



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), Rosenberg, Valitchka, Oberbeck, Bohlken, Gisselman
Location: Common Council Chambers, 407 Grant Street.
Date/Time: Tuesday, July 15, 2014, at 5:00 p.m.

1. Approve the minutes of the June 17, 2014 meetings.
2. **PUBLIC HEARING:** Approve a conditional use at 725 Woods Place for construction of a 100-foot by 116-foot privately owned airplane hangar in the eastern portion of Wausau Downtown Airport, in an R-2, Single Family Residence District (Borysenko).
3. **PUBLIC HEARING:** Approve a request to amend the general development plan at 1610 Sheridan Road to allow for the construction of a parking area for moving vehicles in an existing Unified Development District (Leher).
4. Amend the Precise Implementation Plan for 1610 Sheridan Road to allow for site modifications for the proposed parking area.
5. Discussion and possible action on an Amendment to the Official City Map to establish the new exterior lines of the realignment of Bridge Street from Westwood Drive to 28th Avenue and Pine Ridge Boulevard from Plaza Drive to Bridge Street. (This item was postponed from the May 8 and June 12, 2014 meetings.)
6. 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 emailed to the *Wausau Daily Herald* newsroom at 3p.m. on July 8, 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, Borysenko, Leher

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 June 17, 2014, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Marquardt, Rosenberg, Oberbeck, Bohlken, Gisselman

Others Present: Stephenson, Nicoliason, Woller, Leher, Lenz, Hebert, DeSantis

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and transmitted to the *Wausau Daily Herald* in the proper manner.

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

Approve the minutes of the May 20, 2014 and June 3, 2014 meeting.

Bohlken motioned to approve the minutes of the May 20, 2014 and June 3, 2014 meetings. Rosenberg seconded, and the motion carried unanimously 5-0.

PUBLIC HEARING: Approve a conditional use at 1500 Merrill Avenue to allow for an educational academy, in a B2, Community Service District (Stephenson).

Anne Stephenson, Acton Academy, presented information via phone because she could not appear in person. She stated that she intends to open a small 36 student school directly above the Mount View Montessori school which has very similar principles. Marquardt asked if there were any public questions, then closed the public hearing.

Lenz said that the conditional use permit application and photos of the academy were passed out. The conditional use permit was requested for a business zoning district, B2, where certain types of schools can be allowed with a conditional use permit. This particular educational academy isn't directly addressed in the zoning code; however staff feels that it is appropriate for this type of institution to apply for a conditional use permit in a business district. Lenz asked that Stephenson explain more about the school and how it differs from a traditional school and the types of students it would have. Stephenson explained that the academy is a maximum of 36 students in an elite multi-age classroom hearkening back to the one room schoolroom of old with 1st – 5th graders. Stephenson said that the academy is unique because it uses the best of face to face instruction, the best of technology and the very best of project based learning. She said it's similar to a Montessori classroom and added a strong technology and hands on component. The academic performance of these students is really exemplary and in 10 months of typical attendance, students will gain 2-3 years of academic standing on standardized tests. However, they do not believe in teaching to the test but this is shown in the year end testing. The school year is extended to 11 months with smaller breaks in between. The school day would be very typical from about 8:15 in the morning until about 3:30 in the afternoon with potential for after school clubs like chess or robotics. Staff will be Stephenson as executive director and a full time teacher, known as a guide, as well as various apprentices or part time guides for areas such as art. The number of students (36) in the academy would be very small compared to the number of students (100) in the Montessori portion of the building.

Lenz stated that from a land use perspective, there should not be issues with it since it is in the same building as the preschool and daycare facility. It shouldn't conflict with neighboring properties and staff has not received any complaints regarding this proposed use. Staff recommends approval of the conditional use. Lenz asked if there would be something added to the current sign and Stephenson stated she would use the existing sign. DeSantis asked Stephenson if she has considered expanding the fire alarm system in the Montessori to the upper level. Stephenson confirmed that this expansion was being addressed. Rosenberg motioned to approve the conditional use at 1500 Merrill Avenue to allow for an educational academy, in a B2, Community Service District. Bohlken seconded, and the motion carried unanimously 5-0. This item will go to Common Council on July 8, 2014.

PUBLIC HEARING: Approve a conditional use at 402 North 3rd Avenue to allow for a digital message center sign, in a R3, Two Family Residence District (Nicoliasen).

Dennis Nicoliasen, 1813 Crestview Drive, church council member and on property committee at First English Lutheran Church. They have received requests from the congregation to modify their existing sign and obtain an electronic sign; their original sign was completed by Graphic House. They have secured funding to have Graphic House replace this sign because it is difficult for the secretary to change the letters especially during winter when it's tricky to open the sign and shovel the snow. They are hoping to install the sign this summer.

Matt Woller with Graphic House, 9204 Packer Drive, stated that their intent is to remove the existing reader board and replace it with a digital message center within the existing structure of the sign. The sign location, size and shape will not be altered. The top header of the sign will not be changed in any way. He explained that Nicoliasen or the person controlling the sign can change the brightness of the sign and lower the brightness if it is requested by neighbors. The digital message will be red and more of a text based message with possible religious symbols and minimal graphics – it is not intended to be full color. Nicoliasen added that the option of amber color letters on a black background for the digital message was not chosen and they went with red letters on a black background similar to other businesses such as Walgreens.

Marquardt closed the public hearing.

Lenz said that pictures of the current and proposed sign were distributed. The conditional use was approved in 2003 for the original sign that is a static bulletin board. This is an amendment to the conditional use to allow for a new sign in an R3 residence district. The zoning code does distinguish between flashing and non-flashing signs. The message needs to be displayed for at least 6 seconds which is considered static; if the message is displayed for less than 6 seconds it is considered flashing. Lenz clarified that in the zoning district, the message needs to be non-flashing. He said in other cases where signs are in residential districts, digital message signs have been approved with a condition that the sign be turned off at certain times. Lenz recommended this as an option for the Plan Commission that the condition could be added to turn off the sign. Other signs have been approved with the condition that they be extinguished between 10pm – 6am. Lenz hadn't presented that condition to the petitioner. Nicoliasen stated they would comply if required. Nicoliasen asked if other churches with signs also have this requirement to turn the sign off between 10pm – 6am. Lenz stated that some signs have been approved with the condition while others have been approved without this condition. Commercial buildings such as CVS or Walgreens are generally not under this restriction. Some churches and schools, especially in residential areas have this requirement but Lenz does not have a list of which churches and schools have this requirement and which do not. Lenz believed the most recent sign that was approved, at Trinity, did have this requirement. Marquardt asked if their existing sign is lit and Nicoliasen confirmed that the current sign is illuminated and electricity is connected.

Rosenberg motioned to approve the conditional use at 402 North 3rd Avenue to allow for a digital message center sign, in a R3, Two Family Residence District (Nicoliasen), Marquardt asked if the condition that the sign be turned off between 10pm – 6am would be included. Rosenberg asked if the condition could be added later as it doesn't seem necessary at this time. Lenz said that there haven't been concerns raised by any neighbors, which is why this condition was added to other signs in the past. Hebert stated that the district is all residential to the east except for the gas station. Rosenberg motioned to approve the conditional use at 402 North 3rd Avenue to allow for a digital message center sign with the condition that the sign be turned off between 10pm – 6am, seconded by Gisselman, and the motion carried unanimously 5-0. The item will go to Common Council on July 8, 2014.

Amend Precise Implementation Plan for 1015 South 17th Avenue to allow for digital message sign.

Lenz said that drawings for the digital message sign with and without the readerboard were passed out, along with the site plan for the sign. The sign will be perpendicular to 17th Avenue and the building. Lenz stated that a sign without the digital message center was installed at this location so this is an amendment to the zoning to allow for the digital message center sign. The UDD does not have set standards for signs and staff looks to other zoning districts for guidance on determining standards. This sign would be allowed in a B2.

Oberbeck asked what information would be displayed on the message center. Brandon Leher, owner of Thunder Lube, at 1015 South 17th Avenue, stated the current advertisements for oil changes or transmission fluid specials would be displayed on the message center. Leher stated that he would prefer a digital sign, which would look more professional. Lenz stated that at a previous meeting, this type of sign was discussed for the downtown zoning district, where the content on a reader board is regulated. But since this is a UDD there is not a clear restriction on the content, although plan commission could regulate it. Hebert added that the sign would be raised approximately two feet to accommodate the reader board, but it will still be under ten feet.

Gisselman motioned to approve amending the Precise Implementation Plan for 1015 South 17th Avenue to allow for a digital message sign, seconded by Rosenberg, and the motion carried unanimously 5-0. The item will go to Common Council on July 8, 2014.

Discussion and possible action on an Amendment to the Official City Map to establish the new exterior lines of the realignment of Bridge Street from Westwood Drive to 28th Avenue and Pine Ridge Boulevard from Plaza Drive to Bridge Street.

Marquardt stated that this item was tabled by CISM at their last meeting. Gisselman motioned to table this item, seconded by Rosenberg, and the motion carried unanimously 5-0.

Discussion and possible action on the dedication of 80th Avenue

Marquardt said that 80th Avenue is being realigned to allow for the expansion of Wausau Coated which will cross 77th Avenue. The new 80th Avenue will provide access to the property that is south of Wausau Coated and access to Wausau Coated. CISM approved this item last week. Gisselman motioned to approve the dedication of 80th Avenue, seconded by Rosenberg, the motion carried unanimously 5-0.

Discuss checklist requirement of Unified Development Districts

Lenz stated that this has been on previous agendas, but postponed a couple times. He explained the UDD is a special zoning district with basically no set standards. It is designed for negotiation between the petitioner and the commission. There has been discussion of how we use the UDD. He explained the zoning code and information from the website is included in the packet. A general and precise plan is submitted and then the commission may or may not approve the plan. The information from the website was created by staff to determine how to use the UDD. The checklist provides specific information that should be included in the petitioner's plan. The last item on the checklist is used to judge the merits of the application. UDD's are often already established and the plans are amended or a precise plan is approved from an older general plan. Sometimes certain items on the checklist don't apply.

Oberbeck raised concerns that UDD should be for unique situations and zoning should be very specific. Oberbeck stated that UDD is not meant to be spot zoning and sometimes it's used for simple projects and the commission should examine the UDD and items on the checklist. Oberbeck said the checklist is written that all criteria must be met in order for approval; however that is often not the case.

Lenz pointed out that the UDD zoning chapter has a statement of intent and agrees that this should be reviewed. He said a traditional UDD is for a large site that has smaller components, but a zoning map will show that it has been used on smaller parcels around the city, perhaps to get around zoning regulations. Staff is cautious to recommend the UDD for smaller parcels for individual projects. Lenz agrees that the checklist language states that all criteria must be answered yes, but they don't always apply to every situation and the ordinance states the criteria shall be used but does state that all criteria must be met for approval. Lenz said the wording on the checklist should be modified.

Oberbeck said he wants examination of the intent for the UDD and consideration that the requirements are specific, similar to a variance that has a justification. Oberbeck said the UDD should be more strict to what is on the checklist instead of using the UDD in order to create loopholes.

Future agenda items for consideration.

No additional items added.

Adjourn.

Rosenberg moved to adjourn, Oberbeck seconded. Motion to adjourn carried unanimously and the meeting adjourned at 5:40 p.m.

The Plan Commission is next scheduled to meet at 5:00 pm on Tuesday, July 15, 2014.



MEMO

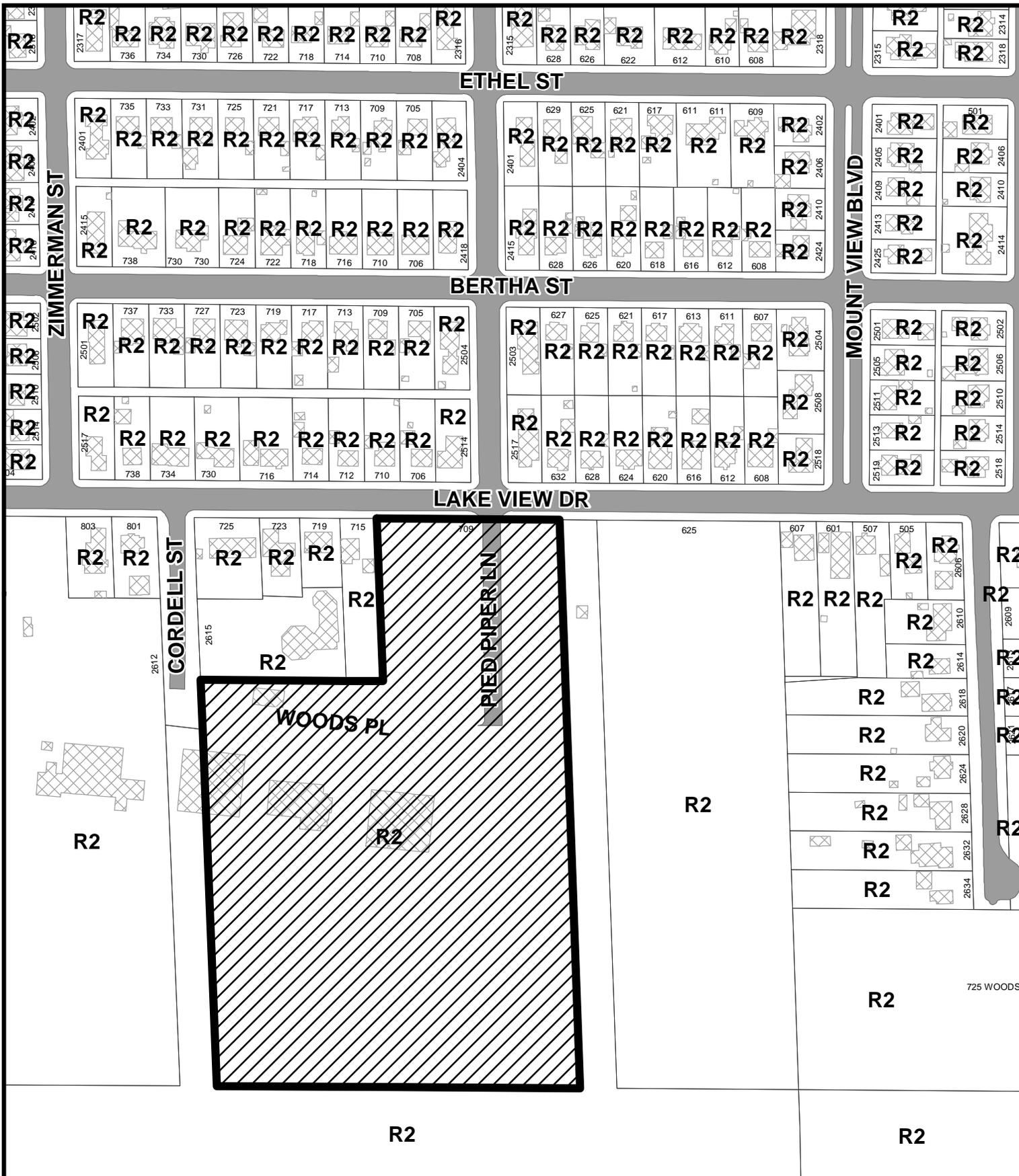
TO: Members of City Plan Commission

FROM: Brad Lenz, City Planner

DATE: July 8, 2014

SUBJECT: Conditional Use at 725 Woods Place for construction of an airplane hangar

Previous hangars have been proposed and approved for this location but never constructed. The original proposal was made in 2003 for an 80-foot by 80-foot hangar. The same sized hangar was approved by Plan Commission and Council in 2010. The current proposal is for a larger, 100-foot by 116-foot hangar, in the same location. The building will be of steel construction and house non-commercial personal aircraft. The proposed location of the hangar is in an area designated by the airport for hangar construction. The color and style of the building will be similar to others at the airport. Previous proposals for hangars in this location have not generated neighborhood opposition. Staff recommends approval of the conditional use to allow construction of the hangar as presented.

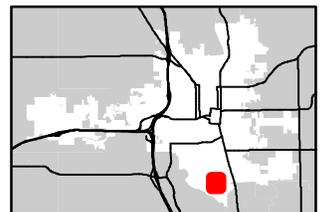


Date: 07 Jul 2014

City of Wausau
Marathon County Wisconsin



 Petitioner's Property





NOTICE TO OWNERS OF PROPERTY IN THE VICINITY OF THE EASTERN PORTION OF 725 WOODS PLACE: Jim Borysenko has requested a conditional use at 725 Woods Place to allow for construction of a 100-foot by 116-foot private airplane hangar to be located in the eastern portion of the Wausau Downtown Airport, in an R-2, Single Family Residence District. Below is a copy of the Official Notice of the public hearing which must be held. If you have any questions about the conditional use or the hearing, 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 public hearing date to Mayor James E. Tipple, 407 Grant Street, Wausau, WI 54403.

(The following legal notice to be published June 30 and July 7, 2014, in the *Wausau Daily Herald*)

725 WOODS PLACE (Wausau Downtown Airport)

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 the NE ¼ of the NE ¼, Section 11, Township 28 North, Range 7 East, City of Wausau, Marathon County, Wisconsin, beginning at intersection of Main Channel of Wisconsin River and North line of Section; thence East to West line of Marshall Street; thence Southwest lying along easement of North line of parcel described in Volume 350 of Deeds, Page 383; thence North lying 88°45' West to Northwest corner of said parcel; thence N59°45'W, 700 feet Southwesterly at an angle right of 90 to centerline of river; thence Northwesterly to point of beginning, **MORE COMMONLY KNOWN AS 725 WOODS PLACE***

to allow for construction of a 100-foot by 116-foot privately owned airplane hangar in the eastern portion of Wausau Downtown Airport, in an R-2, Single Family Residence District.

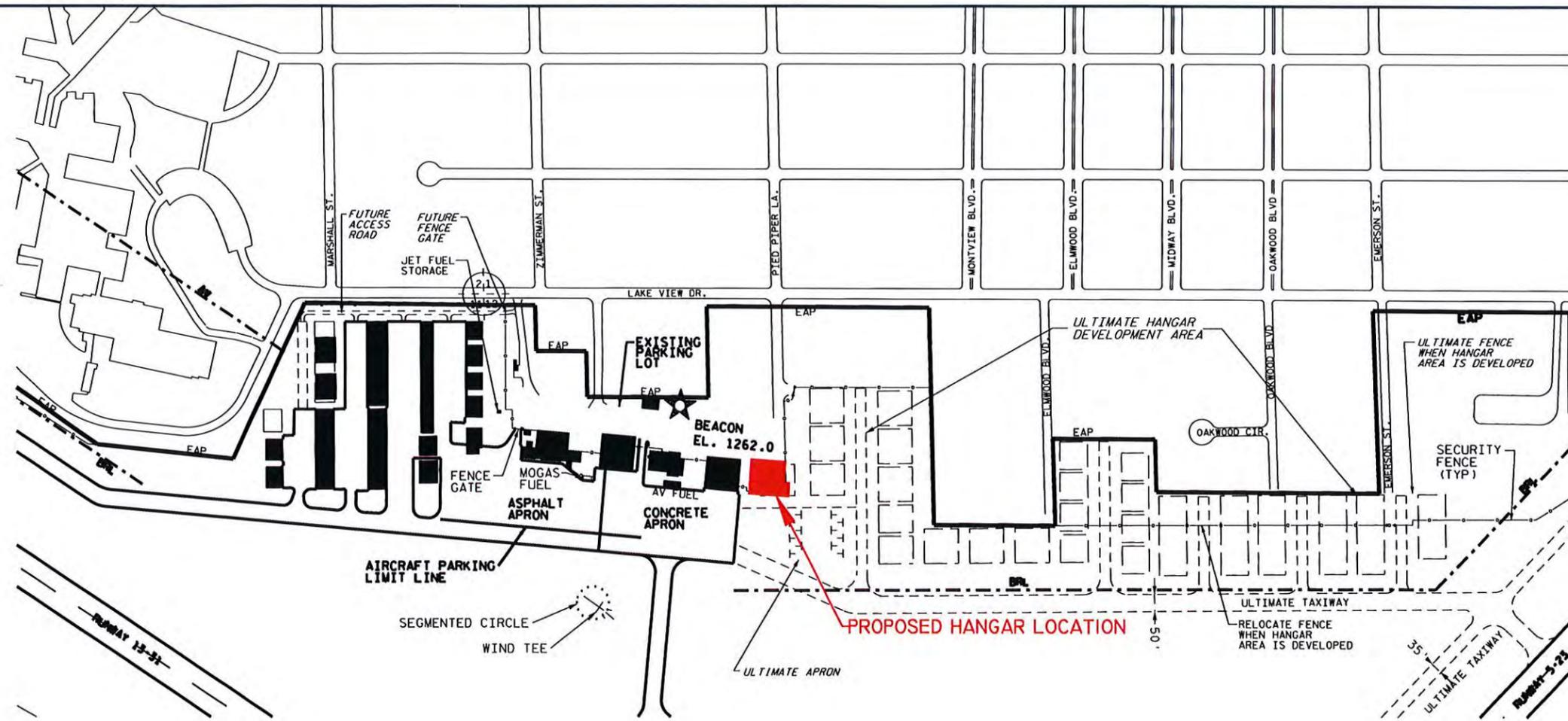
Notice is hereby given that the **Plan Commission** will hear said request at a **public hearing** to be held at its meeting scheduled to begin at **5:00 p.m. on Tuesday, July 15, 2014**, in the Common Council Chambers of Wausau City Hall, 407 Grant Street.

Notice is also given that the Common Council will consider the proposed use at its regular meeting in August, which is scheduled to be held in the Common Council Chambers beginning at **7:00 p.m. on Wednesday, August 13, 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: June 25, 2014

Toni Rayala, City Clerk

725WoodsPI2014ConUseNoticeToOwners6.25



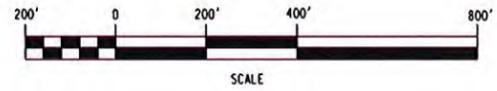
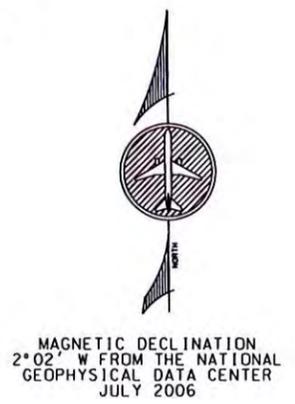
NOTE:
 WHEN PROPERTY INTEREST IS PURCHASED, CONSIDERATION WILL INCLUDE THE FOLLOWING:
 (1) LIMITS OF LAND ELIGIBLE FOR FAA PARTICIPATION;
 (2) DESIRES OF PROPERTY OWNER;
 (3) EXISTING PROPERTY OWNERSHIP BOUNDARIES
 (4) PROTECTION OF THE IMAGINARY SURFACES DESCRIBED IN FAR PART 77.25;
 (5) EXISTING LAND USE ZONING CONTROLS
 PROPERTY INTEREST MAY BE ACQUIRED BY FEE OR AIR EASEMENT RIGHTS.

DATA TABLE

BUILDING NO.	BUILDING TYPE & ELEVATION POINT	ELEVATION	CRITICAL ELEVATION	BUILDING NO.	BUILDING TYPE	ELEVATION	CRITICAL ELEVATION
1	HANGAR - TOP OF BEACON VANE	1250.0	1250.0	29	ULTIMATE HANGAR	...	1250.0
2	ULTIMATE HANGAR	...	...	30	ULTIMATE HANGAR	...	1250.0
3	ULTIMATE HANGAR	...	...	31	ULTIMATE HANGAR	...	1250.0
4	ULTIMATE HANGAR	1214.8	1214.8	32	ULTIMATE HANGAR	...	1250.0
5	ULTIMATE HANGAR	...	...	33	ULTIMATE HANGAR	...	1250.0
6	ULTIMATE HANGAR	1214.0	1214.0	34	ULTIMATE HANGAR	...	1250.0
7	ULTIMATE HANGAR	...	...	35	ULTIMATE HANGAR	...	1250.0
8	ULTIMATE HANGAR	1218.0	1218.0	36	ULTIMATE HANGAR	...	1250.0
9	ULTIMATE HANGAR	...	...	37	ULTIMATE HANGAR	...	1250.0
10	ULTIMATE HANGAR	1219.0	1219.0	38	ULTIMATE HANGAR	...	1250.0
11	SEC. FUEL STORAGE BUILDING	...	...	39	ULTIMATE HANGAR	...	1250.0
12	HANGAR - TOP OF WINDSOCK	1235.1	1235.1	40	ULTIMATE HANGAR	...	1250.0
13	HANGAR - TOP	1224.7	1224.7	41	ULTIMATE HANGAR	...	1250.0
14	HANGAR - TOP	1224.0	1224.0	42	ULTIMATE HANGAR	...	1250.0
15	HANGAR - TOP	1224.0	1224.0	43	ULTIMATE HANGAR	...	1250.0
16	MAINTENANCE BUILDING - TOP ANTENNA	1268.4	1268.4	44	ULTIMATE HANGAR	...	1250.0
17	ULTIMATE HANGAR	...	...	45	ULTIMATE HANGAR	...	1250.0
18	FBO TERMINAL - TOP OF CHIMNEY	1272.2	1272.2	46	ULTIMATE HANGAR	...	1250.0
19	HANGAR - TOP OF VENT	1236.4	1236.4	47	ULTIMATE HANGAR	...	1250.0
20	ULTIMATE HANGAR	...	...	48	ULTIMATE HANGAR	...	1250.0
21	ULTIMATE HANGAR	...	...	49	ULTIMATE HANGAR	...	1250.0
22	ULTIMATE HANGAR	...	...	50	ULTIMATE HANGAR	...	1250.0
23	ULTIMATE HANGAR	...	...	51	ULTIMATE HANGAR	...	1250.0
24	ULTIMATE HANGAR	...	...	52	ULTIMATE HANGAR	...	1250.0
25	ULTIMATE HANGAR	...	...	53	ULTIMATE HANGAR	...	1250.0
26	ULTIMATE HANGAR	...	...	54	ULTIMATE HANGAR	...	1250.0
27	ULTIMATE HANGAR	...	...	55	ULTIMATE HANGAR	...	1250.0
28	ULTIMATE HANGAR	...	...	56	ULTIMATE HANGAR	...	1250.0

-LEGEND-

- EAP ——— EXISTING AIRPORT PROPERTY LINE (FEE SIMPLE)
- CZE ——— EXISTING CLEAR ZONE EASEMENT LINE
- AV ——— EXISTING AVIGATION EASEMENT LINE
- PAY ——— ULTIMATE AVIGATION EASEMENT LINE
- BRL ——— BUILDING RESTRICTION LINE
- [] ——— ULTIMATE BUILDINGS
- — — — ULTIMATE PAVEMENT



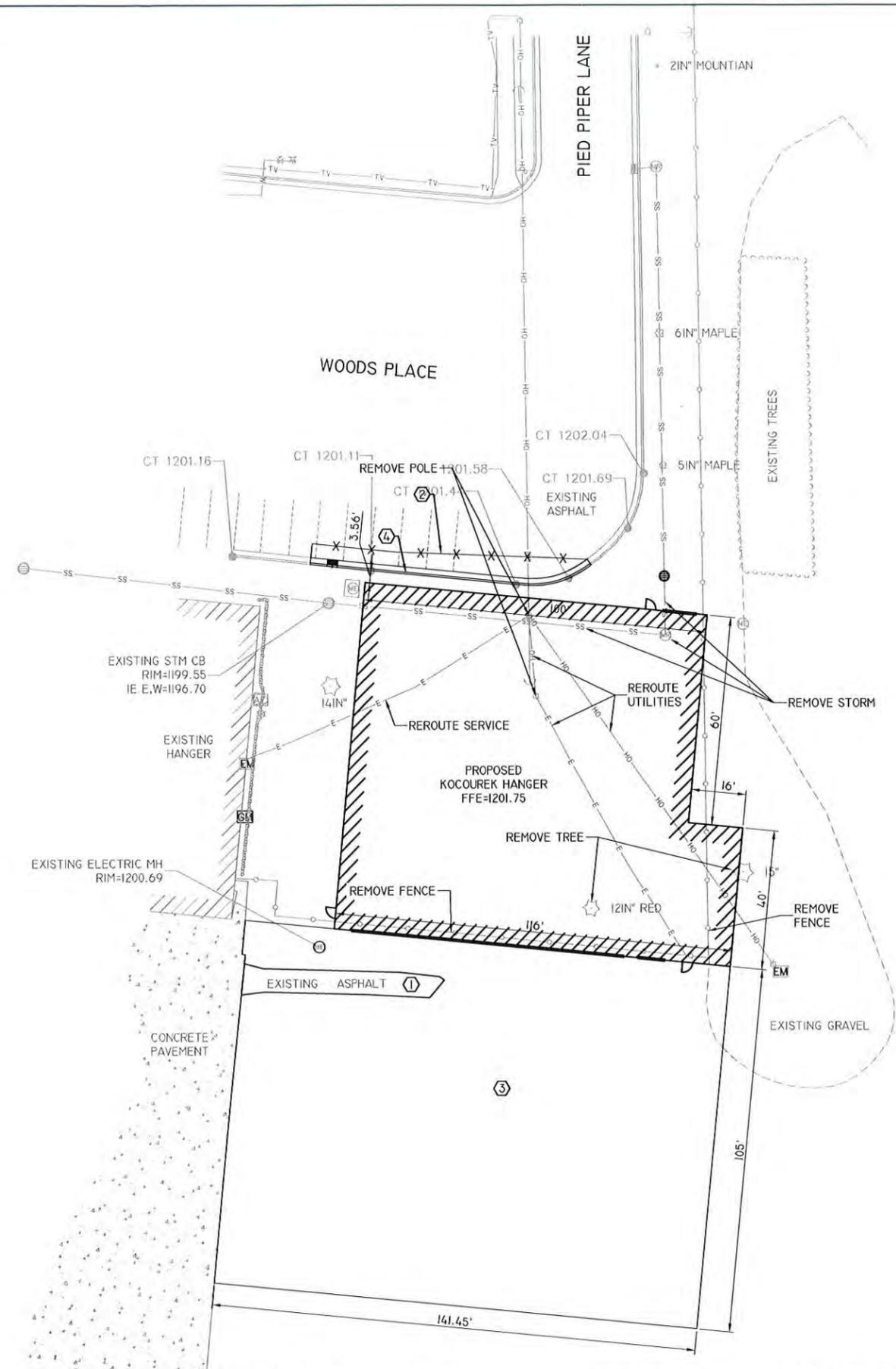
WISCONSIN DEPARTMENT OF TRANSPORTATION
 BUREAU OF AERONAUTICS

EX. & ULT. TERMINAL AREA PLAN
 WAUSAU DOWNTOWN AIRPORT
 WAUSAU, WISCONSIN

PREPARED BY: **BECHER-HOPPE ASSOCIATES, INC.**
 WAUSAU, WISCONSIN

REVISIONS			
DESCRIPTION OF REVISIONS	DATE:	FIRM OR AGENCY NAME	DWN BY:

DRAWING FILE: P:\16600-06901\6680 KOCUREK - WAUSAU AIRPORT\DWG\PLANS\6680 C1-SITE.DWG LAYOUT: C1
 PLOTTED: JUN 20, 2014 - 1:28PM PLOTTED BY: DAN

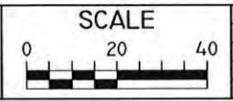


- KEYED NOTES**
1. REMOVE EXISTING ASPHALT.
 2. SAWCUT & REMOVE EXISTING ASPHALT & CURB.
 3. HMA PAVEMENT. SEE DETAIL A/C1.1.
 4. 24" CURB AND GUTTER, SEE DETAIL B/C1.1.

- NOTES:**
- (A) BUILDING IS PARALLEL AND PERPENDICULAR TO ADJACENT BUILDING, AS TAKEN FROM THE SURVEY.
- (B) ALL DIMENSIONS ARE TO THE BACK OF CURB OR FACE OF INTEGRAL CURB, UNLESS OTHERWISE NOTED.
- (C) PRIVATE UTILITY COORDINATION INCLUDING GAS, ELECTRIC, AND TELECOMMUNICATIONS SHALL BE COORDINATED BY THE CONTRACTOR.
- (D) EXISTING UTILITIES SHOWN WERE EITHER MARKED IN THE FIELD OR FOUND ABOVE GRADE. OTHER UTILITIES MAY EXIST (EITHER PRIVATE OR PUBLIC). LOCATIONS SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION.
- (E) ASPHALT AND CURB REMOVAL/REPLACEMENT WILL BE REQUIRED FOR UTILITY WORK WITHIN EXISTING PARKING LOT.



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

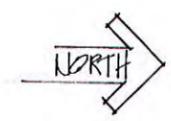
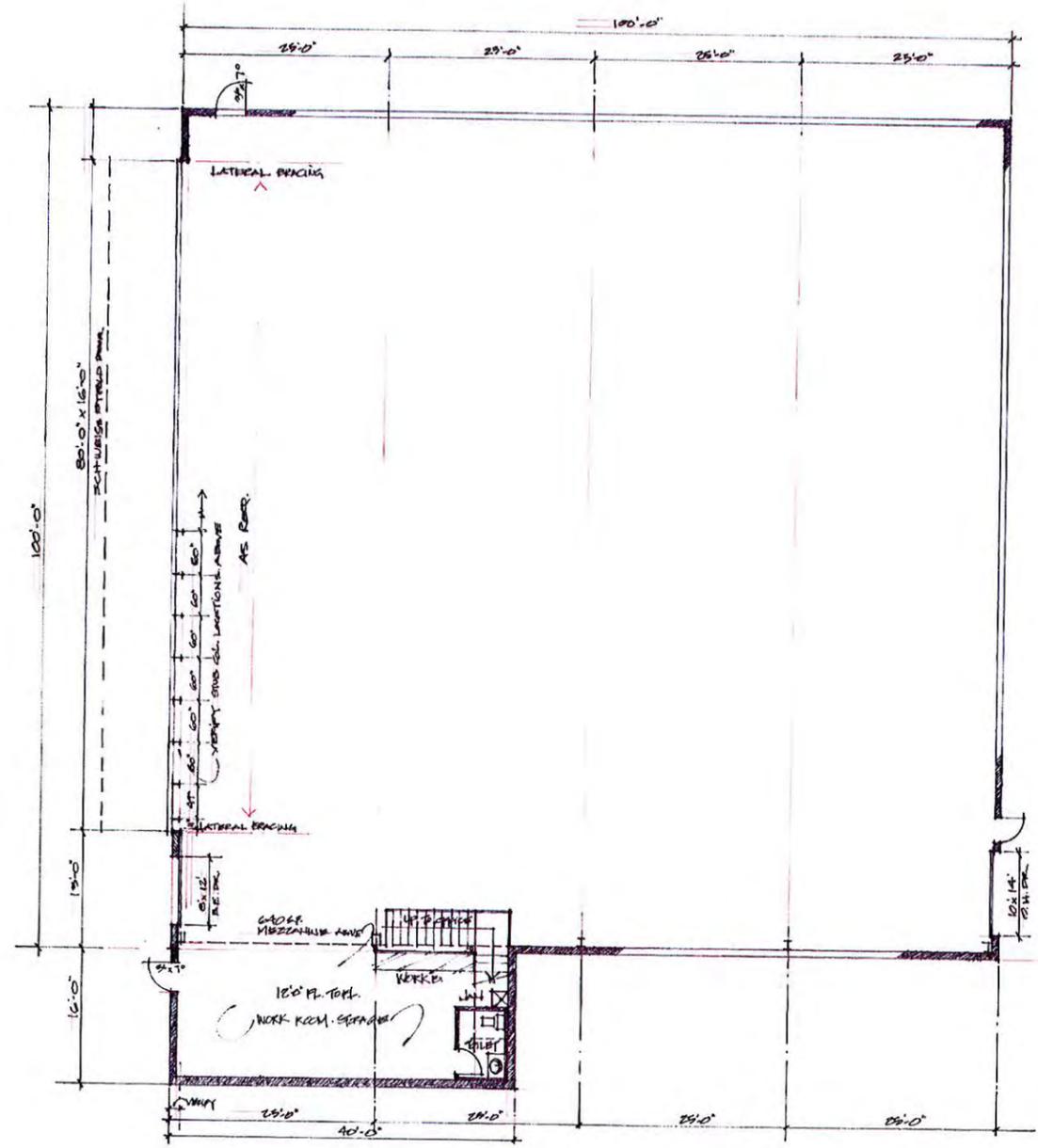


DATE	REVISION	BY	CHK'D

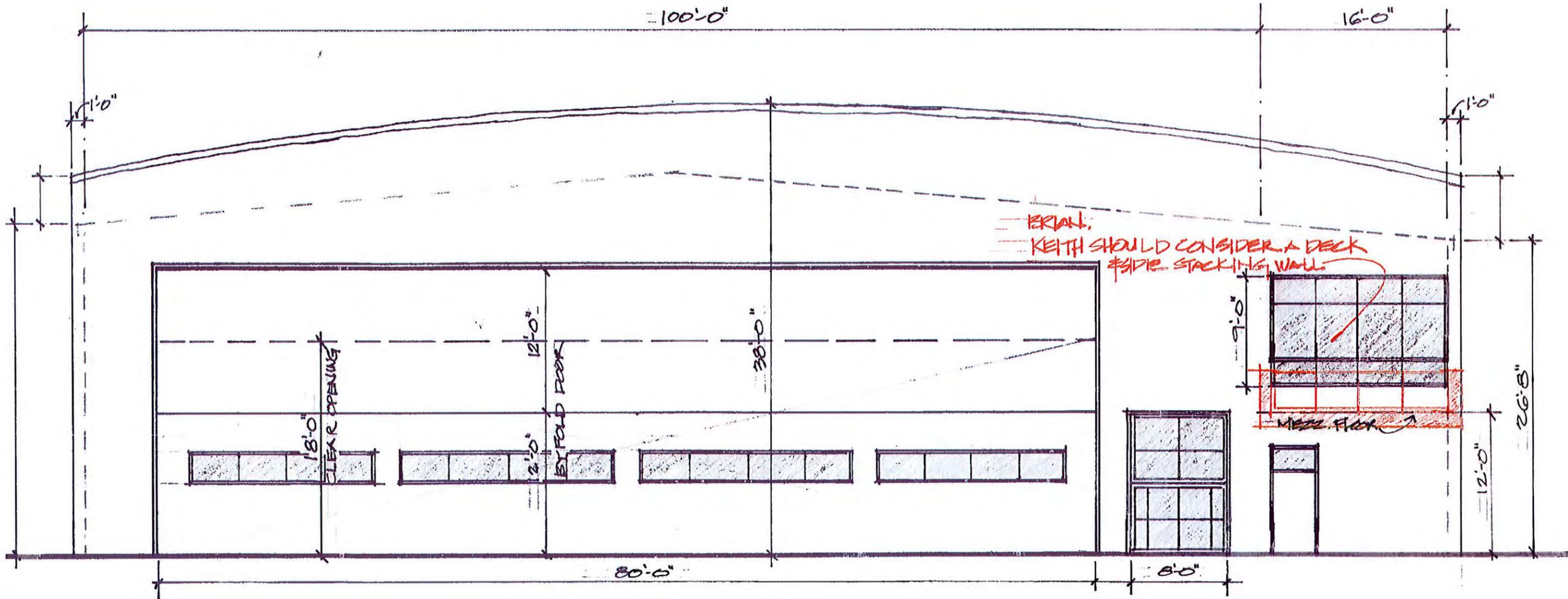
DESIGNED BY: DDD	CHECKED BY: JJB
SURVEYED BY: DRD/AJB	APPROVED BY: JJB
DRAWN BY: DDD	DATE: 06/18/14

SITE PLAN
 KOCUREK HANGAR
 WAUSAU MUNICIPAL AIRPORT
 WAUSAU, WISCONSIN

REI
 REI No. 6680
 SHEET C1



KOLCUREK
 HALGAP
 KANASAD, XI.



SOUTH ELEVATION
KOCOLREK HANGAR, WAUSAU, WI.



MEMO

TO: Members of City Plan Commission
FROM: Brad Lenz, City Planner
DATE: July 8, 2014
SUBJECT: Amend the UDD zoning at 1610 Sheridan Road to allow moving truck rental

Thunder Lube would like to amend its Unified Development District zoning to allow for the rental of moving trucks. The trucks would be parked outside on the far south end of the property, near Sheridan Road. The attached site plan shows a parking area for six (6) trucks. The petitioners would like to extend the asphalt parking area from the existing parking lot south to the parking area for the moving vehicles. The original site plan approved as part of the UDD zoning for Thunder Lube left the area south of the parking lot undeveloped. An enclosed rendering shows the original proposal for the south end of the business. The current proposal constitutes a change in use from the original proposal, as well as an amendment to the approved site plan.



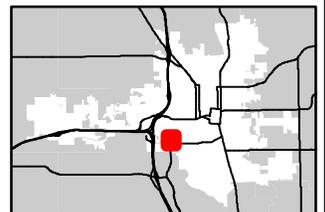
City of Wausau
Marathon County Wisconsin



Date: 07 Jul 2014



 Petitioner's Property





NOTICE TO OWNERS OF PROPERTY IN THE VICINITY OF 1610 Sheridan Road: Brandon Leher, of Thunder Lube, has requested that the general development plan and precise implementation plan be amended at 1610 Sheridan Road to allow for construction of a parking area for moving vehicles in an existing Unified Development District. Below is a copy of the Official Notice of the public hearing which must be held. If you have any questions about the amendment of the general development plan and precise implementation plan, or the hearing, 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 public hearing date to Mayor James E. Tipple, 407 Grant Street, Wausau, WI 54403.

(The following legal notice to be published June 30 and July 7, 2014, in the *Wausau Daily Herald*)

1610 SHERIDAN ROAD

NOTICE OF PUBLIC HEARING BEFORE WAUSAU CITY PLAN COMMISSION

Notice is hereby given that a petition has been filed with the City of Wausau requesting that the general development plan and precise implementation plan be amended for the following described property:

Section 34, Township 29 North, Range 7 East, Part of the Northeast ¼, of the Southeast ¼, Commencing 33 feet East and 330 feet North of the Southwest Corner of the said Forty, the Point of Beginning Thence North 330 feet East, 140 feet South, 330 feet West, 140 feet to the Beginning Except Road, City of Wausau, Marathon County, Wisconsin, MORE COMMONLY KNOWN AS 1610 SHERIDAN ROAD

to allow for the construction of a parking area for moving vehicles in an existing Unified Development District.

Notice is hereby given that the **Plan Commission** will hear said request at a **public hearing** to be held in the Council Chambers of City Hall, **407 Grant Street**, at **5:00 p.m. on Tuesday, July 15, 2014.**

Notice is also given that the **Common Council** will consider the proposed amendment at its first regular meeting in April which is scheduled to begin in the Council Chambers at **7:00 p.m. on Wednesday, August 13, 2014**, at which time final action may be taken. **PLEASE CALL THE CLERK/CUSTOMER SERVICE OFFICE AT 261-6620 TO CONFIRM THE DATE AND TIME OF THE COMMON COUNCIL MEETING.**

Dated: June 25, 2014

Toni Rayala, City Clerk

1610SheridanRd2014AmendGen&PreciseNoticeToOwners6.25



**LAND CRAFTERS
LANDSCAPING, LLC**

715-212-1475

Brad Lenz

From: Brandon Leher <RJTHUNDER1@thunderlube.net>
Sent: Thursday, June 05, 2014 2:28 PM
To: Brad Lenz
Subject: Revision for proposed U-haul lot expansion
Attachments: 13.20 Thunder Lube Plans-PLAN-SOUTH-10 U-HAUL.pdf

Importance: High

Follow Up Flag: Follow up

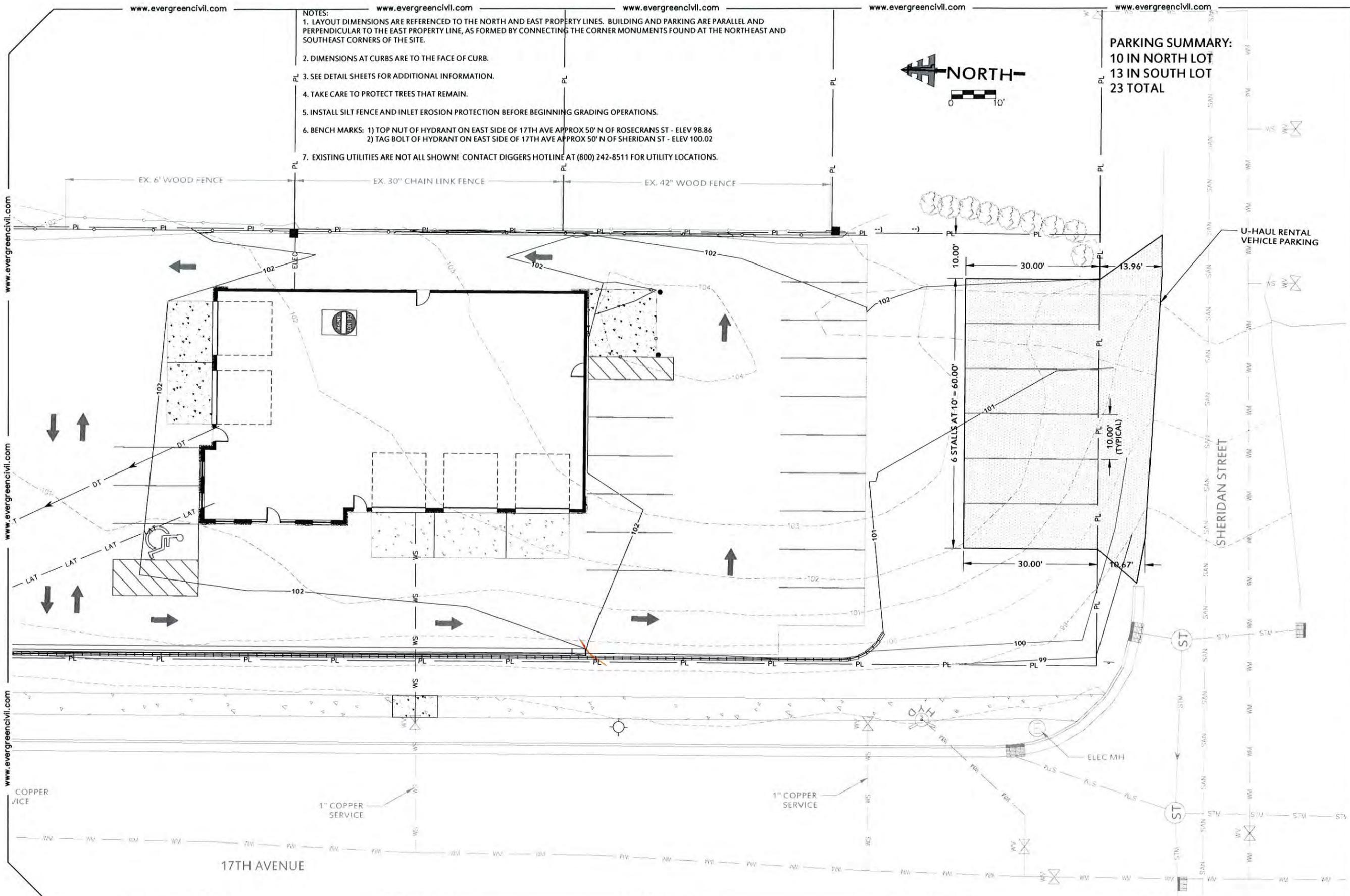
Flag Status: Flagged

Hi Brad – attached is the revision for the proposed U-haul lot. Also on these drawings it is showing grass in between the two south parking areas, this has been taken out to deal with snow plowing issues in the winter. So it will be all blacktop on the south side of our building. I met with Bill Hebert and he has an updated copy of this plan. Please touch base with Tammy Stratz for the landscaping drawings she has them on flash drive. There are no changes in the landscaping that was approved. As far as the signage goes for the U-haul expansion there is just as of right now a 41" x 24" metal sign that will be used. If in the future we would be changing the sign we will follow correct steps in doing so. Concerning the fence on the east side of the property that goes all the way down the property line as per Bill Hebert. If you have any further questions please call.

Thank you,

Brandon Leher
Thunder Lube & Service
715-848-2274
rjthunder1@thunderlube.net

C:\Users\WJM\Documents\Evergreen Civil\PROJECTS\13.20 Thunder Lube Plans.dwg, PLAN-SOUTH-10 U-HAUL, 1/13/2014 10:18:04 AM, WJM



- NOTES:
- LAYOUT DIMENSIONS ARE REFERENCED TO THE NORTH AND EAST PROPERTY LINES. BUILDING AND PARKING ARE PARALLEL AND PERPENDICULAR TO THE EAST PROPERTY LINE, AS FORMED BY CONNECTING THE CORNER MONUMENTS FOUND AT THE NORTHEAST AND SOUTHEAST CORNERS OF THE SITE.
 - DIMENSIONS AT CURBS ARE TO THE FACE OF CURB.
 - SEE DETAIL SHEETS FOR ADDITIONAL INFORMATION.
 - TAKE CARE TO PROTECT TREES THAT REMAIN.
 - INSTALL SILT FENCE AND INLET EROSION PROTECTION BEFORE BEGINNING GRADING OPERATIONS.
 - BENCH MARKS: 1) TOP NUT OF HYDRANT ON EAST SIDE OF 17TH AVE APPROX 50' N OF ROSECRANS ST - ELEV 98.86
2) TAG BOLT OF HYDRANT ON EAST SIDE OF 17TH AVE APPROX 50' N OF SHERIDAN ST - ELEV 100.02
 - EXISTING UTILITIES ARE NOT ALL SHOWN! CONTACT DIGGERS HOTLINE AT (800) 242-8511 FOR UTILITY LOCATIONS.



PARKING SUMMARY:
 10 IN NORTH LOT
 13 IN SOUTH LOT
 23 TOTAL

<p>EVERGREEN CIVIL ENGINEERING LLC 2408 EVERGREEN ROAD WAUSAU, WI 54983 (715) 370-5540</p>
<p>SITE LAYOUT AND GRADING PLAN U-HAUL PARKING</p>
<p>PROJECT & CLIENT NAME THUNDER LUBE NEW REPAIR FACILITY 1015 17TH AVENUE</p>
<p>RELEASED FOR AGENCY REVIEW</p>
<p>DESIGNED BY WJM</p>
<p>DATE 01/13/2014</p>
<p>REVISIONS</p>
<p>PROJECT NO. 13.20</p>
<p>SHEET NO. C1.0</p>
<p>1 OF 1</p>



OFFICIAL NOTICE AND AGENDA

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

Meeting: CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Members: Lisa Rasmussen (C), Sherry Abitz, Gary Gisselman, Karen Kellbach, Robert Mielke.

Location: Council Chambers, City Hall, 407 Grant Street.

Date/Time: Thursday, July 10, 2014, at 5:30 p.m.

-
1. Public comment on matters appearing on the agenda.
 2. Approve minutes of the June 12, 2014 meeting.
 3. Discussion and possible action on an easement for the unused portion of Grandview Drive.
 4. Discussion and possible action on Winter Street Maintenance Services in Home Sweet Home Addition and surrounding neighborhood in the Town of Weston.
 5. Discussion and possible action on an Amendment to the Official City Map to establish the new exterior lines of the realignment of Bridge Street from Westwood Drive to 28th Avenue and Pine Ridge Boulevard from Plaza Drive to Bridge Street. (This item was postponed from the May 8 and June 12, 2014 meetings.)
 6. Discussion and possible action on the request for funding to purchase bicycle racks and/or additional signage for downtown.
 7. Discussion and possible action on Thomas Street regarding which half to construct first and the width of driving lanes, bicycle lanes, medians, boulevards and sidewalks.
 8. Discussion and possible action regarding drainage at Maple Hill Road and River Hills Circle. (This item was postponed from the June 12, 2014 meeting.)
 9. Discussion and possible action on the sale of 541 Evergreen Road.
 10. Discussion and possible action on an easement for WPS at 1701 North River Drive.
 11. Future agenda items for consideration.
- Adjourn.

The next regular meeting is scheduled for August 14, 2014.

LISA RASMUSSEN, Chairperson

THIS NOTICE POSTED AT CITY HALL AND FAXED TO CITY PAGES AND DAILY HERALD: July 1, 2014 at 3:30 p.m.

It is possible that members of and possibly a quorum of members of other committees of the Common Council may be in attendance at this meeting to gather information. No action will be taken by any such groups at this meeting other than the committee specifically referred to in this notice.

Upon reasonable notice, effort will be made to accommodate the needs of disabled individuals through appropriate aids and services. For information or to request this service, contact the City Clerk at (715) 261-6620.

Agenda distribution: Committee members, Council members, Assessor, Attorney, Clerk, Community Development, Engineering, Finance, Fire, Inspections, Mayor, Parks, Planning, Public Works, County Planning, Daily Herald, City Pages, Wausau School District, Wausau Area Events, Becher-Hoppe Associates, AECOM, CWE, REL, Glenn Speich, Judy Bayba, Scholfield Group, Evergreen Civil Engineering, Schoen Engineering Solutions, Connexus Credit Union, Village of Weston, Crooks.

AGENDA ITEM
Amendment to the Official City Map to establish the new exterior lines of the realignment of Bridge Street from Westwood Drive to 28 th Avenue and Pine Ridge Boulevard from Plaza Drive to Bridge Street. (This item was postponed from the May 8, 2014 meeting.)
BACKGROUND
The public hearing to amend the official City map to establish a new alignment was held at the last CISM meeting in May. Testimony was taken from W. Craig Olafsson of Daubert Law Firm representing Connexus Credit Union. Mr. Olafsson voiced objection to the plan as it does not align with the future plans for Connexus. CISM instructed staff to meet with Connexus and discuss the future plans of Connexus and how the proposed Official City Mapping would affect them. City staff met with Dave Christenson, President and CEO; Boyd Gustke, Executive Vice President and COO; and Rob Marz, Facilities Supervisor on Tuesday May 27 at Connexus Credit Union. The proposed layout of a building addition to Connexus and the proposed alignment of Bridge Street were discussed. After comparing the City mapping and the preliminary layouts of the building addition to Connexus there is an obvious conflict. To avoid a conflict the City would need to amend the alignment or Connexus amend the building plans. Connexus did state they are not the owner of the land; however, they indicated this may change in the future and their preference would be to have the alignment shifted south onto the hospital property.
FISCAL IMPACT
There is no fiscal impact to the City to place the corridor on the Official City map.
STAFF RECOMMENDATION
Staff recommends moving forward with the official City mapping as proposed.
Staff contact: Allen Wesolowski 715-261-6762

AGENDA ITEM
<p>PUBLIC HEARING: Amendment to the Official City Map to establish the new exterior lines of the realignment of Bridge Street from Westwood Drive to 28th Avenue and Pine Ridge Boulevard from Plaza Drive to Bridge Street</p>
BACKGROUND
<p>Central Wisconsin Engineers was hired to design plans for the realignment and expansion of Bridge Street from Westwood Drive to 28th Avenue and Pine Ridge Boulevard from Plaza Drive to Bridge Street. These plans are near completion and the City is considering the placement of an approximate 103-foot wide strip of land on the Official City Map to reserve it for future right-of-way. The land remains private property until such time as it is acquired by the City. Placing land on the Official City Map is a formal means by which the City reserves the land for future public use. Official mapping discourages property owners from making significant improvements to the mapped property thus holding down the cost of the property when the City does acquire it. Placing land on the Official City Map notifies all current and future owners that there is a plan to acquire a portion of the property for public use. It does not prevent owners from selling their property or building outside of the area needed for public use. A time frame for land acquisition activities and schedule for construction have not been established and may not be developed for a number of years.</p>
FISCAL IMPACT
<p>There is no cost at this time to place land on the Official City Map.</p>
STAFF RECOMMENDATION
<p>Depending on the testimony received at the public hearing, staff recommends that land for the Bridge Street corridor be placed on the Official City Map as proposed.</p>
<p>Staff contact: Allen Wesolowski 715-261-6762</p>

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

**JOINT RESOLUTION OF THE CAPITAL IMPROVEMENTS & STREET
MAINTENANCE COMMITTEE AND PLAN COMMISSION**

Placing land on Official City Map – Bridge Street from Westwood Drive to 28th Avenue and Pine Ridge Boulevard from Plaza Drive to Bridge Street

Committee Action: CISM:
Plan Comm:

Fiscal Impact: None

File Number: Date Introduced:

WHEREAS, in 2008, Aspirus Wausau Hospital hired CWE to complete an engineering study on the functionality of Bridge Street from Highway 51 to 28th Avenue, and

WHEREAS, the study determined that the current alignment of Bridge Street would not be able to handle additional traffic due to projected growth to the north and west of Aspirus Wausau Hospital, and

WHEREAS, in 2010, the Capital Improvements and Street Maintenance Committee authorized the Engineering Department to obtain proposals for the 70% design of the realignment of Bridge Street from Westwood Drive to 28th Avenue, and

WHEREAS, the 70% design plans are near completion and a corridor to create a better east-west connection, improve traffic circulation, and enhance opportunities for property development has been established, and

WHEREAS, to ensure that land which may be needed for the realignment of Bridge Street in the future is not improved prior to the City acquiring the property, the Official Map should be considered for amendment, and

WHEREAS, on April 22, 2014, the Common Council of the City of Wausau authorized a public hearing to be held before the Capital Improvements and Street Maintenance Committee to consider amending the Official City Map, and

WHEREAS, the Capital Improvements and Street Maintenance Committee held a public hearing May 8, 2014 to consider the amendment of the official map of the City of Wausau by adding to the official map property for Bridge Street from Westwood Drive to 28th Avenue and Pine Ridge Boulevard from Plaza Drive to Bridge Street, as shown on the document attached hereto, and

