



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), Lindman, Rosenberg, Valitchka, Oberbeck, Bohlken, Gisselman
Location: Common Council Chambers, 407 Grant Street.
Date/Time: Wednesday, April 29, 2015 at 5:00 p.m.

1. Approve the minutes of the March 17, 2015 meeting.
2. **PUBLIC HEARING:** Amend Wausau Urban Sewer Service Area
3. **PUBLIC HEARING:** Amend Title 23.16.030 of the *Wausau Municipal Code* to reduce the minimum parcel size for educational institutions.
4. **PUBLIC HEARING:** Rezone 6815 Stewart Avenue from M1-P, Limited Industrial Park District to M1, Limited Industrial District. (Brian Luedtke Properties LLC)
5. **PUBLIC HEARING:** Approve a conditional use at 2221 Grand Avenue to allow for a community center for the elderly, in a B2, Community Service District. (Chong Tou's Elderly Center)
6. **PUBLIC HEARING:** Rezone 1550 Westwood Drive from R1, Single Family Residence District, to UDD, Unified Development District, and approve the General Development Plan to allow for a 132-unit multi-family residential development. (S.C. Swiderski)
7. **PUBLIC HEARING:** Rezone 404 South 3rd Avenue & 308 Stewart Avenue from B2, Community Service District, to UDD, Unified Development District, and approve the General Development Plan to allow for a convenience store and an 11-unit multi-family residential development. (Schierl Sales Corp.)
8. Approve the Precise Implementation Plan at 404 South 3rd Avenue & 308 Stewart Avenue to allow for a convenience store and an 11-unit multi-family residential development.
9. Discussion and possible action on City of Wausau Design Standards.
10. Next meeting date and 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 on April 24, 2015 at 3:00 p.m.

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

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, March 17, 2015, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Tipple, Rosenberg, Bohlken, Gisselman

Others Present: Lenz, Hebert, Skrzypchak

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

Mayor Tipple called the meeting to order at 5:00 p.m. noting that a quorum was present. Mayor Tipple welcomed students to the meeting to learn more about municipal procedures.

Approve the minutes of the February 17, 2015 meeting.

Bohlken motioned to approve the minutes of the February 17, 2015 meeting. Rosenberg seconded, and the motion carried unanimously 4-0.

PUBLIC HEARING: Rezone 221-229 South 28th Avenue from IB, Interchange Business District to R2, Single Family Residence District. (St. Matthew Parish)

Gerard Skrzypchak, 1509 North 77th Avenue, representing St. Matthew's Parish, said the reason for the change is for adding an addition. The current IB zoning does not allow the particular use. Most churches use R2 zoning and is why R2 zoning is being requested. Skrzypchak said that they would like to have the school section remain IB zoning, but to have the church rezoned to R2 zoning. Skrzypchak was not sure how long the school would be in effect.

Mayor Tipple closed the public hearing.

Lenz said Skrzypchak covered the reasoning well. The use will remain unchanged and this will allow the building expansion. It is currently a legal non-conforming use. The uses around the property are residential and are compatible with homes in the district. Staff feels the use would be compatible. This is a busy intersection and there isn't anything in the Wausau Comprehensive Plan that would suggest it needs to remain as a business area. Staff recommends the zoning change.

The property is currently 1-zoned parcel and this would create a split zoning. This scenario is located around the city. Lenz asked Skrzypchak if it is intended to keep the lot together or to split it into more than 1 parcel in the future. Skrzypchak answered that it would be kept as a school as long as it is viable. There would be a potential for a split. It would allow for a later change, but the church will be there for a long time.

Gisselman motioned to rezone 221-229 South 28th Avenue from IB, Interchange Business District to R2, Single Family Residence District. Bohlken seconded and the motion carried unanimously 4-0. This item will go to Common Council on April 14, 2015.

Discuss various zoning text amendments and authorize public hearing.

Lenz said that a list has been compiled of items that need to be clarified and updated in the ordinance. This action would be to setup a public hearing.

Hebert said that the staff report outlines the changes and that this is generally some housecleaning changes. The brew pubs ordinance could be changed to 10,000 barrels, which would be in line with the state regulation. Home satellites do not require a permit and have not been regulated. This should be removed from the ordinance. These are clarifications of what staff has been seeing. #6 on the list pertains to signage issues that staff have been seeing. The last item would be to update some title changed.

Rosenberg motioned to authorize a public hearing for zoning amendments. Gisselman seconded and the motion carried unanimously 4-0.

Discuss signage regulations and make possible recommendation to staff.

Lenz said that this item deals with regulation for signage in the city. There are a lot of different types of signs including: premises, advertising, business, sponsor, and way-finding signs. To make it easier for staff, Plan Commission applicants, and developers, staff is recommending streamlining the process and bring up quality and standards. At this time, there isn't a lot that regulates digital signs. Staff could start to look at color and brightness, graphics capabilities, signage hours, locations, and other aspects of signs. Right now, it is taken on at a case-by-case basis. Some things in the code are unclear and could be brought up to modern standards. In order to treat everyone fairly, the signage codes should be updated. The whole process needs to be looked at. Right now, staff does not have the time or capabilities to enforcement signage. A preliminary step would be to research signage procedures of other communities and to take an inventory of signs. This could be done with a sub-committee with all sides involved. Lenz said we don't want to be too restrictive. Staff is looking for part-time or internship for the sometime to dedicate to research. Staff is looking for feedback as this will take up quite a bit of time.

Bohlken motioned to authorize staff to move ahead with researching signage in other communities. Rosenberg seconded. Rosenberg said that this is a good idea and is glad that it is being looked at from both sides of the equation. A few years back, the city was too restrictive. The downtown sign program was setup by Main Street and helped with the standards. This could do some good and would take the best practices and help businesses. Mayor Tipple added this is a good idea. The motion carried unanimously 4-0.

Next meeting date and future agenda items for consideration .

It was decided that the next meeting would be scheduled for Thursday, April 23, 2015. Lenz said that items from previous items have been placed on the back burner. These items include: Comprehensive Plan, Brokaw, and urban design standards.

Adjourn.

Gisselman moved to adjourn, seconded by Rosenberg. Motion carried unanimously 4-0 and the meeting adjourned at 5:20 pm.

The Plan Commission is next scheduled to meet at 5:00 pm on April 23, 2015.



Memorandum

From: Brad Lenz
To: Plan Commission
Date: April 23, 2015
Subject: Amending Wausau Urban Sewer Service Area

Purpose

To approve the proposed amendments to the Sewer Service Boundary as shown on the enclosed maps.

Background

The *2025 Wausau Urban Area Sewer Service Plan* is a regional plan that provides for the orderly development of land in the metropolitan area. The plan was last updated by Becher-Hoppe Associates and adopted by the Marathon County Metropolitan Planning Commission in 2007. The sewer service area represents the area into which communities may extend municipal utilities. The plan allows for updates to the boundaries of the sewer service without increasing the amount of land area within the boundary. In other words, if land is to be added to the service area, an equal amount of land or greater needs to be removed from the service area.

Upon approval by the City, amendments to the sewer service area need to be reviewed and approved by the Marathon County Metropolitan Planning Commission and the Wisconsin Department of Natural Resources.

Discussion

The proposed amendment is being brought forward to include areas on the far south east side of the city that were not previously located within the sewer service area. One area, located near Northwestern Avenue, is being planned as a multi-family residential development site. Currently, only about half of the area needed for the development is already located within the service area.

The second area proposed for addition into the service area is located south of East Kent Street, near Curling Way. Part of this area is being reserved for a nature center for the Eau Claire River Conservancy. Other area is also being added to include existing buildings that area already serviced with utilities, and probably should have previously been included within the sewer service area.

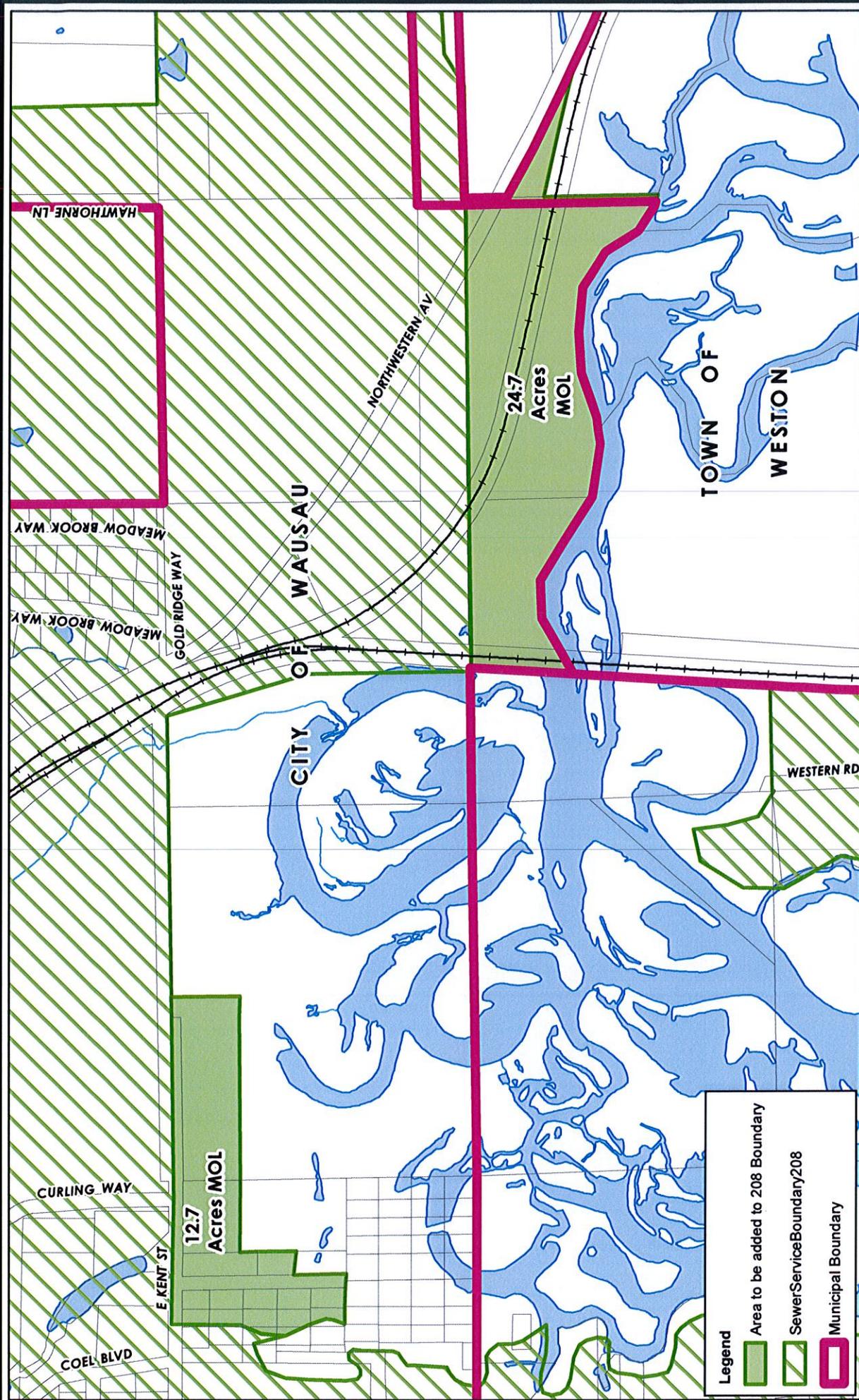
The land being proposed for deletion from the service area is near 88th Avenue and Maple Crest Drive in the Town of Stettin. This property was selected by staff because it is located in an area where land owners are not expected to request city utilities for several years, at a minimum. This area is located somewhat far from existing utilities, and much of the land between this area and existing utilities has been developed with newer residential homes that are unlikely to petition the city for utilities.

Recommendation

Per the *2025 Wausau Urban Area Sewer Service Plan*, the plan commission's recommendation on the proposed amendment should consider:

- Testimony received at the public hearing
- Comments from other local communities and staff of the Marathon County Conservation, Planning, and Zoning Department
- Information on the impact the amendment would have on sewer line and treatment plant capacity, water supply facilities and other needed services
- Conformance with community plans, especially the community's comprehensive plan
- Development trends in the area
- Features of the physical environment
- General conformance with the *2025 Wausau Urban Area Sewer Service Plan*

Staff will lead a discussion on the above criteria at the plan commission meeting following testimony from the public hearing.



Legend

-  Area to be added to 208 Boundary
-  SewerServiceBoundary208
-  Municipal Boundary

NOTES:
 1. DUPLICATION OF THIS MAP IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY OF WAUSAU ENGINEERING DEPT.
 2. THIS MAP WAS COMPILED AND DEVELOPED BY THE CITY OF WAUSAU AND MARATHON COUNTY GIS, THE CITY AND COUNTY ENGINEERING DEPARTMENT FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
 3. MAP FEATURES DERIVED FROM APRIL 2010 AERIAL PHOTOGRAPHY.



CITY OF WAUSAU
 Department of Public Works
 GIS Division
 407 Grant St
 Wausau, WI 54403
 gis@ci.wausau.wi.us

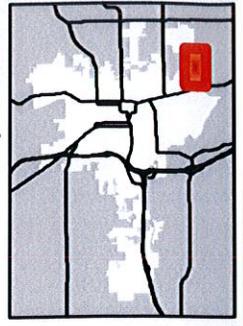
Proposed 208 Boundary Revision

CITY OF WAUSAU

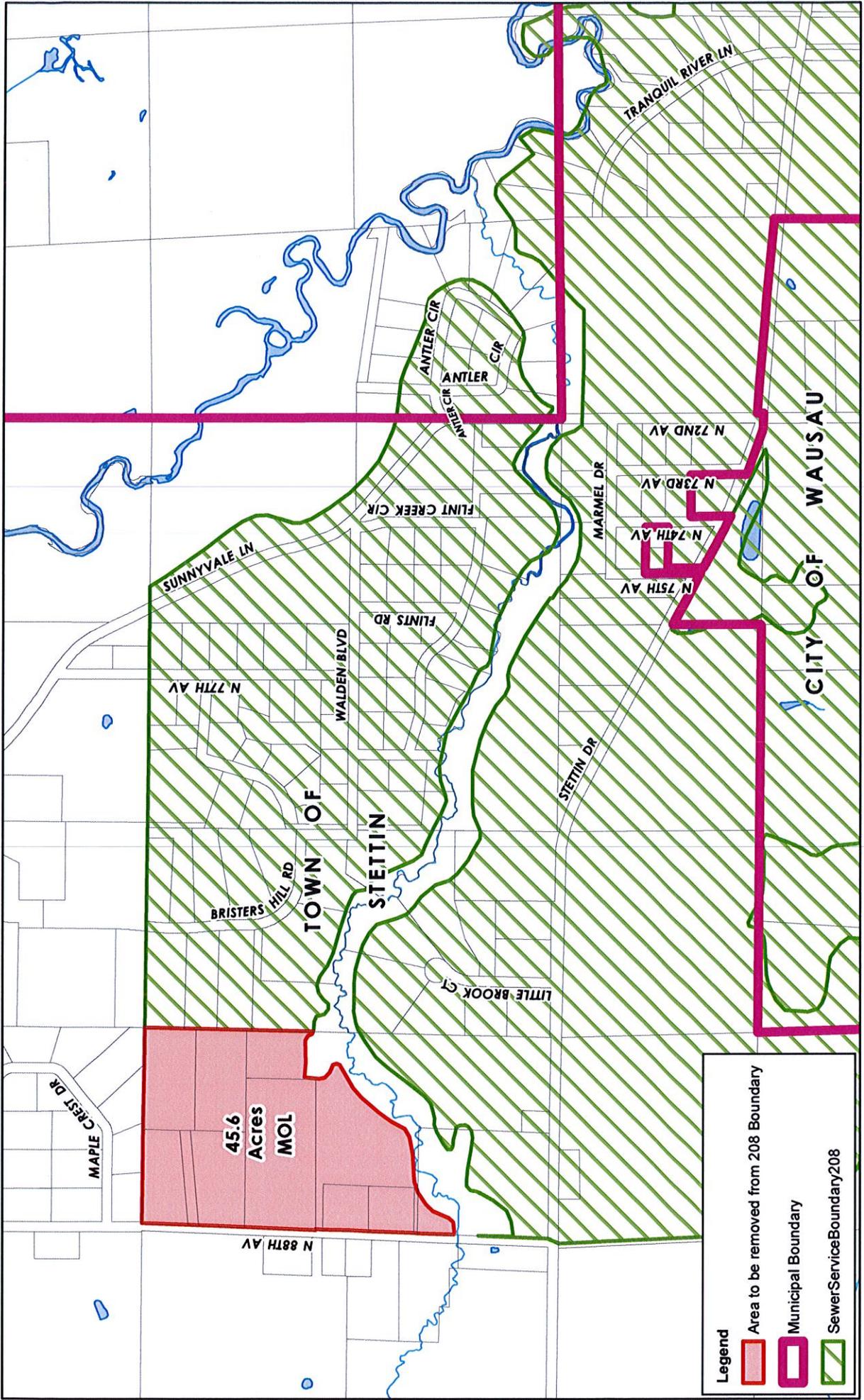
Marathon County Wisconsin



Map Location



Date: 04/17/2015



Legend

- Area to be removed from 208 Boundary
- Municipal Boundary
- SewerServiceBoundary208

NOTES:

1. DUPLICATION OF THIS MAP IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY OF WAUSAU ENGINEERING DEPT.
2. THIS MAP WAS COMPILED AND DEVELOPED BY THE CITY OF WAUSAU AND MARATHON COUNTY GIS. THE CITY AND COUNTY INFORMATION CONTAINED HEREIN, APRIL 2010 AERIAL PHOTOGRAPHY.

WUSAU
WISCONSIN

CITY OF WAUSAU
Department of Public Works
GIS Division
407 Grant St
Wausau, WI 54403
gis@ci.wausau.wi.us

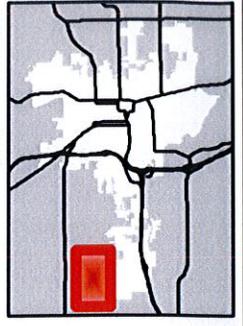
Proposed 208 Boundary Revision

CITY OF WAUSAU

Marathon County Wisconsin



Map Location



Date: 04/17/2015

Document Path: P:\citybase\project\planning\mrcs208\Boundary_Proposed\mrcr2015.mxd



Memorandum

From: Brad Lenz
 To: Plan Commission
 Date: April 23, 2015
 Subject: Zoning text amendment regarding educational institutions on parcels 25,000 square feet or larger

Introduction

In February, plan commission authorized a public hearing for a zoning code amendment that would allow schools, by conditional use, to locate on lots between 25,000 and 40,000 square feet. Please see previous memorandum and minutes regarding this item.

Amendments

- Insert a new conditional use between existing conditional uses, and renumber subsequent conditional uses (WMC 23.14020).

(g) Educational institutions, boarding as follows:

- (1) Colleges, junior colleges, universities, vocational, technical and adult educational schools, business colleges, including fraternity and sorority houses, dormitories and other structures and facilities necessary to the operation of a college, university or other school,
- (2) Nursery, elementary and junior and senior high schoolCboarding;

(h) Educational institutions, on lots smaller than 40,000 square feet, but larger than a minimum of 25,000 square feet

~~(h)~~ (i) Golf driving ranges;

- Insert the new use under the lot size requirements for conditional uses (WMC 23.14.030).

	<u>Minimum Lot Area</u>	<u>Minimum Lot Width</u>
Educational institutions, boarding	2 acres	175 ft.
Educational institutions, nonboarding	25,0000 sq. ft.	100 ft.

Discussion and Recommendation (same as previous memo)

Staff feels that the zoning code could be more flexible for schools, such as charter schools, that have small enrollments and do not require the footprint of a traditional school. The minimum lot size in a residential district is 7,000 to 10,000 square feet, depending on the specific zoning district, and some city lots are that small. Staff does not feel that doing away with the minimum requirement completely, and thus allowing schools on any residential lot, would be the best way to go. The 25,000 square foot minimum suggested by staff would prevent schools from locating on small lots in the middle of residential areas, but it would open up more options for the schools. Requiring a conditional use permit on properties that meet the 25,000 square foot minimum would give the City the ability to consider these locations for schools on a case-by-case basis.

Staff recommends approval of the zoning text amendment according to the parameters discussed above.



Memorandum

From: Brad Lenz
To: Plan Commission
Date: February 11, 2015
Subject: Discuss zoning text amendment regarding educational institutions on parcels 25,000 square feet or larger

Purpose

To discuss and possibly set up a public hearing next month for a zoning code amendment that would allow schools, by conditional use, to locate on lots between 25,000 and 40,000 square feet.

Background

Currently, educational institutions are a permitted use in any residential district, but they must be located on a lot that is a minimum of 40,000 square feet. This is almost a full acre, and it limits the options, particularly for new, non-traditional schools, of finding suitable properties. Staff has run into the issue of new schools looking for relatively small properties because of their small class sizes, but not being able to find suitable properties because of the 40,000 square foot minimum lot requirement.

Discussion and Recommendation

Staff feels that the zoning code could be more flexible for schools, such as charter schools, that have small enrollments and do not require the footprint of a traditional school. The minimum lot size in a residential district is 7,000 to 10,000 square feet, depending on the specific zoning district, and some city lots are that small. Staff does not feel that doing away with the minimum requirement completely, and thus allowing schools on any residential lot, would be the best way to go. The 25,000 square foot minimum suggested by staff would prevent schools from locating on small lots in the middle of residential areas, but it would open up more options for the schools. Requiring a conditional use permit on properties that meet the 25,000 square foot minimum would give the City the ability to consider these locations for schools on a case-by-case basis.

Staff recommends the authorization of a public hearing to change the zoning text according to the parameters discussed above. Specific wording for the ordinance change would be prepared for the commission subject to authorization of a public hearing.

PLAN COMMISSION

Time and Date: The Plan Commission met on February 17, 2015, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Oberbeck, Gisselman, Bohlken, Rosenberg

Others Present: Lenz, DeSantis, Chmiel, Gehin, Burt

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

In the absence of Mayor Tipple, Brad Lenz called the meeting to order at approximately 5:00 p.m. noting that a quorum was present.

Item #4 Discussion and authorization of public hearing for a zoning text amendment regarding educational institutions on parcels 25,000 square feet or larger.

Lenz said that currently the zoning code is somewhat restrictive on where schools can go, even though they are permitted in residential districts. He said the code requires that educational institutions locate on parcels 40,000 square feet or larger, which is almost an acre. He thought this was written for traditional schools that would have a lot of students and a large campus. Currently, if a smaller, non-traditional school wishes to locate in a residential area it is difficult for them to find suitable properties. An option would be to allow educational institutions the opportunity to look for parcels on something less than 40,000 square feet. He said a minimum of 25,000 square feet of property would still be at least twice the size of a minimum lot allowed in a residential neighborhood. He said by making it a conditional use, the school would need to go through plan commission and council and we'd be able to determine whether a particular spot would be a good location or not. Staff's recommendation is to authorize a public hearing for this zoning text amendment. Discussion followed.

Oberbeck asked what is driving this request. He said 25,000 square feet is a typical lot on the outer edges of the city. He said that with a building, parking lot, and buffer to the neighbors, it may be a challenge to build a school on this sized lot.

Lenz said that this arose because at least one school was looking to rent existing properties in the city – former religious and institutional buildings that are already there. He said in the central part of the city, the lots are smaller and some properties seem like they would be appropriate for a small school, but the lot sizes don't meet the 40,000 square foot minimum.

Oberbeck asked if we would be limiting this to existing buildings. Lenz said it wasn't initially thought of that way, but language could be added. Oberbeck said he could see this ordinance applying to existing conditions in the central part of the city, but maybe not going outward on a new lot. Lenz said the intent of setting this up as a conditional use was to give the city the ability to review the schools on a case-by-case basis, not to try to permit schools automatically where they may not be a good fit.

Gisselman said this action would be just to set up a public hearing. He thought we may want to hear from the players who want this change. He said he is dubious himself, but if they can make the case he is willing to listen. He said we can still say this isn't a good thing after the public hearing. Lenz agreed, and said he could make invitations, and that the ordinance could be tweaked or scrapped altogether after a public hearing.

Oberbeck agreed with Gisselman to investigate this because some of our neighborhoods and way we develop are changing.

A motion to authorize the public hearing was made by Oberbeck. Seconded by Rosenberg. Motion carried 4-0. An ordinance will be drafted and a public hearing will be held at a future meeting.



STAFF REPORT

TO: City of Wausau Plan Commission
FROM: Brad Lenz, City Planner
DATE: April 23, 2015

GENERAL INFORMATION

APPLICANT: Brian Luedtke Properties LLC
LOCATION: 6815 Stewart Avenue
EXISTING ZONING: M1-P, Limited Industrial Park District
REQUESTED ZONING: M1, Limited Industrial District
PURPOSE: To allow for an automotive business in an existing building. Garages for repair and servicing of motor vehicles are permitted in the M1 District, but are not listed as a permitted use in the M1-P District.

EXISTING LAND USE: Automotive business

SIZE OF PARCEL: 1 acre

SURROUNDING ZONING AND LAND USE:

North: IP, Industrial Park District; Warehouse
South: State Highway 29 right of way
East: M1, Limited Industrial District; Warehouse
West: M1; Warehouse

See attached Zoning Map

ANALYSIS

Per Wausau Municipal Code 23.78.060, the plan commission shall make zoning change recommendations based upon the evidence presented in each of the following matters where applicable:

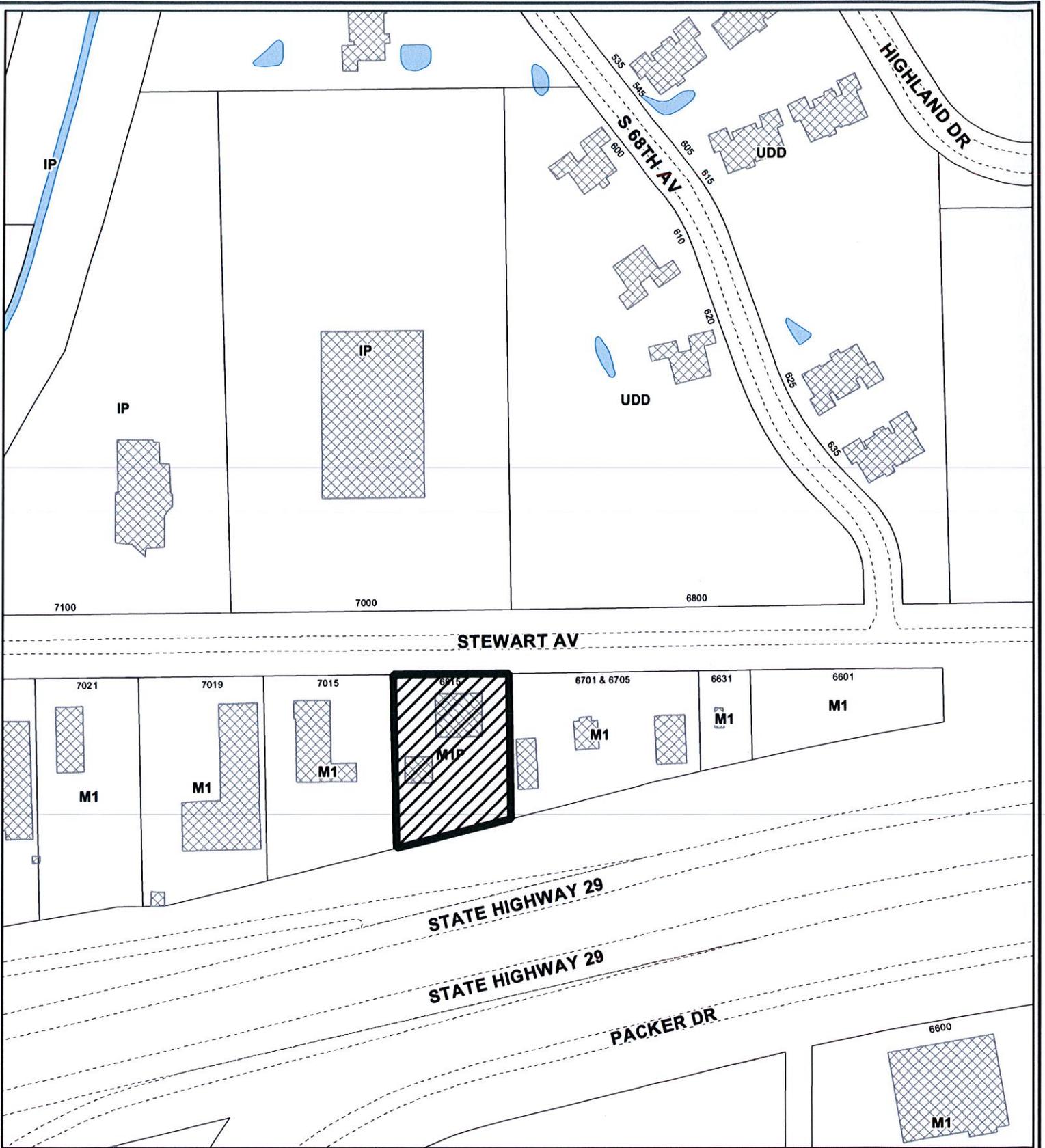
- (a) Existing use of property within the general area of the property in question and the effect the proposed rezoning is likely to have on these land uses;*
- (b) The compatibility of the land uses which would be permitted by the zone change with the existing or planned land uses within the general 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.*

The subject property is the only property currently zoned M1-P in the city of Wausau. This zoning district has more in common with the M1 district than it does with the IP district, even though, as the name implies, it falls somewhere between the two districts. The M1-P district was established in the 1980's at the recommendation of the Industrial Park and Annexation Committee (IPAC) to help prevent incompatible activities allowed in the M1 district from locating in the industrial park. It was believed then that many of the M1 districts located in the industrial park would eventually be rezoned to M1-P.

The rezoning of the M1 properties to M1-P that was envisioned almost 30 years ago has failed to come to fruition. Over this time period, the concept of the industrial park (now "business campus") has expanded while the segregation of specific uses into distinct districts has become less important as more uses are now seen as being compatible with one other.

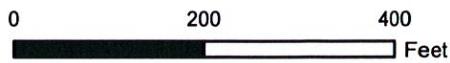
The current zoning map shows that most of the M1 and M2 properties on the west side of the city are located south of Stewart Avenue, while the IP district is mainly located north of Stewart Avenue. This is true except for one M2 property located north of Stewart Avenue and two IP properties located south of Stewart Avenue.

The proposed zoning change to M1 would follow the largely intact pattern of "industrial" (M1 and M2) versus "industrial park" (IP) zoning that has seemed to compatibly coexist for many years in the business campus area. Staff recommends approval of the zoning change.



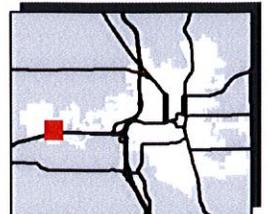
Map Date: April 13, 2015

City of Wausau
Marathon County Wisconsin



-  Building
-  Area of Interest

Map Location





STAFF REPORT

TO: City of Wausau Plan Commission

FROM: Brad Lenz, City Planner

DATE: April 23, 2015

GENERAL INFORMATION

APPLICANT: Linda Xiong-Lee, Chong Tou's Elderly Center

LOCATION: 2221 Grand Avenue

EXISTING ZONING: B2, Community Service District

REQUESTED ZONING: Conditional Use

PURPOSE: To allow for an adult day care in an existing building. An adult day care is not specifically listed in the zoning code as a conditional use, but staff feels that this use aligns with "community center" and "day care centers" which both may be allowed by conditional use.

A community center is defined in the zoning code as a facility other than a religious or educational institution operated by a nonprofit organization where support services for the needy are provided and which includes space for some or all of the following: (a) offices for social services activities such as employment or health counseling; (b) food distribution; (c) providing meals for people with limited financial resources; (d) educational and vocational programs; (e) meetings; (f) recreational activities.

Please see the attached description from the petitioner for details on the proposed adult day care center.

EXISTING LAND USE: Vacant space in multi-tenant commercial building

SIZE OF PARCEL: 2.8 acres

SURROUNDING ZONING AND LAND USE:

North: B2, and UDD, Unified Development District; Convenience store and automotive business
South: UDD; Multi-family housing
East: UDD; Multi-family housing
West: B2; Assorted commercial

See attached Zoning Map

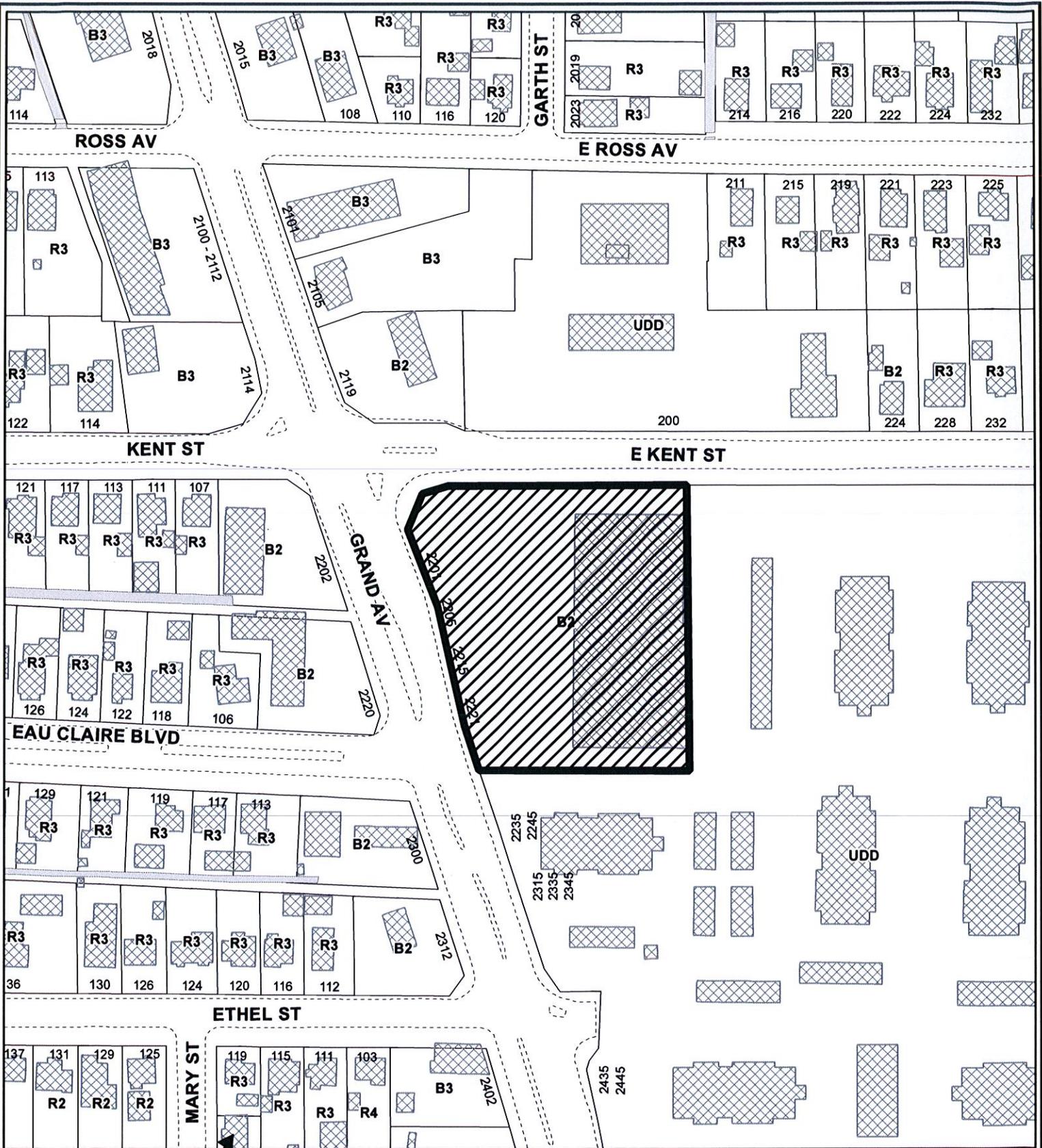
ANALYSIS

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.*

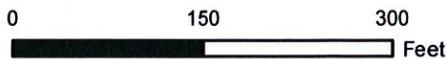
The proposed adult day care will occupy a currently vacant space on the southern end of a multi-tenant building. The building has housed a wide variety of commercial uses since its inception several decades ago. The site is equipped with adequate facilities, including off-street parking.

The B2 zoning district permits nearly one hundred (100) different uses that accommodate the needs of a larger consumer population than is served in the neighborhood shopping district (i.e., B1). Some of the permitted uses, such as taverns and tobacco shops, could be seen as being less compatible with the surrounding businesses and residences than the proposed use. Staff recommends approval of the conditional use as proposed.



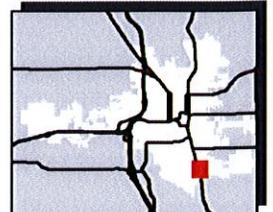
Map Date: April 13, 2015

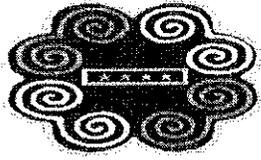
City of Wausau
Marathon County Wisconsin



-  Building
-  Area of Interest

Map Location





CHONG TOU'S ELDERLY CENTER

Chong Tou's Elderly Center: Application for a Conditional Use

Background:

Chong Tou's Elderly Center (CTEC) is an adult day care program that provides services to geriatric clients ages 65 years or older and individuals with developmental disorders for part of the day. CTEC also accepts individuals that have long term, chronic or irreversible functional impairment. In addition, the center has the means to care for Southeast Asian clients through eliminating language barriers and focusing on activities that overcome cultural differences.

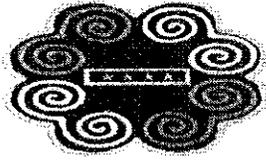
The center will provide an enriching environment where clients can interact and share social experiences. The center connects clients with the proper resources to achieve optimal health. CTEC has experienced personnel that will provide medication teaching, serve nutritious meals, coordinate therapeutic activities, promote socialization and physical well-being. In addition, its employees will place high consideration to individual differences such as lifestyle, cultural practice, religious belief, interests, needs, values, health functional status and skill set. CTEC will incorporate different learning styles into daily activities and ensure diverse interests among the clients. CTEC also offers relief time for caregivers by providing a safe and supervised environment for clients so that caregivers can feel at ease.

The center will seek certification through the Division of Quality Assurance (DQA). The certification allows for CTEC to be an establishment available to the public and also qualifies the center for reimbursement through Medicaid waivers. CTEC will collaborate with Marathon County Services to screen and approve clients to enroll in the program. CTEC is seeking to enroll about 50 clients in order to use the space adequately and generate sufficient income. However, the building does have the capacity to enroll more clients if needed. State qualifies only 50 square feet of space per client use when they are present.

Building Layout: Refer to Addendum A

The center will be located at 2221 Grand Avenue in the city of Wausau. The space designated measures a length of 126 square feet by 50 square feet. However, clients will use not all the space as some areas will be designated for staff use. Rooms are described below and will be used for the following purposes:

- The main entrance leads to a lobby area, measuring ___ by ___, will have adequate seating and television for entertainment. This area can be used by clients, family members or customers who are seeking information.
- Room A will be designated for the secretary and has a big open window to allow staff to see the lobby and dining area, both areas occupied by clients.
- Room B will be office space for the Program Directors, Activity Coordinator and or Nurses. This room will be locked to protect client information.
-



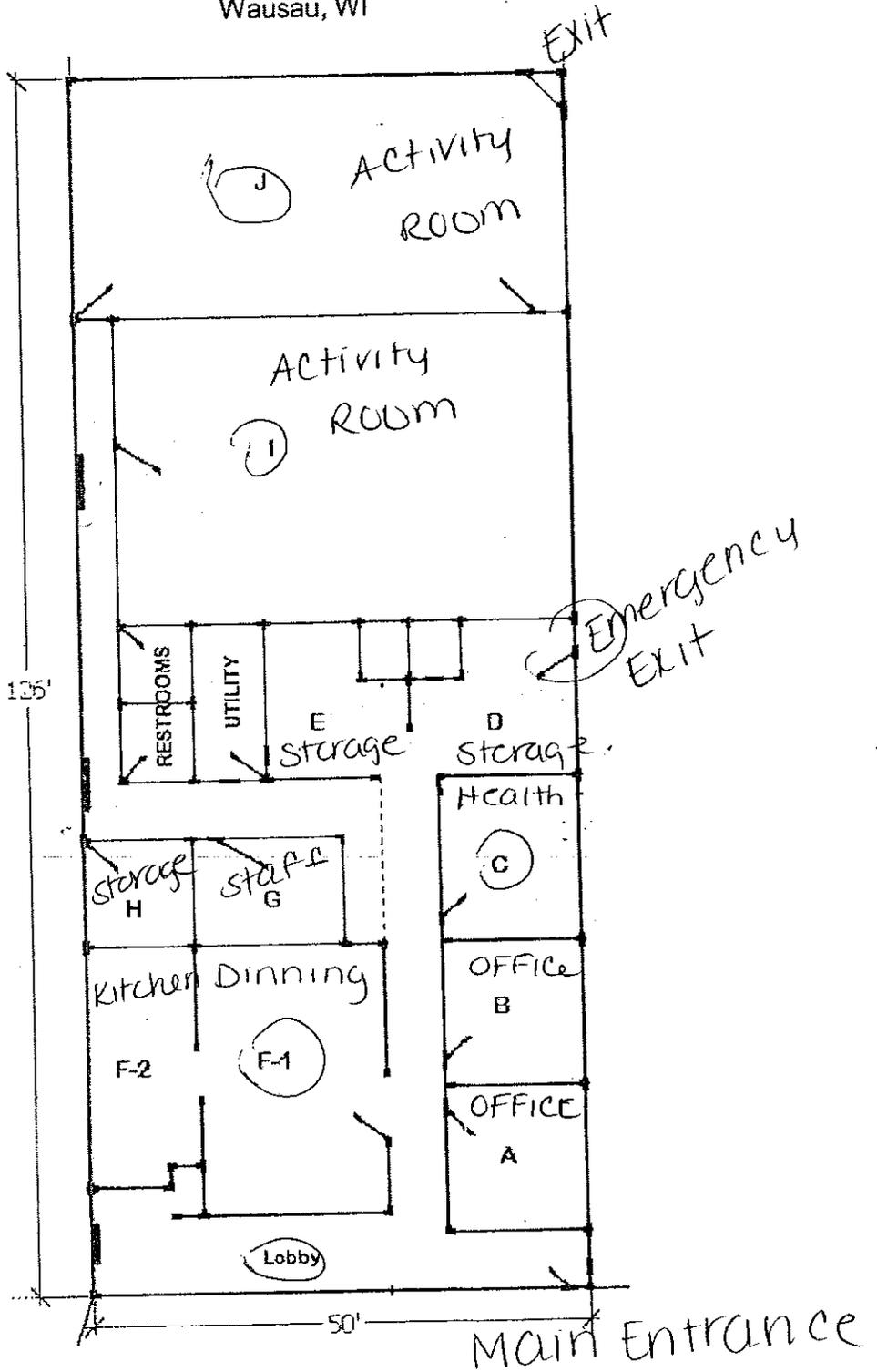
CHONG TOU'S ELDERLY CENTER

- Room C measures ___ by ___ and is designated as the health/rest room. This room will have two cots/beds, which clients can use to rest when they are tired.
- Room D is a storage area for equipment alongside the wall. The middle area will be left empty and accessible for clients in cases of emergency evacuation because there is an exit.
- Room E is also designated as storage. Eventually this area will have a washer and dryer to ensure cleanliness in linen. This room will not be used for clients.
- Room F measures ___ by ___ and is the formal dining area. Attached to room F is F2, a small kitchen area used to temporarily store food items for serving. Currently, room F2 only has counter space and a sink. The space has the potential to be turned into a commercial kitchen, should CTEC want to install one.
- Room G is a break room for employees and will not be accessible to clients.
- Room H is a storage room for equipment and files, not accessible to clients.
- Room I is a large, open room that can be used for clients and activities. The room measures ___ by ___. Long ended tables and folded chairs will be set up to allow for seating and participation in group activities such as Bingo, Folklore music and dances, guest speakers and special presentations.
- Room J is also a large, open room designated for client use. It measures ___ by ___ and allows for more social activities. There will be comfortable seating where clients can socialize with one another or just relax. There will also be entertainment such as television, folklore music being played and more relaxing activities.

Addendum A

2221 Grand Avenue
Wausau, WI

Total =
6,300 sq. feet.



Parking lot
↓

Handwritten initials and marks.



STAFF REPORT

TO: City of Wausau Plan Commission
 FROM: Brad Lenz, City Planner
 DATE: April 23, 2015

GENERAL INFORMATION

APPLICANTS: S.C. Swiderski, LLC
LOCATION: 1550 Westwood Drive
EXISTING ZONING: R1, Single Family Residence District
REQUESTED ZONING: UDD, Unified Development District
PURPOSE: To allow for a 132-unit multi-family residential development.
EXISTING LAND USE: Vacant
SIZE OF PARCEL: Approximately 24 acres
SURROUNDING ZONING AND LAND USE:

North: R1, Single Family Residence District; Vacant land
 South: R1 (City of Wausau and Town of Maine); Vacant land
 East: R1, M2, and IB; Vacant land
 West: R1 (Town of Maine); Vacant land.

(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 do 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 also 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.*

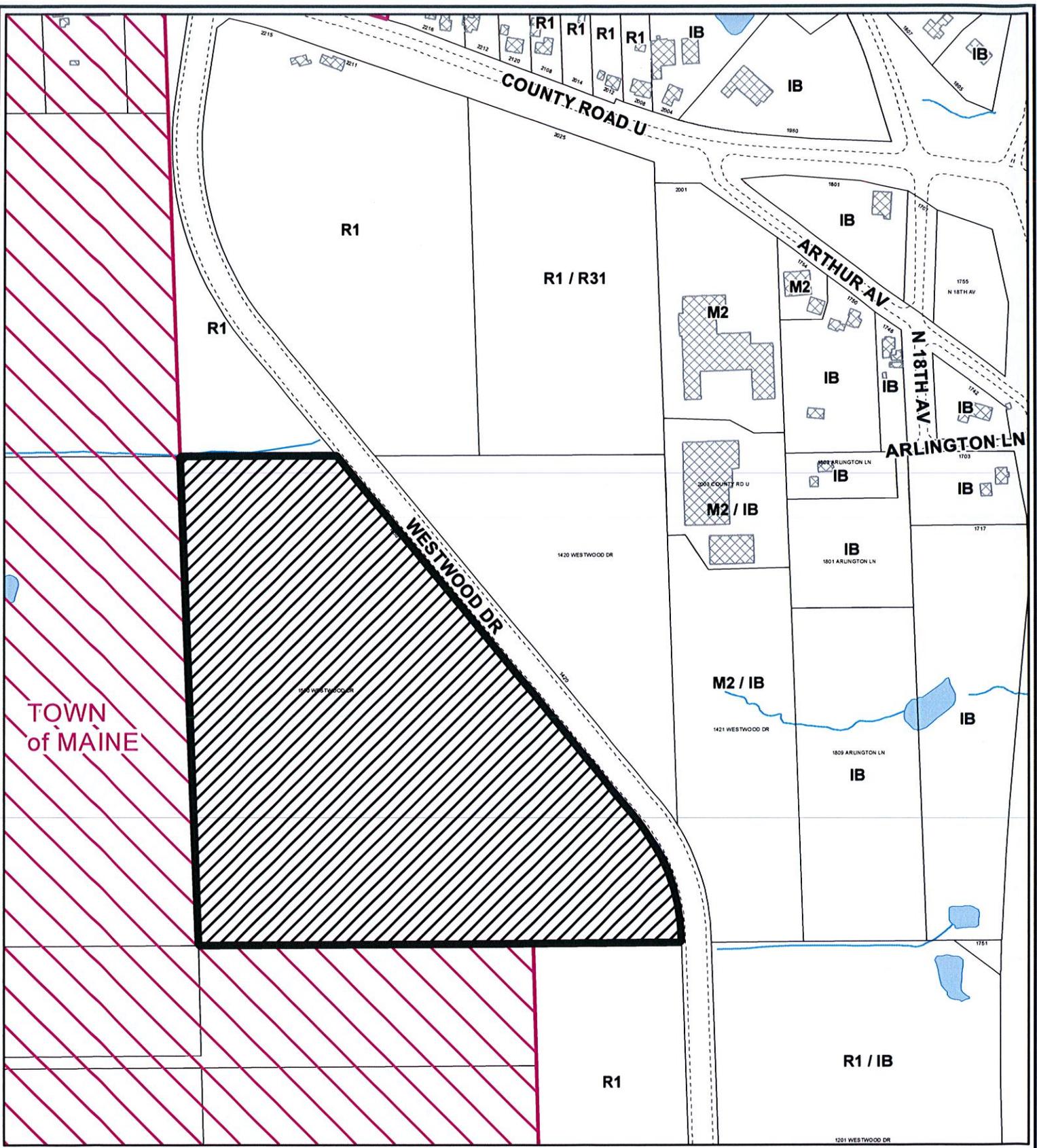
The current zoning of the subject parcel is R1, which is essentially the default zoning district when property is annexed into the city. Zoning can be established at the time of annexation, or rezoning can take place when a specific plan for the property has been developed. In this immediate area, R1 land is located within the city limits that likely will change zoning at a future date to accommodate commercial uses. No specific development plans have been prepared for this area, but the future land use map in the *City of Wausau Comprehensive Plan* shows land at the intersection of Highway U and Westwood Drive classified as commercial use. The subject parcel is shown for residential use, albeit single-family residential.

Other guidance on the future development of this area can be gleaned from the *Comprehensive Plan*, particularly in the chapters of land use and housing. The chapter on housing has an objective to “Encourage a variety of housing types throughout the city without concentrating any particular type of housing within one neighborhood.” This objective could relate to the proposed parcel in that there is not another multi-family development in the immediate area, and the land surrounding the proposed parcel, particularly to the west and south, is likely better suited for single-family homes than for more multi-family development. The enclosed contour map shows steep elevations that would make large-scale developments difficult.

Assuming that the areas across Westwood Drive from the subject parcel and at the intersection of Westwood Drive with County Highway U will develop commercially, a strategy from the land use chapter of the plan is to use step-down zoning between commercial/industrial and single-family residential areas. The proposed rezoning could be seen as a buffer between the commercial properties east and north of the subject property, and the future single-family uses to the west and south.

The proposed rezoning request is somewhat unique in that essentially all of the property surrounding the subject parcel is currently vacant, and a strong develop pattern for the wider area has not yet been established. The future land use map, however, seems like an appropriate guide for the future development of the area, with the possible exception of commercial uses west of Westwood Drive.

Being that the petitioner is seeking approval of only the general development plan at this time, many details of the site plan and building designs will need to be worked out before a precise implementation plan is ready for approval. The precise plan will need approval through plan commission and Council, similar to the general development plan, except without a public hearing. Approval of the general plan, meaning acceptance of the concept of a multi-family development of this density at this location, will allow the petitioners to work with staff on details needed for the next phase of approval.



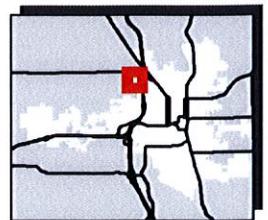
Map Date: April 13, 2015

City of Wausau
Marathon County Wisconsin

0 200 400
Feet

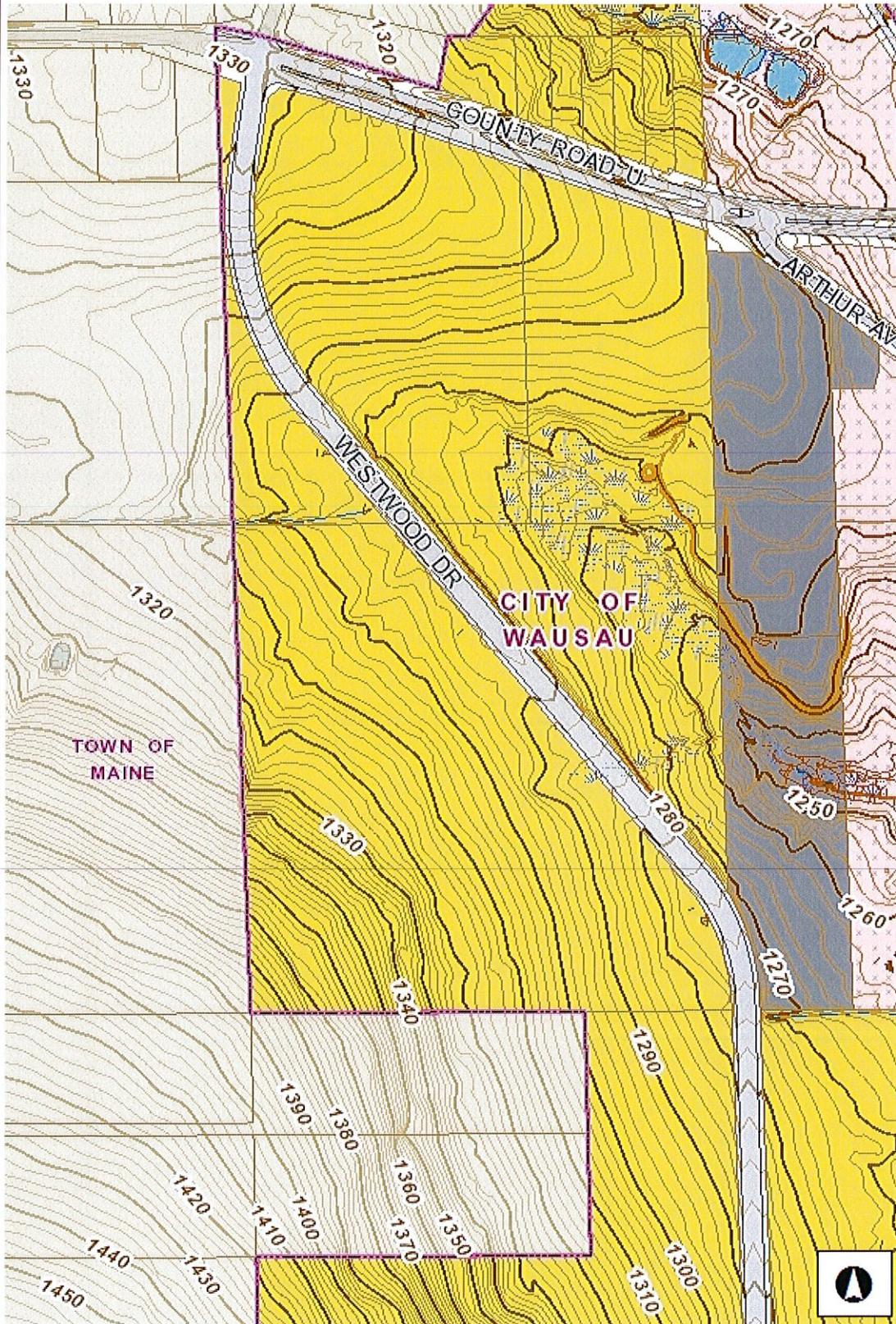
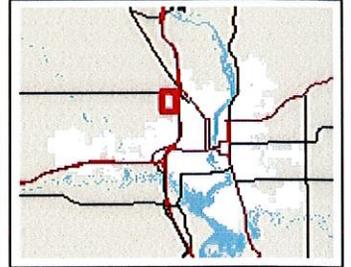
-  Building
-  Surrounding Municipality
-  Area of Interest

Map Location





Inspection Mapping System



Legend

- Parcels
- Railroad
- ▣ Paved Road
- ▣ Divided Highway
- Contours
 - Index Contour
 - Index Depression
 - Intermediate Contour
 - Intermediate Depression
- Stream - River
- ▣ Pond - Lake
- ▣ Wausau Wetland
- Wausau Zoning
 - R1 - Single Family Residential
 - R2 - Single Family Residential
 - R3 - Two Family Residential
 - R31 - Two Family Residential
 - R4 - General Residential
 - R41 - Limited General Residential
 - R42 - Medium Density Residential
 - B1 - Neighborhood Shopping
 - B2 - Community Service
 - B3 - General Commercial
 - B41 - Central Business
 - B42 - Central Business
 - B43 - Central Business
 - M1 - Limited Industrial
 - M2 - General Industrial
 - IP - Industrial Park
 - M1P - Limited Industrial Park
 - IR - Interchange Residential
 - IB - Interchange Business
 - IM - Interchange Industrial
 - UDD - Unified Development Dist

Notes

Map Created: 4/23/2015

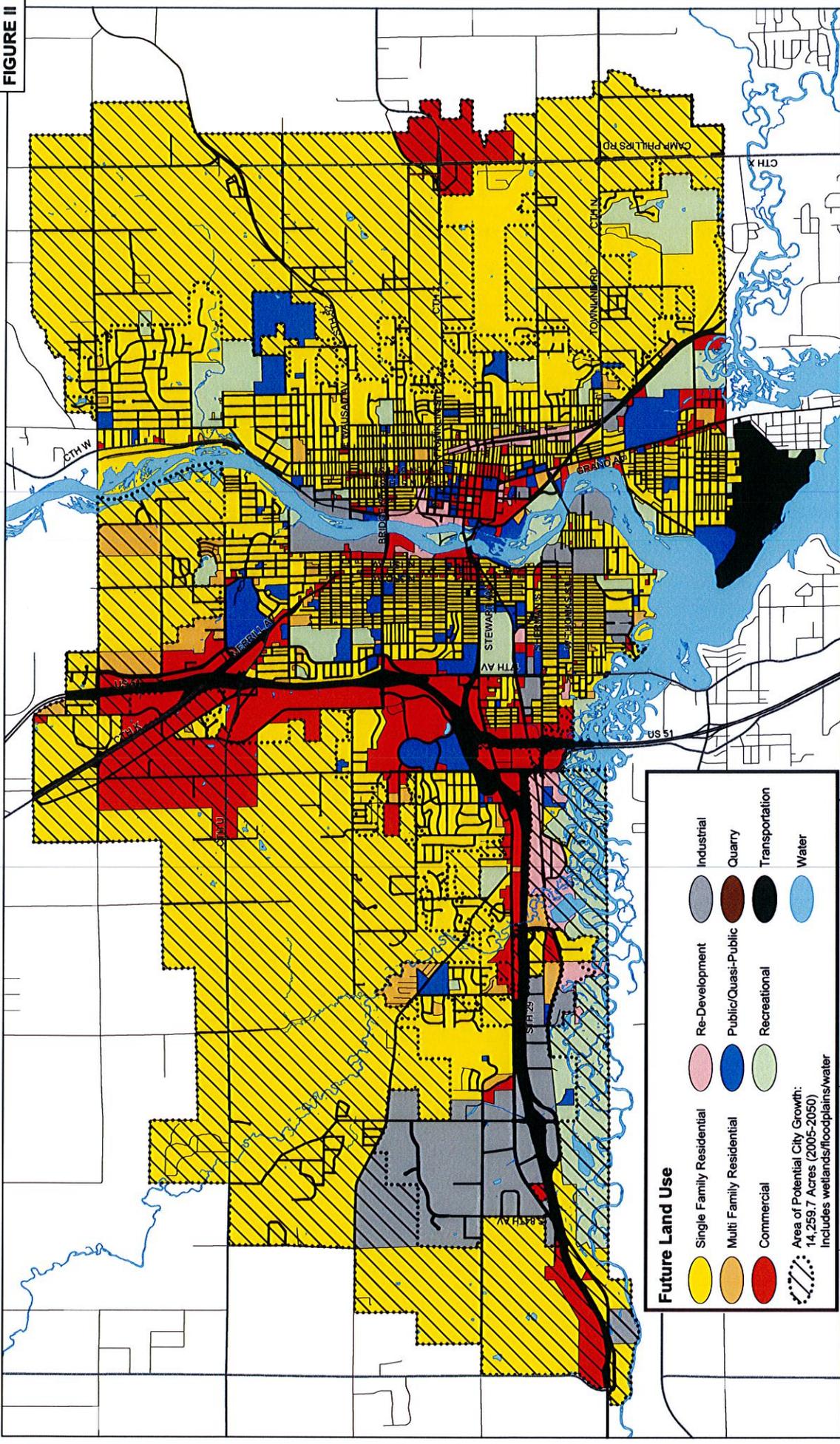
203.07 0 203.07 Feet

User_Defined_Lambert_Conformal_Conic

DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

FIGURE II



Future Land Use
Within the City of Wausau and within the Long-Term City Growth Planning Area (2050)
City of Wausau Comprehensive Plan - 2005



#7

#8

STAFF REPORT

TO: City of Wausau Plan Commission
FROM: Brad Lenz, City Planner
DATE: April 23, 2015

GENERAL INFORMATION

APPLICANTS: Schierl Sales Corporation

LOCATION: 404 S. 3rd Avenue, and
308 Stewart Avenue

EXISTING ZONING: B2, Community Service District

REQUESTED ZONING: UDD, Unified Development District

PURPOSE: To allow for a mixed-use development, consisting of retail and multi-unit residential space. An existing office would be renovated into eleven (11) apartments. The existing convenience store would be replaced with a new store that includes a fast food restaurant. The two parcels, along with a potentially vacated Clark Street, are being planned as a single development. Please see attached description from the petitioners for more information.

EXISTING LAND USE: Convenience store and vacant commercial building

SIZE OF PARCELS: Over 1 acre combined

SURROUNDING ZONING AND LAND USE:

North: B2; Fraternal organization
South: B2; Assorted commercial
East: B2; Fast food restaurant
West: R3, Two Family Residence District; One- and two-family homes

(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.*

In addition to criteria for assessing unified development proposals, the plan commission shall also 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*

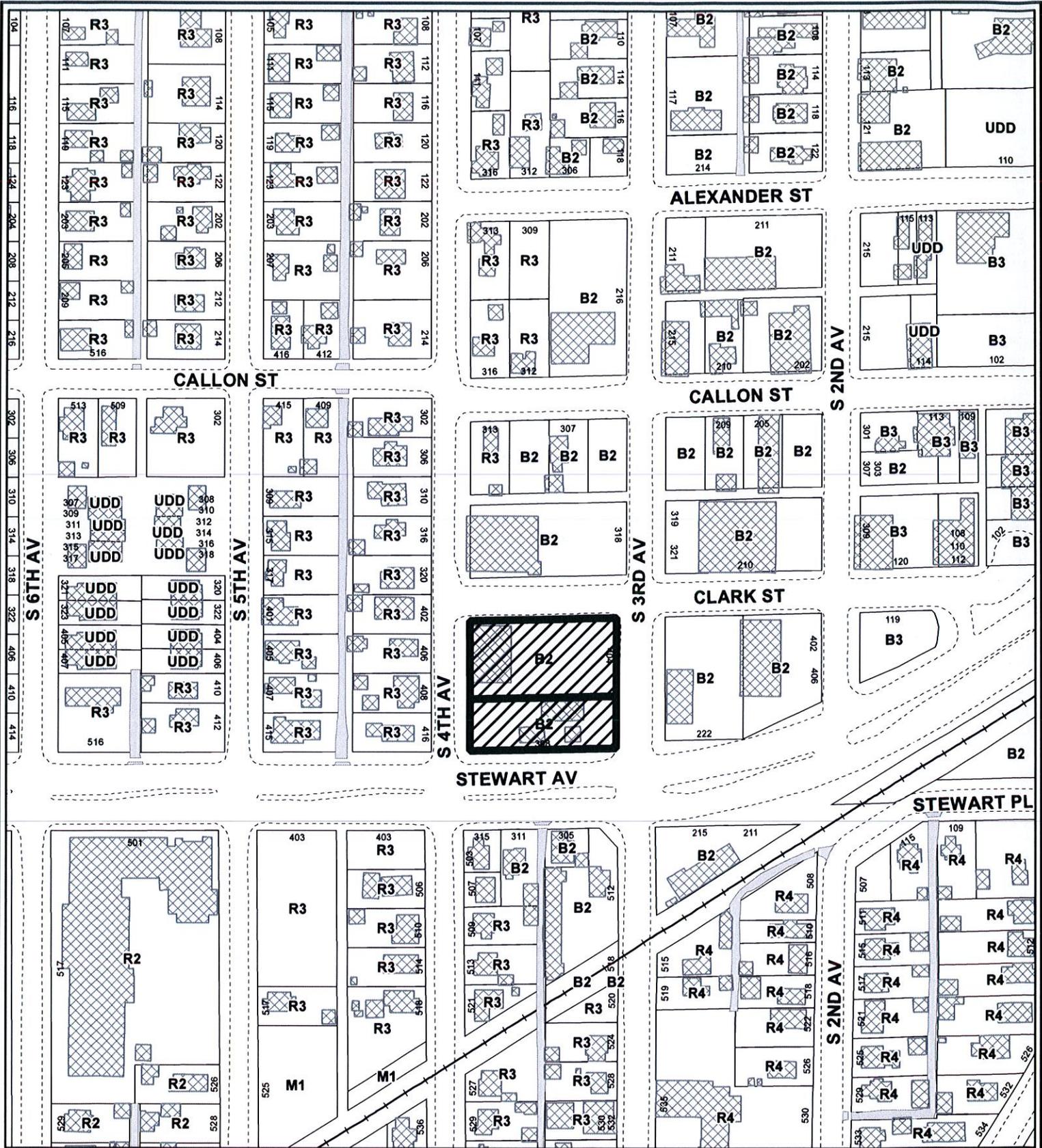
(i) If the property was recently annexed, the zoning classification of the property prior to annexation.

The petitioners have been in negotiations with the City over this development, particularly through the City's Economic Development Committee. Allowing the zoning would be one less hurdle for the developers to overcome in ultimately constructing the project this year. A forthcoming developer agreement would outline specifics relating to the site and building plans. However, any zoning requirements placed on the new development by plan commission would need to be met in addition to any conditions from the developer agreement, assuming one is ultimately executed. If an agreement cannot be made, and the precise plans are still approved through Council, the developers would be held to the precise plans for any new development on the site.

Since other committees have already begun to debate economic matters relating to this development, staff feels the focus of the plan commission should be on basic zoning issues of land use, compatibility with surrounding properties, and other site design factors. These issues relate closely to the criteria above for UDD zoning and zoning amendments in general.

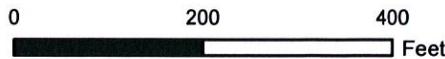
Perhaps the main issue to consider is with introducing a residential component to the site where none existed before. A convenience store is currently located on the corner property, and although it will change positions on the new site and be expanded with a fast food store, the use essentially stays the same. In the B2 district, which is the current zoning of the property as well as the zoning district that borders the site on three sides, dwelling units are permitted, albeit on the second floor and above. A residential development was recently approved for a site nearby, also in the B2 district, although it was never built. In planning for the redevelopment of the Near West Side, introducing a stronger residential element is widely seen as a way to help redevelop the area as a whole. From a land use standpoint, the multi-family building could be seen as a step-down use between the homes to the west and the businesses along a busy 3rd Avenue.

Staff feels that the plans presented are satisfactory from a zoning perspective. Other negotiations with the City could further refine the plans, but at a minimum, the proposed plans align with the land use and compatibility criteria outlined above.



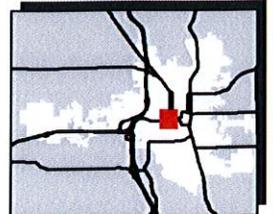
Map Date: April 13, 2015

City of Wausau
Marathon County Wisconsin



-  Building
-  Area of Interest

Map Location



CITY OF WAUSAU

EXECUTIVE SUMMARY: STEWART AVE. REDEVELOPMENT

TEAM SCHIERL COMPANIES & SCHIERL SALES CORPORATION

Schierl Sales Corporation is thrilled to present for your partnership and approval, a multi-million dollar mixed-use redevelopment of our sites at Third & Stewart. We are proposing to raise the existing convenience store, replace it with an architecturally respectful facility with a new Subway restaurant, add 15 new jobs, re-shape the terrain, modify access points, and remodel the former Stahmer Clinic into 11 market rate residential units; specifically speaking to young professionals living downtown, and university faculty and staff from UW-Marathon County.

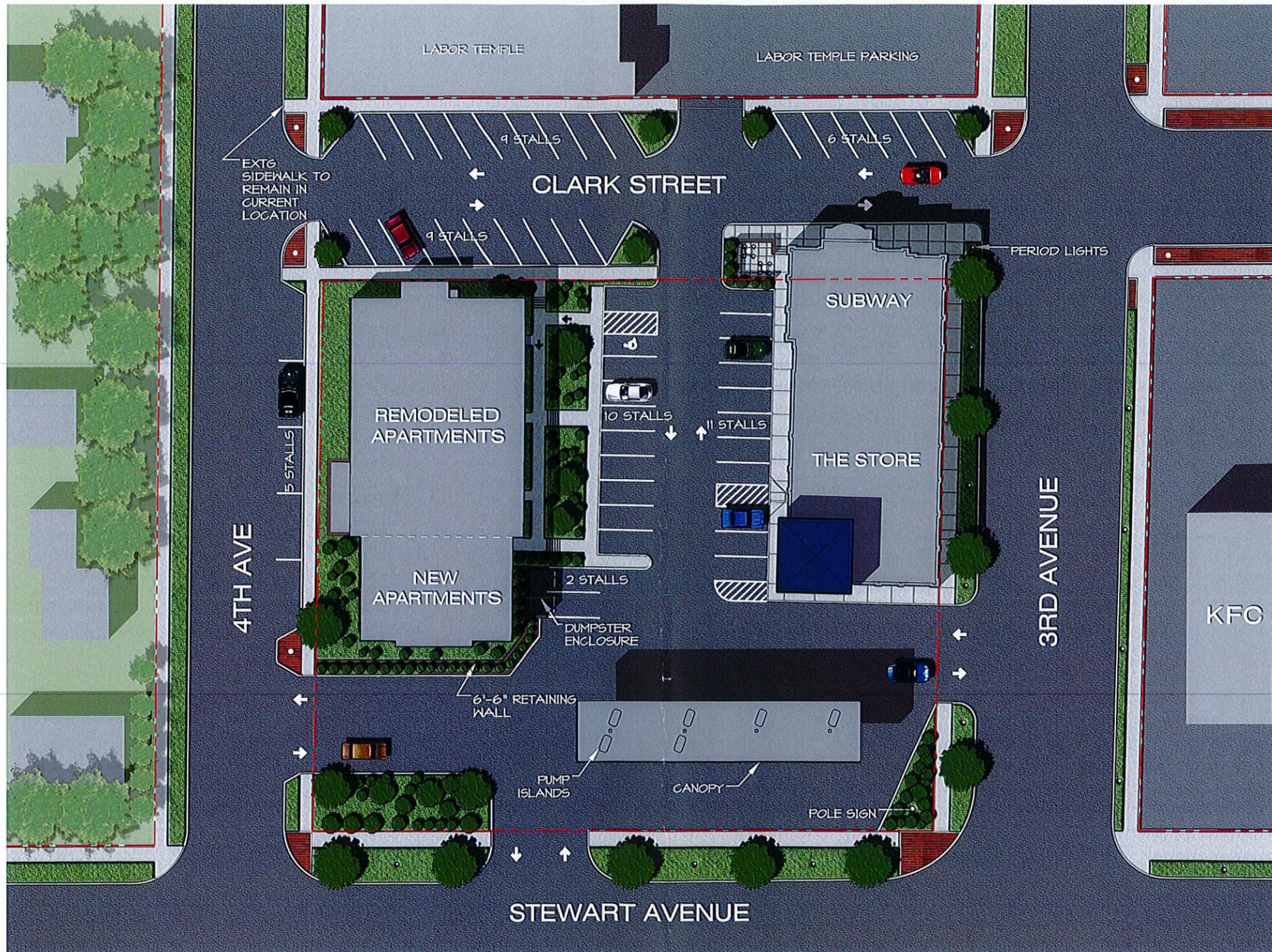
The minimum total project cost will be: \$3,000,000.00. This includes an initial projection of approximately \$900,000 for the residential component and \$2,100,000.00 for the convenience store. Given the difficulties of the site terrain, depth to bedrock, variable cost increase relating to aesthetics for the convenience store and residential piece, the project as proposed is out of reach for our capital allocation without assistance from the City. We are asking for your partnership with us to bring this block to block redevelopment plan forward.

We are asking the City for rezoning of the parcels to UDD to achieve the project, vacation of Clark St. in order to maximize the site for layout and parking, and TIF assistance to offset the considerable cost to achieve the aforementioned.

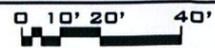
This project would require ten years, pay-as-you-go, or reverse TIF, of the increment generated based on a minimum investment of: \$3,000,000. This would allow for an actual incremental increase in value of between: \$2,100,000-\$2,400,000 depending on final assessment. We would carry the borrowing on the project costs and the City would then not have any holding costs what so ever on the incentive. This revenue stream annually makes the project happen, which will add significant energy and inertia to the near Westside, along with new jobs associated with the convenience store and Subway. In addition, the added aesthetics, as well as new façade of the clinic, appropriately respects the single family homes nearby.

The revenue generated and maximized off the project would allow for nearly an additional \$57,000-\$60,000 per year, available for TIF projects after the ten year period we are asking for. Or, net present value, at that time, assuming reasonable inflation and 3.5% interest, of a borrowing by the city over the 10 years remaining of nearly **\$500,000 paid for only by our project.**

Successful projects are only possible with partnerships. We need you to partner with us to bring this perfect mix of utility and redevelopment to fruition; and we are asking for you to work with us in doing so: Thank you.



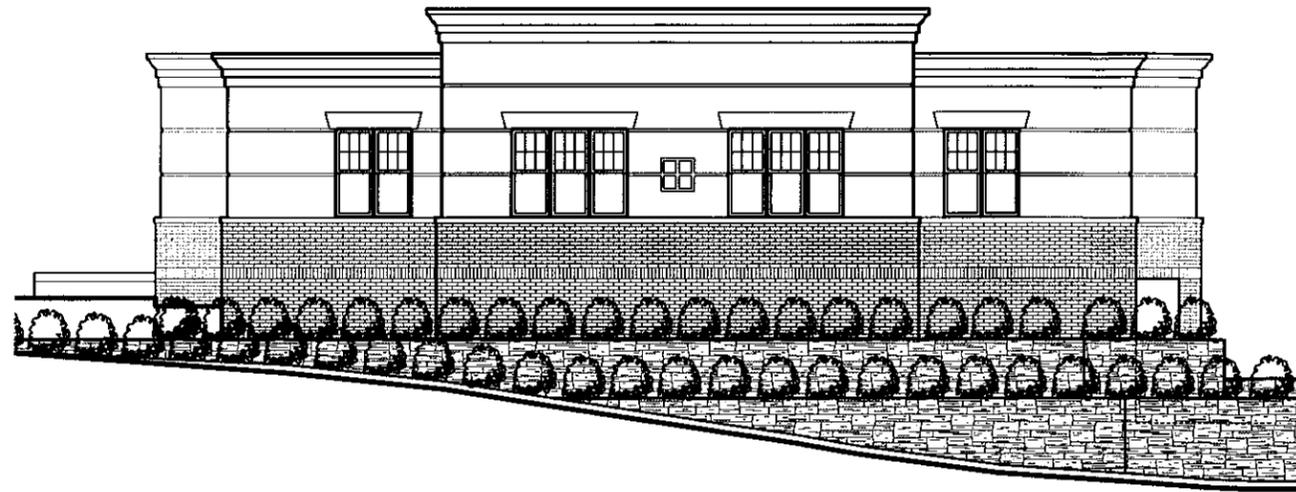
PRELIMINARY SITE PLAN



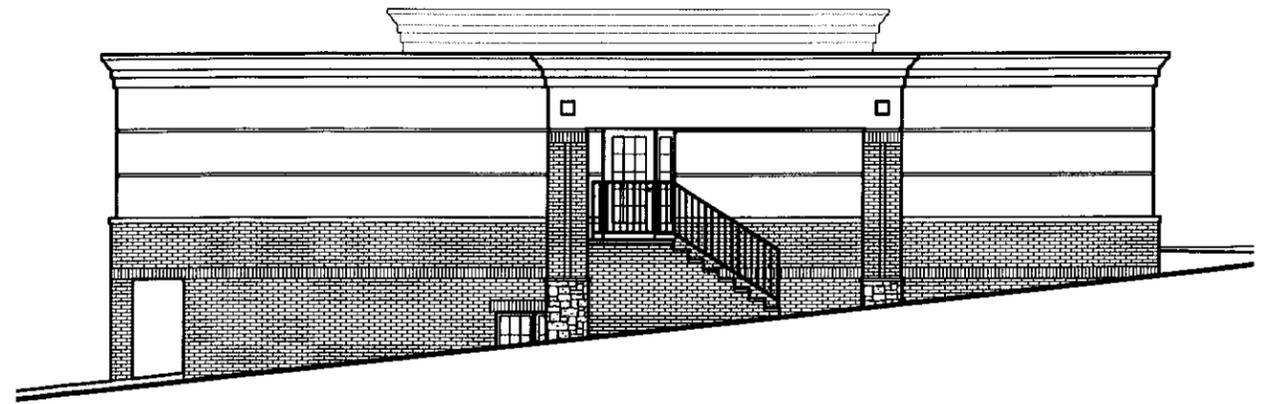
**THE STORE
308 W. STEWART AVE.
WAUSAU, WISCONSIN 54401**

**TEAM SCHIERL
COMPANIES**

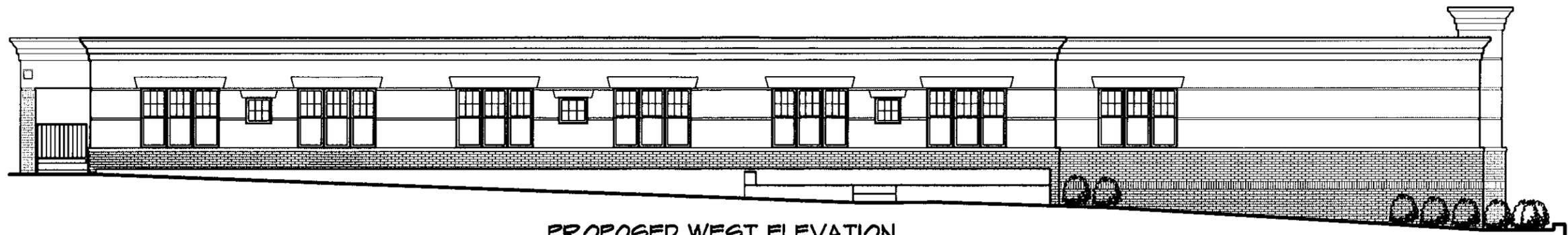
 **Mudrovich
architects**
APRIL 7, 2015 © COPYRIGHT 2015



PROPOSED SOUTH ELEVATION
3/32" = 1'-0"



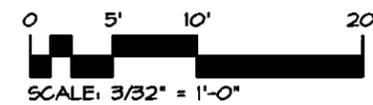
PROPOSED NORTH ELEVATION
3/32" = 1'-0"



PROPOSED WEST ELEVATION
3/32" = 1'-0"

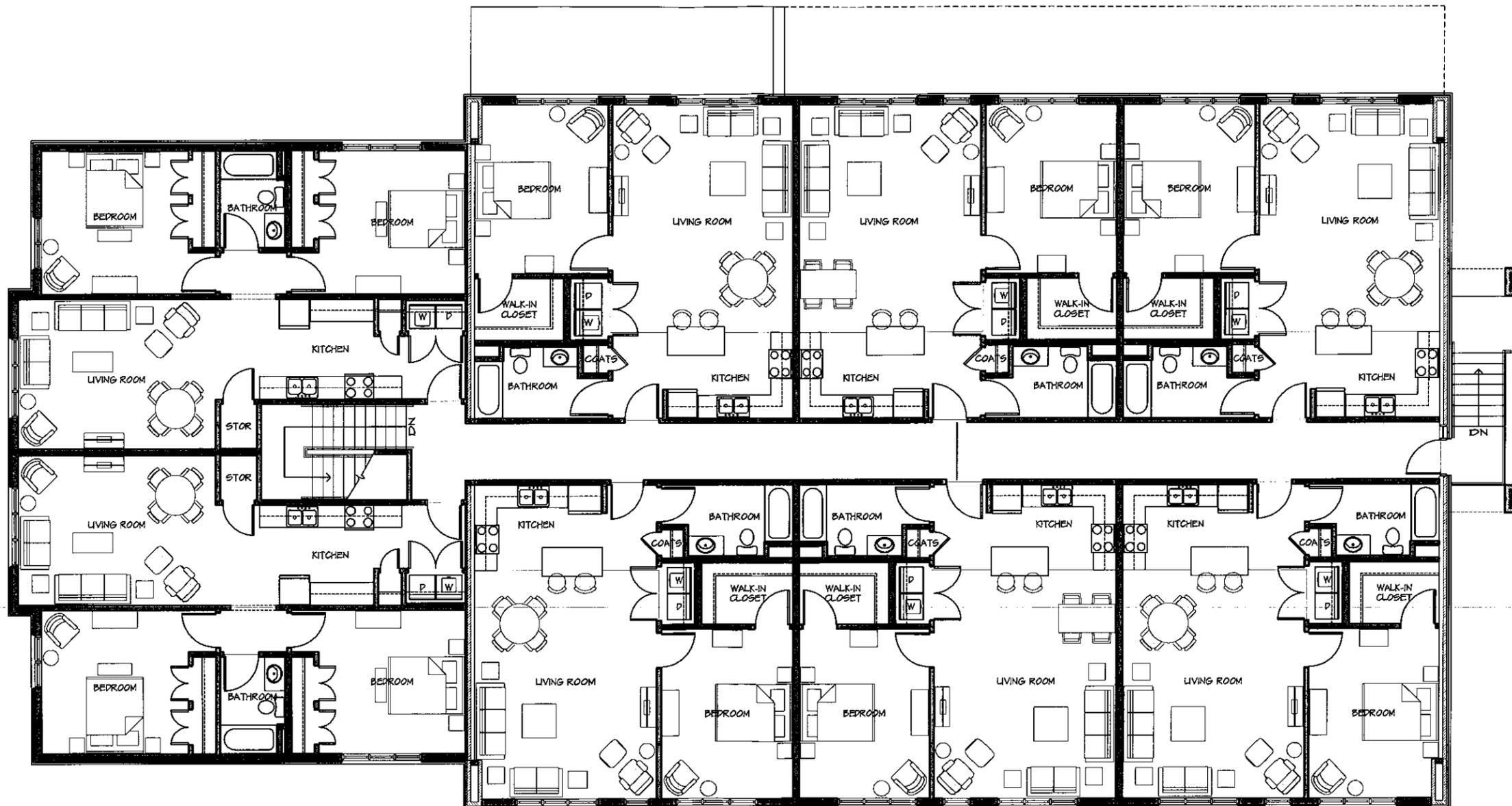


PROPOSED EAST ELEVATION
3/32" = 1'-0"

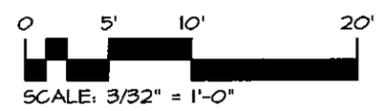


STAHMER BUILDING REMODEL
STEWART AVE & 3RD AVE, WAUSAU
APRIL 7, 2015



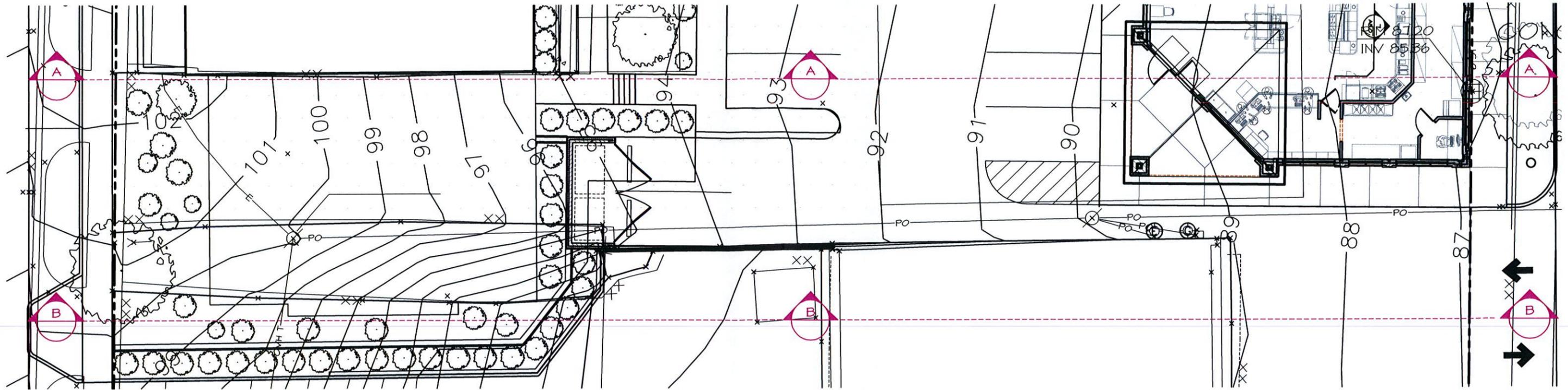


PROPOSED UPPER LEVEL FLOOR PLAN
 3/32" = 1'-0"

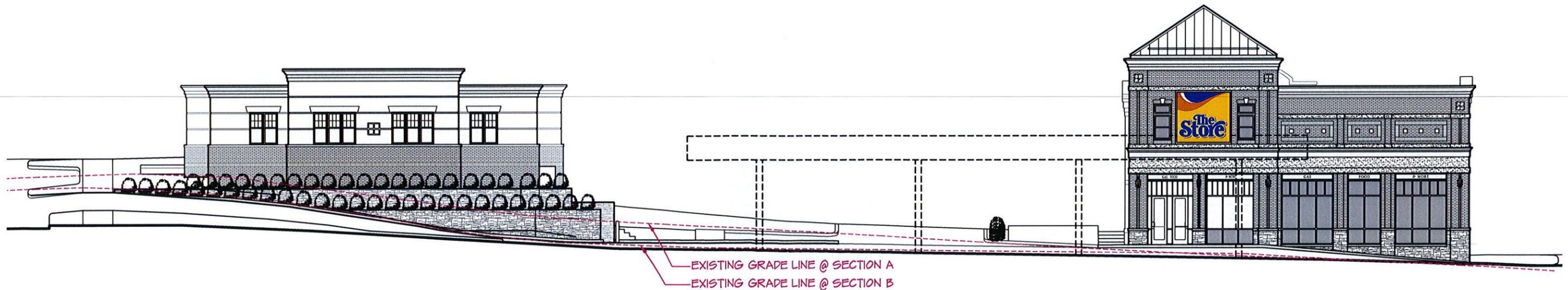


STAHMER BUILDING REMODEL
 STEWART AVE & 3RD AVE, WAUSAU
 APRIL 7, 2015

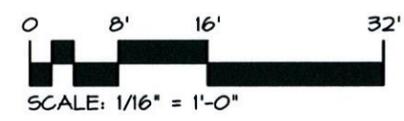




PARTIAL PROPOSED SITE PLAN
 1/16" = 1'-0"



PROPOSED SOUTH ELEVATION
 1/16" = 1'-0"

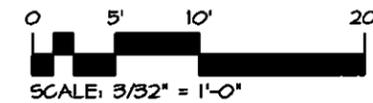


STAHMER BUILDING REMODEL
 STEWART AVE & 3RD AVE, WAUSAU
 APRIL 7, 2015



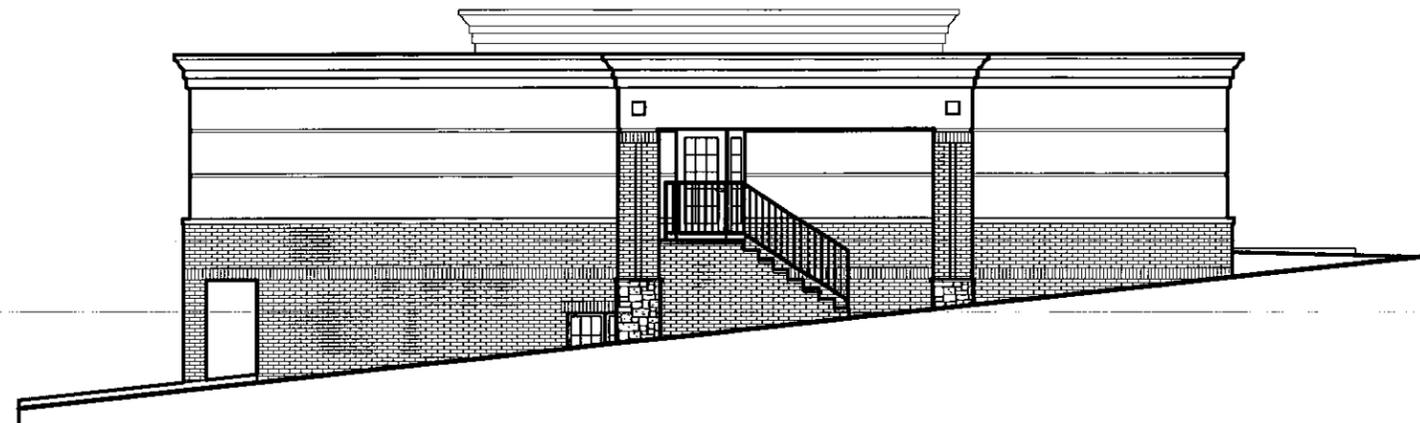


PROPOSED EAST ELEVATION
 3/32" = 1'-0"

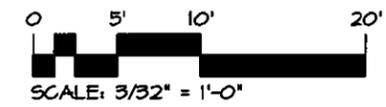


STAHMER BUILDING REMODEL
 STEWART AVE & 3RD AVE, WAUSAU
 APRIL 7, 2015



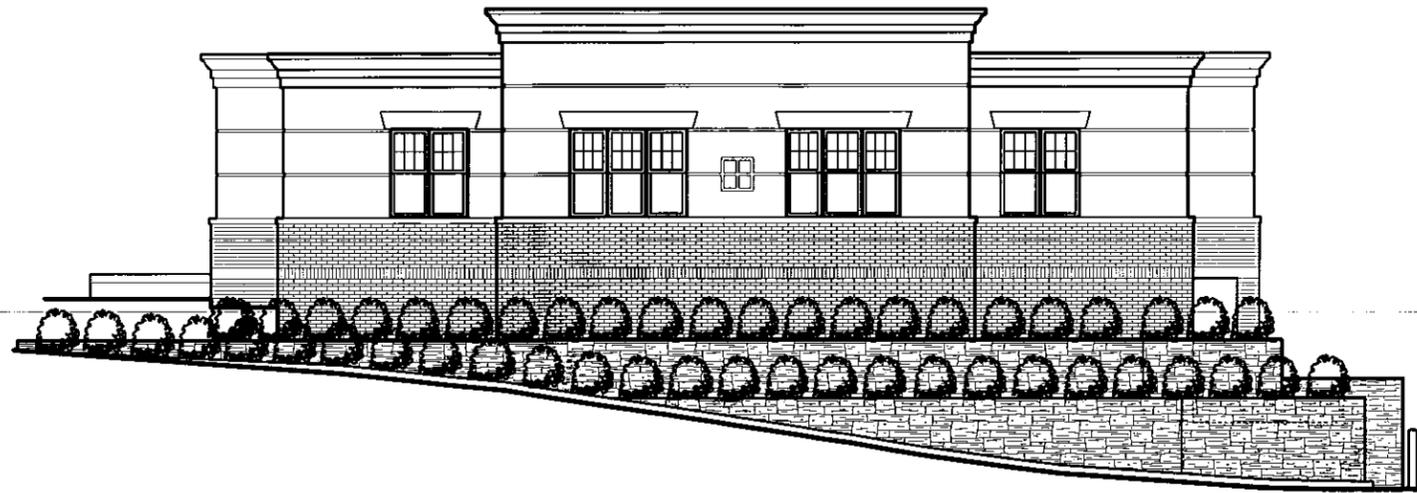


PROPOSED NORTH ELEVATION
3/32" = 1'-0"

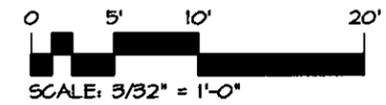


STAHMER BUILDING REMODEL
STEWART AVE & 3RD AVE, WAUSAU
APRIL 7, 2015



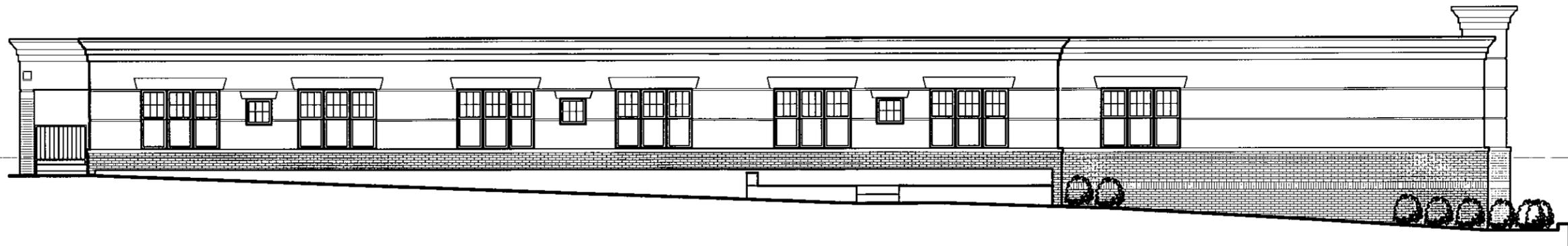


PROPOSED SOUTH ELEVATION
 $3/32'' = 1'-0''$

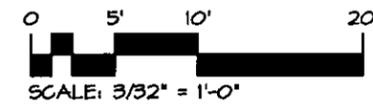


STAHMER BUILDING REMODEL
STEWART AVE & 3RD AVE, WAUSAU
APRIL 7, 2015





PROPOSED WEST ELEVATION
3/32" = 1'-0"

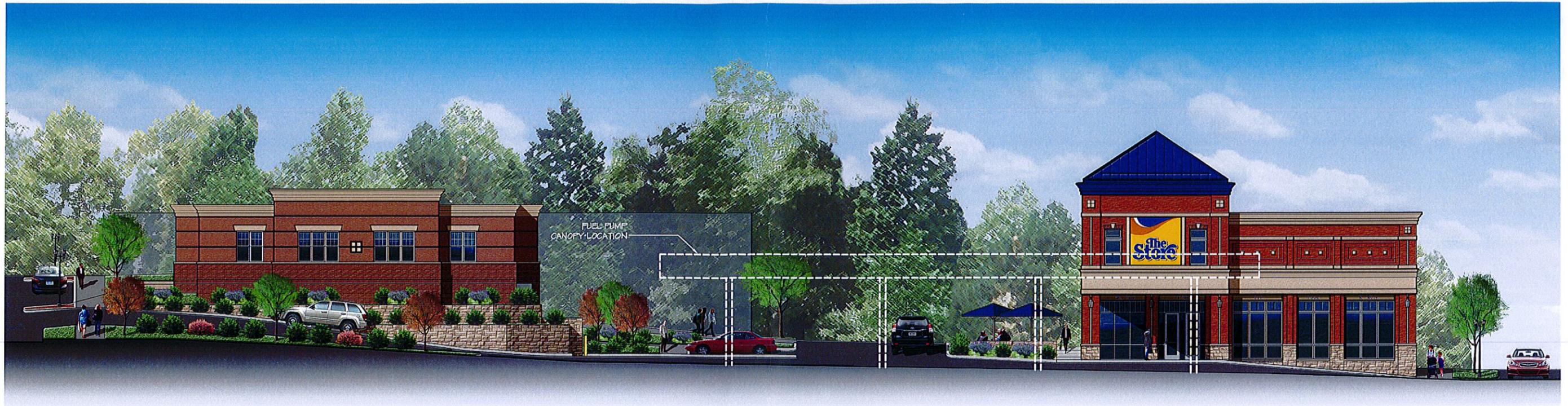


STAHMER BUILDING REMODEL
STEWART AVE & 3RD AVE, WAUSAU
APRIL 7, 2015



Mudrovich
architects

© copyright 2015



PROPOSED SOUTH ELEVATION 0 4' 8' 16'



PROPOSED EAST ELEVATION 0 4' 8' 16'

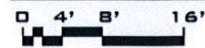
**TEAM SCHIERL
COMPANIES**

**REMODELED APARTMENTS
404 S. THIRD AVE.
WAUSAU, WISCONSIN 54401**

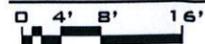
 **Mudrovich
architects**
APRIL 7, 2015 © COPYRIGHT 2015



EAST ELEVATION



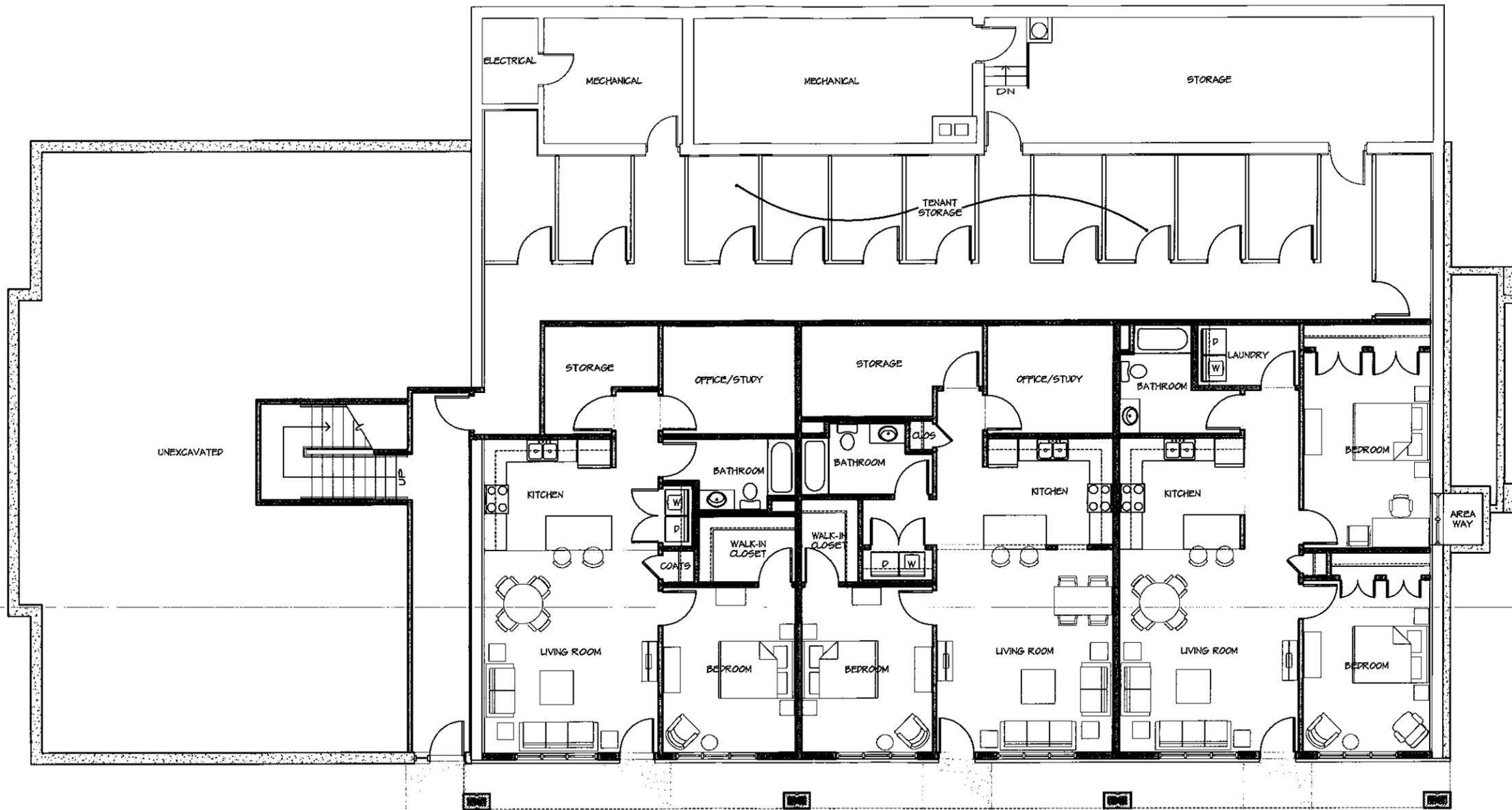
WEST ELEVATION



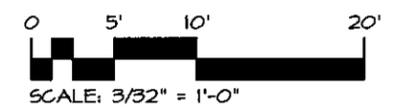
**TEAM SCHIERL
COMPANIES**

**THE STORE
308 W. STEWART AVE.
WAUSAU, WISCONSIN 54401**

 **Mudrovich
architects**
APRIL 7, 2015 © COPYRIGHT 2015



PROPOSED LOWER LEVEL FLOOR PLAN
 3/32" = 1'-0"



STAHMER BUILDING REMODEL
 STEWART AVE & 3RD AVE, WAUSAU
 APRIL 7, 2015

