



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, February 16, 2016 at 5:00 p.m.

1. Approve the minutes of the January 19, 2016 meeting.
2. Presentation and discussion on preliminary development plans for East Riverfront District.
3. Discussion and possible action on petition for annexation from the Town of Maine*: Johnson (petitioner) – 4306 and 4702 County Road K and adjacent property to the west.
4. Discussion and possible action on petition for annexation from the Town of Maine*: Waldvogel (petitioner) – Merrill Avenue.
5. Discussion and possible action regarding a Warranty Deed from 720 Grant Street for street purposes.
6. Discuss update to Wausau's Comprehensive Plan – Housing and Natural Resources chapters.
7. 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 February 11, 2016 at 4:00 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 Dept., Werth, Schock, County Planning

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.

*We are advised by the Department of Administration that the incorporation of the Town occurred on December 11, 2015. The validity of that incorporation remains subject to challenge. For purposes of this document, reference to the Town of Maine is used.

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, January 19, 2016, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Tipple, Gisselman, Atwell, Oberbeck, Bohlken

Others Present: Lenz, DeSantis, Hebert, Mark Brown, Glenda Brown, Moore, Donovan, Garrett, Kapinsky

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.

Approve the minutes of the December 15, 2015 meeting.

Bohlken motioned to approve the minutes of the December 15, 2015 meeting. Oberbeck seconded, and the motion carried unanimously 5-0.

PUBLIC HEARING: Discussion and possible action on approving a conditional use at 210 South First Avenue to allow for outdoor dining in a B3, General Commercial District.

Mayor Tipple closed the public hearing.

Lenz said the petitioner was not able to attend. The conditional use would be for an outdoor dining area. These are reviewed on a case-by-case basis. The standards for approving conditional uses are listed in the staff report. The property is in the middle of a business district. On the zoning map, in the packet, UDD zoned property is shown to the west of the property. This was rezoned to UDD from commercial and should revert back to commercial zoning, as the development never took place. He said there shouldn't be any negative impacts to the surrounding property owners. A rendering for the outdoor space is located in the packet. Staff would recommend approval.

Mayor Tipple welcomed the Girl Scouts of the Stettin Elementary School to the meeting.

Oberbeck motioned to approve the conditional use at 210 South First Avenue to allow for outdoor dining, in a B3, General Commercial District. Bohlken seconded and the motion carried unanimously 5-0. This will go to Common Council on February 9, 2016

PUBLIC HEARING: Discussion and possible action on approving a conditional use at 725 Woods Place to allow for construction of a private airplane hangar to cover 3,984 square feet at the Wausau Downtown Airport in a R2, Single Family Residence District.

Mayor Tipple closed the public hearing.

Lenz said the proposed hangar is for the north side of the Wausau Downtown Airport and is shown on the 4th page of the packet. The airport is zoned for residential use and airplane hangars require a conditional use. This particular hangar does not fall in the area that is covered under a blanket conditional use, but it conforms to the other hangars and fits with the airports plans. These uses have been approved in the past, as it is the proper location. The details of the lease are being worked out and will be brought to the Finance Committee. Staff recommends approval.

Atwell motioned to approve a conditional use at 725 Woods Place to allow for construction of a private airplane hangar to cover 3,984 square feet at the Wausau Downtown Airport in a R2, Single Family Residence District. Oberbeck seconded and the motion carried unanimously 5-0. This will go to Common Council on February 9, 2016

PUBLIC HEARING: Discussion and possible action on approving a conditional use at 907 McIntosh Street to allow for a parking area in a B3, General Commercial District.

Mark Brown, 610 South 10th Street, said the west end of their back yard abuts the land Oldcastle Window owns that is being proposed to be made into a parking lot. Brown said that he is concerned how this is going to affect the market value of their home and said compensation of some kind would be welcome.

Brown had several concerns. What will be done for snow and rain drainage? It is currently a green space. Brown said that they have invested thousands of dollars in landscaping and other improvements to the back yard and spend a lot of time there. Will the parking lot be curbed? Will the parking lot surface be inclined so drainage leads into city sewer? Will property owners have any redress if any harm or damage is caused by inadequate drainage? How will the parking lot be lit, where will any lights be pointed, and what types of lights would be used? Would there be any limitations on the hours of day or days of the week that the paved surface would be used? Does Oldcastle have any plans to landscape the east or south ends to retain the residential appearance? Will the paved surface be used for industrial purposes? Beeping, screeching, and other loud noises would be very disruptive and decrease the property values. Have these and other concerns been addressed? Brown requested that no further action be taken until the concerns are addressed.

Mike Moore, 4080 North 20th Avenue, REI, said the parking lot isn't curbed but they are required to have storm and rainwater that falls to drain internally. Everything would be drained into the storm sewer. Run off to the neighboring properties should not be an issue. Lighting is not being proposed. This may be discussed further, but it is not a deal breaker from the owners' perspective. There aren't any lights in the plan. A landscaping bed will be placed on the north side of the site and a buffer yard is on the east side of the site. The buffer yard will be screened with a fence. There aren't any known industrial purposes for the parking lot, purely passenger car parking.

Mayor Tipple closed the public hearing.

Lenz asked if there would be runoff from the parking lot to the west since there is no curb, and asked if there has been any communication with that neighbor. He said there are landscaping standards in the ordinance and there is a minimum amount of landscaping for parking lots. The minimum requirements are met with this plan, but tree plantings are encouraged instead of small strips with bushes. An island at the corner could fit and would help with the functionality. Islands can help indicate where driveways are located. Lenz asked if there has been any pedestrian circulation discussed. He confirmed a buffer and screen will be required on the east. Lenz said the mature trees should remain and should not be disturbed.

Brown asked how far the parking lot will be recessed back. The property line is about a yard further in than the fence itself. Hebert said that as it is proposed the fence will be located on the property line and 8' feet of green space will be between the fence and the parking lot. Brown said the fence that Oldcastle builds will be on the property line. This was confirmed. Brown asked about internal drainage. Hebert said that the parking lot will be raised on the edge and pitched in the middle. There is a manhole that takes water in on the far north end and south end and brings it to the street.

Moore said the description of internal drainage was correct. There will be no runoff from the property to the neighbors. The parking lot will be 9' from the neighbors existing fence. A sidewalk is not being proposed. This is a dead-end street. Charter has access on the southeast end and has a guardrail. The only traffic is the Oldcastle traffic. No pedestrian facilities are part of the plan.

Atwell asked if the setback will accommodate the mature trees. Moore asked the homeowners if the trees were on their property. Glenda Brown said they are their trees. The trunks are on the Brown's side of the fence. Brown asked where the snow will end up. Moore said the snow will be pushed to the south up the hill to Single Avenue. The snow may also be removed to a different location.

Oberbeck said the trunks are on the property. Brown said that is correct and the trees hang over the fence. Oberbeck asked if the trees would need to be modified to put up the fence. Brown said that is probably correct. Moore said it is possible.

Lenz asked if there were any changes to the plans since they were submitted. Moore said he doesn't believe so. Hebert said that in the original plan, there was traffic coming from McIntosh Street as well. Moore said that has changed. Lenz said that the thin strip of landscaping proposed is for bushes and grasses and asked if the area would accommodate trees. Moore said that there are some sort of maple trees being proposed, but said he will talk to the landscaper to ensure that there are some trees in there.

Bohlken motioned to approve the conditional use at 907 McIntosh Street to allow for a parking area in a

B3, General Commercial District. Atwell seconded and the motion carried unanimously 5-0. This will go to Common Council on February 9, 2016

PUBLIC HEARING: Discussion and possible action on rezoning 1418 North First Street from M1, Limited Industrial District, to UDD, Unified Development District, and approving a General Development Plan to allow for a 29-unit multi-family housing project.

Mayor Tipple closed the public hearing.

Lenz said that this property is former Sav-O-Supply, which is now owned by the city of Wausau. A RFP was put out for the building to solicit redevelopment. The City selected Metro Plains as the developer to convert the building into 29 apartments. A plan is included in the packet. There will be a mixture of one, two, and three-unit apartments. This proposal was approved by the City to move forward. The zoning is still M1 and the use would not be allowed. A similar zoning change was done to the property to the north of this, which is Trolley Quarter Flats building. Metro Plains also converted the Trolley Quarter Flats building. The area to the west is the East Riverfront District. This area is becoming more of a mixed-use residential area and this project would fit. Staff recommends approval.

Gisselman motioned to approve rezoning 1418 North First Street from M1, Limited Industrial District, to UDD, Unified Development District, and approving a General Development Plan to allow for a 29-unit multi-family housing project. Oberbeck seconded and the motion carried unanimously 5-0. This will go to Common Council on February 9, 2016

PUBLIC HEARING: Discussion and possible action on rezoning 1427, 1431, 1435 & 1439 North Twelfth Avenue from R4, General Residence District, to UDD, Unified Development District, and approving a General Development Plan to allow for a 44-unit multi-family residential development.

John Donovan, S.C. Swiderski, 401 Ranger Street, said he is the petitioner. There are two zoning districts on the property – the B2 on the front on Merrill Avenue will remain. For the rest of the property, they are proposing three residential buildings. The entrances would be on Twelfth Avenue. There will be a combination of one, two, and three-bedroom units. It is a very good area for a variety of residential housing. Donovan said he has met with the Wausau Senior Cooperative board and members and it was an extremely encouraging meeting.

Dick Garrett, 1508 Merrill Avenue, Apt. 412, said there are 72 units at the Village Cooperative. These units are owned by the individuals that live there and they pay property taxes. They would like to propose what type of dwelling is next to them. Many people have moved here because of the location, visibility to the valley and the area. You can see the mountains and city. A letter was written to Lisa Rasmussen in March 2015 and they would like to have a park, but know it is an unrealistic thought. The next thought was a single-story dwelling like a nursing home. It would not restrict visibility and not create another hi-rise. This is a thought. This development is a happy medium. It is a two-story dwelling. In the letter, it was stated that a high-activity use was not wanted. We wonder about the drainage and elevations. There are two holding ponds and drainage goes into this area. Adjoining on the east side, is another holding pond. The proposal brings a concern that families, possibly with children, and a drainage pond would need to be created. There would need to be fencing so children cannot fall into the water, even though they are not deep. The awareness brings a concern. If the developer can work with these in an advantageous way, the concerns will be met. The Village Cooperative is a considerable and pleasing development and hopes this developer looks at everything closely.

Jean Kapinsky, 1508 Merrill Avenue #212, said she has lived on the west side for over 30 years and is speaking as one of the 72 shareholders. Kapinsky thanked Donovan for taking the time to come and meet with the owners and he was very helpful and insightful. Kapinsky said she was impressed and knows that the sales pitch is often better than the final product. Kapinsky said they hope to be kept informed of changes. The condition of the property is often the result of city enforcement and property managers. There have been past issues with the property.

Mayor Tipple closed the public hearing.

Lenz said that this stage is the general plan and there are a lot of details to be worked out. He said S.C. Swiderski has been good to work with in the past and he feels that solutions can be made. They will need to come back for approval of a Precise Implementation Plan, which is a more detailed plan. Stormwater is part of the next step. Storm water detention will need to be located and managed on their site. At this stage we are just looking at the concept and some general info about the project. He said the city currently owns the property – we acquired it after there were some problem units on the site. The buildings were razed and the City worked to clean up the property. This is a proposal that staff feels fits with the area. It seems to be a transitional area between single family homes and higher density. Staff feels they can work with the developers on how the buildings are laid out and other details to improve the overall plan.

Oberbeck said it would be interesting to work with the landscaping or organic design. The previous apartments had a limited look. Oberbeck said he would have a concern on the garage placement. A lot of this is seen from overhead. It is an interesting site.

Donovan said it is a conceptual drawing and may not look like this. There is a row of pine trees that may cover up the two garages. A full landscape plan will be brought to the commission. The internal roads will be private.

Mayor Tipple asked when the plans could be expected to come back to the commission. Donovan said this will be a 2-4 month plan. The goal is to start construction along with Westwood in Spring or early Summer. Mayor Tipple said the commission values the input of the Village Cooperative and UDD zoning requires city control with any changes.

Gisselman said that there have been various significant rain events in the past few years and they need to look at the stormwater to make sure drainage is taken care of.

Atwell motioned to approve rezoning 1427, 1431, 1435 & 1439 North Twelfth Avenue from R4, General Residence District, to UDD, Unified Development District, and approving a General Development Plan to allow for a 44-unit multi-family residential development. Gisselman seconded and the motion carried unanimously 5-0. This will go to Common Council on February 9, 2016

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for February 16, 2016. Lenz said that an invitation will be sent for a February 2, 2016 way-finding meeting.

Adjourn

Gisselman motioned to adjourn. Bohlken seconded, and the motion carried unanimously. The meeting adjourned at 5:55 p.m.

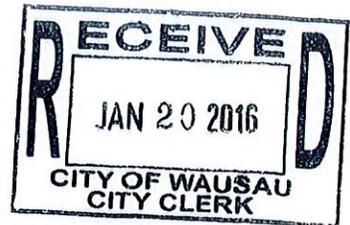
The Plan Commission is scheduled to meet next at 5:00 pm on February 16, 2016.

Agenda Item No. 2

STAFF REPORT TO CISM COMMITTEE - February 11, 2016

AGENDA ITEM
Discussion and possible action on petition for annexation from the Town of Maine*: Johnson (petitioner) – 4306 and 4702 County Road K and adjacent property to the west
BACKGROUND
A petition has been received to annex 4306 and 4702 County Road K and the adjacent property to the west. The petition and annexation map are attached for your reference.
FISCAL IMPACT
The City will pay the Town of Maine* for a period of five years an amount equal to the value of the town taxes received from the annexation area at the time the annexation petition is final.
STAFF RECOMMENDATION
Staff recommends approval of the annexation
Staff contact: Eric Lindman 715-261-6745

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CC: Assessor
Attorney
Engineering
GIS
City Planner
inspections
Water Works
Police Dept (Cheryl)

4306 County Road K
Wausau WI 54401

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Toni Rayala, Clerk
City of Wausau
407 Grant Street
Wausau, WI 54403

Tina Meverden, Clerk
Town of Maine*
4200 N. 44th Avenue
Wausau, WI 54401

Yvonne Henning, Clerk
Wausau School District
415 Seymour Street
P.O. Box 359
Wausau, WI 54402-0359

Mr. Erich Schmidtke
Division of Intergovernmental Relations
Municipal Boundary Review
Wisconsin Department of Administration
101 East Wilson Street, 10th Floor
Madison, WI 53702-0001

Re: Annexation – 4306 and 4702 County Road K and Adjacent Property to the West

Ladies/Gentlemen:

Enclosed to each of you please find copy of a petition for direct annexation of territory in the Town of Maine* to the City of Wausau, pursuant to Chapter 66, Wisconsin Statutes. Also enclosed is a scale map of the real estate which is located in the Town of Maine*, Marathon County, Wisconsin. The petition contains the signatures of the sole owners of the property within the territory and the sole electors residing within the territory.

At this time I am also submitting to the Department of Administration a completed "Request for Annexation Review" form and check payable to the Department of Administration totaling \$1,150 for their review fee.

Sincerely,


Larry Johnson

Enclosures

Ms. Rayala, To you I enclose the original, signed petition for filing.

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PETITION FOR ANNEXATION

The undersigned, constituting 100 percent of the owners and electors of the following-described territory located in the Town of Maine*, Marathon County, Wisconsin, lying contiguous to the City of Wausau, petition the Honorable Mayor and Common Council of said city to annex the territory described below and shown upon the attached scale map, as permitted by Chapter 66 of the Wisconsin Statutes, to the City of Wausau, Marathon County, Wisconsin:

SEE ATTACHED MAP AND LEGAL DESCRIPTION

The current population of such territory is four (4).

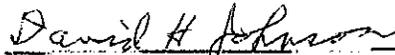
Dated this 20 day of January, 2016.



Larry D. Johnson, Owner-Elector
4306 County Road K
Wausau WI 54401



Terri L. Johnson, Owner-Elector
4306 County Road K
Wausau WI 54401



David H. Johnson, Owner-Elector
4702 County Road K
Wausau WI 54401



Gertrude M. Johnson, Owner-Elector
4702 County Road K
Wausau WI 54401



Debra Thompson, Owner
1141 Pinewood CT
Sparta WI 54656

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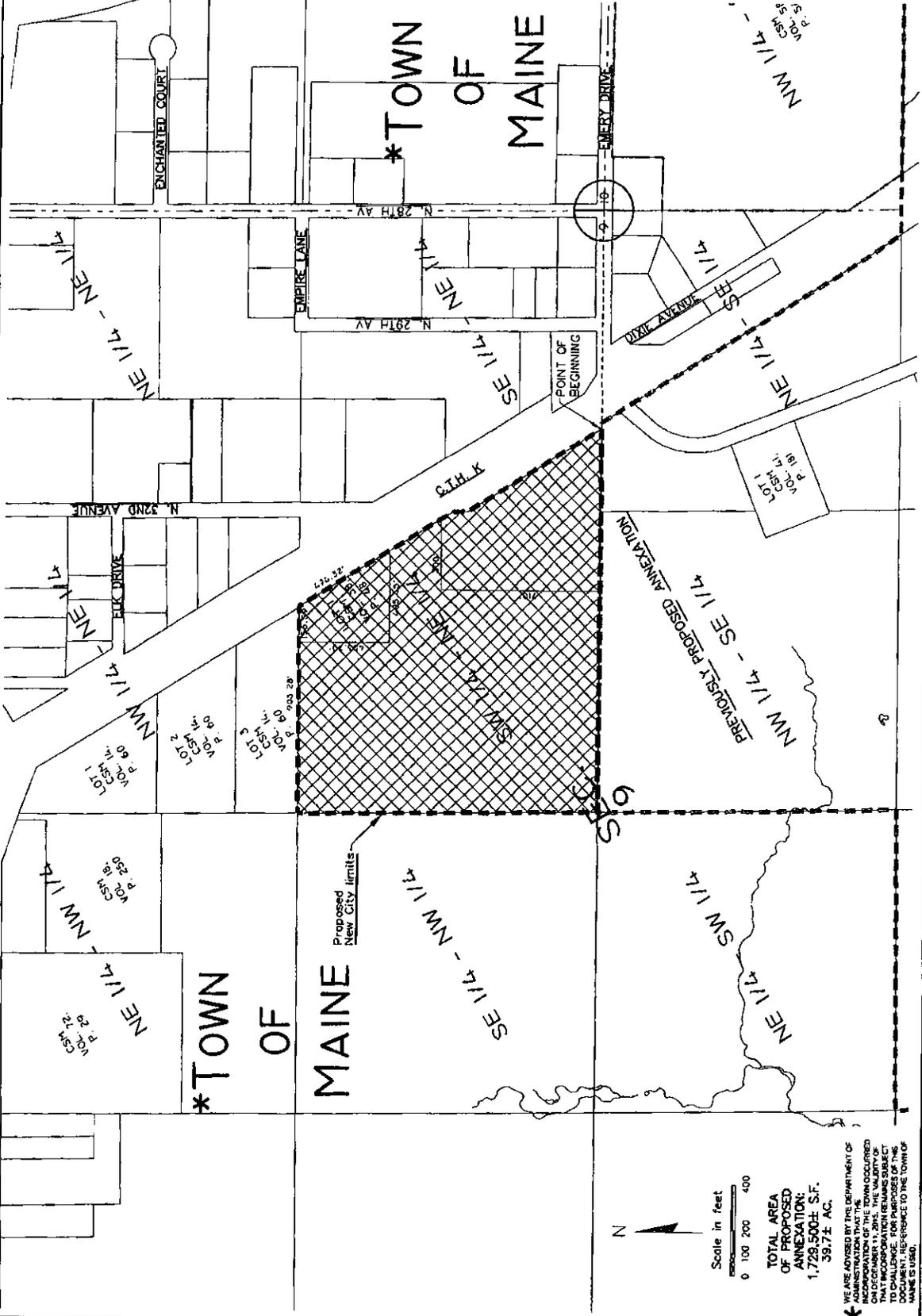
Legal Description for Proposed Annexation Johnson

Part of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, and part of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 9, Township 29 North, Range 7 East, Town of Maine*, Marathon County, Wisconsin, described as follows:

Commencing at the Southeast corner of said Northeast $\frac{1}{4}$ of Section 9; thence West, along the South line of said Northeast $\frac{1}{4}$, to the Westerly right-of-way of C.T.H. K, the point of beginning;

Thence Northerly, along said Westerly right-of-way, to the North line of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence West, along said North line, to the West line of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence south, along said West line, to the South line of said Northeast $\frac{1}{4}$; thence East, along said South line, to said Westerly right-of-way of C.T.H. K, the point of beginning.

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WE ARE ADVISED BY THE DEPARTMENT OF REVENUE THAT THE ANNEXATION OF THE TOWN OCCURRED ON DECEMBER 11, 2015. THE VALUATION OF THE ANNEXED PROPERTY REMAINS SUBJECT TO THE ASSESSMENT ROLL DOCUMENT. REFERENCE TO THE TOWN OF MAINE IS USED.

TOTAL AREA OF PROPOSED ANNEXATION: 1,728,500± S.F. 39.7± AC.

Agenda Item No.
3

STAFF REPORT TO CISM COMMITTEE - February 11, 2016

AGENDA ITEM

Discussion and possible action on petition for annexation from the Town of Maine*: Waldvogel (petitioner) – Merrill Avenue

BACKGROUND

This petition was before CISM in the past; however, a small parcel was inadvertently included in the map and legal description. At the direction of counsel, a new petition was signed and submitted for approval.

FISCAL IMPACT

The City will pay the Town of Maine* for a period of five years an amount equal to the value of the town taxes received from the annexation area at the time the annexation petition is final.

STAFF RECOMMENDATION

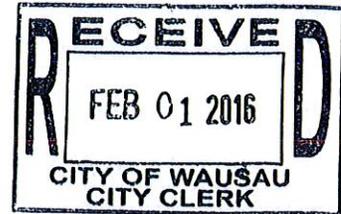
Staff recommends approval of the annexation.

Staff contact: Eric Lindman 715-261-6745

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cc:
Assessor
Attorney
Engineering
GIS
City Planner
Inspections

Water Works
Police Dept.



3306 Merrill Avenue
Wausau WI 54401

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

~~Toni Rayala, Clerk
City of Wausau
407 Grant Street
Wausau, WI 54403~~

Tina Meverden, Clerk
Town of Maine*
4200 N. 44th Avenue
Wausau, WI 54401

Yvonne Henning, Clerk
Wausau School District
415 Seymour Street
P.O. Box 359
Wausau, WI 54402-0359

Mr. Erich Schmidtke
Division of Intergovernmental Relations
Municipal Boundary Review
Wisconsin Department of Administration
101 East Wilson Street, 10th Floor
Madison, WI 53702-0001

Re: Annexation – Merrill Avenue

Ladies/Gentlemen:

Enclosed to each of you please find copy of a petition for direct annexation of territory in the Town of Maine* to the City of Wausau, pursuant to Chapter 66, Wisconsin Statutes. Also enclosed is a scale map of the real estate which is located in the Town of Maine*, Marathon County, Wisconsin. The petition contains the signatures of the sole owners of the property within the territory and the sole electors residing within the territory.

At this time I am also submitting to the Department of Administration a completed "Request for Annexation Review" form and check payable to the Department of Administration totaling \$2,350.00 for their review fee.

Sincerely, 

George Waldvogel, Sr.

Enclosures

Ms. Rayala, To you I enclose the original, signed petition for filing.

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PETITION FOR ANNEXATION

The undersigned, constituting 100 percent of the owners and electors of the following-described territory located in the Town of Maine*, Marathon County, Wisconsin, lying contiguous to the City of Wausau, petition the Honorable Mayor and Common Council of said city to annex the territory described below and shown upon the attached scale map, as permitted by Chapter 66 of the Wisconsin Statutes, to the City of Wausau, Marathon County, Wisconsin:

SEE ATTACHED MAP AND LEGAL DESCRIPTION

The current population of such territory is 2.

Dated this 1 day of ~~January~~, 2016.

Feb. 1-2016

George Waldvogel
George Waldvogel, Sr., Owner-Elector
3306 Merrill Avenue
Wausau WI 54401

Carla E. Waldvogel
Carla E. Waldvogel, Owner-Elector
3306 Merrill Avenue
Wausau WI 54401

Charles Waldvogel, Owner

William Waldvogel, Owner

James Waldvogel, Owner

Joseph M. Waldvogel
Joseph Waldvogel, Owner
2400 Overlook Drive
Wausau WI 54401

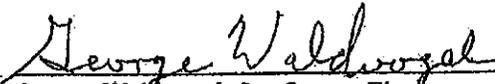
PETITION FOR ANNEXATION

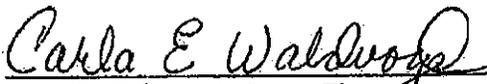
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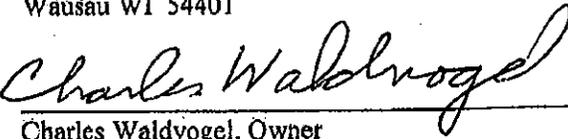
SEE ATTACHED MAP AND LEGAL DESCRIPTION

The current population of such territory is 2.

Dated this _____ day of January, 2016.

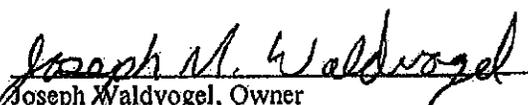

George Waldvogel, Sr., Owner-Elector
3306 Merrill Avenue
Wausau WI 54401


Carla E. Waldvogel, Owner-Elector
3306 Merrill Avenue
Wausau WI 54401


Charles Waldvogel, Owner

William Waldvogel, Owner

James Waldvogel, Owner


Joseph M. Waldvogel, Owner
2400 Overlook Drive
Wausau WI 54401

PETITION FOR ANNEXATION

The undersigned, constituting 100 percent of the owners and electors of the following-described territory located in the Town of Maine*, Marathon County, Wisconsin, lying contiguous to the City of Wausau, petition the Honorable Mayor and Common Council of said city to annex the territory described below and shown upon the attached scale map, as permitted by Chapter 66 of the Wisconsin Statutes, to the City of Wausau, Marathon County, Wisconsin:

SEE ATTACHED MAP AND LEGAL DESCRIPTION

The current population of such territory is 2.

Dated this _____ day of January, 2016.

George Waldvogel
George Waldvogel, Sr., Owner-Elector
3306 Merrill Avenue
Wausau WI 54401

Carla E. Waldvogel
Carla E. Waldvogel, Owner-Elector
3306 Merrill Avenue
Wausau WI 54401

Charles Waldvogel, Owner

William Waldvogel, Owner

James A. Waldvogel
James Waldvogel, Owner
2540 Arbor Court
Mendota Heights, MN.
55120

Joseph M. Waldvogel
Joseph Waldvogel, Owner
2400 Overlook Drive
Wausau WI 54401

Roger Marks

Roger Marks, Owner
4002 Stewart Avenue
Wausau WI 54401

Ronald Marks

Ronald Marks, Owner
5401 S. Mt. Pel
Wausau Wis 54401

Curtis M. Day

Curtis M. Day, Owner
3202 Decator Drive
Wausau WI 54401

Lisa Day

Lisa M. Day, Owner
3202 Decator Drive
Wausau WI 54401

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Legal Description for Proposed Annexation Waldvogel/Marks/Day

Part of the Southeast $\frac{1}{4}$, and part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 9, part of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$, Section 10, part of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$, Section 15, and part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 16, all in Township 29 North, Range 7 East, Town of Maine*, Marathon County, Wisconsin, described as follows:

Commencing at the Northeast corner of said Northwest $\frac{1}{4}$ of Section 15; thence South $48^{\circ} 13' 37''$ West, 1438.13 feet to the Northwest corner of Lot 2 of Certified Survey Map No. 12956 recorded in Office of Register of Deeds for Marathon County in Volume 56 of Certified Survey Maps on Page 83, said point lying on the existing boundary of the City of Wausau, the point of beginning;

Thence North $32^{\circ} 22' 45''$ West, along the Westerly line of Lot 2 of Certified Survey Map No. 7757 recorded in the Office of Register of Deeds for Marathon County in Volume 30 of Certified Survey Maps on Page 20, 469.21 feet; thence continuing along said Westerly line, North $01^{\circ} 11' 22''$ West, 205.83 feet to the Northwest corner of said Lot 2; thence Northeasterly, to the Southwest corner of Certified Survey Map No. 4546 recorded in the Office of Register of Deeds for Marathon County in Volume 17 of Certified Survey Maps on Page 14; thence North $01^{\circ} 11' 21''$ West, along the West line of said Certified Survey Map No. 4546, 280.38 feet to the South right-of-way of Decator Drive; thence West, along said South right-of-way and said South right-of-way extended Westerly, to the West right-of-way of Circle Drive; thence Northerly, along said West right-of-way, to the West line of the parcel described in Document No. 1525504 recorded in the Office of Register of Deeds for Marathon County; thence North, along said West line, 454.5 feet to the North line of the Southeast $\frac{1}{4}$ of said Southwest $\frac{1}{4}$ of Section 10; thence West, along said North line and along the North line of the Southwest $\frac{1}{4}$ of said Southwest $\frac{1}{4}$ of Section 10, and along the North line of the Southeast $\frac{1}{4}$ of said Southeast $\frac{1}{4}$ of Section 9, to the Westerly right-of-way of County Trunk Highway K; thence Northwesterly, along said Westerly right-of-way, to the North line of the Northeast $\frac{1}{4}$ of said Southeast $\frac{1}{4}$ of Section 9; thence West, along said North line, and along the North line of the Northwest $\frac{1}{4}$ of said Southeast $\frac{1}{4}$ of Section 9, to the West line of said Northwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$; thence South, along said West line, to the North line of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 9; thence West, along said North line, to the West line of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence South, along said West line, to a line 216 feet Northerly of parallel with the South line of said Southeast $\frac{1}{4}$ of Southwest $\frac{1}{4}$; thence East, along said parallel line, 620 feet to the West line of Lot 1 of Certified Survey Map No. 9073 recorded in the Office of Register of Deeds for Marathon County in Volume 36 of Certified Survey Maps on Page 76; thence North $0^{\circ} 38' 43''$ East, along said West line, 33 feet; thence continuing along the boundary of said Lot 1, South $89^{\circ} 35' 11''$ West, 167.00 feet; thence continuing along said West line, North $0^{\circ} 38' 43''$ East, 369.00 feet to the North line of said Lot 1; thence North $89^{\circ} 35' 11''$ East, along said North line, 200.00 feet to the East line of said Lot 1; thence South $0^{\circ} 38' 43''$ West, along said East line, 585.00 feet to the North right-of-way of Decator Drive; thence East, along said North right-of-way, to the West line of Lot 1 of Certified Survey Map No. 12003 recorded in the Office of the Register of Deeds for Marathon County in Volume 51 of Certified Survey Maps on Page 91; thence North, along said West line,

183 feet to the North line of said Lot 1, thence North 90° East, along said North line, 200 feet to the East line of said Lot 1; thence South, along said East line, 183 feet to said North right-of-way of Decatur Drive; thence East, along said North right-of-way, to the west line of said Southeast ¼ of Southeast ¼ of Section 9; thence South, along said West line, and along the west line of said Northeast ¼ of the Northeast ¼ of Section 16, to the South line of said Northeast ¼ of Northeast ¼; thence East, along said South line, to the West right-of-way of North 28th Avenue; thence North, along said West right-of-way, to the Westerly right-of-way of Merrill Avenue; thence Northwesterly, along said Westerly right-of-way, to the South right-of-way of Decatur Drive; thence West, along said South right-of-way, 207 feet; thence Northwesterly, to the intersection of the North right-of-way of Decatur Drive at a point 207 feet West of said Westerly right-of-way of Merrill Avenue, measured along said North right-of-way; thence continuing Northwesterly, parallel to said Westerly right-of-way of Merrill Avenue, 212 feet; thence East, parallel to said North right-of-way of Decatur Drive, 207 feet to said Westerly right-of-way of Merrill Avenue, said point lying 212 feet Northwesterly of said North right-of-way of Decatur Drive, measured along said Westerly right-of-way of Merrill Avenue; thence continuing Easterly, parallel with said North right-of-way of Decatur Drive, to the Easterly right-of-way of Merrill Avenue; thence Southeasterly, along said Easterly right-of-way, 212 feet to said North right-of-way of Decatur Drive; thence East, along said North right-of-way, to the East line of said Southeast ¼ of Southeast ¼ of Section 9; thence South, along said East line, and along the East line of said Northeast ¼ of Northeast ¼ of Section 16, to said South right-of-way of Decatur Drive; thence East, along said South right-of-way, 50 feet to the East line of the parcel described in Document No. 1557834 recorded in the Office of the Register of Deeds for Marathon County, being a line 50 feet easterly of and parallel with said East line of the Southeast ¼ of the Southeast ¼; thence South, along said East and parallel line, 257.25 feet to the South line of said parcel described in Document No. 1557834, being a line 282 feet Southerly of and parallel with the North line of said Northwest ¼ of Section 15; thence East, along said South and parallel line, to the Easterly right-of-way of Merrill Avenue; thence Southeasterly, along said Easterly right-of-way, to the Northerly line of the parcel described in Document No. 1277921 recorded in the Office of the Register of Deeds for Marathon County; thence North 63° 30' East, along said Northerly line, 201.4 feet to the Easterly line of said parcel described in said Document No. 1277921; thence South 25° East, along said Easterly line, 297 feet to the Southerly line of said parcel described in Document No. 1277921; thence South 63° West, along said Southerly line, 158.8 feet to said Easterly right-of-way of Merrill Avenue; thence Southerly, along said Easterly right-of-way, to the South line of the Northwest ¼ of said Northwest ¼ of Section 15; thence East, along said South line, to the East line of said Northwest ¼ of Northwest ¼; thence North, along said East line, to the Westerly right-of-way of County Trunk Highway K; thence South 89° 56' 55" East, parallel to the North line of said Lot 2 of Certified Survey Map No. 12956, to the Easterly right-of-way of County Trunk Highway K and said existing boundary of the City of Wausau; thence Northerly, along said easterly right-of-way and along said existing boundary, to said Northwest corner of Lot 2 of Certified Survey Map No. 12956, the point of beginning.

*We are advised by the Department of Administration that the incorporation of the Town occurred on December 11, 2015. The validity of that incorporation remains subject to challenge. For purposes of this document, reference to the Town of Maine is used.

O:\Engineering\Documents\Waldvogel-Annexation-Rev.docx
February 1, 2016

Agenda Item No.

4

STAFF REPORT TO CISM COMMITTEE - February 11, 2016

AGENDA ITEM

Discussion and possible action regarding a Warranty Deed from 720 Grant Street for street purposes

BACKGROUND

The City was recently asked to determine if what appeared to be St. Paul Street, lying between Grant Street and McClellan Street, was a public right-of-way. It was determined that it was not. After this research was completed, the City Attorney's Office, along with the owners of 720 Grant Street, have requested that the area on the attached map be dedicated for public right-of-way. This would serve to dedicate the northeast quadrant of the intersection of McClellan Street and N. St. Paul Street as public right-of-way. A roadway currently being used by the public lies within this quadrant.

FISCAL IMPACT

None

STAFF RECOMMENDATION

Staff recommends approval contingent upon legal review.

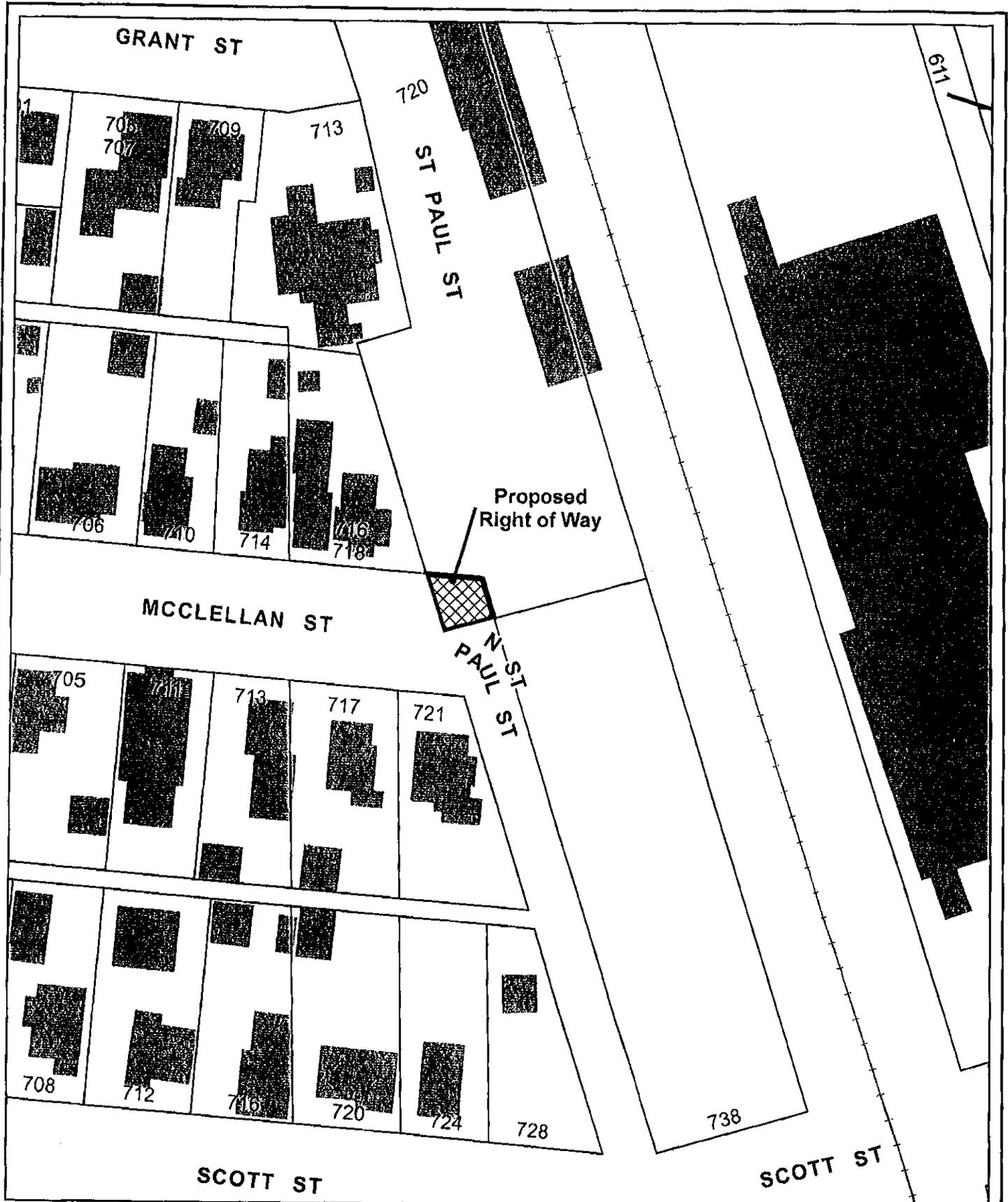
Staff contact: Eric Lindman 715-261-6745

St. Paul Street
Right-of-way Deed
Shibilski
720 Grant Street
291-2907-254-0950

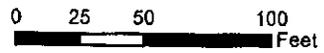
Part of the parcel described in Document No. 1489964 recorded in the Office of Register of Deeds for Marathon County, being part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 25, Township 29 North, Range 7 East, City of Wausau, Marathon County, Wisconsin, described as follows:

Commencing at the Southwest corner of said parcel described in Document No. 1489964, said corner being the intersection of the centerline of Mc Clellan Street and the Westerly right-of-way of St. Paul Street extended Northerly, the point of beginning;

Thence North $73^{\circ}56'02''$ East, along the southerly line of said parcel described in Document No. 1489964, 29 feet to the Easterly right-of-way of said St. Paul Street; thence Northerly, along said Easterly right-of-way extended Northerly, approximately 25 feet to the Northerly right-of-way of said Mc Clellan Street extended easterly; thence Westerly, along said Northerly right-of-way extended Easterly, approximately 30.8 feet to the Westerly line of said parcel described in Document No. 1489964; thence Southerly, along said Westerly line, 35.56 feet to said Southerly line of the parcel described in Document No. 1489964, the point of beginning.



N



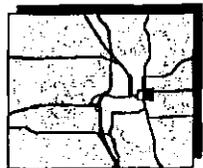
Map Date: December 17, 2015

CITY OF WAUSAU

Marathon County, Wisconsin

Legend

-  Proposed Right-of-Way
-  Existing Right of Way
-  Railroad
-  Existing Building



Chapter 2

Natural Resources

Sustainable land use patterns and the protection of natural resources are necessary to balance for the environmental health of the City. The conservation and wise use of natural resources are fundamental to maintaining the quality of the environment, achieving strong and stable physical and economic development, promoting health of residents, and preserving community identity. Implementation of this chapter will maintain the quality of the environment and preserve the City's natural beauty.

This chapter presents basic inventory information regarding existing natural resources, grouped by land, water, and biological, current issues, and numerous policies.

Previous Plans

It is important to understand that natural resource features do not follow community boundaries; therefore it is important to consider their patterns and inter-relationships on a broader scale. Further, many of the programs for protecting or mitigating impacts to natural resources are administered at the County, State or Federal level.

These plans were prepared specifically to address the protection and management of natural resources

Marathon County Land and Water Resource Management Plan - 2010

The Marathon County Land and Water Resource Management Plan outlines a comprehensive strategy for the implementation of soil and water conservation in Marathon County from 2010 to 2020. The Land Conservation and Zoning Committee identified the following long-term program outcomes for the natural resource protection efforts in Marathon County:

- Land Use activities are well planned to enhance community development, minimize conflicts, maximize infrastructure investments, and protect rural character.
- Maintain the soil and water resources as productive assets through topsoil and organic matter conservation.
- Marathon County agriculture and woodlot producers are economically strong.

The plan was developed with the assistance of partner agencies, including the Wisconsin Department of Agriculture, Trade and Consumer Protection; Wisconsin Department of Natural Resources; Farm Services Agency; Natural Resources Conservation Service; and the Wisconsin Cooperative Extension.

Marathon County Farmland Preservation Plan - 2013

The purpose of this plan is to guide and manage growth and development in a manner that will preserve the rural character; protect the agricultural base and natural resources; and contribute to the County's goal of promoting public safety, health and prosperity within the County. This plan is the primary policy document promoting preservation of agricultural production capacity, farmland preservation, soil and water protection, and future land development, while respecting private property rights and individual units of government. Many of the towns surrounding the City have identified preservation areas, which limit development.

Marathon County Groundwater Protection Guide - 2001

This guide is an extension of the efforts established with adoption of the Marathon County Groundwater Plan in 1988. It is intended to guide local and County officials in setting policy. It also serves as a resource of information about groundwater and other natural resources and recommends strategies to address issues related to groundwater protection.

Marathon County Forest Comprehensive Land Use Plan - 2006

The Marathon County Forest Comprehensive Land Use Plan is a management guide for the Marathon County Forests and is updated every fifteen years. The mission of the plan is to manage and protect natural resources on a sustainable basis for the ecological, economic, educational, recreational, and research needs of present and future generations. The report includes a number of recommendations for: Multi-Use Trail Management, Wildlife Habitat and Game Management, Public Information and Education, Land Acquisition and Forest Boundary Management, Biodiversity Management, Watershed Management, and Tourism.

City of Wausau Wellhead Protection Plan - 1997

The wellhead protection plan encourages environmentally safe land uses near well recharge areas. Currently, there are 4 wells located on the north side of the city west of the Wisconsin River and a fifth well is located on the east side of the river. The well head protection area is divided into a Zone A nearest the well and a Zone B where contamination would take more than 5 years to reach the wells. The Wausau City Wellhead Protection Ordinance provides restrictions for commercial development in the wellhead protection area to discourage businesses that are likely to cause groundwater contamination from locating there.

City of Wausau Sewer Service Area Plan- 1992

The purpose of the SSA plan was to establish a sewer service boundary for the Wausau Urban Area. This boundary sets the 20-year maximum limit for the extension of sanitary sewer services in a cost effective, environmentally sound manner. Property located within the sewer service boundary line is eligible to receive sanitary sewer service during the 20-year planning period; any property lying outside this sewer service area boundary would not be eligible to receive this utility service unless the boundary were amended. Thus, the sewer service boundary also functions as a community growth boundary for Wausau since all development in the City must

have sanitary sewer service. Several other communities were included in this planning process. There are current discussions to update this plan.

Land Resources

The City land area is about 00 acres. Much of that is devoted to uses, such as residential, roadways, water, commercial and industrial areas. However, there are substantial areas that are open or wooded within the City. See Natural Resources Map.

The topography in the City of Wausau varies from nearly level to quite steep. Much of the area immediately adjacent to the Wisconsin River is extremely flat. This flat topography has helped support high-density residential and commercial development on relatively small parcels of land. On the east side of the river, a hill and valley topography becomes evident several thousand feet east of the river. The valleys tend to be oriented in an east-west direction and are defined by small streams that originate only a few miles east of the City limits in the Town of Wausau. On either side of these intermittent streams are relatively steep-sloped hills that terminate in fairly flat, high plateau areas. Several of the arterial streets that carry traffic east of the City, including Town Line Road, McIntosh Street, Franklin Street and Wausau Avenue, are constructed on top of these plateau areas.

On the west side of the Wisconsin River, the general topographic conditions are quite different than on the east side. While the area adjacent to the Wisconsin River is quite flat for a considerable distance west of the river, the streams and steep hill and valley topography are not nearly as pronounced. The principal topographic feature on the west side of Wausau is a large, steep hill located between Bridge Street and Stewart Avenue that rises in elevation west of Fourth Avenue. Much of the topography near the Big Rib and Little Rib Rivers is also relatively flat. Farther from these rivers, hilly topography is encountered and the prospect of finding bedrock near the surface increases.

Steep Slopes

As shown on Map X there are several steep, hilly areas within and adjacent to the City that are likely to remain undeveloped for a considerable period of time due to the high costs of constructing public and private improvements in these areas. Elevations range from 1,160 feet above sea level on the shores of Lake Wausau to approximately 1,500 feet above sea level near the intersection of West Wausau Avenue and 28th Avenue. High construction costs can be encountered when developing in these steep slope areas. Development in such areas may also pose some environmental concerns.

Building Constraints

Buildings constructed on steep slopes must be designed to conform to the terrain. Constructing a basement in rock or leveling a site for a large building can dramatically increase construction costs. In addition, the density of development must often be lower in steep areas because of the cost of making large areas level enough to support parking facilities and building sites. Retaining walls, which are also costly to build and maintain, are often needed to support high-density building development. Often, retaining walls are needed to prevent one parcel of land from

falling onto the adjacent parcel. Development limitations resulting from steep slopes are particularly apparent on the east side of Wausau due to the physical constraints in this area, however, several large tracts of land have been annexed to the City and subdivided in this area.

Stormwater Management

Topography also influences the rate of stormwater runoff. Care must be taken to ensure that development in steep areas does not result in downstream flooding. This is especially true on the east side of Wausau where most of the downstream property close to the Wisconsin River has been completely developed. As construction activities have proceeded upstream and onto the adjacent hillsides, existing storm sewers in some portions of the City have reached their capacity and are no longer capable of accommodating additional runoff. Thus, the frequency of flooding in certain drainage basins has increased dramatically.

Where down slope storm water drainage is a concern, keeping development relatively low density and/or maintaining a natural conservancy area will maximize runoff infiltration and help protect other property in the watershed from flooding. The utilization of green infrastructure could also alleviate these concerns. Regardless of the existing conditions in the watershed, stormwater management practices need to be incorporated into all development in order to reduce runoff and help improve water quality. Stormwater management is further discussed in the Utilities Chapter.

Road Construction Constraints

Special consideration must be given to the design of streets so that the grade follows the contours as closely as possible. Where the grade does not follow contours, streets must be shaped by cutting and filling, a costly construction method. Snow removal and salting must also be given a higher priority on roads with steeper grades, especially those with a north-facing exposure.

The relatively steep hill-and-valley topography in the Wausau area has limited the development of a north-south arterial street that would extend from Town Line Road (CTH N) north to Evergreen Road. A planning and engineering study completed for a Grand Avenue alternative route concluded that, due the topographic conditions, the 41st Street/Camp Phillips Road (CTH X) corridor is the nearest opportunity for an arterial street in this area which would connect Town Line Road to Evergreen Road.

Utility Constraints

Installation of public services in areas of steep slopes is usually more costly than in flatter terrain. Depending upon the direction of slope and the elevation, sanitary sewer lift stations and water reservoirs or booster stations may be required. In addition, more manholes in the sanitary sewer system are generally required on steep slopes.

Soil Types

As shown on Map X, there are generally two types of soils in the Wausau area that were formed as a result of the last glacial period. These include upland soils that are dominantly stratified drift (Mahtomedi-Fordum-Sturgeon soil association) and upland soils over bedrock (Fenwood-Rietbrock-Rozellville soil association). The stratified drift is a result of layering of water-carried glacial materials in outwash plains as the glacier melted. These outwash plains are the nearly level to level areas where the soils range from moderately coarse, medium, and fine sandy loam to silt loam over sand and gravel. The upland soils over the bedrock are a result of glaciation before the Wisconsin glacier and erosion of igneous and metamorphic rocks. These soils are found in upland areas and range from medium and moderately fine subsurface loamy soils with loam to silty clay loam subsoil over granitic and gneissic bedrock.

Within these two general soil associations are several types of soils with differing physical characteristics in regards to depth to groundwater, flooding, depth to bedrock, slope and stoniness. These physical characteristics affect the suitability of the soil for certain types of urban development.

Several soils in the Wausau area are characterized by large stones and rock outcrops, which can present problems when developing the land. Large stones can be removed by bulldozing, but rock outcrops must be either designed around or removed by blasting which will increase development costs significantly.

Prime Farm Soils

Areas of prime farm soils extend into the City on the east and northwest. There are also some prime farm soils along the Wisconsin River. These class designations refer to the quality of soils for growing crops and are based on United States Department of Agriculture (USDA) classifications. These soils have been identified as prime farm soils according to the Marathon County Cropland Evaluation System (CES). This system establishes a basis from which one parcel of land can be compared to another. It rates soils on their ability to produce food, feed, forage, and fiber crops. It is based upon the knowledge that soil properties affect yields.

Both Class 1 and Class 2 soils are found in the area. Class 1 soils are the best soils in Marathon County for growing all crops. Class 2 soils are also very good agricultural soils; however, they may be prone to wetness and are therefore less desirable than Class 1 soils. It should be noted that not all prime farm soils are used for farming; some have been developed with residential or other uses. The "prime farm soils" designation simply indicates that these soils are good productive farmland.

Soils with Shallow Depth to Groundwater

Soils with a shallow depth to groundwater create several problems if they are developed. Oftentimes, depth to groundwater is directly related to landscape position, with low-lying areas having a shallow depth to groundwater. Generally, soils with a depth to water table of zero to one foot are found adjacent to rivers and streams and are in the floodplain. These areas are

poorly suited to any type of urban development because of a seasonally high water table and the possibility of flooding.

Those soils with a depth to groundwater of one to three feet and three to six feet may also have problems with wetness and flooding if they are developed. The problems may be overcome by filling the area or draining the soil by utilizing some type of subsurface drainage system. Oftentimes, installation of these systems is cost prohibitive and problems may still occur in the future with settling and cracking of foundations and seasonal flooding of basements.

Soils with a shallow depth to groundwater are also poorly suited for roads because of wetness and frost-heave action. Frost heave tends to break up the pavement and increase maintenance costs. Filling the road bed or constructing a subsurface drainage system may mitigate the frost heave problem. Both measures can increase the cost of roadway construction. Shallow depths to groundwater can also increase the cost of installing sewer and water and can lead to the infiltration of water into the sewer system.

Perched water tables can be found in some of the soils in the Wausau area. A perched water table occurs where a layer of clay or other tight material restricts the downward movement of water and creates a saturated area above the normal water table. Seasonally, this may create wetness problems if that particular soil is developed. In addition, in areas of steep slopes, a perched water table can be exposed to create a seepage (an area where water continually flows from the surface, similar to a spring).

Soils with Shallow Depths to Bedrock

Soils will also vary according to depth to bedrock. A depth to bedrock of 60 inches or more has only slight limitations to urban development. Soils with a depth to bedrock of less than 60 inches do pose problems in terms of development, especially in areas of steep slopes. Shallow depths to bedrock are common in the upland soils in Wausau, particularly along the eastern City limits and north of the Wausau Insurance complex. Generally, the majority of these soils average a depth to bedrock between 42 and 48 inches. The bedrock is typically fractured igneous and metamorphic rock. Map X illustrates depth to bedrock.

Soils that are shallow to bedrock are unsuitable for septic systems because the soil depth is inadequate for absorption fields. Although Wausau is served by public sewer and water, there may be older residences built over shallow bedrock with failing septic systems in areas contiguous to the City. Failing septic systems pose both a water quality and health hazard. It is important to identify such areas because they may require sewer extensions in the future. Roads constructed on soils that are shallow to bedrock are susceptible to frost heave during spring thaw. Frost heave increases maintenance costs and will decrease the life of the roadway.

Cost is a major consideration when developing on soils with shallow depths to bedrock. Constructing dwellings with basements and installation of public services such as sewer and water usually require removal of the rock, which can increase development costs significantly. Some building sites may also require filling or constructing dwellings with partially exposed basements in areas with high bedrock.

Soils shallow to bedrock are commonly found on steep slopes in the Wausau area. Development on steep slopes poses many challenges and usually requires more extensive earth moving than in level areas. Removal of vegetation on steep slopes increases stormwater runoff and creates erosion problems. The soil removed by erosion can cause property damage down slope, clog and overburden storm sewers, and adversely affect surface water quality. Dwellings constructed on steep slopes that are shallow to bedrock are subject to slippage. Utilizing a retaining wall may mitigate the slippage problem.

Water Resources

The City of Wausau and Marathon County contain abundant water resources. Many have remained in a fairly pristine state and others are in need of focused efforts to improve water quality. Outstanding Resource Waters (ORW) and Exceptional Resource Waters (ERW) designations are derived from an amendment to the U.S. Clean Water Act, which directed states to identify waters that were largely unaffected by pollution and should remain that way. States were required to develop “anti-degradation” policies to protect these waters from pollution. As a result, wastewater entering an ORW must be as clean as the water in the “outstanding” water body. The anti-degradation policies only apply to point sources of pollution, such as an industrial discharge pipe. However, Wisconsin has other programs in place to control non-point source pollution, such as animal waste and pesticides in farm runoff, urban runoff, and failing septic systems.

The Wisconsin Natural Resources Board also wanted to extend higher levels of protection to top trout waters. As such, the WDNR established a second category of waterways to be protected under the anti-degradation policy; these are the ERW. Wastewater entering ERW must meet minimum clean water standards, although higher standards are encouraged where feasible. There are no designated ORW or ERW in the City of Wausau.

Streams/Rivers – The Wisconsin River is the most significant natural resource in the City of Wausau. It bisects the City, resulting in a large amount of riverfront property in both public and private ownership. Between the confluence of the Wisconsin and Big Rib Rivers and the dam in Rothschild, the river widens to form Lake Wausau. The Big Rib River flows along the southern edge of the City’s western “panhandle” and enters the Wisconsin River at the north end of Lake Wausau, which forms the southern boundary of the City. The Little Rib River flows through the “panhandle” area before entering the Big Rib River. On the north end of the City, Moore Creek flows through the American Legion Golf Course before entering the Wisconsin River. Streams and rivers in the City are shown on Map X.

Floodplain – Floodplains consist of land likely to be covered by floodwater during the regional (100-year) flood. Floodplain areas are based on information compiled by the Federal Emergency Management Agency (FEMA) on Flood Insurance Rate Maps (FIRM). The floodplain includes the floodway and the flood fringe.

Areas within the 100-year floodplain are located immediately adjacent to the rivers and streams flowing through the City. In the last ten to fifteen years, there have been mounting concerns by

City officials over the effects of changing land use patterns on flood flows and flood hazards in the City. Managing the water that runs off during a rainstorm or when the snow melts is becoming a more difficult issue for the City, especially as growth extends farther upstream into relatively undeveloped areas. The Wisconsin River, Big Rib River, Little Rib River, Eau Claire River, and the tributaries that drain into these rivers are all impacted by urban development. It is important to note that a number of the smaller tributaries “disappear” as they enter the City limits. These streams actually enter the City’s storm sewer system and are conveyed to the receiving water in large storm sewer pipes.

General flooding has been a particular problem where many of the smaller tributary streams are enclosed in storm sewers yet development continues in the adjacent, natural areas. Development increases the amount of impervious surface, which then increases the probability of flooding downstream.

The City of Wausau initiated a stormwater management program to provide some assurance that additional development does not overload the existing storm sewer system and cause downstream flooding. The City’s stormwater management program includes a review of impacts of new development projects and requirements for the construction of retention basins and other infrastructure necessary to manage stormwater runoff. However, these stormwater management regulations only apply within the City and not the adjacent communities where runoff from development can flow into the City’s storm sewer system or the natural streams entering the City, thus increasing the overall amount of runoff.

Wetlands – Wetlands in Wisconsin were defined by the State Legislature in 1978 as: “*an area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic (water-loving) vegetation and which has soils indicative of wet conditions.*”

Programs at three levels of government - local, State and Federal - regulate activities in wetlands. There are dozens of wetland types in Wisconsin, characterized by vegetation, soil type, and degree of saturation or water cover. Some of the more prominent wetland types are:

- ***Aquatic Bed*** wetlands contain plants growing entirely on or in a water body no deeper than 6 feet. Plants may include pond-weed, duckweed, lotus and water-lilies.
- ***Marshes*** are characterized by standing water and dominated by cattails, bulrushes, pickerel-weed, lake sedges and/or giant bur-reed
- ***Sedge or "Wet" Meadows*** wetlands may have saturated soils, more often than standing water. Sedges, grasses and reeds are dominant, but look also for blue flag iris, marsh milkweed, sneeze-weed, mint and several species of goldenrod and aster.
- ***Scrub/Shrub*** wetlands include bogs and alder thickets and are characterized by woody shrubs and small trees such as tag alder, bog birch, willow and dogwood.
- ***Forested*** wetlands include bogs and forested floodplain complexes. They are characterized by trees 20 feet or more in height such as tamarack, white cedar, black spruce, elm, black ash, green ash and silver maple.

Many wetland areas in Wausau, especially along the Wisconsin River, were drained and filled as the City developed. Most existing wetlands in the Wausau area are located near surface water drainage ways such as the Big Rib River or Little Rib River. Due to springs, seeps and unusual soil conditions, however, some wetlands are located on relatively steep slopes and even in depressions on hilltops.

Most known and suspected wetlands in the City have been mapped, but a site specific study is often necessary to determine with a higher degree of certainty whether a “green field” development project will have a negative impact on wetlands. There is also strong public interest in preserving wetlands since these areas have important natural functions, such as stormwater management and wildlife habitat, which make them particularly valuable natural resources.

Groundwater

Depth to groundwater varies throughout the City. Sand and gravel aquifers adjacent to the Wisconsin River provide an abundant and easily accessible drinking water supply. The shallow depth to water and permeable soils also make the water supply susceptible to contamination and necessitate the responsible use of potential contaminants. The City adopted a Wellhead Protection Ordinance in 1997 to protect its groundwater resources. The wellhead protection area is generally located between USH 51 and the Wisconsin River, north of Randolph Street.

Biological Resources

Vegetation – Wausau is mostly developed, so the predominant vegetation consists of urban landscaping such as trees, shrubs and private gardens. More natural wooded areas and wetlands occur in parks, along the rivers, or in undeveloped areas. The City’s extensive tree planting program, in parks and along streets, has been nationally recognized. For many years, Wausau has been identified as a “Tree City USA”. Trees located in urban areas are essential. They clean the air, provide natural flood defenses, mask noise, calm traffic and promote a general sense of wellbeing. This makes trees an important part of the City.

Wildlife Resources and Habitat – Wildlife resources include a variety of game and non-game species of birds, mammals, fish, reptiles and amphibians that live in Marathon County. Common types of wildlife include deer, bear, coyotes, wild turkeys, raccoons, squirrels, songbirds, waterfowl and raptors. Wildlife resources are abundant in the many undisturbed sanctuaries, refuges, reserves, and scattered habitats located throughout the County. Numerous other species of migrating birds use habitat in Marathon County for food, shelter, and resting stops during seasonal migration.

There is a significant amount of wildlife habitat in Marathon County. Natural areas within the City serve as wildlife corridors connecting larger habitats, and also add value as recreational areas. Habitats along the Wisconsin River are a good example of a corridor. In addition to area parks and other natural areas, major wildlife habitat areas include Rib Mountain State Park.

Threatened and Endangered Species - Both aquatic and terrestrial endangered, threatened, or special concern species are present within the City. These include:

Flora:

- Snowy Champion (*Silene nivea*)
- Vasey's Pondweed (*Potamogeton vaseyi*)

Fauna:

- Black Redhorse (*Moxostoma duquesnei*)
- Cyrano Darner (*Nasiaeschna pentacantha*)
- Elktoe (*Alasmidonta marginata*)
- Osprey (*Pandion haliaetus*)
- Pygmy Snaketail (*Ophiogomphus howei*)
- Skillet Clubtail (*Gomphurus ventricosus*)
- Stygian Shadowfly (*Neurocordulia yamaskanensis*)

Natural Resource Issues

- **Development Constraints** – In some parts of the City, natural features such as shallow bedrock, steep slopes, and wetlands pose constraints that limit urban-type development. The higher cost of construction on steep slopes or in areas with high bedrock often reduces the development feasibility of these areas. As a result, these areas are often left undisturbed while land with fewer constraints around it is developed, which can result in inefficient land use patterns. As land prices increase, developers become more willing to take on the added expense of developing these more challenging sites.
- **Wetlands** – Some relatively small, poor quality wetland areas in the City have limited or significantly delayed the type and scope of several proposed developments. The delays have been costly to both the developer and the City as significant time and other resources devoted to wetland issues have, nonetheless, resulted in the elimination of the wetland area.
- **Conservancy Areas** – There are three large, very significant environmentally sensitive areas in Wausau that have not received the type of public protection from development that may be warranted. The wetland/floodplain complex of the Big Rib River, Little Rib River, and the Eau Claire River provides relatively undisturbed habitat for many species of wildlife in a near-urban environment. However, there are not any local programs established to protect these environmental corridors, and high density, urban-type development is continuing to encroach into these areas.
- **Brownfields** – Cleaning up soil and groundwater contamination and other types of environmental hazards in the City of Wausau will foster redevelopment of certain properties and expand the City's tax base as well as increase the utilization of otherwise underdeveloped properties. Reuse of the former industrial lands in the downtown along the river is a priority. Development in these areas also maximizes use of existing infrastructure and services, and reduces new development in natural areas.
- **Wisconsin River** – The Wisconsin River is a major asset to Wausau. Continuing to improve the natural resources qualities of the Wisconsin River and the public's access to this water way is a major community issue. Through the planning and implementation activities of the Wausau River Edge Commission, much has been accomplished but there is still work to be done.
- **Phosphorous Loading** - Currently there are new EPA rules being developed related to total maximum daily loads or TMDLs. These rules are intended to reduce pollutants in all navigable waterways; however some restrictions may be placed on those that discharge into the Wisconsin River.

Goal, Objectives & Action Steps

In Wausau, high density urban development can be compatible with the protection of the natural environment. While it is recognized that land development activities will consume and possibly alter certain natural areas, this will be balanced by the preservation of certain high quality open spaces, through conservation and rehabilitation efforts and the use of best management practices to minimize development impacts on our natural resources.

NR Goal:

To protect and enhance the quality of significant natural resources.

NR Objectives:

1. Protect the quality of groundwater from all sources of pollution.
2. Improve the quality of water in streams and in the storm sewer system that flows through Wausau and into the Wisconsin River.
3. Continue efforts to reduce soil erosion.
4. Develop and implement programs that will preserve and protect the wetland and floodplain complexes of the Big Rib River, Little Rib River, and Eau Claire River near their confluence with the Wisconsin River.
5. Update the *River Edge Master Plan*, which contains many recommendations for improving the City's most important natural resource - the Wisconsin River.

NR Action Steps:

1. Work with Marathon County, adjacent communities, local conservation groups and the Wisconsin Department of Natural Resources to identify opportunities to acquire land or easements for park and public open space purposes in environmentally sensitive areas.
2. Establish buffer areas between urban development and environmentally sensitive lands.
3. Continue to require the use of sediment and erosion control best management practices for all new development and redevelopment projects.
4. Develop and encourage the use of flexible or conservation design techniques as an option to standard development requirements. These might include:
 - (a) Reduction in the required parking to minimize impervious surface area.
 - (b) Use of vegetated swales rather than curb, gutter, and detention ponds.
 - (c) Use of porous pavements.
 - (d) Use of native plant species for site landscaping.

4. Consider adopting a tree preservation ordinance to restrict removal of mature trees and woodlands in the City.
5. Continue to implement elements of the City's Wellhead Protection Plan including the Wellhead Protection Overlay zoning ordinance (Section 24.54 of the *Wausau Municipal Code*).
6. Monitor wetlands on City-owned property for the presence of invasive plant species and develop a plan to control and/or eliminate them.
7. Continue to fund and implement recommendations in the *River Edge Master Plan*.
8. Engage in public education campaigns that will increase awareness of environmental issues and good stewardship practices .
9. Continue to promote and participate in annual spring roadside litter clean-up efforts.
10. Update, as necessary, and continue to enforce the shore land and floodplain zoning ordinances.
11. Consider enacting ordinances to eliminate the crushed granite and gravel parking lots and material storage areas that contribute to windblown dust and waterborne silt.
12. Monitor, update and revise the construction site and erosion control ordinance to ensure that the latest best management practices have been included in the protection requirements.
13. Continue the street tree and park tree planting programs that have earned the City numerous "Tree City" awards.
14. Consider developing a program for restoring damaged or filled wetlands.
15. Provide a household hazardous waste disposal program for City residents that are cost effective in keeping these materials out of the sanitary sewer system, the storm water system and from being land spread.
16. Continue to provide recyclable solid waste collection service for City residents.
17. Investigate the establishment of a wetland mitigation bank as a means of replacing wetlands that are impacted by public works, industrial development, or redevelopment projects.
18. Work with the U.S. Army Corps of Engineers and the Wisconsin Department of Natural Resources to identify all navigable waters within the Long-Term (2050) City Growth Planning Boundary.
19. Consider updating stormwater management requirements with current Best Management Practices (BMP).

Chapter 3

Housing

Our homes are one of the most important elements in our day-to-day lives. They provide shelter as a basic need, socially link us to neighborhoods, are a significant asset in our local economy and, for the most part, are the single largest investment any of us will make. For many of us, our homes are also a source of comfort, satisfaction, and pride which, together with the neighborhoods in which we live, we will rigorously defend against what we believe to be adverse developments. For these reasons, housing conditions, residential development, and neighborhoods are important considerations for local governments.

The overwhelming majority of homes in Wausau are provided by the private sector and involve the construction, financing, and real estate industries. Government functions only in a supporting role — namely planning, zoning administration, building code enforcement, and the provision of public infrastructure and essential services. Both the city and private sector are taking steps to solve current housing issues. It is anticipated that continued changes in the family structure, an increase in aging households, fluctuations in household incomes, a changing pattern of owners and renters, and increases in housing construction costs will continue as challenges. As new trends take shape, demand will shift and the City and Community Development Authority will continue to direct available resources to the areas of greatest need.

Preparing to meet long-range housing issues is a necessity. Changes, including new forms of housing, will be driven by the private sector. Different styles of congregate living, new housing services, and private management of public housing developments are expected. New building materials, improved construction methods, and new financing structures are likely in the future. The City of Wausau will continue its focus on maintaining the overall good quality, condition, and desirability of our homes with the goal of being able to offer every family equal access to quality affordable housing.

Previous Studies

A variety of plans are reviewed as they relate to housing.

City of Wausau Comprehensive Plan - 2006

The 2006 Comprehensive Plan for the City of Wausau does have an housing element. The housing element reviews several key housing variables and identifies specific housing issues. Housing issues include: a Lack of Available Land, Concentration of Low and Middle Income (LMI) Families/ Individuals, Neighborhood Deterioration, Deteriorating Rental Housing Stock, Downtown Housing, Public Infrastructure, Home Improvement Disincentives, Building Reuse, and Homeless Accommodations. One goal, nine objectives, two policies, and 10 action items/strategies are introduced to address the key issues. The plan also includes a Future Land Use Map identifying future residential growth opportunities.

North Downtown Area Master Plan - 2005

The 2005 North Downtown Area Master Plan includes housing in the overall assessment of the downtown area. Some of the recommendations of the plan are to encourage multiple housing

options in the downtown area, to support financing alternatives to property owners for revitalization, and to transition riverfront industrial into alternative commercial and/or residential.

Community Development Block Grant Workplan – 2015

[insert information about this plan here]

Marathon County Comprehensive Plan - 2016

Marathon County's Comprehensive Plan was enacted in 2016, and contains a Housing section in the Community Character chapter. Several of the issues identified around housing in the County are also relevant to housing in Wausau. An aging population will lead to a greater need for senior and supportive housing; housing costs are rising, increasing the need for more affordable housing options for the population; a growing number of families are homeless or are facing the threat of being homeless; and the large percentage of older housing stock may need to be rehabilitated to remain viable. The primary housing related objective in the plan is to "promote a variety of safe and affordable housing options that meet the needs of all community members." Eight action steps are proposed in the plan to achieve this objective.

Regional Livability Plan (RLP) and Housing Assessment - 2015

The Regional Livability plan was adopted by the North Central Wisconsin Regional Planning Commission in April of 2015. The RLP looks at housing in all ten counties, including Marathon. The livability plan focuses on housing affordability, housing stock, and introduces housing goals, objectives, and strategies addressing housing and its impact on livability. The housing goal for the Regional Livability Plan is: Promote a variety of safe and affordable housing options that meet the needs of all community members. The housing goal includes 3 objectives and 20 recommendations.

As a part of the RLP, a housing assessment was also created focusing on specific housing indicators identifying the trends and issues discussed in the RLP. The Housing Assessment of the Regional Livability Plan was one of the four key assessments identifying issues and opportunities for livability in North Central Wisconsin. Housing is a crucial component of livability. The type of housing and the costs of various housing options were researched and analyzed. The assessment studied the availability and affordability of housing and introduced the impact higher density housing developments can have on traffic levels. Housing options in close proximity to employment opportunities has a significant impact on the workforce's ability to get to and from work efficiently and effectively. Proximity also expands the workforce shed allowing more citizens access to more employment opportunities.

Understanding the type of housing units, their age and value, and the tenure of the housing stock can provide valuable insight into a community and the demands that will face the community in the future. The assessment introduces the need to build smaller housing units to attract a younger demographic to the region while accommodating an aging populations need and desire for small housing units with less maintenance such as; condos, townhomes, and units incorporating universal design standards. Connecting people's homes to their places of work, schools, and shopping opportunities is a primary function of a transportation system. This report looks at the existing housing stock, factors that affect current residents and trends that are likely to determine the future of housing in the Region.

Overall, 12 indicators were introduced ranging from total housing units to persons per household to percentage of owners/ renters paying greater than 30 percent of their income on housing. This data was compiled and used to create the main section of the livability report and the goals, objectives, and policies of the Regional Livability Plan.

Inventory and Trends

Housing Inventory

In 2013, the City of Wausau contained a total of 18,249 housing units, compared to 15,318 in 1990. The City added 2,931 units between 1990 and 2013, an increase of about 19 percent. During that same time period, the Wausau Region increased the number of units by 10,075, an increase of 33.2 percent, and the County increased the number of housing units by 14,135 units, an increase of 32.3 percent. The higher percent increase in housing units in the Wausau Region and County indicates that a majority of growth is taking place outside of the City. Of the 14,135 units added in Marathon County between 1990 and 2013, 11,204 of the units were built outside of the City of Wausau, 7,144 of which were built in the Wausau Region.

-Insert Table 1 Total Housing Units-

Only 12.8 percent of the 18,249 units in the City of Wausau were built after 2000. A majority of the housing stock within the City was built prior to 1960, roughly 53.3 percent of all housing units. The highest percentage of homes, 26.7 percent, was built before 1940.

In comparison, housing in Marathon County has been built more evenly over the decades. Roughly 17 percent of housing units were built after 2000. Only 18.7 percent of the housing stock was built before 1940 and only 34.9 percent of the housing stock in the County was built prior to 1960. An older housing stock, with a low percentage of homes built after 2000, will make it difficult for the City of Wausau to retain empty nesters and attract young professionals. Nation trends show that young professional and empty nesters are more interested in “move-in ready” housing units that require minimal maintenance and few repairs.

-Insert Table 2 Year Structure Built-

Houses come in a variety of different types and sizes. One way to distinguish the different types of houses is to consider the number of units in the housing structure. A stand-alone, single family house is called 1-unit detached. A structure with 2 units is likely to be a duplex, which is one structure with two separate housing units. A structure with 20 apartments in it would fall into the 10 or more units category. One-unit detached structures are the most common type of housing unit in Wausau, making up 62% of all housing units in 2013. Structures with 2 to 4 units and with 10 or more units make up the second and third largest groups with 15.4% and 13.4% of total units, respectively. Since 2000, Wausau has seen a decreasing percentage of the number of structures with 2 to 4 units and an increase in structures with 10 or more units.

-Insert Table 3 Type of Structure-

Seasonal housing is a special piece of the housing puzzle. Seasonal housing units are those intended for occupancy only during certain season of the year and are found primarily in resort areas. Northern Wisconsin, due to the natural resources and recreation amenities, has many seasonal houses. As an urban area, Wausau has only a small percentage of the total seasonal units in Marathon County, approximately 10%. In 2010, Wausau had 87 seasonal units, which is an increase of 45% from 2000.

~~-Insert Table 4 Seasonal Units-~~

Housing Occupants

When discussing the people who live in these housing units, the usual term is household. A household is all the people who occupy a housing unit as their usual place of residence. In 2013, Wausau had 16,440 households, a slight decrease from 2010, but a 5% increase from 2000. See Chapter 1 for a further breakdown of household change over the past two decades.

Another aspect of housing occupants is the figure of average household size. The national trend currently is toward fewer people living within the same household, or a smaller average household size. In 2013, the average household size in Wausau was 2.31 persons, a figure lower than the region, County, and State averages. Fewer persons per household usually translates to a greater number of households and, in turn, a greater number of housing units needed.

~~-Insert Table 5 Average Household Size-~~

Due to the nature of the housing market being constantly in flux with people moving, new houses being built, and other circumstances, not all housing units are occupied at any given time. In 2013, 16,440 of the 18,249 housing units in Wausau were occupied or 90%. Additionally, occupied housing units can be further separated into owner occupied units and renter occupied units. In 2013, the occupied housing units in Wausau were 60.3% owner occupied and 39.7% renter occupied. In the past two decades, while there has been an increase in both categories, the number of renter occupied units has increased by a greater percentage.

~~-Insert Table 6 Owner Occupied Units-~~

~~-Insert Table 7 Renter Occupied Units-~~

Housing Costs

Another important factor in the discussion of housing is the value of housing units and the costs of living in them. Housing costs are often the largest regular expense a household has and they greatly impact decisions about where people live. Providing a range of housing values is important to meet the housing needs of people of different income levels and at different times in their lives. To get a clear picture of housing costs, owner occupied and renter occupied units must be distinguished.

For owner occupied housing units, the most common figure is median housing value. In 2013, the median housing value in Wausau was \$115,000, up from \$85,000 in 2000. This is a lower median value than the comparison cities and the region, because median values in those other communities saw greater increase in value over the past 13 years than Wausau did.

~~-Insert Table 8 Median Housing Value-~~

For renter occupied housing units, the primary means of detailing housing costs is median gross rent. Median gross rent takes into account the monthly amount of rent plus the estimated average monthly costs of utilities (such as electricity, gas, water, and sewer) and fuel (such as oil, coal, kerosene, wood, etc.). The median gross rent for Wausau in 2013 as \$651, up from \$473 in 2000. Wausau has the lowest median gross rent of the comparison communities and the region.

~~-Insert Table 9 Median Gross Rent-~~

Housing affordability is an important element which takes into account factors such as rent or mortgage payments, maintenance expenses, lot size, and required or desired amenities. Household size and income are also key factors that contribute to what housing options are available to residents. Due to these different factors, housing affordability is relative. One common measure of affordability is the percentage of total household income which is spent on housing costs. The U.S. Department of Housing and Urban Development recommends that rental-housing costs not exceed 30% of monthly income. In 2013, 23.2% of owners and 50.1% of renters spent more than 30 percent of total household income on housing costs.

~~-Insert Table 10 Percent of Households that Spent 30% or More of Income on Housing Costs-~~

Household Projections

The Comprehensive Plan is intended to guide the City of Wausau during the next 20 years' change and growth. The Wisconsin Department of Administration (DOA) publishes projections for population, households, and average household size, all of which can be used to get an idea of what the City's housing needs will be in the future.

The DOA projects an 8.1% increase in households between 2015 and 2040 for the City of Wausau. The Wausau Region and Marathon County are expected to increase in households twice as fast over the same time period. Projections show that the City will have a total of 18,143 households in 2040, which is 1,503 more households than in 2013. The DOA also projects that by 2040, the average household size in Wausau will be 2.17 persons. All of the comparison communities and regions are projected to see a similar decrease in their average household size.

~~-Insert Table 11 Household Projections-~~

~~-Insert Table 12 Average Household Size Projections-~~

Public Housing

Public housing provides decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Public housing comes in all sizes and types, from scattered single family houses to high-rise apartments. Federal aid for public housing is administered through the Department of Housing and Urban Development (HUD). HUD works with local agencies to provide this assistance. The local Housing and Redevelopment Authority in Wausau is the Community Development Authority (CDA). The CDA manages various programs that offer subsidized housing options in the City of Wausau as well as throughout Marathon County.

The types of housing assistance provided in Wausau through CDA include Public Housing, Section 8 Housing Choice Vouchers, and low interest loans for downpayments and rehabilitation programs. The CDA operates elderly and disabled public housing at Riverview Towers; scattered public housing for families; and Section 8 rental assistance vouchers for individuals and families. Riverview Towers has 149 one-bedroom apartments for individuals or couples who meet the income requirements and are at least 55 years of age or are disabled. The Scattered Sites program offers 46 duplexes and single family homes scattered throughout Wausau. The Section 8 program provides assistance for 375 low income families in the private rental market through the Housing Assistance Payments Program. The CDA also runs a 36 unit Residential Care Apartment Complex, Riverview Terrace, which provides affordable housing and services to low income elderly residents through Community Health Care's Visiting Nurses Association.

Homelessness

People are classified as homeless, according to HUD, if they meet one of a series of factors which include lacking a fixed, regular, and adequate nighttime residence, having a primary nighttime residence that is a public or private place not designed for regular sleeping accommodations (such as a car, a park, or a bus station), and residing in a shelter designed to provide temporary living arrangements. Two tools are used to measure homelessness in a community, a Point-in-Time (PIT) count and a Housing Inventory Count (HIC). A PIT is an annual count of sheltered and unsheltered homeless persons on a single night in January. A HIC is a point-in-time inventory of provider programs that provide beds and units dedicated to serve persons who are homeless. PITs are conducted twice a year in Wausau, once in winter and once in summer. The January 2016 Wausau PIT found 10 people staying outside without a home.

Several organizations in and around Wausau are committed to reducing homelessness in the community. The United Way of Marathon County has a Housing and Homeless Coalition whose mission is "working together to raise community awareness to end homelessness by maximizing and strengthening existing resources, developing new, relevant solutions, and creating a seamless delivery of services to end homelessness in Marathon County. Shelters and service providers to the local homeless population include The Salvation Army, the Warming Center, and The Women's Community, Inc.

Livability

Livability is often defined as the sum of the factors that add up to a community's quality of life—including the built and natural environments, economic prosperity, social stability and equity, educational opportunity, and cultural, entertainment, and recreation possibilities. The Partnership for Sustainable Communities, a joint effort of the Department of Housing and Urban Development, the Department of Transportation, and the Environmental Protection Agency, has established six livability principles. The six principles are 1) provide more transportation choices, 2) promote equitable, affordable housing, 3) enhance economic competitiveness, 4) support existing communities, 5) coordinate and leverage federal policies and investment, and 6) value communities and neighborhoods.

Location of Housing

One aspect of a livable community is that housing is situated in close proximity to the locations

people frequent on a regular basis such as jobs, grocery stores, and medical facilities.

Preservation and Rehabilitation of Older Housing Stock

Older housing is often located in traditional neighborhoods and has great character that adds to the identity of the community. Preserving and rehabilitating older housing units is important to the character of the community and the diversity of housing options.

Diversity of Housing Options

Having a diversity of housing options available in a community provides many benefits. Housing of different sizes and styles accommodates the diverse households within the community. Different sizes and styles also provide a variety of housing costs, allowing housing to be affordable to everyone.

Higher Density Housing

Housing in higher density neighborhoods allows for a larger percentage of people to locate near desirable amenities like schools, parks, and shopping areas. Dense housing also minimizes the costs to the municipality to provide services to the community.

Housing Assistance Programs

Direct governmental involvement in housing began with the Federal Housing Act of 1934, when home construction was a method of eliminating blighted slums while creating jobs during the Depression. Today, Federal, State, and local governments operate numerous housing programs focused on providing quality affordable housing for those persons who have the greatest need.

The overwhelming majority of housing in Wausau is provided by the private sector, through the construction, banking, and real estate industries. The degree of direct governmental involvement in local housing varies with the changing needs of the community. In Wausau, government functions primarily in a supporting role — namely, planning, zoning administration, building code enforcement and the provision of public works infrastructure and essential services. The City has developed housing rehabilitation programs and offers down payment assistance to new home buyers. The City has also provided support for emergency shelters and the development of handicapped housing units. Most of these services are provided through the City's Community Development Authority and Community Development Department

There are a variety of State and Federal housing programs geared to addressing a variety of housing issues. Grants and low interest loans are available for counties, communities, or individual homeowners. The following housing resources are available to participants as specified by program.

- **Community Development Block Grant (CDBG) - Entitlement Program** - The City of Wausau annually receives Federal CDBG funds to assist with the housing and job needs of low- and moderate-income people and to help eliminate blight in the community. In 2015, the City received \$578,155 in CDBG funds. With substantial community input, the Common Council annually approves a very specific program for the expenditure of these funds.

- **Home Investment Partnerships Program (HOME)**
 - Rental Rehabilitation Program
 - Home Owner and Accessibility Rehabilitation Program
 - Home Ownership Program
 - Wisconsin Fresh Start Initiative provides at-risk young people with education, skills, and career direction leading to economic self-sufficiency.

- **Homeless Programs (Wisconsin Department of Administration [WDOA] and Private)**
 - HUD Emergency Shelter Grants
 - State Shelter Subsidy Grants
 - Transitional Housing
 - Salvation Army
 - Local Churches

- **Local Housing Organization Grant (LHOG)**

State grants are available to enable community-based organizations, tribes, and housing authorities to increase their capacity to provide affordable housing opportunities and services.

- HOME Loans and Home Improvement Loans (Wisconsin Housing and Economic Development Authority [WHEDA])
- Housing-Related Consumer Protection Services (Wisconsin Department of Agriculture, Trade, and Consumer Protection [DATCP])
The Bureau of Consumer Protection is responsible for the investigation of unfair and deceptive business practices and handles individual consumer complaints involving landlord/tenant complaints, and home improvement transactions.

Housing Issues

Potentially: lack of housing options, perception of higher taxes makes Wausau less competitive for single family homes, older housing stock and appearance,

To be created with Staff/PC/Survey/Meetings

Goal, Objectives, and Action Steps

Housing Goal: *The City of Wausau will continue to offer equal access to quality, affordable housing.*

Objectives and Action Steps:

- A. Maintain and improve the existing housing stock by supporting and encouraging both public and private rehabilitation efforts.
 - a. Coordinate public infrastructure improvements with high intensity neighborhood code enforcement programs to accelerate housing code compliance and rehabilitation efforts in selected neighborhoods.
 - b. Target the enforcement of the City's existing housing maintenance codes in those areas that have not yet experienced stepped-up enforcement activities.
 - c. Periodically review and update the housing maintenance code to reflect the changing needs of the City.
 - d. Identify, assess, and prioritize underutilized commercial and industrial properties in the City that have potential to be redeveloped for residential uses. Priority properties should be promoted for redevelopment. The City may also need to develop incentives, including technical and financial assistance to foster redevelopment of these properties.
 - e. Consider developing a program that would provide the private sector with financial and technical assistance for rehabilitating and reusing certain commercial/industrial buildings in the City for housing purposes, such as the former Wausau Ironworks on West Street.
 - f. Continue to aggressively pursue Federal, State, and private sources of funding for upgrading the City's existing owner-occupied and renter-occupied housing stock.

- B. Promote programs and policies that provide housing opportunities for all residents.
 - a. Continue to promote home ownership opportunities for low and moderate income households within the City of Wausau.
 - b. Increase the availability of affordable housing on a City-wide basis through the acquisition and rehabilitation of existing housing units and, where possible, the construction of new units.
 - c. Facilitate the construction of more public assisted living units for the elderly.
 - d. Consider the development of a City-initiated program for acquiring large, vacant tracts of property within the City's extraterritorial area and either develop the property or partner with private sector interests to develop this property for residential use.
 - e. Support the work of the Community Development Department as it continues to:
 - i. Administer the homeowner rehabilitation program to enable low, very low, and extremely low income families to stay in their own homes;
 - ii. Administer public housing programs;
 - iii. Seek grants and additional funding for housing programs; and
 - iv. Keep the public informed of their basic rights under the Federal Fair Housing Act.
 - f. Work with other area agencies and organizations to improve coordination and

- communication regarding programs and facilities serving the homeless population.
- g. Work with governmental agencies in other communities within the Wausau Urban Area and Marathon County to help them develop low and moderate income housing programs.
 - h. Improve coordination and communication between the various public and private agencies and organizations involved in providing shelter and services for the homeless.
- C. Encourage a variety of housing types throughout the City without concentrating any particular type of housing within one neighborhood.
- a. Continue efforts to expand the housing opportunities available within the Central Business District.
 - b. Work with interested citizens to develop a network of grass roots neighborhood organizations that would eventually encompass all neighborhoods in the City. Among other functions, these neighborhood organizations should serve as a mechanism to assist in voluntary compliance with City housing codes and foster clean-up and fix-up activities to improve the quality and character of neighborhoods.
 - c. Develop a list of vacant, underutilized, or blighted properties in residential neighborhoods that should be targeted for in-fill or redevelopment with new housing. Work with area real estate professionals to market these properties.

Housing Tables:

Minor Civil Division	1990	2000	2010	2013	1990-2013 % Change	1990-2013 Net Change
City of Wausau	15,318	16,668	18,154	18,249	19.1%	2,931
City of La Crosse	20,897	22,233	22,785	22,366	7.0%	1,469
City of Eau Claire	21,316	24,895	28,009	28,573	34.0%	7,257
Wausau Region	30,389	35,085	39,795	40,464	33.2%	10,075
Marathon County	43,774	50,360	57,734	57,909	32.3%	14,135
State of Wisconsin	2,055,774	2,321,144	2,624,358	2,626,142	27.7%	570,368

Source: US Census, 2009-2013 ACS

Year	Wausau	Wausau %	Marathon Co. %	Wisconsin %
2010 or later	161	0.8%	0.6%	0.4%
2000 to 2009	2,187	12.0%	16.4%	12.9%
1990 to 1999	1,237	6.8%	13.8%	14.0%
1980 to 1989	1,165	6.4%	9.7%	9.8%
1970 to 1979	1,875	10.3%	15.3%	14.9%
1960 to 1969	1,911	10.5%	9.3%	9.8%
1950 to 1959	2,984	16.4%	10.0%	11.3%
1940 to 1949	1,853	10.2%	6.2%	6.0%
1939 or earlier	4,876	26.7%	18.7%	20.9%

Source: 2009-2013 ACS

	City of Wausau		City of Wausau Percentages		Marathon County Percentages	Wisconsin Percentages
	2000	2013	2000	2013	2013	2013
1-unit detached	10,411	11,312	62.4%	62.0%	74.4%	66.5%
1-unit attached	384	518	2.3%	2.8%	2.8%	4.4%
2 to 4 units	3,370	2,802	20.2%	15.4%	7.8%	10.4%
5 to 9 units	695	1,007	4.2%	5.5%	4.5%	4.9%
10 or more units	1570	2,440	9.3%	13.4%	7.0%	10.0%
Mobile home, trailer, or other	257	170	1.5%	0.9%	3.4%	3.7%

Source: US Census, 2009-2013 ACS

Minor Civil Division	1990	2000	2010	1990-2010 % Change	1990-2010 Net Change
City of Wausau	56	60	87	55.4%	31
City of La Crosse	80	114	103	28.8%	23
City of Eau Claire	44	83	121	175.0%	77
Wausau Region	125	125	198	58.4%	73
Marathon County	725	554	840	15.9%	115
State of Wisconsin	150,601	142,313	193,046	28.2%	42,445

Source: US Census

Minor Civil Division	1990	2000	2010	2013	1990-2013 Net Change
City of Wausau	2.45	2.37	2.31	2.31	-0.14
City of La Crosse	2.34	2.23	2.18	2.25	-0.09
City of Eau Claire	2.48	2.38	2.29	3.3	0.82
Wausau Region	2.84	2.62	2.48	2.47	-0.37
Marathon County	2.75	2.60	2.49	2.5	-0.25
State of Wisconsin	2.61	2.50	2.43	2.55	-0.06

Source: U.S. Census, 2009-2013 ACS

Minor Civil Division	1990	2000	2010	2013	1990-2013 % Change	1990-2013 Net Change
City of Wausau	9,272	9,676	10,106	9,921	7.0%	649
City of La Crosse	9,897	10,746	10,906	10,564	6.7%	667
City of Eau Claire	11,760	13,759	15,056	14,864	26.4%	3,104
Wausau Region	20,721	22,035	25,936	25,328	22.2%	4,607
Marathon County	31,054	36,091	39,797	39,287	26.5%	8,233
State of Wisconsin	1,215,350	1,426,361	1,551,558	1,558,846	28.3%	343,496

Source: US Census, 2009-2013 ACS

Table 7: Renter Occupied Units

Minor Civil Division	1990	2000	2010	2013	1990-2013 % Change	1990-2013 Net Change
City of Wausau	5,446	6,002	6,885	6,519	19.7%	1,073
City of La Crosse	10,073	10,364	10,977	10,219	1.4%	146
City of Eau Claire	8,801	10,257	12,024	12,159	38.2%	3,358
Wausau Region	8,617	9471	11,743	11,656	35.3%	3,039
Marathon County	10,493	11,611	14,086	13,792	31.4%	3,299
State of Wisconsin	606,768	658,183	728,210	729,486	20.2%	122,718

Source: US Census, 2009-2013 ACS

Table 8: Median Value for specified Owner-Occupied Housing Units

Minor Civil Division	1990	2000	2013	1990-2013 % Change	1990-2013 Net Change
City of Wausau	\$51,000	\$85,000	\$115,000	125.5%	\$64,000
City of La Crosse	\$53,500	\$85,100	\$127,800	138.9%	\$74,300
City of Eau Claire	\$52,900	\$92,800	\$138,600	162.0%	\$85,700
Wausau Region	\$58,008	\$102,614	\$156,593	170.0%	\$98,585
Marathon County	\$48,927	\$95,800	\$142,300	190.8%	\$93,373
State of Wisconsin	\$62,100	\$112,200	\$167,100	169.1%	\$105,000

Source: US Census, 2009-2013 ACS

Table 9: Median Gross Rent

Minor Civil Division	1990	2000	2013	1990-2013 % Change	1990-2013 Net Change
City of Wausau	\$360	\$473	\$651	80.8%	\$291
City of La Crosse	\$344	\$449	\$696	102.3%	\$352
City of Eau Claire	\$351	\$485	\$704	100.6%	\$353
Wausau Region	\$390	\$507	\$776	99.0%	\$386
Marathon County	\$328	\$484	\$692	111.0%	\$364
State of Wisconsin	\$331	\$540	\$759	129.3%	\$428

Source: US Census, 2009-2013 ACS

Table 10: Percent of Households that Spent 30% or More of Income on Housing Costs

	Owners in 2013	Renters in 2013
City of Wausau	23.2%	50.1%
City of La Crosse	23.4%	56.0%
City of Eau Claire	19.3%	54.4%
Wausau Region	23.1%	37.6%
Marathon County	21.8%	44.8%
Wisconsin	32.2%	48.4%

Source: 2009-2013 ACS

Table 11: Household Projections

Minor Civil Division	2015	2020	2025	2030	2035	2040	% Change 2015-2040
City of Wausau	16,790	17,371	17,774	18,064	18,198	18,143	8.1%
City of La Crosse	22,265	22,538	22,683	22,676	22,519	22,298	0.1%
City of Eau Claire	27,136	28,142	29,037	29,788	30,321	30,635	12.9%
Wausau Region	38,018	39,919	41,449	42,762	43,745	44,262	16.4%
Marathon County	53,176	54,657	57,394	59,611	61,524	62,958	18.4%
State of Wisconsin	2,371,815	2,491,982	2,600,538	2,697,884	2,764,498	2,790,322	17.6%

Source: WI DOA

Table 12: Average Household Size Projections

Minor Civil Division	2015	2020	2025	2030	2035	2040
City of Wausau	2.28	2.26	2.24	2.22	2.19	2.17
City of La Crosse	2.14	2.12	2.10	2.09	2.07	2.06
City of Eau Claire	2.25	2.22	2.21	2.19	2.18	2.18
Wausau Region	2.46	2.44	2.42	2.39	2.37	2.34
Marathon County	2.47	2.45	2.43	2.40	2.38	2.36
State of Wisconsin	2.38	2.35	2.32	2.30	2.28	2.26

Source: Wisconsin DOA

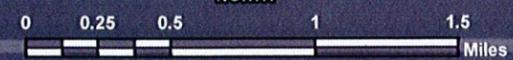
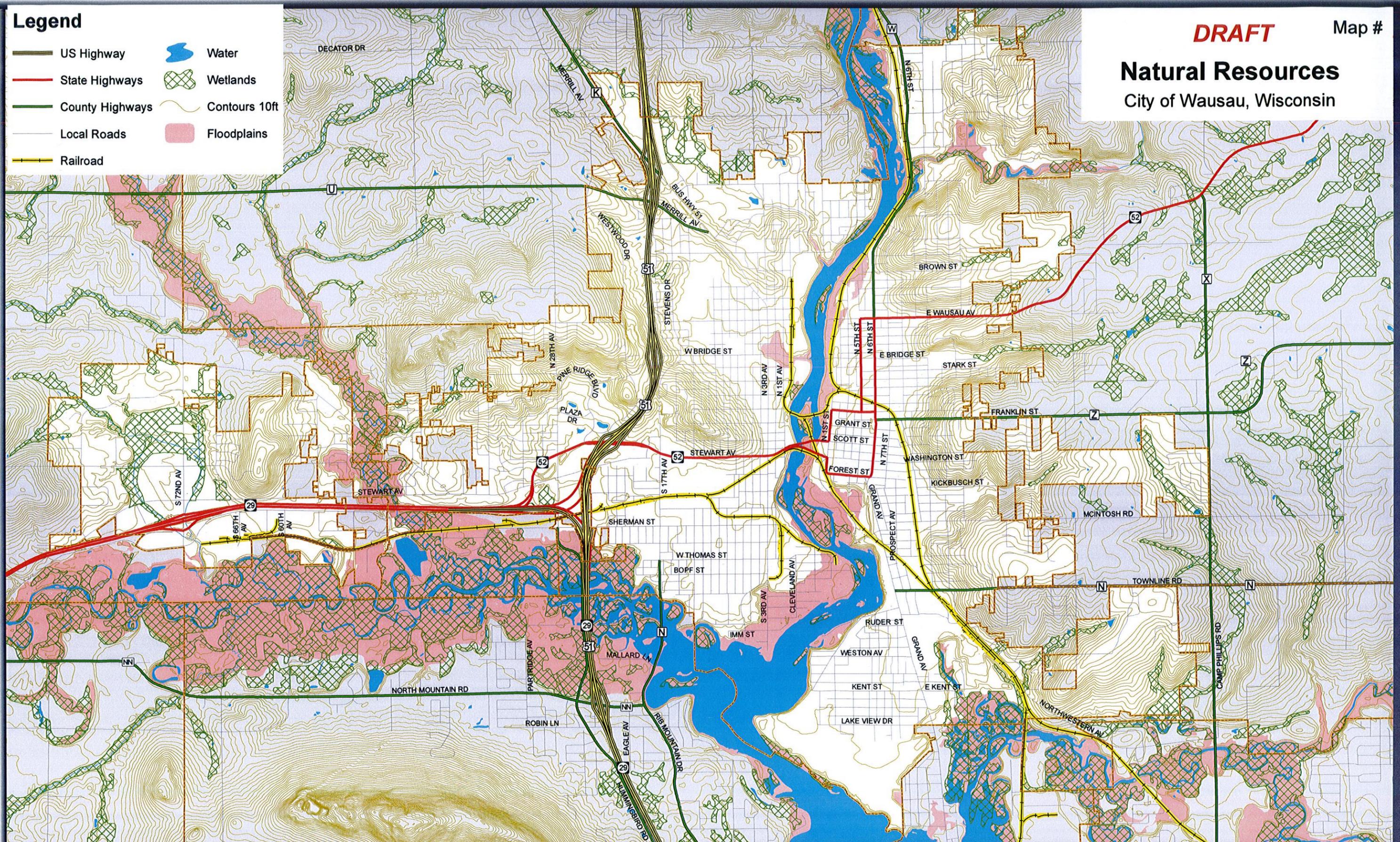
Legend

- US Highway
- State Highways
- County Highways
- Local Roads
- Railroad
- Water
- Wetlands
- Contours 10ft
- Floodplains

DRAFT

Map #

Natural Resources City of Wausau, Wisconsin



Comprehensive Plan

This map is neither a legally recorded map nor a survey of the actual boundary of any property depicted. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.

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