**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.

<table>
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<tr>
<th>Meeting of the:</th>
<th>PLAN COMMISSION OF THE CITY OF WAUSAU</th>
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<tr>
<td>Date/Time:</td>
<td>Tuesday, November 20, 2018 at 5:00 pm.</td>
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<td>Location:</td>
<td>City Hall (407 Grant Street, Wausau WI 54403) - COUNCIL CHAMBERS</td>
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<tr>
<td>Members:</td>
<td>Mielke (C), Lindman, Peckham, Gisselman, Bohlken, Zahrt, Brueggeman</td>
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AGENDA ITEMS FOR CONSIDERATION (All items listed may be acted upon)

1. Approve the minutes of the October 16, 2018 and November 6, 2018 meetings.

2. **PUBLIC HEARING:** Discussion and possible action on rezoning 707 North 3rd Street from R4, General Residence District to B4, Central Business District and approving a conditional use to allow for a day care center. (YMCA)

3. Discussion and possible action on vacating and discontinuing McIndoe Street from North 1st Street to North 3rd Street.

4. Discussion and possible action on amending the Precise Implementation Plan at 900 South 17th Avenue to allow for signage in a UDD, Unified Development District.

5. Discussion and possible action on declaring the property located at 311 Ethel Street (Lustron House) as a Local Historic Landmark.

6. Discussion and possible action on Vacation Order for Parcel 67 of the Townline Road Project.

7. Discussion and possible action on Vacation Order for Parcel 1 of the South 1st Avenue Project.


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

10. Adjournment

Mayor Robert B. Mielke - Committee Chairperson

This Notice was posted at City Hall and emailed to the Daily Herald newsroom on 11/14/2018 @ 3:30 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, YMCA
The Plan Commission met on Tuesday, October 16, 2018, at 5:00 p.m. in the Council Chambers of Wausau City Hall.

The Plan Commission met on Tuesday, October 16, 2018, at 5:00 p.m. in the Council Chambers of Wausau City Hall.

Mayor Robert Mielke, Eric Lindman, Ron Zahrt, Andrew Brueggeman, Bruce Bohlken, Gary Gisselman, Patrick Peckham

Brad Lenz, Brad Sippel, William Hebert, Melissa Engen, Ryan Zuehlke, Elgart Baumann, Christian Schock, Seve Fuste

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

Approve the minutes of the September 18, 2018 meeting.

Bohlken motioned to approve the minutes of the September 18, 2018 meeting. Brueggeman seconded.

Peckham asked for clarification on the line starting with ‘The considerations for the 900 block…’ Lindman said that he had asked the committee to consider North 2nd Street when McIndoe Street is brought forward for vacation. Peckham asked if the word “are” should be added. This was agreed and will be changed in the minutes.

The motion carried unanimously 7-0.

PUBLIC HEARING: Discussion and possible action on approving a conditional use at 4308 Stewart Avenue to allow for a mini storage building, in a B3, General Commercial District and UDD, Unified Development.

Ryan Zuehlke, representing Walters Buildings, said that they would like to add onto the existing business. There are already two storage buildings in place and this would be the third building. It is on a separate lot.

Mayor Mielke closed the public hearing.

Lenz said that the zoning map of the area is included in the packet and shows the area is mainly B3. There are currently storage units to the north.

Brueggeman motioned to approve a conditional use at 4308 Stewart Avenue to allow for a mini storage building, in a B3, General Commercial District and UDD, Unified Development District. Bohlken seconded.

Peckham asked if there will be grass and a fence or landscaping around the building. Hebert said that with the power lines, they need to be careful with trees on the site. A condition could be placed on the conditional use that landscaping is added. Lenz said landscaping was required on Stettin Drive for the existing units because of the park and residential properties nearby. This property is in a more commercial area and there is blacktop and not dirt. Peckham withdrew his suggestion.

The motion carried unanimously 7-0. This item will go to Common Council on October 23, 2018.

PUBLIC HEARING: Discussion and possible action on rezoning 1300 Cleveland Avenue from M2, General Industrial District to R4, General Residence District.

Elgart Baumann, 105 Edwards Street, said that it would be rezoned from M2 to R4 and asked if there is something in the works. Sippel answered that there aren’t any specific plans, but this would allow for a residential development. Baumann asked what would happen with the existing buildings and if they would be razed. Sippel said that if he remembered correctly it was in the process of being deconstructed. Baumann wished the city good luck moving the building. Baumann commented that the building is ready for demolition and has more water coming through the building than is coming down the river. Schock
said that a party is interested in using the steel elements in reconstruction of a different project. The long-term strategy of the area is for housing. The property seems like a better fit for residential use than manufacturing. Baumann said that he has no objection and it would be best to have it on the tax roll.

Mayor Mielke closed the public hearing.

Sippel said that this is mainly for a preemptive zoning change. Zahrt asked if the site has been looked at for contamination. It was Connor Forest Industries and not sure if it is suitable for residential. Zahrt said that he doesn’t object, but is just questioning if it is wise to do so. Sippel said that he is not sure if it has been tested, but is a good point. Mayor Mielke said that before anything is done, an environmental survey will be done. Gisselman asked if it would be a city expense or an expense on the new property owner and if it is currently owned by the city. Sippel said that it is owned by the city. Lindman said that it is now a city responsibility and is unsure if a Phase I has been done. Gisselman asked if there was testing done when the city acquired the site. Lindman said that he is not sure, but thinks a Phase I would have been done, but doesn’t know the details.

Baumann said that if it is contaminated, what would happen with the St. Vincent de Paul, since it was all the same property. Lindman said that if it is contaminated, the owner is responsible unless there is an agreement. For contamination, the property owner would need to work with the DNR. The DNR may ask to reach out to neighbors. Baumann said that there wasn’t anything done with the Rose Garden and said he would know because he was part of the hauling crew.

Brueggeman motioned to rezone 1300 Cleveland Avenue from M2, General Residence District to R4, General Residence District. Peckham seconded, and the motion carried unanimously 7-0. This item will go to Common Council on November 13, 2018.

**PUBLIC HEARING:** Discussion and possible action on rezoning 2001, 2005 and 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 to allow for single-family residential homes.

Seve Fuste, Central Wisconsin Real Estate, presented the plan to develop the open parcels with single-family affordable homes. 2115 Sherman Street would be split into two single-family homes with north-side entry. 902 South 21st Avenue would be a side entry from the east. 2005 Sherman Street would be for two single-family dwellings. 2001 Sherman Street would be a single-family dwelling with side entry. Fuste showed the renderings to the committee. He said that they are not looking for city participation, other than cooperation assistance for removing some trees. These are very feasible plans that will be priced in the $150,000-$160,000 range and they hope to be done late next summer.

Peckham asked Fuste if they get nervous with the lot size of 1/10 of an acre. Peckham said that he is very happy with the interest and asked what they would normally like to see for the lot size. Fuste said that he is not a builder, but with the financing and planning part of the project. These are the most feasible homes for these lots. Especially in this area, there is no perfect lot and the boundary is rarely fenced in. The potential buyers are very excited for these plans in this area. Peckham said that what is shown on the last page has put his mind at ease, but he was nervous when houses are built close to the sidewalk that a pedestrian could knock on a window. Fuste added that there are current homes that are much closer than what is proposed.

Gisselman asked what the normal setbacks would be. Hebert answered that the existing residential allowance for setbacks is difficult to make – the 8’ side yard and 30’ rear yard. The new zoning code will have more leniency. In this case, a variance could be granted through the Zoning Board of Appeals. This is a planned development and certain setbacks can be granted. Gisselman asked how close they will be to the adjoining neighboring properties. Sippel said that a lot of the properties that are adjacent do not meet the setback requirements. The setbacks for 2001 Sherman Street would be pretty close to the required amount. Fuste said that 2001 Sherman Street will be further away than the existing home is. It would be 3’ to the fence.

Peckham asked if the removal of the trees will be a condition of the sale and if city staff is ready and
willing to assist. Sippel said that he has discussed the removal of trees with the forester and it is possible that they will be removed.

Gisselman said that if staff believes the project is good, so be it. Gisselman said that he has issues with plopping residential properties so close together. Lenz said that the commission can look at adding conditions to the precise implementation plans. The general plans have already been revised a little bit with the developers. The Economic Development committee approved this project, which came out of an RFP process.

Brueggeman asked how long it has been city owned and if the adjacent owners had an option to purchase the properties. Lenz answered that the street was reconstructed around 2010 and they have been city-owned since then. The properties went through a public process; the adjacent owners would have been able to bid on them. There are still remnants on Bridge Street, where the city is the owner and no one seems to want the property. The chance to develop the lots is a positive thing.

Mayor Mielke closed the public hearing.

Sippel said that this item is to rezone to UDD and approve the general development plan. It is up to the commission if they feel this is an appropriate use and the plan can have some refinements.

Brueggeman motioned to rezone 2001, 2005 and 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 to allow for single-family residential homes. Bohlken seconded, and the motion carried unanimously 7-0. This item will go to Common Council on November 13, 2018.

**Discussion and possible action on a revision to the Right-of-Way Project Plan and Relocation Order for Phase II of the Thomas Street Construction Project.**

Lindman said that this is a revision to the right-of-way for Thomas Street. The changes to the plan are located on 4.05, which is located in front of the 3M plant. Staff tried to make turning lanes off of Thomas Street into the 3M driveway work, but couldn’t. The driveway on Thomas Street would be removed and a driveway would be added onto 1st Avenue. 3M is looking at the circulation and how improvements can be made. 3M is also reaching out to neighboring properties to see if they can use part of the property for truck storage. Lindman said that the first thing that changed is that the driveway was removed. The sidewalk was moved to the back of curb so there is no grass boulevard. This was done to mitigate damage and encroachments to their rail storage. There is still some property that will need to be purchased from 3M.

Zahrt said that the rail is important to 3M. Lindman said that there have been healthy conversations. Peckham asked if the main revision is between the railroad and 1st Avenue. Lindman said that is correct and that it also affects the rail property. The north side will be pulled back to the back of the curb. A sidewalk will be 6’, which is a bit wider than normal. This will help to reduce the amount of property acquisition.

Gisselman said that this is an amendment to a design plan that he voted against prior and will continue to vote against this.

Peckham motioned to approve the revision to the right-of-way project plan and relocation order for Phase II of the Thomas Street construction project. Bohlken seconded, and the motion carried 5-2. Gisselman and Zahrt voted against the item. This item will go to Common Council on October 23, 2018.

**Discussion on the Zoning Code Update.**

Lenz said that staff is continuing to work with the consultants on the update and they are starting to look at the maps to see the transition to the new districts. Lenz said that hopefully the following month there will be something for the committee to review. There is lots of work being done right now.

**Next meeting date and future agenda items for consideration.**
The next meeting is scheduled for November 20, 2018.

Lenz said that they would like to have a meeting for the Sherman Street precise implementation plan before the regular meeting. The committee agreed that October 30th at 4:00 would work for everyone.

**Adjournment.**

Brueggeman motioned to adjourn, seconded by Zahrt. The motion carried unanimously 7-0 and the meeting adjourned at 5:50 p.m.

*The Plan Commission is next scheduled to meet at 5:00 p.m. on November 20, 2018.*
Time and Date: The Plan Commission met on Tuesday, November 6, 2018, at 4:00 p.m. in the Council Chambers of Wausau City Hall.

Members Present: Mayor Robert Mielke, Ron Zahrt, Andrew Brueggeman, Bruce Bohlken, Gary Gisselman, Patrick Peckham

Others Present: Brad Lenz, Brad Sippel, Melissa Engen

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 Mielke called the meeting to order at approximately 4:00 p.m. noting that a quorum was present.

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.

Sippel said that the memo in the packet summarizes the changes from the last meeting. The biggest change will happen with 2115 Sherman Street. On the original plan, the lot was for two single-family homes and it has been changed to a single house. The site layout has also been changed for the garage coming of the side street, instead of Sherman Street. The house was moved further back from the public right-of-way and the window layout was refined. The site elevations for 902 South 21st Avenue and 2001 Sherman Street were finalized. There weren’t any changes to the 2005 Sherman Street plans.

Gisselman asked if the commission should be asking for more plans for the precise implementation plans. Sippel said that the main issues were the elevations and window placements, which have now been finalized. The interior sites plans will remain the same. The elevations are the same and the site plan is sufficient. Gisselman said that they still don’t meet the setback requirements and asked if the current zoning ordinance is waived. Sippel confirmed this. Gisselman said that he has changed his mind on this and has a real issue on why the setback requirements are waived and understands the ordinance is being changed. Lenz said that the houses would not fit because of the odd lot shape. UDD zoning was being sought because of the irregular lot size.

Zahrt asked if this would change if the city was not the owner and it seems that the city wants to dump the properties. Zahrt asked if he owned the property would he be treated the same way. Sippel said that these are left over parcels from a road expansion and there isn’t much that can be done with them. Either four separate variances could be requested or the UDD zoning can be used. The UDD zoning is much simpler process than four different variances. Lenz said that the potential developers will purchase the parcels. If the zoning change and plans are not approved, they may not purchase the lots or it would affect the price. Brueggeman said if it was privately owned, the UDD zoning could also be done. This was confirmed. Mayor Mielke said that the city is not being singled out.

Peckham said he sees the point that Zahrt makes but this is good for the community in the long run and puts homes on that stretch of Sherman Street. It is pragmatic on this commission’s part to work with setback issues and is not out of the line with the existing neighborhood.

Peckham motioned to approve 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. Bohlken seconded and the motion carried 4-2. Zahrt and Gisselman voted against the plan. This item will go to Common Council on November 13, 2018.

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.

Lenz said that Ascension Medical Group on the corner of Bridge Street and Westwood Center Boulevard is using temporary signage for advertising their services. They are requesting a monument sign with an
electronic message center. This would be the only free standing sign on this side of the building; there is a building sign on the east façade. These types of signs have been allowed – it is in line with other signs in the area. In the past, reader boards have been approved with limited graphics and a requirement that they’re non-flashing – meaning a static message for a minimum of six seconds.

Gisselman asked if this would be the same height that is allowed within the zoning sign ordinance, so it is not overwhelming in regards to the others off of the interstate. Lenz said that the sign is 9’ tall from ground, which is a pretty low sign. The ordinance allows a maximum sign height of 30’, depending on where the measurement is taken. If the measurement is taken from curb height, it would be close to 30’ high because of the grade change. The sign for West Business Services to the north is 20-30’ in addition to the grade change. There isn’t much you can do with the elevation changes and staff feels the sign is fairly appropriate.

Peckham told Stratford Sign Sales that he appreciates the visuals and that they have helped a lot.

Peckham motioned to amend the Precise Implementation Plan at 1801 Westwood Center Boulevard UDD, Unified Development District. Brueggeman seconded, and the motion carried unanimously 6-0. This item will go to Common Council on November 13, 2018.

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

The next meeting is scheduled for November 20, 2018.

**Adjournment.**

Bohlken motioned to adjourn, seconded by Zahrt. The motion carried unanimously 6-0 and the meeting adjourned at 4:15 p.m.

**The Plan Commission is next scheduled to meet at 5:00 p.m. on November 20, 2018.**
STAFF REPORT

TO: City of Wausau Plan Commission
FROM: Brad Lenz, City Planner
DATE: November 13, 2018

GENERAL INFORMATION

APPLICANT: Woodson YMCA
LOCATION: 707 N. 3rd Street
EXISTING ZONING: R4, General Residence District
REQUESTED ZONING: B4, Central Business District, and Conditional Use Permit
PURPOSE: Addition to existing facility, including expansion of daycare center.
EXISTING LAND USE: YMCA
SIZE OF PARCEL(S): 2.26 acres

SURROUNDING ZONING AND LAND USE:

North: \textbf{R4}; Religious institution
South: \textbf{B4}; Parking lot and mixed commercial
East: \textbf{R4}; Religious institution, cultural institution, single-family residence with office
West: \textbf{B4} and \textbf{B2}, Community Service District; Office and vacant commercial

ANALYSIS

Per Wausau Municipal Code 23.78.060, the plan commission shall make zoning change recommendations based upon the evidence presented in each of the following matters where applicable:
(a) Existing use of property within the general area of the property in question and the effect the proposed rezoning is likely to have on these land uses;

(b) The compatibility of the land uses which would be permitted by the zone change with the existing or planned land uses within the general area of the property in question;

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

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

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

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

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

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

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

Staff comments: The B4 zoning district can be found adjacent to the subject parcel to the west and to the south. B4 zoning currently extends north to McIndoe Street (west of 2nd Street), as well as to the east beyond 5th Street (south of McClellan Street). Along 3rd Street, zoning that is predominantly commercial extends north beyond the subject parcel an additional two blocks. The R4 zoning that exists in the immediate area contains mainly non-residential uses, such as religious, cultural, and civic institutions. The proposed B4 zoning would not fundamentally change the existing uses of the subject property. The building addition and future uses would not be out of character with the predominantly institutional and commercial properties in the immediate area.

From Wausau Municipal Code 23.72.060, no conditional use shall be recommended by the city plan commission unless the commission finds:

(a) That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

(b) That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

(c) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

(d) That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

(e) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
(f) That the conditional use shall, in all other respects, conform to the applicable regulations of the
district in which it is located, except as the regulations may, in each instance, be modified by the
common council pursuant to the recommendations of the city plan commission.

**Staff Comments:** As noted in the rezoning comments above, the immediate area contains a
variety of institutional and commercial uses. And, the uses of the property would not
substantially change as a result of the zoning change. The various uses taken together,
including day care center, fits as well, or better, in the B4 district than in the current
residential district.
Written Description of the Proposed Rezone Request from R-4 to B-4

The YMCA is requesting to rezone the property from the current R-4 to a B-4 zoning district. This request is being made to conform to the surrounding property zoning, better align with the zoning code, and to avoid the past practice of obtaining zoning variances. The existing YMCA property uses consist of a permitted use beneath City of Wausau Zoning Code 23.34.020(b)(6) and a Conditional Use beneath City of Wausau Zoning Code 23.28.030(d). A completed Conditional Use application has been submitted for review and approval within this submittal.

The YMCA was originally constructed in 1962 prior to the adoption of the current City of Wausau Zoning Code in 1967. All the churches and the YMCA (Young Men’s Christian Association) in the downtown area were placed in the R-4 district conforming to Wausau Municipal Code 23.20.010(k) Religious Institutions and 23.20.010(j) Recreational and Social Facilities.

The YMCA has sought and received zoning variances from the City of Wausau on 3 separate occasions since the adoption of the zoning code in 1967. Each request received the approval of the City of Wausau, allowing the YMCA to encroach upon the building setbacks, expand the floor area ratio, and utilize off-street parking to maximize the use of the property. The granting of these variances suggests that the activities and the development of the YMCA parcel have been treated similar to that of the neighboring properties zoned in the B-4 district.

The streetscape of 2nd Street, 3rd Street, and 4th Street located between McIndoe Street and Washington Street in the downtown area allow the buildings to build to the full extent of the lot area. For example, the average building setback from the back of sidewalk along 4th Street is 5.8 feet and is constructed to an average height of 33.6 feet. Most of the properties provide no off-street parking facilities.

The goal of the rezone request is to allow the YMCA to work within the parameters of the B-4 Zoning District similar to that of the properties neighboring the subject parcel and to more closely conform with the historic zoning action taken for the subject parcel and the YMCA growth.
Written Description of the Proposed Conditional Use Request for a Day Care Facility

The YMCA has provided day care services to the community from this location for numerous years. The YMCA recognizes both the increased demand for day care services and shortage of day care providers in our community. This community need is driving the proposed expansion to the day care facilities.

The current day care facility is comprised of 10,833 sq. ft. serving 118 children ages 6 weeks to 12 years old. Pending the approval of the proposed facility expansion the day care facility will grow to 15,563 sq. ft., increasing its service level to 172 children ages 6 weeks to 12 years old. The hours of operation will remain consistent from 6:30 a.m. to 6:00 p.m.

The main entrance/exit for the day care will remain at its current location on Grant Street.
**AGENDA ITEM**

PUBLIC HEARING: Discussion and possible action on vacating and discontinuing McIndoe Street from North 1st Street to North 3rd Street

**BACKGROUND**

A preliminary resolution to set a public hearing for vacation of right of way in the interest of the public was approved by the city council on September 11, 2018. The resolution proposed the vacation and discontinuance of McIndoe St from N 3rd St to N 1st St. Since the resolution was passed the developer and adjacent owners have agreed that the vacation and discontinuance will only be required for 1-block of McIndoe St (N 3rd St to N 2nd St), the 1-block of McIndoe from N 1st St to N 2nd St will remain a public way and allow the Cloverbelt Credit Union to maintain their street address and also their access off of McIndoe St. The right-of-way is owned by the City but the WDOT has jurisdictional control over the roadway. The WDOT is interested in public comment related to the vacation and use of this right-of-way so any public comments will be shared with the WDOT.

The developer is currently completing a traffic analysis of several intersections and completing traffic counts as requested by the WDOT. McIndoe is a connecting highway within the city and therefore prior to being able to vacate this roadway the WDOT will need to accept a new highway route and then release their jurisdictional control over this section of McIndoe St. Once the jurisdictional control has been transferred back to the city the city council would then have authority to vacate this street.

The public hearing has been scheduled to receive comments from the public specifically related to the proposed vacation of McIndoe Street from N 3rd St to N 2nd St. Comments will be recorded for the record. Questions received during the hearing related to the street vacation will be part of the record and will be answered in writing as part of the minutes of the meeting or as an attachment to the public comment record.

Once the traffic analysis is completed by the developer and a report of the findings is prepared this information will be brought back to CISM for review and any necessary action.

**FISCAL IMPACT**

None

**STAFF RECOMMENDATION**

Conduct the hearing.

Staff contact: Eric Lindman  715-261-6745
WOODSON YMCA FOUNDATION, INC.
WAUSAU, WI

To: Mayor Robert Mielke
    Wausau City Council (and related Committees), c/o Lisa Rasmussen, Chair
From: Chad Kane, Woodson YMCA Foundation, Inc. Board President
Date: October 29, 2018
RE: Woodson YMCA and Aspirus Downtown Health and Wellness Campus Project

-----------------------------------------------------

Attached to this memorandum is a document package supporting the proposed downtown Wausau Health and Wellness Campus initiative which is comprised of two separate, yet related YMCA and Aspirus projects (the “Projects”). On behalf of the Woodson YMCA Foundation, Inc. Board of Directors, I respectfully request that this document package be submitted into the formal record of the following upcoming City of Wausau meetings:

1. November 8 CISM Public Hearing regarding the requested partial vacation of McIndoe Street
2. November 20 Planning Commission meeting to consider the YMCA rezoning request
3. November 27 City Council meeting to take possible action on items #1 and #2 above

The supporting documentation consists of (1) this cover memorandum, (2) a letter dated September 8, 2018 from Greenheck CEO and Woodson YMCA Foundation Board member Jim McIntyre outlining the benefits of the Projects, (3) *Endorsement signatures from 42 Wausau-area business and philanthropic organizations in support of Mr. McIntyre’s letter, (4) 10 additional letters of support for the Projects, and (5) a letter dated September 11, 2018 from Aspirus CEO Matt Heywood further detailing various community benefits of the Projects.

Thank you very much for your willingness to include these items within the materials for the meetings referenced above.

----------------------------------------------------------

September 8, 2018

Mayor Robert B. Mielke  
Wausau City Council, c/o Lisa Rasmussen, Chair  
407 Grant Street  
Wausau, WI 54403

Re: Proposed YMCA and Aspirus Downtown Health/Wellness Campus

Dear Mayor Mielke and City Council Members:

I write to you today, not in my capacity as a member of the board of directors of the Woodson YMCA Foundation, but rather in my role as the president and CEO of the Greenheck Group of companies, the largest manufacturing employer in the Wausau area.

On behalf of Greenheck and its 2,300 local employees, I offer my strong support of the visionary and collaborative downtown health and wellness campus development project as presented by the Woodson YMCA and Aspirus. The net effect of these initiatives for the Wausau community is overwhelmingly positive.

The leadership of the YMCA, with its generous local donors and 12,500 members, complemented by the commitment of the Aspirus management team, its Board of Directors and 3,700 local employees, are presenting the city of Wausau with a $40 million investment of private capital. This capital commitment to the downtown carries with it the honorable vision of improving health and wellness opportunities for all of Wausau’s community members, from infants to seniors.

While these two privately-funded projects are separate and distinct, I urge you to consider the unique and progressive vision that accompanies this collaborative effort. Developments such as this offer a host of benefits for the community and send a pro-business message to current and prospective employers. The risks of not embracing this initiative are substantial, as capital investment always has, and always will, flow through the path of least resistance.

From our perspective at Greenheck, completion of these projects would display that the Wausau community is executing on available opportunities to be a leader in improving the quality of life for its residents and establishing a strong reputation as a place that is open for future business investment. The following benefits to these projects at hand are clear:

1. Continued validation of the substantial downtown investments previously made through private, community-based, and public initiatives, including but not limited to: a) the Marathon County Public Library, b) the Jefferson Street Inn and Palladian, c) Washington Square, d) the 400 Block, e) the Grand Theater and CVA, f) the Dudley Tower, g) Riverside Place, h) the Eye Clinic of Wisconsin, i) Cloverbelt Credit Union, j) the current riverfront development initiatives, k) City Square Office Center, and l) the admirable number of other critical businesses, small and large, that have committed their time, energy, and capital to the core of Wausau.
2. $40 million of private capital investment with the purpose of establishing a health and wellness campus that improves the lives of all in the community.

3. Development of a best-in-class, 15,000 square foot senior center which will provide life-enrichment opportunities for Wausau residents age 55 and older.

4. Meeting current child care demand through the construction of a safe and modern child care center that provides quality care for infants, toddlers, and children.

5. Creation of a state-of-the art wellness center providing access to modern cardio and strength training equipment and programming.

6. Development of a larger and more active gymnastics center to meet community demand and enhance the opportunity for destination, competitive events.

7. Establishment of a new $20 million Aspirus Clinic connected to the YMCA to deliver joint health and wellness-related programming.

8. Increase in city property improvements and tax assessments/revenues from the Aspirus Clinic investment.

9. Reduction of blighted assets through the acquisition and demolition of certain under-invested properties.

10. Improved member and patient parking in a “park-like” campus setting through the development of well-landscaped, signed and lighted parking area.

11. Community pedestrian and bike path access through the developed properties, offering citizens high-quality and safe access to and from areas near the riverfront.

12. Re-routing of State Highways 52 and 51, through city and state DOT leadership, improving the safety and efficiency of traffic flow through the downtown.

I list these distinct project advantages to underscore the importance that these community investments contribute toward Greenheck’s and other businesses’ effort to retain and attract quality employees and their families to the Wausau area.

I am acutely aware of the many accommodations and alterations both the YMCA and Aspirus have had to make during the development of the projects. While it has been a less-than-perfect process with many twists and turns, these two organizations have remained flexible and committed to seeing this downtown initiative through to its completion.

While the partial road closures and traffic re-routing proposal presented to you (portions of Second Street, Franklin Street and McIndoe Street) must also seem less than perfect, I ask that you consider the extensive path and planning that has resulted in the final form of these two projects. For a variety of rational and valid reasons, planning for major developments within the framework of the downtown environment is more difficult than in an open field in the outskirts of Wausau. The aforementioned road closures and traffic re-routing are essential in effectuating this $40 million investment.
As you evaluate your votes on these matters, I hope you will consider that, while these proposals are recognized as imperfect, the positives greatly outweigh the negatives. In that regard, I offer three points of comment regarding the roadway actions you are being asked to consider:

1. **Stub closings of Second Street and Franklin Street.** While not quite “roads to nowhere,” that term is nevertheless relevant in this case. The YMCA and Aspirus project parking and site plan being offered for your consideration shows continued ease of access and through-traffic to these points via private driveways. As mentioned earlier, the aesthetic improvements to these adjoining parcels, paid for with private funding, will be substantial.

2. **Closing of McIndoe Street from Third Street to First Street.** To gain access to the very short stretch of First Street that extends from Fulton Street at the north to Scott Street at the south (my casual estimate is that this section of First Street is less than one mile in length), there are currently seven separate road access points to that short but important roadway: (1) First Street from the north, (2) First Street from the south, (3) Fulton Street from the east, (4) McIndoe Street from the east, (5) Grant Street from the east, (6) McClellan Street from the east, and (7) Scott Street from the east. Given the project (especially the Aspirus component of the health and wellness campus and its accompanying tax base) only works in the event that this two-block section of McIndoe is closed for a variety of operational, programmatic, and facilities reasons, I would hope that the reduction to a still-substantial six access points for that short stretch would be viewed as only a minor negative. I have driven the alternative routes to First Street and found no personal inconvenience. Additionally, I believe it is widely known that the McIndoe/Third Street intersection is not safe and has been the site of many accidents and near-accidents. This partial closure would solve that significant problem.

3. **Re-routing of State Highways 51 and 52.** My understanding is that the City of Wausau staff has been engaged in productive discussions with the Wisconsin Department of Transportation in this matter and may have developed superior routing options for this flow of traffic through our downtown. I urge you to continue working towards a mutually-agreeable solution with the DOT that keeps our residents safe and also offers the opportunity to take positive action on the various street alterations required for successful completion of these projects.

On a final note, I respectfully ask that you consider what happens if the roadway actions are not taken. While the YMCA project would proceed, the $20 million Aspirus capital investment and its accompanying tax revenues would likely flow elsewhere, perhaps to another community, and the extraordinary vision of a collaborative health and wellness campus would collapse. The land that would have been allocated to the taxable Aspirus Clinic project would be converted to tax-exempt parking for the YMCA, costing the city millions in lost revenues over time. Most importantly, a strong message would be sent to the community and potential future investors that Wausau is not open for business, and the decades of downtown investment – from the mall to the riverfront – would be dealt a severe setback.

As an attachment to this letter, other business and community leaders have indicated their agreement with the framework of my argument to proceed with the roadway closings, as presented. I thank you for your time, consideration, and evaluation of the thought process I have expressed herein.

Sincerely,

James J. McIntyre
President and CEO
The undersigned Wausau business and community-based organizations support the views presented within Jim McIntyre’s letter on behalf of Greenheck, dated September 8, 2018, and also request that the Wausau City Council adopt the roadway modifications as requested in the context of the YMCA and Aspirus health and wellness campus projects.

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**LETTER ENDORSEMENTS**

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LETTER ENDORSEMENTS

Organization: Dudley Investments, LLC
By: John Dudley, Jr.

Organization: CRYSYTE FOUNISHING SYSTEMS
By: Richard Matthews

Organization: Joelon Foundation
By: Barbara Johnson, Ed.D.

Organization: BMO Harris Bank
By: John Fidel

Organization: Dudley Foundation
By: Ann Dudley Shannon, Pres.

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**LETTER ENDORSEMENTS**

| Organization: Aqua Finance, Inc. | Organization: ____________________ |
| By: [Signature] | By: ____________________________ |

| Organization: MCDEC INC. | Organization: ____________________ |
| By: [Signature] | By: ____________________________ |

| Organization: Nueske's | Organization: ____________________ |
| By: [Signature] | By: ____________________________ |

| Organization: MAJOR INDUSTRIES, Inc | Organization: ____________________ |
| By: [Signature] | By: ____________________________ |

| Organization: ____________________ | Organization: ____________________ |
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**LETTER ENDORSEMENTS**

Organization: Graebel Companies, Inc.  
By: William H. Graebel

Organization: Third Street Holdings, LLC  
By: William R. Tehan

Organization: ________________________  
By: ________________________________

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LETTER ENDORSEMENTS

Organization: Northcentral Technical College
By: [Signature]

Organization: ____________________________
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**LETTER ENDORSEMENTS**

| Organization: Country Materials Corp | Organization: __________________________ |
| By: [Signature] | By: __________________________ |

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**LETTER ENDORSEMENTS**

[Signatures and names]

Organization: ______________________________
By: ______________________________

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LETTER ENDORSEMENTS

Organization: [Signature]
By: Church Mutual Insurance Company

Organization: ____________________________
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**LETTER ENDORSEMENTS**

Organization: Schenck SC
By: [Signature]
Managing Shareholder
Wausau Office

Organization:
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LETTER ENDORSEMENTS

Organization: Rocktel Industrial
By: [Signature]

Organization: __________________________
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| Organization: O'Malley Automotive Inc. | Organization:  
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LETTER ENDORSEMENTS

Organization: Styrene Products, Inc.
By: [Signature]

Organization: ____________________________
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**LETTER ENDORSEMENTS**

Organization: **Koowreck Automotive**
By: **Karl Ahkonl**

Organization: ____________________________
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**LETTER ENDORSEMENTS**

Wausau Tile, Inc. and Imperial Industries, Inc.

Organization: President, Bryan Borrell
By: [Signature]

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LETTER ENDORSEMENTS

NAI PFEFFERLE
Organization: COMMERCIAL REAL ESTATE
By: Gail Davis
Senior Advisor

Organization: ____________________________
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**LETTER ENDORSEMENTS**

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Mr. Mayor and City Council Members:

You have heard enough from me by now with regard to my overwhelmingly positive view of the downtown YMCA and Aspirus projects in my capacity as president of the Woodson YMCA Foundation Board of Directors. Rather than repeat the details that serve as the background for my support, I point you to Jim McIntyre’s letter of September 8 and Matt Heywood’s letter of September 11. Both letters have been submitted to the City Council for the record and I fully endorse the views expressed in both communications.

I instead write to you today as president of WoodTrust Bank and WoodTrust Asset Management – a downtown Wausau employer with locations on both First Street in the Dudley Tower and on the northwest corner of Bridge Street and Third Street. I am also a Wausau resident that has raised three children with my wife on the city’s east side.

While I recognize that, due to the requested street vacations, some may view the YMCA and Aspirus projects as imperfect – I candidly feel the initiatives are as close to perfect as it gets. I am a regular user (6-10 trips per day) of McIndoe Street as I travel to and from work for business and personal matters. Because of my knowledge with the details of this project and the proposed roadway changes, I have been personally “boycotting” the use of McIndoe Street between Third Street and First Street for the last number of weeks. Rather, when traveling to First Street from the east, I now use Fulton Street, Grant Street, McClellan Street or Scott Street, in addition to my newfound fondness for coming down First Street from the north (when it’s open...).

With the proposed partial closings of Second Street, Franklin Street and McIndoe Street – my new travel patterns have created no inconvenience whatsoever as I access my workplace along the short stretch of N. First Street. With the closing of McIndoe Street, my employees and customers would still have access to six convenient routes to my office in the Dudley Tower. In that regard, I have spoken to many customers that visit our office and have not found one negative reaction to these proposed street vacancies. I know other tenants in the Dudley Tower feel the same.

I respectfully ask that you move forward with all street vacations as requested to allow this $40 million downtown health and wellness campus investment (funded with private capital) take place, for all the reasons enumerated within the aforementioned letters previously submitted to your attention for the record.

Thank you for your consideration.

Chad Kane
September 13, 2018

Mayor Robert Mielke
Wausau City Council, c/o Lisa Rasmussen, Chair
407 Grant Street
Wausau, WI 54403

Subject: YMCA/Aspirus Downtown Wausau Health and Wellness Campus

Dear Mayor Mielke and City Council:

The Dudley Tower is providing this letter in support of the proposed vacation of Franklin Street between North 2nd Street and North 3rd Street, of North 2nd Street between Franklin Street and Fulton Street, and of McIndoe Street between North 3rd Street and North 1st Street.

The $40 million redevelopment and expansion of the YMCA, the construction of an adult 55+ activity center, and the development of an Aspirus Clinic (the “Project”) are transformative and major events in the history of the Wausau community, similar to Dick Dudley’s construction of the Dudley Tower. All transformative and significant projects have critical moments when decisions need to be made by local representatives which will positively or negatively impact their community for decades to come. Those decisions always require listening to, consideration of, and careful balancing of differing points of view. We believe that the many positives of the Project overwhelmingly outweigh any perceived drawbacks or negatives, and strongly encourage you to support the Project, provide assistance to reaching solutions among the neighboring and interested parties, and proceed with the street closures.

As you know, our group has been working on the design and development of another significant and complementary building to the north of the Dudley Tower (“Second Wausau Tower”). As part of this process, we have been paying close attention to the traffic patterns in this area, and the potential impact on our businesses and future development planning. We are confident that the street closures will not adversely impact our investments, and in fact believe that the Project will enhance and improve the neighboring businesses and increase their long term property values, particularly in consideration of the City of Wausau’s plans to enhance the Fulton Street corridor, and potentially Grant Street.
The support and actions regarding the YMCA, the adult activity center, and the Aspirus Clinic will send clear signals to us and others who are contemplating further investments and development in the entire Riverfront area. We are confident that Dick Dudley would concur, and would encourage the City of Wausau to provide its full support and commitment to the Project and the necessary street closures to accomplish it.

Sincerely,

FIRST WAUSAU TOWER, LLC

Paul C. Schlindwein II
President

SECOND WAUSAU TOWER, LLC

John Dudley
President
Mayor Mielke and City Council Chair Rasmussen – Third Street Holdings, LLC is supportive of the vacation of Franklin Street between North 2nd Street and North 3rd Street and of North 2nd Street between Franklin Street and Fulton Street.

I will not be able to attend the CISM meeting in person tomorrow night so I wanted to send you the attached letter in the place of oral comments of support at the meeting.

Please enter into the public record the attached letter in support of this action.

Thanks. Bill
September 12, 2018

Mayor Robert Mielke
Wausau City Council, c/o Lisa Rasmussen, Chair
407 Grant Street
Wausau, WI 54403

Subject: YMCA/Aspirus Downtown Wausau Health and Wellness Campus

Dear Mayor Mielke and City Council:

This letter is written in support of the proposed vacation of Franklin Street between North 2nd Street and North 3rd Street and of North 2nd Street between Franklin Street and Fulton Street.

Third Street Holdings, LLC ("TSH") is a subsidiary of Davidsons First Trust, a trust which was created by David W. Graebel for the benefit of the members of the Graebel family. TSH is the owner of the property which is locally known as the "Graebel Building" and which occupies three city blocks immediately adjacent to the proposed YMCA/Aspirus health and wellness campus in downtown Wausau. TSH is a landowner adjoining Franklin Street between North 2nd Street and North 3rd Street and adjoining North 2nd Street between Franklin Street and McIndoe Street. TSH is currently in the process of working cooperatively with the YMCA to finalize the terms of a Cross Easement Agreement which will set forth the terms upon which the YMCA and TSH will in the future utilize the land upon which these proposed adjacent vacated streets are located for future vehicular access and parking and pedestrian walkways.

The proposals for the expansion of the YMCA and the development of an Aspirus clinic are significant steps forward for the Wausau community, bringing new health care services, expanded wellness services, increased employment, increased tax base, and vital economic development to our downtown area. The proposed vacation of streets to accommodate these important projects are essential to realizing the many benefits which will accrue to our community. Thank you for your anticipated support and positive action to approve these roadway actions.

THIRD STREET HOLDINGS, LLC

[Signature]

William R. Tehan, Manager

{W1939725.DOCX/2}
Good morning Mayor,
Thanks again for our recent meeting and for your open door approach with business leaders and residents alike. I really appreciate your leadership in our great city!!

With the planned YMCA and Aspirus developments, I believe we have a tremendous opportunity to continue substantial economic investment and progress in our downtown area while at the same time helping to improve the health of our community. I understand the street closing component of these developments are being reviewed separately with one meeting occurring September 13th (for the YMCA development) and then a separate public hearing in early November (for the Aspirus development). I wanted to share my comments with you as I won’t be able to attend the meeting tomorrow night. On behalf of Associated Bank, we fully support the proposed YMCA development (and also support the Aspirus development but that’s for a subsequent meeting). We plan to financially support the YMCA development at a substantial level as we think a prosperous downtown and healthy community is essential. Although I understand changing traffic patterns is difficult and inconvenient for some, I think the positive impacts of these developments far outweigh the negatives.

Please call or email me with any questions regarding my comments above.

Many thanks,
Dennis

Dennis DeLoye, President
Central Wisconsin/Community Markets
Office: 715-848-4740 | Mobile: 715-571-7475
2010 Stewart Ave | Wausau, WI 54401
Dennis.DeLoye@AssociatedBank.com

******************************************************************************* NOTICE*******************************************************************************

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Becky and Mayor Mielke, unfortunately I will not be able to attend the committee meeting tomorrow that will be considering the vacating of Franklin St between 2nd and 3rd Streets as well the vacating of 2nd St between Franklin and Fulton.....both of which are part of the YMCA/Aspirus expansion project. I would ask that you read the following comments into the record so that they can be considered during tomorrow's discussions.

As a long term Wausau resident I believe that a vibrant and economically healthy downtown area is critical to the long term growth and prosperity of our community. While I see smaller new business entrepreneurs taking action to conduct business in the downtown area I believe we also need several "cornerstones" entities to anchor our downtown. I am confident that the recently announced YMCA/Aspirus project would accomplish that need very effectively.

Once completed this revamped and new facility would support Aspirus clients, YMCA members, and the community at large. In addition the new senior center would fill a significant need for this growing population in our community.

Please accept this message as a strong endorsement to the vacating of the above mentioned streets as well as for the entire project.

Dave Davies
4030 Pine Tree Rd,
Wausau, WI 54403
djcdavies70@gmail.com
715 571 8877
September 13, 2018

Mayor Robert B. Mielke
City of Wausau
407 Grant Street
Wausau, WI 54403

Dear Mayor Mielke:

Earlier this week, I had the opportunity to speak to the Wausau City Council in support of the YMCA-Aspirus Health and Wellness campus which is to be fully funded by business organizations and the benevolence of local foundations. Thanks to you and the entire Wausau City Council for taking this project forward for consideration in your deliberative process as it goes to the Capital Improvements & Street Maintenance (CISM) committee on Thursday, September 13th.

As stated in a previous letter of support from the Wausau Region Chamber of Commerce, this downtown development will have a tremendous economic impact for the city. The new Aspirus clinic, coupled with the enhanced YMCA, will expand child care services to serve young families and provide a gathering place for active seniors. When complete, the site will serve an important role in establishing downtown vibrancy as well as bring more people to the downtown community where small businesses will have the opportunity to engage in enhanced commerce.

As the City of Wausau moves consideration of this project from the City Council to the Capital Improvements & Street Maintenance (CISM) committee, I again would like to take the opportunity to voice our support of the project in its proposed design as outlined in File 18-0704. The concept of this connected health and wellness campus for the community, with appropriate parking for patients, members and guests is essential. On behalf of the Board of Directors of the Wausau Region Chamber of Commerce, I would like to express strong support for vacating (closing) McIndoe Street from N. 3rd Street to N. 1st Street; Stub closures of 2nd Street between Franklin Street and Fulton Street and; Rerouting of State Highways 51 and 52.

The City of Wausau has demonstrated over and over that is amenable to community enhancements that will help to support downtown vibrancy and the greater good of the economic region. Strategically, looking both short and
long term, the YMCA/Aspirus project as proposed, is a lynch pin which will connect the 3rd Street corridor to the riverfront development. This is an opportunity to build something special and impactful for the community.

Sincerely,

David Eckmann, Ed.D.
President/CEO
Wausau Region Chamber of Commerce

cc: Capital Improvements and Street Maintenance Committee
Chairperson, Gary Gisselman
Alderman, Karen Kellbach
Alderman, Lisa Rasmussen
Alderman (VC), Mary Thao
Alderman, Becky McElhaney
Mayor Mielke,

I write this as both a business owner in Wausau and resident of the city of Wausau.
I am in strong support of the development as presented by the Y and Aspirus.
I also support the closure of the streets, particularly McIndoe St., in order for this project to move forward.

I live on the east side of Wausau. I use McIndoe St. daily to go to and from work.
For me to use Scott St thru downtown to get to the west side of town or to go down Fulton St. (one block north of McIndoe) to 1st St to Scott St is of little or no consequence or inconvenience.
The benefits of this project, both economically and as it relates to the quality of life in our community, far outway any small inconvenience these street closures may present.
I would hate to see this project stall or not come to fruition because the city would not close 2 blocks of McIndoe St.

I believe this project will also spur more and continue development of the areas north of McIndoe from 3rd St to Bridge St. and the riverfront.

Projects like this come along once in a generation.
We have two organizations, the Y and Aspirus, with $40 million in capital ready to move forward.
Please don’t let this opportunity pass us by.

Sincerely,

John O’Malley
O’Malley Automotive Inc
Ph: 715-842-2131 Fax: 715-845-6820
3405 W Stewart Ave, Wausau, WI54401
john@omalleyautos.com
www.omalleyautos.com
Good morning. I am sure all of the City Council Members have been approached by numerous parties regarding the YMCA and Aspirus joint venture project that was recently announced for the City of Wausau. Inevitably, every project has its detractors, many of whom do not understand the full economic impact a project of this size can have on the citizens of Wausau and surrounding communities of Marathon County. First, this is a rare opportunity for a community the size of Wausau. Secondly, everyone needs to understand the constraints our governmental units are facing in generating sufficient revenues to cover the cost of services being provided. The new revenue generated by this project goes a long way to doing just that. Last, but not least, this project addresses many of the calls to action highlighted in the most recent issue of United Way’s Life Report. The letters of support you’ve received from the CEO’s of two of Wausau’s largest employers and the financial commitments they have made should be more than adequate to demonstrate to the City Council Members why they should support this project. Not only will it be beneficial to the City of Wausau, it will also serve the needs of many Marathon County residents.

While I no longer live in the City of Wausau, I am a resident of the Village of Weston. As the Executive Director of MCDEVCO, Inc. I am often asked to evaluate large economic projects of this kind. In my opinion, this is a must do for the City. Unfortunately, I am unable to attend the Public Hearing scheduled for this evening and ask that you accept this correspondence as an expression of MCDEVCO’s support of this project.

Thank you!

Sincerely,

Jim Warsaw
Executive Director
MCDEVCO, Inc.
300 Third Street, Suite 207
Wausau, WI 54403
715-298-0084
jimwarsaw@mcdevco.org
FYI; sent to my alderperson and the mayor this afternoon.

Sorry I cannot attend this evening.

Matt
that you consider the many benefits that a project like the one proposed can provide for this community. I am very confident that workable solutions can be developed for public streets and other rights-of-way, and, over time, these vacated streets will not be missed.

Thank you for your consideration.

Matt
Dear Mayor Mielke,

I am writing to you in several capacities: a member of the Woodson YMCA Operating BOD, an employee of Greenheck, and as a member of the Wausau community for the past 20 years to express my support of the proposed YMCA / Aspirus health and wellness campus. I have seen the incredible transformation that has occurred in downtown Wausau over those 20 years and am proud to call the Wausau area home. It’s exciting that we now have two very reputable organizations that want to build upon what’s already been achieved while expanding much-needed health and wellness opportunities for our community.

Although the road closures required for this project will require some change, which is never easy, the benefits far outweigh the negatives. What other privately-funded investments have been presented or discussed that could possibly provide the benefits and achieve what this project will?

- Improved health and wellness opportunities to all segments of our population
- Expanded property tax base
- Continued beautification of our downtown area
- Increased flow of community members into the downtown area

All of this has a ripple effect by making our area more attractive to businesses and to the employees those businesses are trying to recruit.

I respectfully ask that you support these road closures to provide the long-term benefit to the community that this project will provide.

Sincerely,
Rebecca Gatzke
September 11, 2018

Mayor Robert Mielke  
Wausau City Council, c/o Lisa Rasmussen, Chair  
407 Grant Street  
Wausau, WI 54403

SUBJECT: Downtown Wausau Health and Wellness Campus

Dear Mayor Mielke and City Council,

As you are aware, Aspirus is partnering with the Woodson YMCA and local business leaders and philanthropists to develop a multigenerational health and wellness campus in downtown Wausau. While plans for the development have been largely determined, there still remain certain details and approvals to be finalized. As president and CEO of Aspirus, I have been proud to work with the YMCA and community leaders to create a vision for something great: A $40 million downtown Wausau project with three complementary – and connected – elements.

1. Extensive modernization and expansion of the Woodson YMCA.
2. Construction of an activity center for adults 55 and older.
3. Development of a new Aspirus Clinic, which will be connected to the YMCA.

The Aspirus Board of Directors is in full support of this project, which is special because it represents a change in how Aspirus views its role in the community. Health care systems have historically been in the business of caring for the sick. But our vision for the future is to engage people in all stages of life. The future is about wellness, vitality, prevention and early detection. The most effective way to treat health issues is to prevent them altogether. And we believe the downtown health and wellness campus will help us do that, while providing distinct benefits to Wausau and its residents.

**Health and Vitality** – The progressive combination of resources and expertise within the campus will result in a truly special health and wellness tool for all who live in and visit Wausau. By expanding the robust, successful services and programs provided by the YMCA and connecting them with leading health care experts, the campus will serve the lifestyle and care needs of everyone from infants through seniors. YMCA services are in high demand, and the organization serves 12,500 members – a number equivalent to more than 30% of Wausau’s total population. Membership will certainly grow as the YMCA modernizes and adds much-needed space for gymnastics, a new wellness center and expanded access to excellent child care for infants, toddlers and children. The campus will add a best-in-class senior center and a 36,000-square-foot Aspirus Clinic offering primary and walk-in care, as well as laboratory and imaging services. By physically connecting health care experts with YMCA staff, we will be able to develop and introduce advanced, innovative prevention, wellness and rehabilitation programs and services to improve the health and vitality of the community.
Economic – The YMCA expects to add 10 new jobs once its expansion and modernization project is completed. When fully staffed, the Aspirus Clinic will support about 50 downtown jobs and we anticipate about 30,000 patient visits in the first year. These employees, patients and visitors will provide a steady stream of new activity to Wausau’s downtown. The privately funded, $20 million Aspirus Clinic also will contribute hundreds of thousands of dollars each year in new property taxes to Wausau. If the clinic is not built, the space it would occupy will generate no property taxes at all.

Community – Downtown Wausau is evolving and improving. Dozens of projects and improvements have resulted in tremendous resources, such as the Jefferson Street Inn, the 400 Block, Washington Square, the Dudley Tower, the Marathon County Public Library, City Square Office Center, Cloverbelt Credit Union, The Eye Clinic of Wisconsin, and a lively and useable riverfront. Businesses small and large are revitalized and refreshed. The health and wellness campus would replace blighted properties with a unique resource situated in an attractive, park-like setting. It would connect features that make Wausau wonderful – from Athletic Park to the Marathon County Historical Society to Third Street Shops – in a coherent experience for residents and visitors alike. City leaders have proposed a new, safer and more efficient traffic flow that will benefit the walkers, bikers and drivers who travel our streets and access our businesses and riverfront. This project would represent a huge step toward achieving that vision.

Momentum – I believe the downtown health and wellness campus will spark additional economic development and momentum in downtown Wausau. The presence of a unique community resource and vision like this would be a powerful tool for businesses to use in recruitment and retention. This kind of collaboration and innovation among diverse members – including a storied non-profit service organization, the county’s largest employer, area foundations and individuals, and members of local government – proclaims loudly that Wausau is an effective and willing partner. It tells everyone that Wausau is committed to a truly vibrant future. On the other hand, if opportunities and improvements like this are not cultivated and supported, they will go elsewhere. And that would be a shame for everyone.

I look forward to continuing to work alongside you all as we strive to make Wausau the best community it can be.

Sincerely,

Matthew F. Heywood
President and CEO
Aspirus
Memorandum

From: Brad Lenz
To: Plan Commission
Date: November 14, 2018
Subject: Amend UDD at 900 S. 17th Ave for new signage

Time Federal Savings Bank is looking to upgrade its existing signage. A new monument sign would be added along Sherman Street indicating the entrance for the drive-up window. The existing monument sign at the corner of 17th and Sherman would be replaced with a new free-standing sign that includes an electronic message center.

Under UDD zoning, there are no set standards for signs – a sign plan is approved specifically for the development. The existing monument sign has been used as a good example of high-quality, appropriate signage for other UDD properties along 17th Avenue. The sign uses similar materials as the building (i.e., brick), and it is a low-slung “monument” type sign with surrounding landscaping.

Examples of other UDD-zoned properties along 17th Avenue that have been approved with similar monument signs include: Thunder Lube at 1015 S. 17th Ave; Health in Motion at 930 S. 17th Ave; and Prosthetic Orthotic Center at 935 S. 17th Ave. These are all newer projects that have used UDD zoning in their redevelopment. All of the freestanding signs for these properties, as well as other monument signs in regular commercial zoning districts along 17th Avenue, are under 10 feet in height. Some signs on 17th Avenue are not zoned UDD and have signs taller than 10 feet, but these are for properties that have not been redeveloped in the recent past.

The 17th Avenue corridor is continuing to evolve to more commercial uses. The redeveloped properties have used UDD zoning and have followed stricter site design standards, including sign regulations. The redevelopment pattern has been towards smaller-scale commercial buildings that fit with the traditional mix of uses in the area, including residential uses. The corridor itself was built to a high standard with landscaped medians and boulevards. The bridge over the Rib River contains decorative lighting and railings – it is an entryway into the community. Sherman Street is also a well-traveled corridor in the city because of its access to the freeway.

Staff recommends keeping the stricter sign regulation pattern in place for UDD’s on 17th Avenue, including the subject property, thus limiting the total sign height to a maximum of ten (10) feet. Under this recommendation, the business could still rebrand by adding the drive-through monument sign with the new logo, but the sign proposed for the corner would need to be redesigned.
November 13, 2018

Dear Members of the Wausau Unified Development District Committee,

We appreciate your time and efforts in reviewing sign permits for all Wausau development areas. The Wausau area is growing exponentially, and Time Federal is pleased to be a part of development in this community for more than 30 years.

As you are reviewing our sign project for our Wausau location on the corner of Sherman Street and south 17th Avenue, please consider some of our reasons for the change in our signs:

- Since relocating from the old Menard plaza area to our new building in 2007, the west side of Wausau has positively changed to become of a hub for business. Many new restaurants, retail stores and businesses have changed the flow of traffic and opportunities in this area.
- Despite the activity, we still have people in the greater Wausau area not knowing where we are located. Because of the grade where the current sign is located and the physical size of our lot and building, our current sign is not easily noticeable by local traffic.
- The proposed sign will be higher and narrower than the existing sign, creating better visibility of the sign, yet consuming a smaller footprint at the ground level which also benefits the vision triangle for area traffic.
- In addition, industry capabilities and options for signs and electronic banking have changed since 2007. We have more drive through and ATM traffic than ever before. The addition of a message center will inform our customers and community about available options with Time Federal Savings Bank.

We hope you take our points into consideration and allow us to freshen our brand with our proposed signage. If you have any questions, please feel free to contact me on this project.

Best Regards,

[Signature]

William Weiland
President/CEO
Time Federal Savings Bank
HISTORIC PRESERVATION COMMISSION

Time and Date: Wednesday, October 31, 2018 at 6:00 p.m. in the Common Council Chambers of Wausau City Hall

Members Present: Gary Gisselman (C), Blake Opal-Wahoske, Mary Forer, Patty Grimm, David Burke, Linda Tryczak

Others Present: Brad Lenz, Janet Rhodes

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

Chairperson Gisselman called the meeting to order at approximately 6:00 p.m. stating that a quorum was present.

PUBLIC HEARING: Discussion and possible action on declaring the property located at 311 Ethel Street (Lustron House) as a Local Historic Landmark.

Gisselman explained the purpose and criteria for declaring a property as a local historic landmark.

Janet Rhodes, 311 Ethel Street, said that she is the owner of the property and is in support of the landmark status. The home should be protected at all costs.

Grimm said that this is a treasure and the only lustron house in Wausau.

Gisselman closed the public hearing.

Tryczak motioned to declare the property located at 311 Ethel Street as a local historic landmark. Grimm seconded and the motion carried unanimously 6-0. This item will go to Plan Commission and Common Council for review and approval.
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<th>BACKGROUND</th>
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<tbody>
<tr>
<td>Please see the attached Memo from Becher Hoppe regarding this item. The memo clearly explains the need for the proposed action.</td>
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<tr>
<th>FISCAL IMPACT</th>
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<td>None</td>
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<tr>
<th>STAFF RECOMMENDATION</th>
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<tbody>
<tr>
<td>Staff recommends approving the Vacation Orders.</td>
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</tbody>
</table>

Staff contact: Allen Wesolowski 715-261-6762
Date: October 23, 2018

To: Allen Wesolowski, City Engineer

From: Cheryl Schroeder, Becher-Hoppe Associates

Subject: Nov 8th CISM meeting, Agenda item submittal

- Townline Road project, 6999-18-01, Vacation Order, parcel 67
- S. 1st Ave project, 6999-18-03, Vacation Order, parcel 1

Allen,

Please find attached the Vacation Orders that need to be discussed and approved at the next City of Wausau CISM meeting.

Townline Road, Parcel 67 - This sliver of land (left over from surveying / mapping of adjacent parcels) has an unknown / deceased owner which would require an appraisal, appraisal review, public notice and “friendly condemnation”. Planset review showed that the slopes could be pulled in and this parcel could be avoided, saving the time and money of appraisal, review, etc...

S. 1st Avenue, Parcel 1 – Right of way interests are being acquired from this parcel for the Thomas Street project. It is anticipated that this parcel (located in the northwest quadrant of Thomas Street and S. 1st Avenue) will be acquired in its entirety as part of the Thomas Street project. Therefore, the city will already own the land.

If there are any questions, please let me know.

Thank you,

Cheryl Schroeder, Becher-Hoppe, consultant for the City of Wausau
This Vacation Order applies to Transportation Project Plat 6999-18-01, recorded on March 5, 2018 as Document Number 1754407 in the Office of the Register of Deeds for Marathon County.

Whereas, parcel 67 of the above-described Transportation Project Plat has been determined to be unnecessary for transportation improvement project purposes, said parcel is vacated and rescinded.

This Vacation Order has been approved by the City of Wausau.

x

(Signature)

Robert B. Mielke

(Print Name)

City of Wausau Mayor

(Title)

State of Wisconsin

Marathon County ss.

On the above date, this instrument was acknowledged before me by the named person(s).

x

(Signature, Notary Public, State of Wisconsin)

(Date Commission Expires)

Project ID 6999-18-01

This instrument was drafted by Cheryl R. Schroeder
This Vacation Order applies to Transportation Project Plat 6999-18-03, recorded on June 15, 2018 as Document Number 1760374 in the Office of the Register of Deeds for Marathon County.

Whereas, parcel 1 of the above-described Transportation Project Plat has been determined to be unnecessary for transportation improvement project purposes, said parcel is vacated and rescinded.

This Vacation Order has been approved by the City of Wausau.

x ____________________________

(Signature)

Robert B. Mielke
(Print Name)

City of Wausau Mayor
(Title)

State of Wisconsin

Marathon County ss.

On the above date, this instrument was acknowledged before me by the named person(s).

x ____________________________

(Signature, Notary Public, State of Wisconsin)

(Date Commission Expires)

Project ID 6999-18-03

This instrument was drafted by Cheryl R. Schroeder