



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, Oberbeck, Bohlken, Gisselman, Atwell
Location: Common Council Chambers, 407 Grant Street.
Date/Time: Tuesday, July 21, 2015 at 5:00 p.m.

1. Approve the minutes of the June 16, 2015 meeting.
2. **PUBLIC HEARING:** Discussion and possible action on approving a conditional at 640 South 3rd Avenue to allow for an indoor amusement establishment in a B2, Community Service District. (Huotari)
3. **PUBLIC HEARING:** Discussion and possible action on rezoning 2025 County Road U from R1, Single Family Residence District and R3-1, Two Family Residence District, 2211 & 2215 County Road U from R1, Single Family Residence District, and 1551 Westwood Drive, an unzoned parcel to IB, Interchange Business District. (Hocking)
4. **PUBLIC HEARING:** Discussion and possible action rezoning 220, 306 & 352 South 18th Avenue from IB, Interchange Business District to UDD, Unified Development District, and approving the General Development Plan to allow for a convenience store with gasoline sales and a carwash. (Baregi)
5. Discussion and possible action on approving the Precise Implementation Plan to allow for a convenience store with gasoline sales and a carwash.
6. Discussion and possible action on approving a public hearing for rezoning 1741, 1749 & 1757 North 3rd Avenue.
7. Discussion and possible action on a Second Amendment to the Transportation Project Plat for STH 52, Project ID 6999-03-28.
8. Discussion and possible action on the Public Participation Plan for the City of Wausau Comprehensive Plan.
9. 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 July 17, 2015 at 10:00 a.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 Dept., Werth, Schock, County Planning, Huotari, Hocking, Baregi

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

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, June 16, 2015, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

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

Others Present: Lenz, Hebert, Groat, Flashinski, Gutknecht, Lawrence, Peiffer

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

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

Approve the minutes of the May 19, 2015 and June 2, 2015 meetings.

Bohlken motioned to approve the minutes of the May 19, 2015 and June 2, 2015 meetings. Rosenberg seconded, and the motion carried unanimously 5-0.

PUBLIC HEARING: Discussion and possible action on rezoning 624 Washington Street from R4, General Residence District to B2, Community Service District. (REI Engineering Inc.)

Lindman said he received a call from REI Engineering and it was stated they would not be able to appear for the public hearing.

Lindman closed the public hearing.

Lenz said that the change is being requested for the Red Eye parking lot. There were some handouts that were provided at the beginning of the meeting. One was a letter of support from a property owner across the street from the parcel. There are plans to convert the lot into a parking lot. In the current zoning, a parking lot is allowed, but the new zoning would allow for some additional parking spaces. A letter from the DNR was also handed out as supplemental information for the record. B2 zoning is located across the street and behind the alley and there seems to be a trend toward commercial zoning in the area.

Rosenberg motioned to rezone 624 Washington Street from R4, General Residence District to B2, Community Service District. Oberbeck seconded and the motion carried unanimously 5-0. This item will go to Common Council on July 14, 2015.

PUBLIC HEARING: Discussion and possible action on rezoning 1205 Grand Avenue from R3, Two Family Residence District to R4, General Residence District and approve a conditional use to allow for a financial office. (Meverden)

Lindman said that this item was pulled from the agenda from a request from the petitioner.

PUBLIC HEARING: Discussion and possible action on approving plan for Amendment Number Four of Tax Incremental District Number Five.

Groat presented the commission with an introductory PowerPoint presentation. The Joint Review Board saw the plan during a June 11, 2015 meeting. Common Council will review, discuss, and may vote on the plan on June 22, 2015. The Joint Review Board will review the plan again on June 29, 2015 and an agreement would get signed on June 30, 2015, if all goes as planned. The district was created in 1997. 90 additional acres were added in 2001 and 100 additional acres were added in 2007. In 2012, the plan was amended so that money could be spent outside the district. The spending period will end July 8, 2015 and the termination date is 2020. In 1997, the value of the district was \$105,900 and is now valued at \$44,942,000. Groat showed a map of the district. Wausau Chemical is currently located on the Riverfront and has vested \$2 million into the property. The property currently appraises for \$1.02 million. The main business site on 2nd Street is a super fund site and would move the business into the business park. The reasons for the relocation include: relocating heavy industrial use that currently is located in a residential area, additional cleanup of the super fund site, secure developers for

housing/office use, build upon recent investment in an area, further the riverfront redevelopment to the north, relocate the chemical facility, construction that complies with the existing construction codes, increased tax base of \$7.8 million, provide growth for Wausau Chemical, and increase similar-use traffic on the riverfront for the future. The costs of the project include: donating the land in the business park, a development grant of \$6.5 million, total city investment of \$6.6 million and Wausau Chemical investment of \$4.5 million. Groat said that it is not normally done this way, but the city of Wausau went to Wausau Chemical and asked them to move. This is a friendly condemnation. This will generate \$158,000 in new taxes, as the district is near the closure. The city will provide a payment of \$6.5 million.

Rob Flashinski, Wausau Chemical, said that in January 2014, he met with city staff in the board room and was asked to consider moving to the Industrial Park. He said no immediately, but told them he would consider. Wausau Chemical was just beginning to update the current building and the project has been in limbo ever since. Flashinski said he emailed city staff the next morning and committed to finding out if the relocation would be feasible. This is a friendly, cooperative effort, as it should be. There is an inevitable conflict of use in the current area between retail, commercial, and heavy industrial. There were talks with 3 design firms and he received estimates between \$7.3 to 9 million. It is anticipated that the cost of the building will be \$7.8 million. There will be some height gains and general size increases, but if it is going to be undertaken, you might as well have a bigger and better functioning building. The building regulations, mandatory elevator, and costs to contain flammables and fire protection strategy make this project higher than someone would anticipate. Flashinski went over the costs of individual units including the HVAC system and wiring. The EPA and DNR reviewed the current site and no surprises were found. With the agreement, the taxes of \$150,000 for 5 years would be assessed, even if no building is located on the property. Flashinski added that the \$2.1 million investment in the existing facility has been lost in discussions and that these loans will still need to be paid. This project will cost an additional \$300,000 per year and that can only be made up with growth. There are strong arguments for the impact on future decision-making on the riverfront development. An accident could always happen and it is always a thought that in 10 years Wausau Chemical would become the sore spot on the riverfront, even though it has been there for 53 years. It is great to have a proactive strategy to address it now.

Lisa Gutknecht, Wisconsin Department of Natural Resources, said that she is not the project manager for this particular project but works with the city on different projects, including 2102 North 2nd Street. It is awesome that Wausau Chemical hasn't had a release in 53 years. Accidents do happen and you need to look at the receptors where they are currently located and in the Industrial park. The park is there for industries like Wausau Chemical. There is a municipal well close by the current facility that has already been impacted by the contamination that is out there. Vapor intrusion is a big problem when chlorinated chemicals move through the ground water and through the building and lead to health problems. The city has expended a lot of time and money on the acres and it is a step to clean up the use. There is a negative perception of the chemical industry because there is the potential for big problems.

Oberbeck asked if Gutknecht was aware of the proposed site. Gutknecht answered yes. Oberbeck said that the proposed site is adjacent to an environmental corridor leading to the wetlands feeding into the Rib River. Oberbeck said that right now, the site is zoned IP and does not allow this and is meant to be a transition zoning. A conditional use would be necessary. In a recent press release, a fertilizer chemical company leak of 3 million gallons of fire-fighting water into an unnamed creek and contaminated the river with nitrates and killed numerous fish. The fertilizer found the way into the system and continued for 15 miles and destroyed the ecosystem. Gutknecht said there are always concerns. There will be ways to contain the water on the property so no runoff is present. With new construction, there are different things to look at during the design process. Oberbeck said this is his main concern, as there is a lot of wildlife and a large amount of water going into the system. Gutknecht said it is better for Rob to answer with the construction. It would be something to better address now than later.

Lindman closed the public hearing.

Lenz clarified that the zoning of the parcel in the business park is IP and when staff looked at it, Hydrite Chemical received a conditional use permit in 1989 and again in 2007. A precedent has already been set that this use is okay for this district. Oberbeck said it is listed as a use under the M-zoning as a direct usage. Lenz said that some uses are permitted without a conditional use. Lenz said that he isn't sure if this business qualifies as chemical manufacturing, as it is listed in the zoning code. M2 zoning is the most lenient district and basically any sort of use is allowed. In an IP district, some industrial uses are permitted by right. The IP district allows for a variety of uses. In the Comprehensive Plan it's in the land use chapter to relocate industry off of the river downtown. Oberbeck said the IP district is to protect some businesses from moderate and high hazards. The types of hazards and adjustments need to be taken into consideration if a conditional use would be allowed. Lenz said that the precedent was set by the city and was reaffirmed in 2007 – the city should be careful if we are now not going to allow the same use in the same district. There hasn't been an incident or conflicts that staff is aware of with the previous chemical company. Oberbeck said that the definition of the IP zoning district should be reviewed. Lenz said that the conditional use and zoning issue would need a public hearing with the final decision to be made by Common Council. The focus of tonight's meeting is on the TIF amendment. Oberbeck said that the zoning directly affects the TIF as it is a direct project for the TIF district. There is no other reason to extend the TIF, other than this project. Lindman said that it is part of the process and the other items, such as zoning, will come into play at a later date. Today, the amendment of the TIF is being discussed. Groat said that Wausau Window & Wall donated some land, which will be next door, to help facilitate this project. The other neighbor is a medical waste facility, which also deals with hazardous waste material.

Rosenberg said this is a backhanded way to turn TIF 5 into a donor district for TIF 3. It takes public dollars and creates private equity with it. This is a bad precedent. The property is being overpaid for and he said he cannot support it. Rosenberg said he understands the other issues and this is a ton of money without the value. The site is already separated by the water plant and it is not a continuous corridor to the east riverfront district.

Bohlken said that this is an opportunity with a lot of money and now is the time to do it. Gisselman agreed.

Gisselman motioned to approve the plan for Amendment Number Four of Tax Incremental District Number Five. Bohlken seconded and the motion carried 3-2. Oberbeck and Rosenberg voted no. This item will go to Common Council on June 22, 2015.

Approve a one-year extension on the conditional use permit at 725 Woods Place for construction of a hangar on airport property.

Lenz said that a conditional use was approved last year for construction of a private hangar. The hangar has not built yet and a one-year extension can be given. Last year the hangar was approved and it wasn't a controversial item. Staff recommends approval of the extension.

Lindman added that the hangar relocation was used to accommodate the balloon rally and for future development. The necessary updates were completed in the past weeks.

Bohlken motioned to approve a one-year extension on the condition use permit at 725 Woods Place for construction of a hangar on airport property. Oberbeck seconded and the motion carried unanimously 5-0. This item does not need to go to Common Council.

Discussion and possible action on dedication of right-of-way and easement for 3385 Horseshoe

Spring Road.

Lindman said that this item went to CISM on June 11. This is for a private residence that would like to cut a hole and construct a door in the retaining wall for access to the river. This has been done before and requires an easement. The plans will be reviewed by the Engineering Department to ensure there aren't any structural issues.

Gisselman motioned to dedicate the right-of-way and easement for 3385 Horseshoe Spring Road. Rosenberg seconded, and the motion carried unanimously 5-0.

Discussion and possible action on Amendment to the Transportation Project Plat for South 52, Project ID 6999-03-28.

Lenz said that Allen Wesolowski had originally written the report and worked with the Department of Transportation. The plat was revised to make the taking a temporary limited easement. The amended plat was approved by CISM.

Rosenberg motioned to approve the Amendment to the Transportation Project Plat for South 52, Project ID 6999-03-28. Gisselman seconded, and the motion carried unanimously.

Discuss update to City of Wausau Comprehensive Plan.

Lenz said that Northcentral Wisconsin Regional Planning is working with staff to update the City of Wausau Comprehensive Plan. The plan is from 2005 and needs to be updated. Currently, some preliminary work is being done. At this meeting, the path to move forward, as Plan Commission is the governing body.

Dennis Lawrence said an update is needed for the 10-year old plan and the Plan Commission is the governing body. The plan overview uses the old plan, which the county had assisted in creating. The 1st plan was pretty basic and the update should be better. It is necessary to incorporate planning efforts. The purpose of the plan is for an overall guide for the city with a unified vision. It is also used to establish goals. There are 9 chapters in the plan which covers a variety of topics. Wisconsin requires Public Participation Plan (PPP) and will need to be developed with includes: public meetings, website creation, city newsletter, survey, open house, and a public hearing. It is anticipated that the total process will last 18 months.

Coleman Peiffer said he covers the demographics of the area. Demographics are the foundation for the plan to help make decision on which direction the city should go in the future. This looks at the population and the reasons for change. Peiffer went over the demographics of Wausau in compared to the metro area, countywide, and statewide.

Lawrence said that this sets the tone and trends will be seen and spoken about more specifically in the future. Gisselman asked a copy of the presentation could be provided. Lawrence said that could it be provided at the next meeting. Oberbeck asked if other communities are doing the same type of study and asked if the metro area could be compared. Lawrence said they like to look at the metro area to see how Wausau compares to the Wausau metro area. Each of the communities in the metro area relies on one another. Weston has adopted a plan, Rothschild is kicking off of their planning process, and Marathon County is one year into their plan.

Lenz said that the Northcentral Wisconsin Regional Planning is also working with the county and will be piggy-backing off that plan. The density figures and census tracks could be helpful. Lawrence said that each chapter will be discussed. Oberbeck asked if it upward growth has been discussed. There have been

a lot of nice buildings go down for the land. The central city will need to grow and the demand would increase. Lawrence said that this could be touched a bit, but not in detail. It could be identified as an issue.

Discussion and possible action on the East Riverfront Brownfields Area-Wide Plan.

Lenz said a draft of East Riverfront Brownfields Area-Wide Plan is in the packet. Stantec presented the plan to the Economic Development Committee. A variety of things were reviewed and environmental data were compiled. The plan rolls a lot of data into the plan and there is more planning that will need to be done after the plan is adopted. This is an outline of how to work to develop the area.

Gisselman motioned to approve the East Riverfront Brownfields Area-Wide Plan. Rosenberg seconded, and the motion carried unanimously 5-0. This item will go to Common Council on July 14, 2015.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for July 21, 2015.

Adjourn.

Rosenberg motioned to adjourn. Lindman seconded, motion carried unanimously 5-0. The meeting adjourned at 6:30 p.m.

The Plan Commission is next scheduled to meet at 5:00 pm on July 21, 2015.



STAFF REPORT

TO: City of Wausau Plan Commission
FROM: Brad Lenz, City Planner
DATE: July 15, 2015

GENERAL INFORMATION

APPLICANT: Corey Huotari

LOCATION: 640 S. 3rd Avenue

EXISTING ZONING: B2, Community Service District

REQUESTED ZONING: Conditional Use

PURPOSE: To allow for laser tag and a haunted house in an existing commercial building (former Pope's Hobbyland). In the B2 District, indoor amusement establishments may be allowed by conditional use.

Please see the enclosed application and additional information for details on the proposed use.

EXISTING LAND USE: Vacant commercial building

SIZE OF PARCEL: 0.33 acres

SURROUNDING ZONING AND LAND USE:

North: B2; Retail store
South: B2; Parking lot (accessory to subject parcel)
East: B2 and B1, Neighborhood Shopping District; Retail store and duplex home
West: R3, Two Family Residence District; One- and two-family homes

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:

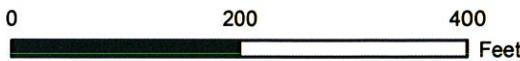
- (a) That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;*
- (b) That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity 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 use will occupy a currently vacant commercial building that previously housed a long-time local business. 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 more intrusive to the surrounding businesses and residences than the proposed use. Staff recommends approval of the conditional use as proposed.



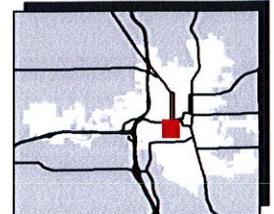
Map Date: July 6, 2015

City of Wausau
Marathon County Wisconsin



-  Building
-  Area of Interest

Map Location





CITY OF WAUSAU

2015 APPLICATION FOR A CONDITIONAL USE

For background on the conditional use process and other important information, please read the "Information and Instructions for City of Wausau Conditional Use Process" carefully before completing this application.

Please provide all of the information requested below, including a site plan and information about existing and proposed buildings. If you have questions during the course of preparing the application, contact either the Chief Inspector/Zoning Administrator at 715-261-6780 or the City Planner at 715-261-6753. (PLEASE PRINT OR TYPE)

1. Address of the property where the conditional use is requested:

640 S. 3rd Avenue, Wausau, WI 54401-5399

2. Provide a legal description of subject property in the space below or attach a copy of the legal description to this application. (For example, the legal description might be the lot, block, and name of a subdivision, or a Certified Survey volume and page number, or some other type of legal description. The City Assessor, at 715-261-6600, may be able to provide this information):

Metal constructed clear span retail building with C-Span concrete floor and full useable basement with restrooms, break rooms, and office. The large parking area with stripes for 17 vehicles

3. Name(s) of Applicant Business: Dimension of Horrors - Phantom Laser Tag

Name of Contact Person (PLEASE PRINT): Corey Huotari

Address for Any Correspondence: 150 Joan St. Medford, WI 54451

Daytime Phone No. of Contact Person: 715-965-0229

Evening Phone No. of Contact Person: 715-965-0229

What is your interest in the subject property? (For example, owner, prospective owner, renter, attorney for owner, etc.)

Operation of our new Phantom Laser Tag arena and also potentially the haunted house for October 2016.

We are also in the process of working on a deal to purchase the property.

4. Property Owner Name(s) if Different from Applicant: Warren Pope

Address: 640 S 3rd Ave. Wausau, WI 54401

Owner's Daytime Phone Number: 715-297-9256

Owner's Evening Phone Number: _____

5. What is the area, in square feet, of the property on which the establishment of the conditional use is requested? 5,471 SF
6. What is the present zoning of the subject property? B2
7. What is (are) the present use(s) of the subject property? Was retail, currently empty.
8. Proposed use(s) of property: Operation of adult/kids Laser tag arena and Haunted Attractions.

Primary Use (reason for conditional use request): Laser Tag for adults and kids. Main level will be used for adult laser tag. The lower level will be use for a mobile kids laser tag arena which can host birthdays, ect.

Secondary use (if any) of property in addition to the conditional use: Haunted Attractions
We will be installing temporary walls and props, variant lighting, special effects products, fog use, and other event specific items.

Other use(s): Haunted House will take the place of the kids laser tag for October, 2016.

9. Describe in detail the nature of your proposed conditional use request. Include information regarding construction of new buildings, remodeling of existing buildings, location and amount of parking, number of employees, hours of operation, proposed type, size, location, and style of any new sign(s), and other pertinent information. (This information may be provided on a separate sheet or sheets)

Generally, a site plan and more detailed information about any buildings will need to be submitted in order to more accurately explain your proposal. This is described in greater detail in the attached section, "*Site Plan and Building Information*".

This application, the site plan and all other information provided by the applicant, including testimony made at the public hearing, become part of the public record of your conditional use request. Any material variations from this application could be cause for the Plan Commission to void this application and require the applicant to reapply for the conditional use. Therefore, do not make written or verbal statements regarding the proposed use(s) that are not entirely accurate. (Include additional page(s) if necessary)

See attached sheets for more information regarding events.

NOTE: If you are submitting an application for a community living arrangement (group home, community based residential facility, etc.) please request a copy of the City's *Policy Regarding Location and Distribution of Community Living Arrangements* (April, 1996). This policy is available from the Inspections Department and identifies additional information that **MUST be submitted with your conditional use application for this type of use.**

Additional Information

Since moving to the area, Dimension of Horrors, LLC. (DOH hereafter) has built an outstanding record for safe attractions which exceed all current building, fire and public safety codes. We pride ourselves in creating an event that pushes the boundaries of reality while maintaining a well-grounded design that is safe for all who attend. Wausau is a beautiful, scenic, and wonderfully diverse area in its businesses and communities, so we have decided to stay in the area and believe we have found a great location to continue our haunted attractions as well as pursue an additional division of DOH, Phantom Laser Tag. In the next few paragraphs, I will highlight some of the details in what we are planning so you will have a better understanding of our endeavor.

Combat Laser Tag Arena:

Our laser tag arena will be utilizing new state of the art laser tag equipment developing in Wisconsin. This equipment is so advanced, that it is now being utilized by every branch of the US Military for all variations of training scenarios. With this system, we would be able to offer the facility for local military, police, Fire & Rescue training as well as the potential to offer personal and home defense training and safety courses by a certified trainer. Other training classes could be held at our facility also. It's completely safe, 100% accurate, and presents a life like simulation of combat situations of team vs team, free for all and other various matches complete with statistics, upgrades, achievements and membership options will be available.

For our laser tag, we will offer timed matches for 16-20 players at once, ages 13 & up (younger players will be allowed to participate with an accompanying parent or guardian). All attendees will be required to sign authorization waivers for acknowledgement of all safety protocols and compliance of said rules. We will have temporary walls, props, and building layouts being utilized in this event. Our layouts will be modified at some point but the duration has not been decided on yet. Special effects, fog lighting and audio will be used in this event. Hours of operation will be weekends (Friday 6-11pm, Saturday noon - 11pm, & Sunday noon-9pm) Weekdays will be by private reservation and regular opening hours may be added later.

Kids Laser Tag:

The basement will be used to hold the kids laser tag area. This arena will be a commercial inflatable type arena approximately 30' X 30' square and will double as a mobile laser tag system that can be rented out for parties. However if people should choose to come to us, we will have a room designated for hosting a party for a group and they will have access to use the laser tag arena privately for a fee. The laser tag equipment is more child appropriate and will be easier for younger kids to operate. The arena will include special lighting and fog effects. We will have basic concessions of soda, water and juice and can serve basic snack food items like candy, chips, popcorn, cotton candy and pizza.

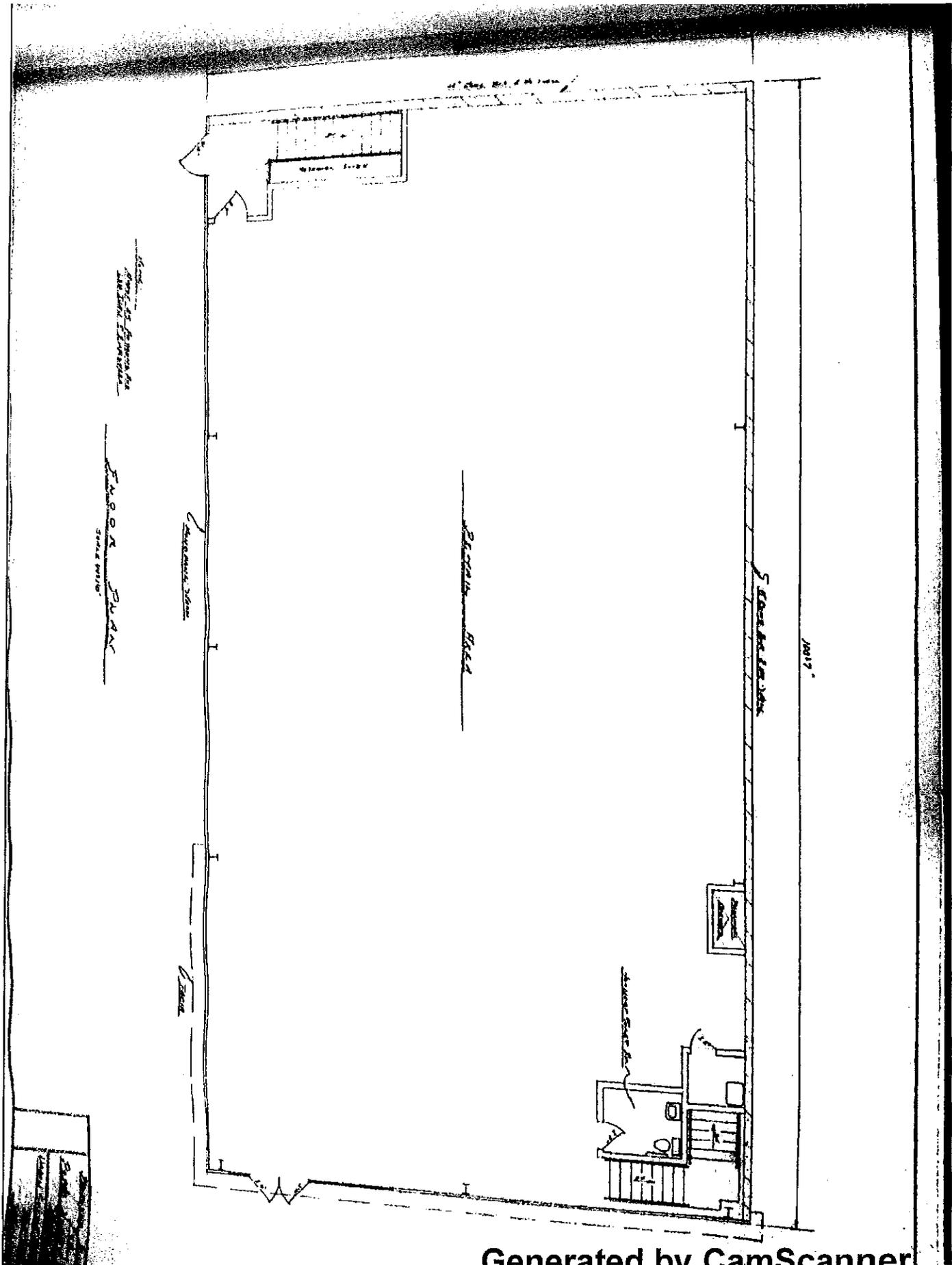
Most if not all of the electrical required will be 12VDC and all materials will be fire retardant and/or have a fire retardant treatment applied. Our company follows the Wisconsin legislative Chapter SPS 375 for all of our building and designing.

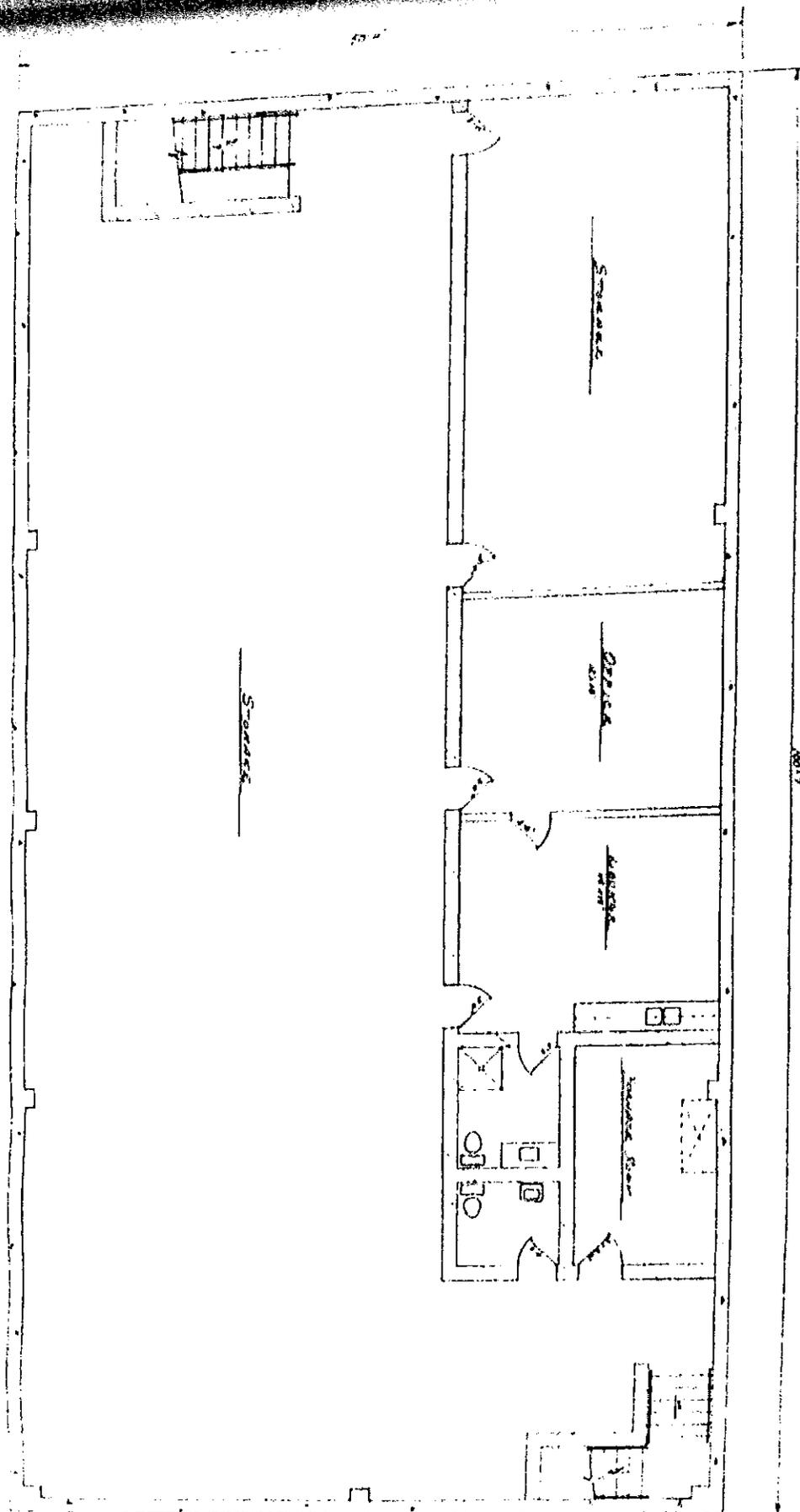
All laser tag matches, adults and kids will have video surveillance and a human referee present.

2016 Haunted House:

We will be installing temporary walls and props, variant lighting, special effects products, fog use, and other event specific items. All lighting will be done via 12V DC circuitry. Open Thursday, Friday, Saturday, and Sunday in October, 2016 from 6pm - 11pm, Sundays noon-5PM. (All tickets sold will be allowed to entrance on the night of purchase.) At this time, ticket sales will end at 11:00PM every night the haunt is running. Floor plan to be determined.

In conclusion, Dimension of Horrors feels that this new division of entertainment in Phantom Laser Tag and the new ideas we have in store for the 2016 haunted house, will not only add to the rich variation of business in the Wausau area but also provide a unique type of entertainment that many people of all ages and genders will enjoy time after time. Please contact us with any questions, concerns or comments at DOH@Dohorrors.com and Thank You for your time and consideration of what we would like to continue to create for Wausau and the surrounding areas.





BASEMENT PLAN

Storeroom

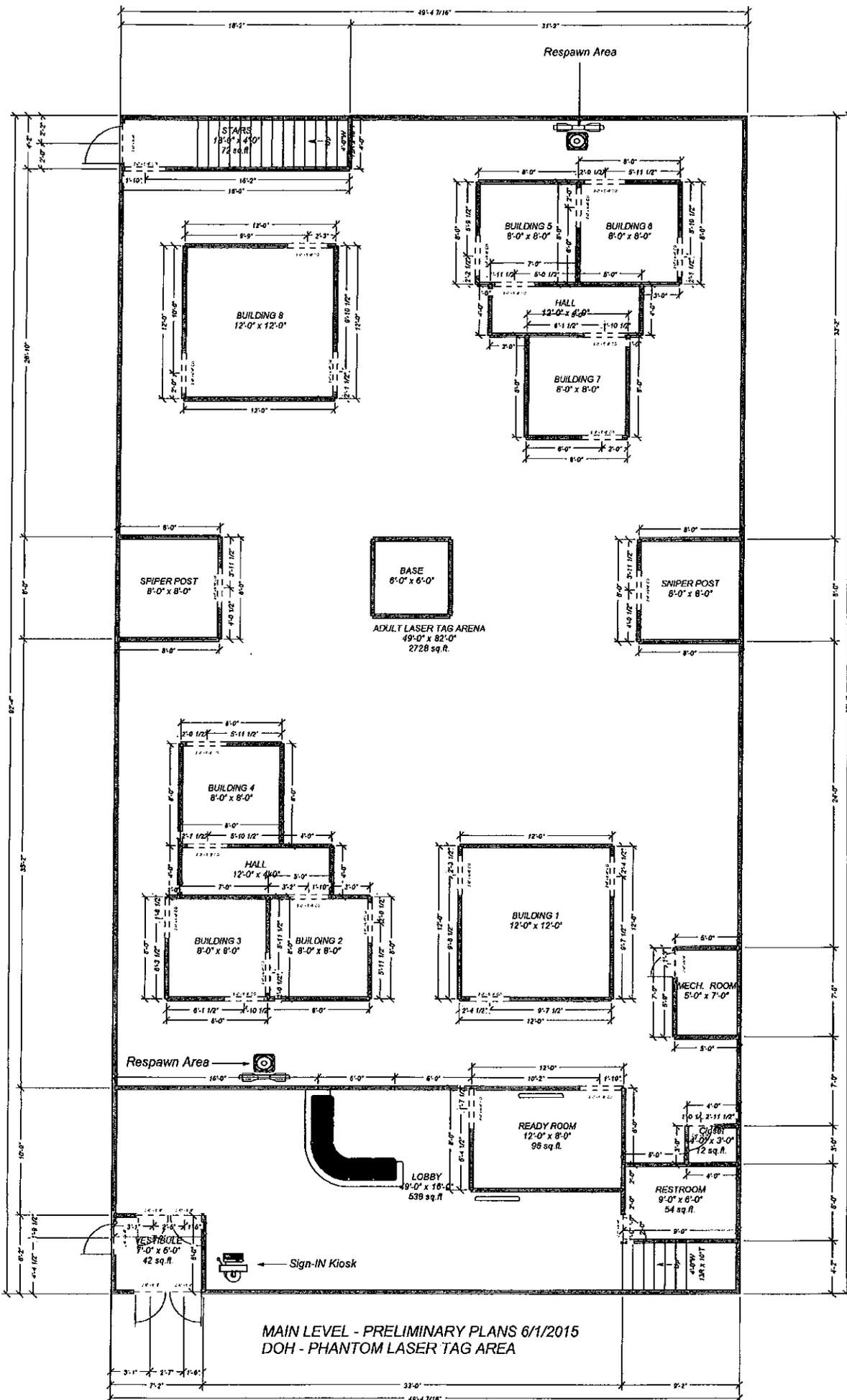
Staircase

Office

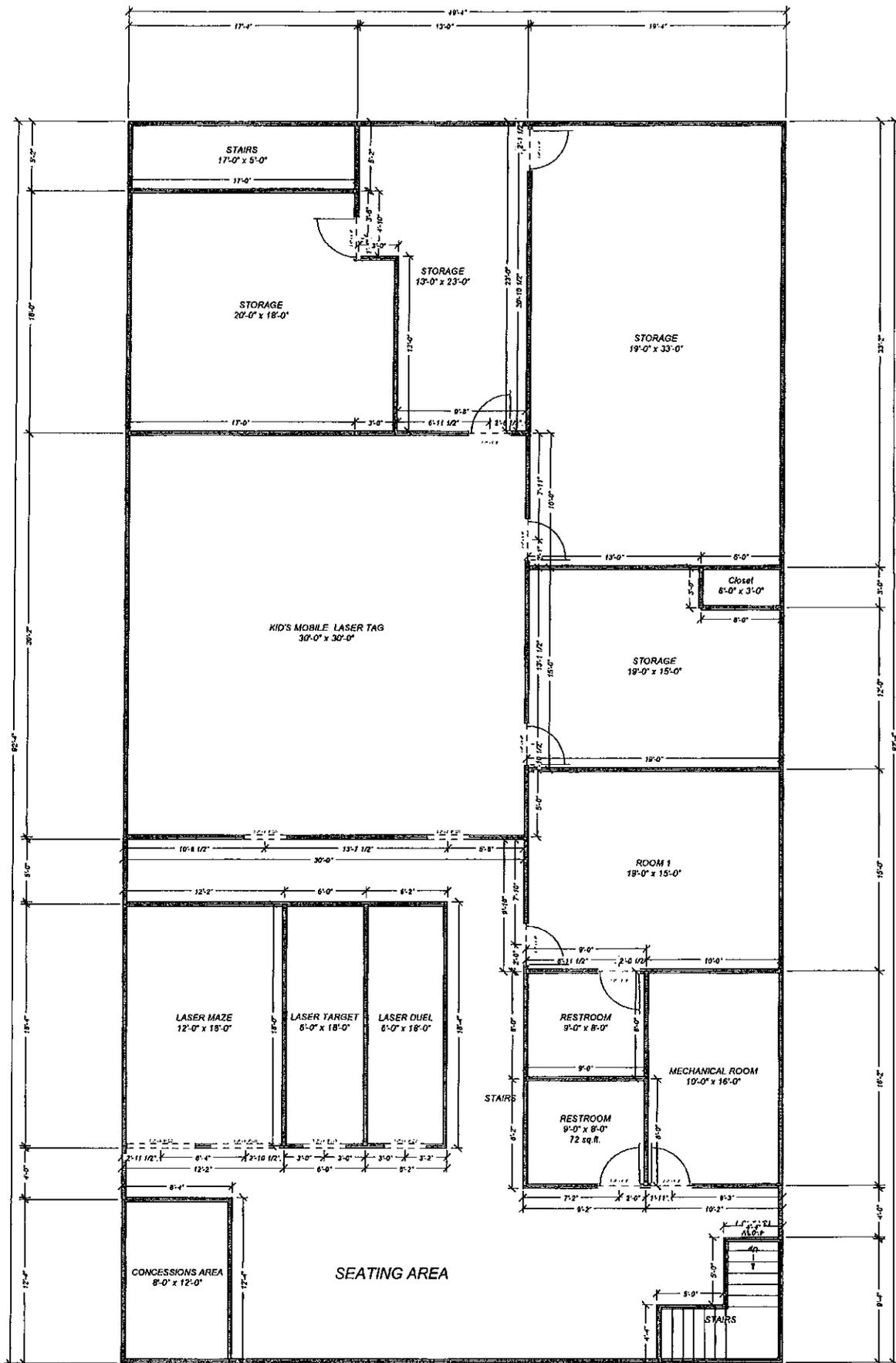
Kitchen

Reception Counter

Bathroom



MAIN LEVEL - PRELIMINARY PLANS 6/1/2015
DOH - PHANTOM LASER TAG AREA



FUTURE LOWER LEVEL - PRELIMINARY PLANS 6/1/2015
 DOH - KIDS LASER TAG, LASER MAZE, LASER DUEL,
 LASER TARGET SHOOTING
 CONCESSIONS AREA
 POSSIBLE FUTURE USE:
 OCTOBER, 2016 HAUNTED HOUSE - ZOMBIE MOUNTAIN



STAFF REPORT

TO: City of Wausau Plan Commission
FROM: Brad Lenz, City Planner
DATE: July 15, 2015

GENERAL INFORMATION

APPLICANT: Dave Johnson, Witter Land Properties
LOCATION: 2025, 2211, and 2215 County Road U, and 1551 Westwood Drive
EXISTING ZONING: R1, Single Family Residence District, and R3, Two Family Residence District
REQUESTED ZONING: IB, Interchange Business District
PURPOSE: To allow for future commercial development of the area.
EXISTING LAND USE: Largely vacant, with a single-family home.
SIZE OF PARCELS: Approximately 34 acres in total
SURROUNDING ZONING AND LAND USES:
North: R1 and Town of Maine; Single-family homes
South: UDD, Unified Development District; Planned multi-family residential development
East: M2, General Industrial District, and IB; Industrial, commercial, warehousing
West: R1 and UDD; Vacant residential

See attached Zoning Map

ANALYSIS

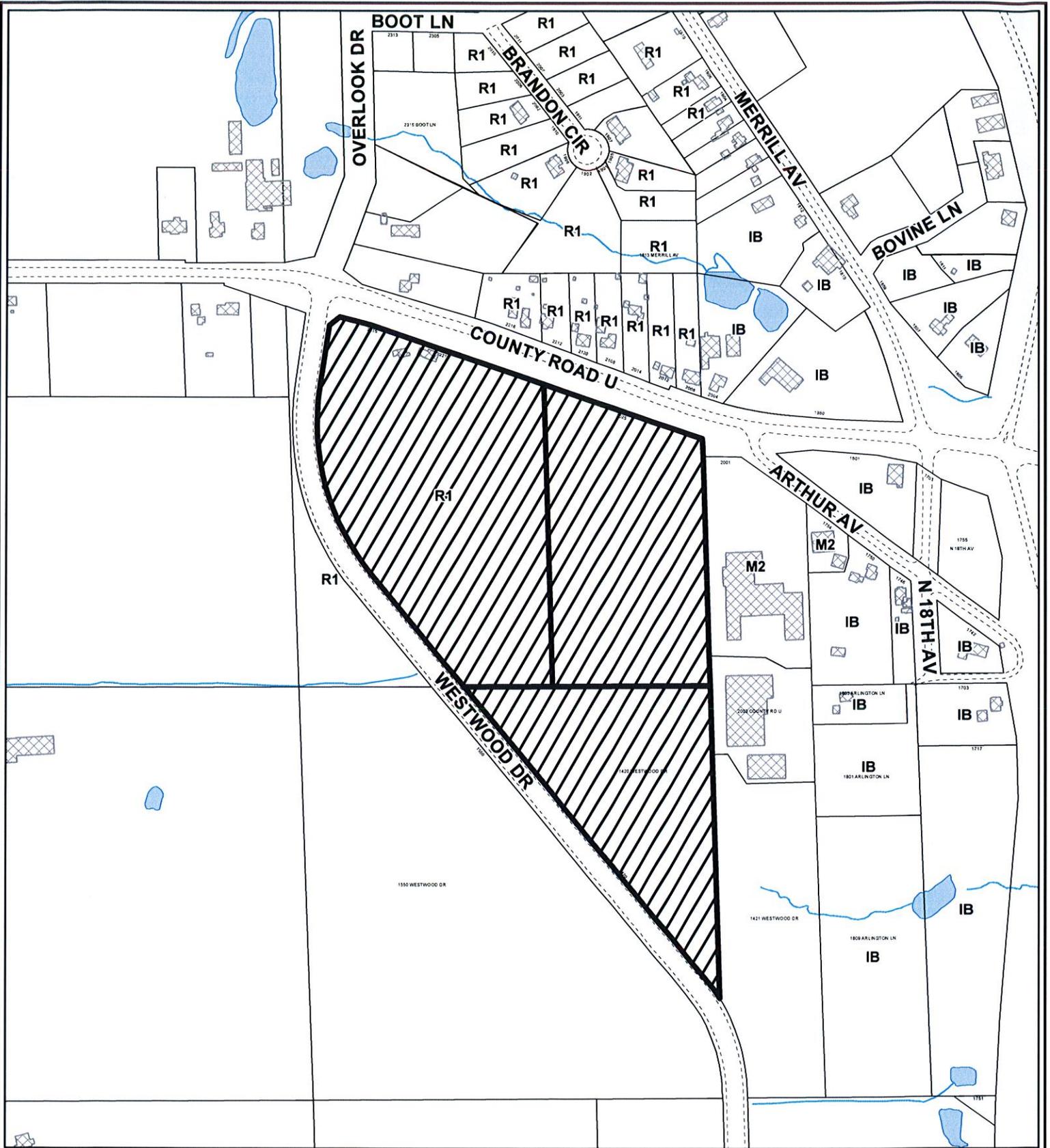
Per Wausau Municipal Code 23.78.060, the plan commission shall make zoning change recommendations based upon the evidence presented in each of the following matters where applicable:

- (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.*

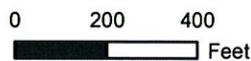
A zoning change was approved by plan commission in April for the property located across Westwood Drive to the south and west (1550 Westwood Drive). The petition was for a Unified Development District (UDD) to allow for a multi-family residential development. At that time, it was noted that the land along the south side of County Road U and to the east of Westwood Drive (i.e., the land currently being considered for rezoning) would likely develop commercially because of its proximity to the freeway, County Road U, and Westwood Drive. It was also noted that the current residential zoning is essentially the default zoning when property is annexed into the city, before a specific development may require a different zoning district.

The proposed zoning district (IB) would allow for a variety of commercial uses, particularly ones that are somehow related to highway accessibility. This zoning category can be found in close proximity to the subject parcels and in other areas of the city that are essentially adjacent to the freeway. The district can also be found adjacent to residential as well as industrial and other commercial districts; it is generally seen to be compatible with a wide variety of land uses.

The future land use map in the *Wausau Comprehensive Plan* shows the subject parcels being used commercially. The goals, objectives, and policies contained in the comp plan are generally consistent with the proposed rezoning. Staff recommends approval of the zoning change to Interchange Business District, as requested. Issues tangential to the zoning of the property, in particular access to the property from County Highway U, are being considered separately from this zoning request. All other necessary approvals, such as driveway access, stormwater management and building permits, will still need to be obtained prior to commencement of construction.

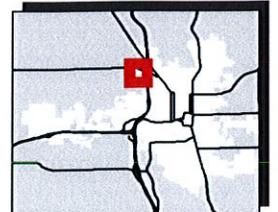


City of Wausau
Marathon County Wisconsin



-  Area of Interest
-  Building

Map Location





#4 + #5

STAFF REPORT

TO: City of Wausau Plan Commission
FROM: Brad Lenz, City Planner
DATE: July 15, 2015

GENERAL INFORMATION

APPLICANT: John Baregi, Jerry's Enterprises
LOCATION: 220, 306, and 352 South 18th Avenue
EXISTING ZONING: IB, Interchange Business District
REQUESTED ZONING: UDD, Unified Development District
PURPOSE: To allow for a convenience store with gasoline sales and a car wash. The petitioners are seeking concurrent approval of the general development and precise implementation plans. Please see attached description from the petitioners for more information.
EXISTING LAND USE: Grocery store, strip commercial building, and vacant building pad
SIZE OF PARCELS: Over 8 acres in total
SURROUNDING ZONING AND LAND USE:
North: IB; Retail and highway right-of-way
South: IB; Assorted commercial
East: IB; Assorted commercial
West: Highway right-of-way and IB

(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.*

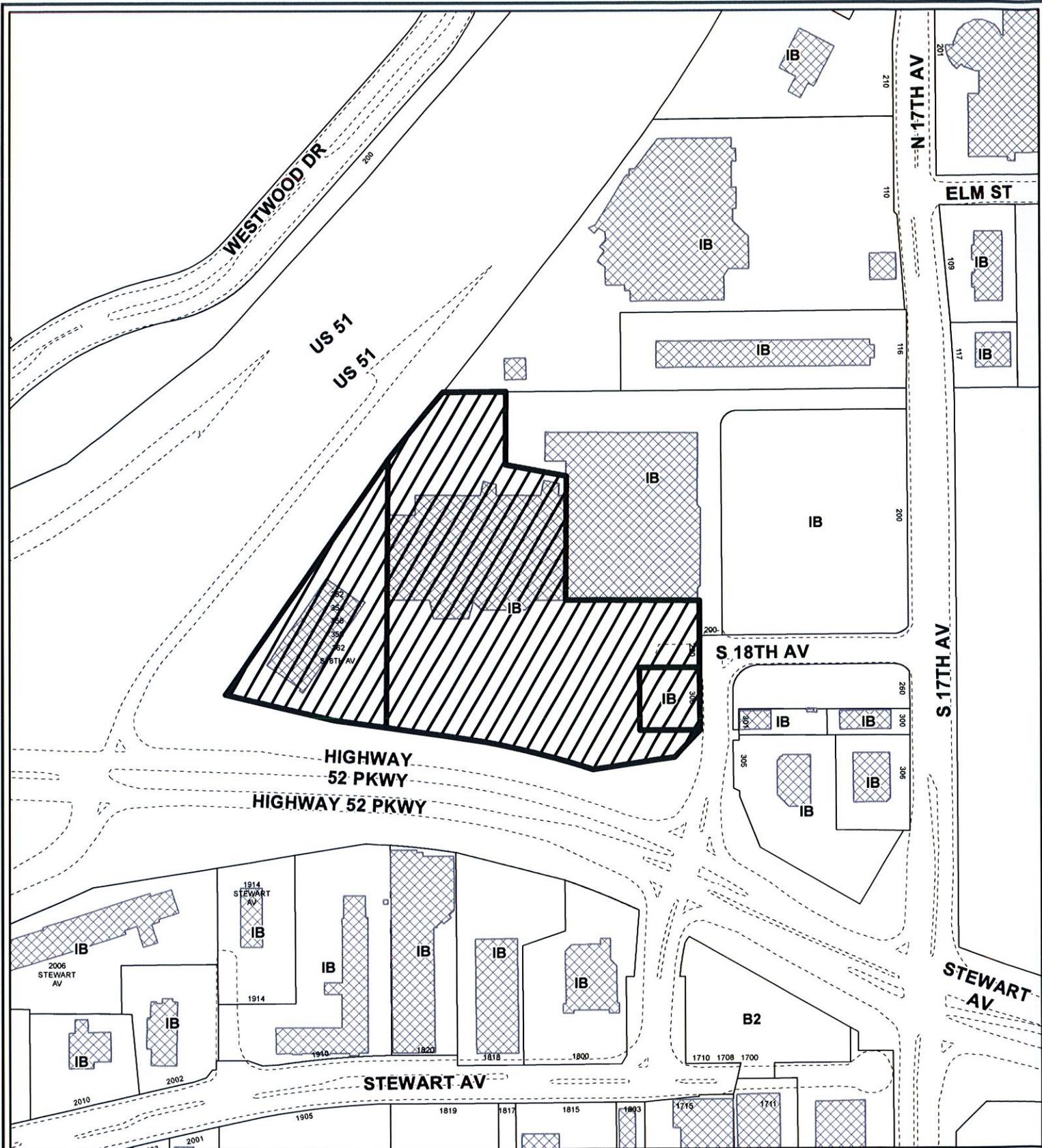
The proposed zoning change to UDD is being requested to allow for coordinated site planning of the three entities that would comprise the overall district – an existing strip mall and grocery store, plus a new convenience store. The uses associated with the new Holiday store (i.e., convenience store with gas pumps and a carwash) are either permitted by right in the IB district, or allowed by conditional use. The requested change to UDD zoning would allow the developers the flexibility of shared parking between the three entities, and decrease the required setback distances of the new store in order to maximize efficiency and functionality of the overall site.

Staff does not have concerns over the proposed new uses, or the overall plans for the site, but there are outstanding concerns over the following two (2) items:

- (1) A new free-standing sign for Holiday would be located along Stewart Avenue near an existing pylon sign for County Market. There are currently four (4) tall free-standing signs for the grocery store on multiple sides of the property, plus large building signs on the front of the store. Staff recommends removal of the pylon sign for County Market along Stewart Avenue if the pylon sign for the gas station sign is to be installed along this same frontage.

- (2) The enclosed landscaping plan only covers the area directly around the new store. The existing riprap along Stewart Avenue should be addressed as part of a new or additional landscaping plan, especially in light of a new sign being proposed inside the riprap area, and new improvements (i.e., parking lot enhancements, a new building and new landscaping) taking place directly adjacent to this area.

Upon zoning approval, the petitioners would still be required to obtain the necessary building and sign permits along with stormwater management approval.



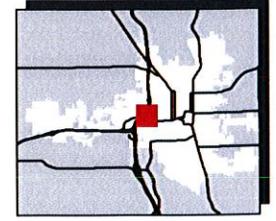
Map Date: July 6, 2015



City of Wausau
Marathon County Wisconsin

-  Building
-  Area of Interest

Map Location





HOLIDAY STORES, INC.

4567 American Boulevard West, Bloomington, MN 55437 (952) 830-8700

The Proposed Project

Holiday Stores has a pending franchise agreement developed with Jerry's Enterprises (P J Investments INC, Crossroads County Market, to redevelop their properties located at 306 South 18th Avenue, and 220 S. 18th Ave to allow for construction of a new convenience store with an attached car wash.

Point of Beginning (POB) Civil Engineering and Land Surveying is in the process of preparing and will submit the Lot Line Adjustment drawings complete with proposed legal description changes.

The Holiday parcel is proposed to be 37,087 square feet (0.851 acres) while the remaining unchanged area of the existing parcel (29129072740992) will continue to be used to service the Crossroads County Market location and adjacent businesses. The plan is to construct a 6,310 square foot gasoline/convenience store, 1,460 square feet of which is car wash. We understand that the car wash requires a Conditional Use Permit which will be formally requested in the Car Wash portion of this narrative. Holiday plans to operate this location 24 hours a day, 365 days a year.

Traffic Circulation and Parking

Holiday engaged the services of POB and Insites civil engineers to prepare the necessary drawings affecting the site development changes. Access onto the site off 18th Ave has not been adjusted and has been maintained as existing.

The parking plan for the site provides 23 general parking spaces, 2 ADA spaces (1 van accessible) directly in front of the main entrance, and 8 fuel service points. A total of 33 parking spaces are provided for this site.

Site Layout, Design Elements, Lighting

The front of the convenience store and the fueling islands will face West towards Hwy51. Because the main access to the site is located behind the building, both the South and East sides of the building have been designed to mimic the storefront look. The storefront aesthetic will have two contrasting shades of traditional style brick accented by a distinctive ledgestone treatment at the corners of the building in addition to framing the front entrance area. These faces will feature full height windows and architectural awnings, strategically placed parapets for architectural interest, branded signage, and decorative lighting all to provide a contemporary update on traditional brick architecture.

The canopy structure sheltering the fueling area will feature some of the same decorative brick/stone that is used in the building design to enhance the canopy support columns. The canopy fascia will be made up of textured metal panels colored to match the EIFS band accent on the building which will provide the refined contemporary look. The gasoline dispenser layout will be 4 islands wide with dispensers serving three grades of gasoline on each. The two outside islands will also have an added dispenser each to allow for Diesel, E85, or Ethanol Free Premium gasoline at this site. The exact products and arrangement have yet to be determined.

The lighting under the canopy will be flush mounted LED light fixtures to prevent glare and light intrusion, yet provide safe and comfortable illumination for our customers. Additional site lighting will include 18ft high LED area lights placed around the building to illuminate otherwise dark spots on the site. All lighting is reflected on the site photometric plan provided.

Signage

Holiday's proposed sign package consists of a 24' tall ground sign, 3 branded building signs, 3 branded fuel area canopy signs and 2 car wash signs.

The 24' tall ground sign will be located along Stewart Avenue and consist of the Holiday logo, gasoline price signs, a car wash sign, and a 31.25 square foot full color electronic message center.

Landscaping

Holiday's proposed Landscape Plan envisions the use of a combination of overstory trees, ornamental trees, shrubs, showy prairie grass, flowering bushes/shrubs, sod, and river rock to bring a tasteful and complimentary look to the development.

Car Wash – Conditional Use Permit

As part of our proposed project, Holiday Stationstores is requesting approval of a Conditional Use Permit for a touch free, rollover car wash. The proposed car wash will be positioned along the Easterly property line behind the convenience store preventing conflict with traffic entering and exiting the site, as well as with internal site circulation. Stacking room for a minimum of 4+ cars is provided along the curb line providing 20minutes of vehicle hold time capacity. The concrete aprons located at both the entrance and exit will be heated to prevent snow and ice build-up from affecting vehicles entering and exiting the wash.

Holiday believes that a car wash is an important feature and a needed service offering for customers in the area. We would appreciate your approval of a Conditional Use Permit to include the proposed car wash in our development.

SITE DATA:
ZONING DISTRICT: INTERCHANGE BUSINESS DISTRICT

SETBACKS
MIN OF 25' FROM FRONT LOT LINE

SITE PLAN LAYOUT NOTES

SITE PLAN PREPARED FROM TOPO SURVEY BY
POINT OF BEING
5708 WINDY DRIVE, SUITE D
STEVENS POINT, WI 54482
715.344.8999

REFER TO SURVEY FOR ADDITIONAL SITE INFORMATION

CURBS ARE DIMENSIONED TO FACE OF CURB

BUILDING AND PUMP ISLANDS ARE LOCATED FROM THE SOUTHWEST END POINT OF THE SURVEYED LOT LINE 2 AND ALIGNED PARALLEL/ PERPENDICULAR TO THE SURVEYED LOT LINE 2 AS INDICATED ON THIS PLAN.

UNLESS SHOWN OTHERWISE ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS, AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS, AND DRIVES
CONTROL JOINT MAXIMUM DISTANCE: WALKS- 5' O.C., ALL OTHERS- 10' O.C. SAW CUT CONTROL JOINTS MIN. ONE-QUARTER CONCRETE THICKNESS.
EXPANSION JOINT MAXIMUM DISTANCE: WALKS- 20' O.C., ALL OTHER- 40' O.C. DOWEL ALL EXPANSION JOINTS MAXIMUM 24" O.C.

CONCRETE IN ALL DRIVE AREAS SHALL BE A MINIMUM OF 6" DEPTH WITH COMPACTED CRUSHED ROCK BASE BELOW. REINFORCE AS NEEDED WITH 6"x6" WELDED WIRE MESH AND/ OR #5 REINFORCING BARS A MINIMUM OF 18" O.C. (VERIFY W/ SOILS REPORT)

CAULK ALL CONTROL, CONSTRUCTION AND EXPANSION JOINTS IN CONCRETE AT DRIVE AREAS, TANK AREA, DISPENSER ISLAND COMPLEX AND CAR WASH SLAB. CAULK AROUND ISLAND FORMS AND CANOPY COLUMNS.

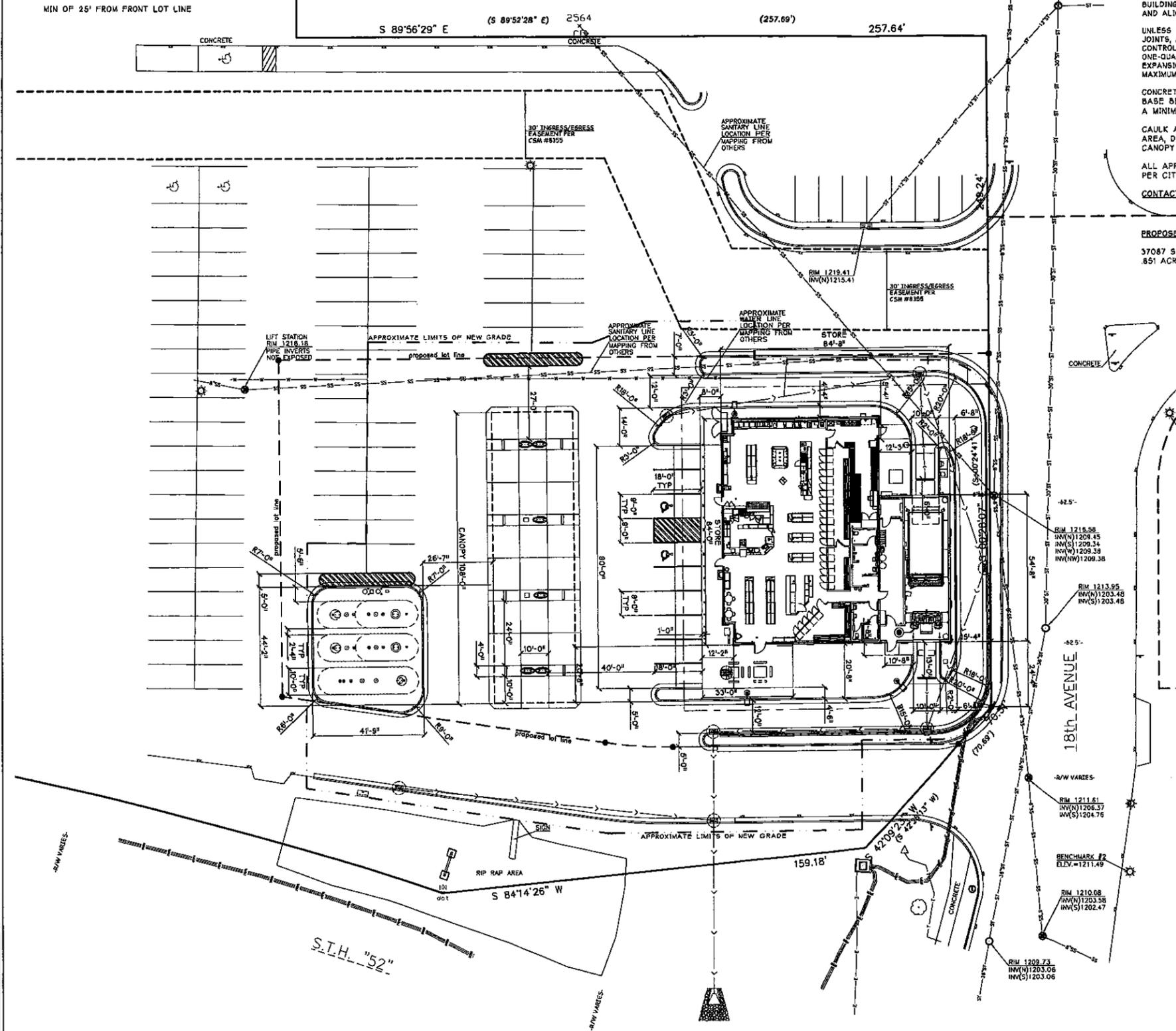
ALL APPROACHES AND REPLACEMENT CONCRETE CURBS AND GUTTER IN CITY R.O.W. TO BE INSTALLED PER CITY STANDARD DETAILS AND SPECIFICATIONS.

CONTACT THE CITY PUBLIC WORKS DEPARTMENT FOR INSPECTION OF ALL UTILITY WORK

PROPOSED LOT AREA

37087 SF
851 ACRES

18th AVENUE



Know what's below.
Call before you dig.



NORTH
SCALE: 1" = 20'



PLOTTING NOTE: PLANS PLOTTED TO 11x17 SHEET SIZE ARE 1/2" SCALE - 1"=40'

ARCHITECTURAL CONSORTIUM L.L.C.

901 North Third Street, Suite 220 612-438-4030
Minneapolis, MN 55401 Fax 612-692-9960

INSITES

SITE PLANNING LANDSCAPE ARCHITECTURE
3030 Harbor Lane North, Suite 131
Plymouth, Minnesota 55447
763.383.8400
fax 763.787.2140



Holiday
STATIONSTORE

WAUSAU, WI

PROJECT NUMBER:	
DRAWN BY:	X
CHECKED BY:	X
MARK:	REVISION / ISSUE: DATE:
	DATE: 2/20/15

ALL QUESTIONS RELATED TO BIDDING AND CONSTRUCTION OF THIS PROJECT SHALL BE DIRECTED TO HOLIDAY COMPANIES PROJECT MANAGER:
JOEL GEIL
4567 AMERICAN BLVD. WEST
MINNEAPOLIS, MN 55437-1123
(952) 830-8884 (PHONE)
joel.geil@holidaycompanies.com

SITE PLAN LAYOUT

SP1

**ARCHITECTURAL
CONSORTIUM L.L.C.**

901 North Third Street, Suite 220 612-436-4030
Minneapolis, MN 55401 Fax 612-692-9960

INSITES

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Holiday
STATIONSTORE

WAUSAU, WI

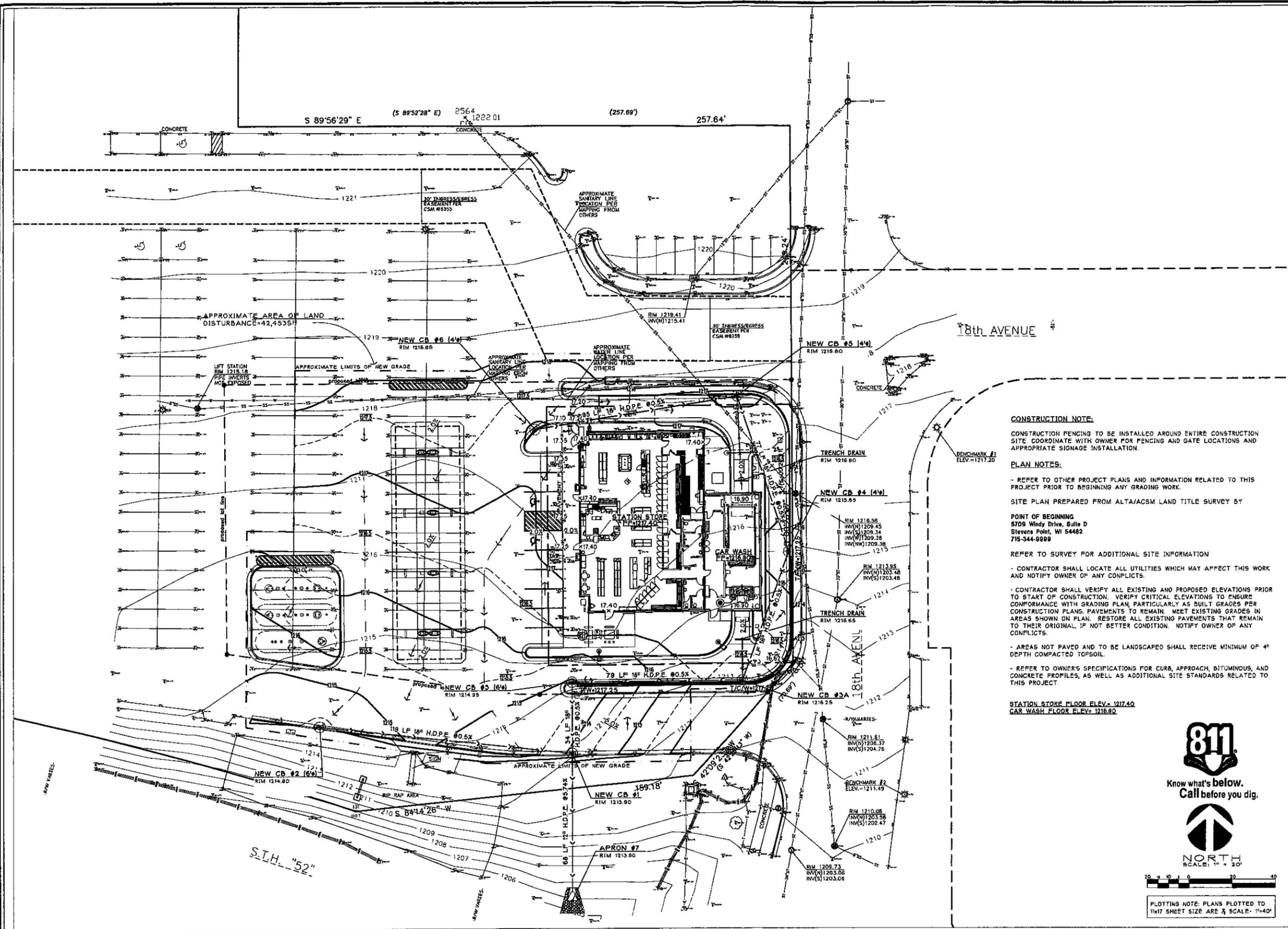
PROJECT NUMBER:	
DRAWN BY:	X
CHECKED BY:	X
MARK:	REVISION / ISSUE: DATE:
	CITY: STATE: DATE: 08/20/11

ALL QUESTIONS RELATED TO BIDDING AND CONSTRUCTION OF THIS PROJECT SHALL BE DIRECTED TO HOLIDAY COMPANIES PROJECT MANAGER.

JOEL GEIL
4567 AMERICAN BLVD. WEST
MINNEAPOLIS, MN 55437-1123
(952) 830-8884 (PHONE)
joel.geil@holidaycompanies.com

GRADE PLAN

SP2



CONSTRUCTION NOTE:
CONSTRUCTION FENCING TO BE INSTALLED AROUND ENTIRE CONSTRUCTION SITE. COORDINATE WITH OWNER FOR FENCING AND GATE LOCATIONS AND APPROPRIATE SIGNAGE INSTALLATION.

PLAN NOTES:
- REFER TO OTHER PROJECT PLANS AND INFORMATION RELATED TO THIS PROJECT PRIOR TO BEGINNING ANY GRADING WORK.

SITE PLAN PREPARED FROM ALTA/JCSM LAND TITLE SURVEY BY
POINT OF BEGINNING
5709 Windy Drive, Suite D
Stevens Point, WI 54482
715-344-9999

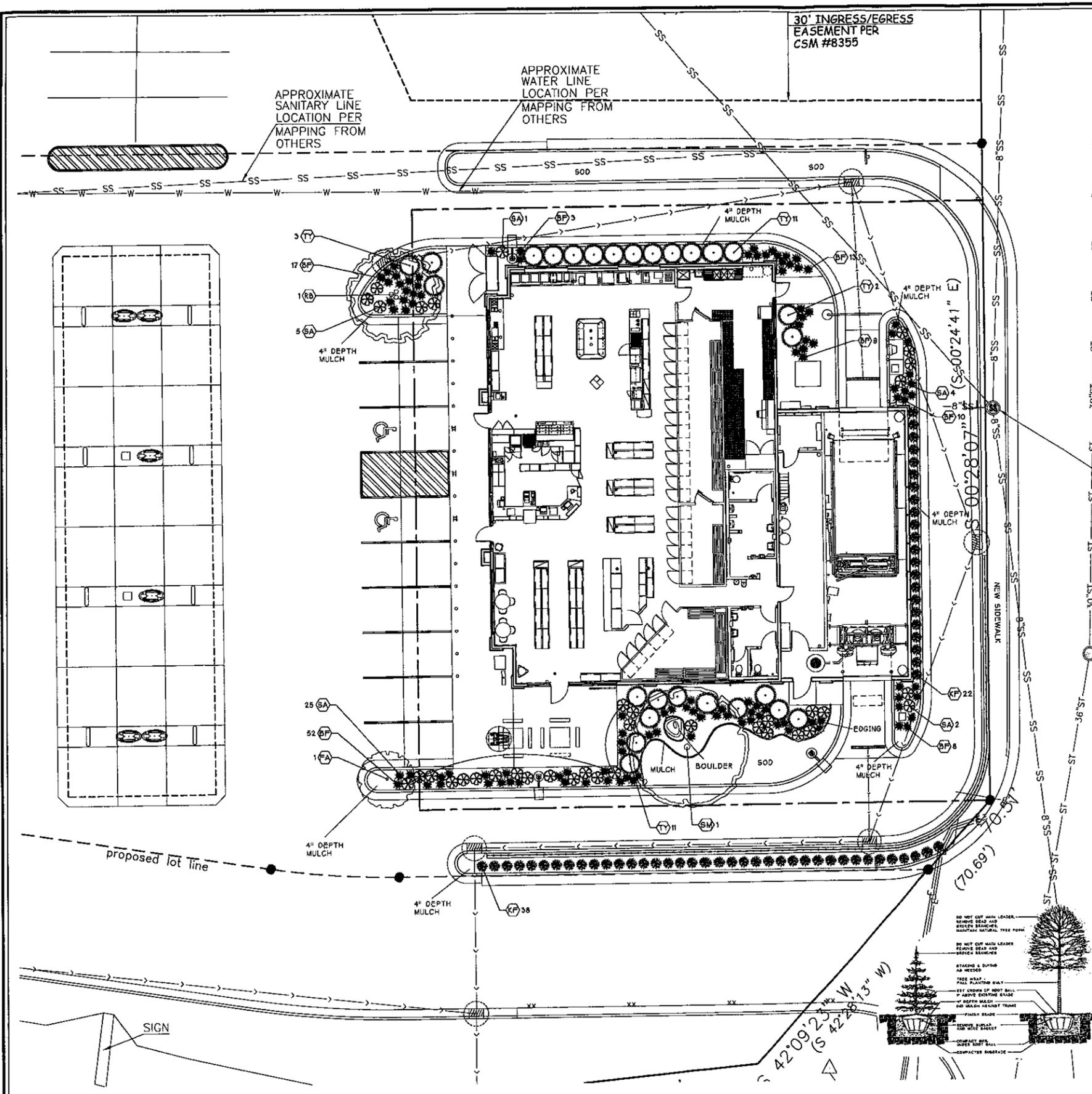
REFER TO SURVEY FOR ADDITIONAL SITE INFORMATION

- CONTRACTOR SHALL LOCATE ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY OWNER OF ANY CONFLICTS.
- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED ELEVATIONS PRIOR TO START OF CONSTRUCTION. VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY AS BUILT GRADES PER CONSTRUCTION PLANS. PAVEMENTS TO REMAIN. MEET EXISTING GRADES IN AREAS SHOWN ON PLAN. RESTORE ALL EXISTING PAVEMENTS THAT REMAIN TO THEIR ORIGINAL, IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS.
- AREAS NOT PAVED AND TO BE LANDSCAPED SHALL RECEIVE MINIMUM OF 4" DEPTH COMPACTED TOPSOIL.
- REFER TO OWNER'S SPECIFICATIONS FOR CURB, APPROACH, BITUMINOUS, AND CONCRETE PROFILES, AS WELL AS ADDITIONAL SITE STANDARDS RELATED TO THIS PROJECT.

STATION STORE FLOOR ELEV.= 1217.40
CAR WASH FLOOR ELEV.= 1216.80



PLOTTING NOTE: PLANS PLOTTED TO 1/4"X17" SHEET SIZE ARE 1/4" SCALE- 1"=40'



30' INGRESS/EGRESS
EASEMENT PER
CSM #8355

18th AVENUE

APPROXIMATE
SANITARY LINE
LOCATION PER
MAPPING FROM
OTHERS

APPROXIMATE
WATER LINE
LOCATION PER
MAPPING FROM
OTHERS

NOTES:

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR PLANTING IN ALL R.O.W.
- LANDSCAPE CONTRACTOR SHALL VERIFY ALL UTILITIES WHICH MAY EFFECT HIS WORK.
- LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHERS AT SITE AND COMPLETE HIS WORK PER OWNERS CONSTRUCTION SCHEDULE.
- ALL PLANT MATERIALS SHALL BE GUARANTEED ONE (1) FULL YEAR UPON TOTAL COMPLETION AND ACCEPTANCE BY OWNER, WITH ONE TIME REPLACEMENT AT APPROPRIATE TIME OR UPON REQUEST OF OWNER.
- REPLACEMENT TOPSOIL SHALL BE CLEAN, FREE OF STONES, WEEDS, AND OTHER UNDESIRABLE DEBRIS.
- PLANTING SOIL MIX (INCIDENTAL COST ITEM)
 1. MIX 1 LB. 5-20-20 COMMERCIAL FERTILIZER PER CU. YD. TOPSOIL
 2. THOROUGHLY MIX 1-PART SAND AND 1-PART PEAT MOSS WITH 5-PARTS FERTILIZER AND TOP SOIL.
- USE PLANTING SOIL AT ALL LOCATIONS PER DETAILS THIS SHEET.
- LANDSCAPE CONTRACTOR SHALL VERIFY TOPSOIL DEPTH AND NOTIFY OWNER OF ANY DEFICIENCY.
- SOD SHALL BE CULTURED WITH PRECOGNATELY KENTUCKY BLUEGRASS SEED OF RECENT DISEASE RESISTANT INTRODUCTIONS. NO GUARANTEE ON SOD EXCEPT ANY SOD NOT SATISFACTORY AT TIME OF COMPLETION INSPECTION SHALL BE PROMPTLY REPLACED PRIOR TO COMPLETION OF JOB. STAKE SOD ON SLOPES 3:1 AND GREATER.
- WHERE EXISTING CONCRETE/ ASPHALT AREAS ARE TO BE REPLACED WITH LANDSCAPING, PROVISIONS SHOULD BE TAKEN TO COORDINATE EXCAVATION OF SUBSOIL TO A DEPTH OF 2' WITH GRADING CONTRACTOR. REPLACE WITH COMPACTED TOPSOIL. ALL AREAS TO BE LANDSCAPED AND SOODED SHALL BE GRADED SMOOTH AND EVEN.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SODDING ALL AREAS WHICH ARE DISTURBED BY CONSTRUCTION INCLUDING ALL R.O.W. AND ADJACENT PROPERTIES.
- LANDSCAPE CONTRACTOR TO INSTALL VALLEY VIEW, "BLACK DIAMOND" EDGING AROUND ALL PLANTING BEDS AS SHOWN ON THIS PLAN.
- USE FINELY SHREDDED HARDWOOD BARK MULCH. NO OYED MULCHES. INSTALL 4" DEPTH NO FILTER FABRIC OR EDGING AROUND ALL TREES OUTSIDE SHRUB BEDS.
- GRAVEL MULCH SHALL BE 1" DIA. WASHED "RIVER ROCK". INSTALL 4" DEPTH WITH APPROVED WEED FABRIC BARRIER IF INDICATED PLAN.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR IRRIGATION SYSTEM INSTALLATION PER SHEET II. DESIGN SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION. IRRIGATION DESIGN SHOULD ENCOMPASS ALL LANDSCAPE AREAS WITH SOD AND/OR PLANTINGS, FROM CURB TO CURB. R.O.W. SHOULD BE IRRIGATED FROM SPRINKLER HEADS LOCATED WITHIN PROPERTY BOUNDARY. CARE SHOULD BE TAKEN IN VICINITY OF ALL WALKS AND DRIVES TO MINIMIZE OVER SPRAY. COORDINATE INSTALLATION OF ALL PVC SLEEVE UNDER DRIVE AREAS WITH GENERAL CONTRACTOR.
- LANDSCAPE CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS AFTER ALL LANDSCAPE INSTALLATION IS COMPLETE AND ACCEPTED BY OWNER AND DAILY AS DEEMED NECESSARY BY THE CITY.
- GENERAL CONTRACTOR TO SWEEP PAVEMENT AREAS PRIOR TO TURN OVER TO OWNER.

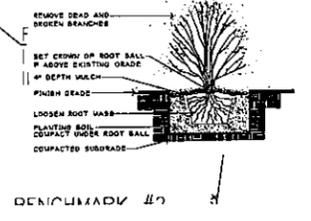
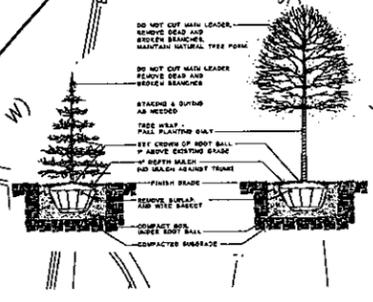
RIM 1216.58

INV	QUANTITY	SIZE	ROOT TYPE	COMMON NAME	HEIGHT' X WIDTH'
BM	1	2.5" CAL.	B&B	RED SUNSET MAPLE <i>Acer rubrum 'Red Sunset'</i>	50' x 40'
KB	1	6" HT CLUMP	B&B	RIVER BIRCH <i>Betula nigra 'Lacustris'</i>	60' x 45'
PC	1	15" CAL.	B&B	PRAIRIEPIRE #LOWERING CRAB <i>Malus 'Prairiefire'</i>	20' x 20'
TY	27	#5 container	pot	TANTON 'YEW <i>Taxus x media 'Tanton'</i>	3' x 5'
SA	37	#2 container	pot	ALPINE SPIREA <i>Spiraea japonica 'var. alpine'</i>	12" x 30"
KP	80	#1 container	pot	CALAMAGROSTIS KARL FOERSTER <i>Cx. acutiflora 'Karl Foerster'</i>	5' x 32"
BP	115	#1 container	pot	ELIJAH BLUE FESCUE <i>Festuca ovina 'Elijah Blue'</i>	8" x 12"

-62.5'-

18th AVENUE

-R/W VARIES-



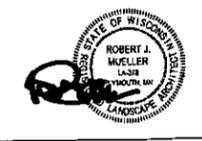
Know what's below.
Call before you dig.

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Minneapolis, MN 55401 Fax 612-692-9960

INSITES

SITE PLANNING LANDSCAPE ARCHITECTURE
3030 Harbor Lane North, Suite 131
Plymouth, Minnesota 55447
763.383.8400
763.383.8400



Holiday
STATIONSTORE

WAUSAU, WI

PROJECT NUMBER:	
DRAWN BY:	X
CHECKED BY:	X
MARK:	REVISION / ISSUE DATE
	01/20/2015

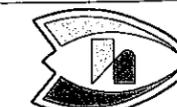
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JOEL GEIL
4567 AMERICAN BLVD WEST
MINNEAPOLIS, MN 55437-1123
(952) 630-8884 (PHONE)
joel.geil@holidaycompanies.com

LANDSCAPE
PLAN

L1

**ARCHITECTURAL
CONSORTIUM L.L.C.**

901 North Third Street, Suite 220 612-436-4030
Minneapolis, MN 55401 Fax 612-692-9960



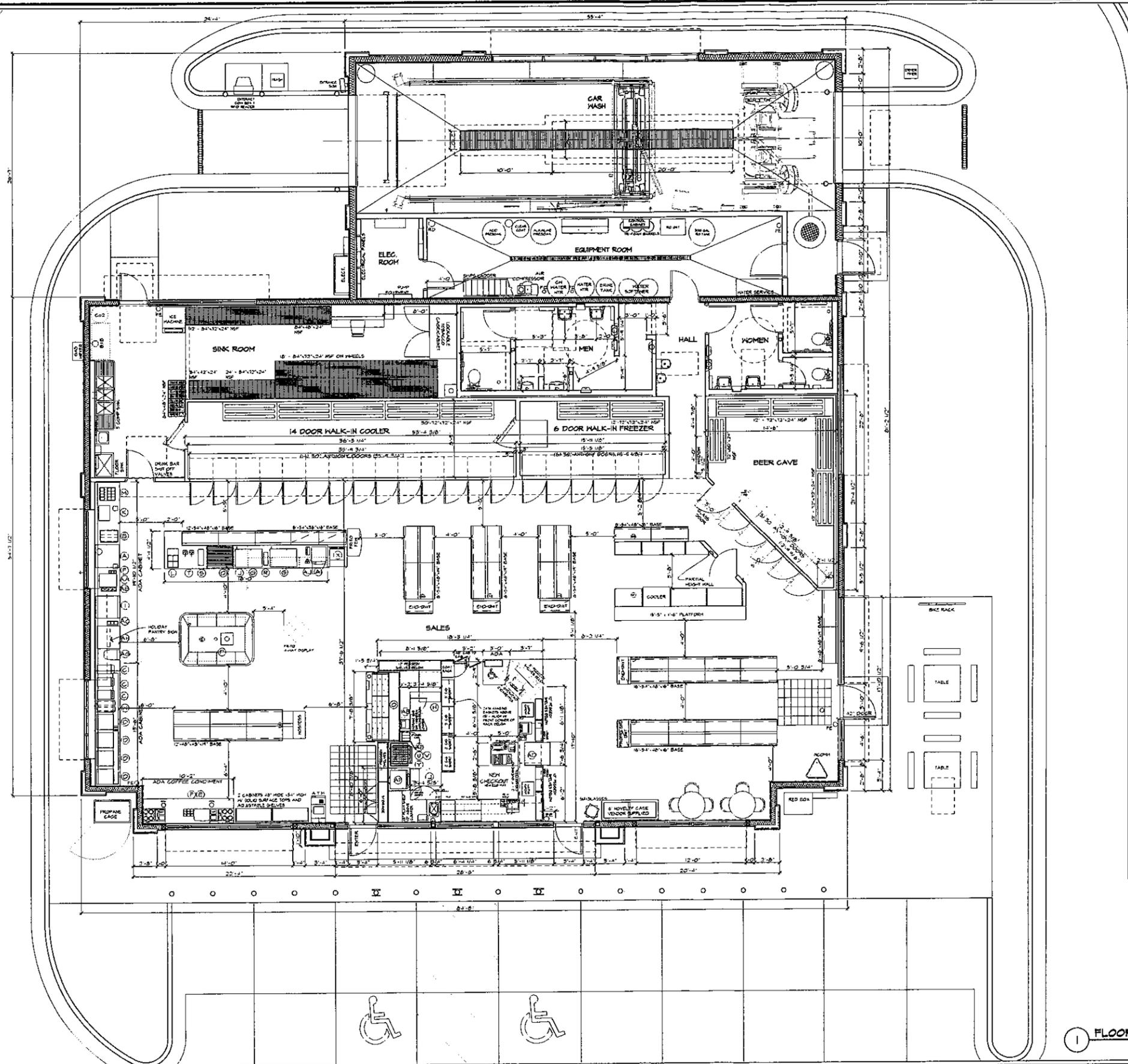
**Holiday
STATIONSTORE**

WI HWY 52 & S. 18TH AVE.
WAUSAU, WI

PROJECT NUMBER:	15-1065-01
DRAWN BY:	BL
CHECKED BY:	KA
MARK:	REVISION / ISSUE:
CITY SUBMITTAL	DATE:
	06-29-15

FLOOR PLAN

A1



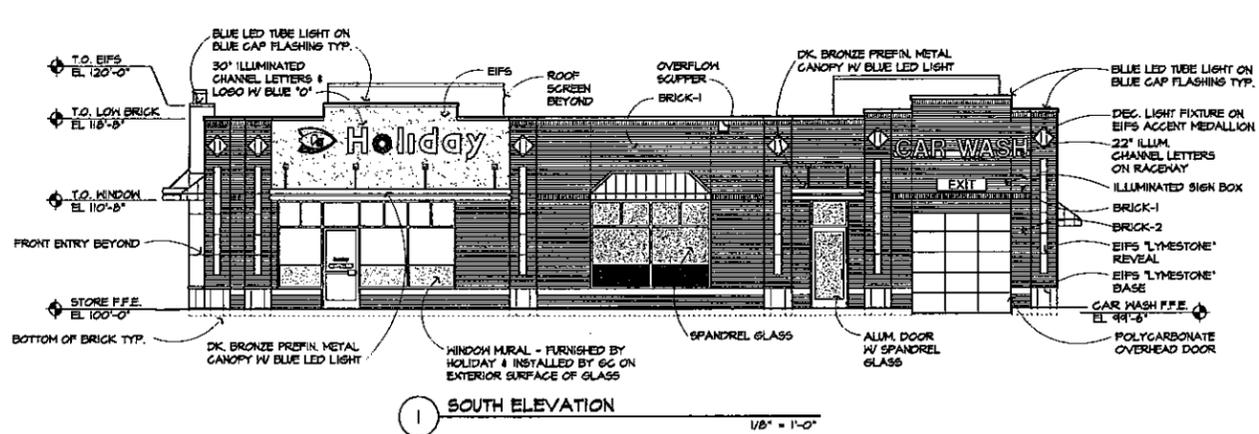
EQUIPMENT

- (A) SERVED FLAVOR PIC POP NICE
- (B) GOLD CUP TOWER
- (C) CAPACITOR - 3
- (D) DUAL THERMAL BREWER - 1
- (E) 4 VALVE CREAMER
- (F) FLAVORED SYRUP DISPENSERS
- (G) 5 2 TIER HATCO SLANT GRSDS-360 - 2
- (H) UNDER COUNTER FREEZER
- (I) CORNELIUS VIPER (ICE JAM) 4-HEAD PCB
- (J) UNDER COUNTER REFR. - 2
- (K) MICROWAVE - 2 (STACKED)
- (L) RFR-1 REFRIGERATED CONDIMENTS
- (M) DRY CONDIMENTS DISPLAY
- (N) -
- (O) 21 PAN BAKERY CASE
- (P) SOUTHERN RIM SANDWICH CASE
- (Q) 18CT ROLLER GRILL
- (R) HATCO DIPPING SAUCE RACK
- (S) HOT DOG BOATS RACK
- (T) BULK CONDIMENTS
- (U) 24"X30"X18" LIN WIRE RACKING
- (V) 24"X24" LIN WIRE RACK ON CASTERS
- (W) HOT CUP TOWER
- (X) RED BULL PROFIT ZONE COOLER
- (Y) EXHAUST VENT
- (Z) -
- (AA) INTL DELIGHT ICED COFFEE
- (AB) ICED COFFEE/TEA CUPS RACK
- (AC) VIPER ICE JAM CUPS RACK
- (AD) B2 PROFIT ZONE COOLER
- (AE) TURBOCHEF 13 OVEN - 2
- (AF) MOPFAT TURBOFAN E23HG OVEN
- (AG) FREAL MILKSHAKE BLENDER MODEL: FRLB4
- (AH) FREAL BLENDING BAR FREEZER MODEL: 11CS-DF-VH-FRL
- (AI) HATCO FLAV-R-FRESH PIZZA WARMER
- (AJ) PIZZA ACCESSORIES
- (AK) COOLING RACK

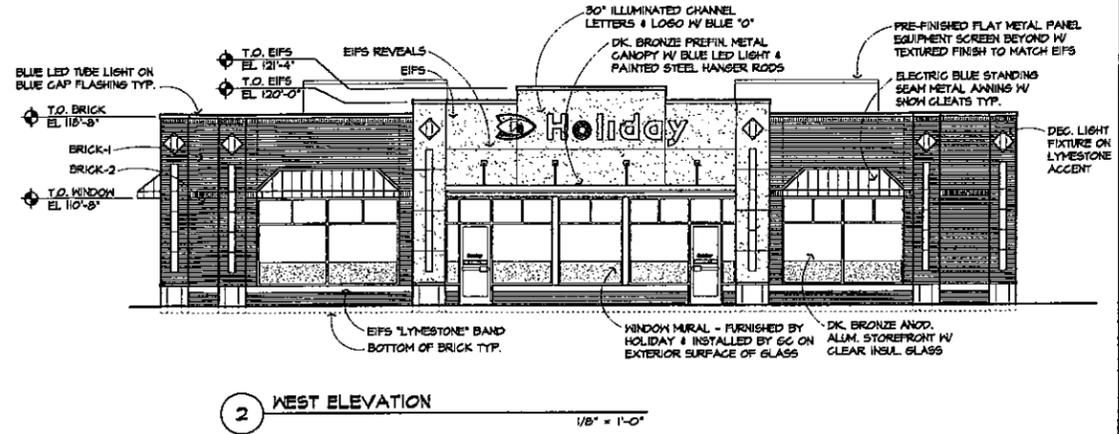
1 FLOOR PLAN

5/16" = 1'-0"

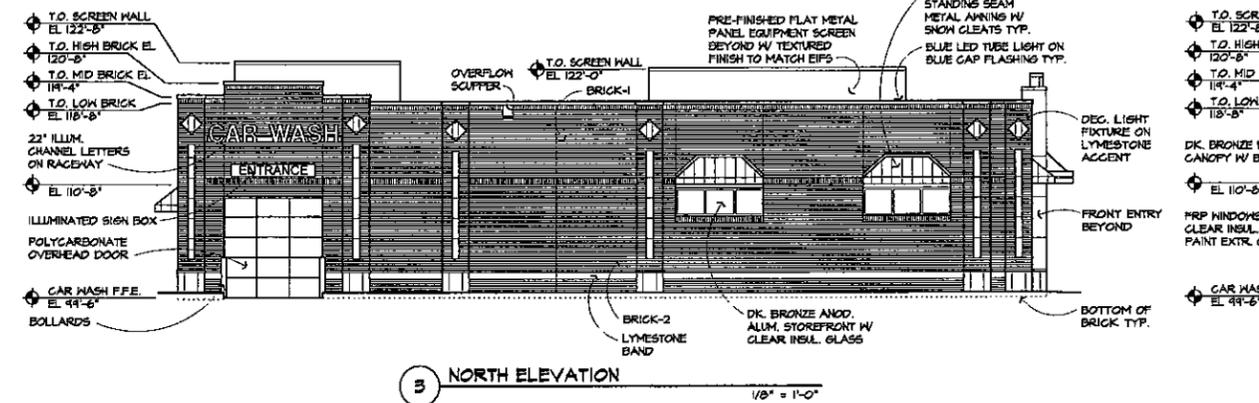




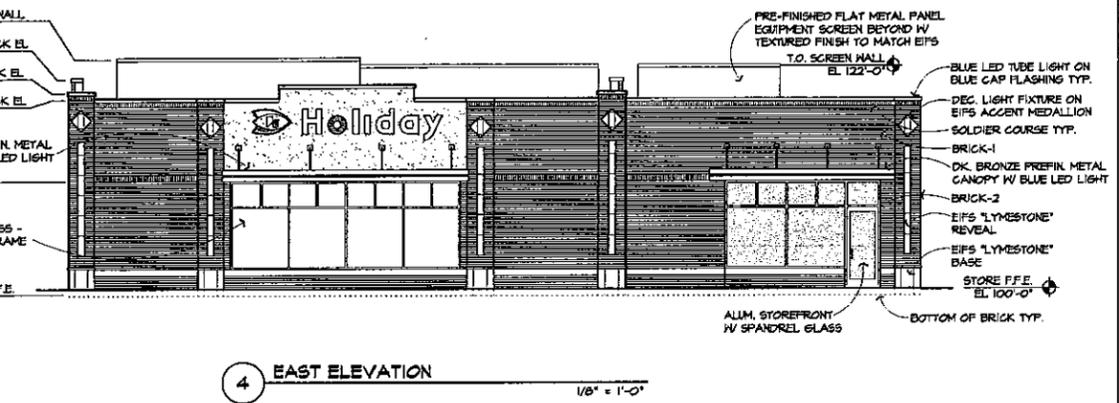
1 SOUTH ELEVATION
1/8" = 1'-0"



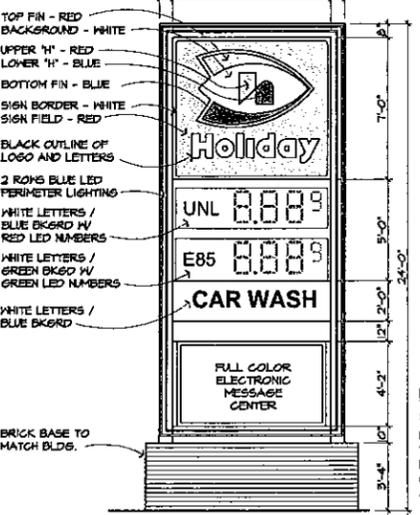
2 WEST ELEVATION
1/8" = 1'-0"



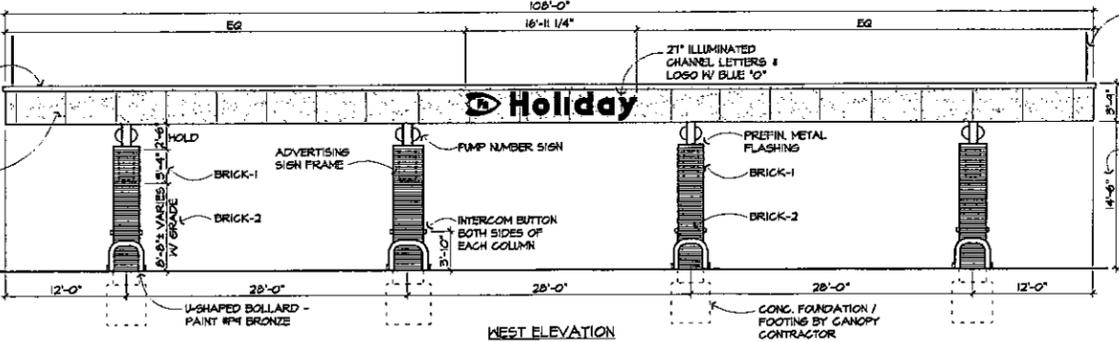
3 NORTH ELEVATION
1/8" = 1'-0"



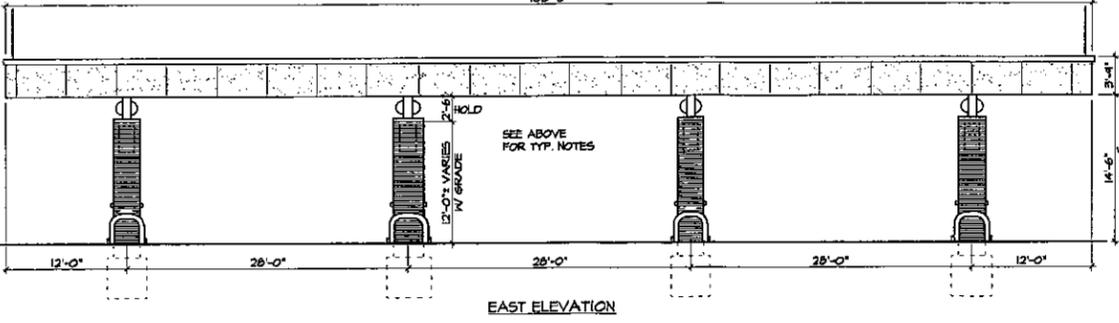
4 EAST ELEVATION
1/8" = 1'-0"



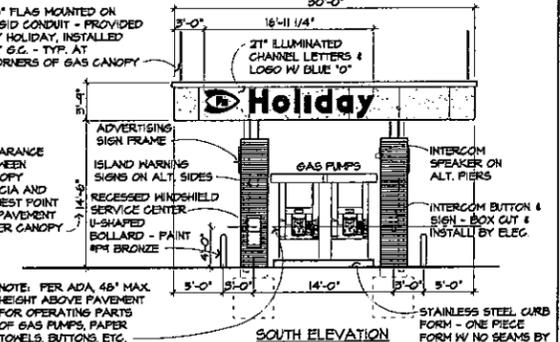
PROPOSED PYLON SIGN
SIGNAGE AREA BREAKDOWN:
HOLIDAY STATIONSTORE ID: 56.00 SQ FT
TWO PRICE SIGN: 40.00 SQ FT
ELECTRONIC MESSAGE CNTR: 31.25 SQ FT
CAR WASH SIGN: 18.00 SQ FT
TOTAL (PER SIGN FACE): 145.25 SQ FT



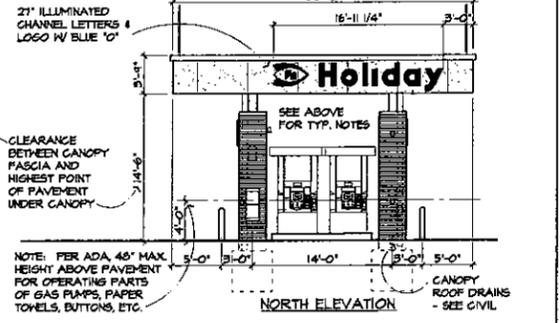
WEST ELEVATION



EAST ELEVATION

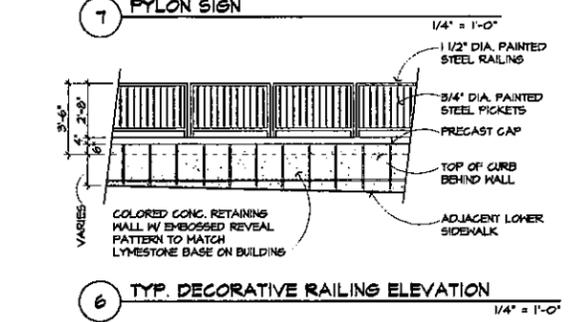


SOUTH ELEVATION



NORTH ELEVATION

5 CANOPY ELEVATIONS
1/8" = 1'-0"



6 TYP. DECORATIVE RAILING ELEVATION
1/4" = 1'-0"

Holiday
STATIONSTORE

WI HWY 52 & S. 18TH AVE.
WAUSAU, WI

PROJECT NUMBER:	15-1085-01
DRAWN BY:	BL
CHECKED BY:	KA
MARK:	REVISION / ISSUE: DATE:
	CITY SUBMITTAL: 06-29-15

EXTERIOR ELEVATIONS

10

Melissa Engen

From: Brad Lenz
Sent: Thursday, July 09, 2015 8:42 AM
To: Melissa Engen
Cc: William Hebert
Subject: FW: Former Digman Property 1700 Blk N 3rd Ave

Melissa,

Please add this to the upcoming plan commission agenda.

Thanks,
Brad

-----Original Message-----

From: Lisa Rasmussen
Sent: Thursday, July 09, 2015 12:20 AM
To: William Hebert; Brad Lenz
Subject: Former Digman Property 1700 Blk N 3rd Ave

Bill & Brad,

It has come to my attention that the former Digman property is again in limbo and up for sale. Per our discussion the M1 zoning that is currently on the property is non conforming and has been such for a long time. The M1 zoning class does not dovetail well with the R1 and R2 zoned properties around it. Today, we would never consider citing an M1 operation next to houses or in the midst of a quiet neighborhood.

This parcel is odd in layout and shape and presents challenges for development, not to mention the traffic flow and access is not optimal as it is at the split point of 3rd Ave and 4th Ave. This property based on layout and location is ill fitted to manufacture anything. The fact that it is sitting among single family homes and senior care centers is a classic example of spot zoning where non compatible things sit side by side just because they have always been that way.

It would seem reasonable to me that as this property again prepares to change hands, the time is right for the City to re zone the property to eliminate the non conforming use and create a more compatible land use. After much conversation with neighbors in the area, they are not opposed to some light business or office use on that site, but the occupancies and operations that can occur in M1 are not appropriate next to private homes. For this reason, I am asking that we begin a process in the Plan Commission and Council that the property be re zoned to B1, the lightest of the business uses so that whatever the next use of the property is, it coexists peacefully in a residential area. Businesses that create a ton of traffic, noise, smells and long hours are not a fit for the area, but offices, clinics, light retail, or a residential duplex as are allowed in B1 should be.

As an alternative, if the Plan Commission is conflicted about any business use on this parcel, I'd respectfully ask in that instance that they consider re zoning it to a residential code to eliminate the M1. The neighborhood is not anti business, however the things that take place in the broader classifications create conflict and disruption in neighborhoods. I feel the time is now to solve this conflicted land use for the benefit of the entire area.

Since this parcel is ill suited to manufacture much, changing this may actually assist in the marketing of the site for a better use. I would hope the owner is willing to support this effort, however if they are not, I still want to pursue the matter for the good of the rest of the area, and I understand the City has the power to do this.

Thank you. Please advise when this item is on the Plan Commission and I will gladly attend. Feel free to share this memo in the meeting packets as background info if needed.

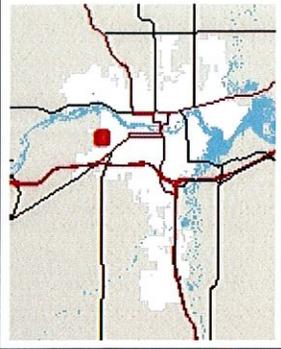
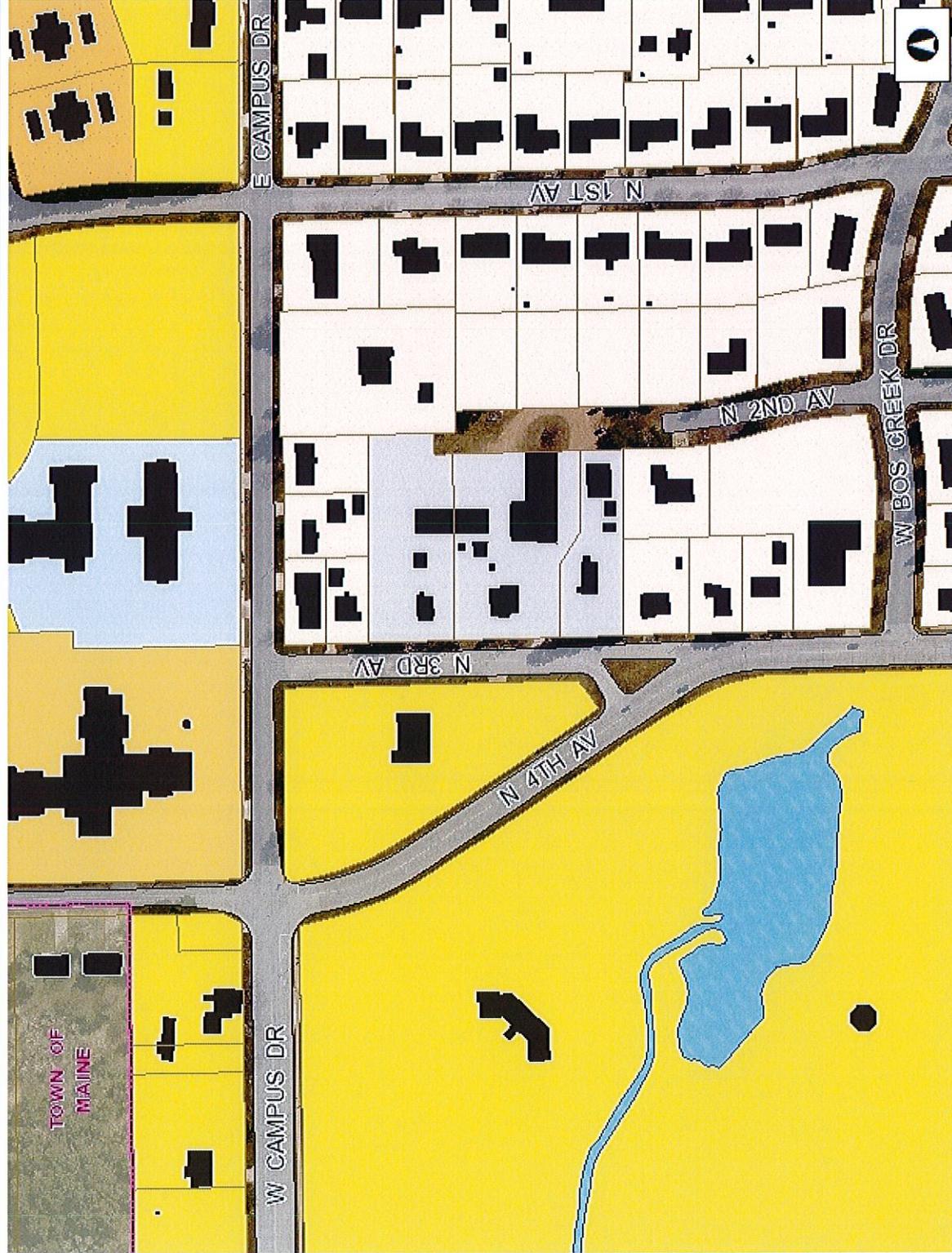
Lisa

Sent from my iPad



TOWN OF MAINE

Inspection Mapping System



Legend

- Parcels
- Building
- Railroad
- ▬ Paved Road
- ▬ Divided Highway
- 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
 - MIP - Limited Industrial Park
 - IR - Interchange Residential
 - IB - Interchange Business
 - IM - Interchange Industrial
 - UDD - Unified Development Dist

Map Created: 7/16/2015

103.97 0 103.97 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

Notes

Agenda Item No.
6

STAFF REPORT TO CISM COMMITTEE - July 9, 2015

AGENDA ITEM
Discussion and possible action on Second Amendment to the Transportation Project Plat for STH 52, Project ID 6999-03-28
BACKGROUND
The plat for the project was previously approved and an addendum was approved at the last CISM meeting. The consultant and the WDOT are proposing another revision to the plat. This revision is for a temporary limited easement for parcel 16, 209 W. Washington Street, owned by One World Inn, LLC. The temporary limited easement would allow for replacing asphalt at the driveway entrance.
FISCAL IMPACT
There is not impact to the City for the plat change. The WDOT is the funding agency for the real estate.
STAFF RECOMMENDATION
Staff recommends approval of the revised plat.
Staff contact: Allen Wesolowski 715-261-6762

City of Wausau Comprehensive Plan Public Participation Plan (PPP) - DRAFT

This plan sets forth the process the City of Wausau will use to meet the goal of public participation. The Public Participation Plan (PPP) forms the basic framework to inform and involve the public in the comprehensive planning process.

I. Requirement

The Wisconsin Comprehensive Planning Law, ss. 66.1001, requires that the governmental body of a local governmental unit engaged in comprehensive planning:

" . . . adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for wide distribution of proposed, alternative or amended elements of a comprehensive plan and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments."

II. Purpose

This Public Participation Plan is intended to meet the statutory guidelines established above. It outlines the strategy for encouraging City residents and others to review and provide input on the development, evaluation, and adoption of the City of Wausau Comprehensive Plan that is being prepared in accordance with Chapter 66 of the Wisconsin Statutes. The public participation process is intended to generate an open dialogue between all interests involved in the development of the comprehensive plan. These public participation procedures are intended to be a somewhat flexible guide except where State law requires that a specific procedure be followed to adopt, amend, or implement the plan.

The public participation process is also intended to be an ongoing and dynamic activity that can be responsive to changing social and political conditions in the community. The general nature of this public participation effort should provide the flexibility needed to adapt to changing conditions in the community while still meeting the requirements of

Wisconsin's planning law. It is intended that meaningful public participation occur at all phases of the planning process, from its early beginnings through implementation and amendment.

III. Objectives for Public Involvement

The following is a list of objectives for public participation that Wausau would like to achieve throughout the development and subsequent adoption of the City of Wausau Comprehensive Plan:

- That all residents of Wausau are given an opportunity to become fully aware of the comprehensive planning process and are encouraged to participate in each stage of that process.
- That the City's public participation efforts are intended to engage people of all ages, races, ethnic backgrounds, income levels, and physical and mental abilities.
- That the public has opportunities to provide both formal and informal input to the City Plan Commission and other advisory bodies as well as to the decisions of the Wausau Common Council.
- That the public has access to technical information gathered and reports prepared as part of the plan development, implementation, and amendment processes.
- That public input is elicited through a variety of means in such a way that it may be carefully considered and responded to in a timely fashion.
- That public input is shared with other appropriate governmental units, including adjacent communities, school districts, and Marathon County.
- That public involvement will ultimately strengthen the sense of community present in Wausau and further the vision of active and positive participation in the governmental decision-making process.

IV. Responsibility for Implementation

The City Plan Commission will be primarily responsible for implementing the necessary public participation activities which will further the preceding objectives for public involvement. The Plan Commission will work with various City staff and other advisory bodies in the community to gather, disseminate, and respond to public input received during the preparation, implementation, and amendment stages of the comprehensive plan.

The Plan Commission will receive a copy of all written correspondence and e-mail comments about the comprehensive plan, the planning process, and issues related to the various chapters of the plan. The Plan Commission will determine, through a consensus or voting process, an appropriate response, if any, to the comments received. The purpose of this review/response process is to provide some assurance that all written comments on the plan are widely distributed and consideration is given to formulating an appropriate response to the comments received. All written comments received and any response returned will be maintained as part of the Plan Commission's record.

V. Public Participation Activities

Most of the public participation activities will center on public information/education, public input and, where appropriate, response from the City Plan Commission/City staff. Work sessions, public input meetings, public forums, focus groups, open houses, neighborhood meetings, public access channel talk shows, newsletters, press releases, and other opportunities will be employed to release information and allow for community input on the development of the City's comprehensive plan. The City's website will be used extensively to provide the most complete and up-to-date information about the comprehensive plan and the planning process.

The following is a more in-depth explanation of the procedures that will be used in the four stages of the plan preparation process. These represent the minimum amount of effort that will be employed to foster public participation. As indicated earlier, additional measures may be used, as deemed necessary or desirable by the Plan Commission:

VI. Techniques

The public participation plan for the comprehensive plan will incorporate the following:

1. All meetings for the comprehensive plan process will be posted and open to the public. Updates will be made to the Common Council from time to time. Many of these meetings will be televised on the local public access channel.
2. An open house type meeting will be held mid-way through the process and a public hearing will be held at the end of the process.
3. A planning website will be hosted by the NCWRPC for the City of Wausau Comprehensive Plan. The website will not only display data, but

will also allow for comments to be submitted.

4. Key community stakeholders and groups will be identified and engaged to review the Comprehensive Plan.

5. A "comprehensive planning" display will be maintained in the lobby of City Hall that includes maps and an overview of the plan process. Comment sheets will be available as well.

6. An electronic planning survey will be conducted to gather public feedback about community desires.

7. A planning Social Media page (e.g. Facebook, LinkedIn, Twitter) will be hosted by the City of Wausau for the Comprehensive Plan. The Social Media page will display data, meeting information, and will allow for comments throughout the planning process.

Throughout the plan process, the Plan Commission will act as the standing oversight committee. From time to time additional persons may be invited to provide information to the planning process.

The Plan Commission will review the plan and recommend its approval to the Common Council.

VII. Distribution, Implementation & Update:

Upon completion and adoption of the Comprehensive Plan it will be distributed to all adjoining units of government, Marathon County, the Wisconsin Department of Administration, and other interested parties. The City will make its best efforts to implement the findings of the Comprehensive plan through a variety of tools, including zoning. As with all plans, it is critical for them to be maintained and updated on a regular basis.

Sample
Public Participation Resolution
Format

City of Wausau

RESOLUTION Number

Adoption of a Public Participation Plan

WHEREAS, the City of Wausau is required to prepare and adopt a Comprehensive Plan as outlined in Wisconsin Statutes; and

WHEREAS, public participation is critical for the development of a sound plan; and

WHEREAS, it is necessary to adopt a process to involve the public in the planning process; and

NOW, THEREFORE, BE IT RESOLVED, that the City of Wausau does approve and authorize the Public Participation Plan as presented.

ADOPTED on the 00 day of Month 2015.

ATTEST: _____
Name, Secretary/Treasurer

The governing body of the NAME has authorized this Resolution, dated today.

ATTEST: _____
Name, Chairperson