



## 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, September 16, 2014, at 5:00 p.m.

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1. Approve the minutes of the August 19, 2014 meeting.
2. **PUBLIC HEARING:** Approve a conditional use at 1000 West Campus Drive to allow for an illuminated wall sign to be located in a R1, Single Family Residence District (Johnson.)
3. Discussion and possible action on the sale of 541 Evergreen Road.
4. 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 3:10 p.m. on September 9, 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, Johnson

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## PLAN COMMISSION

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Time and Date: The Plan Commission met on August 19, 2014, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Bohlken, Rosenberg, Oberbeck (arrived at 5:05 p.m.), Gisselman, Tipple

Others Present: Lenz, Hebert, DeSantis, Nutting, Wagner, Dennise Pagel, Chris Fish, Chris Ghidorzi, Chris Slater, Tom Wood

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 July 15, 2014 and August 12, 2014 meeting.**

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Bohlken motioned to approve the minutes of the July 15, 2014 and August 12, 2014 meetings. Rosenberg seconded, and the motion carried unanimously 4-0.

### **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)**

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Dennise Pagel, Serenity Now Massage and Bodywork, stated that she and her husband Randy own this business. Her massage therapy school has been open for a year and they need a permanent location. They've already been approved by the state; the Wisconsin Educational Approval Board reviewed their curriculum and sent a letter that Pagel showed to the Plan Commission. The representative from the state thought that this would be a great location for her students. After graduating and becoming licensed students would be able to rent space in the building in a safe location. Currently they have eight students, two have graduated. The students' goals range from part time therapist to full time therapist. Their program is 624 hours, by law they are required to have 600 hours. Pagel was joined by a couple students to answer potential questions. The liaison from the state is a liaison for the students and also monitors their program, so Pagel answers to him. They communicate on a regular basis and he did a visit after the first year. Their renewal process with the state is on a yearly basis.

Lenz said the current zoning for the property is B2, Community Service District, and it is surrounded by B2 to the north and south as well as across Sixth Street. The action for the Plan Commission is to consider the conditional use permit to allow the school portion of the business. In the B2 District, a variety of schools are allowed by conditional use. Photos of the property were included in the packet. The building won't change very much and currently houses an insurance agency that will remain. Support letters from the petitioners were also included in the packet. As of this time, staff has not received any complaints from the neighbors against the proposed use. Staff would recommend approval.

Rosenberg motioned to approve the conditional use permit at 1015 North Sixth Street. Bohlken seconded, and the motion carried unanimously 5-0.

This item will go to Common Council on September 9, 2014.

### **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)**

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Chris Fish from Graphic House Sign Company, 9204 Packer Drive, presented the sign package for the Woodson YMCA addition which is close to being finished. There would be a "the Y" sign and a "Y WOODSON YMCA" on the front of the addition. During construction they realized there wasn't a sign on Fourth Street to the east so they would also like a sign above the canopy. Fish said they are requesting a conditional use because the signs will be in a residential area.

Lenz said that signs are allowed in residential districts, but there are tighter regulations than commercial districts. Signs have been allowed for schools, churches, and similar institutions. There aren't specific guidelines for the signs but staff looks at what other signs have been approved. Most of the signs for the Y are on the north side of the building, which is set back considerably from the property line. Religious institutions are across the street so the signs would not face residential properties. The east sign above the canopy is also set back from the property line and there is a cultural institution and mixed office/residential building across the street. Staff does not see any issues with the proposed illuminated signs.

Rosenberg motioned to approve the conditional use permit at 707 North Third Street. Oberbeck seconded, and the motion carried unanimously 5-0.

This item will go to Common Council on September 9, 2014.

**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)**

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Tipple stated that he would recuse himself from the vote due to a possible conflict of interest.

Chris Ghidorzi from Ghidorzi Companies, 2100 Stewart Avenue, said there are two plans for two different retailers both in excess of 7,000 square feet of floor area at 2800 Stewart Avenue. Each business is shown on the site plan and would be 50,000 square feet. Ghidorzi said their request is for the Plan Commission to approve and recommend to Council for the conditional use of retail greater than 7,000 square feet so they can continue their effort to secure these potential retailers.

Deb Ryan, 702 Elm Street, encouraged the Plan Commission to ask some additional questions for the businesses that are being considered: Do they already have locations in the Wausau area? Are they planning on closing these other locations? How many employees will be employed? It does look like a tight spot for parking overall – Do they have any outstanding loans or potential loans? What are they expecting for traffic in the area? Ryan expressed to Sherry Abitz in June of this year, concerns with traffic issue at the Menards to Kwik Trip.

Tipple reminded Ryan they are here to discuss the zoning change.

Ryan said that is a part of it, it is a traffic bottleneck now and it is unsafe to be going straight across from Menards to Kwik Trip.

Tipple attempted to interject and Ryan continued speaking.

Ryan asked that this be addressed further and said the staff have not done all their homework and not looked at a second exit which should be mandatory.

Tipple stated they aren't talking about traffic tonight, it is a zoning change and that's all they're talking about.

Ryan said this is part of the map that was provided and was to be discussed and so it is pertinent.

Lenz stated this is a conditional use; the underlying zoning is Interchange Business District. Retail establishments are allowed in this district, but those larger than 7,000 square feet require a conditional use permit. They are proposing two separate buildings that may be over 7,000, so it should be clear that it is not just one.

Rosenberg said based on the plan it looks like there is a right in/right out on 28<sup>th</sup> Avenue and on Stewart Avenue an entrance/exit to cross the median through an opening. He asked if there would be any other different access plan that what is presented or if there are any future plans to change the access plan.

Lenz said Ghidorzi has asked the City through the Capital Improvements Street Maintenance committee, to recommend that the median on 28<sup>th</sup> Avenue be cut to allow a left turn into the site coming from the south to the north. This would be a left in only; traffic would not be able to exit onto 28<sup>th</sup> Avenue to the north. When the parcel was sold, the access restriction was such that entrance to 28<sup>th</sup> would be allowed but it would be a right in/right out as is being shown. The change in access to 28<sup>th</sup> would still need approval from the county or DOT or both, whoever has jurisdiction. The CISM committee did recommend that this left in on 28th be approved for this site to allow more access into the site. This isn't finalized except for the right in/right out that is shown.

Tipple added that it'll be structured so if you take a left in going north, that someone coming out trying to do a left turn can't jimmy out and go north. There will be plans so that can't happen and this has been addressed also.

Oberbeck commented that he thinks this development will be welcomed within the City of Wausau. Most of the traffic is on Stewart and Highway 52 Parkway as far as going east/west, so this is a connector. He's lived on this side for 16 years and he's never really seen an issue with 28<sup>th</sup> Avenue being overpowered by traffic. He said he thinks the proposed access on the east side of the property would work well. It is being welcomed in his district and hopes to see everything developed with the right traffic pattern so he does support this.

Tipple said this is a unique parcel because on the back side of the property there is no access available to Highway 52 Parkway and the state controlled that. The access points are either east of the development or south of the development. The whole north quadrant is restricted from any access which is important to remind everyone.

Oberbeck motioned to approve the conditional use permit at 2800 Stewart Avenue. Bohlken seconded, the mayor recused himself from the voting due to a possible conflict of interest, and the motion carried unanimously 4-0.

This item will go to Common Council on September 9, 2014.

**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)**

Chris Slater from Premier Real Estate Management, 19105 W. Capitol Drive, Suite 200, stated that he is the president of development for the proposed 72 unit apartment complex, based out of Brookfield, Wisconsin. He said they are a 35 year old company and they've been involved with about 8,000 apartment units, management-wise, throughout nine states. Their main holdings are in Wisconsin and they've developed other sites in Kronenwetter, Bos Creek, Grand Avenue, and the adjacent site to the 72 unit development being proposed. The success of the 96 unit development, which is known as Mountain View Estates, is why they are here. They are under contract to purchase this land which is owned by a bank. They became involved partway through the development. There were two existing buildings with 12-family plans and a 24-family plan existed that they bought from the builder and original developer. They finished the remaining six 12-family buildings. When they were finishing the buildings they were preleasing the buildings a month before they were completed and most of the units were filled with 100% being leased by the completion. Based on the success of this development they decided to buy the

adjacent property and start a Phase II. Slater introduced the engineer of the project.

Tom Wood, engineer for Premier Real Estate Management, is listed as the applicant for the development of the property. There is a 96-unit development to the north of the proposed property. They are looking at a 72-unit Phase II virtually fitting the same type of development plan utilizing the existing plantation that is already on the site and keeping it as green as possible. The density is somewhat lower than what is allowed for this UDD zoning. The density is going to be 5 units per acre so it's pretty low density. They are following the same pattern for traffic with two exit points on South 25<sup>th</sup> Street. This plan does not call for another access to 21<sup>st</sup> but realizes that fire and rescue personnel might want to see but currently it is not in the proposal. He helped design Phase I and during those hearings, an issue came up with access to 21<sup>st</sup> Street and he wants to address that. This is going to be gated, the gate has been ordered and it is set to be installed the first week of September. This is next door to the Primrose development which fits with the multi-family housing. The property to the south and the property to the east are both in the Town of Wausau. They are looking at 72 units, six 12-unit buildings virtually identical to the units of Phase I, except for a different color scheme. The materials will be the same, rent rates will be the same so virtually the same tenant base. Parking, mailroom, and dumpsters/enclosures will be the same. The first Phase utilized a regional basin; Phase II will have a private detention basin in the low part of the property.

Romey Wagner, alderperson for District 2, which is where the proposed development is going, raised a concern with the gate that the residents have put up with an enormous amount of traffic for the past five or six years on a promise that the gate would be there right away. He said he is disappointed that the residents had to bring it to his attention and he had to bring it to the City's attention in order to talk to them about getting the gate. Wagner is glad that they agree the gate should be there and is glad there is a date that the gate will be there because these people on 21<sup>st</sup> Street have been paying taxes to the City for a long time and are raising their children there. They don't deserve to have any kind of traffic buildup through their neighborhood because it's not a thoroughfare. Wagner said he would like to thank the developers for acknowledging that and said it's about time.

Jim Riehle, Chairman for the Town of Wausau, 5505 N. 41<sup>st</sup> Street, Wausau, Wisconsin. He said it's probably too late now, it's water over the dam, he wanted to make some comments about the development that happened three or four years ago, and what's about to happen now. In 2005, nine years ago, we all passed a comprehensive plan and were all to be compatible on our borders. This is a single family district, the Town doesn't allow any multi-family dwellings. Riehle also pointed out that the original developer didn't realize that 25<sup>th</sup> Street belongs to the Town of Wausau. Now that all the units from Phase I are filled, he's getting calls from citizens asking where the blacktop is. They never had a plan to blacktop that road, they only have about nine miles of granite and this is one of them. He said this is only about half a mile from McIntosh to County N. Riehle asked why, in the beginning with Phase I, why didn't the Council or the City of Wausau work something out with the developer to improve that road for their citizens. It's still a Town of Wausau road; this has been done in the past on 25<sup>th</sup> Street for Wausau East high school. This should have happened. Twenty First Street also belongs to the Town of Wausau, both 21<sup>st</sup> and 25<sup>th</sup> Street are posted at 7 ½ ton to keep the trucks off. When the development got started they started to build an access road off County N to the west side of Primrose and circled on up to get to the development. He said that's where the trucks were supposed to be going, not destroying 25<sup>th</sup> Street like they did. They posted it at 7 ½ ton to force the developer to finish the access road but they still sneak in on their roads with heavy traffic. Riehle said they completely destroyed 25<sup>th</sup> Street which the Town rebuilt. The issue is that this road is well traveled, and there will be more travel when the gate goes up. What can they do together to improve this road, is the developer willing to do something on this? It gets very washboardy and it can't be graded unless it rains. It's only a matter of time until it is impassable again. What can they do to work together to get this fixed?

Jeff Strouf, 1285 S. 25<sup>th</sup> St, said the new proposal is right out his driveway across the street from him. He said he is here to express his feelings and he knows this is a tough job and that the way they vote isn't

going to make somebody happy – somebody is going to be upset either way. Strouf said he appreciates what the Plan Commission does. He said this caused a lot of stress last time and he didn't want to come tonight because it causes him a lot of stress. His family and the majority of his neighbors fought to prevent the last development and it happened and that's ok. They live with it and they have the units and a lot more traffic but they were ok with that. They were told the development will be moved to the north and it won't be so much of an eyesore affecting their quality of life but now they're dealing with it again and the broken promises that they will make this good for you. Where does it end, where does it stop and where will the development go next, Phase III, Phase IV? He isn't sure what will happen to the value of his property, it's more the quality of life for him and his family that's being affected.

Ryan asked if there is an existing vacancy for this type of apartment in this range, what is the existing stock, what is the City going to be doing to get blight out of the area relative to 72 units. Are they going toward the City promoting luxury units and letting poor people suffer or have substandard housing? Ryan said she thinks the development is probably going to benefit those that want to go to DC Everest and not the school district per se for Wausau. The proposal was only going to allow one parking spot for the resident and one for a guest; some of her neighbors have 3-4 cars. Ryan said there is a lot more internet and delivery services, is this being done to scale out some potential tenants?

Kim Schoenberger, 702 S. 21<sup>st</sup> Street, submitted 42 signatures that she went around and gathered from people in and around the area that oppose this. She then read the definition of zoning, per the encyclopedia, it is a widely practiced preventive measure intended to control haphazard growth, certain areas are set aside for certain types of buildings, factories, stores, apartment buildings, single family homes. Schoenberger said here in Wausau it appears that zoning is a mere suggestion, an inconvenience really, easily changed without a lot of thought. As her neighbor Jeff said, they fought the original development for three years, every time the Plan Commission agreed with the neighbors that this was not the right use for this land, in the end half of the City Council did not care about their concerns, Mayor Tipple broke the tie vote and did not care about their concerns. More recently, there are people on Northwestern Avenue who are facing the same plight. They are not being listened to either. In regard to the Northwestern project, the Mayor was quoted as saying, "It's always 'not in my backyard.' It's not our job as the City to say we have too many apartments, the market determines that." She said, how about your backyard Mayor Tipple, she did some research and found that most people on the Council and Plan Commission do not live in an area where this can ever happen to them so they can't possibly understand how it feels but she hopes they can sympathize with how they feel. To all of a sudden have a massive development, a massive increase in traffic to their once lovely neighborhood. Schoenberger said she noticed that Mayor Tipple has some green space around his neighborhood and she's just wondering if he would throw his arms open to welcome 242 units worth of apartments, with Primrose – 74 units, the 96, and the 72. That's a lot of traffic, a lot of people and would like to think they are considering the traffic on McIntosh. People are speeding by on highway speeds, in many cases; on a road that anyone can see was not designed to handle that kind of traffic. Her street, 21<sup>st</sup> Street, has become back and forth traffic pretty much constant now. Hopefully the promised gate will help some of that but they still have to contend with pretty much every visitor coming to Primrose coming through there and their employees, just a ton of people. In a 2009 City Pages article, a council person was told in regard to rental properties in Wausau, it's not the city's role to get in the way of people risking their own money. She said she wants to know where the risk is for developers when the City props up nearly every proposal that comes down the pike. An actual free market dictates that it is indeed a risk to buy land. Where is the homeowners' freedom here? A free market that only works in one direction is not a free market. Twenty First Street has become a main thoroughfare for everybody up there, they have children playing in the street and people beep at them as they race by, don't want to stop for them, just beep at them. They have an unmarked intersection there; they are all anticipating some type of accident either on McIntosh or on 21<sup>st</sup> Street. She asked please don't compound this with more apartments up there. A lot of her neighbors, as she went around getting signatures, didn't feel like fighting would do them any good. It didn't the last time. They'd say the City is going to do what the City is going to do, or the City's only interested in

money. She said please, think carefully about this issue, think about them and prove them all wrong and deny this proposal.

Clem Verhasselt, 2206 E. Lemke Street, which also adjoins the whole development, said that when this development was started, this was all promised to them that it was going to be a single family dwelling in this area. He said it sure didn't turn out that way and it sure doesn't seem like it's going to stop at any time. He really appreciates they are going to put the gate on 21<sup>st</sup> Street because that's their only access out. He said he didn't believe 21<sup>st</sup> Street was ever maintained by the City because the grass hasn't been mowed since it was put in, it's 4-6' high with weeds along the road. Verhasselt said he really appreciates that they are going to put the gate in and to consider this development.

Terri Pellatt-Whitaker, 1808 McIntosh Road, this just came to her attention last week when Kim came and showed them the petition. She asked the Plan Commission if anyone has been to 21<sup>st</sup> Street and asked if they were aware of what it looks like. Rosenberg raised his hand. She said it's a very small little neighborhood that was tucked back in a corner, it was idyllic for kids to be playing out there, when she said kids were playing in the street, it's not a place where you're going to send your kid out on Stewart Avenue and play. This is a small Town road with a few houses on it with Lemke Street off to the side. Living in that construction zone for as long as they have has been nuts, imagine all the dynamiting, trash and dust. It's unbelievable how much the traffic has increased. Whitaker said her oldest child is 20 years old and she used to let him bike from their house to the library, there's no way she would let her kids bike on McIntosh Street anymore because the traffic is insane. It is not intended for the flow of traffic, for the speed of traffic. She's pulled out of her driveway and literally had to pull into her grass because people are travelling so fast on that road that's 35 mph that they were well away from the driveway when she pulled out and were on her tail coming in. Something needs to be done to address that issue that the road is not wide enough for that traffic, there is not a shoulder, it is a heavily used road for people walking from Town out towards Highway X or Camp Phillips Road out there, for exercise. There is no shoulder but if you go near 17<sup>th</sup> Street it is crumbling, every time it rains, more of the road crumbles away. These are things that need to be addressed. Whitaker said she's surprised that the Town has put up with it for so long maintaining that road, she thinks if it were City property and the Town was using the property as much as the City has been using the property without maintaining it, without improving it, the tables would be turned.

Jeanette Eauslin, 702 South 21<sup>st</sup> Street, had just a couple of things to say, one of the things she wanted to say is that all of them know each other, all of the kids know each other, when a kid is riding bike you know where that kid lives, that kid knows your car, he knows whether or not he needs to get out of the way because he knows where you're going. She said it isn't like that anymore, it's dangerous, not only for the kids but for anyone. She saw one hand go up when asked who had been up on 21<sup>st</sup> Street, she is asking them to take a ride up there, when you leave, pay attention on McIntosh to the right, there is a minimum of a 7-9 second dead spot where a car coming into town from out of town cannot be seen. The more traffic you put out there, the sooner this is going to be a problem. She said you made a comprehensive plan and she's simply asking you to follow it.

Jim Riehle, had one quick comment about 21<sup>st</sup> Street, he believes they have a working arrangement with the City. He isn't sure at this time, because their road foreman has retired, but he sent a text and hasn't heard back yet. He isn't sure whether they or the City plow that road, as far as the tall grass he'll look into that tomorrow. They have a boom mower and they do mow all of the grass, he just wanted to address that they have a good working relationship with Ric and the City on all of their boundaries.

Tipple said they certainly can check into that, doesn't think anyone is familiar with that right now but they can check it out tomorrow and get back to him.

Lenz said the UDD zoning is a two stage process, the public hearing tonight is for the general plan and that's all that is on the agenda for tonight. The petitioners would be required to come back for precise plans once those are developed further. As an introduction, the general plan would change the zoning to Unified Development District and would hold the developers to the general site plan that has been submitted, the number of buildings, the number of units and the general layout of those buildings. He said he could address some of the issues that were brought up in the public hearing if the Plan Commission would like him to. Talking about 25<sup>th</sup> Street, he would think that the City would be open to those conversations with the Town and developers. It was discussed during the Phase I, but he doesn't know that this committee is the best committee to authorize that. There are other City committees that would look at this street and weigh it against other streets and budgetary concerns. If this is a big issue they could possibly address it in other City committees by recommendation of this committee if that's something that they'd like to address. The general plan is on for tonight, the precise plan goes into details that can allow them some control over the site design and maybe address some of those quality of life factors or property value concerns by neighbors. The City has in other instances worked with developers – it's a give and take process to add more landscaping or add streetlights or other amenities that would protect the neighborhood. In the past they've been successful in reaching some of those compromises. Keep in mind that this isn't the final plan; if it does get approved there are more details to work out in a subsequent meeting.

Rosenberg said he recalled the Phase I of this thing and said some things at that time that he thinks are coming to fruition; he believes that if you look at the pattern of development you're probably heading out to Camp Phillips Road at some point and there will be annexation after annexation. There will be motivation for people to sell and do well on their property, but for this, he really thinks they're at the point and probably past it where 25<sup>th</sup> Street ought to be paved. He doesn't know how they get around that if they don't do it as part of a development plan. Who is going to have motivation to do it, the Township is sort of sitting in a place where they could do the improvement but they're doing it to accommodate a City of Wausau development for which they're not going to collect any taxes. It seems to him that this is the time to look at paving this street. It just doesn't seem to make any sense to have this many units and still be going up and down a gravel road.

Oberbeck stated his concern is with the level of development and adding to this without addressing some of what he sees as far as landscaping and overall massiveness of this development. What he'd like to see if this would move forward is a proactive way of designing this so it has lasting impact on the neighborhood, there's more landscaping, the traffic concerns are controlled, the pavement happens on 25<sup>th</sup> Street so that blends in and goes further than just another apartment complex similar to the one that's existing now because there should be screening between the single family and multifamily as far as the overall development, that some privacy should be granted between properties. If they are going to take it from one level up to another higher level as far as development, he thinks the design should relate to that too, as well as addressing a number of people within a limited area because they're increasing the density. Especially since it's going from single family to UDD where it can be controlled as far as what this quality of environment, not only for the residents on 25<sup>th</sup> St or 21<sup>st</sup> Street, but also for the apartment residents and what amenities they have because they can set an example since this has been fairly successful and there's definitely a need for this with people living in apartments versus homes and it does generate interest in younger people as far as alternatives on where they live. He thinks right now he doesn't have enough information to say go ahead with this, he'd like to see more proactive design in the front end as far as what the developer would be offering to make this a better neighborhood than just the layout. They don't ask for that but it would be beneficial for everyone in the neighborhood to see that and what this development would look like.

Rosenberg said, in fairness, because he was on the front end of the approval process, he drives by this property frequently and he has to say that with the conditions that they placed on Phase I, those were fulfilled and he would encourage anybody on the Commission or the City Council, to drive by that

property and see how that was done and it was done with a fair amount of sensitivity he thought to the surrounding area. He drives by there because his mother is at Primrose so he goes up there frequently and if there's a train at Kraft he goes around the back on McIntosh but he contributes to the issue and goes down 25<sup>th</sup> Street. They did do as advertised in that first Phase so he would encourage them to set that up but what these folks agreed to, they did.

Nutting asked Lenz if there was an opportunity to look at surrounding roadways, those that are under Wausau's jurisdiction and consider a speed hump constructed in the road. He's driven in communities where these exist and if you hit them faster than 25, you regret it. It's not a quick bump it's kind of a hill that really shakes things up and lets things fly in the car if you hit it too fast and they're frequent enough in this particular community that I was driving to because it was such an area of heavy development and highly used road. He said let's consider something like this that would cause the traffic to have to travel at a safe 25.

Tipple said the first big milestone, as Rosenberg pointed out very clearly, is they have to figure out this road, whether it's the developer, whether it's the City.

Nutting asked why isn't this road under Wausau's jurisdiction, is it Wausau left and right of it, why is it still the Township's road.

Tipple asked Riehle if he could answer the question.

Riehle said it is a Town of Wausau road, all of 21<sup>st</sup> Street and McIntosh is a Town of Wausau road.

Pellatt-Whitaker added that all of the roads affected are Town of Wausau roads.

Gisselman stated that until he hears some of the questions that Oberbeck addressed, he will stand opposed. He said the immediate prospect, he thinks, is just too much for this part of the city and he thinks that it's just adding too much to the infrastructure to what they now know is in this part of the city so he has strong doubts about this development at this point in time.

Lenz said to make sure all the information is out there, the petitioners have prepared, and may already have info that they didn't mention earlier. Looking at the existing site, the buildings are set back over 100 feet from 25<sup>th</sup> Street and part of that approval was to save the pine trees along 25<sup>th</sup> Street. He's driven past there several times and you almost forget that they're there – it is heavily screened with the pine trees. If this were a single-family district, the setbacks to the street could be a lot less than what these are, and that is again the proposal for the apartments. It may not be showing up on the plans that they have but the buildings are setback that same distance and there's a substantial amount of trees out there already that would remain. Usually under the precise plans is when they get into other details about adding other screening like on the west side for example, to buffer from those properties. Speaking preliminarily with the petitioners, they are open to those considerations and other details. It's pretty much going to be similar to what's there now, we should know the product that we're getting. The building colors would be slightly different, but everyone can see what they would look like inside and out, so even though they don't have the precise plans yet, some of those details have been thought of by the petitioners. Lenz then asked if the petitioners could share other details.

Slater stated that he was just at a site that they're building in Fond du Lac, a 36-unit development adjacent to a subdivision, Wildlife Acres south of 151 right off of the highway. On that site the same concerns about screening and creating the proper barrier in between the two sites were brought up. He worked with that homeowner's association, closely, and Tom Wood, their engineer and their excavator, to make sure that proper barrier was done. They created an original landscape plan with trees and a berm. Last week he spoke with Wood and they decided to build the berm two feet higher. He was there today and

they decided to add 10 more trees to create some additional screening. These developments have to be collaborative, working with the developer and City staff. He and Wood actually came up to meet with staff to try to vet some of these things so they would have a proposal that would be looked favorably upon by this Planning Commission. As a little bit of background, they did not come in with the original proposal, Premier Real Estate didn't. They purchased this when it was a failing development; they purchased it when it had 24 units built, two buildings up. They bought the two buildings and finished the rest of the site, so some of these concerns like the gate and a second layer of asphalt that needs to get put in, there's some landscape that needs to be completed. He was there today in a meeting with their team to get those things remedied. Slater was not aware of them until they finished the development because they didn't initially make those promises so he wanted to be clear about that. He said they are a developer, they have 10 different sites going on throughout the state, and he understands that certain things were promised. As soon as they found out about those, he got right on the phone and learned about them from staff who brought them up to him. He made sure they were taken care of and that's how they got the definitive date. Slater said they like to work with municipalities. They've successfully had developments in Green Bay, Menasha, Fond du Lac, all over the state, and they view them as a collaborative effort so he's happy to work with some of those items that were brought up. The road is going to be a big one, that's a costly thing for them to do, they're not in the road building business. They love to develop apartments and can do this site here. They'd have some caution with some road sharing and what that includes, they're happy to meet with staff again and see how that conversation transpires.

Wood said that in Phase I, there was a landscape plan that was approved; it was part of the precise plan. In Phase I they added nearly five feet to a berm along the west property line to screen the single family. That berm is probably about 10 or 12 feet tall now with plantings on top of it. If you drive 21<sup>st</sup> and you get near Lemke and you turn yourself southeast and look back at these buildings, he believes you can only see one, maybe one and a half of the buildings because they're up on the hill basically screened already, you can't see them from 21<sup>st</sup> at least in that section. As you travel south on 21<sup>st</sup> it does become City right of way, the Mount View Estates subdivision was created to extend 21<sup>st</sup> Street and it follows that curve down to Buteo Cove so there is a portion of that street that is within the City limits and the City control. The bulk of what the neighbors are talking about is in the Township and they're very well aware of that. Twenty Fifth Street is in fact all Town road. It's the full 66 foot width on the town's side. They've had discussions with the Town, personally meeting with Riehle and his foreman/road superintendent prior to his retirement. Several years ago he met with them and the developer and stood right on 25<sup>th</sup> Street and discussed the problem with the roads. It was made very clear that they were to stay off of that road and try to save it because they knew a lot of construction traffic was going to beat that road up pretty good. This did force them to acquire an easement and an access permit onto County N and put a temporary access road to bring the traffic around to build out their Phase I property. They stayed off of 21<sup>st</sup> and 25<sup>th</sup>. There may have been some isolated traffic on there, they can't control them all, but for the most part notices were put out that traffic was limited to virtually nothing. Now I understand there is traffic, tenants go through there, when that gate gets put up that will cease. As Slater stated, there were promises made and he was involved in that on an engineering/consulting basis but not on an ownership and those things need to be followed up with. In this case, they are attempting to do a Phase II without having a driveway brought out to 21<sup>st</sup> but if required for emergency vehicles another gate may need to go up.

Rosenberg asked if they have onsite management for this development.

Slater said the current Mountain View Estates has an office/onsite manager; it's the first building that's well marked with flags.

Nutting commented that the City needs to grow and these are the few areas where the City can grow and they are here to grow the City and they need to do it correctly with consideration to the neighbors around it. But they're here for the City, to grow the City.

Riehle said another thing to consider with 240 units, all of these families, especially now that it's going to be gated, the recreational end of this thing the hiking, the biking, the jogging, the running – it's all going to be on the Town of Wausau roads. Where is the park area plan in this? When a development is approved isn't there supposed to be some green space, a park area? He has no objection to using the Township for hiking, biking and trails and things like that, he likes to see people have a good time, something just to be considered.

Verhasselt added a comment, he wishes the Council members would drive on East Lemke Street where he lives, and look at the apartments from their view. The weeds are six feet high and the development was all built up 10-15 feet higher than the rest of the ground, the whole thing was never landscaped on this side, it's just growing up in weeds. He thinks City has an ordinance that you're not supposed to let obnoxious weeds and stuff like that grow and this is what they're looking at is this big hill with all the weeds and everything like that.

Schoenberger said everyone is referring to the 96 unit complex as Phase I, this is Phase II, is everyone all in on this already? We, the neighbors thought what they're calling Phase I was a horrendous fight that they could now breathe and say well this happened; now it's done. Now it's being referred to as Phase I, what's the deal, would you please address the whole Phase I and Phase II, and if you know, are there more phases they should know about. Is there a three and a four and a five and a six, they have a right to know these things.

Lenz stated the original plan probably 10 years ago or more was for a single family development. As things changed, a different proposal came through. There are processes that the City follows to consider zoning changes that are in the state statutes and our own ordinances, because we don't stick to the exact zoning map as it exists indefinitely. There are changes brought forward and the City follows the required processes and considers each one on its own merit. We considered the first one and it was a difficult decision as evidenced by the vote; it was a very close vote and there were good points on both sides as to whether it should be permitted or not. It was approved, and he doesn't believe there was thought to a second phase at the time. Again, circumstances changed; they did well with the first development and they're back again. It's not the City that is building these units – we're just here to weigh whether they should be allowed or not. He said the commissioners can respond as to whether they're in on this or not but he highly doubts it. He said we're taking the proposals as they come forward and trying to do the best we can with them.

Tipple clarified that this is a citizen driven committee and they happen to have alderpersons on the committee, Oberbeck and Gisselman, and himself as the mayor.

Rosenberg said he doesn't recall the annexation history but said it's important for people to understand that R1 is the most restrictive zoning they have and it's also the default zoning. So when annexations take place that's the zoning but it doesn't mean that there's a big commitment to maintaining it that way, it means that because it's the most restrictive that's where they begin their work from. It's a default zoning for annexations.

Oberbeck said that since the other one is a UDD and this is set to be UDD, is this a separate UDD or is it considered one development? They can look at how the first one is addressed and the fact that it's being expanded with similar type of development and how that impacts the entire area as far as other requirements, or are they limited to just addressing this parcel and not looking at the in depth development as a whole. Because in reality, it's a development as a whole, the total number of units and how they're addressed. It's a good point as far as recreation and amenities – in some of the single family neighborhoods they're requiring parks, or in this case they could want walkways or landscaping in the common areas. When he was in Atlanta, their apartment developments down there, you barely can tell they're even existing the way the landscaping is done or as far as their roads are routed. Even in the

neighborhoods they put the speed, what they call humps, in a triangular piece, a flat piece and another triangular, so the cars do slow down in school districts on main roads. There's ways of doing that with the proper design as far as controlling traffic and also even appearance or aesthetics when you look at these larger developments. He thinks that's the purpose of the UDD is to give some options as far as addressing that entire development when it doesn't fit the mold for all of the items. He would like to see if they're going to do this on this parcel how it addresses the existing parcel because it's really an entire complex and he thinks when you go to this level of development there are design aspects that soften it, improve the quality of life for the entire development as well as the neighbors. He thinks they need to look at that and right now he doesn't feel confident that he has enough information to even say yes or no on this. Oberbeck would like to see more in the plan but that's up to the developer as far as bringing it forth. They'd like to collaborate, work with the City and he thinks that's a very positive thing and maybe a hybrid as far as how they deal with these larger developments within the area of Wausau. Anywhere they put it, they're apartments and they're going to be dealing with adjoining properties, most likely single family. He'd like to see more of an investigative stage in how they address this larger development. Oberbeck would be in favor of moving forward but it's not guaranteeing any approval.

Slater said this is just the general approval, those details he thinks come out in the next step which Lenz alluded to in the beginning. This is just a general plan; yes, we kind of like the idea but we need to vet some and figure out some of these specifics. After this he said he'd be happy to sit down again with staff and work on some of those components. A multiuse walking trail is something they developed in Portage for the 132 units that they developed there. He's open to that, to making it more of a community.

Bohlken motioned to approve the rezoning at 1100 South 25<sup>th</sup> Street. Oberbeck seconded, and the motion carried 4-1. Gisselman was opposed.

This will go to Common Council on September 23, 2014, which is different than the other public hearings on the agenda.

### **Discuss update to the Wausau Comprehensive Plan.**

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Lenz said an attachment went out after the main packet which is an outline of what they've been working on with North Central Wisconsin Regional Planning Commission and their director Dennis Lawrence who is in the audience to help if there are questions. As briefly mentioned in previous meetings, they've been talking with regional planning to update the Comprehensive Plan which is going on 10 years old. It should be updated at least every 10 years. Regional planning is another governmental unit that can be used as a resource; they work with municipalities throughout the northern half of the state on this very thing. They work a lot with data gathering, census data, mapping and they have a lot of experience working on comp plans. They're doing Marathon County's Comprehensive Plan and some other communities as well. What is attached is a basic process for moving the Comp Plan forward. It involves staff working with City departments and also relying on staff from Regional Planning to sort of wade through this update. They will be relying on Plan Commission heavily to look at the updates and progress they're making and direct how they want this to shape up in the future. This went out late so if anyone has comments please feel free to contact Lenz or Dennis at Regional Planning and they can certainly address those concerns. As an overview, it's going to be a long process, over a year long with lots of involvement again from Plan Commission, City departments, City committees, and the general public. Lenz said they haven't secured them yet as a partner – they'll be asking the Finance Committee for the go ahead to work with them. They are not an independent consultant per se, but are another governmental entity. He said they will continue to work out the details and hope to get started soon.

Tipple added that they're working on it and it's a requirement and they're engaging some experts to help them through the process and it's going to be a lot of work and take some time but it's a necessary thing they have to do. He asked that comments go to Lenz so they are included in the project so they don't

have to redo it.

**Future agenda items for consideration.**

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**Adjourn.**

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Oberbeck moved to adjourn, seconded by Rosenberg. Motion carried unanimously 5-0 and the meeting adjourned at 6:17 pm.

**The Plan Commission is next scheduled to meet at 5:00 pm on September 16, 2014.**



## **STAFF REPORT**

**TO:** City of Wausau Plan Commission

**FROM:** Brad Lenz, City Planner

**DATE:** September 9, 2014

### **GENERAL INFORMATION**

**APPLICANT:** Mike Johnson, Graphic House, Inc.

**LOCATION:** 1000 West Campus Drive.

**EXISTING ZONING:** R1, Single Family Residence District.

**REQUESTED ZONING:** Conditional Use.

**PURPOSE:** Allow for an illuminated wall sign to identify the new use of the building.

Signs designating public or municipal institutions, such as churches, city hall, public museums, schools, etc., may be allowed in a residential district subject to issuance of a conditional use permit by the plan commission.

**EXISTING LAND USE:** Educational institution

**SIZE OF PARCEL:** Approximately 89.8 acres.

**SURROUNDING ZONING:**

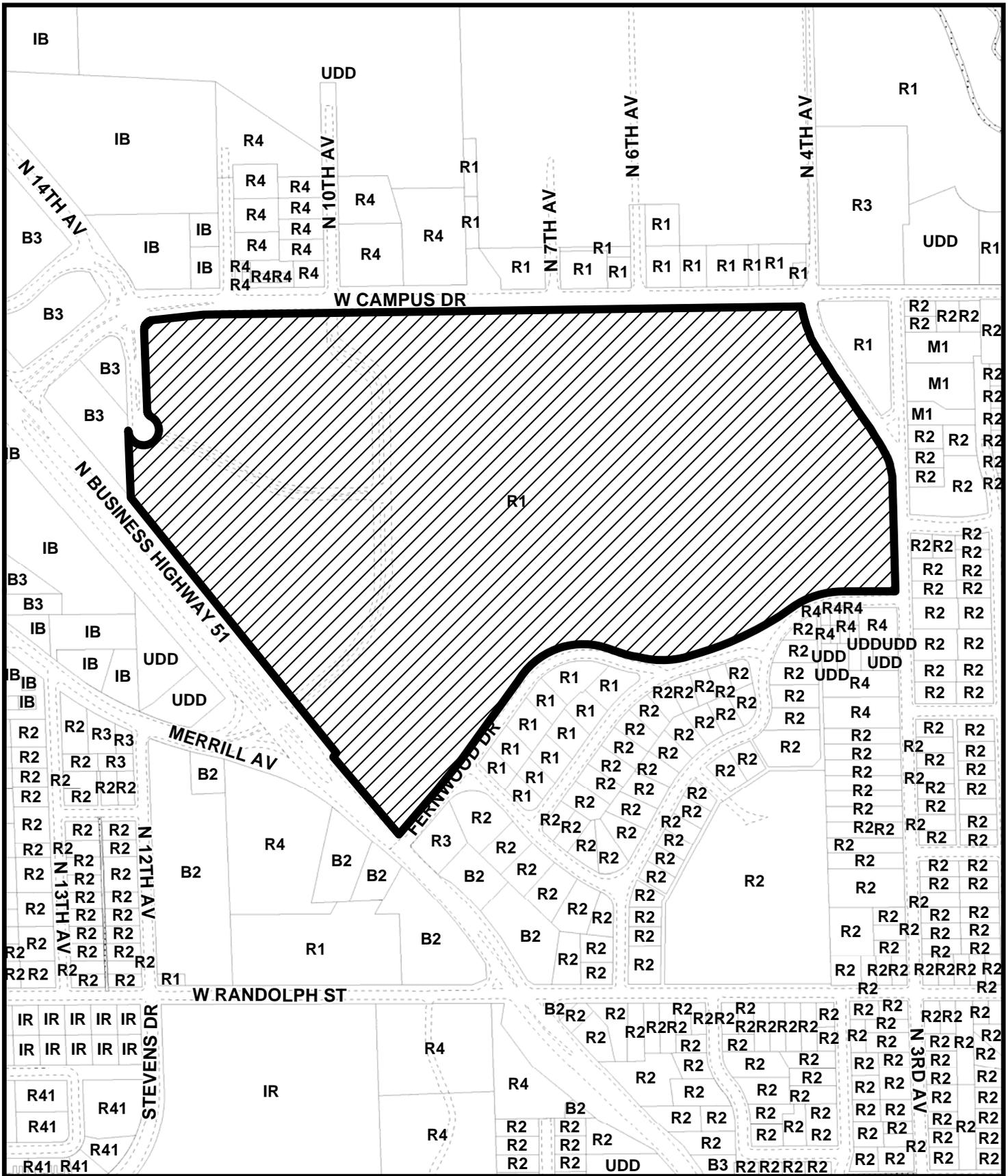
SEE ATTACHED MAP

## 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.

The proposed sign would be located on the west elevation of a free-standing building on the northern edge of the campus. The building is located over 150 feet from Campus Drive. The sign will face west toward interior campus parking lots and streets, and not towards residential properties. The proposed sign is proportional to the building and is generally consistent with other signs for public and municipal institutions that have been approved in residential districts in the city of Wausau.



Date: 09 Sep 2014

City of Wausau  
Marathon County Wisconsin

0 260 520  
Feet

Road Paved

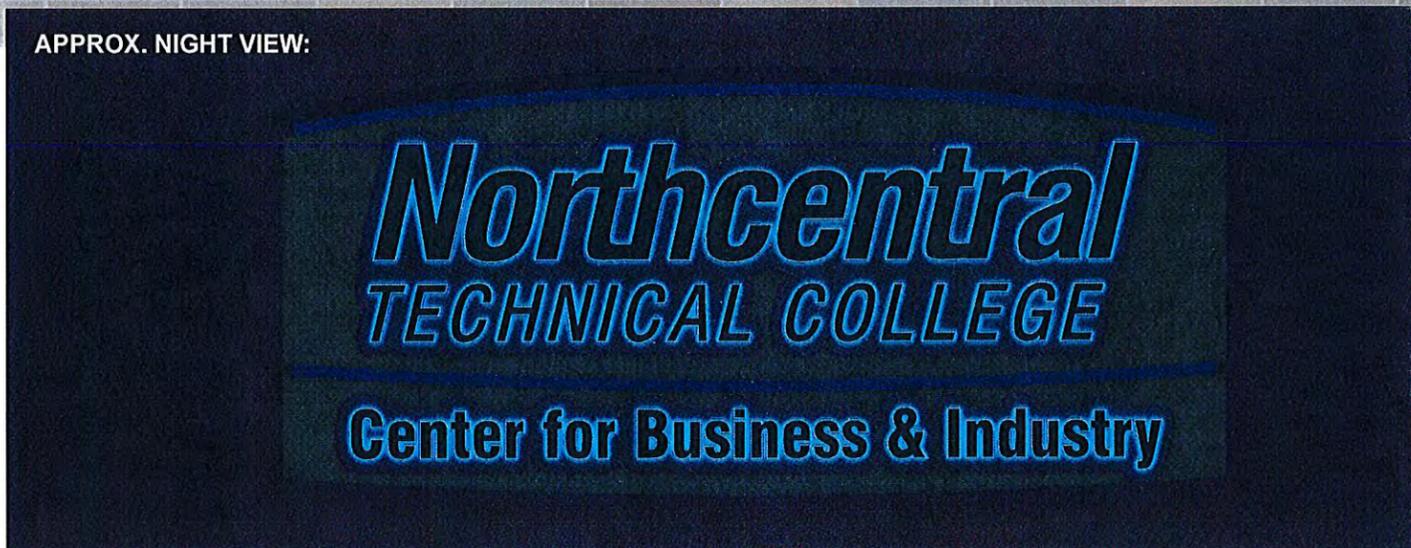
Petitioner's Property

**SIGN SPECIFICATIONS**

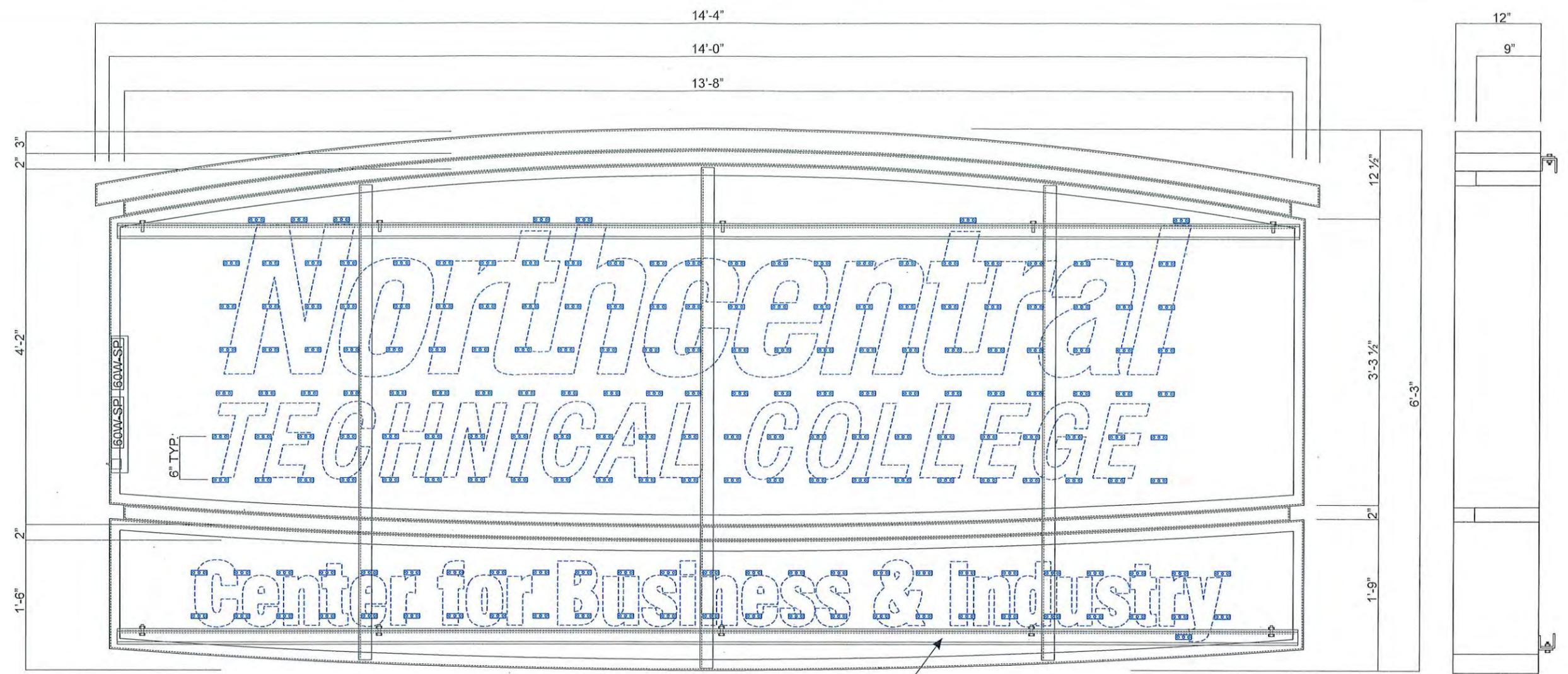
- (1) S/F INTERN. ILLUM. WALL SIGN
- \* SIGN CABINET IS TO BE FORMED OF ALUM. PAINTED METALLIC SILVER.
- \* ALL COPY IS TO BE ROUTED OUT & BACKED w/ 3/4" CLEAR ACRYLIC (1/2" PUSH-THRU).
- \* ALL COPY IS TO HAVE #8500-070 BLACK VINYL ON FACES & #8500-052 AZURE BLUE VINYL APPLIED TO 2nd SURFACE OF CLEAR PLEX TO HALO LIGHT THE COPY BLUE.
- \* CAP IS TO BE PAINTED BLACK w/ REVEAL TO BE PAINTED TO MATCH PMS #296c BLUE.
- \* SIGN CABINET IS TO BE MOUNTED FLUSH TO BUILDING.



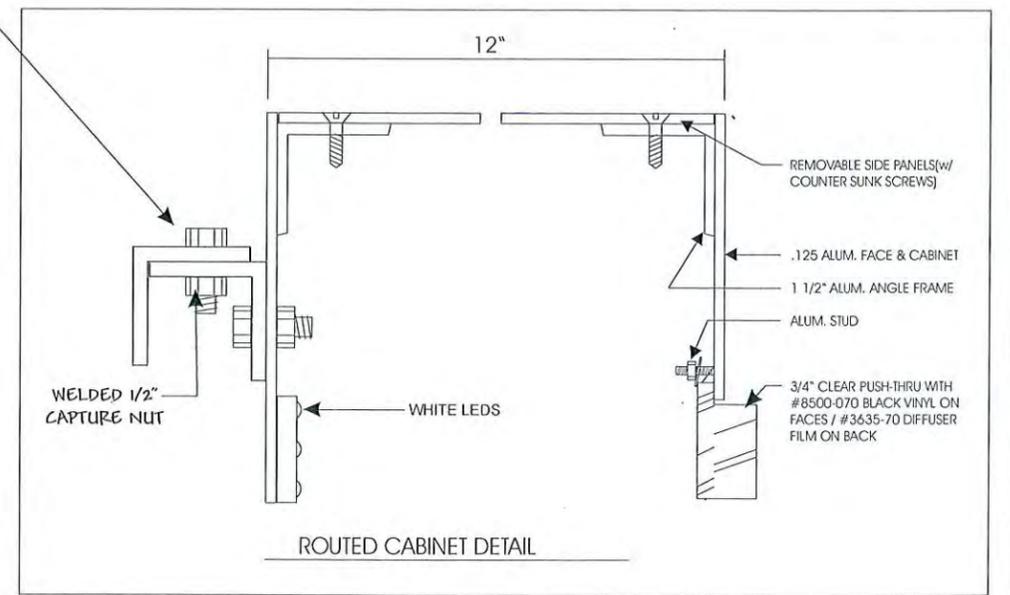
APPROX. NIGHT VIEW:



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.



2" HEAVY WALL ALUM. ANGLE (13'-10") MOUNTED TO WALL WITH 1/2" CAPTURE NUTS (5 PER) - 2" HEAVY WALL ALUM. MOUNTING ANGLE FASTENED TO BACK OF CABINET





# Inspection Mapping System



## Legend

- Parcels
- Building
- Paved Road
- Divided Highway



Map Created: 9/16/2014

288.36 0 288.36 Feet



User\_Defined\_Lambert\_Conformal\_Conic

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## Notes

**AGENDA ITEM**

Discussion and possible action on the sale of 541 Evergreen Road

**BACKGROUND**

Earlier this summer an advertisement was published in the newspaper, placed on the City website, and sent directly to three interested parties for the sale of 541 Evergreen Road. Only one bid was received and it did not meet the minimum bid required. When it was brought back to CISM, the minimum bid price was reduced and the sale was re-advertised and mailed to the three parties. Again, only one bid was received and it did meet the minimum bid requirement. The Board of Public Works has recommended that the bid be accepted.

**FISCAL IMPACT**

The City will receive \$15,500 and the property will be returned to the tax rolls.

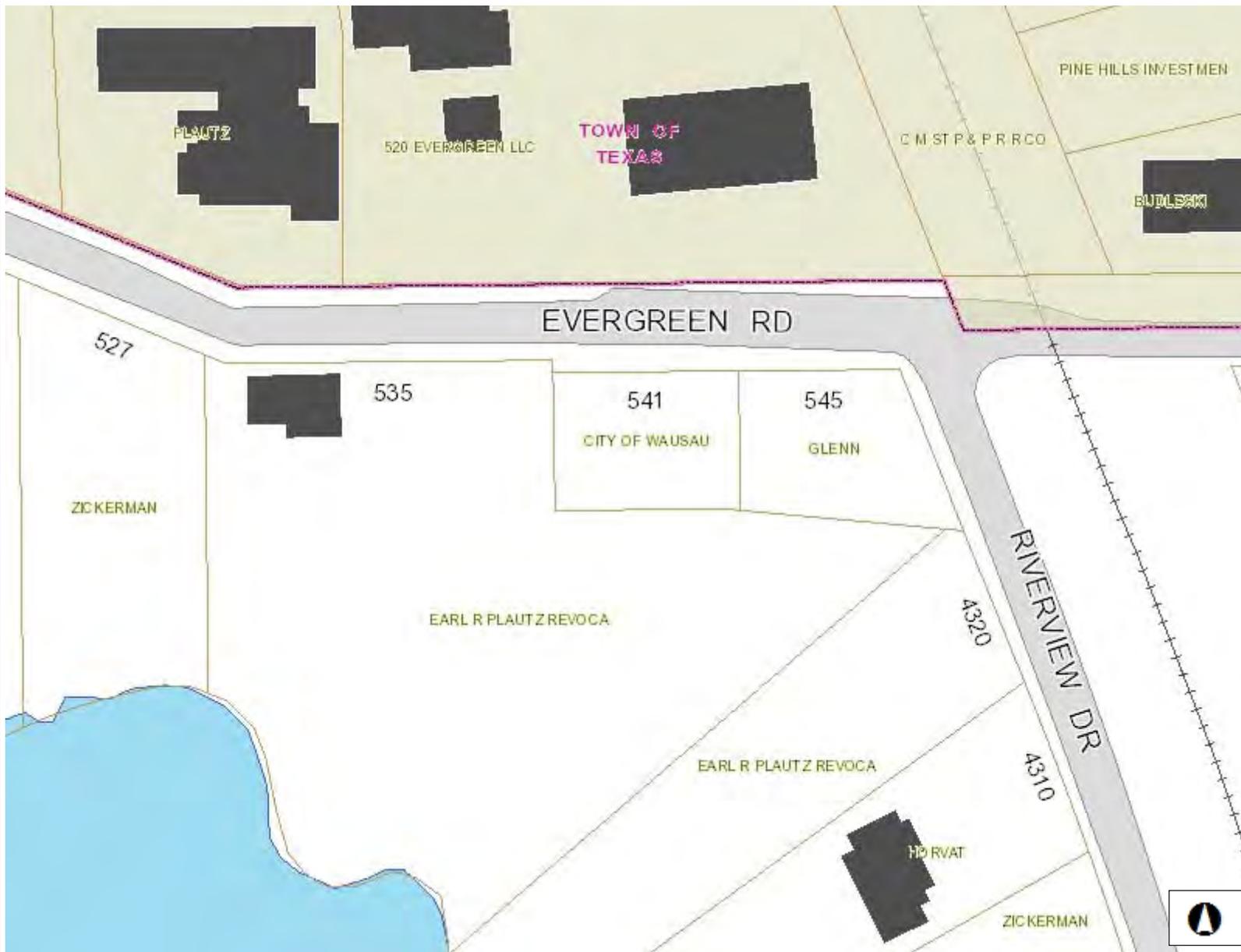
**STAFF RECOMMENDATION**

Staff recommends the bid from Earl Plautz be accepted.

Staff contact: Allen Wesolowski 715-261-6762



# Inspection Mapping System



## Legend

- Parcels
- Building
- Railroad
- Paved Road
- Divided Highway
- Pond - Lake



Map Created: 9/16/2014

48.14 0 48.14 Feet



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## Notes