OFFICIAL NOTICE AND AGENDA

of a meeting of the PLAN COMMISSION OF THE CITY OF WAUSAU

Tuesday, December 18, 2018 at 5:00 pm.

City Hall (407 Grant Street, Wausau WI 54403) - COUNCIL CHAMBERS

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

1. Approve the minutes of the November 20, 2018 meetings.

2. **PUBLIC HEARING:** Discussion and possible action on Petition to the Secretary of Transportation for Airport Improvements Aid and Designation of the Secretary of Transportation to Act as the City's Agent for Administering the Aid and for Execution of Agency Agreement and Federal Block Grant Owner Assurances, 725 Woods Place. (Chmiel)

3. **PUBLIC HEARING:** Discussion and possible action on approving a conditional use at 212 East Randolph Street and 1409 Cherry Street to allow for VFW club house uses, in a M1, Limited Industrial District. (VFW Burns Post No. 388)

4. **PUBLIC HEARING:** Discussion and possible action on amending the General Development Plan and Precise Implementation Plan at 1314 Grand Avenue to allow for a single family residential property in a UDD, Unified Development District. (Doede)

5. **PUBLIC HEARING:** Discussion and possible action on amending the General Development Plan and Precise Implementation Plan at 316 Sherman Street to allow for a tavern in a UDD, Unified Development District. (Yang)

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

7. Adjournment

Mayor Robert B. Mielke - Committee Chairperson

This Notice was posted at City Hall and emailed to the Daily Herald newsroom on 12/12/2018 @ 4:00 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, Doede, Yang, VFW Burns Post No. 388, Chmiel
The Plan Commission met on Tuesday, November 20, 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, Tom Radenz, Bryan Bailey, Mark Thompson, Lisa Rasmussen, Susan Thompson, David Eckmann, Jim McIntyre, Chuck Ghidorzi, Matt Woller, Eunice Mayer, Dan Johns, Mike Slavney, Ben Rohr

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 October 16, 2018 and November 6, 2018 meetings.

Brueggeman motioned to approve the minutes from the October 16, 2018 and November 6, 2018 meetings. Peckham seconded, and the motion carried unanimously 7-0.

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.

Tom Radenz, 4080 North 20th Avenue, showed a presentation for the requested rezoning and conditional use for 707 North 3rd Street. The YMCA has had the existing use on this lot for 111 years. In 1962, the south addition was built and the zoning code was adopted in 1967. The area has B2, B4 and R4 zoning districts. There has been an increase in density and building height in the downtown area and buildings have been typically built very close to the sidewalk. Radenz showed the proposed site plan to the commission and stated that this is not within a historic district. The rezoning would reduce the amount of future variances that would be required.

Bryan Bailey, 707 North 3rd Street, said that the YMCA came to Wausau in 1891. The first lot was purchased in 1893 to construct the first YMCA building. In 1907, the present lot was purchased and was modernized in 1962. In 1978, the building was expanded to the north. In 1994, an expansion was completed for the health and wellness wing. In 2004, the Aspirus branch in Weston was constructed and was expanded in 2014. They YMCA has experienced 22% growth. The YMCA has consistently been an organization for everyone regardless of economic status. This will help meet the demands of the community into the future. This will help to eliminate the day care waiting list, provide a senior center, youth programming center and will help with the downtown parking issues. The new health and wellness campus will be truly special. Bailey asked the commission to consider the request to meet the demands of the community.

Mark Thompson, 404 Franklin Street, said that typically rezoning processes are used to address changes in new land use, growth patterns or an existing development with a new land use. This is not the case. They are only trying to avoid performance standards that are used by the zoning ordinance to protect adjacent properties. The abandoned height and floor area ratios is a negative impact to the surrounding properties. R4 zoning is an anchor zoning between residential and business properties and B4 zoning is a general downtown business and retail zoning. The removal of R4 zoning expands the business into a transitional neighborhood. There are lots of close buildings along 4th Street, but not to this magnitude. Thompson asked the commission to consider the negative effects of the rezoning. This will block views and will negatively impact neighbors.

Lisa Rasmussen, 1310 Crescent Drive and Alderperson for District 7, said that her district represents an aging demographic and some properties are changing hands to accommodate young families. Rasmussen said that she received a ton of positive feedback about this project from her district. Rasmussen said that any roadblocks to the project warrant her advocacy. The YMCA is in an urban setting and is an asset to the community. The YMCA has always been a good neighbor and it makes sense to allow this. This should have been rezoned 30 years ago. When people choose to live in an urban setting, they make a
choice to tolerate things like change, noise and construction. This represents a $40 million investment in the community. It will serve seniors and will provide 50 additional new day care spots that are desperately needed. Rasmussen encouraged the commission to support and said that it makes sense and should have the urban designation.

Susan Thompson, 404 Franklin Street, said that her concerns are not directly related to the zoning but she would like to see a compromise. The YMCA has historically done great things and provides valuable services. The mission statement is admirable. Thompson said that she is not opposed to their desire to expand the facility, but said that there is limited transparency on the height of the building and mechanical equipment needed to run the facility. There has been a lack of communication between the heads of the YMCA, Ghidorzi, and the neighbors. Thompson said that there have been three meetings with the expansion team and she asked why the tall wall has to be on 4th Street; she was told that the programming dictates the structure of the building. Thompson said that she later was told that this will accommodate seniors, covered parking and the expanded gymnastic program. Thompson said that this could be met on the existing parcel with the 46’ wall facing 3rd Street. The YMCA branches serve about 12-15% of the greater Wausau area and is not likely to exceed 20% of the citizens. The representatives of the YMCA have taken an uncompromising position of entitlement on all aspects of this project without the regard of impact to the neighbors. This organization does not directly add to the tax base. Thompson asked that a compromise be made that the tall wall faces 3rd Street with parking on 4th Street.

David Eckmann, President of Wausau Region of Commerce, 200 Washington Street Ste. 120, said that the Wausau Region of Commerce was founded in 1912 and connects government, business, schools and not-for-profit organizations. Eckmann said they are in support of this and it will provide a new level of vibrancy to the downtown with tremendous economic impact. The YMCA serves the young and will also have a gathering place for seniors. The YMCA is a linchpin that will connect 3rd Street to the riverfront. This building will be something special.

Jim McIntyre, 1000 Greenheck Drive, encouraged the commission to consider the proposal. This is a great opportunity to attract new talent to the area. The investment is extraordinary. It will make it bigger than it is. When the Greenheck health and wellness facility was constructed, it needed to be expanded after 3 years. This is a great opportunity to revitalize the downtown.

Chuck Ghidorzi, 1 Corporate Drive, said that much has been happening over the last year in the planning. This will be a first in class 15,000 square foot senior center and 36,000 square foot east side clinic. There is still a ways to go. There is consideration required for vacating streets in the downtown setting. The YMCA gymnasiums, adult centers, adequate safe parking and having a good flow and connection has been the vision of the project. Ghidorzi showed the proposed site plan and renderings to the commission. This is a collaborative effort and asked the commission to support the expansion.

Mayor Mielke closed the public hearing.

Lenz said that this agenda item is for the change in the zoning to B4 and to approve the conditional use to allow for the day care center. The decision is based on a number of criteria that are outlined in the staff report and were discussed in the presentation. A zoning map of the YMCA and surrounding areas is also in the packet. Staff did not see any solid grounds to deny the proposal.

Peckham said that this is for the zoning change and specifics of the building and site plan are not part of the request. Lenz confirmed this and said building setbacks are included in the zoning code and would be approved at the staff level.

Brueggeman motioned to rezone 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. Peckham seconded. The motion carried unanimously 7-0. This item will go to Common Council on November 27, 2018.

Discussion and possible action on vacating and discontinuing McIndoe Street from North 1st Street to North 3rd Street.
Mayor Mielke said that this item went to CISM on November 8th and is contingent on approval from the Department of Transportation. The vote carried 4-1 and Mary Thao was the dissenting vote. Lindman said that it is agendized as 1st Street to 3rd Street and said that the reason for this is because when the public hearing was initialized, this was the wording on the resolution. Since that time, the developer has spoken with the neighbors and they have come to a consensus that they only need from 2nd Street to 3rd Street to be vacated. McIndoe Street from 1st Street to 2nd Street would remain open.

Brueggeman motioned to vacate and discontinue McIndoe Street from North 2nd Street to North 3rd Street. Zahrt seconded and the motion carried unanimously 7-0.

**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.**

Lenz said that proposed renderings for Time Federal Savings Bank are included in the packet. The property is zoned UDD and the existing signs were approved with the overall site plan. There are other UDD zoned properties on 17th Avenue, which include Thunderlube, Health in Motion and Prosthetic Orthotic Center. There are no set standards for signs in UDD zoning. The current monument sign is illuminated without a reader board. Lenz said that they would like to amend the UDD to add an additional sign and upgrade the current monument sign to a taller pylon sign with a color reader board. This is a developing corridor that is going to smaller scale commercial properties. The corridor has grass medians and boulevards and is a fairly nice looking stretch. Lenz said that he is sensitive to proposals that go against what has been done in the past. The other signs in the area have been approved as monument signs at a maximum height of 10’. The proposed sign is close to 16’ tall. Lenz said that staff recommends a maximum height of 10’. The sign could still be rebranded with the new logo. A second sign would be located off of Sherman Street to highlight the drive-thru area, which seems appropriate.

Brueggeman asked if the 10’ height for signage consistent with the rest of the corridor. Lenz said that 10’ is the height of the monument signs in the area. The height of signage in UDD district is not specified in the city ordinance. When a monument sign gets taller than this, it becomes a pylon sign. There are signs on 17th Avenue that are taller, they are not zoned UDD and are older properties that haven’t been redeveloped.

Peckham asked what the minimum sign size would be that would allow for a reader board. Woller said that there are always changes that could be made to accommodate it. Time Federal started looking at this project over a year ago to rebrand multiple sites. They want to rebrand consistently from branch to branch and contacted municipalities to see what the code regulations were. Woller said that at that time, it was communicated that it would need to go to Plan Commission but in similar properties signage could allow for signage up to 30’ in height. The sign proposal was developed and designed based on the findings. Woller said that it wasn’t until two weeks ago that it was discovered that the staff recommendation is for a lower monument sign. The proposed sign would be 16’ and could go up to a 30’ sign based on the current sign code. 17th Avenue and Sherman Street is becoming one of the busier intersections. The current sign is blocked and the new sign height would help the visibility from traffic flow. The message center will help promote to the current and potential customers, as there is a lot of competition. Abby Bank is just three blocks north of this and is a lot larger than this would be. Woller asked to seek a higher sign than the staff is recommending. The smaller sign could work, but it would decrease the visibility of the sign. Lenz said that the Thunderlube sign is 10’ tall with a reader board. Lenz said that there are no building signs and asked if this was considered. Woller said that it is not being considered at this time and said that they try to keep the building looking as aesthetically pleasing as possible. Woller added that they may have taken the signage too far twelve years ago because the sign seems to blend in with the building.

Eunice Mayer, Time Federal Savings Bank, asked the commission to approve the change and said that they have been working with the signage for the last year. In 2008, the monument sign was built and is 8’ tall. The sign blends into the building and customers repeatedly make comments on how hard they are to find because of how the traffic impairs visibility. Mayer said that the biggest goal is to bring up the signage so it can be seen, but they still want to keep it at a conservative height and do not want it too big.
Peckham asked if the Time Federal signage would be above the street level in comparison to the Thunderlube sign. Lenz estimated that the bottom of the Thunderlube sign is 3’ above the sidewalk. Peckham said that would make the Thunderlube sign 13’ above grade. The staff recommendation has a lot of merit, but the same elevation for Thunderlube could be given.

Peckham motioned to amend the Precise Implementation Plan at 900 South 17th Avenue to allow for signage in a UDD, Unified Development District with a condition that the signage be limited to 13’ tall. Bohlken seconded, and the motion carried 6-1. Lindman voted against the motion. This item will go to Common Council on December 11, 2018.

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

Lenz said that this property is located on the southeast side. The owner contacted the Historic Preservation Commission to designate the property as a local landmark. The process requires the Historic Preservation Commission to hold a public hearing, which was done last month. There was no opposition. The Plan Commission has to review any landmark status before it goes to Common Council. This is a manufactured home.

Gisselman said that this is a completely metal house and the only one in Wausau and is quite unique. It would be eligible for the national and state registers, except for the porch addition. It is a very unique building and there are very few in Wisconsin. Mayor Mielke said that he toured the home last summer and was very nice to see.

Gisselman motioned to declare the property located at 311 Ethel Street (Lustron House) as a local Historic landmark. Zahrt seconded and the motioned carried unanimously 7-0. This item will go to Common Council on December 11, 2018.

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

Lindman said that there is a transportation plat for the Townline Road project and typically the entire plat is amended, which is a huge process. Another way to revise the plat, if the city does not need the property, is to vacate it off of the plat. The city was asked for a TLE on a small sliver of property, but it is no longer necessary for the street project.

Gisselman motioned to approve the vacation order for Parcel 67 of the Townline Road project. Brueggeman seconded, and the motion carried unanimously 7-0. This item will go to Common Council on November 27, 2018.

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

Lindman said that this is the same as the previous item, except it is on South 1st Avenue. The TLE is not needed because it will be included in the Thomas Street project.

Gisselman clarified that this is for 1st Avenue plat and the parcel will be part of the Thomas Street plat and nothing is changing with the street projects.

Brueggeman motioned to approve the vacation order for Parcel 1 of the South 1st Avenue project. Bohlken seconded, and the motion carried unanimously 7-0. This item will go to Common Council on November 27, 2018.

Discussion on the Zoning Code Update.

Dan Johns, Mike Slaveney and Ben Rohr were contacted to give an update on the zoning code update.

Johns summarized the existing zoning districts versus the proposed zoning districts. Rohr said that they try to avoid up-zoning or down-zoning properties. There are some nonconforming lots that were found that were basically two-family buildings. Slaveney said that all the structures will be legal and will allow
for more breathing room. There was an issue found for two-family homes that are located in a single-family district. Rohr said that there are areas that have some two-flats, where the rest of the block is single-family. The two-family would be legal by right in the single family district. Rohr said that they are calling it the two-family clause. It would retain the single-family nature of the block. The commercial and industrial areas were looked at on a case-by-case basis. The UDD’s will remain, but will have a zoning of PUD.

Gisselman asked if there would be the ability for a second floor flat if the whole neighborhood is a single-family area. Slaveney said that the area would be zoned for single family and have an existing two-flat be a legal permitted use. After the code was adopted, the houses would be able to be converted to two-flats. Gisselman said that they may be used for single family, but were built with two separate entrances for the first and second floor. Gisselman said that we should offer a little bit more flexibility and would have to think about this a little bit more. Slaveney said that an alternative would be to keep a two-flat zoning. There doesn’t seem to be obvious blocks that were all single-family or two-flats. This will be the trickiest question to deal with.

Brueggeman asked what the current process is if a home would be converted today. If the plan is adopted in 2019, would there be a process to convert a single-family house to a two-flat property. Lenz said that two-family zoning would allow for the two-flats. There will always be a process for a zoning change, so there will still be some flexibility. Slaveney said that a two-flat could be a conditional use, on a case-by-case basis. It could be evaluated if it is a good idea. It needs to be determined if the city wants to encourage investment in single-family homes or preserve the right to convert to two-flats. It is always a very delicate decision.

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

The next meeting is scheduled for December 18, 2018. Mayor Mielke thanked the commission for their service.

**Adjournment.**

Peckham motioned to adjourn, seconded by Brueggeman. The motion carried unanimously 7-0 and the meeting adjourned at 6:25 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on December 18, 2018.
Memorandum

To:       Members of City Plan Commission
From:     Brad Lenz
Date:     December 11, 2018
Subject:  Public Hearing for Improvements at the Wausau Downtown Airport

A public hearing will be held at the December 18th plan commission meeting to receive public comments about potential long-term improvements at the Wausau Downtown Airport. This public hearing must be held before the city of Wausau can apply for any state and/or federal aid to undertake improvements that are anticipated at the airport. The proposed long-term improvements are:

- Relocate KAUW ASOS equipment and grass runway installation; new jet A fuel farm installation and tank monitor install; airport terminal buildings upgrades; grass runway 9/27 rehabilitation; corporate hangar #3 door replacement; part 77 tree trimming for runway approaches; T-hangar 1-10 maintenance; concrete apron repair; wildlife study; update of airport layout plan; taxiway and runway pavement crack sealing and sealcoating; runway 13/31 reconstruction; runway 5/23 reconstruction/re-design 5/23 runway lighting system/PAPI; parking lot expansion with solar panel car shelters; runway/taxiway signage-LED lighting retrofit; emergency access/perimeter inspection road; east hangar development area Phase II install: sewer/water, utilities, taxiway installation east hangar road installation; airport snow removal vehicle; rotating beacon replacement.

More details on these improvements can be found on the following pages. The airport manager will be at the public hearing to provide additional information as well as respond to questions from the plan commission or general public.

The public hearing is being held at plan commission to satisfy statutory requirements. The plan commission’s recommendation will be forwarded to the Common Council for their final approval.
<table>
<thead>
<tr>
<th>Project</th>
<th>Year</th>
<th>Cost</th>
<th>Remarks</th>
<th>Additional Funding</th>
</tr>
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<tbody>
<tr>
<td>Relocate KAUW ASOS Equipment &amp; Grass runway installation</td>
<td>2019</td>
<td>$180,000</td>
<td>Relocate KAUW ASOS Equipment &amp; Grass runway installation</td>
<td>Already funded by City &amp; FAA</td>
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<tr>
<td>New Jet A Fuel Farm Installation &amp; Tank Monitor Install</td>
<td>2019</td>
<td>$400,000</td>
<td>Regulation Mandates Upgrades</td>
<td>Yes</td>
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<tr>
<td>Airport Terminal Buildings Upgrades</td>
<td>2020</td>
<td>$250,000</td>
<td>It has been 21 years since the most recent major upgrade. Interior/exterior brick work, new windows/entry doors, improved curb appeal are necessary if the airport is expected to represent the City</td>
<td>Yes</td>
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<tr>
<td>Grass Runway 9/27 Rehabilitation</td>
<td>2020</td>
<td>$100,000</td>
<td>Irrigation system install, seeding, runway marking &amp; signage install</td>
<td>Yes (signage &amp; marking)</td>
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<tr>
<td>Corporate Hangar #3 Door Replacement</td>
<td>2021</td>
<td>$165,000</td>
<td>Last door repair done in 2012 was meant to give door another 3 years life. Schweiss retrofit may be less</td>
<td>Yes</td>
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<tr>
<td>Part 77 Tree Trimming for Runway Approaches</td>
<td>2021</td>
<td>$200,000</td>
<td>A requirement for FAA funding is maintenance of Part 77 Airspace</td>
<td>Yes</td>
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<tr>
<td>T-hangar 1-10 Maintenance</td>
<td>2022</td>
<td>$65,000</td>
<td>Various preventative maintenance issues which will extend building usefulness 8-10 years</td>
<td>No</td>
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<tr>
<td>Concrete Apron Repair</td>
<td>2022</td>
<td>$150,000</td>
<td>Repairing cracks now avoids $1.2M reconstruction later</td>
<td>Yes</td>
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<td>Wildlife Study</td>
<td>2022</td>
<td>$6,000</td>
<td>FAA/BOA Requirement?</td>
<td>Yes</td>
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<tr>
<td>Update of Airport Layout Plan</td>
<td>2022</td>
<td>$200,000</td>
<td>FAA requirement for funding</td>
<td>Yes</td>
</tr>
<tr>
<td>Taxiway &amp; Runway Pavement Crack Sealing &amp; Sealcoating</td>
<td>2023</td>
<td>$300,000</td>
<td>Last sealcoat &amp; crack sealing projects completed in 2018/2019</td>
<td>Yes</td>
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<td>Runway 13/31 Reconstruction</td>
<td>2024</td>
<td>$2,773,000</td>
<td>$2,773,000 @ 100’ wide; only eligible for 75’ wide $2,100,000; sponsor difference $673,000 to</td>
<td>Yes</td>
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<tr>
<td>Project Description</td>
<td>Year</td>
<td>Estimated Cost</td>
<td>Local:</td>
<td>State:</td>
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<td>-----------------------------------------------------------------------------------</td>
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<tr>
<td>Runway 5/23 Reconstruction/Re-Design 5/23 Runway Lighting System/PAPI/</td>
<td>2025</td>
<td>$2,000,000</td>
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<td>Parking Lot Expansion w/solar panel car shelters</td>
<td>2026</td>
<td>$600,000</td>
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<td>Runway/Taxiway Signage-LED Lighting Retrofit</td>
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<td></td>
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<td>Emergency Access/Perimeter Inspection Road</td>
<td>2028</td>
<td>$2,000,000</td>
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<td>East Hangar Development Area Phase II Install: sewer/water, utilities, taxiway installation east hangar road installation</td>
<td>2029</td>
<td>$1,000,000</td>
<td>5%</td>
<td>5%</td>
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<tr>
<td>Airport Snow Removal Vehicle</td>
<td>2029</td>
<td>$400,000</td>
<td>5%</td>
<td>5%</td>
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<tr>
<td>Rotating Beacon Replacement</td>
<td>2029</td>
<td>$100,000</td>
<td>5%</td>
<td>5%</td>
</tr>
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</table>
TO: City of Wausau Plan Commission
FROM: Brad Lenz, City Planner
DATE: December 12, 2018

GENERAL INFORMATION

APPLICANT: VFW Burns Post 388
LOCATION: 212 E. Randolph Street and 1409 Cherry Street
EXISTING ZONING: M1, Limited Industrial District
REQUESTED ZONING: Conditional Use
PURPOSE: To allow a VFW club house
EXISTING LAND USE: Day care center
SIZE OF PARCELS: 0.33 acres total

SURROUNDING ZONING AND LAND USE:

North: R2, Single Family Residence District, and B2, Community Service District; Single family homes

South: M2, General Industrial District; Manufacturing

East: M1; Commercial (Service garage)

West: R2; Single family homes

ANALYSIS

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

(a) That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
(b) That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

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

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

(e) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and

(f) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as the regulations may, in each instance, be modified by the common council pursuant to the recommendations of the city plan commission.

Staff Comments: The subject property is in an area that contains a variety of zoning and land uses. It serves as a buffer/transitional area between the large, industrial property to the south, and the residential areas to the north.

The M1 district permits by right a variety of uses, some of which could be seen as more intrusive to surrounding residential properties. The proposed club house would not be intensely used on a daily basis, but would host events on periodic occasions. Please see the attachments for more information on the type and frequency of events to be held.

The site has most recently housed a daycare center. The property at 1409 Cherry Street is used almost entirely for off-street park. A few parking spaces are provided in the front of the building (on the Randolph Street side). The VFW is looking at purchasing an additional parcel in the area to expand off-street parking. On-street parking is allowed on both Randolph and Cherry Streets.

RECOMMENDING MOTION

To approve a conditional use permit at 212 E. Randolph and 1409 Cherry Streets to allow for a VFW club house.
Business Plan for VFW Burns Post 388

The VFW is a veteran’s organization chartered by the US Congress. The VFW Burns Post 388 received their Charter in June 6, 1920 and has been in continuous operation serving the youth and veterans in the Wausau area. We are incorporated and tax exempt under 501(a) as described in 501(c)(19) and all donations to our post are exempt under 170(c)(3) of the Internal Revenue Code.

Our Purpose is to assist worthy veterans and their families, to perpetuate the memory of our fallen comrades and their families, to foster Patriotism, and to support our community and its Youth. We actively support our little league team, Cub Scout and Boy Scout units, safety patrol, our youth with numerous scholar-ships and other non-profits.

Our Post Home will be used in pursuit of that purpose.

Uses will be:

Monthly Post and Aux meetings and numerous committee meetings

Annual summer picnic, Workers appreciation dinner, Children’s Christmas Party, and Recognition Dinner

The Am Vets and Navy Club along with the Wausau Area Little League have all used our facilities in the past

Our main fund raiser is weekly Bingo, we will also try to do once every other month, such things as Spaghetti dinners, pancake breakfasts etc, and a craft show is a possibility.

We would also like to rent our hall out once a month for small weddings and parties

Our kitchen would only be open for our fund raising events

All dinners and rentals would be catered

We plan to operate with all volunteers with apx capacity of 100
To: The City of Wausau

From: Richard and Deborah Mohelnitzky
       159982 River Hills Road
       Wausau, WI 54403

RE: Wausau VFW Post 388-Purchase of 212 East Randolph Street and 1409 Cherry Street, Wausau WI

It is with “Great Honor” that we support the Wausau VFW Post 388, in the purchase of our two properties located at 212 East Randolph Street and 1409 Cherry Street in Wausau WI, 54403.

We acknowledge that the Wausau VFW Post 388 has been an inspiration to the Wausau community, starting back in 1920. Their local support to many organizations, such as; Children’s Miracle Network, Wounded Warriors, The Scouts, St Jude’s, Wausau School District, as well as many scholarships, relief and distress funds for local veterans, local hospitals and charities, is inspirational to many lives they touch.

Since the sale of their former location in Wausau, they have been seeking the perfect match to accommodate their meetings, bingo nights, and other fund raising events. We are proud they have chosen our property! We strongly encourage the support of The City of Wausau to approve the purchase of these properties, so the Wausau VFW Post 388 can once again have a place to call their home in our community! It will be a great addition to the wonderful neighborhood.

Please do not hesitate to contact us if you have any further questions 715-675-4810.

Warm Regards

Richard and Deborah Mohelnitzky

Richard Mohelnitzky 11/29/18
STAFF REPORT

TO: City of Wausau Plan Commission
FROM: Brad Sippel, Assistant Planner
DATE: December 11, 2018

GENERAL INFORMATION

APPLICANT: Adam Doede and Kristin Smith
LOCATION: 1314 Grand Avenue
EXISTING ZONING: UDD, Unified Development District
REQUESTED ZONING: Unified Development District Amendment
PURPOSE: To allow for the conversion of a historic single family home back to single family use from commercial office use.
EXISTING LAND USE: Office
SIZE OF PARCEL(S): 0.74 acres

SURROUNDING ZONING AND LAND USE:

North: R3, Two Family Residence District; Religious Institution M2, General Industrial District; Utility
South: UDD; Large multi-family residential apartment building
East: R3; Single Family and Two Family Residences
West: UDD; Large multi-family residential apartment building

SUMMARY

The applicant is seeking an amendment to the General Development Plan and Precise Implementation Plan to allow for a single family residential use in a Unified Development District (UDD). The existing structure was last used as an office, but the applicant would like to convert it back into a single family home. The original use of the structure was a single family house. It is known as the Henry Miller House, and is listed on the National and State Registers of
Historic Places. It was moved to its current location in 1981, from approximately 150’ north of the current location.

Surrounding uses are a mix of types and intensities, and include a religious institution to the north, a large scale multifamily building to the southwest, and a mix of single and two family housing to the east. Although this is a UDD, staff does not usually require a site plan for single family uses. Large scale interior renovations will be needed to convert the offices into living space, but major changes to the site are not expected. Any permits for the modifications necessary to convert the building to single family home would need to be obtained as normal. There is an existing parking lot on the property that would likely be unnecessary for a single family use. The applicant is intending to build a garage on the property to serve the new use. Staff is recommending that any accessory structures and uses are treated as any other single family uses in residential zoning, and allow staff to review and permit these structures at an administrative level.

**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.)
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 a mix of uses and intensities. The proposed amendment would allow for a single family use to be reestablished in a historic single family structure. This mix of uses and intensities is not out of character with the rest of the Grand Avenue corridor in the area. The change in use to a single family residential use will reduce the intensity of the use on this site compared to its currently allowed use, and will likely reduce the impact of the property on neighboring properties. Staff believes that single family housing is an appropriate use in the area, and the site could also accommodate a two to four family use, or could be split into two lots to allow for infill development without negatively impacting the surrounding properties.

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 amendment facilitates the preservation, rehabilitation and renovation of a historic structure.

RECOMMENDATION

General Development Plan: To amend the General Development Plan for 1314 Grand Avenue to allow for a single family home.

Precise Implementation Plan: To approve the Precise Implementation Plan for 1314 Grand Avenue to allow for a single family home, and allow staff to permit accessory structures and uses as for standard residential zoning districts.
Memorandum

To: Members of City Plan Commission
From: Brad Lenz
Date: December 12, 2018
Subject: Amending UDD zoning at 316 Sherman Street to allow for a tavern

The building at 316 Sherman Street formerly housed an indoor food market. It was rezoned in 2016 along with the Wausau World Market property adjacent to the north (828 S. 3rd Avenue). The properties shared parking and had complementary uses and thus were included in the same Unified Development District (UDD) zoning class. The building at 316 Sherman contains a back entrance which directly accesses a shared parking lot.

The VFW was interested in purchasing the 316 Sherman Street building for their new meeting hall, but ultimately settled on a new location. The current proposal is for a tavern. The zoning code differentiates between different types of taverns. In the B2, Community Service District, taverns that do not have “live entertainment by more than three musicians or dancing” are permitted by right. In the B1, Community Service District, “taverns” are permitted by conditional use, presumably ones without live entertainment. The subject property was zoned B1 prior to being in the UDD.

The subject property is bordered by commercial properties to the east and north, and by residential properties to the west and south (across Sherman Street). The use as a tavern would differ from the historic use as a food store, but would not be completely out of character with the mix of uses in the area. Upon zoning approval, the petitioner would still need to apply for proper licensing through the City. For new signage, staff recommends that the B1 sign regulations apply. A shared parking arrangement should in place as a contingency of the zoning approval.

Recommending motion: Approve the amendment to the Unified Development District to allow for a tavern, not including live entertainment, with the condition that a shared parking agreement is in place with 828 S. 3rd Avenue.