### 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, March 19, 2019 at 5:00 pm.</td>
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<tr>
<td>Location:</td>
<td>City Hall (407 Grant Street, Wausau WI 54403) - COMMON COUNCIL CHAMBERS</td>
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<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 February 19, 2019 meeting.

2. **PUBLIC HEARING:** Discussion and possible action on rezoning 224, 240 and 300 South 4th Street from M1, Limited Industrial District to B3, General Commercial District and approve a conditional use at 240 and 300 South 4th Street to allow for animal hospitals, indoor and outdoor kennels. (BK Properties WI LLC & City of Wausau)

3. **PUBLIC HEARING:** Discussion and possible action on amending the precise implementation plan at 2801 Westhill Drive to allow for a congregate living facility in a UDD, Unified Development District. (Aspirus Wausau Hospital)

4. **PUBLIC HEARING:** Discussion and possible action on amending the General Development Plan at 1100 Lake View Drive to allow for the renovation and removal of existing buildings and to construct a new skilled nursing facility and adult and adolescent CBRF facilities, in a UDD, Unified Development District. (Marathon County)

5. Update on South Riverfront Master Plan.

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 3/14/2019 @ 10:00 a.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, BK Properties WI LLC, Aspirus Wausau Hospital
Time and Date: The Plan Commission met on Tuesday, February 19, 2019, at 4:30 p.m. in the Board Room of Wausau City Hall.

Members Present: Mayor Robert Mielke, Eric Lindman, Ron Zahrt, Gary Gisselman, Patrick Peckham, Bruce Bohlken (arrived at 4:45 p.m.)

Others Present: Brad Lenz, Dave DeSantis, William Hebert, Christian Schock, Melissa Engen, Ted Matkom, Craig Richardson, Jim Borysenko, Tara Draeger, Jessica Kopecky, David Hummer

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 4:30 p.m. noting that a quorum was present.

Approve the minutes of the December 18, 2018 meeting.

Zahrt motioned to approve the minutes from the December 18, 2018 meeting. Peckham seconded, and the motion carried unanimously 5-0.

Discussion and possible action on amending the General Development Plan and Precise Implementation Plan at 912, 920, 1000, 1006, 1008 and 1100 North 1st Street and 1000 and 1200 North River Drive.

Lenz said that Gorman and Company is proposing to take over the Riverlife project and they submitted a new general development plan. The plan looks similar to the original plan that was previously approved. Precise plans would be submitted at a later date. The changes are highlighted in the staff report. The building footprints and uses will pretty much stay the same.

Peckham asked if the values of the buildings will be the same.

Ted Matkom, Gorman and Company, said that the value will probably be greater than what was estimated before. The proforma of the apartment building didn’t make sense, so they took the 54 units and increased the number of units to 88 units. This will be a place with 1-2 bedrooms to live the life of the river and hopefully work nearby. There is a lot of interest on the hotel side. The bigger value footprint was found with the apartments. They have to live with what is currently there. There are 54 parking spaces so surface parking will be required. Matkom said that if this gets approved, they will go to banks and investors to get the funding.

Gisselman said that the hotel is new to the development and asked how it will affect the precise implementation plan and affect the dynamic. Schock said that they would need to come back with approval of the precise plan. Gisselman asked if this is just for the general development plan. This was confirmed. Matkom answered that the current plan is for an office. If the hotel is planned, they would come back for the approval.

Zahrt said that he sees this as a positive since residential will have less traffic flow than commercial. Schock said that the apartments are an increase from the original plan. Matkom added that $50,000 has been spent on the architectural plans and engineers to validate what has been constructed. They are not ready for the rendering, but are very close. Matkom said that they need users for the commercial space but hope to close on the apartments in June.

Zahrt motioned to amend the general development plan at 912, 920, 1000, 1006, 1008 and 1100 North 1st Street and 1000 and 1200 North River Drive. Peckham seconded, and the motion carried unanimously 5-0. This item will go to Common Council on February 26, 2019.

PUBLIC HEARING: Discussion and possible action on rezoning 1101 South 4th Avenue from R3, Two Family Residence District to B3, General Commercial District.

Craig Richardson, GEI Consultants on behalf of Krist Oil Company, Inc., said that Krist Oil purchased
the adjacent parcel and they have requested the rezoning. The building and garage have been razed and the lot has been cleaned up. There is a lot of congestion on this part of Thomas Street and the alley area. The intention is to develop the property with a gas canopy.

Zahrt asked if the alley is vacated. It was confirmed that it has not been vacated.

Hebert said that the staff report is included in the packet. There will be two 24x50 islands constructed with one canopy. B3 zoning allows for the canopy. There is screening already in place. There is an 8’ transitional yard and a transitional yard along 4th Avenue. There is a driveway there, but the canopy will need to be back further. The B3 zoning fits in with the location, as the nearby zoning consists of B2 and B3 zoning. Lenz added that an email was received with concerns by an adjacent neighbor. Hebert said that he also spoke to the neighbor about the concerns.

Bohlken arrived at approximately 4:45 p.m.

Richardson said that he would like to address the concern of the effects of the family of the underground storage tanks. The tanks are 12’ deep, compacted and covered well. The venting actually goes back to the station where they are currently vented. It is safe – there are state and federal requirements that must be followed.

Peckham asked if the neighboring house is a two-story dwelling. It was confirmed that it was one and a half stories. Richardson added that there will be security cameras for drive offs. An eight-foot fence has already been installed. A photometric plan was reviewed by the commission. There will be virtually no light to the adjacent owner and all lighting will be LED. The hours of operation will be 6AM-10PM. Peckham asked if light could be shielded. Richardson said that could be done.

Gisselman said asked how close the pumps will be from the southern property. Richardson said that the edge of the canopy will be 8’ to the property line and 15’ to the pumps. The house is about 10’ from the property line. Gisselman asked if 4th Avenue would be the access point. Richardson said that is where the drive access currently is. Gisselman asked what will happen with the additional parking that the lot is being used for. Richardson said that parking will be available on the edge.

Peckham said that one of the reasons for the expansion is for the alley not to be so jammed, but the alley will seem to be part of this parcel. Richardson said that people may exit the alley onto Thomas Street. There is such a demand for the pumps that people go on the alley to wait for pumps. Gisselman asked if there will be access to Thomas Street. This was confirmed. Peckham asked if it is expected that this will be less obstructive than it currently is. Hebert said that it is more than likely. Richardson said this will promote better flow. Zahrt said that there will be more room at the pumps with the plans. Richardson said that there will be no speakers or intercoms.

Hebert said that staff recommends the rezone.

Mayor Mielke closed the public hearing.

Peckham motioned to rezone 1101 South 4th Avenue from R3, Two Family Residence District to B3, General Commercial District. Zahrt seconded and the motion carried unanimously 6-0. This item will go to Common Council on March 12, 2019.

**PUBLIC HEARING:** Discussion and possible action on approving a conditional use at 2625 North 20th Avenue to allow for motor vehicle sales and a car wash in an IB, Interchange Business District.

Jim Borysenko, REI Engineering, said that this parcel has been waiting for a development opportunity. It
will be used for a Subaru expansion and will allow for other vehicle storage for dealerships in the area. This will help reduce congestion. Borysenko showed the commission the proposed site plan. The conditional use would be for the vehicle sales and car wash. The car wash will be for detailing of vehicles and will be internally used. There is a proposed dog park listed on the site plan. The details of the dog park have not been refined and it is currently a place holder. Part of the site plan shows a loader area for the car transporters, which will help with safety concerns. The refuse area will be located near the car wash. The plan went through the Subaru's corporate architects, with just a couple of minor updates. The check-in area and building will be expanded 2 feet.

Mayor Mielke asked what will be done with the old building. Borysenko said that it will be repurposed.

Peckham said that as chairperson for Parks and Recreation Committee he encourages the dog park. Borysenko said that it would be implemented with the construction of the building. Peckham said that he welcomes this addition.

Mayor Mielke closed the public hearing.

Lenz said that IB zoning is located all around the parcel. A conditional use is required for the vehicle sales and car wash. The internal car wash will be tucked towards the back and won’t impede any neighboring properties. Similar uses have been allowed for this area. Staff recommends approval.

Bohlken motioned to approve a conditional use at 2625 North 20th Avenue to allow for motor vehicle sales and a car wash in an IB, Interchange Business District. Zahrt seconded, and the motion carried unanimously 6-0. This item will go to Common Council on March 12, 2019.

**Discussion and possible action on the Downtown Wausau “Towers Area” Market Study RFP.**

Schock said that recently there has been dialog for downtown plans and a market study. Staff is considering a process for parking demands. The original plan is ten years old and this is a new opportunity to reexamine this area in a new way. A small amount of resources have been allocated for improvements to the catholic block.

Peckham asked what the market assumption would be. Schock answered that a firm would be hired to complete a market analysis to determine what the likely use could be and what the density would be. The plan would educate the staff when planning infrastructure and projects.

Gisselman asked what the border would be. Schock said that there isn’t a defined border. Staff would work with the firm to define an area. Gisselman said that the city owns two blocks of the downtown area. Schock said that the plan is for an area of private and public properties. This would include less stakeholders than normal. The stakeholders would be Compass Properties, Dudley Investments, Graebel family and YMCA. Gisselman said that there is an agreement with the church that there is a certain amount of tradeoffs. Schock said that it is not set in stone. There is half a block that could be used for parking. The study will show how much parking and the density of it. Gisselman said that there should be a park. Schock said that there will be a park, but the study will show how much parking is needed. Gisselman asked how long the study will take. Schock said that the plan will educate staff on what to do, but the timeframe for implementation is not known. The last parking study was done ten years ago and there has been a lot of changes in this area.

Peckham said that he would like the boundaries to be north to the railroad tracks and south to Scott Street. Schock said that would be a fair boundary. Zahrt said that there is a lot of developable land to the north. Schock said that ABC Supply may reposition. Gisselman asked if this was identified in the Comprehensive Plan. Lenz said that the comp plan is more general, but some of the areas were outlined in the downtown section.

Bohlken motioned to approve moving forward with the Downtown Wausau “Towers Area” Market Study RFP. Peckham seconded and the motioned carried unanimously 6-0.

**Amend Precise Implementation Plan at 1300 North River Drive to allow for murals.**
Lenz said that the commission has discussed putting murals on the building in the past.

Tara Draeger, Rise Up, said that they have been working with the EEA High School, which is a non-traditional school and have come up with ideas for a mural. The students have been meeting since September every Tuesday.

Jessica Kopecky, Rise Up, presented the mural to the committee and explained how the students came up with the murals. The students started the process by going to WOW to take in the experience. Mayor Mielke asked if there will be an explanation for the murals available at WOW. Kopecky said that they have had discussions with the owner and plan to have something on the menu or a plaque in the building explaining the murals. Peckham asked if the owners were on board with the murals. This was confirmed.

Bohlken said that it is great that it is moving forward. Zahrt said that the mural is Wausau. Peckham asked if murals will also be on the back side. Draeger said that they hope to do more murals. The students chose to do the side of the building near the walking path, because that is the side that the students could relate to.

David Hummer said that only one mural is proposed at this time and will be placed on the most visible area. Mayor Mielke asked Hummer if he is on board with the murals. Hummer said that it is great. The students can only be guided so much and it takes quite a lot to get them to this stage. There is so much beauty with the blue against the orange.

Lenz said that since this is a UDD zoned property, the precise implementation plan will need to be amended. It doesn’t have to be very strict, but it is up to the commission members. Zahrt said it would be best to give the artists freedom. Gisselman asked if council will have a final drawing. Lenz said the Economic Development Committee will also be reviewing the proposal. Hummer asked if the murals could be placed on all four walls. Mayor Mielke said that they would like that to happen. Hummer asked if that would be allowed. Mayor Mielke asked what the time frame would be. Draeger said that she would have to discuss it with the school. The public gets to help paint the murals and will hopefully be done in May or June, depending on the weather. Mayor Mielke said that he likes the community involvement.

Peckham motioned to amend the precise implementation plan at 1300 North River Drive to allow for murals. Bohlken seconded, and the motion carried unanimously 6-0. This item will go to Common Council on March 12, 2019.

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

The next meeting is scheduled for March 19, 2019.

**Adjournment.**

Zahrt motioned to adjourn, seconded by Bohlken. The motion carried unanimously 6-0 and the meeting adjourned at 5:25 p.m.

**The Plan Commission is next scheduled to meet at 5:00 p.m. on March 19, 2019.**
STAFF REPORT

TO: City of Wausau Plan Commission
FROM: Brad Lenz, City Planner
DATE: March 13, 2019

GENERAL INFORMATION

APPLICANT: Bill Nantell and City of Wausau
LOCATION: 240, 300, and 224 S. 4th Street
EXISTING ZONING: M1, Limited Industrial District
REQUESTED ZONING: B3, General Commercial District and Conditional Use Permit
PURPOSE: To allow for dog daycare, training, and grooming. In the B3 district, animal hospitals, and indoor and outdoor kennels are permitted by conditional use.
EXISTING LAND USE: Warehouse and vacant land
SIZE OF PARCELS: Approximately 3.2 acres total

SURROUNDING ZONING AND LAND USE:

North: M1 and B4, Central Business District; Post office and vacant property
South: Railroad and street right-of-way; Vacant strip of land
East: M1; Assorted commercial and light industrial
West: M1, B4, and B3, General Commercial District; Railroad right-of-way and assorted commercial;

SUMMARY

The applicant is seeking a zoning map amendment and conditional use approval to allow for a pet daycare, training, and grooming business at 240 and 300 S. 4th Avenue. The business would
locate in an existing warehouse building. Off-street parking would be provided on the 240 S. 4th Street parcel.

City staff added to the zoning map amendment 224 S. 4th Street where a future dog park is being planned. The city of Wausau currently owns this parcel.

**ANALYSIS**

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

(a) **Existing use of property within the general area of the property in question and the effect the proposed rezoning is likely to have on these land uses;**

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

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

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

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

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

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

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

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

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

Wausau Municipal Code (23.78.070) also 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.
The conditional use permit also has a separate set of criteria to consider. 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 surrounding area is a mix of commercial and light industrial uses. The area sits lower in elevation than the central business district directly to the north as well as the properties along Grand Avenue to the east. The proposed zoning of B3 matches other properties in the immediate area and provides a transition between the more intense B4 and M1 uses to the north and east and the residential and recreational uses along the river to the west. The proposed use is not anticipated to impact surrounding properties or the general public.

RECOMMENDING MOTION

To approve the zoning map amendment for 224, 240, and 300 S. 4th Street from M1 to B3, and approve a conditional use permit at 240 and 300 S. 4th Street to allow for an animal hospital and kennel.
2/5/2019

City of Wausau
Mr. Bill Hebert – Zoning.

Mr. Hebert,

I am in favor of the re-zoning that is needed for Bill Nantell & Kristin Calhoun (per the accepted offer to purchase) to occupy the building at 240 S. 4th Street with a Dog Day Care/Boarding/Grooming Business.

[Signature]
Connie Curran
STAFF REPORT

TO: City of Wausau Plan Commission
FROM: Brad Sippel, Assistant Planner
DATE: March 7, 2019

GENERAL INFORMATION

APPLICANT: Mark Schmidt, Aspirus Wausau Hospital
LOCATION: 2801 Westhill Drive
EXISTING ZONING: UDD, Unified Development District
REQUESTED ZONING: Unified Development District Amendment
PURPOSE: To allow for a congregate living facility.
EXISTING LAND USE: Medical Clinic
SIZE OF PARCEL(S): 1.14 acres

SURROUNDING ZONING AND LAND USE:

North: UDD, Unified Development District; Medical Office
South: Town of Stettin; Undeveloped
East: IB, Interchange Business District; Medical Office
West: UDD; Medical Office

SUMMARY

The applicant is seeking an amendment to the General Development Plan and Precise Implementation Plan to allow for a congregate living facility use in a Unified Development District (UDD). The applicant’s request is twofold, to amend the General Development Plan to allow for a congregate living facility, and to approve a Precise Implementation Plan for changes to the existing building and site. The existing use is a medical office (Ear, Nose and Throat Associates), but the applicant would like to convert the existing structure to a congregate living facility that would serve their health campus. The applicant states that this facility would serve
families in need who have a family member at the hospital and outpatients who live far away and need continuous outpatient treatment.

Surrounding uses are a predominately medical offices. There is an undeveloped parcel in the Town of Stettin directly south of the property. There are also residences within the general area, but not immediately adjacent to the property.

The attached plans show some new paving, green space, and landscaping to be added to the site. The attached site plan includes elevations that depict the proposed changes to the building, which includes some changes to the windows and doors, repainting the existing siding and trim, and adding photovoltaic roof panels to the south elevation.
From Wausau Municipal Code 23.78.060 the plan commission must consider several criteria when deciding to approve or deny a request to amend the zoning map.

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

(a) *Existing use of property within the general area of the property in question and the effect the proposed rezoning is likely to have on these land uses;*

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

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

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

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

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

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

(h) *The precedence, if any, that approval of the requested zoning could have on similar requests made elsewhere in the city; and*
(i) If the property was recently annexed, the zoning classification of the property prior to annexation. (Ord. 61-5356 ’1, 2008, File No. 08-0207; Ord. 61-4585 ’1, 1986; Ord. 61-4054 ’6.9-6(part), 1967.)

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

Staff comments: The existing uses of the properties in the area are predominately medical offices. The proposed amendment would allow for a congregate living use that is intended to serve an adjacent medical office. Staff expects that this change in use will decrease the intensity of the use, thereby reducing the impact of this property to surrounding properties. Staff believes a congregate living facility can be compatible both with the adjacent medical office uses and the surrounding residential uses. Since this is a UDD, this would be the only allowed use and other uses would not be permitted by this zoning change. The trend of development in the area has generally been towards medical offices. Although the area is already fairly developed, medical uses have been expanding in the area. The change in uses is generally consistent with the goals and objectives of the Comprehensive Plan. This rezoning allows the reuse of an existing property in the City limits. Staff does not anticipate this approval setting any precedents, as each UDD is considered on a case-by-case basis.

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 site is already developed and served with appropriate municipal services, but the proposal does add some landscaping features and green space.

RECOMMENDATION

General Development Plan: To amend the General Development Plan for 2801 Westhill Drive to allow for a congregate living facility.

Precise Implementation Plan: To approve the Precise Implementation Plan for 2801 Westhill Drive as presented.
Aspirus Family House (AFH)
February 20, 2019

Aspirus Family House
2801 Westhill Drive
Wausau, WI 54401
18.153

Planning and Plan Commission Submission

Proposing to add/change the use of medical to add/change to residential to the current UDD. Residential is defined as R-2 occupancy per Wisconsin IBC (congregate living facility-nontransient with greater than 16 occupants who are capable of self-preservation). Also proposing to make minor physical changes to the site and building.

Building Interior:
Remodel the existing ENT Associates (medical use) building into a 10-guest room residential facility. The facility would act in a similar manner as a Ronald McDonald House or a VA Fisher House. The facility will feature common Living Room, Dining Room, Kitchen and Laundry spaces. The goal of this facility is to create a home away from home for families in need who have loved ones in the hospital or individuals of need who are receiving outpatient treatment and live far away. We anticipate that there will be short stay visits, less than 30 days and some long-term stays. There will NOT be any medical care provided at the Family House.

Building Exterior:
The exterior of the building is in good overall condition and it is anticipated that the exterior work will focus on window replacement, 1-door relocation, a new exterior door added to serve the outdoor patio, new paint for the siding, soffit and fascia and currently it is planned to provide solar panels on a portion of the south facing roof. These panels will have south facing sun but will be on a portion of the roof that is not visible from 28th Avenue.

Site:
The existing site will remain relatively the same. Existing trees and shrubs will remain with the addition of some new landscaping. New sign faces will replace the existing sign faces without an increase in the sizes. The existing parking lot lights will remain the same. A new water line will be brought to the building to serve a new building sprinkler system. Some grading will occur on a portion of the building on the south. This grade change will allow clearance for heating/cooling units that serve the guest rooms on the south end of the building. The east side of the site will incorporate a small outdoor patio and a sidewalk to the intersection of 28th and Westhill Drive that will allow pedestrian traffic to get to the Hospital campus. The parking lot will remain as is and is sized more than adequately for the families and guests they hope to serve.

Project Philosophy:
Provide a home away from home for people in need.
SITE PLAN GENERAL NOTES:

A. NOTIFY DIGGER'S HOTLINE: WISCONSIN'S ONE-CALL CENTER (3) WORKING DAYS PRIOR TO THE START OF ANY WORK, CALL 811 OR (800) 242-8511 OR WWW.DIGGERSHOTLINE.COM

B. EXISTING TOPOGRAPHIC INFORMATION OBTAINED FROM (SURVEY COMPANY) DATED MONTH, DAY YEAR.

C. EXISTING UTILITIES ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. HOWEVER, LOCATIONS MAY NOT BE ACCURATE OR COMPLETE. CONTRACTOR SHALL HAVE ALL FACILITIES LOCATED PRIOR TO INITIATING EXCAVATION. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES AS NECESSARY TO PROVIDE SERVICE TO THE SITE AND TO PERFORM WORK.

D. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND COORDINATES. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS.

E. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED TO PERFORM WORK IN ACCORDANCE WITH REQUIREMENTS AND PROCEDURES OF ANY AND ALL AUTHORITIES HAVING JURISDICTION.

KEYED SITE PLAN NOTES

<table>
<thead>
<tr>
<th>TAG #</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>EXISTING TREES</td>
</tr>
<tr>
<td>2</td>
<td>NEW CONCRETE PAD</td>
</tr>
<tr>
<td>3</td>
<td>NEW FENCE</td>
</tr>
<tr>
<td>4</td>
<td>NEW CONCRETE SIDEWALK</td>
</tr>
<tr>
<td>5</td>
<td>EXISTING PLANTINGS TO REMAIN</td>
</tr>
<tr>
<td>6</td>
<td>REPAINT EXISTING FENCE AROUND TRASH ENCLOSURE</td>
</tr>
<tr>
<td>7</td>
<td>REMOVE EXISTING STOOP</td>
</tr>
<tr>
<td>8</td>
<td>NEW STONE WALL</td>
</tr>
<tr>
<td>9</td>
<td>NEW GRASS</td>
</tr>
<tr>
<td>10</td>
<td>RESEAL ASPHALT &amp; RESTRIPE PARKING SPACES</td>
</tr>
<tr>
<td>11</td>
<td>NEW ROOF MOUNTED PHOTOVOLTAIC ROOF PANELS</td>
</tr>
<tr>
<td>12</td>
<td>EXISTING MONUMENT SIGN TO REMAIN, NO CHANGE TO SIZE, OWNER TO REPLACE NAME PANEL WITH OWNERS INFORMATION</td>
</tr>
<tr>
<td>13</td>
<td>NEW EXTERIOR DOOR &amp; STOOP</td>
</tr>
</tbody>
</table>
ROOF PLAN GENERAL NOTES:
A. INDICATES ROOF TYPE. SEE LEGEND FOR ROOF TYPE INFORMATION.
B. CONTRACTOR SHALL COORDINATE ROOFING INSTALLATION WITH MECHANICAL & PLUMBING DRAWINGS. PROVIDE CURBING AND FLASHING AS REQUIRED AT ROOF PENETRATIONS TO MAINTAIN INTEGRITY OF ROOF MEMBRANE.
C. ALL GRAVEL STOPS AND COPINGS TO HAVE CONTINUOUS HOLD-DOWN CLIPS.
D. PROVIDE TAPERED EDGE STRIPS AS NECESSARY AT ROOF EDGES.
E. CONCRETE PAVERS: PROVIDE PAVERS AS SPECIFIED FROM ROOF SCUTTLES AND LADDERS TO ALL SERVICE AREAS OF MECHANICAL EQUIPMENT.
F. ALL ROOF PENETRATIONS AND EQUIPMENT CURBS TO BE FLASHED PER MANUFACTURER'S REQUIREMENTS.
G. COORDINATE WITH PLUMBING DRAWINGS FOR ALL ROOF DRAIN LOCATIONS.
H. PROVIDE APPROVED TRANSITIONS BETWEEN EXISTING ROOFING AND NEW ROOFING TO MAINTAIN EXISTING ROOF WARRANTY.
I. AT SHINGLED ROOFING, PROVIDE PERIMETER UNDERLAYMENT AT ALL ROOF VALLEYS AND TO 2'-0" IN FROM EXISTING FACE OF WALL AT ROOF EAVES, AND AS SPECIFICALLY NOTED ON THE DRAWINGS.
PROPOSED EXTERIOR CONCEPT

EXISTING: NORTH EAST VIEW

EXISTING: EAST VIEW

EXISTING: PARTIAL NORTH VIEW

EXISTING: MAIN ENTRANCE

EXISTING: WEST VIEW

EAST ELEVATION

NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION
Memorandum

From: Brad Lenz
To: Plan Commission
Date: March 13, 2019
Subject: Amend UDD at 1100 Lake View Dr. to allow building renovations and expansion

Marathon County and North Central Health Care (NCHC) are planning to renovate and expand their existing facilities on their campus at the end of Lake View Drive. Some existing buildings would be removed, while others would be renovated. A new skilled nursing building would be constructed, along with new adult and adolescent community-based residential facilities. Please see the attached narrative and plans for more information.

The property is zoned Unified Development District (UDD) so changes to the site would require approval of general and precise plans. The current action is to review the general development plan; the precise implementation plan(s) would require review and approval at subsequent meetings.

The proposed plans constitute a continuation and slight expansion of their existing operations. The uses are in line with what has historically occurred at the site. Although expanding slightly, the overall density of the campus is still relatively low, with ample surface parking and green space on the site overall. The buildings would be arranged on the site such that the east edge of the campus towards the residential neighborhood would contain large green spaces and lower-scaled buildings. Additional impacts to the neighborhood as a result of the expansion are expected to be minimal.

Staff recommends approval of the general development plans, as proposed.
North Central Health Care / Marathon County
Unified Development District Modification
GDP Narrative – 2/26/2019

1100 Lake View Drive, Wausau, WI 54403

Owner:
Marathon County Facilities & Capital Management
Troy Torgerson, Facility Planner
1000 Lake View Drive, Suite 300
Wausau, WI 54401
715-261-6980
Troy.torgerson@co.marathon.wi.us

Architect Team: Submittal Contact
Angus Young
Primary Contact: Jim Tibbetts
Alternate Contact: Joe Stadelman
555 S River Street
Janesville, WI 53548
p. (608) 756-2326
jimt@angusyoung.com
joes@angusyoung.com

Architect Team:
MKM Architecture + Design
Dodd Kattman
119 West Street
Fort Wayne, IN 46802
p. (260) 422-0783
dkattman@mkmdesign.com
Project Location:

North Central Health Care (NCHC) is a health care complex comprising approximately 244,000 sf of skilled nursing, support services and clinics, behavioral health, care center, offices administration, conference room, pharmacy and therapy/wellness on a 38.722 acre property. The property is located on the south side of Wausau along the east shore of the Lake Wausau. Marshall Street is on the east side of the property, and Kent Street forms the north end of the property. Lake View Drive ends at the southern half of the property. There is single family residential on the east side of Marshall Street and the north side of Kent Street, and Wausau Municipal Airport to the south and southeast.

There are two driveway connections to public streets – one at the intersection of Ethel Street and Marshall Street, and the other at the intersection of Marshall Street and Lake View Drive. There are 690 existing parking stalls on the site.

Legal Description:

Being all of CSM #3876 located in part of the northeast ¼ of the northeast ¼ and in Government lot 1 of Section 11 and in Government lot 7 of Section 2, Township 28 North, Range 7 East, City of Wausau, Marathon County, Wisconsin.

Project Summary:

NCHC is planning construction of a new nursing home, adult CBRF and youth hospital, and relocation of behavioral health with a new sally-port addition, support relocation and employee parking. In addition, a new therapy/wellness pool addition will be constructed along with new mechanical infrastructure. The project will also include interior renovation of the existing patient spaces and offices along with outpatient services.

Parking Analysis:

There are 690 existing parking stalls. With the reconfiguration of the site there will be a total of 908 parking stalls. The vast majority of employees will park in the “back” southwest side of the site, and visitors will park on the east “front” side of the facility. The two existing access points will be maintained, with a widened boulevard entrance proposed at the main visitor entrance at the intersection of Ethel Street and Marshall Street. This revised entrance will be for visitors and patients only, with employee parking on the ‘south’ side of the building entering off the current Lake View Drive entrance. Marathon County services will also be using the Lake View Drive Entrance along with support and delivery vehicles.

The east “front” side of the facility will have parking divided into three main sections:

- 66 stalls for the existing Mount View skilled nursing facility (MVCC)
- 98 stalls and drop-off for the main entrance to the new building E skilled nursing facility
- 71 stalls and drop-off for the new pool addition

The Marathon County Buildings A/B and existing pool building are to remain as is, with the parking to remain as is aside from partial removal due to the new pool addition being constructed. There are currently 204 parking stalls serving visitors on the east side, with a net deduct of 10 parking stalls for the pool addition (194 total proposed stalls).
The two south Marathon County parking areas adjacent to Buildings A/B and existing pool building are to remain as is at 84 stalls (south) and 79 stalls (southwest).

The existing Building C will be removed to allow construction of additional employee parking on the west side of the complex. Currently there are 158 stalls, and this will be expanded to 316 stalls, with a new dock and sally-port.

Utility and Municipal Services Analysis:
The existing utility complex is served by public water, sewer and storm mains. Utilities will need to be modified as needed for proposed site reconfiguration. The existing municipal services are expected to accommodate the site.

The municipal services provided on the site (mental health, crisis intervention, etc.) are being reconfigured on the site to provide better coordination with municipal fire and police services. There are no anticipated additional impacts on schools, highways or utility services.

The main driveways through the site are designed to accommodate fire department access. Hydrants and connections are to be further coordinated with the department.

Building Design:
The exterior building materials will keep with the consistency of the current buildings on site. The New Nursing Home and Therapy Pool will be comprised of masonry, pre-cast concrete (similar to the current Mt. View Care Center) and architectural panels. The new CBRF and Youth Hospital will utilize materials that will be recognized as more of a residential appearance, using cement hardboard siding, sloped shingled roofing and windows.

The proposed new building program is approximated as follows:
- Aquatics Facility: ............... 20,800 Sq.ft.
- Youth Hospital: .................. 7,600 Sq.ft.
- Adult CBRF: ...................... 10,00 Sq.ft.
- Nursing Home Tower: ...... 23,300 Sq.ft. (First Floor), 21,800 Sq.ft. (2nd thru 4th Floor)

Environmental Character and Open Space:
The existing site development makes use of the views to Lake Wausau, with little topographic relief on the majority of the site. Several landscaped berms have been provided over the years, particularly along Marshall Street between Ethel Street and Lake View Drive. This berm will be partially maintained, with modification provided for construction of additional parking. However, the parking will still be setback from the property line a minimum of 120’ from Marshall Street. This space will be maintained in open space landscaping.

The majority of the open space on site currently utilized for recreational use by the community will remain at the northeast corner of the site, with a slight reduction required for the construction of the new youth hospital and adult CBRF. Interior courtyards between building sections will be provided for a variety of uses ranging from employee and resident patios to bistro public patios and utility access corridors. During construction, the north open space will be utilized for construction staging. This space will be restored to open space following construction.
The glacial history of the site will be brought to life with the incorporation of artful ‘glacial lobe berms’ into the entry landscape on the east side of the site.

Stormwater management will be provided on site, utilizing the sandy soils for infiltration where possible. Stormwater facilities will be designed to meet the City and DNR requirements.

**Development Schedule:**

<table>
<thead>
<tr>
<th>Facility</th>
<th>Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aquatics Facility</td>
<td>June 2019 thru. January 2020</td>
</tr>
<tr>
<td>Youth Hospital</td>
<td>June 2019 thru. November 2020</td>
</tr>
<tr>
<td>Adult CBRF</td>
<td>June 2019 thru. November 2020</td>
</tr>
<tr>
<td>New Nursing Home Tower</td>
<td>August 2019 thru. January 2021</td>
</tr>
</tbody>
</table>

Please feel free to contact me with any questions you may have. You can reach me at 608.756.2326 or jimt@angusyoung.com.

Thank you,
Angus Young Associates

Jim Tibbetts, Project Manager