OFFICIAL NOTICE AND AGENDA

of a meeting of a City Board, Commission, Department Committee, Agency, Corporation, Quasi-Municipal Corporation or Sub-unit thereof.

Notice is hereby given that the PLAN COMMISSION of the City of Wausau, Wisconsin will hold a regular or special meeting on the date, time and location shown below.

Meeting of the: PLAN COMMISSION OF THE CITY OF WAUSAU
Date/Time: Tuesday, November 6, 2018 at 4:00 pm.
Location: City Hall (407 Grant Street, Wausau WI 54403) - COUNCIL CHAMBERS
Members: Mielke (C), Lindman, Peckham, Gisselman, Bohlken, Zahrt, Brueggeman

AGENDA ITEMS FOR CONSIDERATION (All items listed may be acted upon)

1. Discussion and possible action on approving the Precise Implementation Plan at 2001, 2005 and 2115 Sherman Street and 902 South 21st Avenue to allow for single-family residential homes in a proposed UDD, Unified Development District.

2. Discussion and possible action on amending the Precise Implementation Plan at 1801 Westwood Center Boulevard to allow for signage in a UDD, Unified Development District.

3. Next meeting date and future agenda items for consideration.

4. Adjournment

Mayor Robert B. Mielke - Committee Chairperson

This Notice was posted at City Hall and emailed to the Daily Herald newsroom on 11/1/2018 @ 12:30 p.m. Questions regarding this agenda may be directed to the Planning Department at (715) 261-6760.

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the Planning Department at (715) 261-6760 or the City’s ADA Coordinator at (715) 261-6620 or e-mail clerk@ci.wausau.wi.us at least 48 hours prior to the scheduled meeting or event to request an accommodation.

Distribution List: City Website, Media, Committee Members, Council Members, Assessor, Attorney, City Clerk, Community Development, Finance, Metro Ride, Human Resources, Police Department, Hebert, Lenz, Sippel, DeSantis, Polley, County Planning
Memorandum

From: Brad Sippel
To: Plan Commission
Date: October 31, 2018
Subject: Discussion and possible action on approving the Precise Implementation Plan at 2001, 2005 and 2115 Sherman Street and 902 South 21st Avenue to allow for single-family residential homes in a proposed UDD, Unified Development District

Last month, the Plan Commission held a public hearing to rezone four Sherman Street remnant parcels to Unified Development District (UDD) and approve the general development plan (GDP) for a single family homes. This meeting the Plan Commission considers approving the precise implementation plan (PIP) for the UDD.

Site plans and elevations have been included in the packet for review. The staff report from the GDP is also included. The elevations for 2115 Sherman Street from the public hearing on October 16 are included to depict the homes on 2005 Sherman Street, but it should be noted the elevations and site plan for 2115 Sherman Street have changed. The site plans for 2115 Sherman St. and 902 S 21st Ave. have been refined since the GDP approval and public hearing. The site plans and elevations for 2005 Sherman St. and 2001 Sherman St. do not depict any changes since public hearing. As depicted now, 2115 Sherman Street meets most of the standard setback requirements, with the exception of the interior side setback on the south property line of 5 feet, normally 8 feet. The changes summarized by the applicant are as follows:

2115 Sherman Street
- Changed plan to a single lot [from two lots]
- Removed north entry / Sherman street driveway to side street
- Extended driveway and moved home back roughly 15-18 ft.
- Moved home south just far enough so driveway not impede the current storm drain
- Added a two windows to garage and a round accent vent for curb appeal
- 4ft fence facing Sherman
- 6ft fence facing east to lot 902
- 6ft privacy fence covering south lot line
  - Client may or may not choose to extend the fence east all the way to lot line with a 5ft setback but that is to be determined.
902 South 21st Avenue

- Finished floor plan with windows facing Sherman
- Only 6ft fence along the property line is included, the remaining 6ft west fence and 4ft north fence are TBD by client. West fence will be setback far enough for alley line of site. This is just a sample of what they might do.
STAFF REPORT

TO: City of Wausau Plan Commission
FROM: Brad Sippel, Assistant Planner
DATE: October 10, 2018

GENERAL INFORMATION

APPLICANT: City of Wausau
LOCATION: 2001, 2005, and 2115 Sherman Street and 902 South 21st Avenue
EXISTING ZONING: R2, Single Family Residence District
REQUESTED ZONING: Unified Development District
PURPOSE: To facilitate the redevelopment of Sherman Street remnant parcels for single family residential uses.
EXISTING LAND USE: Undeveloped
SIZE OF PARCEL(S): 2001 Sherman Street: 0.105 acres
2005 Sherman Street: 0.303 acres
2115 Sherman Street: 0.178 acres
902 South 21st Avenue: 0.124 acres

SURROUNDING ZONING AND LAND USE:

North: **R2**, Single Family Residence; Residences
**M2**, General Industrial District; Utility

South: **R2**; Residences

East: **R2**; Residences

West: **R2**; Residences

SUMMARY

The City is seeking a zoning change for a group of the Sherman Street remnant parcels to UDD, Unified Development District from R2, Single Family Residence District for the development of
six single family homes. The UDD zoning process has two parts, the approval of a General Development Plant (GDP), stating that the proposed use is consistent with the requirements for the UDD district and appropriate for these parcels, and the approval of the Precise Implementation Plan (PIP), which approves the specific site plan, building elevations, and layout.

The properties are currently undeveloped due to the expansion of Sherman Street several years ago. There are six single family homes proposed for the four remnant lots, each with three bedrooms, two bathrooms, approximately 1,200 to 1,300 square feet of living space, two-car attached garages, and an unfinished basement with an option for a finished basement.

The surrounding land uses are primarily single family residential, with an industrial use (Wisconsin Public Service) north of Sherman Street and east of 20th Avenue. The area is mostly suburban in character.

The lots are varying sizes. 2001 Sherman Street (0.105 acres) and 902 South 21st Avenue (0.124 acres) are smaller remnants that have limited development potential. The UDD zoning would allow for smaller setbacks than typically allowed in the R2 district to facilitate the redevelopment of these remnants using a narrow single family home, as shown in the attached plans. The house plan is the same for both 2001 Sherman St. and 902 South 21st Ave, but the lot sizes are slightly different so the setbacks are different. The south side setback of 2001 Sherman Street is proposed at just over three feet (normally required to be eight feet), and the north corner side setback is proposed at 6’10” (normally required to be 15’). The garage setback is proposed at just under 21’. The interior side setback at 902 South 21st Ave. are slightly larger at just over seven feet, close to the normal requirement of eight feet.

2005 Sherman Street is a 0.303 acre lot with two single family homes proposed. The front façades of the homes are oriented towards the side streets. The front setbacks are less than typically required by the R2 district, at just under four foot front setback to the side of the garage (normally required to be 20’). The garages are set back 18 feet from the property line on the Sherman Street side. The Sherman Street façade is predominately garage without much permeability with this orientation, but the developer plans to soften this effect with landscaping next to the driveway.

The proposal for 2115 Sherman Street is the same layout as 2005 Sherman Street, but with reduced setbacks due to the smaller lot size of 0.178 acres. The fronts of the homes facing east and west are set back just over two feet from the property line, and the garage doors are set back just under 18’ from the sidewalk along Sherman Street. It should be noted that Wausau Municipal Code §12.20.040 requires the nearest boundary of driveways to be at least 10 feet from a corner crosswalk, so the driveways as depicted likely need to be reduced by at least one foot on the corner side. This ordinance would affect the driveways on both 2115 Sherman Street and 2005 Sherman Street if sidewalks are ever installed on 21st Avenue and 21st Place.
Figure 1: 2001 Sherman St.

Figure 2: 2005 Sherman St.
ANALYSIS

From Wausau Municipal Code 23.78.060 the plan commission must consider several criteria when deciding to approve or deny a request to amend the zoning map.

The criteria for the plan commission to consider are as follows:

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

(c) The zoning classification of property within the general area of the property in question;

(d) The suitability of the property in question to the uses permitted under the existing zoning 
classification;

(e) The trend of development, if any, in the general area of the property in question, including 
changes, if any, which have taken place since the day the property in question was placed in 
its present zoning classification;

(f) Whether the proposed zone change is generally consistent with the goals, objectives and 
policies identified in the City of Wausau Comprehensive Plan;

(g) The nature and extent of the input received at the public hearing regarding the proposed 
zone change;

(h) The precedence, if any, that approval of the requested zoning could have on similar requests 
made elsewhere in the city; and

(i) If the property was recently annexed, the zoning classification of the property prior to 
annexation. (Ord. 61-5356 '1, 2008, File No. 08-0207; Ord. 61-4585 '1, 1986; Ord. 61-4054 
'6.9-6(part), 1967.)

(j) If the property was recently annexed, the zoning classification of the property prior to 
annexation. (Ord. 61-5356 '1, 2008, File No. 08-0207; Ord. 61-4585 '1, 1986; Ord. 61-4054 
'6.9-6(part), 1967.)

**Staff comments:** The existing uses of the properties in the area are primarily single family 
residential with a nearby industrial property. The proposed rezoning would allow infill 
development on a series of remnant properties owned by the City. The area is primarily 
single family residential and the UDD zoning would allow additional single family 
residential. The existing setbacks in the area are somewhat inconsistent both due to the 
expansion of Sherman Street and there are many existing nonconforming setbacks in the 
area. Most front setbacks are in the range of 12’ to 25’ in the area, but there are some that are 
less. The zoning classification in the area is primarily R2, Single Family Residence District.

The property is suitable for the uses allowed by the existing zoning classification, but the 
dimensional requirements of the R2 district limit the development potential for the allowed 
uses. The trend of development in the area has been to remain primarily single family 
residential. The proposed rezoning is generally consistent with the goals of increasing 
housing choices, providing affordable housing, encouraging infill development, increasing 
the tax base, and increasing housing density along transit.

Staff has received two questions regarding the site plan for the proposal as of 10/10/18.
Wausau Municipal Code 23.78.070 states that: The plan commission shall not recommend the adoption of a proposed amendment unless it finds that the adoption of the amendment is in the public interest and is not solely for the interest of the applicant.

There are additional criteria applicable to a UDD. The intent of the Unified Development District is:

23.65.010 Statement of intent. The purpose of the unified development district is to promote the maximum benefit from coordinated area site planning, diversified location of structures and mixed compatible uses in developments conceived and implemented as comprehensive and cohesive unified projects. It is further intended to encourage and facilitate the conservation of open land and other natural features such as woods, streams, wetlands, etc., as integral components of a balanced ecology. To this intent the regulations provide for the development of land on the basis of comprehensive and coordinated site plans for a specific project development, regulated by objective criteria rather than through the application of fixed formulas, thereby allowing for greater flexibility and improved quality of environmental design. Such district may be established only with the consent of the owners of the land affected.

23.65.040 Criteria for approval. The approval of a unified development proposal shall be based upon determination as to compliance with the following criteria:

(a) That the proposed development is consistent with the spirit and intent of these regulations, has been prepared with competent professional advice and guidance and produces significant benefits in terms of improved environmental design to justify the application of the unified development concept;
(b) That the site development plan reflects sensitive consideration of the physical nature of the site with particular concern for conservation of natural features, preservation of open space and careful shaping of terrain to minimize scarring, and insures proper drainage and preservation of natural terrain wherever appropriate;
(c) That the general character and intensity of use of the development produces an attractive environment appropriate to the uses proposed, and is compatible with existing development in the surrounding area and with general community development plans and policies;
(d) That the development can be provided with appropriate municipal services and would not conflict with or cause overload on such facilities as schools, highways, police, fire or utility services;
(e) That proposed design standards provide adequately for practical functioning and maintenance, based on actual functional need, in terms of circulation, parking, emergency services, delivery services and snowplowing;
(f) That adequate provision has been made to insure proper maintenance and preservation of any common areas provided for the recreation and esthetic enhancement of the development.

Staff comments: The area is generally appropriate for single family residential uses, and the UDD zoning facilitates the redevelopment of the Sherman Street remnant parcels in a consistent development. The expansion of Sherman Street left inconsistent setbacks along the south side of the street, so the reduced setbacks are not necessarily inconsistent with the existing development
along the Sherman Street corridor. The proposal would allow for infill development, likely reducing the demand for new greenfield development.

RECOMMENDATION

If the plan commission believes that the proposal meets the intent of the UDD requirements, the following are the recommendations.

General Development Plan: To approve the proposed zoning map amendment of 2001 Sherman Street, 2005 Sherman Street, 2115 Sherman Street, and 902 South 21st Avenue from R2, Single Family Residence District to UDD, Unified Development District, and approve the General Development Plan for six single family homes.

Precise Implementation Plan: To approve the Precise Implementation Plan for 2001 Sherman Street, 2005 Sherman Street, 2115 Sherman Street, and 902 South 21st Avenue.
LOT 2001 120'x38'
1,307 sqft 3/2 Ranch
Unfinished Basement

Sherman Street Remnant Parcel Development
Central WI Real Estate
Proposed Site Plan 10/08/18

Sherman Street

Fenced Yard

LIVING AREA
1,007 sq ft

GARAGE
24'x12'x9'

50' Line of Sight

Sidewalk

Property Line

N

S 20th Ave

Alley
Sherman Street

LOT 2005 102'x128'
2005 A 102'x64'
2005 B 102'x64'

Central WI Real Estate

Proposed Site Plan 10/08/18

1,238 sqft 3/2 Ranch
Unfinished Basement

Sherman Remnant Parcel Development

Living Area 1238

Pantry

Central WI Real Estate

Proposed Site Plan 10/08/18
Memorandum

From: Brad Lenz
To: Plan Commission
Date: October 31, 2018
Subject: Amend UDD at 1801 Westwood Center Boulevard

Ascension Medical Group is looking to add a monument sign with an electronic message center to the east side of their property. Please see attached renderings. The sign would be aimed at Bridge Street, but be visible from the interstate. Currently, there are two building signs mounted to the top of the east and west facades. The proposed sign would be the only free-standing sign on that side of the property. The signs, in total, are not out of character with other properties along the interstate or Bridge Street. Staff recommends that the electronic message center be non-flashing, defined by city ordinances as having a static message for a minimum duration of six (6) seconds.
SPECS: Singles sided, illuminated monument sign with single sided, single color, electronic message center. Aluminum face with routed, and plex backed graphics to illuminate in white. Accent arches to illuminate with blue LEDs (to coordinate with existing brand signage).
SPECS: Singles sided, illuminated monument sign with single sided, single color, electronic message center. Aluminum face with routed, and plex backed graphics to illuminate in white. Accent arches to illuminate with blue LEDs (to coordinate with existing brand signage).

STRATFORD SIGN SALES, LLC
PO BOX 544 • PLOVER, WI 54467 • 715.321.0607
Ascension Medical Group, Wausau, WI, 7.11.18
SPECS: Singles sided, illuminated monument sign with single sided, single color, electronic message center. Aluminum face with routed, and plex backed graphics to illuminate in white. Accent arches to illuminate with blue LEDs (to coordinate with existing brand signage).
SPECS: Singles sided, illuminated monument sign with single sided, single color, electronic message center. Aluminum face with routed, and plex backed graphics to illuminate in white. Accent arches to illuminate with blue LEDs (to coordinate with existing brand signage).

Footage to protect cladding from mowers. (sloped grade)

Ascention Medical Group

Same Day Primary Care Appointments

REVISIONS

REMARKS

MM/DD/YY

..._ _ /_ _ /_ _..._ _ /_ _ /_ _..._ _ ... 3/8"

1'-0" 9"

Footing to protect cladding from mowers. (sloped grade)

Accent Reveal illuminated with blue LEDs

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Customer Approval Date

STRATFORD SIGN SALES, LLC
PO BOX 544 • PLOVER, WI 54467 • 715.321.0607

Ascension Medical Group, Wausau, WI, 7.11.18