



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, August 19, 2014 at 5:00 p.m.

1. Approve the minutes of the July 15, 2014 and August 12, 2014 meeting.
2. **PUBLIC HEARING:** Approve a conditional use at 1015 North Sixth Street to allow for a massage therapy school in a professional building with licensed professionals, in a B2, Community Services District (Pagel).
3. **PUBLIC HEARING:** Approve a conditional use at 707 North Third Street to allow for three illuminated wall signs to be located in a R4, General Residence District (Fish).
4. **PUBLIC HEARING:** Approve a conditional use at 2800 Stewart Avenue to allow for a retail establishment in excess of 7,000 square feet of floor area, in an IB, Interchange Business District (Ghidorzi).
5. **PUBLIC HEARING:** Rezone 1100 South Twenty Fifth Street from R1, Single Family Residence, to UDD, Unified Development District and approve the General Development Plan to allow for a 72 unit multi-family residential development (Wood).
6. Discuss update to the Wausau Comprehensive Plan.
7. 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 1:45 p.m. on August 12, 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, Pagel, Fish, Ghidorzi, Wood

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 July 15, 2014, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Tipple, Rosenberg, Oberbeck, Gisselman

Others Present: Leher, Lenz, Hebert, DeSantis, Detert

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

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

Approve the minutes of the June 17, 2014 meeting.

Rosenberg motioned to approve the minutes of the June 17, 2014 meeting. Gisselman seconded, and the motion carried unanimously 4-0.

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).

Dan Detert from REI spoke on behalf of Borysenko. He said he was there to answer any questions. Tipple closed the public hearing.

Lenz said the construction of the proposed hangar in an R-2 would require a conditional use permit. In the past there have been two conditional use permits approved for a hangar, the first was approved in 2003 for an 80' x 80' hangar. The hangar for Mr. Kocourek has never been built. The current private hangar is bigger than previous versions and is being proposed in the same location. The Finance & Airport Committee have already approved it. In previous discussions for a hangar in this location there was no opposition to the proposal. Site plans and renderings of the hangar are included in the packet. Staff does not see any major issues with the proposal.

Rosenberg motioned to approve the conditional use permit at 725 Woods Place. Oberbeck seconded, and the motion carried unanimously 4-0.

This item will go to Common Council on August 13, 2014.

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).

Leher stated that the address is now 1015 South 17th Avenue. He needs the driveway to allow Wisconsin Public Service trucks to go through and he would like to extend the width of the road another 23 feet. Leher would black top this section to allow for parking spaces.

Bob Frenkel, 1010 South 16th Avenue, spoke against the approval of the amendment to allow for a parking area and more specifically access to Sheridan Road from that parking lot. According to the original plans, "The northern 2/3 of the lot would be used for an auto repair business and the southern end will remain undeveloped." This new amended plan has access to Sheridan Road and a potential U-Haul site. It is adjacent to a residential neighborhood which has already seen an increased amount of traffic on 15th Avenue and Sheridan Road as delivery trucks and cars access parking lots on Sheridan Rd. The access to Sheridan Road provides an easy route to move vehicles around the block using 16th Avenue. Other issues not addressed are snow removal and potential rainwater runoff. He submitted a petition from the people against the proposed amendment to allow access to Sheridan Road.

Sherry Abitz, 1201 South 7th Avenue, District 10 representative. She is in favor of completing this

proposal. When plans were created for this area, only a portion was for Thunder Lube and the other portion would be designed to allow for a second business. Throughout this long process, several changes have taken place. Leher had to move the building location forward to allow Wisconsin Public Service trucks to get to the electrical wiring in case of a storm. Ann Werth decided that another area could supply a second business if needed and Leher considered having a U-Haul service. Since opening, Leher has now decided he will not be utilizing that service for U-Haul and instead needs the space for employee parking. His business has already increased in the three weeks since he has opened and he doesn't have enough space for customers to park their cars and leave them to be serviced. Abitz said that Leher would like to pave this area and it has been designed to prevent water from flowing into other lots. The other businesses on both sides, the one on Rosecrans and the one on Sheridan Road have entrances that are the same as Leher's to allow for parking. Abitz asked that Leher be allowed to complete this project so he can have parking for his employees.

Gordon Berna, 1600 Sheridan Rd, said he is opposed to the entryway to Sheridan Road. The initial plan was for an auto repair shop, now there are all these changes and they were never notified. They voted on the drawing and everyone agreed on it but now there are different drawings, where did they come from and asked who okayed it.

John Sorenson, 1605 Sheridan Road, is highly opposed to this parking lot. Originally it was a UDD which doesn't allow for a car repair business or gas stations. Now they have an auto repair that was supposed to be 2/3 of the property. There have been changes all along the way that no one has been notified of, none of the adjoining property owners. He said he doesn't think that is very right and doesn't know who authorized Leher to go forward. Sorenson said he thinks Leher has a mentor who is giving him information and wants to know who it is. He said this is a residential area and he has lived there for 14 years. Originally this was designed to be a professional building because this area wasn't considered large enough for a service business. There were two proposals from two different companies for this business but the city decided against it. Sorenson said the elevation was changed from the existing plan. He said the general plan is for the first set of prints and any changes need to be made to the general plan before excavation can take place. Sorenson said the location of the garbage was moved from the north side to the south side, and asked who authorized that. Also said there was a fence built and he thought fences should be 3' from a property line, wasn't sure if that was correct. The fence does not have a 3' offset and asked who would clean the space between the fence and the resident's property. Sorenson asked the commission to look at this before making decisions because a lot of things have happened that aren't right. He said there isn't a catch basin in that area for drainage. Sorenson asked the commission to inspect this place before making a decision.

Ann Werth, Community Development Director for the city of Wausau and gave some background. When the bridge was put on 17th Avenue, the city and the county worked together and the city received the remnant pieces of property and worked with the county on this block. Originally the plan was to build a group home with North Central Health Care but 17th Avenue became very commercialized. They held a couple public hearings on this property and met with the neighbors at Wisconsin Public Service and took out a long term UDD with city planner Joe Pribanich that showed the potential for a building with 1 or 2 offices with a parking lot on the north side and one on the south side of the building. They were approached by Thunder Lube looking at another property and now this is back on the tax rolls with an outstanding building and landscaping that meets all the terms of the agreements he had. When Leher met with the architect they worked to save a tree on the property and Wisconsin Public Service required enough room for a truck to drive through. Werth said this is a growing business and asked that Thunder Lube be allowed extra parking on the south side of the property.

Frenkel spoke again that the site analysis should have been done, this business was moved to this location and it wasn't an improvement. This puts other people in a quandary and the parking lot should not have access to Sheridan Road.

Abitz spoke again and said the veterinarian office off of Sheridan Road spoke with Leher about the drainage and water flow from rain and the owner doesn't have any issues with this potential parking lot and isn't concerned about the drainage. The owner also isn't concerned about additional traffic with the opening of Thunder Lube.

Sorenson added that there was not a catch basin and the building was sitting on a dome so the water would run down to Sheridan and the veterinarian. He said the gravel from the road base is already washing into the street.

Dr. Elizabeth Arnold, owner of Marathon Animal Hospital at 1025 South 17th Avenue, said she spoke with Leher about water runoff. She said that Leher had his engineer design the water runoff to the grass on his property. Arnold asked Leher to explain this further.

Leher had Bill Meyer, a civil engineer, design his parking lot to drain internally with catch basins. He paid a lot of money to have this designed. He is required to have a 20' road for Wisconsin Public Service and simply wants to add blacktop to it adding 23' which will have water runoff to his green area and towards 17th Avenue. He stated that the engineering department looked at his plans.

Hebert verified that the engineering department reviewed Bill Meyer's site plans and they were approved. Hebert confirmed that there were catch basins within the building and there are catch basins in the street.

Leher said that this has all been thought out and nothing should get flooded.

Tipple asked Lenz to give some additional information.

Lenz said originally public hearings were held for the general plan and precise implementation plan before construction of Thunder Lube. There were changes made from the original proposal when Leher had small modifications including moving the dumpster. The location of the building also shifted. The site amendments were meant to conserve a large tree and improve the circulation in the parking lot and development of the site. These site modifications came to Plan Commission as a precise plan amendment and it was decided agreed by the commission that this was not significant enough to require a public hearing. Staff felt the current proposal was significant and warranted a public hearing – property owners in a 200' buffer were notified, even though only a 100' buffer is required. The plans for a proposed parking lot have not been approved yet, that is why this public hearing is being held. The UDD is a special district and really any use can be approved. This plan was approved for the current use. Leher had emailed staff to propose the U-Haul parking which would be a different use and required an amendment to the general plan. Since this is a UDD there is more flexibility for other uses. Lenz asked Leher if he still planned to use the parking for U-Haul.

Leher said he needs more parking than what he had expected, initially he thought about adding U-Haul for additional income. However he needs this parking for customers and no longer needs approval for U-Haul parking. Leher hasn't been in contact with U-Haul and might not have room to add it.

Hebert stated that in a commercial development that is near a residential area, the zoning code requires a certain amount of screening with a fence or natural vegetation to act as a buffer. The solid fence meets the requirement for screening this area. There is not a required setback for this fence and it is a maintenance free fence so can be adjacent to the property line. Hebert met onsite with the contractor and owner and they verified the locations.

Oberbeck asked if there was a requirement for internal storm drainage. He asked if there is a grassy area for the water draining and would a potential sidewalk have an issue with water runoff. He asked if the parking lot would need to be torn up if storm drainage would be added.

Hebert said this site doesn't require storm water review because it's less than one acre. Engineering staff did review the site plan for drainage but did not look at this newest proposal. Internal drainage could be extended to the Sheridan Road storm water if needed since blacktop hasn't been done.

Oberbeck didn't think the whole site was going to be for one development and asked Werth if Thunder Lube owns the entire site.

Werth stated that the entire area was deeded to Thunder Lube. Initially a coffee shop could work in there or another business because the original UDD showed two business. The entire block was sold to Leher and he initially thought about adding a business. He worked with Mudrovich to save the tree and asked about adding U-Haul as the second business which is why this came to Plan Commission. The site is big enough to add a second business but Thunder Lube is growing.

Oberbeck asked what zoning is required for U-Haul.

Hebert verified that it would be a permitted use in a B-3.

Oberbeck asked what the zoning was before it became a UDD.

Lenz said it was probably residential before 17th Avenue was redone but commercial zoning has popped up along the street.

Werth said that when 17th Avenue was reconstructed it was houses along this block. The houses were bought up leaving two behind. When this area became commercial, they rethought the plans for putting in a residential group home. They held meetings with the neighbors and looked at having a commercial development there with parking on both north and south sides. A few years ago Taco John's wanted to go in there but the neighborhood didn't want a fast food place with lights on until 10:00 at night so it didn't go through. The Community Development Authority, not the city, sold this property to Leher.

Tipple asked to clarify that there was not a current plan for U-Haul so if Leher wanted to add U-Haul he would need to request another amendment from the Plan Commission.

Lenz said that if the Plan Commission takes the U-Haul out of the approval, Leher would need to come back to Plan Commission in the future. It seems that Leher needs the parking lot for his own business so a use would need to come before Plan Commission.

Gisselman motioned to approve the amendment of the general plan at 1015 South 17th Avenue, seconded by Oberbeck.

Oberbeck said there was quite a bit of opposition to this plan due to fencing and the use. He said he'd like to find a compromise how to work within the neighborhood. He said the plans didn't show much detail about the layout and what landscaping would be. He'd like to see more detail about what is being proposed in this plan regarding the fence, grassy area and landscaping. The petition is signed by several residents and should be addressed.

Leher said the landscaping and fencing is done, the only thing he is waiting for is to blacktop the piece of parking lot that is road base. It's about 43' wide by 40' long. He has about nine cars for employees and would like to have parking for his customers.

Oberbeck is concerned with putting asphalt all the way to the road and being able to part in the right of way.

Leher said other businesses like Happy Mac has parking setup this way and he will have parking lines. He wanted to have a grassy area but the landscaper warned him that it would get torn up with the plows. Instead of always replacing the grass he wants to blacktop to the end so it looks nicer.

Oberbeck asked Hebert about requirements for improvements in the right of way in aprons and approaches.

Hebert said what is in place right now, the green areas, parking and building, has already been approved. He said the first 20' of gravel area is approved; initially it was approved to have the rest of the area be grass. If the amendment is not approved, Leher would be required to leave it as grass and gravel. Hebert said that Leher requested the approval to pave this. He said that previously businesses, such as the prosthetics and orthotics guy to the north, were able to pave along the right of way. As long as parking is off the right of way, it has been past practice to approve that. The minimum standard is 10' which Leher has more than that with the green space.

Lenz said the general plan would be to allow the new parking area that wasn't shown on the original general plan. The general plan should still have a vote on whether to allow the new parking. The precise plan is for specific site modifications. If the commission wanted to add conditions to the parking lot such as landscaping or widths of drive aisles, those could be addressed in the precise plan. If approved, both the general and precise plans should be amended.

Tipple asked if nothing was done, the area would remain gravel.

Hebert said they would have a 20' strip of gravel and the rest would be grass.

Gisselman clarified that U-Haul is not part of the motion which Tipple said that it is not part of the motion.

Gisselman amended the motion to state that it does not include the U-Haul business. Oberbeck seconded, and the motion carried unanimously 4-0.

This item will go to Common Council on August 13, 2014.

Amend the Precise Implementation Plan for 1610 Sheridan Road to allow for site modifications for the proposed parking area (Leher).

Tipple corrected the address to 1015 South 17th Avenue.

Hebert said this is where analysis of water runoff could be added and he recommended that staff work with Leher as a conditional approval to amend the precise implementation plan.

Gisselman motioned to approve the amendment to the precise implementation plan with the condition that staff work with Leher regarding analysis of water runoff, seconded by Oberbeck.

Oberbeck said with the striping it appears there will be double parking with the street.

Leher said parking lines will change since he had to add grass. He will put angled parking in.

Oberbeck asked if there could be a buffer to prevent parking all the way to the street and create screening to buffer from cars in the parking lot.

Leher said parking will be angled on both east and west sides. He said he could put in rock and bushes.

Lenz said the plan that was submitted showed perpendicular parking to the road and asked what the most recent plan was.

Leher said he can revise the parking lines and the landscaping to add a buffer for the neighborhood.

Werth will work with Leher to revise the aesthetics in the neighborhood.

Oberbeck asked residents if this would soften the impact to the neighborhood.

Frenkel said he appreciated the landscaping, but the 2/3 of a fence on his property and having access to Sheridan is still an issue.

The motion carried unanimously, 4-0. This item will go to Common Council on August 13, 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. (This item was postponed from the May 8 and June 12, 2014 meetings.)

This item was pulled from the agenda. At the CISM meeting on July 10, 2014, this item was pulled from the agenda.

Future agenda items for consideration.

Lenz said the comprehensive plan proposal from the Northcentral Regional Planing Commission will be covered at the next meeting in August.

Tipple asked members to give advanced notice if they will be unable to attend meetings.

Adjourn.

Rosenberg moved to adjourn, seconded by Gisselman. Motion carried unanimously 3-0 and the meeting adjourned at 5:50 pm.

The Plan Commission is next scheduled to meet at 5:00 pm on Tuesday, August 19, 2014.

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, August 12, 2014, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Bohlken, Gisselman, Oberbeck, Rosenberg, Tipple, Valitchka

Others Present: Kent Olson, Lenz, Hebert, DeSantis, Jacobson

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

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

PUBLIC HEARING: Rezone 3515 Stewart Avenue from R4, General Residence District, to B3, General Commercial District (Olson)

Kent Olson, 601 Forest Street, said he has an accepted offer to purchase the former Stettin school building and they have a few hurdles to finish up this week but so far the offer and the project is a go. This building facility will be a service facility, very similar to their existing facility, along with a carwash for their clients and a restaurant, to be announced very soon, is also included. They've met with the city as far as the site development and storm water management. Olson just got an email this afternoon that the building is 15,300 square feet with room to expand another 6,000 feet in the future.

Lenz said this item is for rezoning of the property and the City has been working with Olson on other aspects of the development including request through the Finance and Economic Development Committees. This item is just for rezoning of the property which is currently an R4 but is surrounded by commercial zoning districts. There are B3 districts on either side of it and across the street is a B2 and the UDDs across Stewart Avenue are used commercially. To the south is State Highway 29. The uses on Stewart Avenue are commercial along the corridor and some have changed from residential so zoning to commercial seems to make sense. The proposed uses for an automotive service center includes incidental uses such as a commercial carwash, which is not a retail carwash where people can come in and plug it with quarters. The restaurant is also an accessory use, which is permitted in this district anyway. This is a rezoning to a B3 without any conditional uses. Staff recommends approval.

Rosenberg motioned to approve the rezoning at 3515 Stewart Avenue. Bohlken seconded, and the motion carried unanimously 6-0.

This item will go to Common Council on August 13, 2014.

Amending the precise implementation plan for 713 Grant Street to allow for a building addition to an existing business (Hiawatha)

Lenz stated that in the packet there is a floor plan and site plan for the Hiawatha along with a zoning map which shows it is a Unified Development District. The boundaries for this property recently changed expanding it to the west to make it larger. This is a minor amendment to the UDD zoning to add onto the southwest side of the building, largely for functional space. The addition will be for storage and relocating a cooler as well as adding stairs. Staff felt this was a minor amendment and doesn't warrant a public hearing for this change. Staff recommends that the precise plans be amended as presented.

Valitchka motioned to approve the amendment of the precise implementation plan for 713 Grant Street. Rosenberg seconded, and the motion carried unanimously 6-0.

This item will go to Common Council on August 13, 2014.

Adjourn.

Tipple reminded the commission that the regular Plan Commission meeting is next week Tuesday, August 19, 2014.

Valitchka apologized to the commission that his schedule has been such that he has missed about three meetings in a right of way being out of town. He said it's not his intention to miss meetings but he will miss the meeting on August 19, 2014 for the same reason.

Tipple thanked Valitchka for the information and asked members to give advanced notice if they will be unable to attend meetings to avoid issues with quorum.

Valitchka moved to adjourn, seconded by Rosenberg. Motion carried unanimously 6-0 and the meeting adjourned at 5:10 pm.

The Plan Commission is next scheduled to meet at 5:00 pm on Tuesday, August 19, 2014.



STAFF REPORT

TO: City of Wausau Plan Commission
FROM: Brad Lenz, City Planner
DATE: August 13, 2014

GENERAL INFORMATION

APPLICANTS: Randy Pagel

LOCATION: 1015 N. 6th Street

EXISTING ZONING: B2, Community Service District

REQUESTED ZONING: Conditional Use

PURPOSE: To allow for a message therapy school with licensed professionals in an existing office building. In the B2 District, “schools, music, dance, business, commercial or trade” may be allowed by conditional use.

EXISTING LAND USE: An insurance company currently occupies a portion of the commercial building.

SIZE OF PARCEL: 0.2 acres

SURROUNDING ZONING AND LAND USE:

North: B2, Community Service District; Office building (1101 N. 6th St) and single-family home (608 Adams St)

South: B2; Beauty shop

East: R2, Single Family Residence District; Single Family homes

West: R3, Two Family Residence District; Parking lot (1018 N. 6th St) and single-family home (1016 N. 6th St)

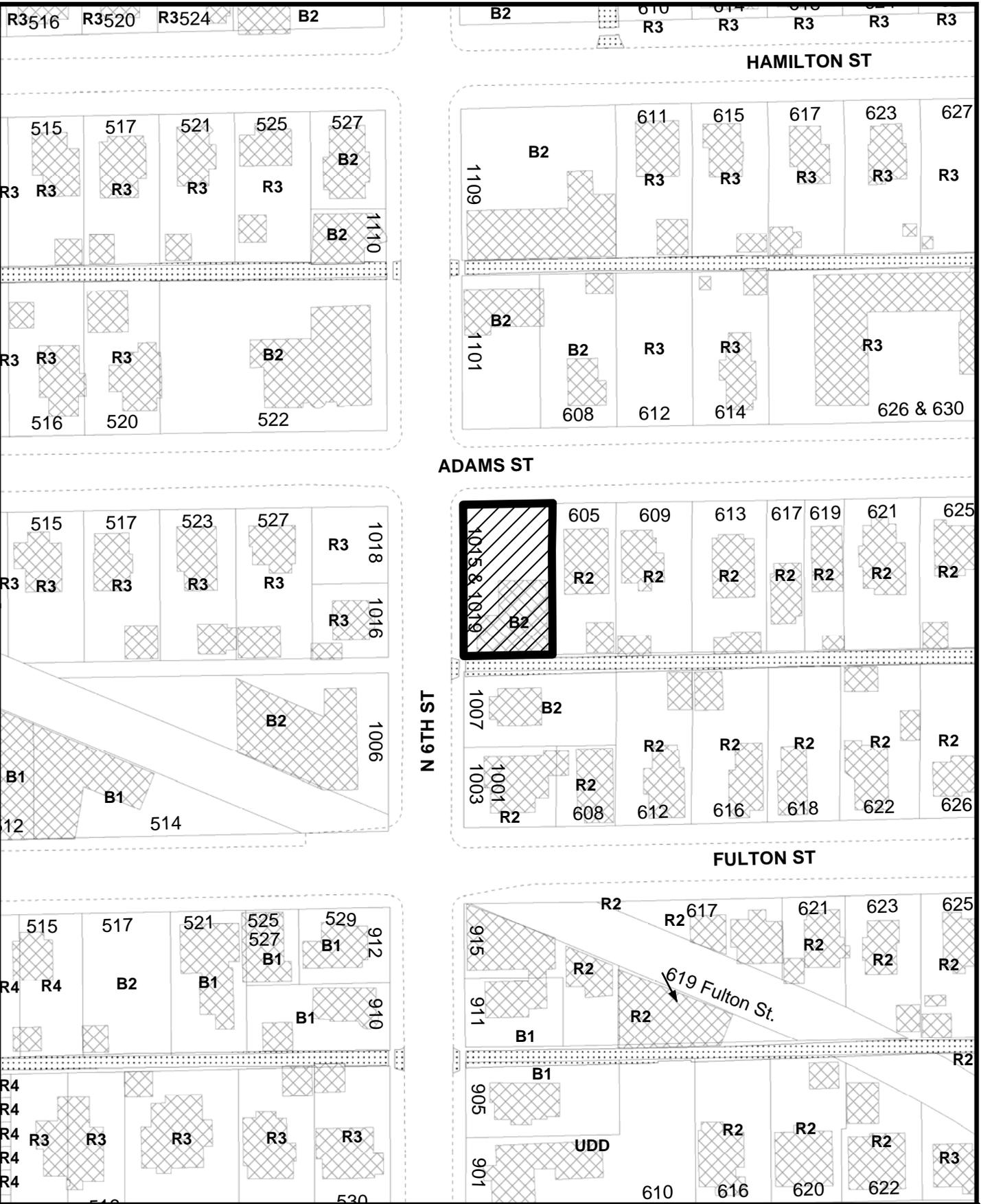
See attached Zoning Map

ANALYSIS

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.*

A portion of the subject property is currently being used commercially by an insurance agency. The proposed massage school would move into unoccupied space in the building. The proposed use is similar in character and intensity to an office use and other uses permitted in the B2 zoning district. Staff does not feel the proposed use would be injurious to surrounding property owners or to the general public's health, safety, or welfare – especially since other uses permitted in the district could potentially generate more negative side effects than the proposed massage school. Attached to the staff report is a description of the proposed use of the property submitted by the petitioner. Letters of support are also attached. At the time of this report, staff had not received any complaints against the proposed use.

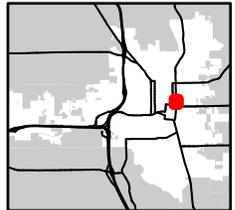


Date: 24 Jul 2014

City of Wausau
Marathon County Wisconsin



-  Road Paved
-  Building
-  Petitioner's Property



SERENITY ON 6TH - PROPERTY PLAN

DATE : JULY 21ST, 2014

PROPERTY : 1015 6TH ST
ADDRESS WAUSAU, WI 54403

THE PROPERTY ABOVE HAS BEEN FOR SALE FOR MANY YEARS. PRESENTLY IT HOUSES THE ZIPPERER INSURANCE AGENCY. THE BUILDING WAS BUILT IN 1978, IS ZONED COMMERCIAL, AND HAS ALWAYS BEEN USED AS AN OFFICE BUILDING. THE INSIDE OF THIS PROPERTY IS 3920 SQ FT BROKEN DOWN INTO THREE LEVELS. THIS IS OUR TENTATIVE PLAN FOR :

SERENITY ON 6TH PROFESSIONAL BUILDING

- 1.) MAIN LEVEL: 1,600 SQ FT AND IS PRESENTLY HOUSING THE ZIPPERER INSURANCE AGENCY. THERE IS NO PLAN FOR THIS TO CHANGE. WILL REMAIN AS IS!

UPPER LEVEL: IS APPROX 1500 SQ FT. THIS IS WHERE THE NEW HOME / PERMANENT

SERENITY ON 6TH - PROPERTY PLAN - CONT -

HOME OF SERENITY NOW SCHOOL OF MASSAGE. THIS SCHOOL IS A STATE EDUCATION APPROVED SCHOOL THAT IS NOW A YEAR OLD. FOR OUR FIRST YEAR WE HAVE BEEN RENTING SPACE AT THE YWCA OF WAUSAU. THE GOOD NEWS IS WE HAVE OUR OWN THAT SPACE AND NEED A HOME OF ITS OWN. THE STATE VISITED OUR SCHOOL FOR REVIEW ON FRIDAY JULY 18, 2014 AND GAVE US A GLOWING REVIEW ON THE SCHOOL AND ALSO ON OUR NEW LOCATION. PENDING CITY APPROVAL OF COURSE.

LOWER LEVEL: IS APPROX 1720 SQ FT. THIS IS NOW VACANT SPACE. AS SOON AS WE RECEIVE APPROVAL AND CAN PURCHASE THIS PROPERTY WE WILL ADVERTISE ON VARIOUS SOURCES, NEWSPAPER, SOCIAL MEDIA, WORD OF MOUTH. WE WILL BE LOOKING FOR PROFESSIONALS, I.E., LAWYERS, DOCTORS, LICENSE PROFESSIONALS THAT ARE LOOKING FOR SPACE. THIS CAN BE EXISTING OR INDIVIDUALS LOOKING TO START UP AT A REASONABLE PRICE. WE WANT TO HELP WAUSAU GROW ALONG 6TH ST

SERENITY ON 6TH - PROPERTY PLAN - CONT.

2.) SIGNAGE : PRESENTLY FINISH IN TOUCH IS WORKING ON A DESIGN FOR A VERY PROFESSIONAL LOOKING SIGN COMPARED TO OTHERS THEY HAVE DONE IN WAUSAU.

3.) PARKING : FROM WHAT I CAN TELL IS THERE IS SPACE FOR 9+ VEHICLES. THIS WILL SUFFICE OUR NEEDS.

IN CLOSING I HOPE I HAVE COVERED ANY NECESSARY INFO REQUIRED TO MOVE FORWARD. AT THE PRESENT WE ARE CONTINUING WITH OPERATING AT THE YWCA BUT AS SOON AS WE CAN SECURE APPROVAL WE WOULD LIKE TO MOVE FORWARD WITH THE PURCHASE OF THIS BUILDING AND HELP MY WIFE CONTINUE HER DREAM! I HAVE ALSO ATTACHED LETTERS OF REFERENCE AND RECOMMENDATION FOR MY WIFE AND HER BUSINESS. IT MAKES ME PROUD OF HOW HIGHLY SHE IS THOUGHT AND WHAT SHE HAS AND WILL CONTINUE TO ACCOMPLISH. THANKS FOR TIME AND CONSIDERATION.

Zandy Pagel









MANDY WRIGHT
STATE REPRESENTATIVE

July 14, 2014

To whom it concerns:

I am writing in regard to Serenity Now School of Massage as I understand they are currently applying for a building permit.

I have had a massage at Serenity Now's location at the Wausau YWCA and found the experience to be entirely professional and appropriate.

If you would like further information, please don't hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Mandy Wright". The signature is written in a cursive, flowing style.

Mandy Wright
State Representative
85th Assembly District

85th ASSEMBLY DISTRICT OF WISCONSIN

Office: State Capitol, PO Box 8953, Madison, WI 53708 ★ Phone: (608) 266-0654 ★ Toll-free: (888) 534-0085
Email: rep.wright@legis.wi.gov ★ Website: <http://wright.assembly.wi.gov>

Jennifer Havel, DDS

Excellence in Family Dentistry

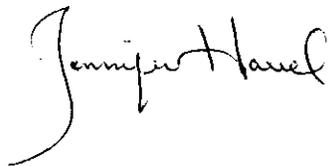
7-6-2014

To Whom It May Concern:

I am writing this letter in support of the Serenity Now School of Massage being located in the Zipperer building on 6th street. My name is Dr. Jennifer Havel and I own the dental practice across the street from Zipperer. I have known Dennise and Randy Pagel for 5 or 6 years as friends, I am a client of their spa, and I also teach science classes for the School of Massage. I can vouch for them being an upstanding small business and would be delighted to have them located across the street as a neighbor. It is exciting to see so many developments and businesses locating in the downtown area!

Please feel free to contact me with any questions. It would be my pleasure to serve as a reference.

Dr. Jennifer Havel

A handwritten signature in cursive script that reads "Jennifer Havel". The signature is written in black ink and is positioned to the right of the typed name "Dr. Jennifer Havel".

July 5, 2014

City Counsel
407 Grant Street
Wausau WI 54403

To Whom it May Concern:

I am writing on behalf of Serenity Now purchasing a building for their massage school. The school has been in operation for the last year which I have been an instructor of ethics as well as benefited from the massage of the students. Many misconstrue that massage is linked with prostitution; however, this is not the case with what Dennise Pagel has been doing.

Massage therapy is a health care and wellness profession performed in a variety of employment and practice settings. We have several around Wausau. The practice of massage therapy includes assessment, treatment planning and treatment through the manipulation of soft tissue, circulatory fluids, affecting and benefiting all of the body systems, for the following therapeutic purposes, including but not limited to: enhancing health and well-being, providing emotional and physical relaxation, reducing stress, improving posture, facilitating circulation, balancing energy, remediating, relieving pain, repairing and preventing injury, and rehabilitating. Massage therapy includes a hands-on component as well as providing education, information, and nonstrenuous activities for the purposes of self-care and health maintenance.

Massage therapy is a professional practice which has ethics as my mental health field has. Massage therapy is grounded in a specialized body of knowledge. There are classifications of massage therapy practice including wellness and health care. Wellness settings include spa settings, franchise/national massage chains and independent practice. Health Care includes sports and fitness, and clinical/medical/rehabilitation. The massage school at present has prepared all of the students for these opportunities within our community or others if they prefer.

Individual practitioners of massage are expected to become fully informed about and compliant with regulatory practices set by the State of Wisconsin to practice massage. Practice standards provide specific guidelines for the delivery of service and are based in well-developed ethical considerations to promote and maintain the welfare of the client. One of those codes of conduct is to "never engage in any sexual conduct, sexual conversation, or any other sexual activities involving clients. They are also to avoid affiliation with any business that uses any form of sexual suggestiveness or explicit sexuality in advertising or promoting services or in the active practice of service. Besides this, clients are always to be appropriately draped while massage is performed. Massage therapists clothing usually consists of scrubs as nurses or doctors do in the medical setting, there is nothing sexually appealing about that (my personal bias).

The purpose of the letter is to give you the education on massage but also be a letter of recommendation for Dennise. She is a person with high principals as myself, and we are guided spiritually to live lives that reflect integrity and care for others. I refer my clients regularly for massage as I know that it is an important part to reducing anxiety and improving mood. If it was sexual in nature, I would not do such. I have many clients who cannot afford massage as well and the school allows for them to receive the health benefits of massage more affordably as well students gain experience in their field of interest of which they need to have so many hours of service before they can practice in their field.

My hope is that you will approve of having the Serenity Now School of Massage on 6th Street as they will be our neighbor and I will gladly welcome them to our neighborhood😊

Sincerely,

Sandra Krueger



THROM HEALTH AND WELLNESS



To whom it may concern,

I have known Dennise Pagel for 10 years now and watched her business flourish from its inception.

Recently I've been instructing some classes for her massage school.

Personally I have had only excellent experiences with her as well as her staff at Serenity Now Massage School and Bodywork. Her professionalism is top notch.

In my experience working as a doctor of chiropractic in the area for the last 10 years I have heard only good things from other professionals, patients and just people I've met around town that have had any experience with her and/or her business.

With that, I'd like to acknowledge her and give her the highest recommendation I could give another body worker, teacher, and business owner.

Please feel free to contact me with any questions or concerns.

 7-7-2014

Daniel W Throm DC
Throm Health and Wellness
(715)-301-1123
605 S. 24th Ave. Suite 46
Wausau WI 54401
danthrom@yahoo.com



STAFF REPORT

TO: City of Wausau Plan Commission
FROM: Brad Lenz, City Planner
DATE: August 13, 2014

GENERAL INFORMATION

APPLICANTS: Chris Fish, Graphic House, Inc.
LOCATION: 707 N. 3rd Street
EXISTING ZONING: R4, General Residence District
REQUESTED ZONING: Conditional Use
PURPOSE: To allow for new signage for the YMCA. In the R4 District, signs for public, municipal, educational and cultural institutions may be allowed with a conditional use permit through plan commission.

EXISTING LAND USE: YMCA

SIZE OF PARCEL: 2.26 acres

SURROUNDING ZONING AND LAND USE:

North: R4, General Residence District; Religious institution
South: B4, Central Business District; Parking lot and assorted commercial
East: R4 and UDD, Unified Development District; Religious and cultural institutions, mixed office and residential use (404 Franklin St)
West: B4 and B2, Community Service District; Office and other commercial uses

See attached Zoning Map

ANALYSIS

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;

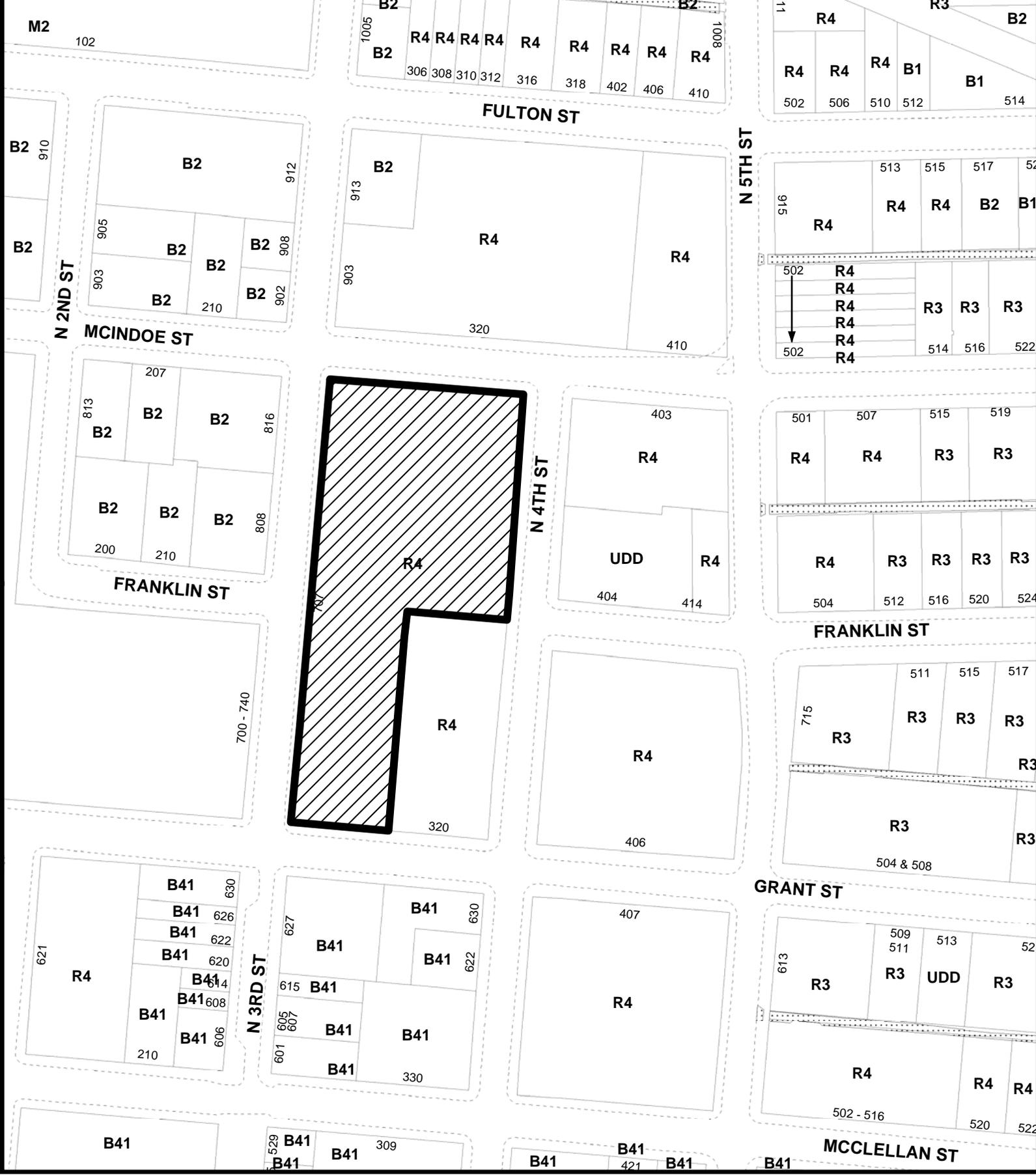
(c) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

(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

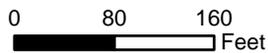
(f) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as the regulations may, in each instance, be modified by the common council pursuant to the recommendations of the city plan commission.

Signs designating public or municipal institutions such as churches, city hall, public museums, schools, etc. may be allowed in a residence district subject to issuance of a conditional use permit. The zoning code does not give standards for these types of signs, other than that they may be freestanding and shall be set back at least fifteen feet from the property line. The proposed signs would be mounted on the new north façade of the building and above a new entrance on the east side of the building. The signs would be set back much further than 15 feet, and would not face directly towards any single-family homes. The proposed signs would be wall mounted and would therefore not project higher than the building. The signs appear to be proportionate to the building and are of the same general character as other such signs (e.g., for educational institutions) that have been approved in residential districts in the past.

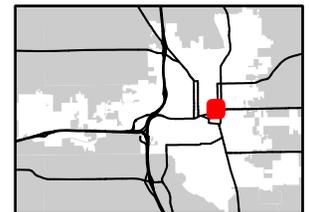


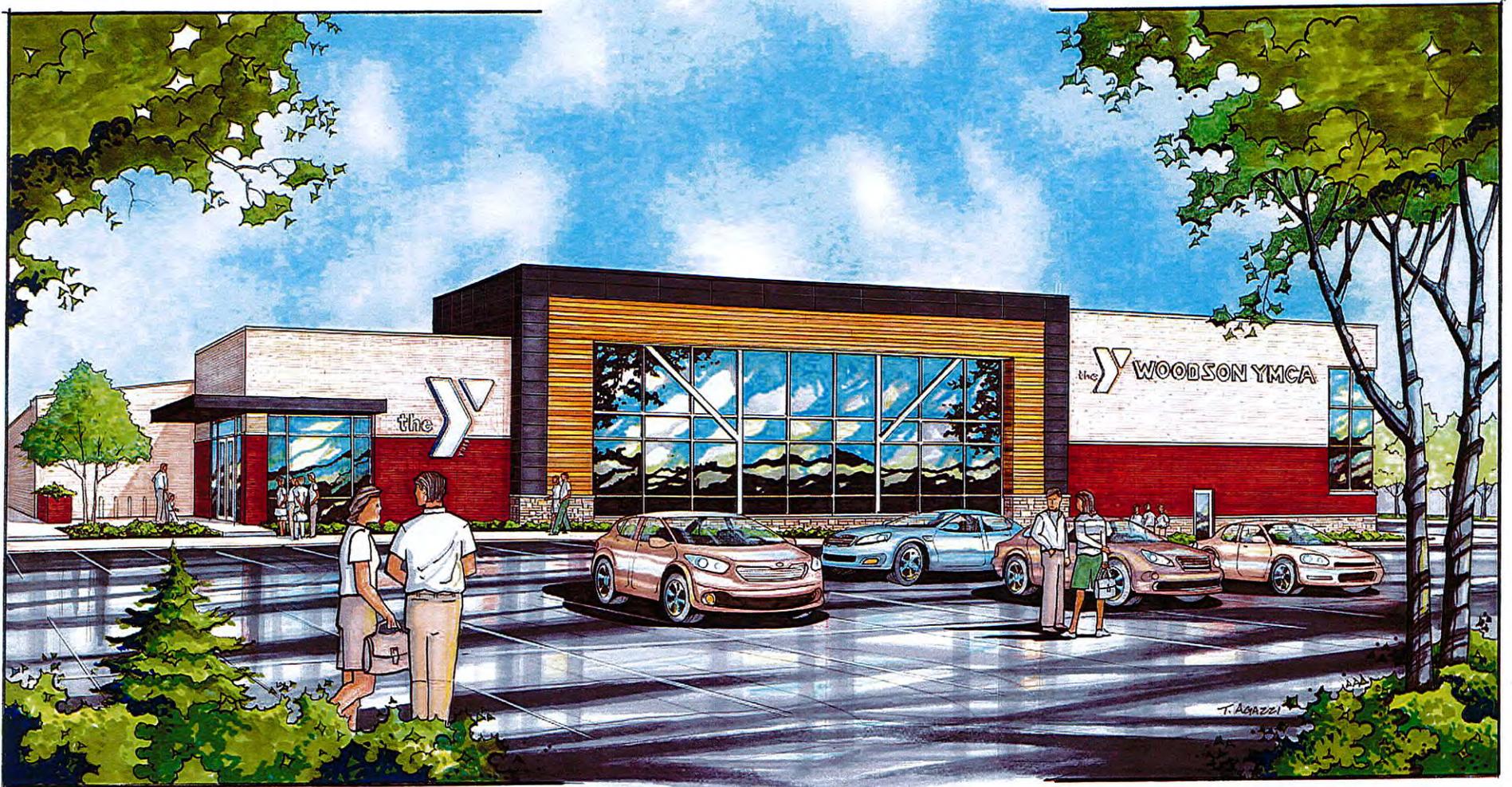
City of Wausau
Marathon County Wisconsin

Date: 08 Aug 2014



-  Road Paved
-  Petitioner's Property



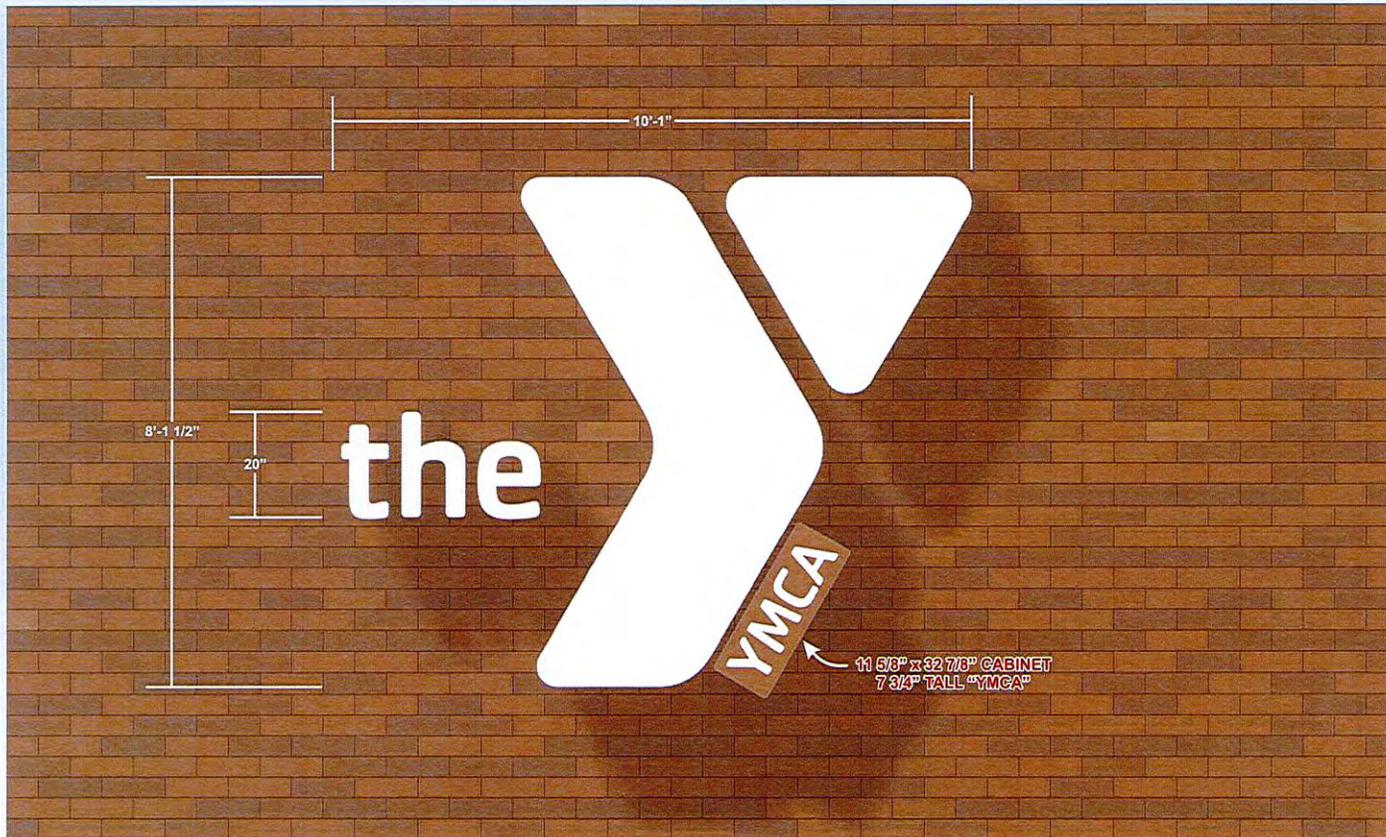


Woodson YMCA Wausau Branch



SIGN SPECIFICATIONS

- (1) SET INTERN. ILLUM. BUILDING LETTERS
- * "THE", "Y" & SMALL "YMCA" CABINET ARE TO BE FORMED OF ALUM. PAINTED WHITE & ILLUM. w/ WHITE LED'S.
- * SMALL "YMCA" CABINET IS TO HAVE OPAQUE BACKGROUND TO MATCH BUILDING (18D) w/ WHITE COPY.
- * FACES ARE TO BE WHITE POLYCARBONATE w/ WHITE TRIM-CAP.
- * ALL LETTERS ARE TO BE MOUNTED FLUSH TO BUILDING.



CLIENT HAS IDENTIFIED THE LOCATION IN WHICH THE SIGNAGE IS TO BE INSTALLED. THE CLIENT HAS THE SOLE RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO SUPPORT THE SIGNAGE.

ALL RIGHTS RESERVED

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RELEASE NOTE:

DISCLAIMER: THE INK COLORS SHOWN IN THIS RENDERING PROVIDE CONCEPTUAL COLORS & GRAPHICS LOCATIONS ONLY. THE COLORS MAY NOT MATCH THE ACTUAL AUTOMOTIVE PAINTS OR THE VINYL COLORS THAT WILL BE USED ON OR IN THE SIGN(S) SHOWN. ALL SIZES, SHAPES, COLORS, ETC. ARE CONCEPTUAL & MAY VARY FROM ACTUAL PRODUCT

GRAPHIC HOUSE

CLIENT:
YMCA - WOODSON
WAUSAU, WI

SALES REP:
CHRIS F

DATE:
10-12-2012

JOB NUMBER:
CF-6466

SALES AUTHORIZATION:

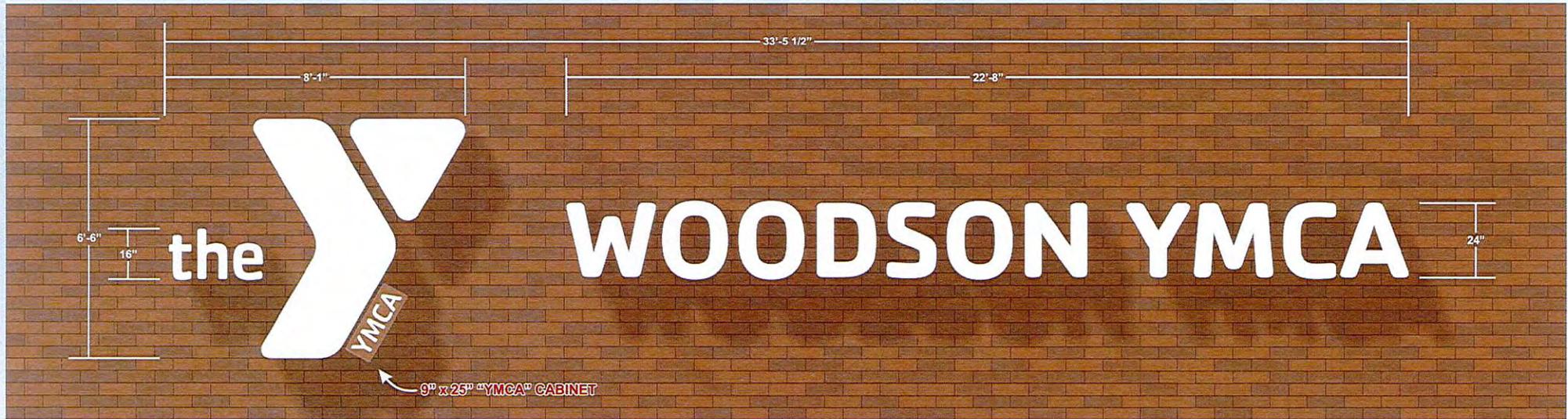
REVISION:
6-6-2014-A

9204 Packer Drive, Wausau, WI 54401 715-842-0402
www.graphichouseinc.com

SIGN SPECIFICATIONS: YMCA - WOODSON (WOODSON - 12/2011) WALL SIGNS & GRAPHICAL
ymca woodson 6466 01 1.jpg

SIGN SPECIFICATIONS

- (1) SET INTERI. ILLUM. BUILDING LETTERS
- * "THE" CABINET, "Y" LOGO & SMALL "YMCA" CABINET ARE TO BE FORMED OF ALUM. PAINTED WHITE & ILLUM. w/ WHITE LED'S.
- * FACES ARE TO BE WHITE POLYCARBONATE w/ WHITE TRIM-CAP. OPAQUE BACKGROUND ON SMALL "YMCA" CABINET IS TO MATCH BUILDING.
- * ALL LETTERS ARE TO BE MOUNTED FLUSH TO BUILDING.



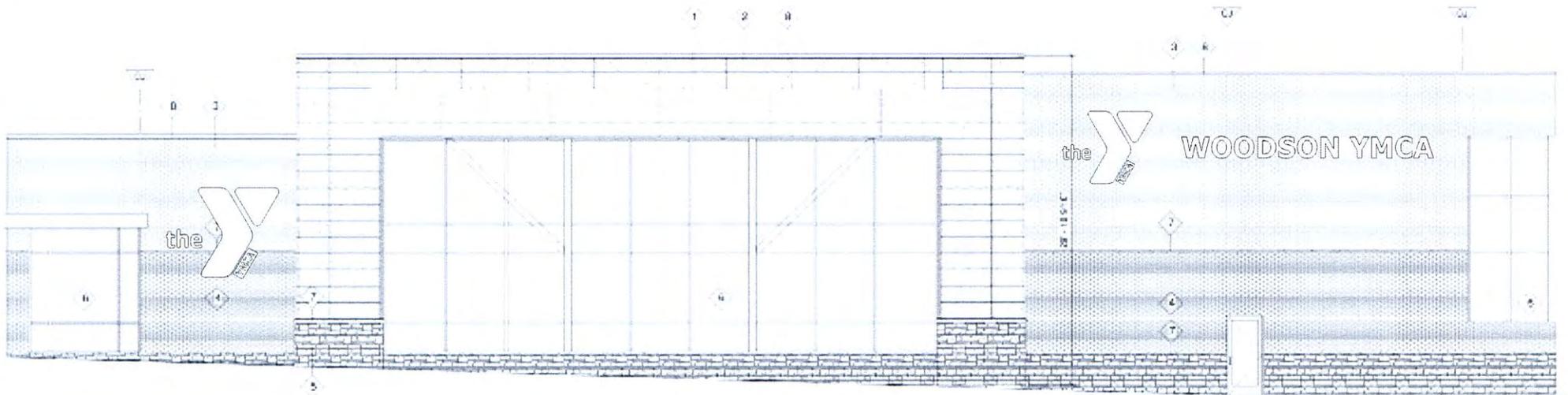
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ALL RIGHTS RESERVED

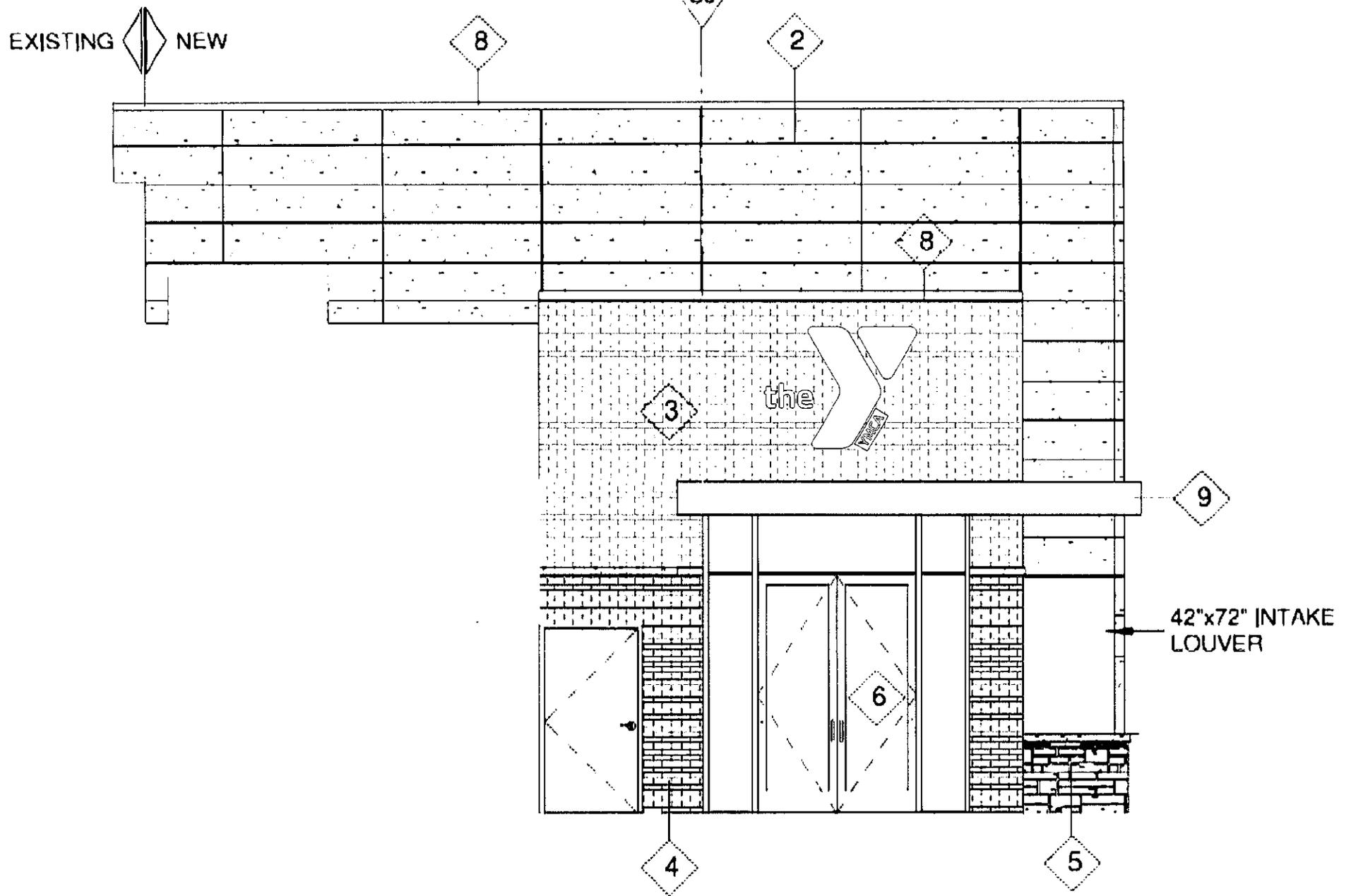
THIS IS AN ORIGINAL DESIGN CREATED BY GRAPHIC HOUSE, INCORPORATED. THE SUBMITTED DESIGN IS ORIGINAL AND PROTECTED UNDER COPYRIGHT LAWS OF THE UNITED STATES, TITLE 17 UNITED STATES CODE. YOU AGREE NOT TO COPY, PHOTOGRAPH, MODIFY OR SHARE DIRECTLY OR INDIRECTLY ANY OF THE FOREGOING HELD BY YOU WITH ANY OTHER PARTY NOR WILL YOU PERMIT ANY THIRD PARTY TO DO ANY OF THE FOREGOING WITHOUT THE WRITTEN CONSENT OF GRAPHIC HOUSE, INC. A DESIGN FEE OF NOT LESS THAN \$500 WILL BE INVOICED IF THIS DRAWING IS SHARED OR COPIED BY ANYONE WHILE IN YOUR POSSESSION. THIS DOES NOT EXCLUDE ADDITIONAL COMPENSATION THAT MAY BE AWARDED DUE TO COPYRIGHT INFRINGEMENT.

RELEASE AUTH:

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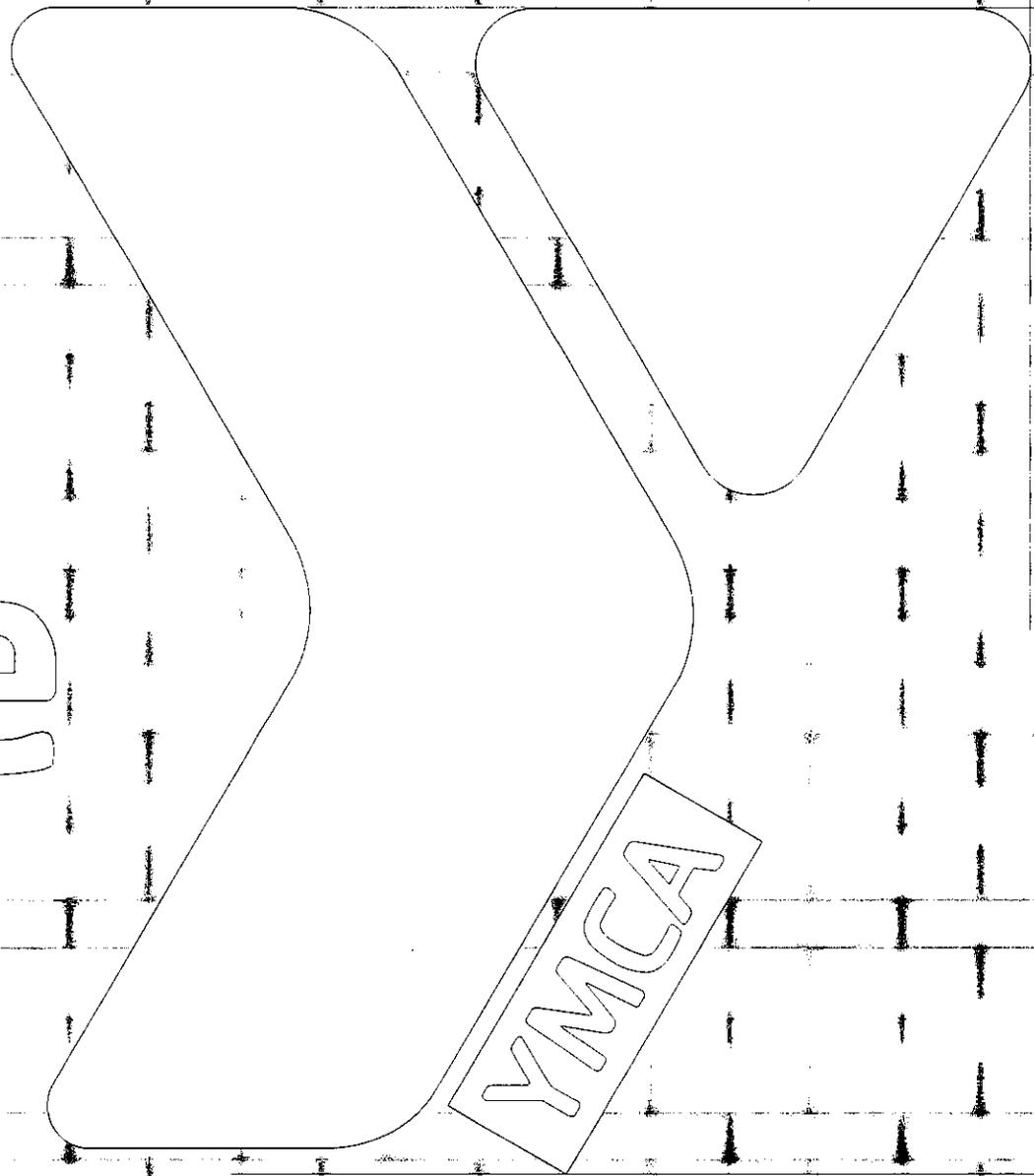


1 NORTH ELEVATION
A202 1/8" = 1'-0"



2 EAST ELEVATION
A200 1/8" = 1'-0"

the



5' 9"

4' 8 7/8"



STAFF REPORT

TO: City of Wausau Plan Commission
FROM: Brad Lenz, City Planner, and Lauryn Erdman, Planning Assistant
DATE: August 13, 2014

GENERAL INFORMATION

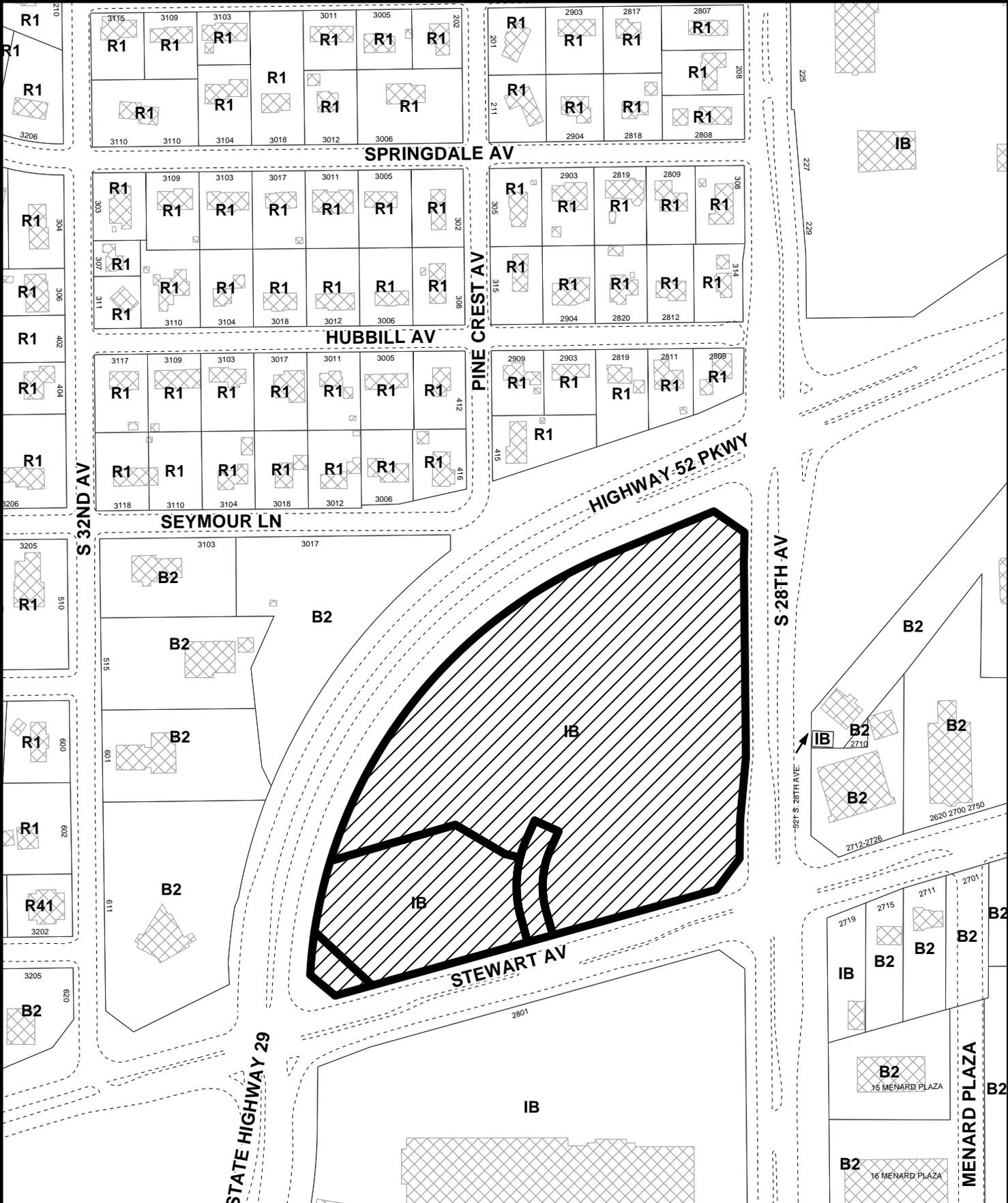
APPLICANTS: Charles Ghidorzi, Ghidorzi Companies, Inc.
LOCATION: 2800 Stewart Avenue
EXISTING ZONING: IB, Interchange Business District
REQUESTED ZONING: Conditional Use
PURPOSE: To allow for a retail establishment in excess of 7,000 square feet of floor area. In the IB District, retail stores are permitted under 7,000 feet, but would require a conditional use permit to have no limit on floor area.
EXISTING LAND USE: Vacant commercial land
SIZE OF PARCEL: 8.8 acres
SURROUNDING ZONING AND LAND USE: (See attached Zoning Map)

North: R1, Single Family Residence District; Single Family Homes
South: IB, Interstate Business District; Convenience store (2950 Stewart Avenue) and Retail establishment (2801 Stewart Avenue)
East: IB, Interstate Business District and B2, Community Service District; Stewart Center (2600 Stewart Avenue) and Three K Enterprises (2712 Stewart Avenue)
West: B2, Community Service District; Financial institution (611 S. 32nd Avenue) and Medical office (601 S. 32nd Avenue)

ANALYSIS

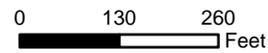
From Wausau Municipal Code 23.72.060, no conditional use shall be recommended by the city plan commission unless the commission finds:

- (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.*

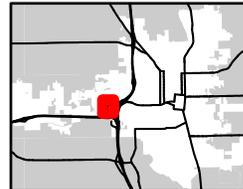


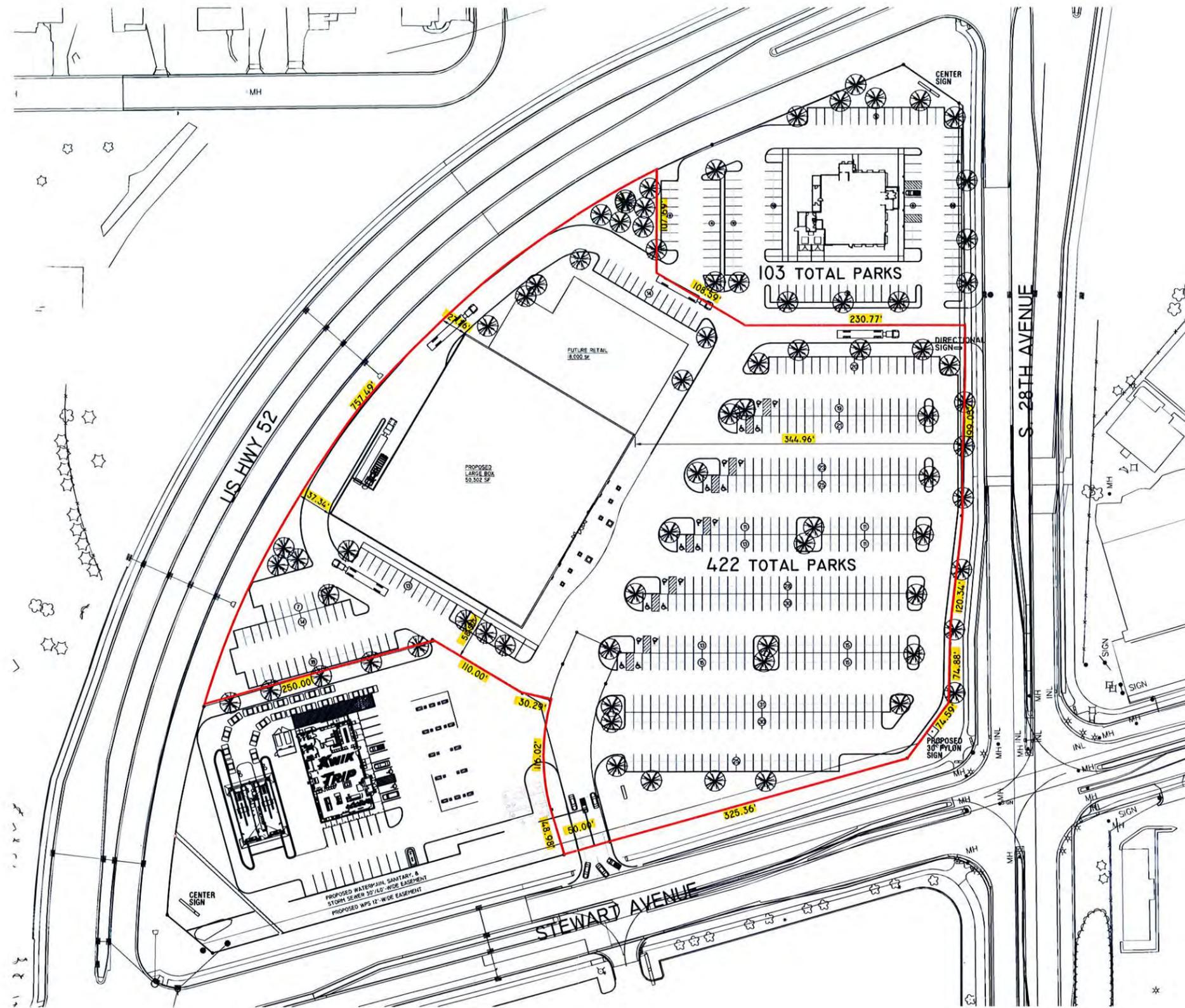
Date: 21 Jul 2014

City of Wausau
Marathon County Wisconsin



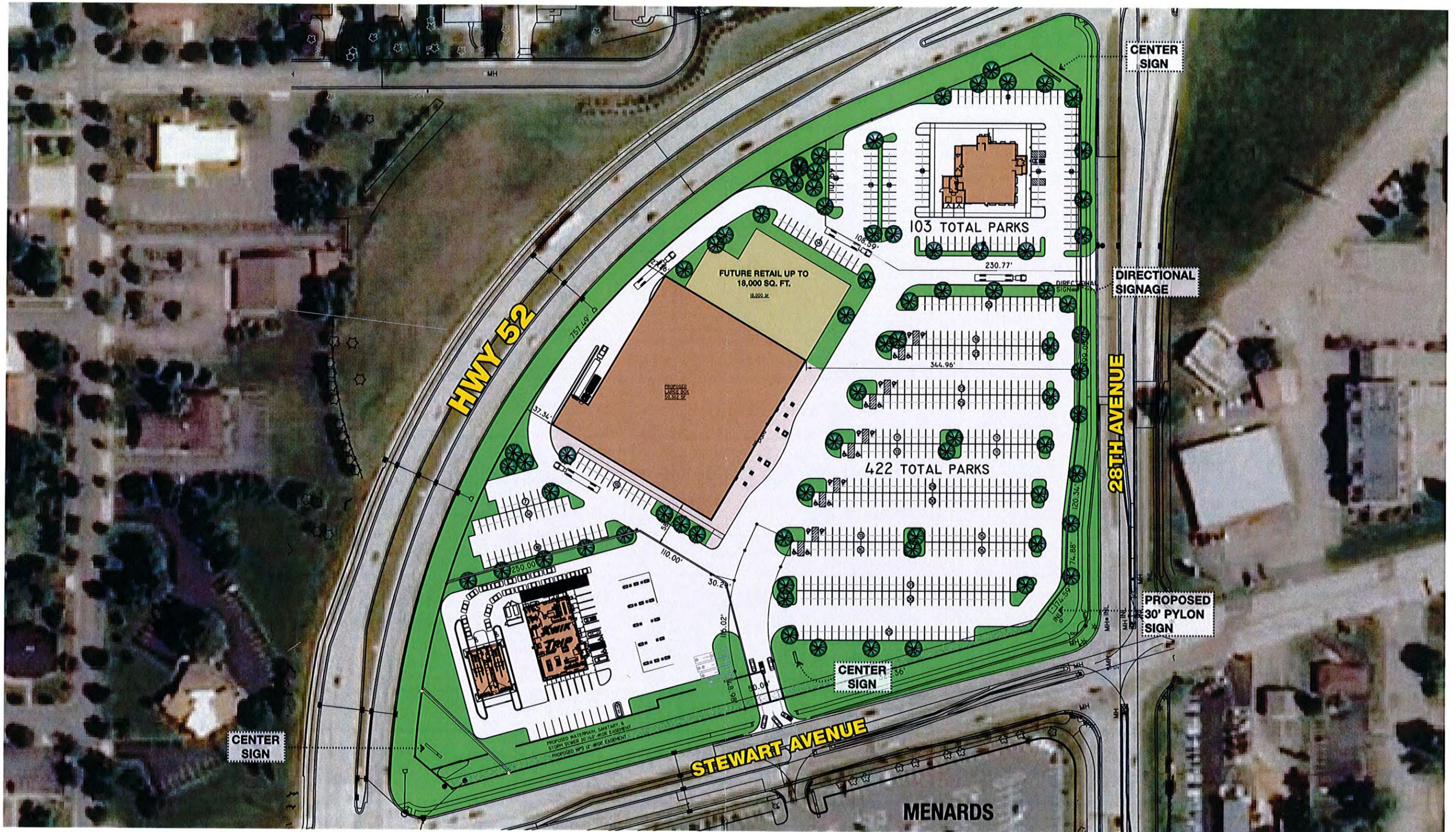
-  Road Paved
-  Building
-  Petitioner's Property





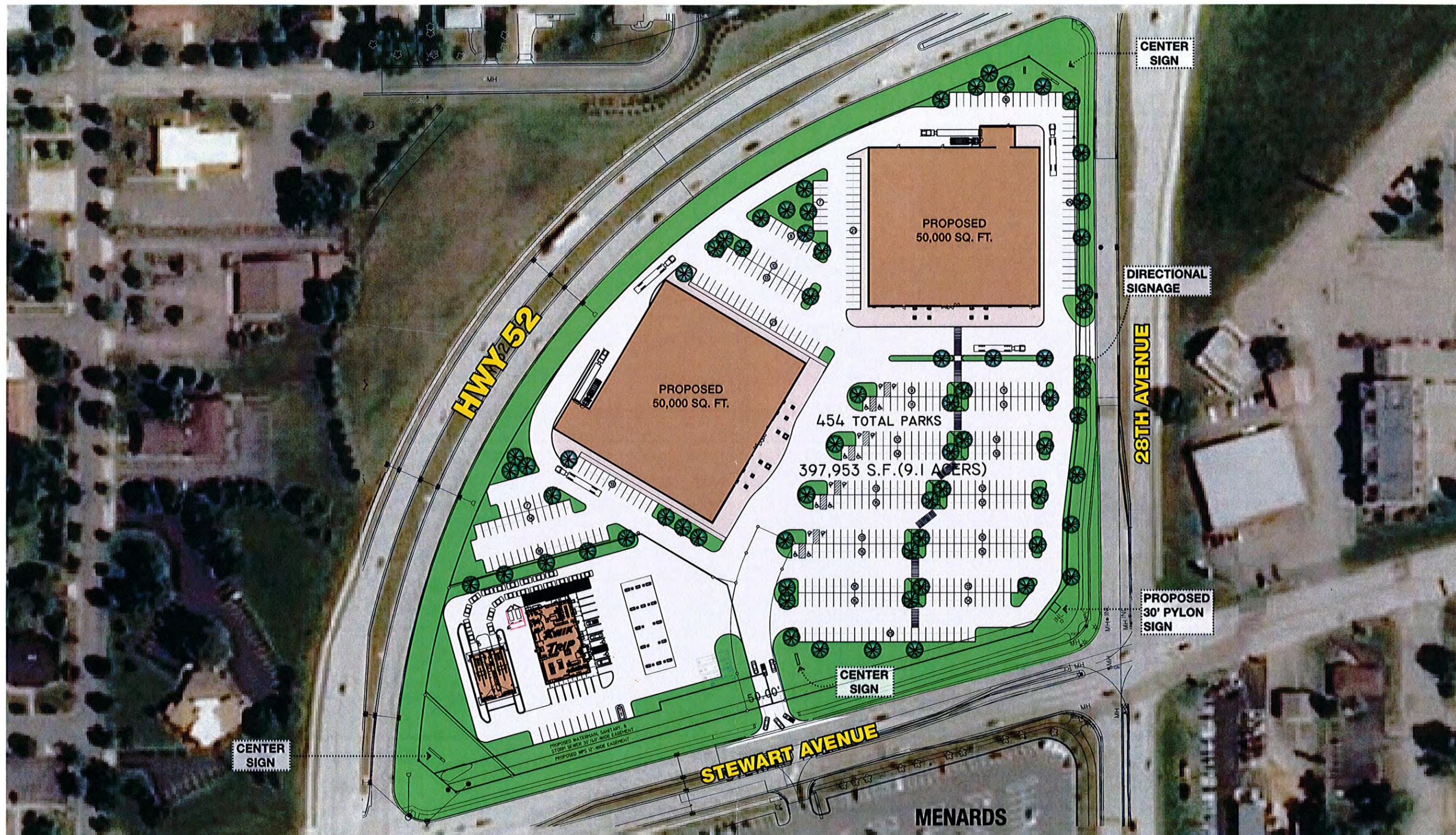
**2800 STEWART AVENUE
WAUSAU, WISCONSIN**





2800 STEWART AVENUE
WAUSAU, WISCONSIN





2800 STEWART AVENUE
WAUSAU, WISCONSIN

ALTERNATE





STAFF REPORT

TO: City of Wausau Plan Commission
FROM: Brad Lenz, City Planner
DATE: August 13, 2014

GENERAL INFORMATION

APPLICANTS: Thomas Wood
LOCATION: 1100 S. 25th Street
EXISTING ZONING: R1, Single Family Residence District
REQUESTED ZONING: UDD, Unified Development District
PURPOSE: To allow for a 72-unit multi-family residential development, immediately south of the existing Mountainside Estates.
EXISTING LAND USE: Vacant
SIZE OF PARCEL: 12.45 acres
SURROUNDING ZONING AND LAND USE:

North: UDD, Unified Development District; Multi-family residences
South: Transitional Ag (Town of Wausau); Single-family residence (2302 Townline Rd) and vacant residential property
East: Transitional Ag (Town of Wausau); Single-family residence (1285 S. 25th Ave) and vacant residential property
West: R1, Single Family Residence District, and UDD, Unified Development District; Vacant single-family lots, and a multi-family senior housing development.
(See attached Zoning Map)

ANALYSIS

From Wausau Municipal Code 23.65.040, 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.*

At this time, the petitioner is seeking approval of only the general development plan and not the precise implementation plan, but the above criteria apply to the general development plan.

Acceptance of the general development plan changes the zoning of the property to Unified Development District. In addition to criteria for assessing unified development proposals, the plan commission shall make a recommendation to change the zoning classification of particular property 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.*

A MULTI-FAMILY RESIDENTIAL DEVELOPMENT
BY
PREMIER REAL ESTATE MANAGEMENT, LLC

Premier Real Estate Management, LLC, Brookfield, is proposing to build a 72-unit low density multi-family residential development on 12.45 acres on South 25th Street, on the far East side of the City of Wausau. The parcel is situated immediately South of the newly completed Mountainside Estates, which is enjoying a nearly 100% occupancy rate.

The proposed development will consist of six identical twelve-unit, two-story structures totaling 72 dwelling units. The proposed density of the development is calculated to be 5.8 units per acre. The calculated percentage of open/green space is 66%.

Each building will consist of 12 two-bedroom units. The total number of bedrooms proposed is 144.

Each unit will have a private exterior entrance, and a single-stall attached garage with direct access to the unit. One additional exterior parking stall along with ample visitor parking will be provided.

The rental rates for the proposed units will be on a market rate basis, currently expected to range between \$750 and \$850. Heat will be included in the monthly rent, and all appliances including the refrigerator, washer and dryer are furnished.

Two access points onto South 25th Street will be required. The developer is aware that the entire r/w of S. 25th St. is in the Town of Wausau, and that driveway permits will have to be issued by the Town. Stop signs will be placed at each intersection to control the vehicles leaving the development.

Public utilities, such as sanitary sewer and water, will be extended from the West side of the parcel at the developer's expense. The private sanitary sewer interceptor will be owned and maintained by the owners. A portion of the sewer system will be pressurized due to topographic conditions. The watermain can be turned over to the City of Wausau, if requested by the city.

Storm water runoff will be collected within shallow drainage areas and conveyed by storm sewers before being discharged into a private detention pond serving the development. The design of the storm water management system will conform to NR151 and NR216, whereby the current runoff rate will not be increased. All proper site-grading permits will be obtained prior to the start of construction including a Notice of Intent registered with the Department of Commerce.

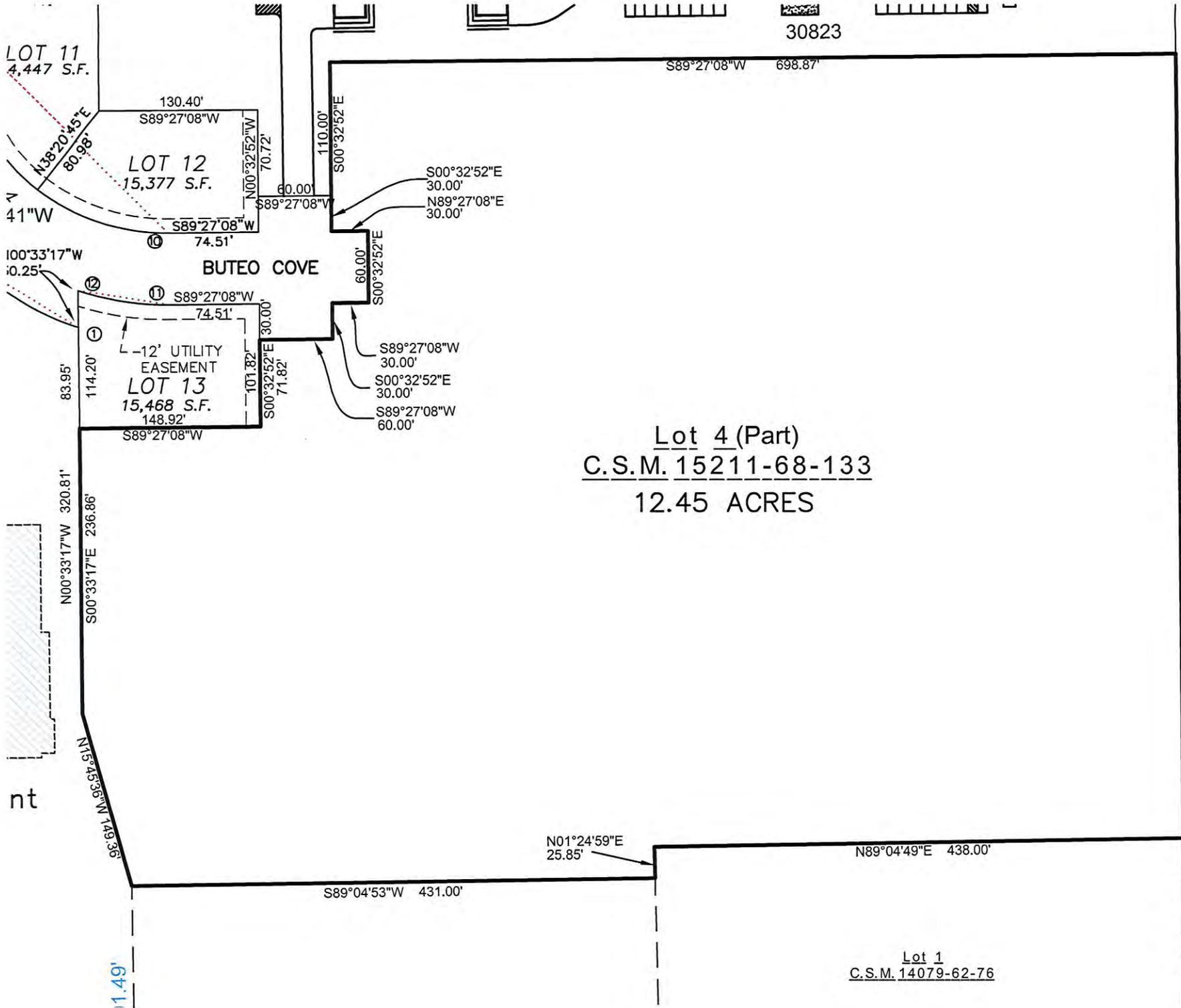
The landscaping will take advantage of the existing pine plantation that covers the subject parcel. The development will be literally carved into the plantation, leaving a buffer along S. 25th St., as well as the North property line. Nearly 3 acres of the existing plantation situated in the center of the development will be left standing. The portion of

the plantation that will remain is to be thinned of deadfall and weeds in order to facilitate the nurturing of the healthy, mature trees that define this area.

The architectural features of the proposed two-story buildings will blend with the housing styles that currently exist in the adjacent neighborhoods. The exterior of each building will be virtually maintenance free, incorporating a combination of brick and dutch-lap style vinyl siding. The face brick will cover approximately 20% of the face of each wall. The gable ends will have a vinyl siding that has a shake-like appearance and will compliment the colors of the other facade materials. Roofing materials will consist of a two-piece laminated fiberglass shingle. Private first floor patios and second floor decks will extend 6 1/2 feet out from the wall of the building. All windows and patio doors will be of low-maintenance vinyl slide-by style. Each window will be framed with raised-panel shutters. All entry doors will be steel and painted to match the shutters. All materials and colors will be presented with the precise plan.

Site lighting of the Development will be generated from low impact wall mounted luminaires above each entryway and staggered along the face of the garages. The fixtures will be the cut-off series with a maximum wattage of 70 watts. They will be shielded to prevent light spraying into neighboring properties. No pole-mounted fixtures are being proposed within this development.

A 10 by 10 foot mailroom will be constructed in a central location, to give the tenants access to their mailboxes within an element-free environment. The mailroom will be lighted, and have enough space for 72 boxes, and at least two outgoing mailboxes.



30823

LOT 11
4,447 S.F.

LOT 12
15,377 S.F.

LOT 13
15,468 S.F.

Lot 4 (Part)
C.S.M. 15211-68-133
12.45 ACRES

Lot 1
C.S.M. 14079-62-76

S00°32'52"E 651.32'

EAST LINE SE1/4

South 25th Street

41"W

100°33'17"W
10.25'

83.95'

N00°33'17"W 320.81'
S00°33'17"E 236.86'

N115°45'36"W 149.36'

11.49'

130.40'
S89°27'08"W

74.51'
S89°27'08"W

74.51'
S89°27'08"W

114.20'
101.82'
71.82'
S00°32'52"E 30.00'
S89°27'08"W

BUTEO COVE

12' UTILITY
EASEMENT

N00°32'52"W
70.72'

S00°32'52"E 30.00'
S89°27'08"W 60.00'

S89°04'53"W 431.00'

N01°24'59"E
25.85'

N89°04'49"E 438.00'

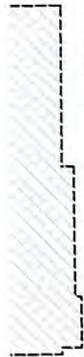
S89°27'08"W 698.87'

110.00'
S00°32'52"E

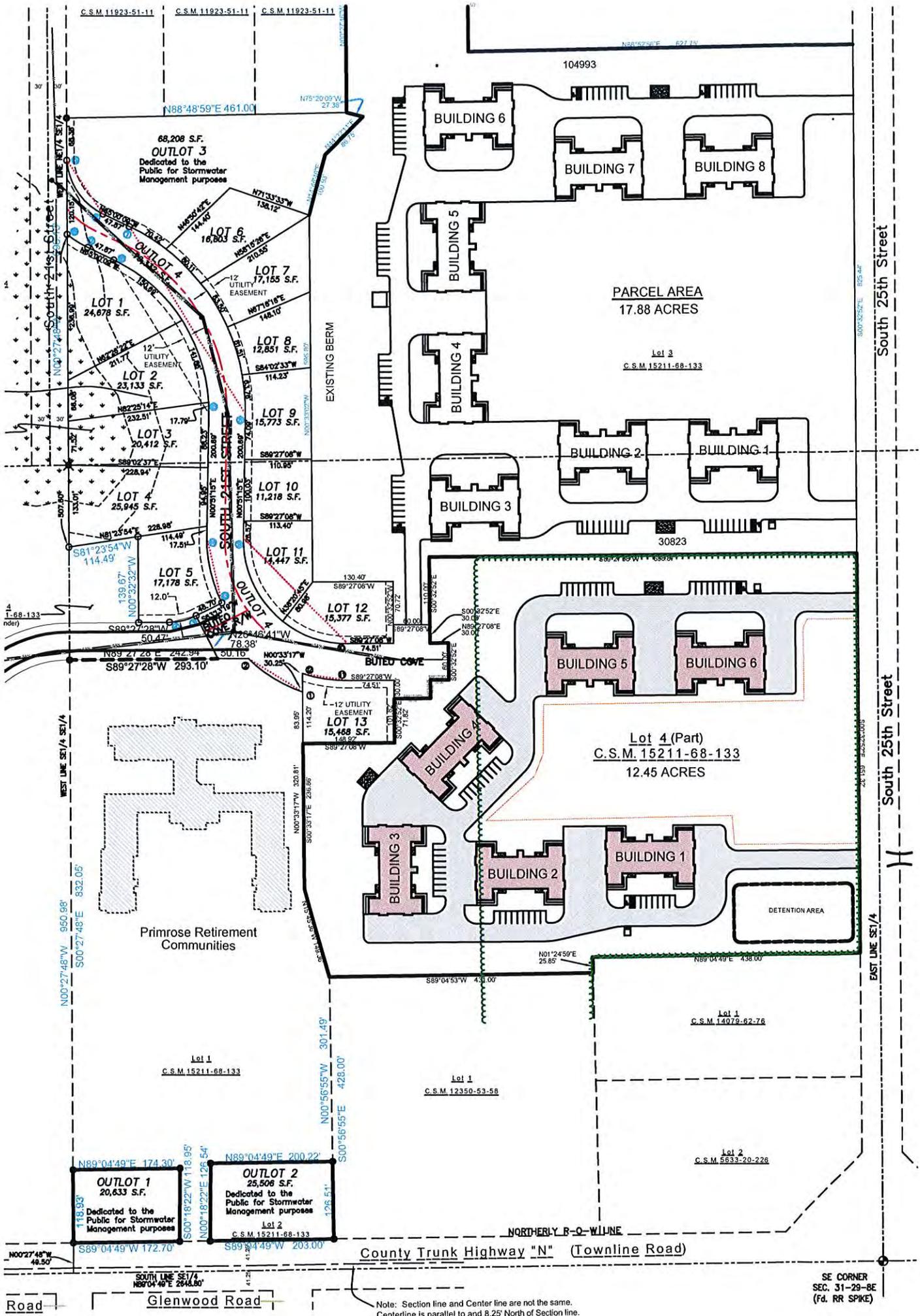
60.00'
S00°32'52"E

S89°27'08"W 30.00'
S00°32'52"E 30.00'
S89°27'08"W 60.00'

S00°32'52"E 30.00'
N89°27'08"E 30.00'



nt



68,208 S.F.
OUTLOT 3
 Dedicated to the Public for Stormwater Management purposes

24,678 S.F.
LOT 1

23,133 S.F.
LOT 2

20,412 S.F.
LOT 3

25,945 S.F.
LOT 4

17,178 S.F.
LOT 5

15,377 S.F.
LOT 12

15,468 S.F.
LOT 13
 L-12 UTILITY EASEMENT

20,633 S.F.
OUTLOT 1
 Dedicated to the Public for Stormwater Management purposes

25,508 S.F.
OUTLOT 2
 Dedicated to the Public for Stormwater Management purposes

BUILDING 6

BUILDING 7

BUILDING 8

BUILDING 5

BUILDING 4

BUILDING 3

BUILDING 2

BUILDING 1

BUILDING 5

BUILDING 6

BUILDING 4

BUILDING 3

BUILDING 2

BUILDING 1

DETENTION AREA

PARCEL AREA
 17.88 ACRES

Lot 3
 C.S.M. 15211-68-133

Lot 4 (Part)
 C.S.M. 15211-68-133
 12.45 ACRES

Lot 1
 C.S.M. 14079-62-76

Lot 1
 C.S.M. 12350-53-58

Lot 2
 C.S.M. 5633-20-226

County Trunk Highway "N" (Townline Road)

South 25th Street

South 25th Street

EAST LINE SE1/4

Glenwood Road

SE CORNER
 SEC. 31-29-8E
 (Fd. RR SPIKE)

Note: Section line and Center line are not the same.
 Centerline is parallel to and 8.25' North of Section line.

SPONSORSHIP BACKGROUND & PROPERTY MANAGEMENT

Calvin Akin

Mr. Calvin Akin is the Principal of Premier Real Estate Management, LLC. Mr. Akin has 36 years of real estate experience, having created a successful comprehensive real estate brokerage, development, and property management company. Premier Real Estate Management, LLC ("Premier") currently provides property management services for over 7,500 apartment units located at over 120 sites throughout Wisconsin, Michigan, Minnesota, Iowa, Illinois, Ohio, Indiana, North Dakota, Tennessee and Kentucky. Premier continues to grow and currently employs over 300 full and part time professional employees to service the day to day needs of residents and owners.

The real estate brokerage division of Premier Real Estate Management is extremely active. In a typical year, Premier is involved in 80 to 100 real estate transactions (acquisitions, sales, refinances). In 2012, there was a net increase of 10 properties (769 units) added to management (17 acquisitions & 7 dispositions). Thus far in 2013, there has been a net increase of 7 properties (321 units) from 16 acquisitions and 9 dispositions. Premier continues to focus acquisition efforts primarily on the Midwest, but opportunistically seeks geographic growth.

In the past 18 months, as the health of the multi-family real estate market has improved, Premier has reignited its new construction business. Premier has over 1000 units (30 projects) in planning or under construction throughout Wisconsin. This activity is approximately 50% for retained ownership and 50% pre-sold or for fee development. Mr. Akin has extensive experience in construction, having developed over 5000 units in his career.

Premier Real Estate Management, LLC will be responsible for the property management of this property upon completion of construction.

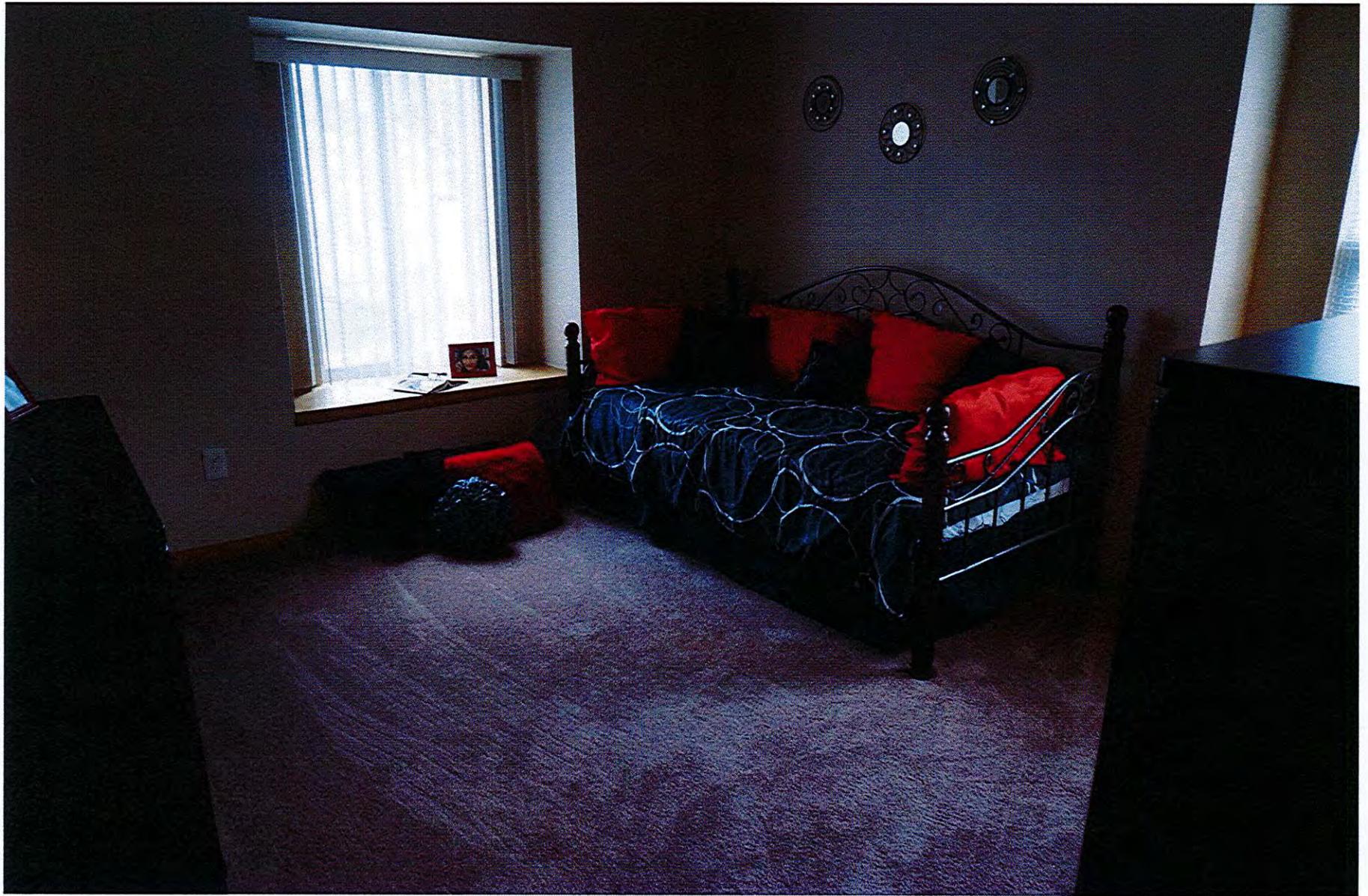


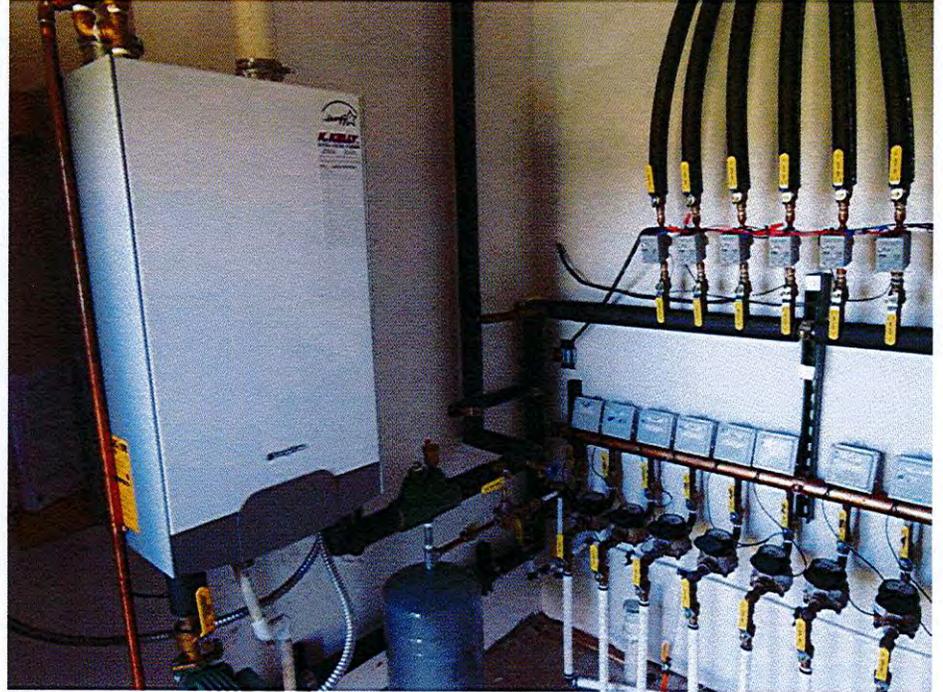












**CITY OF WAUSAU
COMPREHENSIVE PLAN UPDATE PROCESS
WORKING DRAFT 8-15-14**

1. Overview

This planning process has been developed by the City Planner and the NCWRPC for review and approval by the City Plan Commission. The following outlines the tasks needed to update the existing 2005 Comprehensive Plan. The primary function of a comprehensive plan is to establish a framework to influence decision making, maintain a desired community character, and set priorities for public expenditures.

2. Process

General Overview:

The planning process will involve the update of the comprehensive plan to meet the requirements of the comprehensive planning law and incorporate additional chapters based on the needs of the City. In addition the plan will examine the relationship between the City and surrounding communities as well as the County.

The plan process involves five primary tasks.

Task 1.0: Oversight

The planning process will require multiple meetings with the Plan Commission. We anticipate 6 meetings over an eighteen month period, meeting about quarterly.

The primary role of the Plan Commission will be to monitor the progress of the plan, review information, and establish overall goals, objectives, and policies.

Brad Lenz, City Planner, and NCWRPC will staff these meetings.

Task 2.0: Plan Input

Input is critical to the planning process. The Plan Input process will incorporate two basic efforts. The first is internal, which will involve various City staff, departments and committees. The other will be external, working with the general public, local governments, and other organizations.

As part of this planning effort, a Public Participation Plan will be prepared and adopted.

- Internal:

This process will be twofold in that there will be meetings with various department heads and staff as well as some of the standing committees. This effort will include three basic items. The first would be an educational focus related to the comprehensive plan. Secondly, we would obtain information for the plan. And finally, we would review existing goals for the departments involved in the process.

There will also be some data needs from many of the City Departments.

- External:

We propose a variety of methods, including community surveys, personnel interviews, focus groups, and County official / staff meetings. These various methods will allow us to incorporate ideas and thoughts from many people and groups from throughout the City.

1. General Public

Efforts will include at minimum Public Meetings, Open House Meetings, and a Public Hearing.

This effort will also include some educational efforts and outreach, such as a series of articles in the City Newsletter and an online community survey.

2. Adjoining Governments and County

Multiple meetings will be held with adjoining local governments and Marathon County. Local governments would provide input into the process, related to boundary issues, intergovernmental cooperation and regional issues.

3. Key Person Interviews/Meetings and Other Groups

Representatives of the various stakeholder groups will be interviewed to gain their perspectives on issues facing Wausau. Groups involved may include: Wausau Region Chamber of Commerce, MCDEVCO, Central Wausau Progress, various business leaders, NTC, UWMC, and others.

4. Comprehensive Plan Website

A website will provide 24/7 access to information related to the plan. All information prepared as part of the planning process will be posted. A comment area will also be included to seek citizen input.

NCWRPC will create and manage a website throughout the planning process.

Task: 3.0 Plan Themes

The plan will have an emphasis on economic development, downtown/river corridor revitalization, and neighborhoods. Health and livability will be incorporated into the effort as well. Results from the input process will also identify areas to address. Additionally, the existing Plan's 'Big Ideas' will be reviewed with the Plan Commission and revised accordingly.

This plan update is an opportunity to not just update its current plan, but to advance the Plan's role in City functions. It will also help solidify Wausau as a regional leader and identify areas for potential cooperation within the region.

Task 4.0: Plan Development

Plan Development is divided into three phases. These are Initial Draft Phase, Revised Draft Phase, and the Final Draft Phase. Each of these phases is detailed below:

- Initial Draft Phase

The current Comprehensive Plan is divided into two major sections. The first section is an Analysis of Conditions and Issues that lays out background and inventory information for each of the 12 chapters and the second section is the Goals, Objectives, Policies & Implementation for each chapter. Generally, the changes proposed are directed at simplifying the formatting of the Plan and making it more user-friendly.

Using the existing Plan as a starting point we will reformat to create a new document in a portrait layout, combining related sections from the Conditions and Issues section and Goals, Objectives, and Policies sections, and updating information to create nine unified chapters. Where the information continues to be accurate or can be updated these displays will be retained – some data will be requested from various departments to update. Maps that because of the scale are not easily legible will be reconfigured to make

them easier to use. New Census information and other sources would be used to update most of the tables. Program information would be reviewed and updated as needed.

Each chapter would be presented beginning with a background section, followed by an inventory section, an issues section, and finally the goals, objectives and policies section. The maps would be located with each chapter instead of placed at the end of the document.

By changing the orientation on the page, reformatting several of the more important maps, and consolidating the most useful information will make the Plan more accessible to the public and easier to use for those in city government.

We anticipate about a six month timeframe for taking the existing plan and updating the needed base information to create the “Initial Draft” for the new existing chapters. Additional information will be incorporated from some of the previous planning efforts and other changes since 2005. Once created these chapters would be provided to the appropriate departments for review, including examining the existing goals, objectives and policies.

- Revised Draft Phase

Following the initial step, we would edit based on comments from staff and committee – information and goals, objectives and policies. During this phase we would incorporate the input from Task 2.0. We would also incorporate data, maps, goals or other information from other plans, such as: Central Business District Master Plan, North Downtown Area Master Plan, East Riverfront District, and the Outdoor Recreation Plan. Additional chapters would be added as identified, such as health and livability (others). Together these changes will create the “Revised Draft”.

We anticipate about a six month timeframe preparing the “Revised Plan” chapters. Again these chapters would be reviewed by various individuals, groups, committees and staff. An Open House meeting would likely be held at this point to solicit public comment.

- Final Draft Phase

This is the final phase where all final revisions are made based on all the interviews, focus groups and meetings and from Task 3.0. We anticipate about a six month timeframe for preparing the “Final Draft” of the Plan. All the final mapping and report layout will take place during this phase as well.

The final plan will meet the needs and desires of the county, but also incorporate the requirements identified in the comprehensive planning law - 66.1001.

NCWRPC will lead this effort.

Task 5.0: Mapping

Over the course of the planning process we will be creating, editing and modifying the maps. We will reduce the overall number of maps from about 20 to about 10 to 12, and focus on those most critical to the Plan. We would also produce all maps in an 11 x 17 format for better displaying the information.

Two major mapping efforts will be completed as part of this process:

The first is the creation of a new detailed 2010 Existing Land Use coverage, which we would complete using the existing coverage, 2010 air photos, and other information. The second is a generalized Future Land Use coverage for both the city and the area surrounding the city, based on official maps and growth trends.

NCWRPC will lead this effort, with city and adjoining local government assistance.

3. Staffing

The primary staff will be the City Planner and NCWRPC. Various city staff and departments will be involved as well.

City Planner

Brad Lenz will be responsible for a variety of tasks related to the plan. He will lead Task 2.0 and Task 3.0. As part of this he will meet with internal staff and committees, the general public, local governments and other organizations to develop much of the plan input. He will also act as the conduit for data flow between departments to the NCWRPC.

NCWRPC

Staff will reformat, update and develop the overall plan, including mapping (Tasks 4.0 and 5.0). A variety of information will be provided to NCWRPC including work items from Task 2.0 and Task 3.0. NCWRPC will also staff the Plan Commission, with support from City Planner.

Others

City Departments will be required to dedicate some time and resources to the effort. At minimum there will be meetings with select department heads. In other cases there will be data needs and document review. We would encourage each department to designate a “Comprehensive Plan” contact throughout the planning process.

4. Consultants

As part of the planning effort we may secure consultants to complete some minor tasks. These minor tasks may include items, such as graphics/renderings, community surveys, and public engagement efforts.

5. Timeline

NCWRPC will have a completed Comprehensive Plan delivered to the Plan Commission in DATE if the project starts DATE. The timeline is broken into three phases of about 6 months each beginning with the Initial Draft, followed by the Revised Draft, and concluding with the Final Draft.

To meet this timeline a variety of input activities need to be completed over the 18 month period. Delays in Task 2.0 or 3.0 will create delays in overall process. The final six months would focus on refining goals, objectives and policies, and final overall review. A variety of issues would be discussed including the relationship of the plan to other city plans, department work programs, and budgets.

State law requires that a resolution be passed by a committee of authority – this could be the Task Force or another, then a public hearing needs to be held, and finally adoption by Ordinance at the City Council. The adoption process could take multiple months to complete.

6. Budget

An overall budget of \$50,000 is anticipated to complete the Comprehensive Plan Update.