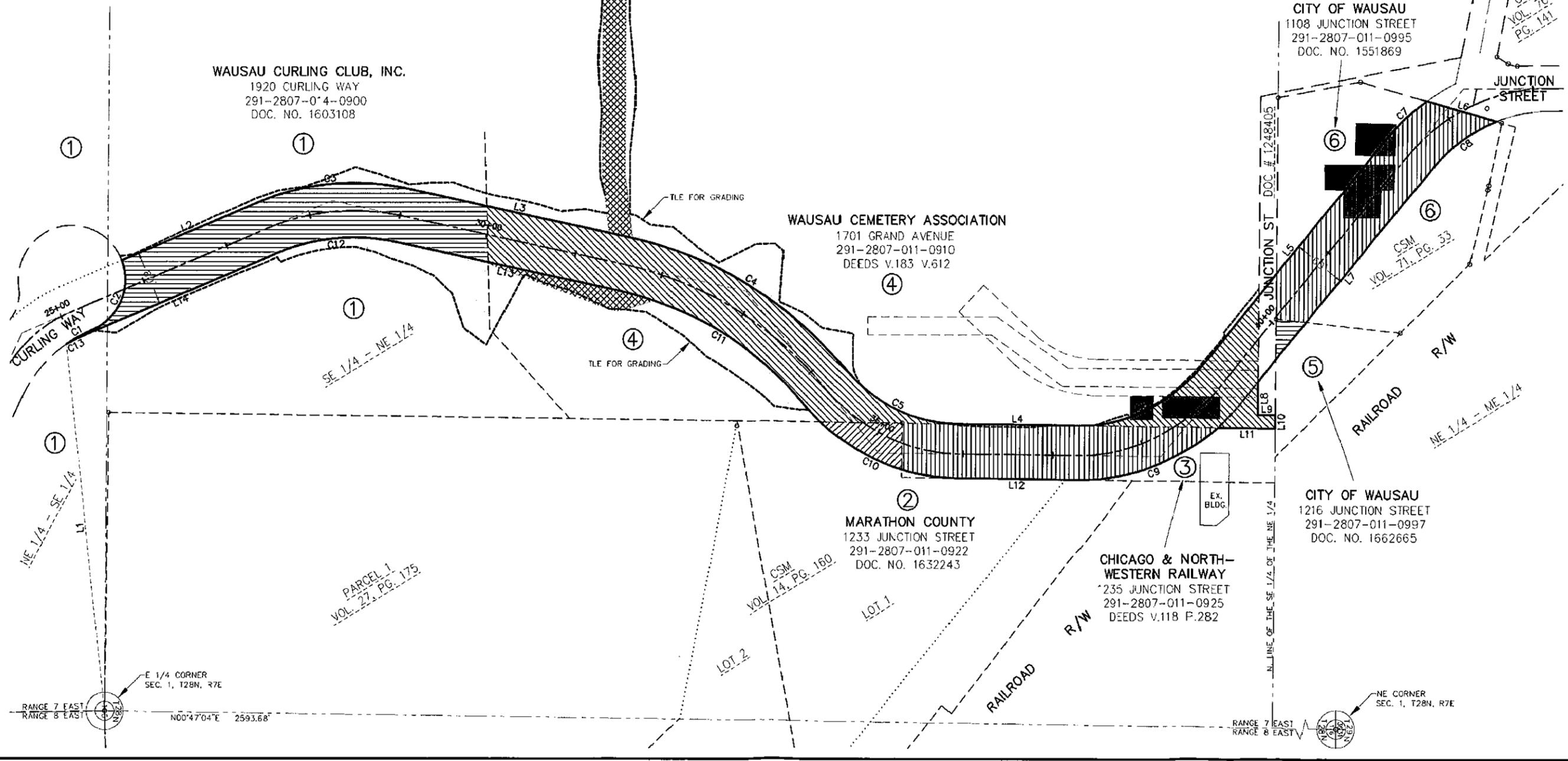
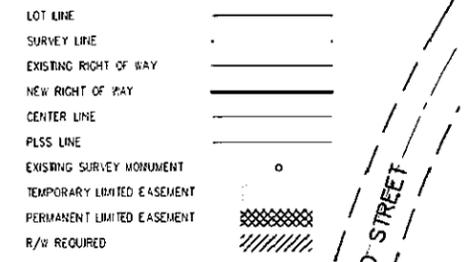
Parcel Line Table		
Line #	Length	Direction
L1	407.75	S83° 54' 41"W
L2	162.75	S22° 51' 45"E
L3	253.96	S12° 10' 48"W
L4	133.05	N0° 42' 22"E
L5	333.68	S50° 32' 52"E
L6	81.11	S16° 00' 08"W
L7	307.47	N50° 32' 52"W
L8	36.91	N89° 44' 16"W
L9	20.00	S0° 23' 32"W
L10	14.78	N89° 44' 16"W
L11	65.35	S0° 42' 22"W
L12	133.05	N0° 42' 22"E
L13	253.96	N12° 10' 48"E
L14	238.61	N22° 51' 45"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	32.64	150.00	12.47	S28° 27' 28"E	32.57
C2	92.98	60.00	88.79	N66° 37' 02"W	83.95
C3	171.56	280.50	35.04	S5° 20' 29"E	168.89
C4	285.38	430.50	37.98	S31° 10' 16"W	280.19
C5	145.01	168.00	49.46	N25° 26' 03"E	140.55
C6	152.07	170.00	51.25	N24° 55' 15"W	147.05
C7	57.88	230.00	14.42	S43° 20' 17"E	57.73
C8	86.74	170.00	29.23	S35° 55' 49"E	85.80
C9	169.97	230.00	42.34	N20° 27' 54"W	166.13
C10	196.80	228.00	49.46	N25° 26' 03"E	190.75
C11	245.61	370.50	37.98	S31° 10' 16"W	241.14
C12	134.86	220.50	35.04	S5° 20' 29"E	132.77
C13	17.25	120.50	8.20	S26° 57' 49"E	17.24

SCHEDULE OF LANDS & INTERESTS REQUIRED							
PARCEL NUMBER	OWNER(S)	INTEREST REQUIRED	R/W SF REQUIRED			TLE SF	PLE SF
			NEW	EXIST.	TOTAL		
1	WAUSAU CURLING CLUB, INC.	FEE & TLE	25,771	-	25,771	13,780	-
2	MARATHON COUNTY	FEE & TLE	2,776	-	2,776	-	-
3	CHICAGO & NORTHWESTERN RAILWAY	FEE & TLE	17,926	-	17,926	-	-
4	WAUSAU CEMETERY ASSOCIATION	FEE & TLE	39,099	-	39,099	20,219	14,585
5	CITY OF WAUSAU	FEE & TLE	749	-	749	-	-
6	CITY OF WAUSAU	FEE & TLE	17,585	-	17,585	-	-



LEGEND



CITY OF WAUSAU
Engineering Department
407 GRANT STREET WAUSAU, WI. 54403-4785
(715) 261-0740 FAX (715) 261-0750

SURVEYED BY: D.F. HUENPFNER
FIELD BOOK NO. PG.
DESIGNED BY: S.J. GEHIN
DRAWN BY: D.F.H. & P.R.N.
APPROVED BY: B.J. MARQUART
POINT FILE: 0680_TOPO

ISSUED FOR:
PRELIMINARY
REVIEW/APPROVAL
BIDDING/CONST.
REC. REF. DIV.
OFFICE USE

REVISIONS:
P.R.NIKOLA
P.R.NIKOLA

DATE:
05/07/2014
05/07/2014

2ND REVISION TO RELOCATION ORDER MAP
WISCONSIN STATUTES CH. 32.05 (1)

CURLING WAY
EXTENDED NORTH TO JUNCTION STREET

SHEET NO.
1

OF 2 SHEETS
FILE NUMBER
14-05-07

O:\Engineering\DWG\PROC\0837_Kent St Extension\0837_Resolution\Exhibit.dwg, 05/01/2014 10:57:58 AM, City of Wausau - Engineering Department, Plotted by: J.D. VanBoxel

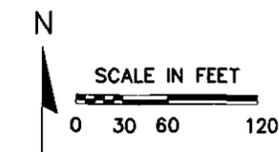
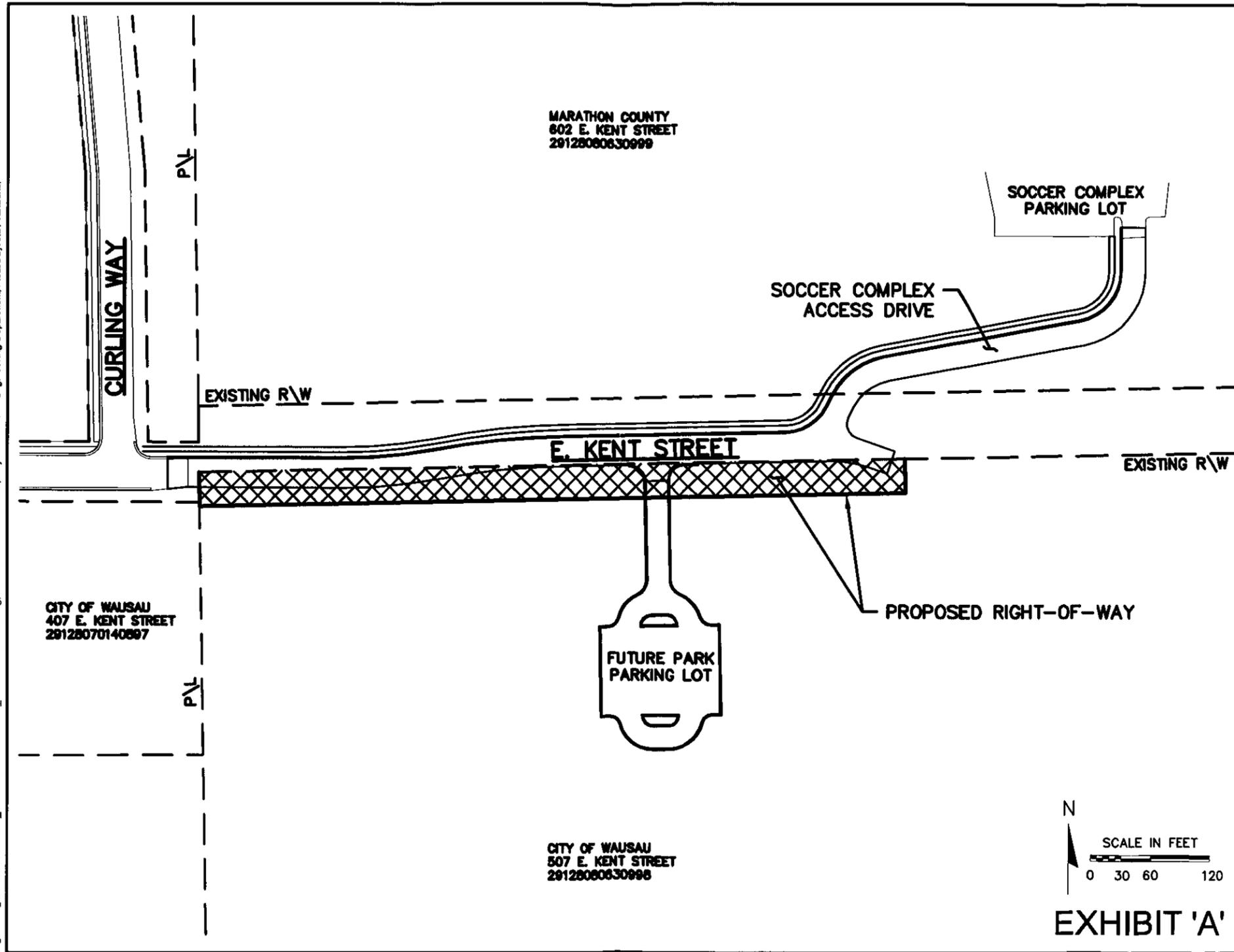


EXHIBIT 'A'

#10

Department of Public Works
Planning Division



Brad Lenz, AICP
City Planner

MEMO

TO: Members of City Plan Commission
FROM: Brad Lenz, City Planner *BL*
DATE: April 7, 2014
SUBJECT: Checklists for Unified Development Districts (UDD)

Attached are three separate items relating to Unified Development District zoning: (a) the zoning chapter from the Wausau Municipal code; (b) the City website pertaining to UDD's; and (c) checklists created by staff used in the UDD zoning process. A Councilman has requested that the procedures for establishing UDD zoning be discussed at Plan Commission. Staff will summarize the attached information and open up the discussion to plan commissioners for questions and comments.

Chapter 23.65

UNIFIED DEVELOPMENT DISTRICT

Sections:

23.65.010	Statement of intent.
23.65.020	Permitted uses and regulations applicable thereto.
23.65.030	Supplementary regulations.
23.65.040	Criteria for approval.
23.65.050	Procedure.
23.65.055	Revocation.
23.65.060	Severability.

23.65.010 Statement of intent. The purpose of the unified development district is to promote the maximum benefit from coordinated area site planning, diversified location of structures and mixed compatible uses in developments conceived and implemented as comprehensive and cohesive unified projects. It is further intended to encourage and facilitate the conservation of open land and other natural features such as woods, streams, wetlands, etc., as integral components of a balanced ecology. To this intent the regulations provide for the development of land on the basis of comprehensive and coordinated site plans for a specific project development, regulated by objective criteria rather than through the application of fixed formulas, thereby allowing for greater flexibility and improved quality of environmental design. Such district may be established only with the consent of the owners of the land affected. (Ord. 61-4419 §1(part), 1979.)

23.65.020 Permitted uses and regulations applicable thereto. (a) In a unified development district, any uses permitted in any of the other districts of this title may be permitted subject to the criteria established in section 23.65.040; provided, however, that no use shall be permitted except in conformity with a precise development plan pursuant to the procedural and regulatory provisions as set forth in this chapter.

(b) Specific lot size, density, open space, building location, height, size, floor area and other such requirements shall be based upon determination as to their appropriateness to the proposed uses or structures as they relate to the total environmental concept of the planned development, and consistent with the criteria set forth in this chapter and with those generally accepted basic standards necessary to insure the protection of the public health, safety and welfare.

(c) Such requirements as are made a part of an approved precise development plan shall be, along with the plan itself, construed to be and enforced as a part of this chapter. (Ord. 61-4419 §1(part), 1979.)

23.65.030 Supplementary regulations. Design standards relative to streets, sidewalks, street lighting, storm drainage, lot size, lot arrangement, or other elements of the site development shall be based upon determination as to the appropriate standards necessary to effectively implement the specific function in the specific situation, and as it relates to the total plan concept and consistent with the necessity for compatibility with the existing pattern in areas peripheral to the development.

In no case shall minimal construction standards be less than those necessary to protect the public health, safety and welfare. Precise standards shall be made a part of the approved plan, and shall be construed to be and enforced as part of this chapter. (Ord. 61-4419 §1(part), 1979.)

23.65.040 Criteria for approval. The approval of a unified development proposal shall be based upon determination as to compliance with the following criteria:

(a) That the proposed development is consistent with the spirit and intent of these regulations, has been prepared with competent professional advice and guidance and produces significant benefits in terms of improved environmental design to justify the application of the "unified development" concept;

(b) That the site development plan reflects sensitive consideration of the physical nature of the site with particular concern for conservation of natural features, preservation of open space and careful shaping of terrain to minimize scarring, and insures proper drainage and preservation of natural terrain wherever appropriate;

(c) That the general character and intensity of use of the development produces an attractive environment appropriate to the uses proposed, and is compatible with existing development in the surrounding area and with general community development plans and policies;

(d) That the development can be provided with appropriate municipal services and would not conflict with or cause overload on such facilities as schools, highways, police, fire or utility services;

(e) That proposed design standards provide adequately for practical functioning and maintenance, based on actual functional need, in terms of circulation, parking, emergency services, delivery services and snowplowing;

(f) That adequate provision has been made to insure proper maintenance and preservation of any common areas provided for the recreation and esthetic enhancement of the development. (Ord. 61-4419 §1(part), 1979.)

23.65.050 Procedure. The procedure for zoning a district as a unified development district shall be as required for any other zoning, except that a petition for zoning may be considered only in conjunction with a general development plan, as defined in this section, and shall be subject to the following additional requirements:

(a) **Pre-Application Conference.** Prior to considering a petition for zoning a district as a unified development district, it is recommended that the applicant confer with the plan commission or appropriate city officials in order to establish mutual understanding as to the basic concept proposed, and to insure proper compliance with the requirements for processing.

(b) **Staged Approval.** A unified development shall be processed in two stages as follows:

(1) **General Development Plan.** The general development plan consists of a general concept plan for the entire area covered by the unified development district, and shall be submitted concurrently with the petition for zoning as a unified development district. Such plan shall provide the following information in sufficient detail to make possible the evaluation of the criteria for approval as set forth in section 23.65.040:

(A) The pattern of proposed land use including general size, shape and arrangement of lots and specific use area; proposed density of residential development; and general environmental character;

(B) The basic street pattern;

(C) The basic utility service pattern;

(D) The general location, size and character of recreational and open space areas;

(E) Appropriate statistical data relative to the development including, where relevant:

(i) Number of dwelling units,

(ii) Number of bedrooms per dwelling unit,

(iii) Amount of floor area devoted to commercial use,

(iv) Types of commercial uses proposed,

(v) Amount of floor area devoted to office use,

(vi) Types of office uses proposed,

(vii) Number of parking spaces to serve each use,

(F) General outline of intended organizational structure related to property owner's association, deed restrictions, etc.;

(G) Any other item the plan commission requires to protect the public interest.

(2) **Precise Implementation Plan.** The precise implementation plan consists of that portion of the general development plan for which specific development approval is requested, and may be submitted concurrently with the general development plan or after the general plan is approved but in no case shall the precise

plan be submitted less than two weeks prior to the plan commission meeting where action on the plan is requested. Such plan shall provide the following information:

- (A) An accurate identification of the area of the specific implementation plan as it relates to the general development plan;
- (B) The specific designation of proposed land utilization including the pattern of public and private roads, driveways, walkways and parking facilities; detailed lot layout and the arrangements of buildings and building groups other than single family residences; and the specific treatment of any common open space area or amenities;
- (C) Specific landscape plans for all common areas or housing groups other than private single family lots;
- (D) Architectural plans for buildings proposed to be constructed, renovated, rehabilitated or converted by the developer;
- (E) Detailed storm drainage, sanitary sewer and water system plans;
- (F) Proposed engineering standards for all roads, parking areas and walkways;
- (G) Agreements, bylaws, covenants and other documents providing for permanent operation and maintenance of the development;

(c) Application. Application for zoning as a unified development district, or for approval of a precise implementation plan shall be made by petition submitted to the city clerk, and shall include the following information:

- (1) A written statement describing the area of the proposed district and the general character of the intended development;
- (2) An accurate map of the proposed area to be zoned;
- (3) A general development plan as set forth in paragraph (2)(A) of this section, unless such plan has previously been submitted to the city clerk;
- (4) A precise implementation plan for that portion of the district for which specific development approval has not previously been given, and is requested as set forth in paragraph (2)(B) of this section.

(d) Referral and hearing.

- (1) Upon submittal, the city clerk shall refer the petition and related exhibits to the plan commission for review and recommendation, including any precise

implementation plan, to be approved as submitted, approved with modifications, or disapproved.

(2) The city council may adopt, modify or disapprove the recommendation of the plan commission, if any, and act upon the application.

(e) Approval.

(1) Approval of the proposed zoning as a unified development district constitutes approval of the related general development plan and precise implementation plan which shall be recorded as an integral component of the district regulations, and shall establish the basic right of use for the area in conformity with such plan. However, no specific use or building permit shall be issued except for an area covered by a precise implementation plan, and in conformity with such plan.

(2) Detailed building and landscape plans, as well as all other commitments and contractual agreements with the city, related to a precise implementation plan, shall be made a part of the official record, and shall be considered supplementary components of the district regulations.

(3) Consistent with the basic goal of flexibility, minor variation may be permitted in details of the approved plans, subject to approval of the plan commission. If in the opinion of the plan commission, any requested variation constitutes a substantial alteration of the original plan, as approved, a public hearing shall be required.

(4) Requests for approval of precise implementation plans for subsequent development phases shall be submitted to the plan commission for approval. No public hearing shall be required unless deemed desirable by the plan commission.

(Ord. 61-5376, Art. V, IV, 2008; Ord. 61-4419 §1(part), 1979.)

23.65.055 Revocation. In any case where none of the new land uses or new buildings approved as part of the general development plan have been established within two years after the date of creating a unified development district, then, without further action by the plan commission or the common council, the unified development district thus created shall be null and void and the zoning district that existed prior thereto shall be reestablished. (Ord. 61-4608 §1, 1987.)

23.65.060 Severability. If any of the provisions of this chapter or the application thereof to any persons or circumstances is held invalid, such invalidity shall not affect other provisions or applications of this chapter, which can be given effect without the invalid provision or application, and to this end the provisions of this chapter are declared to be severable. (Ord. 61-4419 §1(part), 1979.)

Live	Work	Visit	Government

- Planning
- Plans
- Historic Preservation
- General Information
- Ordinances
- Street and Highway System

Unified Development District

SUMMARY OF PROCEDURES FOR ESTABLISHING A UNIFIED DEVELOPMENT DISTRICT

(Chapter 23.65 of the Wausau Municipal Code)

A Unified Development District (UDD) may be established anywhere in the City and may contain any use or combination of uses approved by the City. Each UDD is a unique zoning district.

The procedure for establishing a UDD involves two steps: a pre-application conference with the Plan Commission or City officials and approval of a general development plan or a combination general development and precise implementation plan. Of course, like for any zone change, a public hearing must be held.

Designation of a petitioner's property as a UDD begins with the submittal of a petition (signed by the property owner) with a general development plan. This information MUST be submitted at least three weeks prior to the Plan Commission public hearing on the requested zone change. The general development plan provides the basic information needed to judge whether the total development will be both internally compatible and appropriate for the neighborhood. The general development plan usually consists of a site plan, building elevations, and a written narrative that addresses land use and other project development issues. Since the plan is general, the developer is spared the expense of preparing a detailed proposal that might be rejected or substantially modified during the review process. In addition, the developer may wish to complete the project in phases; thus, the general development plan should outline how the phased development will be integrated into the entire proposal.

Where development will not be accomplished in phases, the petitioner may request, and the City may approve, both the petition for establishing a UDD (the general development plan) and the precise implementation plan concurrently.

The fundamental difference between the general plan and the precise plan is that building construction may begin only after approval of the precise plan. Thus, an approved general plan establishes the UDD zone; an approved precise plan allows building permits to be issued.

Approval of the development proposal must be based upon compliance with the six criteria identified in the Unified Development District zoning ordinance text. Furthermore, both the general plan and the precise plan(s) must meet the informational requirements outlined in the text so that the plans can be evaluated relative to the established criteria. These approved plans are also the permanent record of the specific land uses allowed and development standards required in each particular UDD.

Any modification of the general or precise plan must be approved by the Plan Commission and Common Council. If the Plan Commission feels that the proposed modification represents a "significant alteration" of the original plan, a public hearing must be held.

If a general development plan has been approved, a public hearing on the precise implementation plan(s) is not necessary unless deemed so by the Plan Commission.

Please see the [checklist](#) and [ordinance](#) for further information

SUMMARY OF PROCEDURES FOR ESTABLISHING A UNIFIED DEVELOPMENT DISTRICT

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If a general development plan has been approved, a public hearing on the precise implementation plan(s) is not necessary unless deemed so by the Plan Commission.

**REVIEW CHECKLIST FOR APPROVAL OF
A UNIFIED DEVELOPMENT DISTRICT
AND ASSOCIATED PLANS**

- I. **General Development Plan** — It should cover the entire area proposed for UDD designation and be in sufficient detail to make possible the evaluation of the Criteria for Approval (see Section III, below).

(If a General Development Plan is not submitted, go to Section II, below.)

IS THE FOLLOWING INFORMATION PROVIDED:

- YES ___ NO ___ Pattern of land use;
- YES ___ NO ___ Size, shape, and arrangement of lots;
- YES ___ NO ___ Specific use areas;
- YES ___ NO ___ Density of residential development;
- YES ___ NO ___ General environmental character of the site;
- YES ___ NO ___ Basic street pattern;
- YES ___ NO ___ Basic utility service pattern;
- YES ___ NO ___ Location, size, and character of recreation and open space areas;
- YES ___ NO ___ Appropriate statistical data including, where appropriate:
- a. Number of dwelling units;
 - b. Number of bedrooms per dwelling unit;
 - c. Amount of floor area devoted to commercial use;
 - d. Types of commercial uses proposed;
 - e. Amount of floor area devoted to office use;
 - f. Types of office uses proposed;
 - g. Number of parking spaces to serve each use.
- YES ___ NO ___ Description of property owner's association, deed restrictions, etc., if any;
- YES ___ NO ___ Any other item the Plan Commission requires to protect the public interest;
- NONE REQUIRED ___

- II. **Precise Implementation Plan** — It should cover the entire area for which specific development approval is requested and be of sufficient detail to make possible the evaluation of Criteria for Approval (III).

IS THE FOLLOWING INFORMATION PROVIDED:

- YES ___ NO ___ Identification of area relative to general plan;
- YES ___ NO ___ Land use pattern;
- YES ___ NO ___ Pattern of all roads, driveways, walkways, and parking facilities;
- YES ___ NO ___ Detailed lot layout;

(Precise Implementation Plan, continued)

- YES ___ NO ___ Arrangement of buildings and of building groups;
- YES ___ NO ___ Treatment of any common space areas;
- YES ___ NO ___ Landscape plans;
- YES ___ NO ___ Architectural plans for all buildings;
- YES ___ NO ___ Storm drainage plans;
- YES ___ NO ___ Sanitary sewer plans;
- YES ___ NO ___ Water system plans;
- YES ___ NO ___ Engineering standards for all roads, parking areas, and walkways;
- YES ___ NO ___ Agreements, by-laws, covenants, and other documents providing for permanent operation and maintenance of the development.

III. Criteria for Approval (Used by Plan Commission and Common Council)— All of the questions below must be answered “YES” for the development proposal to be approved (Sec. 23.65 of the *Wausau Municipal Code*).

- YES ___ NO ___ Is proposal consistent with the spirit and intent of the UDD ordinance?
- YES ___ NO ___ Has proposal been prepared with competent professional advice?
- YES ___ NO ___ Does proposal produce benefits in terms of improved environmental design?
- YES ___ NO ___ Does site plan reflect a sensitive consideration of the physical nature of the site?
- YES ___ NO ___ Are natural features conserved?
- YES ___ NO ___ Are open spaces preserved?
- YES ___ NO ___ Are earth moving proposals minimized?
- YES ___ NO ___ Does the character and use intensity of the development produce an attractive environment?
- YES ___ NO ___ Is development compatible with the neighborhood?
- YES ___ NO ___ Is development compatible with community development plans and policies?
- YES ___ NO ___ Would development conflict with or cause overloading of schools?
- YES ___ NO ___ Would development conflict with or cause overloading of highways?
- YES ___ NO ___ Can police, fire, utilities, and other services be adequately provided?
- YES ___ NO ___ Do the project’s design standards provide adequately for practical functioning and maintenance re: circulation, parking, emergency services, delivery services, and snow plowing?
- YES ___ NO ___ Are provisions for preserving and maintaining open space and recreation areas adequate?