



## OFFICIAL NOTICE AND AGENDA

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

Meeting of the: **COMMON COUNCIL OF THE CITY OF WAUSAU**  
 Date/Time: **Tuesday, May 12, 2015 at 7:00 pm.**  
 Location: **City Hall (407 Grant Street, Wausau WI 54403) - Council Chambers**  
 Members: Bill Nagle, Romey Wagner, David Nutting, Tom Neal, Gary Gisselman, Keene Winters, Lisa Rasmussen, Karen Kellbach, David Oberbeck, Sherry Abitz, Robert Mielke

### Call to Order

Pledge of Allegiance / Roll Call / Proclamations

**Presentations:** **Mason Cole Commendation (Ben Bliven - Wausau PD)**  
**Public Comment:** (Pre-registered citizens for matters appearing on the agenda)  
**Communications:** (Mayor / Alderpersons / Department Heads or designee)  
**Committee Reports:** (All standing and non-standing committees, commissions or boards)

File #	CMT	Consent Agenda	ACT
15-0401		Minutes of previous meeting(s). (4/14/15)	
12-1119	FIN	Resolution Approving Notice of Election to Self-Insure Worker's Compensation Program with CVMIC	Approved 5-0
15-0504	PLAN	Resolution Approving a conditional use at 2221 Grand Avenue to allow for a community center for the elderly, in a B2, Community Service District.	Approved 6-0
92-1215	PLAN	Resolution Amending Wausau Urban Sewer Service Area.	Approved 6-0
02-0423	PH&S	Resolution Authorizing live outdoor music prior to Wisconsin Woodchucks games at Athletic Park	Approved 5-0
12-0807	PH&S	Ordinance Amending Section 8.08.120(c) Pet Fancier Permit, exempting temporary foster care from licensing requirements	Approved 5-0
12-1014	PH&S	Ordinance Amending Section 8.08.170 Licenses, exempting temporary foster care from licensing requirements	Approved 5-0
92-0627	PH&S	Ordinance Amending Section 8.08.001(g) Definitions, adding temporary foster care	Approved 5-0

File #	CMT	Resolutions and Ordinances	ACT
15-0503		Confirmation of Mayor's Appointments	
14-1109	FIN	Resolution Authorizing Various Room Tax Grants and modification of the 2015 Budget	Approved 5-0
15-0508	ED	Resolution Approving Demolition of Riverfront Former Post Office Site 1212 North 1st Street	Approved 5-0
15-0506	ED & FIN	Joint Resolution Authorizing City to sign a Development Agreement with Schierl Sales Companies to provide developer incentives for the redevelopment of The Store and Stahmer Clinic facilities located at 308 West Stewart Avenue in TID #8. The developer incentives consist of a 15 year deferred interest free loan in the amount of \$275,000 and five reverse TID payments of \$57,500.	Approved 3-1 Failed 2-3
15-0506	PLAN	Ordinance Rezoning 404 South 3rd Avenue and 308 Stewart Avenue from B2, Community Service District, to UDD, Unified Development District and approving the General Development Plan to allow for a convenience store and an 11-unit multi-family residential development.	Approved 6-0
15-0507	PLAN	Ordinance Rezoning 1550 Westwood Drive from R1, Single Family Residence District, to UDD, Unified Development District and approving the General Development Plan to allow for a 132-unit multi-family residential development.	Approved 6-0
15-0505	PLAN	Ordinance Rezoning 6815 Stewart Avenue from M1-P, Limited Industrial Park District, to M1, Limited Industrial District.	Approved 6-0
09-1212	PLAN	Ordinance Amending Title 23.14.020 and 23.14.030 of the Wausau Municipal Code to include a new conditional use to allow educational institutions with a parcel size 25,000 – 40,000 square feet.	Approved 6-0
15-0108	PH&S	Resolution Approving or Denying Various Licenses as Indicated	Approved 5-0

Public Comment & Suggestions - (for matters not appearing on the agenda)  
 Adjournment

Signed by James E. Tipple, Mayor

This Notice was posted at City Hall and faxed to the Daily Herald newsroom on 05/07/15 @ 2:30 pm. Questions regarding this agenda may be directed to the City Clerk.

**OFFICIAL PROCEEDINGS OF THE WAUSAU COMMON COUNCIL**  
held on Tuesday, April 14, 2015, at 7:00 pm in the Council Chambers at City Hall.  
Mayor Tipple presiding.

**Roll Call**

04/14/2015 7:05:08 PM

Roll call indicated 11 members present.

<u>District</u>	<u>Aldersperson</u>	<u>Present</u>
1	Nagle, William P.	YES
2	Wagner, Romey	YES
3	Nutting, David E.	YES
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	Winters, Keene	YES
7	Rasmussen, Lisa	YES
8	Kellbach, Karen	YES
9	Oberbeck, David	YES
10	Abitz, Sherry	YES
11	Mielke, Robert	YES

**Proclamations:**

Mayor Tipple proclaimed **April 12-18, 2015** as **Week of the Young Child** in the City of Wausau and encouraged all citizens to work to make a good investment in early childhood.

Mayor Tipple proclaimed **April 14, 2015** as **National Service Recognition Day**, and encouraged residents to recognize the positive impact of national service in our city and thank those who serve; and to find ways to give back to their communities.

**Presentations: CVB – Sports Authority (Richard Barrett)**

Richard Barrett, Executive Director of the Convention & Visitors Bureau, updated the Council on the activities of the Sports Authority, noting they have been recognized nationally as the #1 sports initiative in the country for budgets under \$200,000. *(Presentation on file with Clerk)*

**Public Comments for (pre-registered citizens for matters appearing on the agenda)**

- 1) Elizabeth Field, 726 Washington St, Executive Director of the (Main Street) River District, spoke in support of the agreement with Elk Creek Architectural, LLC, for the Wausau Club project.
- 2) Joseph Mella, 500 N 1<sup>st</sup> St, President of the River District, indicated he was also in support of the Planning Option Agreement for Elk Creek and the Wausau Club project.

**Communications and Committee Reports**

- 1) Wagner spoke regarding the recent threatening letter containing an unknown powder substance that he received in the mail and the aftermath of what he and his wife and family went through.
- 2) Oberbeck indicated the Council members received an unsigned letter in a city envelope in their mailboxes at City Hall. He requested that in the future all correspondence to Council that doesn't contain the name of the person sending it be discarded.
- 3) Abitz stated both the Transit Commission and the Parking & Traffic Committee meetings will be canceled this month.

**Consent Agenda**

04/14/2015 7:45:59 PM

Motion by Neal, second by Abitz to adopt all items listed on the Consent Agenda as presented:

**15-0301** Minutes of previous meeting(s). (3/10/15)

**74-0620** Ordinance of the Parking & Traffic Committee Amending Section 10.20.030 All night parking regarding restricting overnight parking during winter months.

**15-0404** Ordinance of the Parking & Traffic Committee authorizing installation of stop sign for northbound traffic on N. 10th Avenue at Strowbridge Street.

**15-0108** Resolution of the Public Health & Safety Committee approving or denying various licenses as indicated.

Yes Votes: 11      No Votes: 0      Result: PASS

**14-1010**

04/14/2015 7:46:41 PM

Motion by Abitz, second by Mielke to adopt a Resolution of the Plan Commission approving a conditional use at 915 Woods Place to allow for a part-time medical clinic in an existing hangar, in an R2, Single Family Residence District (Burt).

Yes Votes: 11      No Votes: 0      Result: PASS

**14-1010**

04/14/2015 7:47:24 PM

Motion by Winters, second by Abitz to adopt a Joint Resolution of the Airport and Finance Committees authorizing rates and fees for operation of FAA aviation medical examination service from private airport hangar, and execution of Amendment to Airport Ground Lease to allow such operation (Glenn Burt III).

Yes Votes: 11      No Votes: 0      Result: PASS

**93-0718**

04/14/2015 7:47:58 PM

Motion by Nutting, second by Abitz to adopt an Ordinance of the Airport Committee amending Section 22.34.010 Definitions and Section 22.34.030 Specific requirements of operators, to include aviation medical examiner.

Yes Votes: 11      No Votes: 0      Result: PASS

**15-0405**

04/14/2015 7:48:37 PM

Motion by Nutting, second by Wagner to adopt a Resolution of the Economic Development Committee approving the transfer of Wausau Community Development Authority owned property to the City of Wausau (area west of the Dudley Tower and east of the Wisconsin River).

Yes Votes: 11      No Votes: 0      Result: PASS

**05-0612**

04/14/2015 7:50:00 PM

Motion by Neal, second by Rasmussen to adopt a Resolution of the Economic Development Committee accepting the response from Aspirus as satisfactorily completing the intent of the signed Development Agreement between the City and Aspirus which has leveraged \$16,516,200 in private investment in the area of their medical campus.

*Abitz indicated she would abstain from voting as an Aspirus employee.*

Yes Votes: 10      No Votes: 0      Abstain: 1      Result: PASS

**Suspend the Rule 1(D)**

04/14/2015 7:51:21 PM

Motion by Neal, second by Rasmussen to suspend Rule 1(D) Transmission of Committee Business to Council for following items:

Yes Votes: 11      No Votes: 0      Result: PASS

**15-0107**

04/14/2015 7:52:07 PM

Motion by Nutting, second by Gisselman to adopt a Resolution Granting a planning option agreement to Elk Creek Architectural Group, LLC until December 31, 2015 to complete due diligence necessary to determine the physical and financial feasibility of redevelopment options.

Yes Votes: 9      No Votes: 2      Abstain: 0      Not Voting: 0      Result: PASS

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Nagle, William	NO
2	Wagner, Romey	YES
3	Nutting, David E.	YES
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	Winters, Keene	NO
7	Rasmussen, Lisa	YES
8	Kellbach, Karen	YES
9	Oberbeck, David	YES
10	Abitz, Sherry	YES
11	Mielke, Robert	YES

**09-0521**

04/14/2015 7:53:04 PM

Motion by Gisselman, second by Abitz to adopt a Resolution of the Finance Committee approving acceptance of settlement agreement for Gary R. Stein et al v. City of Wausau (Hwy 51/U Interchange condemnation appeal, Case No. 14CV678) and related budget modification.

Yes Votes: 11      No Votes: 0      Result: PASS

**13-0519**

04/14/2015 7:53:57 PM

Motion by Gisselman, second by Mielke to adopt a Joint Resolution of the Parks & Recreation and the Capital Improvements and Street Maintenance Committees approving Athletic Park Development Agreement and First Amendment to Athletic Park Use Agreement.

Yes Votes: 11      No Votes: 0      Result: PASS

**08-0609**

04/14/2015 7:54:27 PM

Motion by Nutting, second by Mielke to adopt a Resolution of the Park & Recreation Committee authorizing temporary Easement Agreement - Athletic Park Parking (Wilson-Hurd).

Yes Votes: 11      No Votes: 0      Result: PASS

**02-0931**

04/14/2015 7:55:08 PM

Motion by Neal, second by Nutting to adopt a Joint Resolution of the Wausau Water Works Commission and the Finance Committee approving contract agreement for the Mercury Reduction Program between Marathon County Health Department and Wausau Water Works, City of Wausau.

Yes Votes: 11      No Votes: 0      Result: PASS

**15-0407**

04/14/2015 7:55:59 PM

Motion by Gisselman, second by Wagner to adopt an Ordinance of the Plan Commission rezoning 221-229 South 28th Avenue from IB, Interchange Business District, to R2, Single Family Residence District (St. Matthew Parish).

Yes Votes: 11      No Votes: 0      Result: PASS

**Public Comment & Suggestions - (for matters not appearing on the agenda)**

- 1) Chris Wien, 500 Grand Ave, commented he hoped the city and county could work together to improve transit in the metropolitan area and make Metro Ride the best it can be.

**Closed Session**

04/14/2015 7:58:25 PM

Motion by Kellbach, second by Neal to move into CLOSED SESSION pursuant to Section 19.85(1)(g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved, for the purpose of conferring with legal counsel regarding pending tax litigation and related claims for excessive assessment involving:

- A. Walgreens Co. (Bridge St. and 17th Ave) Case No. 11CV958
- B. Wisconsin Hospitality Group (Applebee's) Case No. 14CV544
- C. Financial Way Case No. 14CV543

Claims: Walgreens (17th Ave. and Bridge St.), Wisconsin Hospitality Group (Applebee's), Financial Way, Associated Bank, Menard, Inc. and other procedurally deficient filing.

Yes Votes: 11      No Votes: 0      Abstain: 0      Not Voting: 0      Result: PASS

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Nagle, William	YES
2	Wagner, Romey	YES
3	Nutting, David E.	YES
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	Winters, Keene	YES
7	Rasmussen, Lisa	YES
8	Kellbach, Karen	YES
9	Oberbeck, David	YES

10	Abitz, Sherry	YES
11	Mielke, Robert	YES

Winters exited the meeting prior to closed session.

**Reconvened into Open Session**

**08-0406** 04/14/2015 8:42:22 PM

Motion by Nutting, second by Neal to adopt a Resolution of the Common Council approving alleged claim for excessive assessment - Walgreens Co. (Bridge Street).

Yes Votes: 0      No Votes: 10      Not Voting: 1      Result: FAIL

**14-0406** 04/14/2015 8:43:28 PM

Motion by Nagle, second by Abitz to adopt a Resolution of the Common Council approving alleged claim for excessive assessment - Walgreens Co. (17th Avenue).

Yes Votes: 0      No Votes: 10      Not Voting: 1      Result: FAIL

**14-0404** 04/14/2015 8:44:13 PM

Motion by Neal, second by Kellbach to adopt a Resolution of the Common Council approving alleged claim for excessive assessment - GE Capital Franchise Financial Corporation c/o Wisconsin Hospitality Group (Applebee's).

Yes Votes: 0      No Votes: 10      Not Voting: 1      Result: FAIL

**14-0405** 04/14/2015 8:44:44 PM

Motion by Abitz, second by Kellbach to adopt a Resolution of the Common Council approving alleged claim for excessive assessment - Financial Way, LLC.

Yes Votes: 0      No Votes: 10      Not Voting: 1      Result: FAIL

**15-0406** 04/14/2015 8:45:19 PM

Motion by Rasmussen, second by Nutting to adopt a Resolution of the Common Council approving alleged claim for excessive assessment - Associated Bank and related budget modification.

Yes Votes: 8      No Votes: 2      Abstain: 0      Not Voting: 1      Result: PASS

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Nagle, William	YES
2	Wagner, Romey	YES
3	Nutting, David E.	YES
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	Winters, Keene	NV
7	Rasmussen, Lisa	YES
8	Kellbach, Karen	YES
9	Oberbeck, David	NO
10	Abitz, Sherry	YES
11	Mielke, Robert	NO

**08-0122** 04/14/2015 8:45:54 PM

Motion by Neal, second by Nagle to adopt a Resolution of the Common Council approving alleged claim for excessive assessment - Menard, Inc.

Yes Votes: 0      No Votes: 10      Not Voting: 1      Result: FAIL

**Adjourn** 04/14/2015 8:46:16 PM

Motion by Nutting, second by Gisselman to adjourn. Motion carried unanimously. Meeting adjourned at 8:46 p.m.

James E. Tipple, Mayor  
Toni Rayala, City Clerk

**CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403**

<b>RESOLUTION OF THE FINANCE COMMITTEE</b>	
Approving Notice of Election to Self-Insure Worker's Compensation Program with CVMIC	
Committee Action:	Approved 5-0
Fiscal Impact:	None
<b>File Number:</b>	12-1119
<b>Date Introduced:</b>	May 12, 2015

<b>FISCAL IMPACT SUMMARY</b>			
<b>COSTS</b>	<i>Budget Neutral</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
	<i>Included in Budget:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
<b>SOURCE</b>	<i>Fee Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount</i> <span style="float: right;"><i>Annual Retirement</i></span>
	<i>TID Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> <input type="checkbox"/> <i>Debt</i> <input type="checkbox"/> <i>Funds on Hand</i> <input type="checkbox"/> <i>Interfund Loan</i> <input type="checkbox"/>		

**RESOLUTION**

**WHEREAS**, the Common Council established a self-insured worker's compensation program administered by CVMIC effective January 1, 2013; and

**WHEREAS**, the City has a strong commitment to Risk Management and safety programs that will continue to reduce risk and improve worker safety; and

**WHEREAS**, the City of Wausau is a qualified political subdivision of the State of Wisconsin; and

**WHEREAS**, the Wisconsin Worker's Compensation Act (Act) provides that employers covered by the Act either insure their liability with worker's compensation insurance carriers authorized to do business in Wisconsin, or to be exempted (self-insured) from insuring liabilities with a carrier and thereby assume the responsibility for its own worker's compensation risk and payment; and

**WHEREAS**, the State and its political subdivisions may self-insure worker's compensation without a special order from the Department of Workforce Development (Department) if they agree to self-insure its worker's compensation liability, to report faithfully all compensable injuries and to comply with the Act and rules of the Department, according to DWD 80.60(3), Wisc. Admin. Code; and

**WHEREAS**, the Finance Committee, at its \_\_\_\_\_, meeting recommended approval of the Notice of Election to self-insure a worker's compensation program administered by CVMIC.

**NOW, THEREFORE, BE IT RESOLVED**, that the Common Council of the City of Wausau does ordain at follows:

- (1) Evidence its intent and agreement to self-insure its worker's compensation liability by continuing its self-insured worker's compensation program.
- (2) Agree to faithfully report all compensable injuries and to comply with Chapter 102, Wis. Stats., and the rules of the Department in accordance with 102.28(2)(b) and (c), Stats.
- (3) Authorize the Human Resources Director to notify the Wisconsin Department of Workforce Development, Worker's Compensation Division, according to DWD 80.60(3)(b)2 of its notice of election, accompanied by a copy of this executed resolution.

**BE IT FURTHER RESOLVED** by the Common Council of the City of Wausau that the proper City officials and designees are hereby authorized and directed to execute and administer the plan as approved by this resolution.

Approved:

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James E. Tipple, Mayor

**FINANCE COMMITTEE**

Date and Time: Tuesday, **April 28, 2015** @ 5:30 pm., Board Room

Members Present: Winters, Kellbach, Nagle, Oberbeck, Nutting

Others Present: Groat, Giese, Hite, Jacobson, Kujawa, Lindman, Schock, Mohelnitzky, Petit, Ray, Wagner, Neal, Mielke, Goede, Joe Mella, Lindsey Lewitzke, Amy Frolick, Elizabeth Field, Phil Valtichka, Lisa Barry, Fritz Schierl, Andrew Halvorsen

**Discussion and possible action regarding Resolution approving the Notice of Election to Self - Insure Worker's Compensation Program with CVMIC- Hite**

Myla Hite explained this is primarily an administrative housekeeping item; we are not proposing any changes and there is no financial impact. Currently we are a self-insured workers compensation fund and CVMIC is our underwriter for claims over \$500,000. The Wisconsin Administrative Codes require a notice of declaration be on file with the state if a public employer is self-insured for workers compensation. We will need a resolution in order to forward that declaration to the state.

Motion by Nutting, second by Nagle to approve a resolution approving the Notice of Election to Self - Insure Worker's Compensation Program with CVMIC. Motion carried 5-0.

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

**RESOLUTION OF THE PLAN COMMISSION**

Approving a conditional use at 2221 Grand Avenue to allow for a community center for the elderly, in a B2, Community Service District.

Committee Action: Approved 6-0

Fiscal Impact: None.

**File Number:** 15-0504

**Date Introduced:** May 12, 2015

**WHEREAS**, on April 29, 2015, the Plan Commission held a public hearing to consider a request from Linda Xiong-Lee, Chong Tou’s Elder Center, for a conditional use at 2221 Grand Avenue to allow for a community center for the elderly; and

**WHEREAS**, an adult day care is not specifically listed in the zoning code as a conditional use, but staff feels that this use aligns with “community center” and “day care centers” which both may be allowed by a conditional use; and

**WHEREAS**, the proposed adult day care will occupy a currently vacant space on the southern end of a multi-tenant building that has housed a wide variety of commercial uses since its inception several decades ago; and

**WHEREAS**, the conditional use is expected to be compatible with surrounding properties; and

**WHEREAS**, the site is equipped with adequate facilities, including off-street parking; now therefore

**BE IT RESOLVED** that the Common Council of the City of Wausau hereby approves a conditional use at 2221 Grand Avenue to allow for a community center for the elderly, as presented.

Approved:

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James E. Tipple, Mayor

## PLAN COMMISSION

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Time and Date: The Plan Commission met on Wednesday, April 29, 2015, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Tipple, Rosenberg, Bohlken, Gisselman, Lindman, Oberbeck

Others Present: Lenz, Hebert, DeSantis, Stephenson, Wagner, Xiong, Donovan, Bayba, Halverson, Olmstead, Ryan

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

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

**PUBLIC HEARING: Approve a conditional use at 2221 Grand Avenue to allow for a community center for the elderly, in a B2, Community Service District. (Chong Tou's Elderly Center)**

Romey Wagner, 3500 Golf View Drive and alderperson for District #2, said that he has been working with ladies with the business plan and their families have successfully started a business. There is a need in the community for the business and the building. Wagner said he would like to show his and council and entrepreneurial support for the petitioners.

Mayor Tipple closed the public hearing.

Lenz said that the B2 district is the Community Service District and a conditional use would be needed for the community center. The community center is not specifically outlined in the ordinance, but uses closely related to a community center are listed for a conditional use. The location is a multi-tenant commercial building and seems to function fairly well. Staff recommends approval of the conditional use.

Mayor Tipple asked if a certification is needed from the state for the business. Kaila Xiong, 3515 4<sup>th</sup> Avenue, Stevens Point, answered that they are working with the state to get the license. The state needs to see that the use is allowed before the certification can be issued.

Rosenberg motioned to approve a conditional use at 2221 Grand Avenue to allow for a community center for the elderly, in a B2, Community Service District. Bohlken seconded and the motion carried unanimously 6-0. This item will go to Common Council on May 12, 2015.



## **STAFF REPORT**

**TO:** City of Wausau Plan Commission  
**FROM:** Brad Lenz, City Planner  
**DATE:** April 23, 2015

### **GENERAL INFORMATION**

**APPLICANT:** Linda Xiong-Lee, Chong Tou's Elderly Center

**LOCATION:** 2221 Grand Avenue

**EXISTING ZONING:** B2, Community Service District

**REQUESTED ZONING:** Conditional Use

**PURPOSE:** To allow for an adult day care in an existing building. An adult day care is not specifically listed in the zoning code as a conditional use, but staff feels that this use aligns with "community center" and "day care centers" which both may be allowed by conditional use.

A community center is defined in the zoning code as a facility other than a religious or educational institution operated by a nonprofit organization where support services for the needy are provided and which includes space for some or all of the following: (a) offices for social services activities such as employment or health counseling; (b) food distribution; (c) providing meals for people with limited financial resources; (d) educational and vocational programs; (e) meetings; (f) recreational activities.

Please see the attached description from the petitioner for details on the proposed adult day care center.

**EXISTING LAND USE:** Vacant space in multi-tenant commercial building

**SIZE OF PARCEL:** 2.8 acres

## **SURROUNDING ZONING AND LAND USE:**

North: B2, and UDD, Unified Development District; Convenience store and automotive business  
South: UDD; Multi-family housing  
East: UDD; Multi-family housing  
West: B2; Assorted commercial

See attached Zoning Map

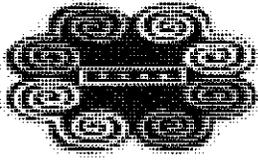
### **ANALYSIS**

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.*

The proposed adult day care will occupy a currently vacant space on the southern end of a multi-tenant building. The building has housed a wide variety of commercial uses since its inception several decades ago. The site is equipped with adequate facilities, including off-street parking.

The B2 zoning district permits nearly one hundred (100) different uses that accommodate the needs of a larger consumer population than is served in the neighborhood shopping district (i.e., B1). Some of the permitted uses, such as taverns and tobacco shops, could be seen as being less compatible with the surrounding businesses and residences than the proposed use. Staff recommends approval of the conditional use as proposed.



# CHONG TOU'S ELDERLY CENTER

## Chong Tou's Elderly Center: Application for a Conditional Use

### **Background:**

Chong Tou's Elderly Center (CTEC) is an adult day care program that provides services to geriatric clients ages 65 years or older and individuals with developmental disorders for part of the day. CTEC also accepts individuals that have long term, chronic or irreversible functional impairment. In addition, the center has the means to care for Southeast Asian clients through eliminating language barriers and focusing on activities that overcome cultural differences.

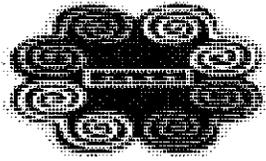
The center will provide an enriching environment where clients can interact and share social experiences. The center connects clients with the proper resources to achieve optimal health. CTEC has experienced personnel that will provide medication teaching, serve nutritious meals, coordinate therapeutic activities, promote socialization and physical well-being. In addition, its employees will place high consideration to individual differences such as lifestyle, cultural practice, religious belief, interests, needs, values, health functional status and skill set. CTEC will incorporate different learning styles into daily activities and ensure diverse interests among the clients. CTEC also offers relief time for caregivers by providing a safe and supervised environment for clients so that caregivers can feel at ease.

The center will seek certification through the Division of Quality Assurance (DQA). The certification allows for CTEC to be an establishment available to the public and also qualifies the center for reimbursement through Medicaid waivers. CTEC will collaborate with Marathon County Services to screen and approve clients to enroll in the program. CTEC is seeking to enroll about 50 clients in order to use the space adequately and generate sufficient income. However, the building does have the capacity to enroll more clients if needed. State qualifies only 50 square feet of space per client use when they are present.

### **Building Layout: Refer to Addendum A**

The center will be located at 2221 Grand Avenue in the city of Wausau. The space designated measures a length of 126 square feet by 50 square feet. However, clients will use not all the space as some areas will be designated for staff use. Rooms are described below and will be used for the following purposes:

- The main entrance leads to a lobby area, measuring \_\_\_ by \_\_\_, will have adequate seating and television for entertainment. This area can be used by clients, family members or customers who are seeking information.
- Room A will be designated for the secretary and has a big open window to allow staff to see the lobby and dining area, both areas occupied by clients.
- Room B will be office space for the Program Directors, Activity Coordinator and Nurses. This room will be locked to protect client information.
-

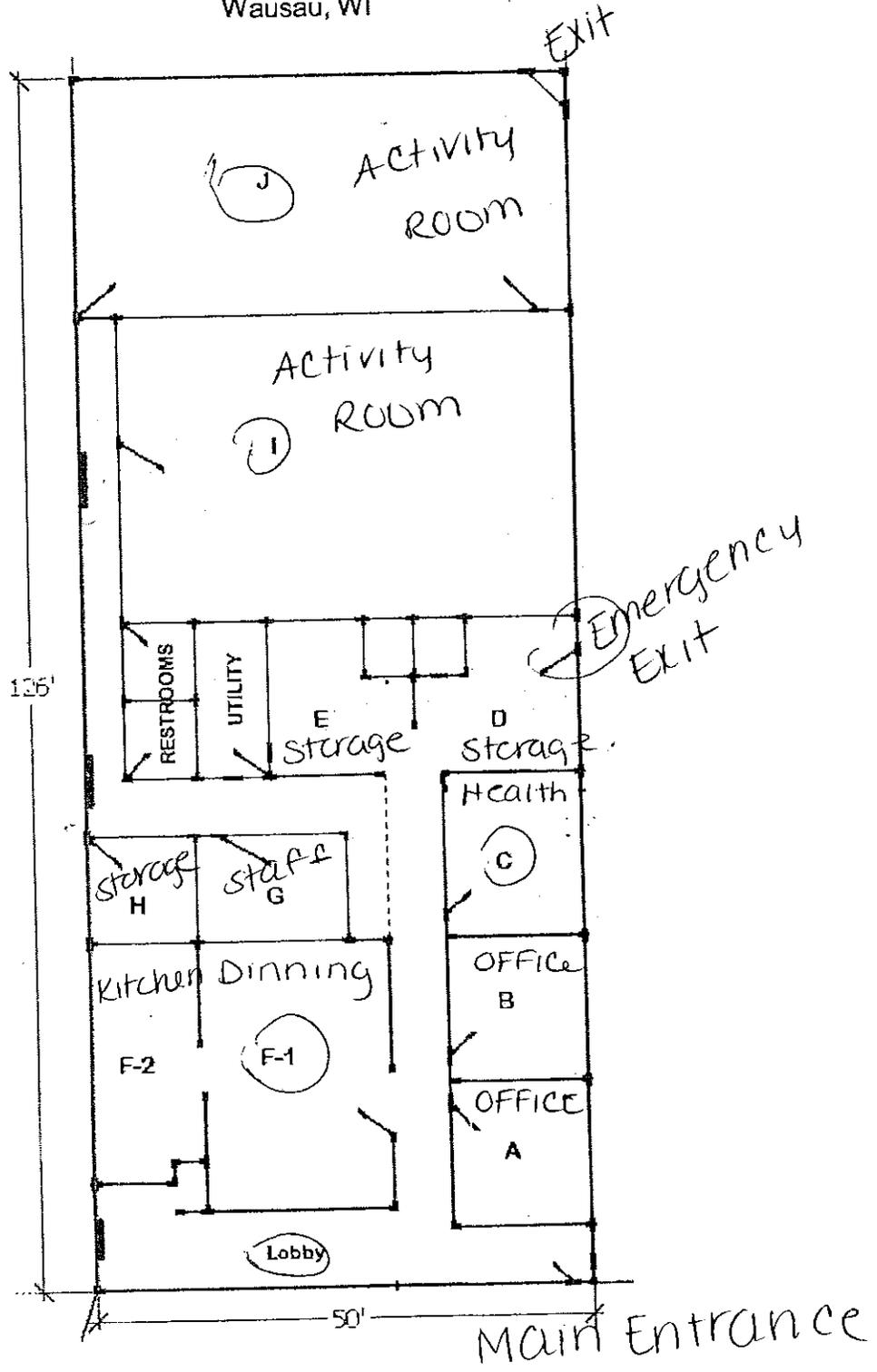


# CHONG TOU'S ELDERLY CENTER

- Room C measures \_\_\_ by \_\_\_ and is designated as the health/rest room. This room will have two cots/beds, which clients can use to rest when they are tired.
- Room D is a storage area for equipment alongside the wall. The middle area will be left empty and accessible for clients in cases of emergency evacuation because there is an exit.
- Room E is also designated as storage. Eventually this area will have a washer and dryer to ensure cleanliness in linen. This room will not be used for clients.
- Room F measures \_\_\_ by \_\_\_ and is the formal dining area. Attached to room F is F2, a small kitchen area used to temporarily store food items for serving. Currently, room F2 only has counter space and a sink. The space has the potential to be turned into a commercial kitchen, should CTEC want to install one.
- Room G is a break room for employees and will not be accessible to clients.
- Room H is a storage room for equipment and files, not accessible to clients.
- Room I is a large, open room that can be used for clients and activities. The room measures \_\_\_ by \_\_\_. Long ended tables and folded chairs will be set up to allow for seating and participation in group activities such as Bingo, Folklore music and dances, guest speakers and special presentations.
- Room J is also a large, open room designated for client use. It measures \_\_\_ by \_\_\_ and allows for more social activities. There will be comfortable seating where clients can socialize with one another or just relax. There will also be entertainment such as television, folklore music being played and more relaxing activities.

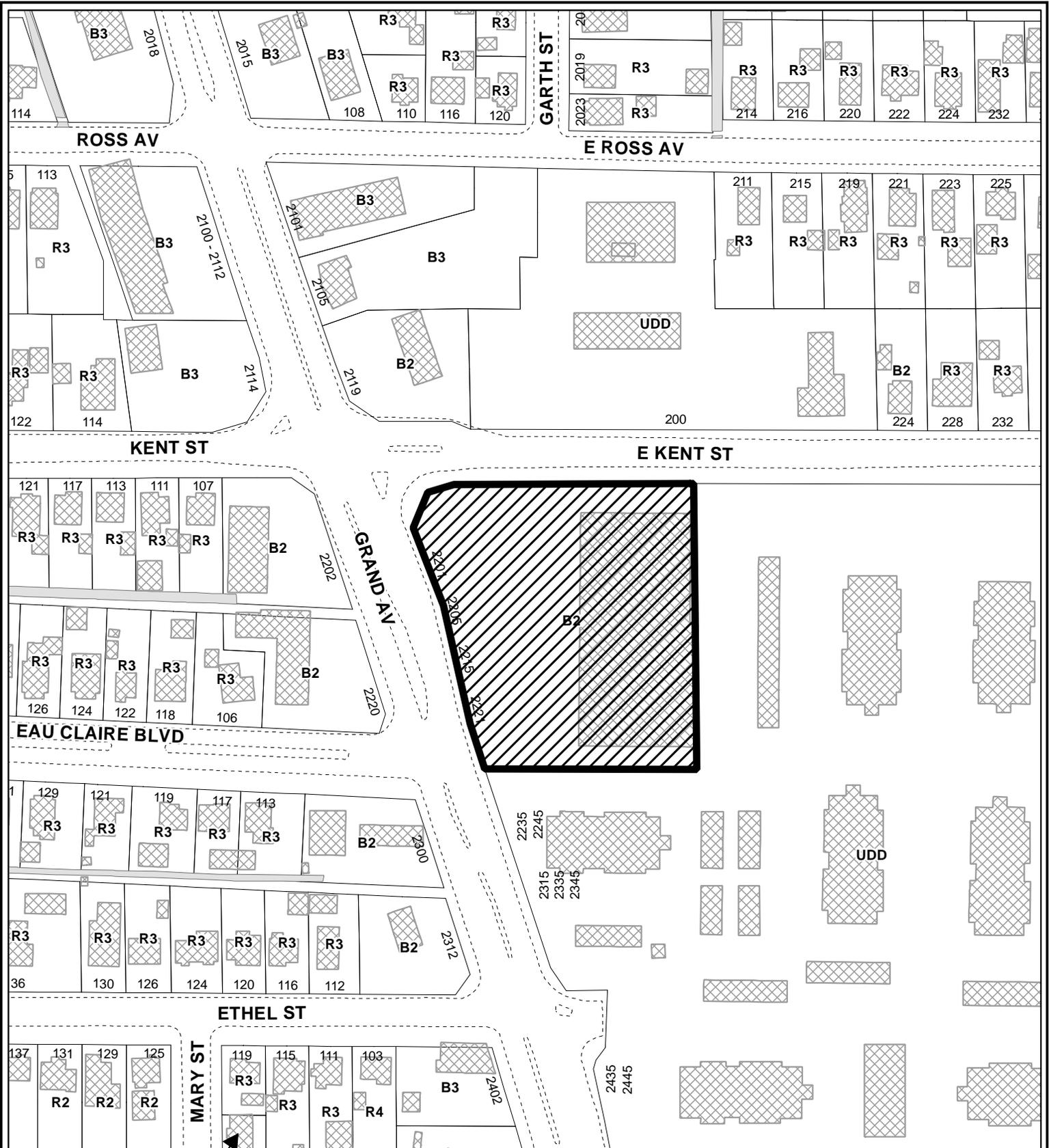
Addendum A

2221 Grand Avenue  
Wausau, WI



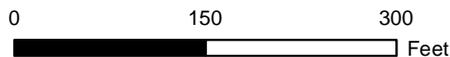
Total =  
6,300 sq. feet.

parking lot  
↓



Map Date: April 13, 2015

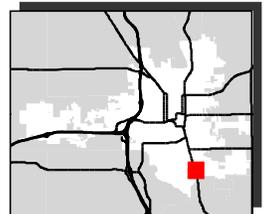
City of Wausau  
Marathon County Wisconsin



 Building

 Area of Interest

Map Location



**RESOLUTION OF THE PLAN COMMISSION**

Amending Wausau Urban Sewer Service Area.

Committee Action: Approved 6-0

Fiscal Impact: None

**File Number:** 92-1215

**Date Introduced:** May 12, 2015

**WHEREAS**, on April 29, 2015, the Plan Commission held a public hearing to consider a request to amend the Wausau Urban Sewer Service Area; and

**WHEREAS**, the proposed amendment is being brought forward to include areas on the far south east side of the city that were not previously located within the sewer service area; and

**WHEREAS**, the proposed amendment will add an area located near Northwestern Avenue, where a multi-family residential development site is being planned; and

**WHEREAS**, the second proposed additional is located south of East Kent Street, near Curling Way; and

**WHEREAS**, the land proposed for deletion from the sewer service area is located near 88<sup>th</sup> Avenue and Maple Crest Drive in the Town of Stettin, where land owners are not expected to request city utilities; not therefore

**BE IT RESOLVED**, that the Common Council of the City of Wausau hereby amends Wausau Urban Sewer Service Area.

Approved:

\_\_\_\_\_  
James E. Tipple, Mayor

## PLAN COMMISSION

---

Time and Date: The Plan Commission met on Wednesday, April 29, 2015, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Tipple, Rosenberg, Bohlken, Gisselman, Lindman, Oberbeck

Others Present: Lenz, Hebert, DeSantis, Stephenson, Wagner, Xiong, Donovan, Bayba, Halverson, Olmstead, Ryan

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

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

### **PUBLIC HEARING: Amend Wausau Urban Sewer Service Area**

---

Mayor Tipple closed the public hearing.

Lenz said that this would add two separate areas. The first addition would be for a potential development that was recently annexed into the city. This currently is not part of the sewer service area. The DNR does not permit sewer service if the area is not part of the Wausau Urban Sewer Service Area. The second area is the area near Kent Street that is considered for a proposed nature center. An area west of the proposed area was also added since it should have originally been included. Lenz said that when something is added to the area, something of equal or greater value needs to be taken away. Lenz stated that a second map in red shows the area to be removed from the Sewer Service Area. The area to be removed includes properties where most owners have private septic systems. These areas will be submitted to the DNR for approval, if approved.

Rosenberg asked if the difference could be banked for a future time. Lenz said that the plans will be updated and the DNR may give credit in the future. Rosenberg said the original acreage and the acreage at the time of redoing the plan can be compared and said it is good to make sure that we don't take away too much, since we may need that in the future. Lenz said that he would clarify and work to get credit for the additional land.

Oberbeck motioned to amend Wausau Urban Sewer Service Area. Bohlken seconded and the motion carried unanimously 6-0. This item will go to Common Council on May 12, 2015.



## Memorandum

From: Brad Lenz  
To: Plan Commission  
Date: April 23, 2015  
Subject: Amending Wausau Urban Sewer Service Area

### Purpose

To approve the proposed amendments to the Sewer Service Boundary as shown on the enclosed maps.

### Background

The *2025 Wausau Urban Area Sewer Service Plan* is a regional plan that provides for the orderly development of land in the metropolitan area. The plan was last updated by Becher-Hoppe Associates and adopted by the Marathon County Metropolitan Planning Commission in 2007. The sewer service area represents the area into which communities may extend municipal utilities. The plan allows for updates to the boundaries of the sewer service without increasing the amount of land area within the boundary. In other words, if land is to be added to the service area, an equal amount of land or greater needs to be removed from the service area.

Upon approval by the City, amendments to the sewer service area need to be reviewed and approved by the Marathon County Metropolitan Planning Commission and the Wisconsin Department of Natural Resources.

### Discussion

The proposed amendment is being brought forward to include areas on the far south east side of the city that were not previously located within the sewer service area. One area, located near Northwestern Avenue, is being planned as a multi-family residential development site. Currently, only about half of the area needed for the development is already located within the service area.

The second area proposed for addition into the service area is located south of East Kent Street, near Curling Way. Part of this area is being reserved for a nature center for the Eau Claire River Conservancy. Other area is also being added to include existing buildings that area already serviced with utilities, and probably should have previously been included within the sewer service area.

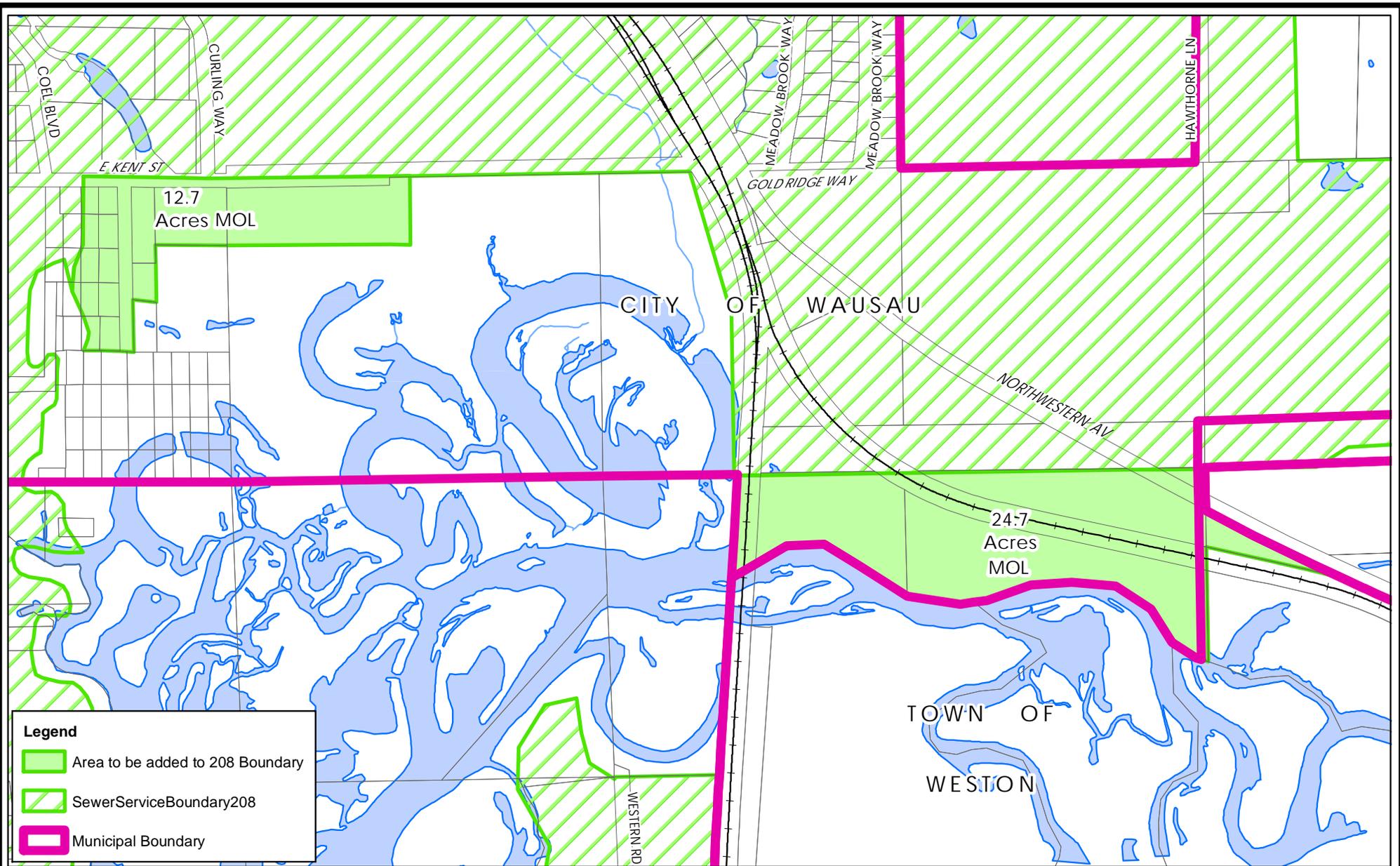
The land being proposed for deletion from the service area is near 88<sup>th</sup> Avenue and Maple Crest Drive in the Town of Stettin. This property was selected by staff because it is located in an area where land owners are not expected to request city utilities for several years, at a minimum. This area is located somewhat far from existing utilities, and much of the land between this area and existing utilities has been developed with newer residential homes that are unlikely to petition the city for utilities.

### Recommendation

Per the *2025 Wausau Urban Area Sewer Service Plan*, the plan commission's recommendation on the proposed amendment should consider:

- Testimony received at the public hearing
- Comments from other local communities and staff of the Marathon County Conservation, Planning, and Zoning Department
- Information on the impact the amendment would have on sewer line and treatment plant capacity, water supply facilities and other needed services
- Conformance with community plans, especially the community's comprehensive plan
- Development trends in the area
- Features of the physical environment
- General conformance with the *2025 Wausau Urban Area Sewer Service Plan*

Staff will lead a discussion on the above criteria at the plan commission meeting following testimony from the public hearing.



**Legend**

- Area to be added to 208 Boundary
- SewerServiceBoundary208
- Municipal Boundary

# Proposed 208 Boundary Revision

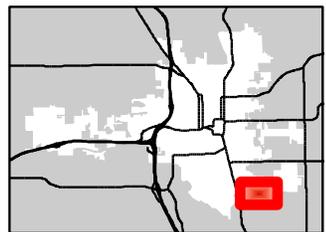
## CITY OF WAUSAU

*Marathon County Wisconsin*



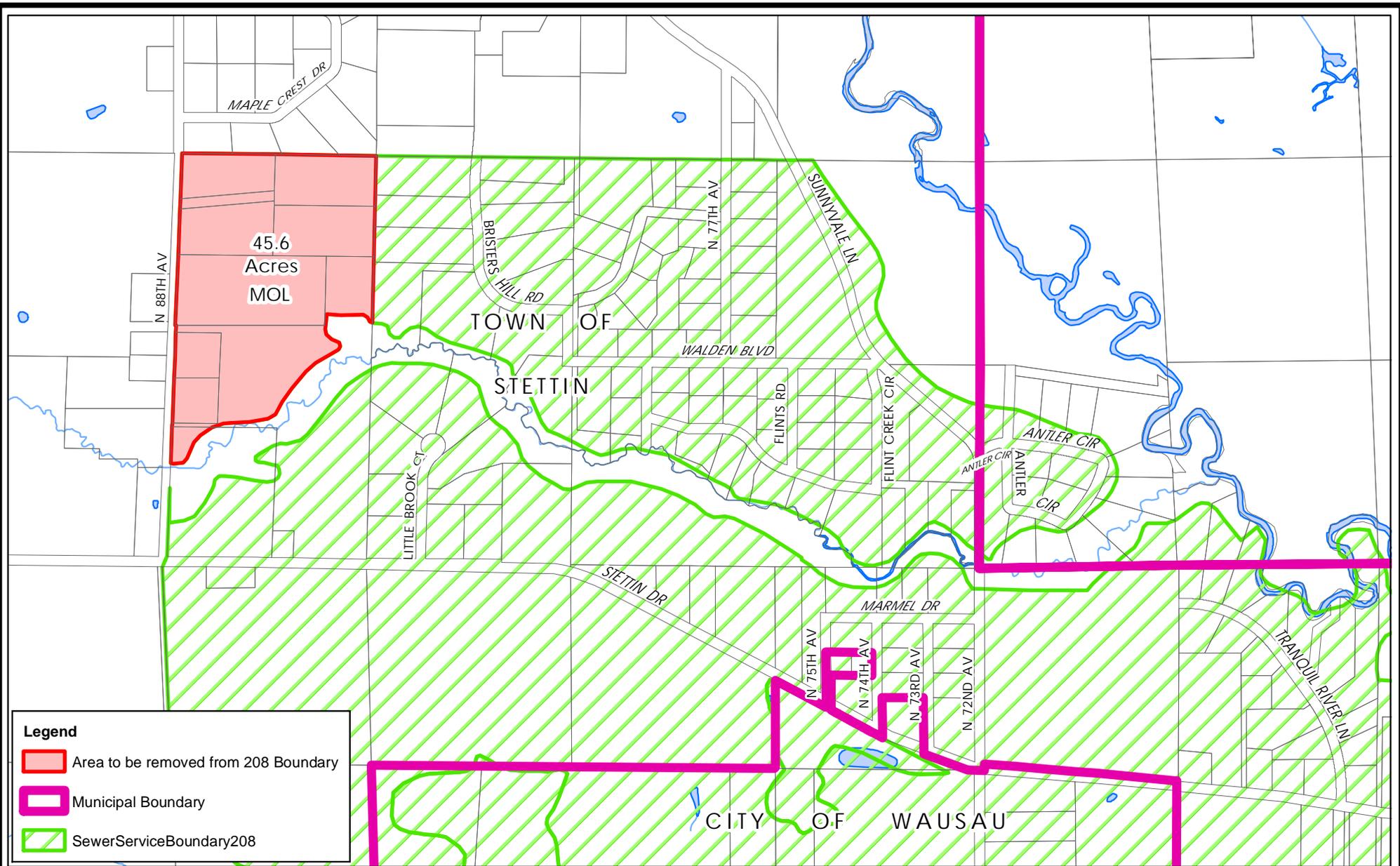
Date: 04/17/2015

Map Location



CITY OF WAUSAU  
 Department of Public Works  
 GIS Division  
 407 Grant St  
 Wausau, WI 54403  
 gis@ci.wausau.wi.us

**NOTES:**  
 1. DUPLICATION OF THIS MAP IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY OF WAUSAU ENGINEERING DEPT.  
 2. THIS MAP WAS COMPILED AND DEVELOPED BY THE CITY OF WAUSAU AND MARATHON COUNTY GIS. THE CITY AND COUNTY ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.  
 3. MAP FEATURES DEVELOPED FROM APRIL 2010 AERIAL PHOTOGRAPHY.



**Legend**

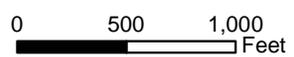
- Area to be removed from 208 Boundary
- Municipal Boundary
- SewerServiceBoundary208

**NOTES:**  
 1. DUPLICATION OF THIS MAP IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY OF WAUSAU ENGINEERING DEPT.  
 2. THIS MAP WAS COMPILED AND DEVELOPED BY THE CITY OF WAUSAU AND MARATHON COUNTY GIS. THE CITY AND COUNTY ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.  
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# Proposed 208 Boundary Revision

## CITY OF WAUSAU

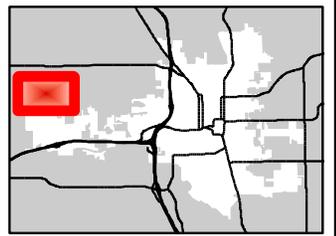
Marathon County Wisconsin



Date: 04/17/2015

CITY OF WAUSAU  
 Department of Public Works  
 GIS Division  
 407 Grant St  
 Wausau, WI 54403  
 gis@ci.wausau.wi.us

Map Location



**CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403**

<b>RESOLUTION OF PUBLIC HEALTH AND SAFETY COMMITTEE</b>	
Authorizing live outdoor music prior to Wisconsin Woodchucks games at Athletic Park	
Committee Action:	Approved 5-0
Fiscal Impact:	None
<b>File Number:</b>	02-0423
<b>Date Introduced:</b>	May 12, 2015

<b>FISCAL IMPACT SUMMARY</b>			
<b>COSTS</b>	<i>Budget Neutral</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
	<i>Included in Budget:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
<b>SOURCE</b>	<i>Fee Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount</i> <span style="float: right;"><i>Annual Retirement</i></span>
	<i>TID Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> <input type="checkbox"/> <i>Debt</i> <input type="checkbox"/> <i>Funds on Hand</i> <input type="checkbox"/> <i>Interfund Loan</i> <input type="checkbox"/>		

**RESOLUTION**

**WHEREAS**, a portion of 5<sup>th</sup> Street adjacent to Athletic Park was recently vacated and adjacent properties were acquired and donated to the city for a park; and

**WHEREAS**, along with the remodeling of Athletic Park additional pre-game activities have been planned; and

**WHEREAS**, according to the Athletic Park Use Agreement, Wisconsin College Baseball, LLC has exclusive use of the neighborhood park for promotional events; and

**WHEREAS**, Mark Macdonald, owner of the Wisconsin College Baseball, LLC, has requested authorization of live outdoor pre-game music at Athletic Park in the park area for the following dates

- May 29 and 30
- June 6, 20
- July 4, 25
- August 8

between the hours of 5:00 p.m. and 7:00 p.m.; and

**WHEREAS**, your Public Health and Safety Committee, at their April 20, 2015 meeting, discussed and approved the request to allow live outdoor music at Athletic Park.

**NOW THEREFORE, BE IT RESOLVED** the Common Council of the City of Wausau does hereby approve authorizing live outdoor music at Athletic Park in the park area for the above dates.

Approved:

---

James E. Tipple, Mayor

## **PUBLIC HEALTH & SAFETY COMMITTEE**

Date and Time: Monday, April 20, 2015, at 5:15 pm, (Council Chambers)

Members Present: Rasmussen (C), Wagner, Gisselman, Kellbach, Neal

Others Present: Alfonso, Hardel, Hebert, Kujawa, Rayala, Goede, Mielke, Deb Ryan, Shannon Thomas, Erin Sobjeck, Susan Howe

### **Consider request of Wisconsin Woodchucks for Pre-Game Outdoor Bands for 2015 Season at Athletic Park.**

Rasmussen explained the Woodchucks are requesting the same thing they had last year with pre-game bands.

Gisselman stated he did not receive any complaints or hear of any problems and did not oppose the request.

All the bands will perform on Saturdays from 5:00pm to 7:00pm at Athletic Park; the game's first pitch is 7:05 pm. They are also requesting an Opening Day performance on Friday May 29<sup>th</sup> starting at 5:00pm to 7:00pm.

Motion by Gisselman, second by Neal to approve Pre-Game Outdoor Bands for the Woodchucks for 2015. Motion carried 5-0.

**ORDINANCE OF PUBLIC HEALTH & SAFETY COMMITTEE**

Amending Section 8.08.120(c) Pet Fancier Permit, exempting temporary foster care from licensing requirements

Committee Action: Approved 5-0

**Ordinance Number:**

Fiscal Impact: None

**File Number:** 12-0807

**Date Introduced:** May 12, 2015

The Common Council of the City of Wausau do ordain as follows:

Add ( )

Delete ( )

Section 1. That Section 8.08.120 Pet Fancier Permit, is hereby amended to read as follows:

8.08.120 Pet Fancier Permit.

...

(c) Notwithstanding the provisions of subsection (a), it shall be lawful to keep not more than five (5) dogs or cats combined, with the maximum number of dogs being four (4), the maximum number of cats being four (4), over the age of five (5) months, in a single or two-family dwelling unit if the owner **or keeper** complies with all of the following requirements:

...

(3) Provides proof of a current license for each animal covered by the permit, **except as otherwise provided in section 8.08.170(e) in which case, in lieu of a current license, shall provide proof of compliance with the rabies control requirement of section 8.08.160. A person applying for a pet fancier permit to provide, in whole or in part, temporary foster care shall additionally provide in the application for the permit, the name and address of each animal rescue, shelter, or welfare organization placing animals in his or her temporary foster care.**

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. This ordinance shall be in full force and effect on the day after its publication.

Adopted:

Approved:

Approved:

Published:

Attest:

---

James E. Tipple, Mayor

Attest:

---

Toni Rayala, Clerk

## **PUBLIC HEALTH & SAFETY COMMITTEE**

Date and Time: Monday, April 20, 2015, at 5:15 pm, (Council Chambers)

Members Present: Rasmussen (C), Wagner, Gisselman, Kellbach, Neal

Others Present: Alfonso, Hardel, Hebert, Kujawa, Rayala, Goede, Mielke, Deb Ryan, Shannon Thomas, Erin Sobjeck, Susan Howe

### **Discussion and possible action on amending Section 8.08.120(c) Pet Fancier Permit**

Alfonso explained a citizen contacted the city who would like to be able to foster dogs and cats for the animal shelter and other non-profit organizations under the Pet Fancier Permit. She explained the issue is that the dog and cat license requirement makes this difficult because people who are fostering pets don't have the animals long term and therefore don't want to license them. She stated that Human Officer Bishop indicated she had no objection to excluding people who are fostering animals from this requirement. She noted they would still have to prove evidence that the animals are vaccinated.

Motion by Kellbach, second by Neal to approve the amendment to Section 8.08.120(c). Motion carried 5-0.



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Office of the City Attorney

TEL: (715) 261-6590  
FAX: (715) 261-6808

---

Anne L. Jacobson  
City Attorney

Tara G. Alfonso  
Assistant City Attorney

COMMENTS REGARDING  
AMENDMENTS TO VARIOUS WAUSAU MUNICIPAL CODE  
PROVISIONS TO PERMIT FOSTERING OF  
DOGS AND CATS UNDER THE PET FANCIER PERMIT

- The City of Wausau has been requested to consider amending the Wausau Municipal Code to facilitate the fostering of dogs and cats under the Pet Fancier Permit. While the Pet Fancier Permit provisions do not preclude an individual from applying for such a permit in order to foster dogs and cats, apparently the provision which requires a dog or cat license for such animals somewhat hampers the ability of citizens to do so.
- The proposed amendments do not change the current limitations on the number of dogs and cats which may be kept in a single or two family dwelling unit.
- The proposed amendments do exclude those individuals fostering dogs or cats placed in their care by a non-profit animal rescue, shelter, or welfare group qualifying as an exempt organization under section 501(c)(3) of the Internal Revenue Code from the requirement to obtain a dog or cat license under W.M.C. §8.08.170. Such individuals would, however, be required to provide proof of rabies vaccination for each animal in order to obtain the Pet Fancier Permit.
- The Animal Control Officer has expressed her agreement with these changes.

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

**ORDINANCE OF PUBLIC HEALTH & SAFETY COMMITTEE**

Amending Section 8.08.170 Licenses, exempting temporary foster care from licensing requirements

Committee Action: Approved 5-0

**Ordinance Number:**

Fiscal Impact: None

**File Number:** 12-1014

**Date Introduced:** May 12, 2015

The Common Council of the City of Wausau do ordain as follows:

Add ( )

Delete ( )

Section 1. That Section 8.08.170 Licenses, is hereby amended to read as follows:

8.08.170 Licenses

...

(e) The provisions of this section do not apply to a dog or cat in temporary foster care of a person who holds a valid pet fancier permit issued under section 8.08.120(c).

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. This ordinance shall be in full force and effect on the day after its publication.

Adopted:  
Approved:  
Published:  
Attest:

Approved:

\_\_\_\_\_  
James E. Tipple, Mayor

Attest:

\_\_\_\_\_  
Toni Rayala, Clerk

**PUBLIC HEALTH & SAFETY COMMITTEE**

Date and Time: Monday, April 20, 2015, at 5:15 pm, (Council Chambers)

Members Present: Rasmussen (C), Wagner, Gisselman, Kellbach, Neal

Others Present: Alfonso, Hardel, Hebert, Kujawa, Rayala, Goede, Mielke, Deb Ryan, Shannon Thomas, Erin Sobjeck, Susan Howe

**Discussion and possible action on amending Section 8.08.170 Licenses.**

Alfonso stated this relates to the previous amendment exempting dogs and cats from the license requirement under the license and pet fancier section of the code for foster care.

Motion by Wagner, second by Gisselman to approve the amendment to Section 8.08.170. Motion carried 5-0.

**ORDINANCE OF PUBLIC HEALTH & SAFETY COMMITTEE**

Amending Section 8.08.001(g) Definitions, adding temporary foster care

Committee Action: Approved 5-0

**Ordinance Number:**

Fiscal Impact: None

**File Number:** 92-0627

**Date Introduced:** May 12, 2015

The Common Council of the City of Wausau do ordain as follows:

Add ( )

Delete ( )

Section 1. That Section 8.08.001 Definitions, is hereby amended to read as follows:

8.08.001 Definitions.

...

(g) “Temporary foster care” means the care of a dog or cat by a person residing in a single or two family dwelling unit for 6 months or less and where such animal has been placed in the care of such person by a non-profit animal rescue, shelter, or welfare group qualifying as an exempt organization under section 501(c)(3) of the Internal Revenue Code.

(g)(h) “Unprovoked bite” means not stimulated to produce an angry or vexed reaction.

(h)(i) “U.S.D.A. approved rabies vaccine” means rabies vaccine for dogs, cats, horses, cows or sheep only. (Ord. 61-4774 § 1, 1992; Ord. 61-4677 § 1 (part), 1989.)

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. This ordinance shall be in full force and effect on the day after its publication.

Adopted:

Approved:

Published:

Attest:

Approved:

James E. Tipple, Mayor

Attest:

Toni Rayala, Clerk

**PUBLIC HEALTH & SAFETY COMMITTEE**

Date and Time: Monday, April 20, 2015, at 5:15 pm, (Council Chambers)

Members Present: Rasmussen (C), Wagner, Gisselman, Kellbach, Neal

Others Present: Alfonso, Hardel, Hebert, Kujawa, Rayala, Goede, Mielke, Deb Ryan, Shannon Thomas, Erin Sobjeck, Susan Howe

**Discussion and possible action on amending Section 8.08.011(g) Definitions**

Alfonso stated this relates to the previous amendments defining what temporary foster care is.

Motion by Neal, second by Wagner to approve the amendment to Section 8.08.011(g). Motion carried 5-0.

**CONFIRMATION OF MAYOR'S APPOINTMENTS**

to Boards, Commissions and Committees: *Board of Zoning Appeals*

**File Number:** 15-0503

**Date Introduced:**

May 12, 2015

**Board of Zoning Appeals**

Sid Sorenson (3) *Reappointment	111 Bluestone Dr	Term Exps 4/30/18	715-571-5490
Davide Burke (2) *Reappointment	520 Franklin St	Term Exps 4/30/18	715-848-1078
Nancy Hoffman (6) *Reappointment	3103 N 7th St	Term Exps 4/30/18	715-842-0811
David Oberbeck (3) *Reappointment	110 S 36th Ave	Term Exps 4/30/18	715-843-5639
Nan Giese (5) *Reappointment	407 Grant St	Term Exps 4/30/18	715-261-6600

- (N) Individual is filling the unexpired term of a former member
- (1) Individual is in their own 1st full term
- (#) Designates the term number appointed to

Approved:

---

James E. Tipple, Mayor

**CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403**

<b>RESOLUTION OF THE FINANCE COMMITTEE</b>	
Authorizing Various Room Tax Grants and modification of the 2015 Budget	
Committee Action:	Approved 5-0
Fiscal Impact:	\$81,923
<b>File Number:</b>	14-1109
<b>Date Introduced:</b>	May 12, 2015

<b>FISCAL IMPACT SUMMARY</b>			
<b>COSTS</b>	<i>Budget Neutral</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
	<i>Included in Budget:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount: \$81,923</i>
	<i>Recurring Costs:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
<b>SOURCE</b>	<i>Fee Financed:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount: Room Tax \$750,000</i>
	<i>Grant Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount Annual Retirement</i>
	<i>TID Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
	<i>TID Source: Increment Revenue <input type="checkbox"/> Debt <input type="checkbox"/> Funds on Hand <input type="checkbox"/> Interfund Loan <input type="checkbox"/></i>		

**WHEREAS**, the City of Wausau adopted a room tax policy for the use of room tax revenues to assist with funding services necessary to support visitors that would otherwise be borne by local taxpayers as well as to promote, protect, preserve and invest in activities and facilities that make Wausau a more attractive and compelling destination for visitors and residents alike, and

**WHEREAS**, a preliminary 2015 budget was adopted by the Council; and

**WHEREAS**, the Finance Committee has reviewed the applications, and heard program testimony and recommends funding for February requests and a modified budget as provided on Exhibit A.

**NOW THEREFORE BE IT RESOLVED** by the Common Council of the City of Wausau that the proper City official(s) be authorized and directed to modify the 2015 budget as presented on Exhibit A and to authorize the room tax grants as itemized with funding to come from the Room Tax Fund.

**BE IT FURTHER RESOLVED**, that the proper City Officials are hereby authorized and directed to publish the budget modification in the official newspaper as required.

Approved:

---

James E. Tipple, Mayor

**FINANCE COMMITTEE**

Date and Time: Tuesday, **April 28, 2015** @ 5:30 pm., Board Room

Members Present: Winters, Kellbach, Nagle, Oberbeck, Nutting

Others Present: Groat, Giese, Hite, Jacobson, Kujawa, Lindman, Schock, Mohelnitzky, Petit, Ray, Wagner, Neal, Mielke, Goede, Joe Mella, Lindsey Lewitzke, Amy Frolick, Elizabeth Field, Phil Valtichka, Lisa Barry, Fritz Schierl, Andrew Halvorsen

**Discussion and possible action regarding 2015 Room Tax Requests and related Room Tax Budget Modification- Paper Copies of the Room Tax Applications Distributed in Advance**

Groat stated the city has a two time per year room tax application process; in August people submit applications for the next year and we offer another application process in February for supplemental requests. In August and incorporated into the 2015 budget was an estimated room tax revenue of \$727,000. Groat stated the 2014 actual came in at \$809,198 and based on the requests as well as the grants given in August she put together a revised budget. She noted at the last meeting the committee authorized \$5,000 to come from room tax for the airport electrical upgrades. The revised budget includes adjustment to the room tax revenues up to \$750,000 and it shows that there are funds available at the end of the year.

Motion by Nagle, second by Oberbeck to approve the room tax budget modification. Motion carried 5-0.

**CITY OF WAUSAU  
2015 BUDGET WITH MEETINGS MEAN BUSINESS**

	<u>2014 ACTUAL</u>	<u>2015 REVISED BUDGET</u>	
<b>FUND BALANCE December 31, 2014</b>			\$ 89,436
<b>2015 ESTIMATED NET REVENUES</b>	<b>\$ 809,198</b>	<b>\$ 750,000</b>	
EXPENSES    Prior year collections	\$ 810,442		
<b>CONTINUING CONTRIBUTIONS</b>			
CVB <i>(2.5% of Room Tax Rate or .3125%)</i>	\$ 253,264	<b>\$ 234,375</b>	
CVB - Meetings Mean Business <i>(.5% of Room Tax Rate or .0625%)</i>		<b>\$ 23,438</b>	
SPORTS MARKETING FUND <i>(.5% of Room Tax Rate or .0625%)</i>	50,652	<b>46,875</b>	
	<u>303,916</u>	<u><b>304,688</b></u>	
WAUSAU EVENTS, INC	10.25% \$ 79,004	\$ 79,004	
MAIN STREET	5.00% 30,000	30,000	
PERFORMING ARTS	6.50% 50,100	50,100	
WOODSON ART MUSEUM	4.30% 33,143	33,143	
HISTORICAL SOCIETY	3.00% 23,123	23,123	
CONCERT BAND	1.00% 7,708	7,708	
CENTER FOR VISUAL ARTS	1.50% 11,562	11,562	
400 BLOCK		31,200	
CITY FUNDING	25.00% 180,000	168,800	
<b>TOTAL CONTINUING CONTRIBUTIONS</b>	<b>\$ 414,640</b>	<b>\$ 434,640</b>	
<b>2015 ROOM TAX REQUESTS - EVENTS AND MARKETING</b>			
<b>Fall Requests</b>			
Wausau Kayak and Canoe Corporation - Event	\$ 12,000	\$ 12,000	
Wausau Events Winterfest	7,000		
Jaycees Fourth of July - Event	7,700	7,700	
Wausau Events Spring Festival - Event	-	5,000	
<b>Placeholder for Spring 2015 Requests</b>			
Main Street - First Thursday Event		2,500	
Wausau Events - Screen on the Green	3,000	3,000	
Wausau Events - Balloon Rally	10,000	10,000	
Wausau Events - Market Place Thursdays	6,000	6,000	
Festival of Arts	5,000	5,000	
Wausau Community Theater	2,500	2,500	
Chalkfest	800	1,000	
Wausau Artrageous Weekend	3,000	4,500	
	<u>\$ 57,000</u>	<u>\$ 59,200</u>	
<b>2015 ROOM TAX REQUESTS - CAPITAL</b>			
Friends of Wausau - Ice Hockey	75,000		
Airport Electrical Upgrades		5,000	
Grand Theater - Stone Façade Replacement		\$ 27,675	
<b>PROJECTED FUNDS AVAILABLE 12/31/2015</b>			<b>\$ 8,234</b>

**RESOLUTION OF THE ECONOMIC DEVELOPMENT COMMITTEE**

Approving Demolition of Riverfront Former Post Office Site 1212 North 1<sup>st</sup> Street

Committee Action: Approved 5-0

Fiscal Impact: Approximately \$45,000

**File Number:** 15-0508

**Date Introduced:** May 12, 2015

**FISCAL IMPACT SUMMARY**

<b>COSTS</b>	<i>Budget Neutral</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
	<i>Included in Budget:</i>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<i>Budget Source: TID #3 Remediation Funds</i>
	<i>One-time Costs:</i>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<i>Amount:</i>
<b>SOURCE</b>	<i>Fee Financed:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<i>Amount</i> <span style="float: right;"><i>Annual Retirement</i></span>
	<i>TID Financed:</i>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<i>Amount:</i>
	<i>TID Source: Increment Revenue <input type="checkbox"/> Debt <input type="checkbox"/> Funds on Hand <input type="checkbox"/> Interfund Loan <input checked="" type="checkbox"/></i>			

**RESOLUTION**

**WHEREAS**, the Common Council approved a redevelopment project to rehabilitate the old post office building on the City’s riverfront property; and

**WHEREAS**, further structure analysis of the facility have determined that the facility has suffered significant settling which makes it unsuitable for rehabilitation; and

**WHEREAS**, constructing a new facility brings additional design and site development flexibility and maximizes development density which is not available in a rehabilitation project; and

**WHEREAS**, Stantec has estimated the costs for demolition, slab removal and remediation and capping to be about \$45,000 which is available in the existing remediation budget and

**WHEREAS**, the Economic Development Committee has reviewed and recommends the City demolish the building, remove the slab, remediate and cap the existing footprint;

**NOW, THEREFORE, BE IT RESOLVED**, that the Common Council of the City of Wausau authorizes the appropriate city officials execute contracts for the demolition, slab removal, remediation and site cap within the guidelines of the DNR and State of Wisconsin.

Approved:

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James E. Tipple, Mayor

## ECONOMIC DEVELOPMENT COMMITTEE

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Time and Place: The Economic Development Committee met on Tuesday, May 5, 2015 at 4:30 p.m. in the 1st Floor Council Chambers at City Hall, 407 Grant Street, Wausau

ED Members Present: Bill Nagle (C), Tom Neal (VC), Romey Wagner, Dave Oberbeck and Lisa Rasmussen

Others Present: Mayor Jim Tipple, Ann Werth, Anne Jacobson, MaryAnne Groat, Nan Giese, Travis Lepinski, Brad Lenz, Tammy Stratz, Chris Schock, Christine Van de Yacht, Elizabeth Fields, Jeff Sargent, Karen Kellbach, Aaron Kapellusch, Rob McCready, Bill Greenwood, Forrest Young, John Smith and Gary Gisselman

In accordance with Chapter 19, Wisc. Stats., notice of this meeting was posted and sent to the Daily Herald in the proper manner.

### **DISCUSSION AND POSSIBLE ACTION ON THE PROPOSED DEVELOPMENT FOR THE PROPERTY AT 1212 NORTH FIRST STREET (WOW)**

Bill Greenwood spoke regarding the instability of the current building and that they are looking at the possibility of a new and better building. Rasmussen asked about the costs of placing pylons. Oberbeck stated that we should be looking at the economy of scale, in other words, look to maximize the opportunity.

Motion by Rasmussen, seconded by Wagner to demo the existing building and to continue to work with Bill Greenwood on a development agreement and a rough building design. Motion passed unanimously.



**NOW THEREFORE BE IT RESOLVED** by the Common Council of the City of Wausau approves the developer incentives of a 15 year deferred, interest free loan in the amount of \$275,000 and five reverse tax increment district payments of \$57,500; and

**BE IT FURTHER RESOLVED** that the proper City officials are hereby authorized and directed to execute a Development Agreement detailing the project and this incentive between Schierl Sales Companies and the City.

**NOW, THEREFORE, BE IT RESOLVED**, that the proper city officials modify the budget as presented above and publishes the budget modification in the official city newspaper.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Clerk mail a copy of the executed development agreement to the Joint Review Board Members.

Approved:

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James E. Tipple, Mayor

## ECONOMIC DEVELOPMENT COMMITTEE

---

Time and Place: The Economic Development Committee met on Monday, April 20, 2015 at 6:15 p.m. in the 2nd Floor Board Room at City Hall, 407 Grant Street, Wausau

ED Members Present: Bill Nagle (C), Tom Neal (VC), Romey Wagner, Dave Oberbeck and Lisa Rasmussen

Others Present: Mayor Jim Tipple, Ann Werth, Anne Jacobson, MaryAnne Groat, Nan Giese, Travis Lepinski and Chris Schock

In accordance with Chapter 19, Wisc. Stats., notice of this meeting was posted and sent to the Daily Herald in the proper manner.

### **DISCUSSION AND POSSIBLE ACTION ON PROPOSED DEVELOPMENT AGREEMENT FOR THE PROPERTY LOCATED AT STEWART AVENUE AND THIRD AVENUE**

No discussion was held in open session

Neal excused himself from the meeting due to a conflict of interest

### **CLOSED SESSION PURSUANT TO 19.85(1)(E) OF THE WISCONSIN STATUTES FOR DELIBERATING OR NEGOTIATING THE PURCHASE OF PUBLIC PROPERTIES, THE INVESTING OF PUBLIC FUNDS, OR CONDUCTING OTHER SPECIFIED PUBLIC BUSINESS, WHENEVER COMPETITIVE OR BARGAINING REASONS REQUIRE A CLOSED SESSION**

#### **\* DISCUSSION AND POSSIBLE ACTION ON PROPOSED DEVELOPMENT AGREEMENT FOR THE PROPERTY LOCATED AT STEWART AVENUE AND THIRD AVENUE**

Rasmussen motioned to go into closed session. Oberbeck seconded the motion.

Roll call was taken

All members present except Neal

### **RECONVENE INTO OPEN SESSION TO TAKE ACTION ON CLOSED SESSION ITEMS, IF NECESSARY**

Rasmussen motioned to go into open session. Wagner seconded and the motion carried unanimously 4-0.

Rasmussen motioned to approve the project as proposed with the funding mechanism a reverse TIF fund source for 5 years capped at \$57,500.00 per year, followed with a \$275,000.00 loan at zero percent interest with a deferred balloon payment in 15 years. Wagner seconded and the motion carried 3-1. Oberbeck was the opposing vote.

## **FINANCE COMMITTEE**

Date and Time: Tuesday, **April 28, 2015** @ 5:30 pm., Board Room

Members Present: Winters, Kellbach, Nagle, Oberbeck, Nutting

Others Present: Groat, Giese, Hite, Jacobson, Kujawa, Lindman, Schock, Mohelnitzky, Petit, Ray, Wagner, Neal, Mielke, Goede, Joe Mella, Lindsey Lewitzke, Amy Frolick, Elizabeth Field, Phil Valtichka, Lisa Barry, Fritz Schierl, Andrew Halvorsen

### **Discussion and possible action regarding budget modification for the Schierl Redevelopment Project - Tax Increment District Number Eight**

Winters stated it appeared to be two projects in one, a convenience store and an apartment complex. He commented the Finance Committee was more interested in the numbers, the “but for” question, and the highest and best use question for each project. He questioned how much city money was going into each project relative to the cost and asked for a breakdown of the two projects as stand-alone items.

Fritz Schierl stated at ED level they discussed the cash flow of the project and “but for” question heavily in closed session. Andrew Halvorsen explained as we look at the cash flow specifically relating to the residential component, given that for the remodel as well as the addition of that particular component it is approximately a \$1.1 million expenditure of the \$3 million total that we would be obligated via the developer’s agreement to invest. Total project costs right now are at roughly \$3.65 million, which includes property acquisition of the Stahmer Clinic. He indicated they are at a negative cash flow for the first seven years. A big financial constraint is the earth excavation with the majority of it being rock. He stated since the c-store and apartment complex will be built at the same time concurrently it is definitely of interest to Schierl Sales Corporation to have both of those entities be examined as one project.

Halvorsen indicated the vast majority of the concern as well as the cash flow projections that were shared rest with the residential piece significantly from an annualized perspective. Schierl agreed and commented the cash flow alone for the residential justifies the “but for” need. Winters stated if the \$500,000 was going for the apartment complex which is \$1.1 million, we are paying a third of the cost which seemed a little high. He questioned whether the Council would be comfortable paying anything towards a c-store. Chris Schock stated they are together; it is presented as a joint project and the apartment complex alone requires a level on incentivization that would meet the threshold for a “but for” type of test.

Nagle commented we have an opportunity to improve and raise the bar in this near west side area. Oberbeck questioned the closure or vacation of Clark Street, which was a donation of value. Jacobson indicated it would be going to CISM Committee.

Motion by Nagle, second by Nutting to approve the budget modification for the Schierl Redevelopment Project in TID #8. Motion failed 2-3. (*Winters, Oberbeck and Kellbach were the dissenting votes.*)



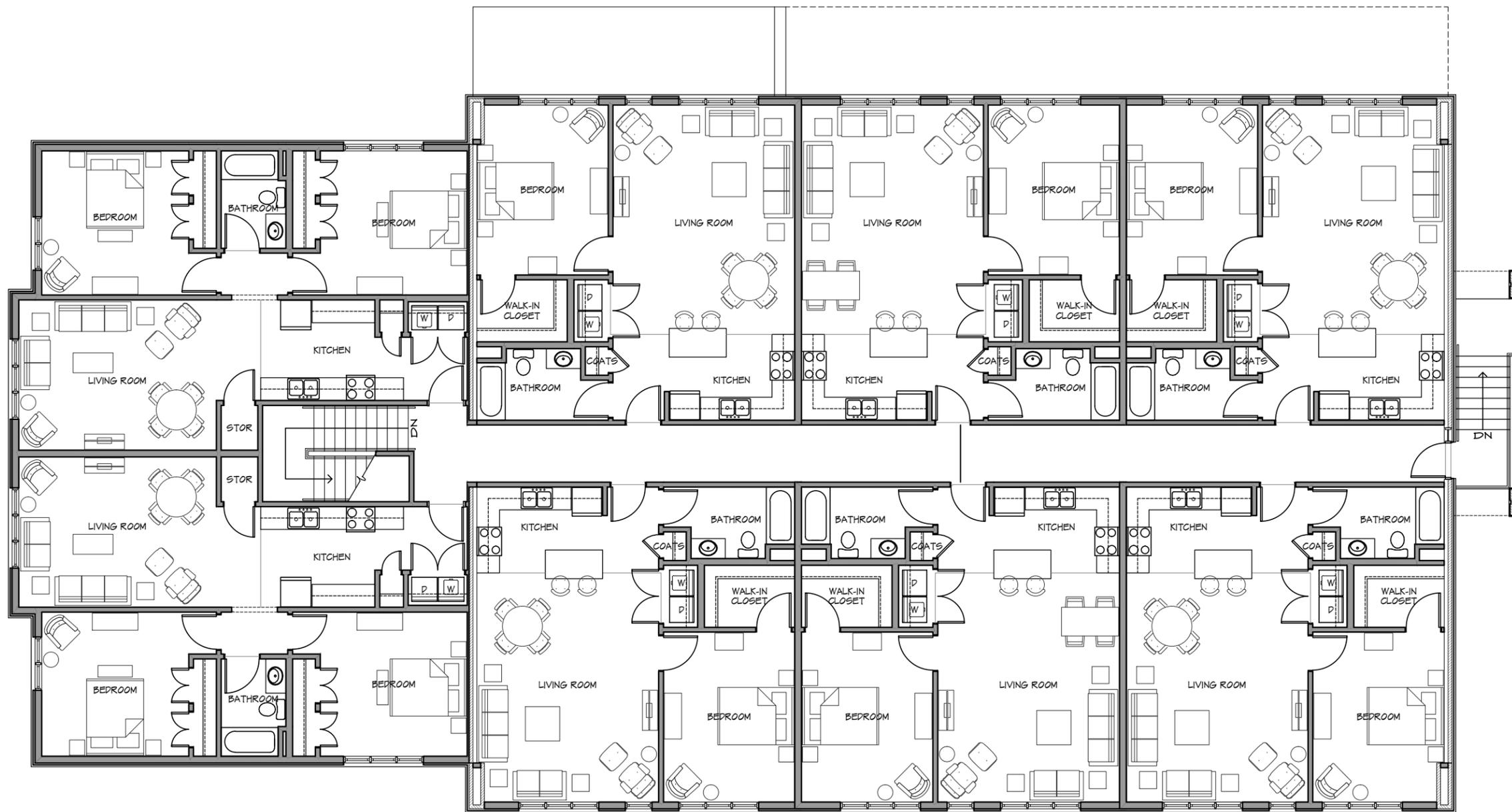
**PROPOSED EAST ELEVATION**



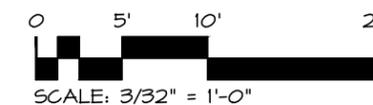
**+/- 4' HIGH  
'SLOPED YARD'**

**REMODELED APARTMENTS  
404 S. THIRD AVE.  
WAUSAU, WISCONSIN 54401**

**Mudrovich  
architects**  
APRIL 7, 2015  
© COPYRIGHT 2015



PROPOSED UPPER LEVEL FLOOR PLAN  
 3/32" = 1'-0"



# STAHMER BUILDING REMODEL

STEWART AVE & 3RD AVE, WAUSAU

APRIL 7, 2015



Mudrovich  
 architects

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**PRELIMINARY SITE PLAN**



**THE STORE  
308 W. STEWART AVE.  
WAUSAU, WISCONSIN 54401**

**TEAM SCHIERL  
COMPANIES**

**ORDINANCE OF THE PLAN COMMISSION**

Rezoning 404 South 3<sup>rd</sup> Avenue and 308 Stewart Avenue from B2, Community Service District, to UDD, Unified Development District and approving the General Development Plan to allow for a convenience store and an 11-unit multi-family residential development.

Committee Action: Approved 6-0

Fiscal Impact: None.

**File Number:** 15-0506

**Date Introduced:** May 12, 2015

The Common Council of the City of Wausau do ordain as follows:

Section 1. **That the site of lands described as follows:**

*A.Stewarts Addition Lots 5, 6, 7 & 8, Also North half of Vacated Alley Lying South of Said Lots, Except the East 15' of Lot 8 & North Half of Vacated Alley Block 9,*  
**MORE COMMONLY KNOWN AS 404 SOUTH 3<sup>RD</sup> AVENUE**

**AND**

*A.Stewarts Addition Lots 1, 2, 3 & 4, Block 9, Except Highway Including South 1/2 of Vacated Alley Lying North of Said Lots As Described in CSM Volume 23, Page 53,*  
**MORE COMMONLY KNOWN AS 308 STEWART AVENUE**

**now comprising a part of B2, Community Service District, according to the Zoning Ordinance of the City of Wausau is hereby rezoned to UDD, Unified Development District, and the general development plan is approved to allow for a convenience store and an 11-unit multi-family residential development.**

Section 2. This change in zoning shall be designated on the official city zoning map.

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. This ordinance shall be in full force and effect from and after its date of publication.

Adopted:  
Approved:  
Published:  
Attest:

Approved:

\_\_\_\_\_  
James E. Tipple, Mayor

Attest:

\_\_\_\_\_  
Toni Rayala, Clerk

## PLAN COMMISSION

---

Time and Date: The Plan Commission met on Wednesday, April 29, 2015, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Tipple, Rosenberg, Bohlken, Gisselman, Lindman, Oberbeck

Others Present: Lenz, Hebert, DeSantis, Stephenson, Wagner, Xiong, Donovan, Bayba, Halverson, Olmsted, Ryan, Henning

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

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

**PUBLIC HEARING: Rezone 404 South 3<sup>rd</sup> Avenue & 308 Stewart Avenue from B2, Community Service District, to UDD, Unified Development District, and approve the General Development Plan to allow for a convenience store and an 11-unit multi-family residential development. (Schierl Sales Corp.)**

---

Andrew Halverson said that he is excited about this mixed use development. In order to have the mixed residential and commercial uses, it needs to be rezoned to UDD. The use is prohibited with the current B2 zoning. The buildings will be pushed to the perimeters and the parking will be located at the inner portion of the lot. Halverson said that they have met with the property owner directly to the west of the clinic, who indicated they wanted the parking as far away from their area as possible. This plan is very respectful of their wishes and the neighborhood while investing project costs of \$3.7 million. This proposal harnesses several of the priorities of the TIF #8 plan. Market rate for the residential units will be directed for working professionals. Halverson thanked the commission for the consideration.

Randy Olmsted, Labor Temple, said that he has a grave concern for this project and said he was not contacted by the petitioner like he was in the past. Olsted said he was concerned about the Clark Street vacation and said he wasn't sure what has changed from the previous project. The Labor Temple offers parking for their banquets, downstairs bar, and 12 offices. Olmsted said he wasn't sure how the parking lot and vicinities will affect their business. The parking lot enters and exits off of Clark Street. These are major concerns and haven't been contacted to see the new project plans. Olmsted said he is not against new projects going in the area, but feels they should have been contacted. The commission should not approve this unless the plans are put into place.

Mayor Tipple closed the public hearing.

Lenz offered Olmsted to view the plans and said that the street vacation is a separate process and will go to CISM the following week for approval of the public hearing in June. This is a separate step from the zoning change. The petitioners will be going through multiple committees. Mayor Tipple said that the petitioner can speak to the Labor Temple representative after the meeting to view plans and discuss the parking.

Halverson said that they are working through several items in the correct order and are intending on having a conversation with the Labor Temple. Alderman Mielke had the parking concerns during the Finance Committee meeting. Halverson said they are more than willing to purchase for the public right-of-way and are willing to work with the Labor Temple and other property owners. The main reason that the vacation of Clark Street needs to happen is because the convenience store encroaches 10' into the public right-of-way. The residential component will require 6 - 7 additional parking spaces for the dwelling. Halverson said he is willing to discuss numbers and take the burden on for use of the spaces. Olmsted said that he didn't remember there being enough access for 2-way parking where Clark Street will be vacationed. Olmsted said there is a steep hill and has a concern for angle parking in the winter. The last time this was proposed, this was all worked out ahead of time and Olmsted said this should have been discussed previously.

Lenz said that staff and committees are working through the details. The main reason that it comes to Plan Commission is focus on the zoning aspects, the properties as they currently exist, and the design. A large residential project was proposed in the area a few years ago that was approved, but was not built. Both the general development plan and precise implementation plan are included on the agenda. Some items can be addresses on the precise implementation plan. Items can be addressed at staff level when details are given. A more detailed sign package will be reviewed in the future. The details were not knick picked and will be reviewed if the developer agreement gets worked out. This item is for the basic zoning perspective and meets the requirements.

Mayor Tipple asks for Rosenberg feedback. Rosenberg said that he didn't want to speak for the campus, but this is a substantial project and this is big enough to create the synergy and this is notoriously a difficult area to develop.

Deb Ryan, 702 Elm Street, asked to speak to the item. Mayor Tipple stated that the public hearing had been closed. The commission agreed to allow Ryan to comment. Ryan said that other members had wanted to comment.

Paul Henning, 1906 Hamilton Street, asked why the general development plan and precise implementation plan are both being approved at the seemed time. It seems inappropriate. There is a potential that this will be a good development. The precise implementation plan should be precise and include colors and landscaping. Henning said that it is very disturbing that nobody gets to take a look at the precise implementation plan.

Ryan said that she has lived in the neighborhood and has developed an eye for issues in planning. Ryan compared the clinic option to the Kwik Trip on Bridge Street and it seems to blend in with the property and there is a better way to develop. There are some vacant properties, but a number of students are living in bigger homes with parking and storage. Ryan said that the plan seems overly tight. This is unnecessary and public money should not be used. Ryan said that loose Clark Street for an exit will create a problem. It is hard to get back onto 3<sup>rd</sup> Avenue from the property. The design is hodgepodge and overly developed. The areas are hidden where strangers could be. There is already a surplus in housing. Ryan said a coffee shop would be nice for a meeting place. This plan is too big with too small of a space and doesn't meet the needs of the area.

Mayor Tipple reclosed the public hearing. Mayor Tipple said there is a vacant, blighted building and this is a good plan. This will start the process. The city is lucky to have someone change the plan and come back to start the process again.

Lenz said that he does not believe it was the intent to ram the plan through the committee and council. In the past, the general development plan and precise implementation plan were approved hand-in-hand. Other details are not always planned at the beginning. The storm water plan gets deferred to the engineering staff. This is allowable at the same time to benefit the petitioner. Henning said that they don't own the land. Mayor Tipple reminded the audience that the public hearing is closed. Lenz said that the petitioners may be open to coming back. The petitioners have been working with staff and this was to be accommodating and try to consolidate approvals. Oberbeck stated that a lot of details need to be worked out. Access points on Stewart Avenue needs to be looked at. Oberbeck suggested that the approval for the precise implementation plan gets tabled for a future meeting.

Rosenberg motioned to rezone 404 South 3<sup>rd</sup> Avenue & 308 Stewart Avenue from B2, Community Service District, to UDD, Unified Development District, and approve the General Development Plan to allow for a convenience store and an 11-unit multi-family residential development. Bohlken seconded and the motion carried unanimously 6-0. This item will go to Common Council on May 12, 2015.



## **STAFF REPORT**

TO: City of Wausau Plan Commission  
FROM: Brad Lenz, City Planner  
DATE: April 23, 2015

### **GENERAL INFORMATION**

**APPLICANTS:** Schierl Sales Corporation

**LOCATION:** 404 S. 3<sup>rd</sup> Avenue, and  
308 Stewart Avenue

**EXISTING ZONING:** B2, Community Service District

**REQUESTED ZONING:** UDD, Unified Development District

**PURPOSE:** To allow for a mixed-use development, consisting of retail and multi-unit residential space. An existing office would be renovated into eleven (11) apartments. The existing convenience store would be replaced with a new store that includes a fast food restaurant. The two parcels, along with a potentially vacated Clark Street, are being planned as a single development. Please see attached description from the petitioners for more information.

**EXISTING LAND USE:** Convenience store and vacant commercial building

**SIZE OF PARCELS:** Over 1 acre combined

**SURROUNDING ZONING AND LAND USE:**

North: B2; Fraternal organization  
South: B2; Assorted commercial  
East: B2; Fast food restaurant  
West: R3, Two Family Residence District; One- and two-family homes

(See attached Zoning Map)

## ANALYSIS

From Wausau Municipal Code 23.65.040, 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.*

In addition to criteria for assessing unified development proposals, the plan commission shall also make a recommendation to change the zoning classification of particular property 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*

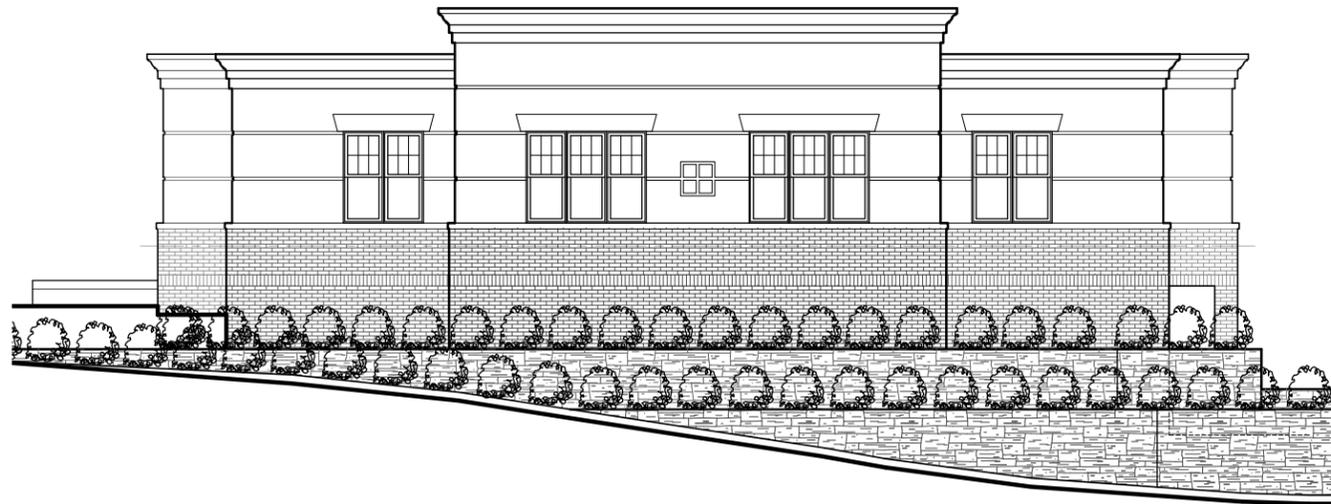
*(i) If the property was recently annexed, the zoning classification of the property prior to annexation.*

The petitioners have been in negotiations with the City over this development, particularly through the City's Economic Development Committee. Allowing the zoning would be one less hurdle for the developers to overcome in ultimately constructing the project this year. A forthcoming developer agreement would outline specifics relating to the site and building plans. However, any zoning requirements placed on the new development by plan commission would need to be met in addition to any conditions from the developer agreement, assuming one is ultimately executed. If an agreement cannot be made, and the precise plans are still approved through Council, the developers would be held to the precise plans for any new development on the site.

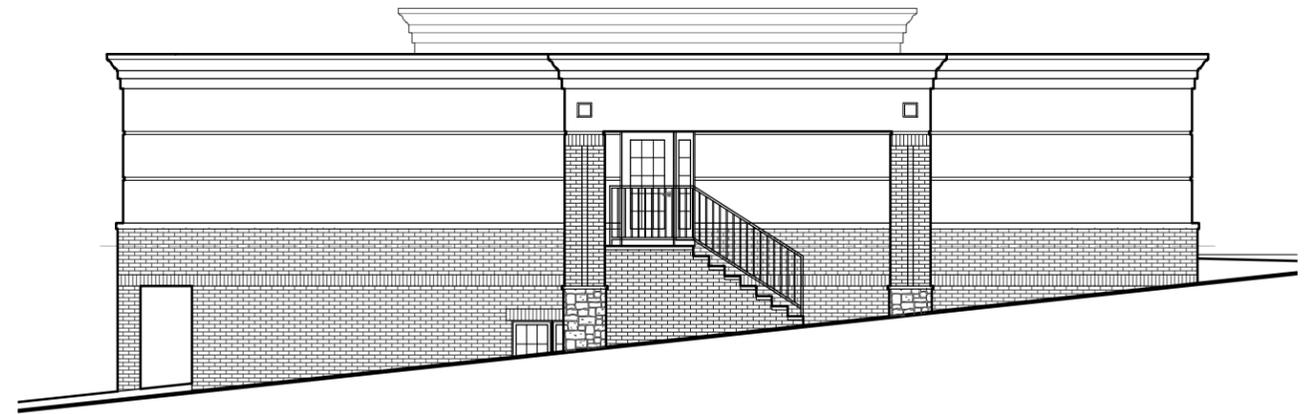
Since other committees have already begun to debate economic matters relating to this development, staff feels the focus of the plan commission should be on basic zoning issues of land use, compatibility with surrounding properties, and other site design factors. These issues relate closely to the criteria above for UDD zoning and zoning amendments in general.

Perhaps the main issue to consider is with introducing a residential component to the site where none existed before. A convenience store is currently located on the corner property, and although it will change positions on the new site and be expanded with a fast food store, the use essentially stays the same. In the B2 district, which is the current zoning of the property as well as the zoning district that borders the site on three sides, dwelling units are permitted, albeit on the second floor and above. A residential development was recently approved for a site nearby, also in the B2 district, although it was never built. In planning for the redevelopment of the Near West Side, introducing a stronger residential element is widely seen as a way to help redevelop the area as a whole. From a land use standpoint, the multi-family building could be seen as a step-down use between the homes to the west and the businesses along a busy 3<sup>rd</sup> Avenue.

Staff feels that the plans presented are satisfactory from a zoning perspective. Other negotiations with the City could further refine the plans, but at a minimum, the proposed plans align with the land use and compatibility criteria outlined above.



PROPOSED SOUTH ELEVATION  
 $3/32'' = 1'-0''$



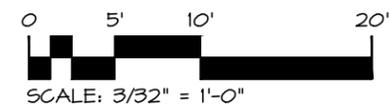
PROPOSED NORTH ELEVATION  
 $3/32'' = 1'-0''$



PROPOSED WEST ELEVATION  
 $3/32'' = 1'-0''$



PROPOSED EAST ELEVATION  
 $3/32'' = 1'-0''$



STAHMER BUILDING REMODEL  
 STEWART AVE & 3RD AVE, WAUSAU  
 APRIL 7, 2015



# CITY OF WAUSAU

## EXECUTIVE SUMMARY: STEWART AVE. REDEVELOPMENT

### TEAM SCHIERL COMPANIES & SCHIERL SALES CORPORATION

Schierl Sales Corporation is thrilled to present for your partnership and approval, a multi-million dollar mixed-use redevelopment of our sites at Third & Stewart. We are proposing to raise the existing convenience store, replace it with an architecturally respectful facility with a new Subway restaurant, add 15 new jobs, re-shape the terrain, modify access points, and remodel the former Stahmer Clinic into 11 market rate residential units; specifically speaking to young professionals living downtown, and university faculty and staff from UW-Marathon County.

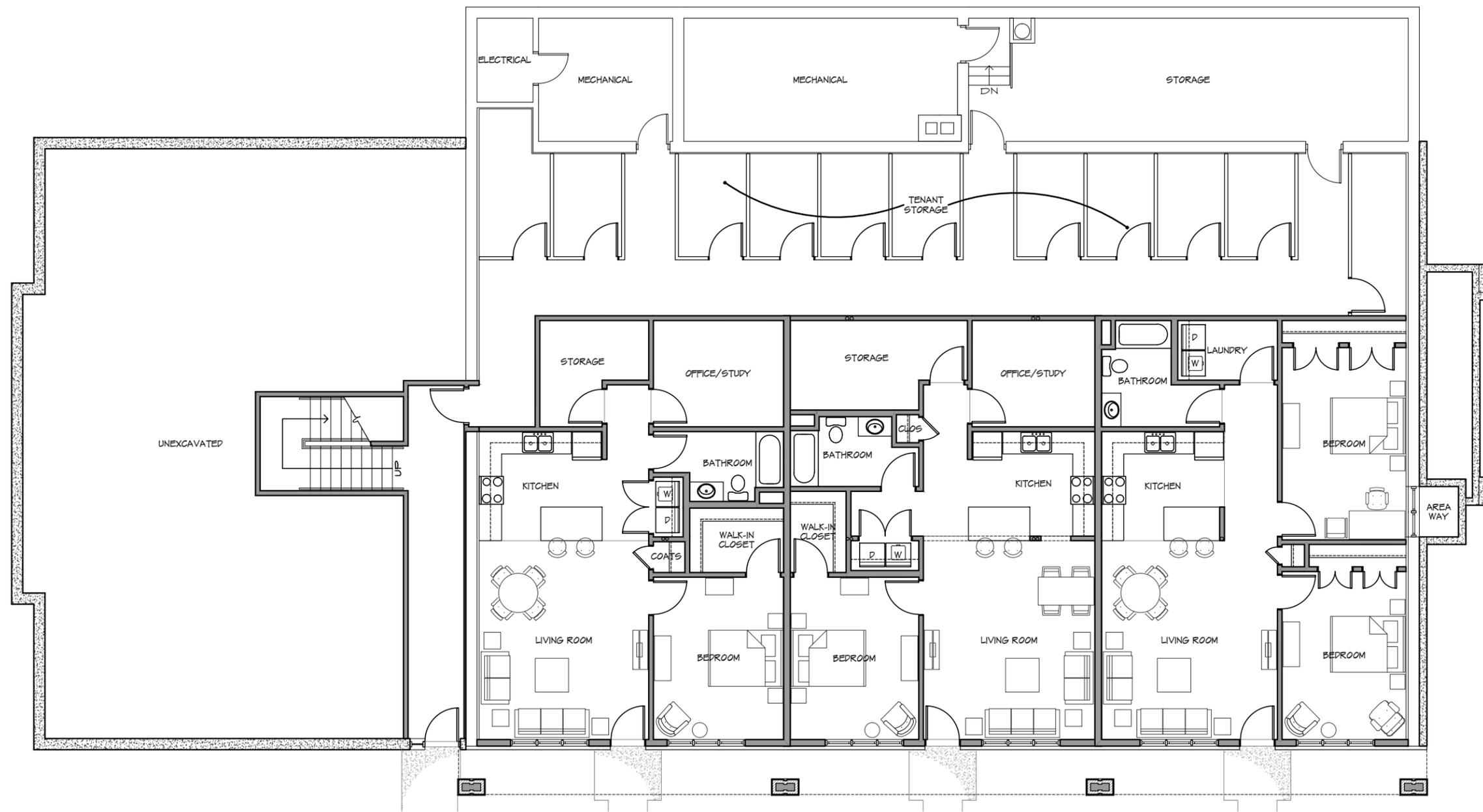
The minimum total project cost will be: \$3,000,000.00. This includes an initial projection of approximately \$900,000 for the residential component and \$2,100,000.00 for the convenience store. Given the difficulties of the site terrain, depth to bedrock, variable cost increase relating to aesthetics for the convenience store and residential piece, the project as proposed is out of reach for our capital allocation without assistance from the City. We are asking for your partnership with us to bring this block to block redevelopment plan forward.

We are asking the City for rezoning of the parcels to UDD to achieve the project, vacation of Clark St. in order to maximize the site for layout and parking, and TIF assistance to offset the considerable cost to achieve the aforementioned.

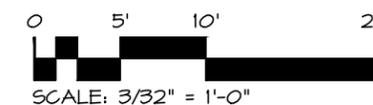
This project would require ten years, pay-as-you-go, or reverse TIF, of the increment generated based on a minimum investment of: \$3,000,000. This would allow for an actual incremental increase in value of between: \$2,100,000-\$2,400,000 depending on final assessment. We would carry the borrowing on the project costs and the City would then not have any holding costs what so ever on the incentive. This revenue stream annually makes the project happen, which will add significant energy and inertia to the near Westside, along with new jobs associated with the convenience store and Subway. In addition, the added aesthetics, as well as new façade of the clinic, appropriately respects the single family homes nearby.

The revenue generated and maximized off the project would allow for nearly an additional \$57,000-\$60,000 per year, available for TIF projects after the ten year period we are asking for. Or, net present value, at that time, assuming reasonable inflation and 3.5% interest, of a borrowing by the city over the 10 years remaining of nearly **\$500,000 paid for only by our project.**

Successful projects are only possible with partnerships. We need you to partner with us to bring this perfect mix of utility and redevelopment to fruition; and we are asking for you to work with us in doing so: Thank you.



PROPOSED LOWER LEVEL FLOOR PLAN  
 3/32" = 1'-0"



# STAHMER BUILDING REMODEL

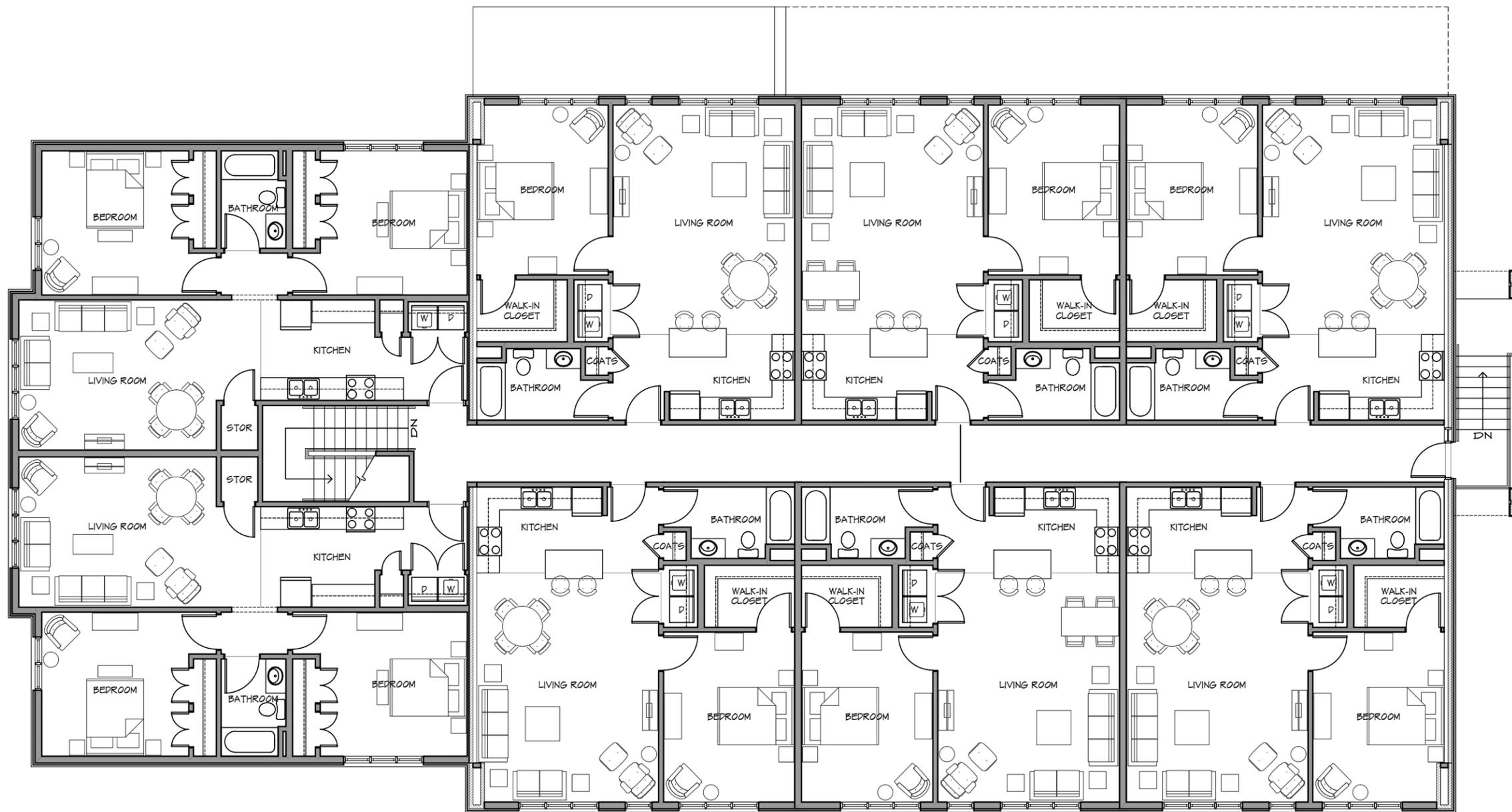
STEWART AVE & 3RD AVE, WAUSAU

APRIL 7, 2015

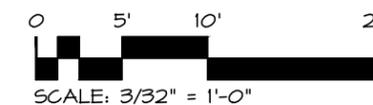


Mudrovich  
 architects

© copyright 2015



PROPOSED UPPER LEVEL FLOOR PLAN  
 3/32" = 1'-0"



# STAHMER BUILDING REMODEL

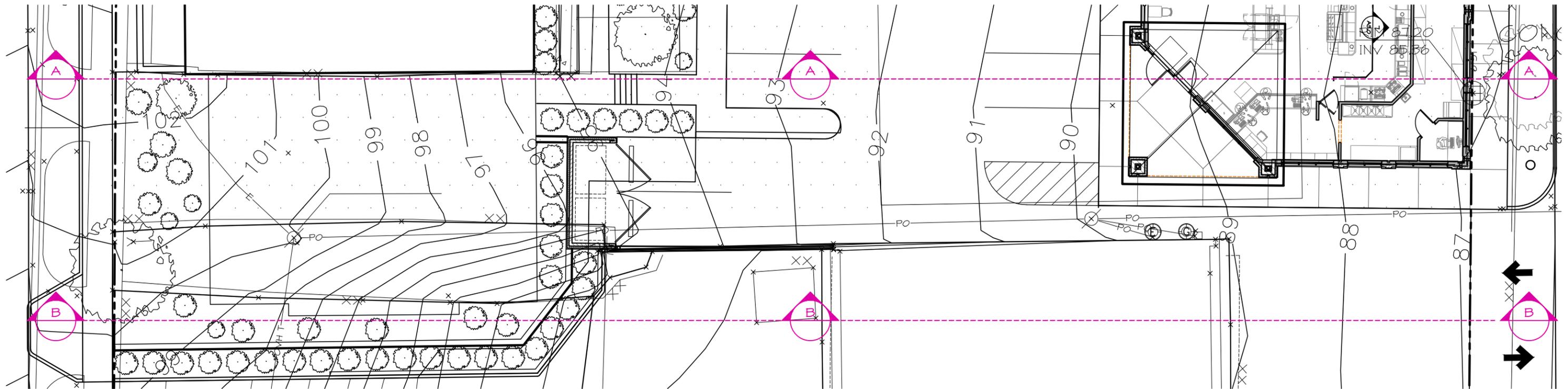
STEWART AVE & 3RD AVE, WAUSAU

APRIL 7, 2015

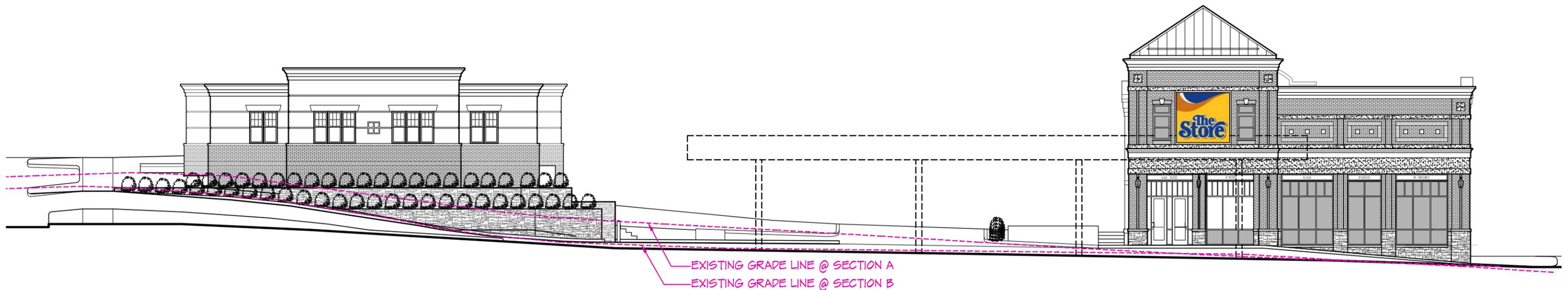


Mudrovich  
 architects

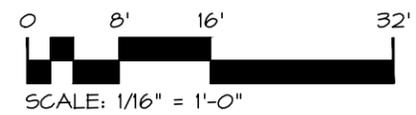
© copyright 2015



**PARTIAL PROPOSED SITE PLAN**  
 1/16" = 1'-0"



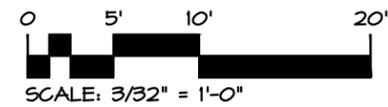
**PROPOSED SOUTH ELEVATION**  
 1/16" = 1'-0"



**STAHMER BUILDING REMODEL**  
 STEWART AVE & 3RD AVE, WAUSAU  
 APRIL 7, 2015

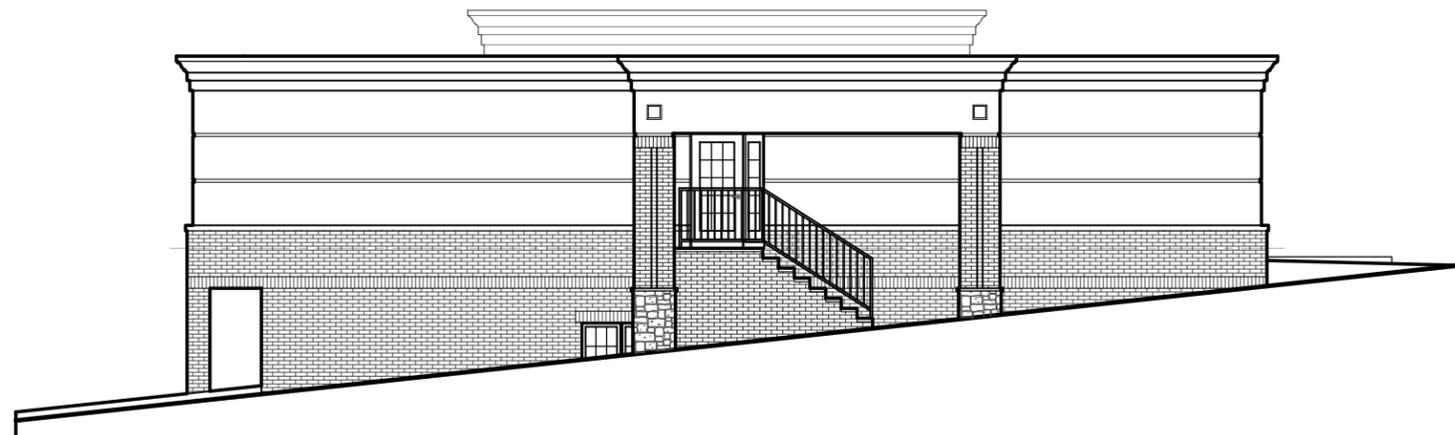


**PROPOSED EAST ELEVATION**  
3/32" = 1'-0"

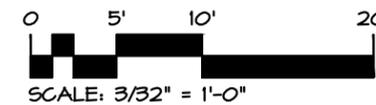


**STAHMER BUILDING REMODEL**  
STEWART AVE & 3RD AVE, WAUSAU  
APRIL 7, 2015



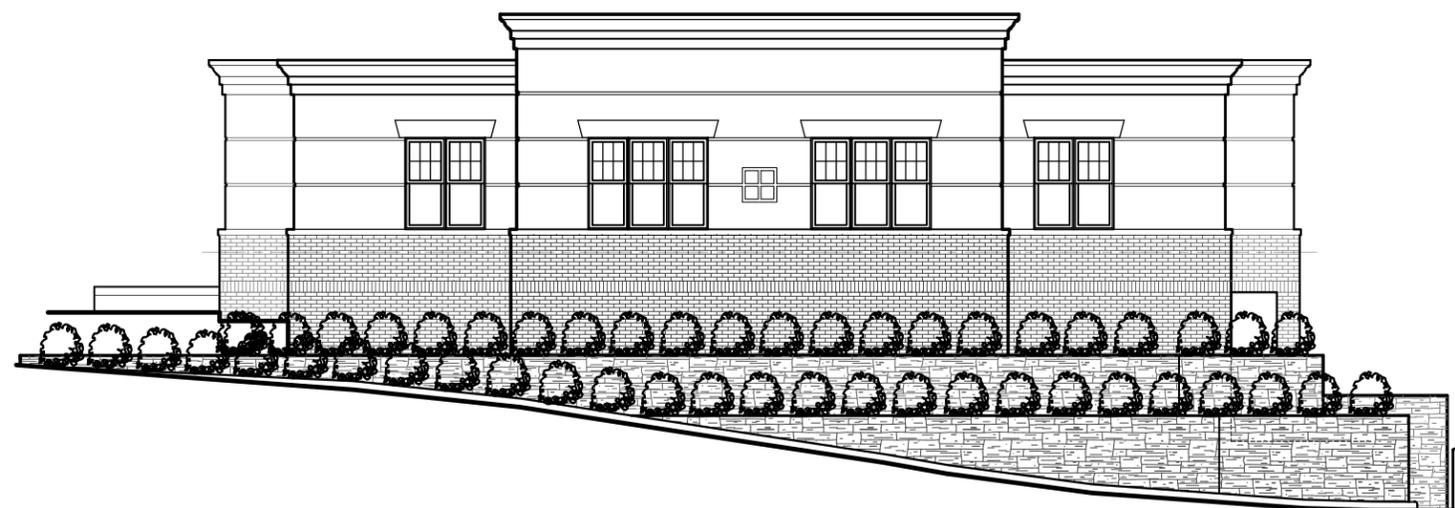


PROPOSED NORTH ELEVATION  
3/32" = 1'-0"

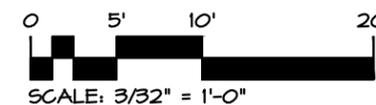


STAHMER BUILDING REMODEL  
STEWART AVE & 3RD AVE, WAUSAU  
APRIL 7, 2015



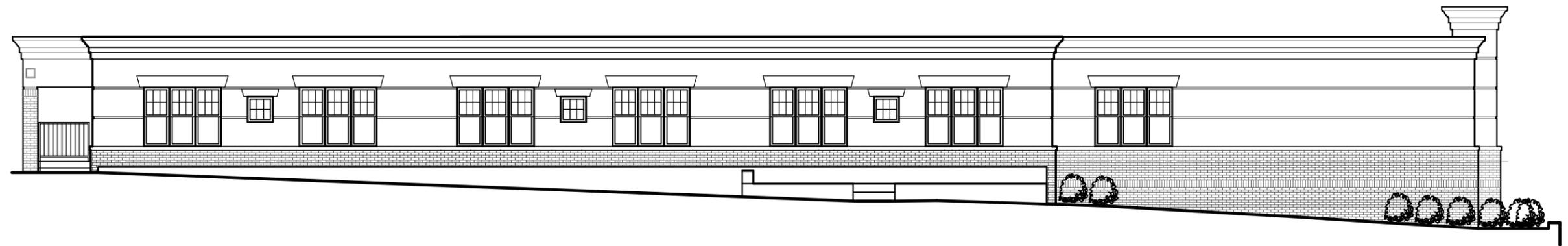


PROPOSED SOUTH ELEVATION  
3/32" = 1'-0"

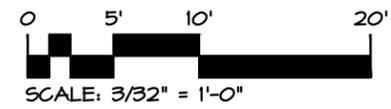


STAHMER BUILDING REMODEL  
STEWART AVE & 3RD AVE, WAUSAU  
APRIL 7, 2015





PROPOSED WEST ELEVATION  
 $3/32'' = 1'-0''$



STAHMER BUILDING REMODEL  
STEWART AVE & 3RD AVE, WAUSAU  
APRIL 7, 2015



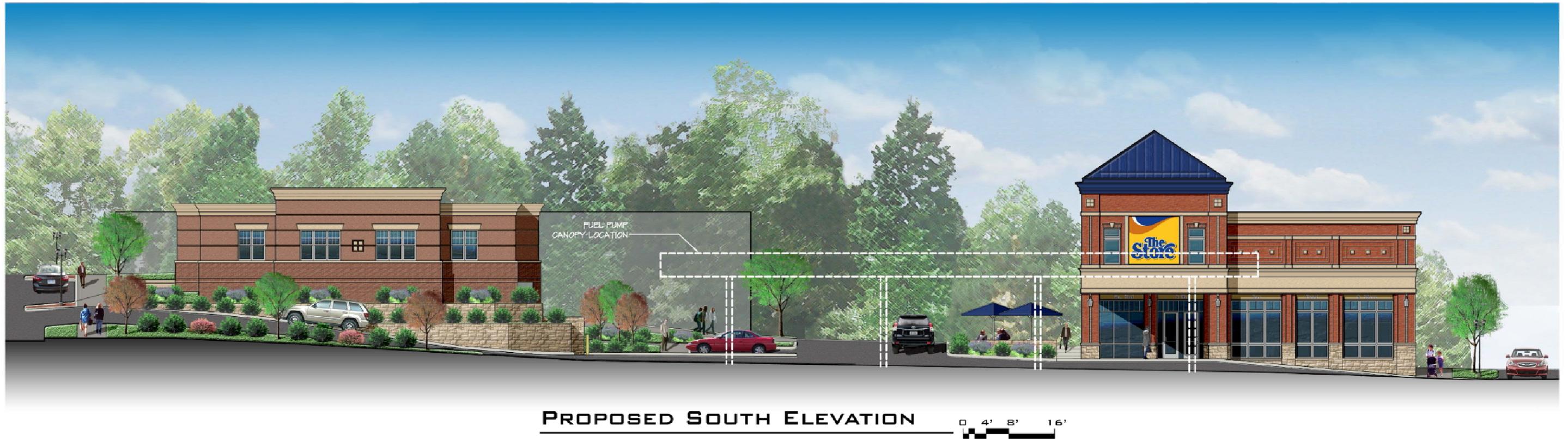


**PRELIMINARY SITE PLAN**



**THE STORE  
308 W. STEWART AVE.  
WAUSAU, WISCONSIN 54401**

**TEAM SCHIERL  
COMPANIES**



**PROPOSED SOUTH ELEVATION** 0 4' 8' 16'



**PROPOSED EAST ELEVATION** 0 4' 8' 16'

**TEAM SCHIERL  
COMPANIES**

**REMODELED APARTMENTS  
404 S. THIRD AVE.  
WAUSAU, WISCONSIN 54401**

 **Mudrovich  
architects**  
APRIL 7, 2015 ©COPYRIGHT 2015



**EAST ELEVATION**



**WEST ELEVATION**





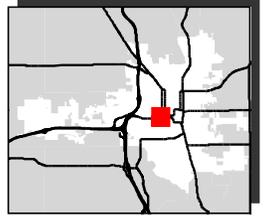
Map Date: April 13, 2015

City of Wausau  
Marathon County Wisconsin



- Building
- Area of Interest

Map Location



CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

**ORDINANCE OF THE PLAN COMMISSION**

Rezoning 1550 Westwood Drive from R1, Single Family Residence District, to UDD, Unified Development District and approving the General Development Plan to allow for a 132-unit multi-family residential development.

Committee Action: Approved 6-0

Fiscal Impact: None.

<b>File Number:</b> 15-0507	<b>Date Introduced:</b> May 12, 2015
-----------------------------	--------------------------------------

The Common Council of the City of Wausau do ordain as follows:

**Section 1. That the site of lands described as follows:**

*Section 22, Township 29 North, Range 7 East, Part of Southeast 1/4, Northwest 1/4, Except that Part Annexed to City of Wausau (497-00C), Except CSM Volume 70, Page 8 (15426), MORE COMMONLY KNOWN AS 1550 WESTWOOD DRIVE*

**now comprising a part of R1, Single Family Residence District, according to the Zoning Ordinance of the City of Wausau is hereby rezoned to UDD, Unified Development District, and the general development plan is approved to allow for a 132-unit multi-family residential development.**

Section 2. This change in zoning shall be designated on the official city zoning map.

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. This ordinance shall be in full force and effect from and after its date of publication.

Adopted:  
Approved:  
Published:  
Attest:

Approved:

\_\_\_\_\_  
James E. Tipple, Mayor

Attest:

\_\_\_\_\_  
Toni Rayala, Clerk

## PLAN COMMISSION

---

Time and Date: The Plan Commission met on Wednesday, April 29, 2015, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Tipple, Rosenberg, Bohlken, Gisselman, Lindman, Oberbeck

Others Present: Lenz, Hebert, DeSantis, Stephenson, Wagner, Xiong, Donovan, Bayba, Halverson, Olmstead, Ryan

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

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

**PUBLIC HEARING: Rezone 1550 Westwood Drive from R1, Single Family Residence District, to UDD, Unified Development District, and approve the General Development Plan to allow for a 132-unit multi-family residential development. (S.C. Swiderski)**

---

John Donovan, S. C. Swiderski, said they are working to establish a planning portion of the development. The development will be 132 units consisting of 8 and 4 families. Donovan said that this is a full-service company and do not hire out any services. There are approximately 50 employees with 1,200 units in Central Wisconsin. In 2015, 200 units in 3 locations will be developed. This development will be consistent with their development plan. It is projected to start in 2016 and are working with the city and asking for the consideration and approval of the development.

Judith Bayba, 3307 North 4<sup>th</sup> Avenue, said that she is opposed to the zoning change. It was only a few years ago, that a zoning change was completed that resulted in a change to 28<sup>th</sup> Avenue. This plan will also have consequences. The traffic volume will be great impacted. There are two blind intersections on curves on steep hills on Westwood Drive and is very dangerous. Bayba asked if there is a need for the development. Bayba said there are many blighted and vacant properties in the downtown area that could be developed. The inner city areas will only further decline if the areas on the outskirts are developed.

Mayor Tipple closed the public hearing.

Lenz said that the handout is the overall plan for the area and apologized for not getting that in the packet. The general development plan approval is being requested and the approval for precise implementation plan will be requested in the future. The current item will be to rezone the property from a single family residence district to unified development district and approve the general development plan. The use will allow the density and scale of a multi-family development to exist on the property. This would be the first large development and a number of things need to be considered. The future land use plan which goes over the goals, objectives, and policies has been reviewed. There is a mixed of residential and commercial zoning on the map, as seen in the packet. Land annexed into the city is typically zoned residential, unless the owner requests a different zoning. There have not been strong developments on the west side and there are some residential homes on Highway U and Westwood Drive. The contour of the property makes is difficult for larger scale development. This development could be seen as a step-down zoning as a barrier between the residential and commercial zoning. The details will be worked out in the precise plan.

Rosenberg motioned to rezone 1550 Westwood Drive from R1, Single Family Residence District, to UDD, Unified Development District, and approve the General Development Plan to allow for a 132-unit multi-family residential development. Bohlken seconded and the motion carried unanimously 6-0. This item will go to Common Council on May 12, 2015.



## **STAFF REPORT**

TO: City of Wausau Plan Commission

FROM: Brad Lenz, City Planner

DATE: April 23, 2015

### **GENERAL INFORMATION**

**APPLICANTS:** S.C. Swiderski, LLC

**LOCATION:** 1550 Westwood Drive

**EXISTING ZONING:** R1, Single Family Residence District

**REQUESTED ZONING:** UDD, Unified Development District

**PURPOSE:** To allow for a 132-unit multi-family residential development.

**EXISTING LAND USE:** Vacant

**SIZE OF PARCEL:** Approximately 24 acres

#### **SURROUNDING ZONING AND LAND USE:**

North: R1, Single Family Residence District; Vacant land  
South: R1 (City of Wausau and Town of Maine); Vacant land  
East: R1, M2, and IB; Vacant land  
West: R1 (Town of Maine); Vacant land.

(See attached Zoning Map)

### **ANALYSIS**

From Wausau Municipal Code 23.65.040, 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.*

At this time, the petitioner is seeking approval of only the general development plan and not the precise implementation plan, but the above criteria do apply to the general development plan.

Acceptance of the general development plan changes the zoning of the property to Unified Development District. In addition to criteria for assessing unified development proposals, the plan commission shall also make a recommendation to change the zoning classification of particular property 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.*

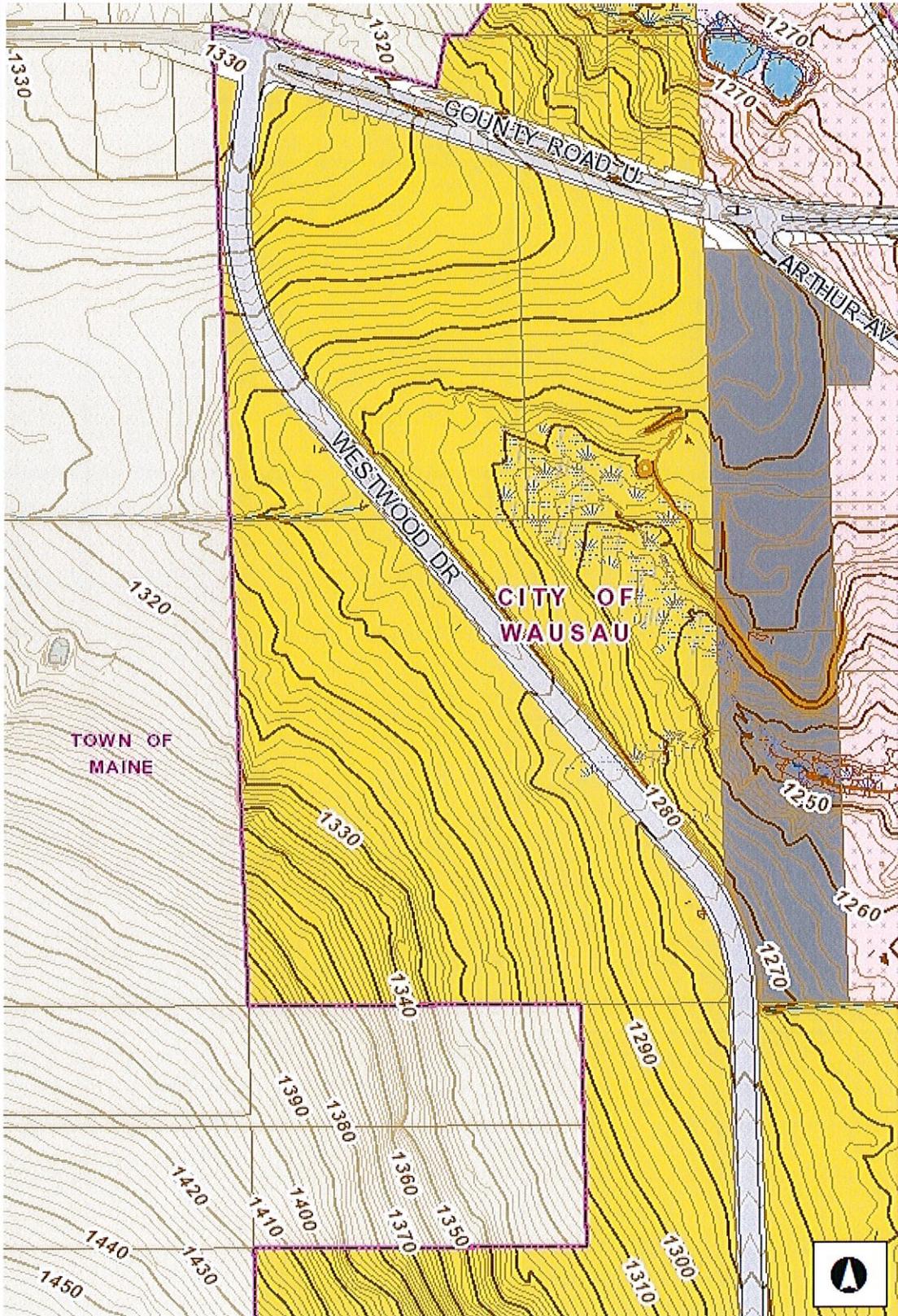
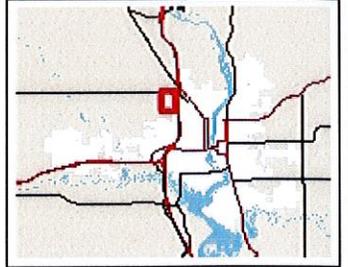
The current zoning of the subject parcel is R1, which is essentially the default zoning district when property is annexed into the city. Zoning can be established at the time of annexation, or rezoning can take place when a specific plan for the property has been developed. In this immediate area, R1 land is located within the city limits that likely will change zoning at a future date to accommodate commercial uses. No specific development plans have been prepared for this area, but the future land use map in the *City of Wausau Comprehensive Plan* shows land at the intersection of Highway U and Westwood Drive classified as commercial use. The subject parcel is shown for residential use, albeit single-family residential.

Other guidance on the future development of this area can be gleaned from the *Comprehensive Plan*, particularly in the chapters of land use and housing. The chapter on housing has an objective to “Encourage a variety of housing types throughout the city without concentrating any particular type of housing within one neighborhood.” This objective could relate to the proposed parcel in that there is not another multi-family development in the immediate area, and the land surrounding the proposed parcel, particularly to the west and south, is likely better suited for single-family homes than for more multi-family development. The enclosed contour map shows steep elevations that would make large-scale developments difficult.

Assuming that the areas across Westwood Drive from the subject parcel and at the intersection of Westwood Drive with County Highway U will develop commercially, a strategy from the land use chapter of the plan is to use step-down zoning between commercial/industrial and single-family residential areas. The proposed rezoning could be seen as a buffer between the commercial properties east and north of the subject property, and the future single-family uses to the west and south.

The proposed rezoning request is somewhat unique in that essentially all of the property surrounding the subject parcel is currently vacant, and a strong develop pattern for the wider area has not yet been established. The future land use map, however, seems like an appropriate guide for the future development of the area, with the possible exception of commercial uses west of Westwood Drive.

Being that the petitioner is seeking approval of only the general development plan at this time, many details of the site plan and building designs will need to be worked out before a precise implementation plan is ready for approval. The precise plan will need approval through plan commission and Council, similar to the general development plan, except without a public hearing. Approval of the general plan, meaning acceptance of the concept of a multi-family development of this density at this location, will allow the petitioners to work with staff on details needed for the next phase of approval.



- ### Legend
- Parcels
  - - - Railroad
  - ▭ Paved Road
  - ▭ Divided Highway
  - Contours
    - Index Contour
    - Index Depression
    - Intermediate Contour
    - Intermediate Depression
  - Stream - River
  - ▭ Pond - Lake
  - ▭ Wausau Wetland
  - Wausau Zoning**
    - R1 - Single Family Residential
    - R2 - Single Family Residential
    - R3 - Two Family Residential
    - R31 - Two Family Residential
    - R4 - General Residential
    - R41 - Limited General Residential
    - R42 - Medium Density Residential
    - B1 - Neighborhood Shopping
    - B2 - Community Service
    - B3 - General Commercial
    - B41 - Central Business
    - B42 - Central Business
    - B43 - Central Business
    - M1 - Limited Industrial
    - M2 - General Industrial
    - IP - Industrial Park
    - M1P - Limited Industrial Park
    - IR - Interchange Residential
    - IB - Interchange Business
    - IM - Interchange Industrial
    - UDD - Unified Development Dist

### Notes

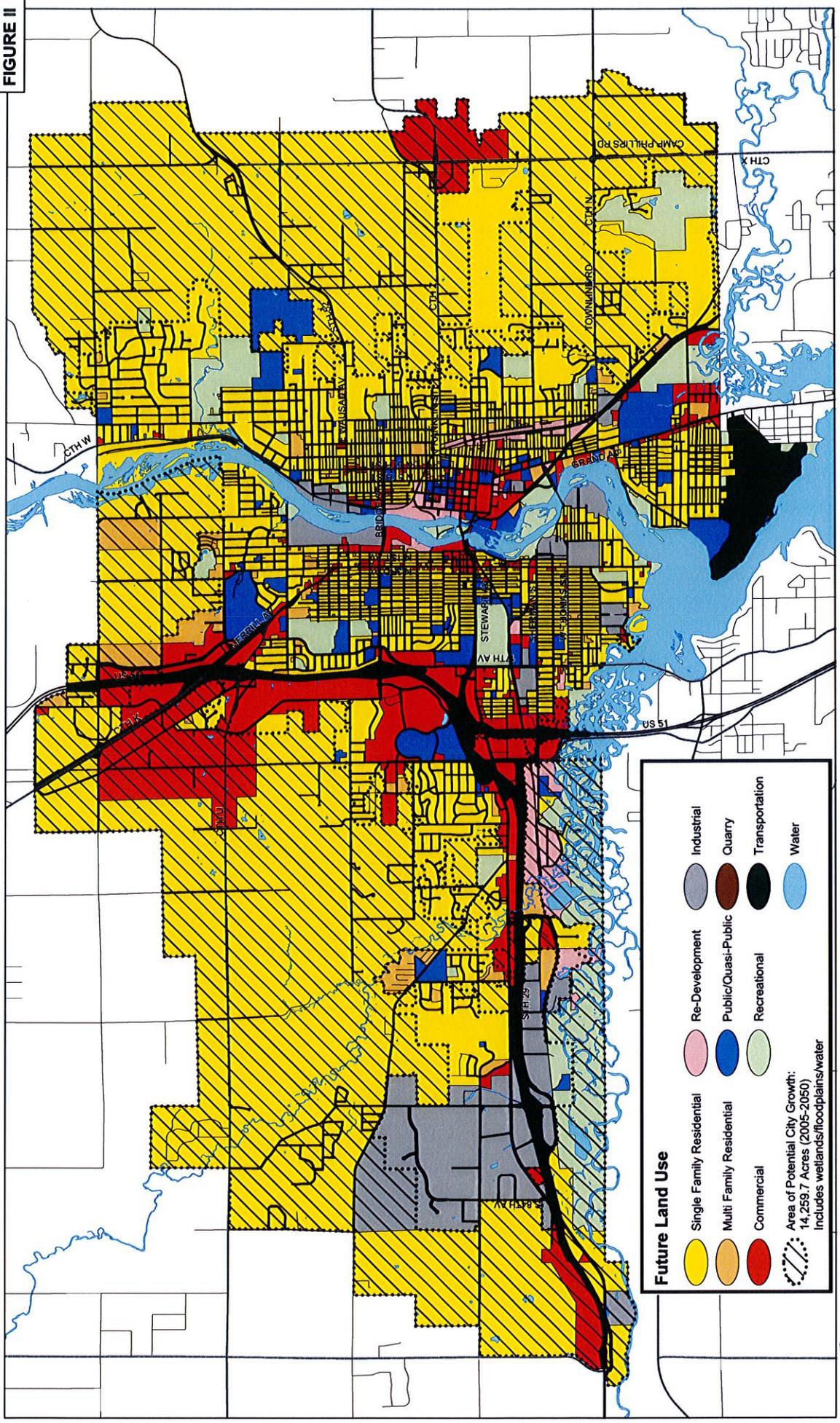
Map Created: 4/23/2015  
 203.07 0 203.07 Feet

**DISCLAIMER:** The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.

User\_Defined\_Lambert\_Conformal\_Conic

THIS MAP IS NOT TO BE USED FOR NAVIGATION

FIGURE II



**Future Land Use**

- Single Family Residential
- Re-Development
- Multi Family Residential
- Public/Quasi-Public
- Commercial
- Recreational
- Industrial
- Quarry
- Transportation
- Water

Area of Potential City Growth:  
 14,259.7 Acres (2005-2050)  
 Includes wetlands/floodplains/water

**Future Land Use**  
 Within the City of Wausau and within the Long-Term City Growth Planning Area (2050)  
 City of Wausau Comprehensive Plan - 2005

Map Date: December 15, 2005  
 Scale: 1" = 1000'  
 Source: City of Wausau GIS Department

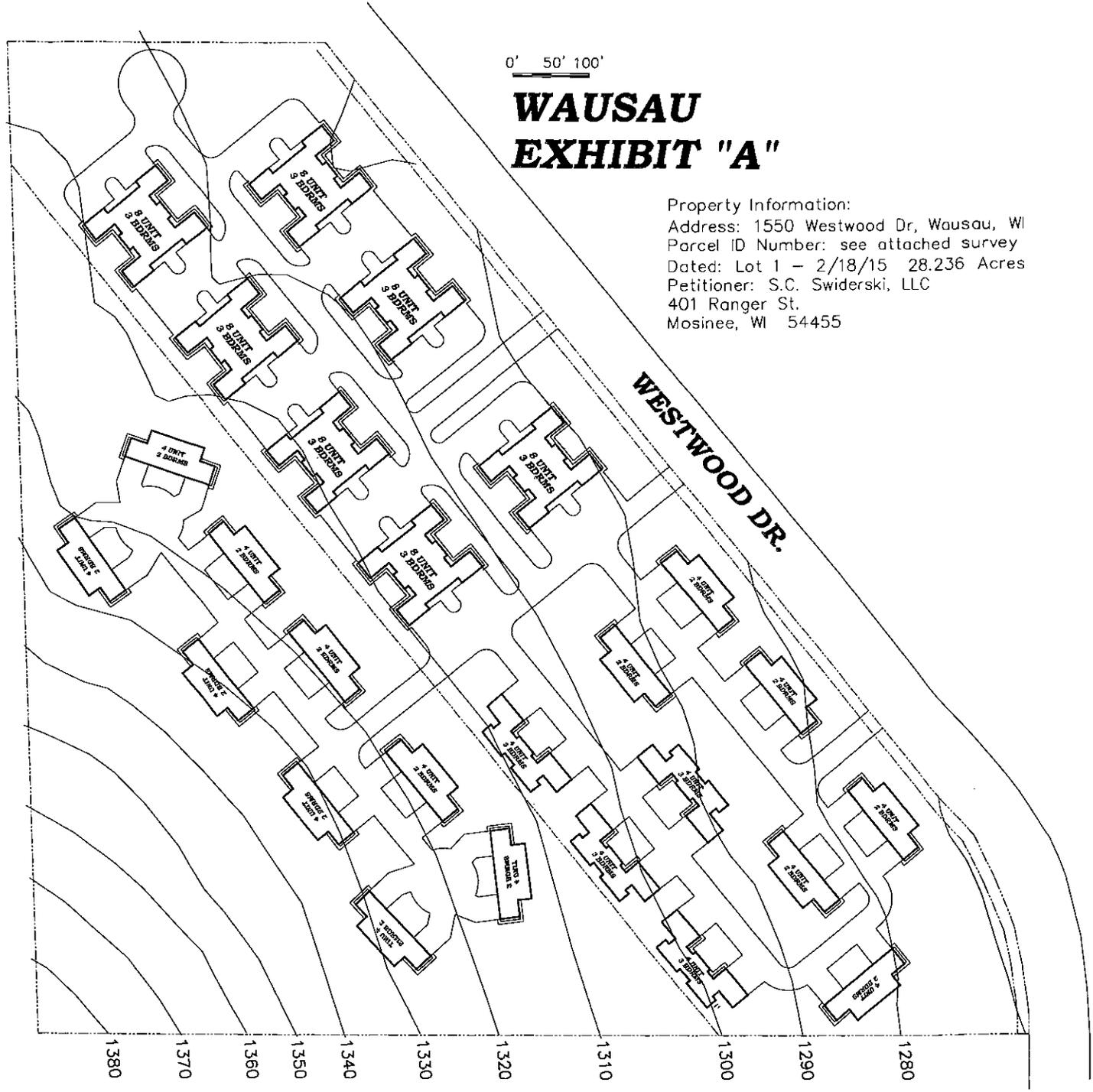
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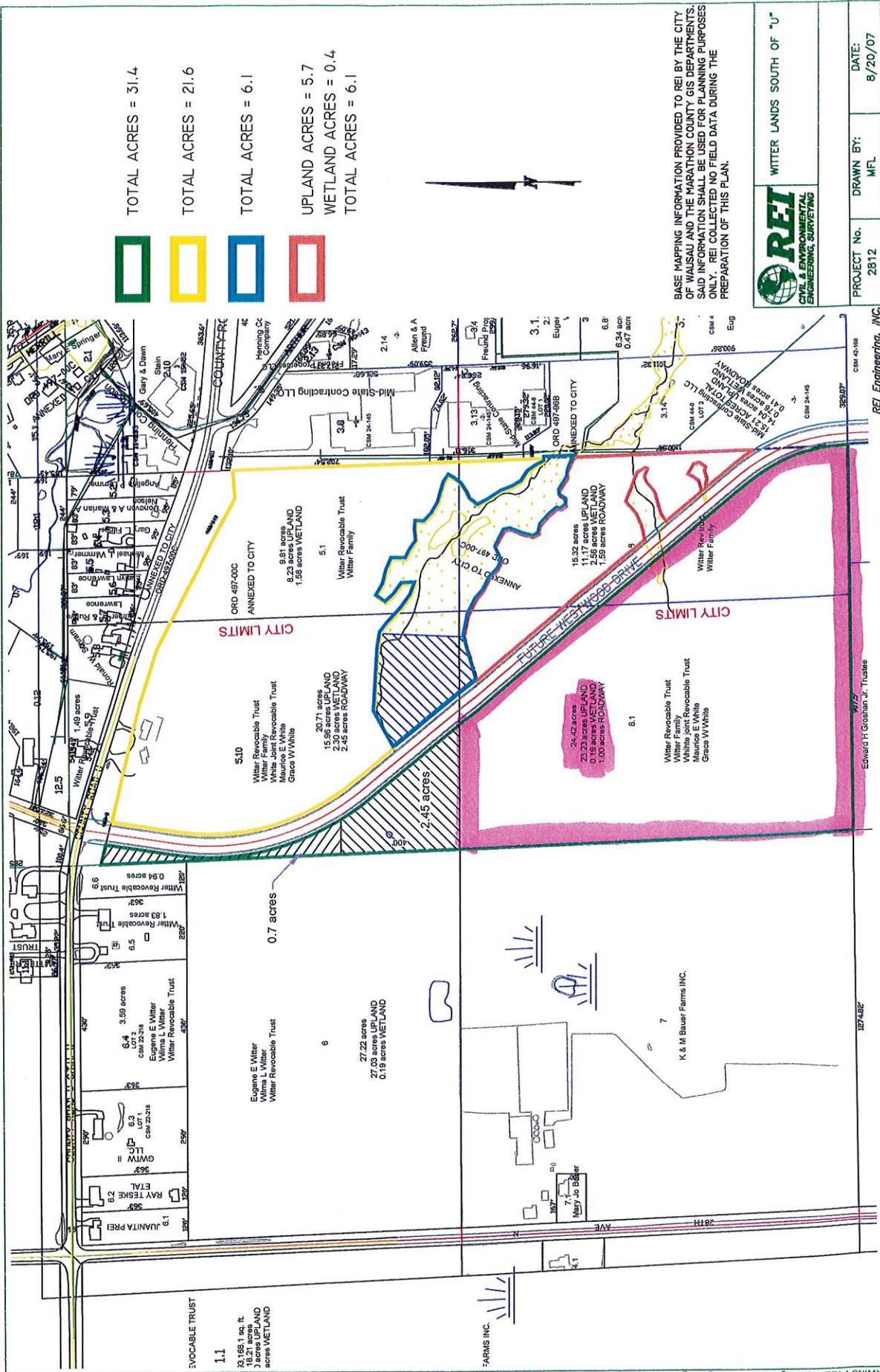
0' 50' 100'

# WAUSAU EXHIBIT "A"

## Property Information:

Address: 1550 Westwood Dr, Wausau, WI  
Parcel ID Number: see attached survey  
Dated: Lot 1 - 2/18/15 28.236 Acres  
Petitioner: S.C. Swiderski, LLC  
401 Ranger St.  
Mosinee, WI 54455





TOTAL ACRES = 31.4  
 TOTAL ACRES = 21.6  
 TOTAL ACRES = 6.1  
 UPLAND ACRES = 5.7  
 WETLAND ACRES = 0.4  
 TOTAL ACRES = 6.1

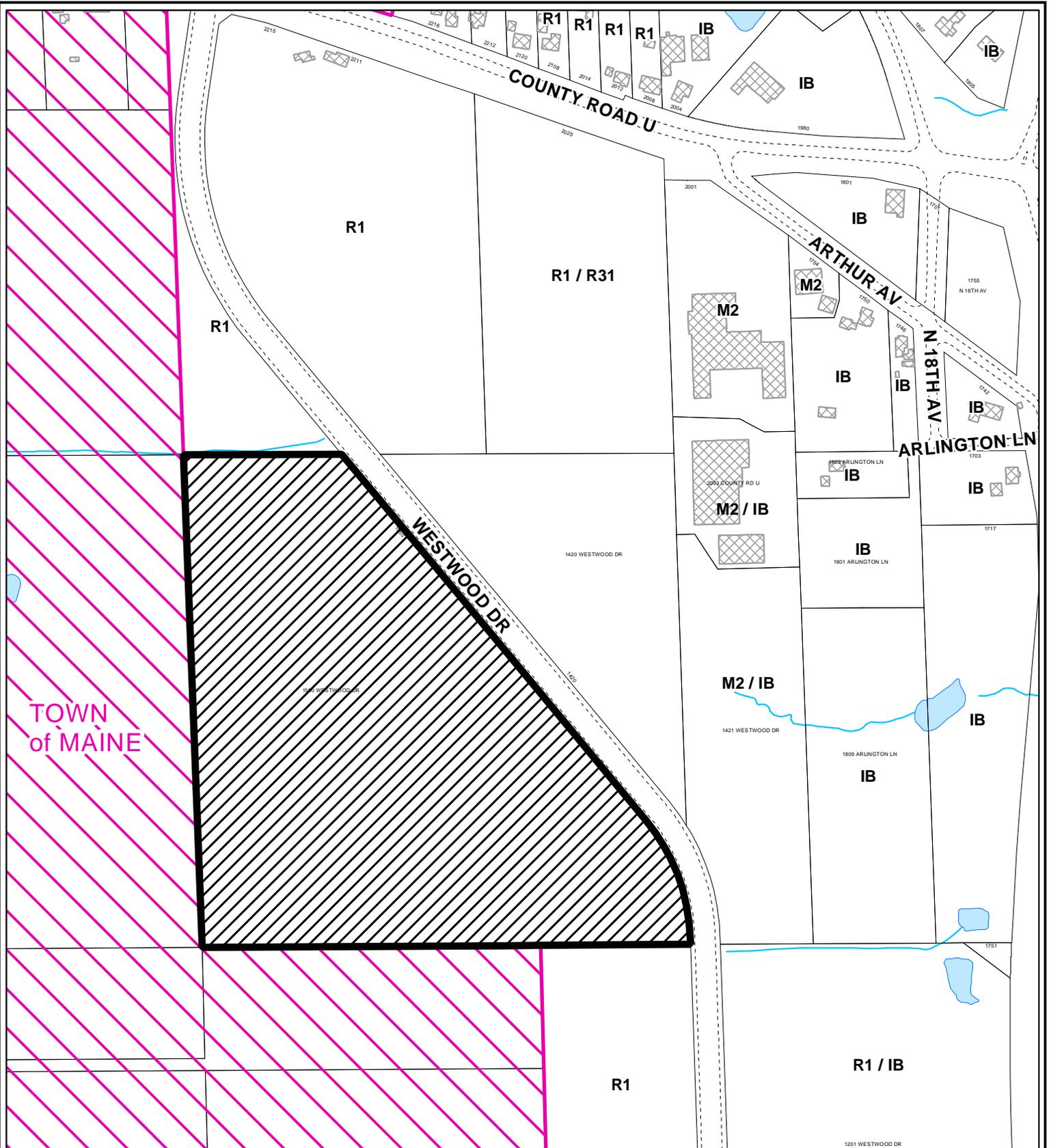
BASE MAPPING INFORMATION PROVIDED TO REI BY THE CITY OF WAUSAU AND THE MARATHON COUNTY GIS DEPARTMENTS. SAID INFORMATION SHALL BE USED FOR PLANNING PURPOSES ONLY. REI COLLECTED NO FIELD DATA DURING THE PREPARATION OF THIS PLAN.



**REI**  
 ENGINEERING, SURVEYING  
 & CONSULTING

WITTER LANDS SOUTH OF "U"

PROJECT No.	2812	DRAWN BY:	MFL
DATE:	8/20/07		



TOWN of MAINE



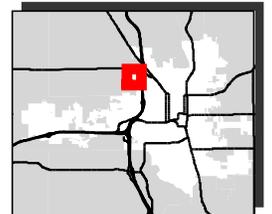
Map Date: April 13, 2015

City of Wausau  
Marathon County Wisconsin



-  Building
-  Surrounding Municipality
-  Area of Interest

Map Location



CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

**ORDINANCE OF THE PLAN COMMISSION**

Rezoning 6815 Stewart Avenue from M1-P, Limited Industrial Park District, to M1, Limited Industrial District.

Committee Action: Approved 6-0

Fiscal Impact: None.

**File Number:** 15-0505

**Date Introduced:** May 12, 2015

The Common Council of the City of Wausau do ordain as follows:

**Section 1. That the site of lands described as follows:**

*Part of the South 1/2 Northwest Fraction, 1/4 Section 27, Township 29 North, Range 7 East, Commencing on Northwest Corner of CSM Volume 1, Page 250, East 744.77' to Point of Beginning, East 177.93', South 223.40' to Highway 29 Freeway, Southwesterly 182.60', North 266.27' to Beginning, per CSM Volume 2, Page 143,  
**MORE COMMONLY KNOWN AS 6815 STEWART AVENUE***

**now comprising a part of M1-P, Limited Industrial Park District, according to the Zoning Ordinance of the City of Wausau is hereby rezoned to M1, Limited Industrial District.**

**Section 2.** This change in zoning shall be designated on the official city zoning map.

**Section 3.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**Section 4.** This ordinance shall be in full force and effect from and after its date of publication.

Adopted:  
Approved:  
Published:  
Attest:

Approved:

\_\_\_\_\_  
James E. Tipple, Mayor

Attest:

\_\_\_\_\_  
Toni Rayala, Clerk

## PLAN COMMISSION

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Time and Date: The Plan Commission met on Wednesday, April 29, 2015, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Tipple, Rosenberg, Bohlken, Gisselman, Lindman, Oberbeck

Others Present: Lenz, Hebert, DeSantis, Stephenson, Wagner, Xiong, Donovan, Bayba, Halverson, Olmstead, Ryan

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

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

**PUBLIC HEARING: Rezone 6815 Stewart Avenue from M1-P, Limited Industrial Park District to M1, Limited Industrial District. (Brian Luedtke Properties LLC)**

---

Mayor Tipple closed the public hearing.

Lenz said that the current zoning is M1-P and is possibly the only property in the city with this zoning designation. In the 1980's, district M1-P was established to restrictive some uses. The district did not evolve. Over time, the M1 and M2 districts have coexisted with the industrial park zoning. The parcel is flanked by M1 zoning on either side. The M1-P district never lived up to the intent or potential and petitioner is looking to change the zoning. The zoning and use will fit in with the neighborhood.

Bohlken motioned to rezone 6815 Stewart Avenue from M1-P, Limited Industrial Park District to M1, Limited Industrial District. Rosenberg seconded and the motion carried unanimously 6-0. This item will go to Common Council on May 12, 2015.



## **STAFF REPORT**

TO: City of Wausau Plan Commission  
FROM: Brad Lenz, City Planner  
DATE: April 23, 2015

### **GENERAL INFORMATION**

**APPLICANT:** Brian Luedtke Properties LLC

**LOCATION:** 6815 Stewart Avenue

**EXISTING ZONING:** M1-P, Limited Industrial Park District

**REQUESTED ZONING:** M1, Limited Industrial District

**PURPOSE:** To allow for an automotive business in an existing building. Garages for repair and servicing of motor vehicles are permitted in the M1 District, but are not listed as a permitted use in the M1-P District.

**EXISTING LAND USE:** Automotive business

**SIZE OF PARCEL:** 1 acre

**SURROUNDING ZONING AND LAND USE:**

North: IP, Industrial Park District; Warehouse  
South: State Highway 29 right of way  
East: M1, Limited Industrial District; Warehouse  
West: M1; Warehouse

See attached Zoning Map

## 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:

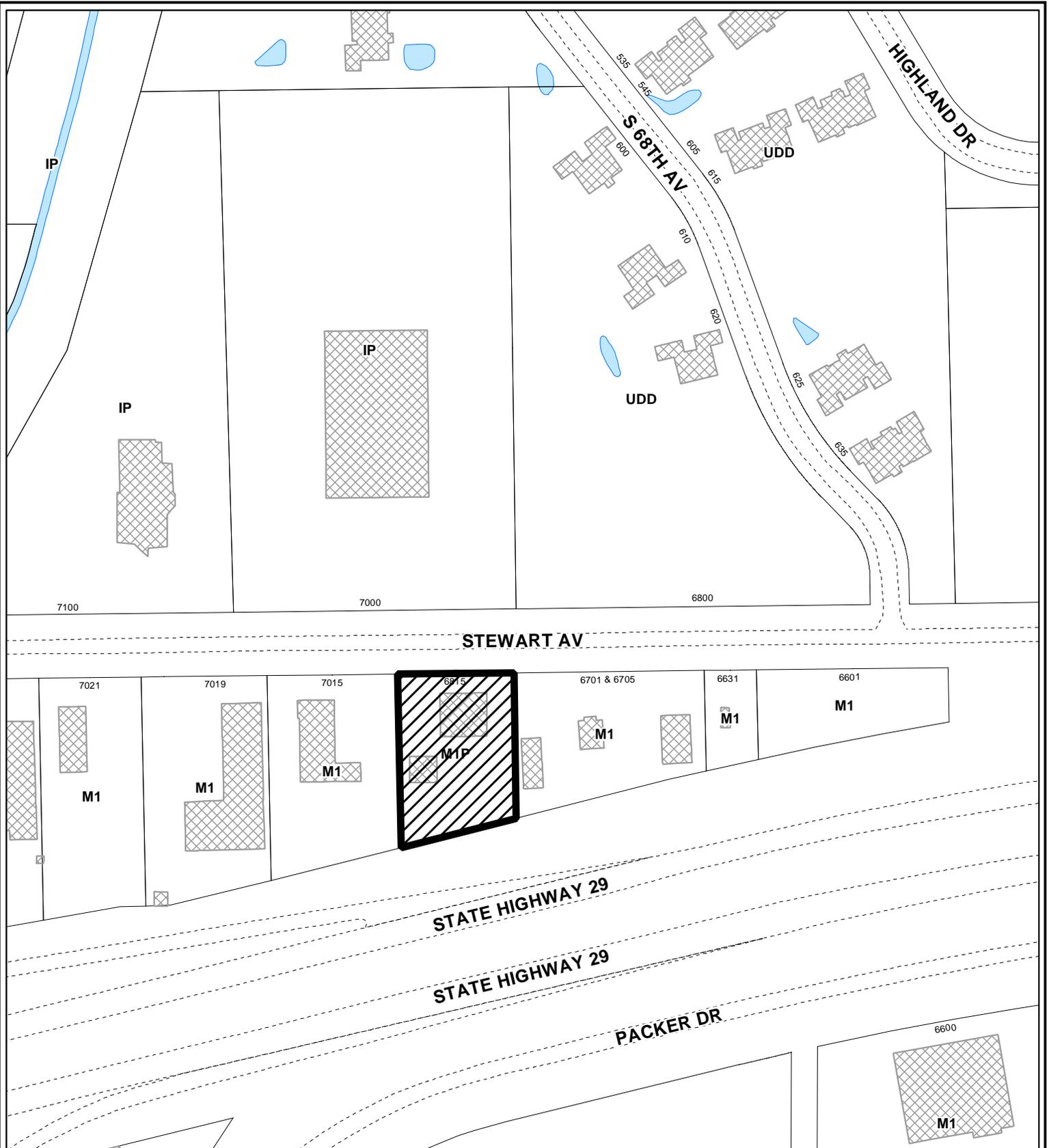
- (a) Existing use of property within the general area of the property in question and the effect the proposed rezoning is likely to have on these land uses;*
- (b) The compatibility of the land uses which would be permitted by the zone change with the existing or planned land uses within the general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

The subject property is the only property currently zoned M1-P in the city of Wausau. This zoning district has more in common with the M1 district than it does with the IP district, even though, as the name implies, it falls somewhere between the two districts. The M1-P district was established in the 1980's at the recommendation of the Industrial Park and Annexation Committee (IPAC) to help prevent incompatible activities allowed in the M1 district from locating in the industrial park. It was believed then that many of the M1 districts located in the industrial park would eventually be rezoned to M1-P.

The rezoning of the M1 properties to M1-P that was envisioned almost 30 years ago has failed to come to fruition. Over this time period, the concept of the industrial park (now "business campus") has expanded while the segregation of specific uses into distinct districts has become less important as more uses are now seen as being compatible with one other.

The current zoning map shows that most of the M1 and M2 properties on the west side of the city are located south of Stewart Avenue, while the IP district is mainly located north of Stewart Avenue. This is true except for one M2 property located north of Stewart Avenue and two IP properties located south of Stewart Avenue.

The proposed zoning change to M1 would follow the largely intact pattern of "industrial" (M1 and M2) versus "industrial park" (IP) zoning that has seemed to compatibly coexist for many years in the business campus area. Staff recommends approval of the zoning change.



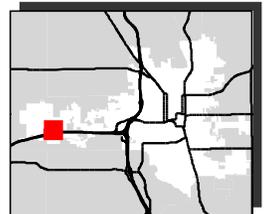
Map Date: April 13, 2015

City of Wausau  
Marathon County Wisconsin



-  Building
-  Area of Interest

Map Location



CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

**ORDINANCE OF THE PLAN COMMISSION**

Amending Title 23.14.020 and 23.14.030 of the *Wausau Municipal Code* to include a new conditional use to allow educational institutions with a parcel size 25,000 – 40,000 square feet.

Committee Action: Approved 6-0

Ordinance Number:

Fiscal Impact: None

**File Number:** 09-1212

**Date Introduced:** May 12, 2015

The Common Council of the City of Wausau do ordain as follows:

Section 1. **That Section 23.14.020 of the *Wausau Municipal Code* shall be amended, as follows:**

23.14.020 Conditional uses. The following conditional uses may be allowed in the R1 district, subject to the provisions of Chapters 23.60, 23.64 and 73.72

(h) Educational Institutions, on lots smaller than 40,000 square feet, but larger than a minimum of 25,000 square feet

~~(h)~~ (i) Golf driving ranges;

Section 2. **That Section 23.14.030 of the *Wausau Municipal Code* shall be amended, as follows:**

23.14.030 Lot size requirements. (a) Permitted Uses. For each principal permitted uses located in the R1 district, a lot shall be provided in accordance with the requirements of the following table:

	Minimum <u>Lot Area</u>	Minimum <u>Lot Width</u>
Educational institutions, boarding	2 acres	175 ft.
Educational institutions, nonboarding	25,000 sq. ft.	100 ft.

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. This ordinance shall be in full force and effect from and after its date of publication.

## PLAN COMMISSION

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Time and Date: The Plan Commission met on Wednesday, April 29, 2015, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Tipple, Rosenberg, Bohlken, Gisselman, Lindman, Oberbeck

Others Present: Lenz, Hebert, DeSantis, Stephenson, Wagner, Xiong, Donovan, Bayba, Halverson, Olmstead, Ryan

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

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

**PUBLIC HEARING: Amend Title 23.14.020 and 23.14.030 of the *Wausau Municipal Code* to include a new conditional use to allow educational institutions with a parcel size 25,000 – 40,000 square feet.**

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Ann Stephenson, 1903 Lily Lane, said that she is the founder of Acton Academy in Wausau and thanked staff and the commission for reviewing this request. Stephenson said that there are currently 8 students in the private school and hope to cap out at 36 students. Stephenson said she would like to move downtown, but since it is treated like a school, more acreage would be needed. A nice spot was found at 630 Adams Street with enough space, but the land is not continuous and an empty wing is available. It would be a huge win for all.

Mayor Tipple closed the public hearing.

Lenz said that the staff report shows the amendment that would be made. The item was brought to Plan Commission in February for introduction and the public hearing was authorized. This would add a conditional use to the zoning code. It would be allowed in residentially zoning districts, but a conditional use would need to be approved. It would be approved on a case-by-case basis. The minimum of a 25,000 square foot parcel size was included so this would not be allowed on very small residential lot. Staff recommends approval. Mayor Tipple noted a typo on the staff report.

Gisselman motioned to amend Title 23.14.020 and 23.14.030 of the *Wausau Municipal Code* to include a new conditional use to allow educational institutions with a parcel size 25,000 – 40,000 square feet. Oberbeck seconded and the motion carried unanimously 6-0. This item will go to Common Council on May 12, 2015.

Adopted:  
Approved:  
Published:  
Attest:

Approved:

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James E. Tipple, Mayor

Attest:

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Toni Rayala, Clerk



## Memorandum

From: Brad Lenz  
To: Plan Commission  
Date: April 23, 2015  
Subject: Zoning text amendment regarding educational institutions on parcels 25,000 square feet or larger

### Introduction

In February, plan commission authorized a public hearing for a zoning code amendment that would allow schools, by conditional use, to locate on lots between 25,000 and 40,000 square feet. Please see previous memorandum and minutes regarding this item.

### Amendments

- Insert a new conditional use between existing conditional uses, and renumber subsequent conditional uses (WMC 23.14020).

(g) Educational institutions, boarding as follows:

(1) Colleges, junior colleges, universities, vocational, technical and adult educational schools, business colleges, including fraternity and sorority houses, dormitories and other structures and facilities necessary to the operation of a college, university or other school,

(2) Nursery, elementary and junior and senior high schoolCboarding;

(h) Educational institutions, on lots smaller than 40,000 square feet, but larger than a minimum of 25,000 square feet

(i) Golf driving ranges;

- Insert the new use under the lot size requirements for conditional uses (WMC 23.14.030).

	<u>Minimum Lot Area</u>	<u>Minimum Lot Width</u>
Educational institutions, boarding	2 acres	175 ft.
Educational institutions, nonboarding	25,0000 sq. ft.	100 ft.

Discussion and Recommendation (same as previous memo)

Staff feels that the zoning code could be more flexible for schools, such as charter schools, that have small enrollments and do not require the footprint of a traditional school. The minimum lot size in a residential district is 7,000 to 10,000 square feet, depending on the specific zoning district, and some city lots are that small. Staff does not feel that doing away with the minimum requirement completely, and thus allowing schools on any residential lot, would be the best way to go. The 25,000 square foot minimum suggested by staff would prevent schools from locating on small lots in the middle of residential areas, but it would open up more options for the schools. Requiring a conditional use permit on properties that meet the 25,000 square foot minimum would give the City the ability to consider these locations for schools on a case-by-case basis.

Staff recommends approval of the zoning text amendment according to the parameters discussed above.

## PLAN COMMISSION

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Time and Date: The Plan Commission met on February 17, 2015, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Oberbeck, Gisselman, Bohlken, Rosenberg

Others Present: Lenz, DeSantis, Chmiel, Gehin, Burt

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

In the absence of Mayor Tipple, Brad Lenz called the meeting to order at approximately 5:00 p.m. noting that a quorum was present.

### **Item #4 Discussion and authorization of public hearing for a zoning text amendment regarding educational institutions on parcels 25,000 square feet or larger.**

Lenz said that currently the zoning code is somewhat restrictive on where schools can go, even though they are permitted in residential districts. He said the code requires that educational institutions locate on parcels 40,000 square feet or larger, which is almost an acre. He thought this was written for traditional schools that would have a lot of students and a large campus. Currently, if a smaller, non-traditional school wishes to locate in a residential area it is difficult for them to find suitable properties. An option would be to allow educational institutions the opportunity to look for parcels on something less than 40,000 square feet. He said a minimum of 25,000 square feet of property would still be at least twice the size of a minimum lot allowed in a residential neighborhood. He said by making it a conditional use, the school would need to go through plan commission and council and we'd be able to determine whether a particular spot would be a good location or not. Staff's recommendation is to authorize a public hearing for this zoning text amendment. Discussion followed.

Oberbeck asked what is driving this request. He said 25,000 square feet is a typical lot on the outer edges of the city. He said that with a building, parking lot, and buffer to the neighbors, it may be a challenge to build a school on this sized lot.

Lenz said that this arose because at least one school was looking to rent existing properties in the city – former religious and institutional buildings that are already there. He said in the central part of the city, the lots are smaller and some properties seem like they would be appropriate for a small school, but the lot sizes don't meet the 40,000 square foot minimum.

Oberbeck asked if we would be limiting this to existing buildings. Lenz said it wasn't initially thought of that way, but language could be added. Oberbeck said he could see this ordinance applying to existing conditions in the central part of the city, but maybe not going outward on a new lot. Lenz said the intent of setting this up as a conditional use was to give the city the ability to review the schools on a case-by-case basis, not to try to permit schools automatically where they may not be a good fit.

Gisselman said this action would be just to set up a public hearing. He thought we may want to hear from the players who want this change. He said he is dubious himself, but if they can make the case he is willing to listen. He said we can still say this isn't a good thing after the public hearing. Lenz agreed, and said he could make invitations, and that the ordinance could be tweaked or scrapped altogether after a public hearing.

Oberbeck agreed with Gisselman to investigate this because some of our neighborhoods and way we develop are changing.

A motion to authorize the public hearing was made by Oberbeck. Seconded by Rosenberg. Motion carried 4-0. An ordinance will be drafted and a public hearing will be held at a future meeting.



## Memorandum

From: Brad Lenz  
To: Plan Commission  
Date: February 11, 2015  
Subject: Discuss zoning text amendment regarding educational institutions on parcels 25,000 square feet or larger

### Purpose

To discuss and possibly set up a public hearing next month for a zoning code amendment that would allow schools, by conditional use, to locate on lots between 25,000 and 40,000 square feet.

### Background

Currently, educational institutions are a permitted use in any residential district, but they must be located on a lot that is a minimum of 40,000 square feet. This is almost a full acre, and it limits the options, particularly for new, non-traditional schools, of finding suitable properties. Staff has run into the issue of new schools looking for relatively small properties because of their small class sizes, but not being able to find suitable properties because of the 40,000 square foot minimum lot requirement.

### Discussion and Recommendation

Staff feels that the zoning code could be more flexible for schools, such as charter schools, that have small enrollments and do not require the footprint of a traditional school. The minimum lot size in a residential district is 7,000 to 10,000 square feet, depending on the specific zoning district, and some city lots are that small. Staff does not feel that doing away with the minimum requirement completely, and thus allowing schools on any residential lot, would be the best way to go. The 25,000 square foot minimum suggested by staff would prevent schools from locating on small lots in the middle of residential areas, but it would open up more options for the schools. Requiring a conditional use permit on properties that meet the 25,000 square foot minimum would give the City the ability to consider these locations for schools on a case-by-case basis.

Staff recommends the authorization of a public hearing to change the zoning text according to the parameters discussed above. Specific wording for the ordinance change would be prepared for the commission subject to authorization of a public hearing.

**CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403**

<b>RESOLUTION OF THE PUBLIC HEALTH &amp; SAFETY COMMITTEE</b>	
Approving or Denying Various Licenses as Indicated	
Committee Action:	Approved 5-0
Fiscal Impact:	None
<b>File Number:</b>	15-0108
<b>Date Introduced:</b>	May 12, 2015

<b>FISCAL IMPACT SUMMARY</b>			
<b>COSTS</b>	<i>Budget Neutral</i>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
	<i>Included in Budget:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Amount:</i>
	<i>Recurring Costs:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Amount:</i>
<b>SOURCE</b>	<i>Fee Financed:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Amount:</i>
	<i>Grant Financed:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Amount:</i>
	<i>Debt Financed:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Amount</i> <span style="float: right;"><i>Annual Retirement</i></span>
	<i>TID Financed:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Amount:</i>
	<i>TID Source: Increment Revenue</i> <input type="checkbox"/> <i>Debt</i> <input type="checkbox"/> <i>Funds on Hand</i> <input type="checkbox"/> <i>Interfund Loan</i> <input type="checkbox"/>		

**RESOLUTION**

**WHEREAS**, your Public Health and Safety Committee considered certain license applications at its April 20, 2015 meeting and has made recommendations that are attached hereto in the meeting minutes and recommends these actions to the Council for its approval, now therefore

**BE IT RESOLVED** by the Common Council of the City of Wausau that the City Clerk be hereby authorized to issue the licenses on the attached list, incorporated as part of this resolution, according to recommendations made by the Public Health & Safety Committee and upon successful completion and acceptable proof that all applicable state and municipal regulations and requirements have been met by the applicants.

Approved:

\_\_\_\_\_  
James E. Tipple, Mayor

## ***CLERK'S REPORT TO PUBLIC HEALTH & SAFETY COMMITTEE***

April 20, 2015 Meeting

### **AGENDA ITEM**

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Approve or deny various licenses as indicated on the attached summary report of all applications received.

### **ADDITIONAL INFORMATION**

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Applications as listed have or will have a background check run by staff and reviewed by the Police Chief or his designee. Applications marked pending will have a status update at the meeting. In accordance with city ordinance, **all permits approved are held for debts owed to the city until the debt is paid in full.**

1. One Operator's License was recommended for denial for Erin Sobjeck due two OWI convictions within the past five years: September 2010 and February 2013.
2. Class A Beer & Liquor application for Fast Fuel Mart LLC dba Fast Fuel Mart, 802 E Wausau Ave (currently Wausau BP), new owner Raj Bhandari as of May 15, 2015. (Includes Cigarette/Tobacco)
3. Class B Beer & Liquor application for Richard & Mary Gordon dba M&R Station LLC, 818 3<sup>rd</sup> Avenue, (formerly Sidetracked). Includes Amusement Devices.
4. One Mobile Vendor renewal (Amaizing Ventures LLC) and one new Mobile Vendor (Hanuman Mobile Catering LLC) as well as several Pet Fancier Permit applications. (Hard copies in packets)
5. Sidewalk Café renewal for Jalapeno's Mexican Restaurante & Bar, for Washington Street side.
6. Special Events: Memorial Day Parade; (Main Street Wausau) First Thursdays; and review of issues with Event for Equality.

### **STAFF RECOMMENDATION**

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Staff recommendation is to approve or deny as indicated on the summary report including those that may be introduced at the meeting. Please let me know if you have any question regarding any license applications listed.

Mary Goede, Deputy Clerk

Date of Report: April 17, 2015

(715) 261-6621

## **PUBLIC HEALTH & SAFETY COMMITTEE**

Date and Time: Monday, April 20, 2015, at 5:15 pm, (Council Chambers)

Members Present: Rasmussen (C), Wagner, Gisselman, Kellbach, Neal

Others Present: Alfonso, Hardel, Hebert, Kujawa, Rayala, Goede, Mielke, Deb Ryan, Shannon Thomas, Erin Sobjeck, Susan Howe

### **Consider various license applications.**

Rasmussen indicated there was one Operator's License recommended for denial for Erin Sobjeck.

Erin Sobjeck, 725 ½ S 5<sup>th</sup> Ave, addressed the committee stating she has been working from 8AM – 11PM from 7 to 26 days in a row doing two to three jobs and would like time to be able to go back to school. If she bartended she would have more time to attend school during the day and still make money to pay her bills. She stated she has had an Ignition Interlock Device on her car since March 2013 and does not intend to ever make that mistake again.

Hardel explained the reason for the denial was two OWI convictions within the past five years; her first one was in September 2010 and the second in February 2013. He noted the first offense will fall off or outside of the five year parameter in September of this year. He questioned if is she is allowed to drink where she currently bartends. Sobjeck responded that she chooses not to. Hardel indicated he would support whatever the committee decided to do since she was very close to having the first conviction drop off. Wagner questioned the time periods for licensing and renewal. Goede explained the current license would expire June 30, 2015 and she would renew for a two year period of July 1, 2015 – June 30, 2017. Wagner suggested the renewal be for only one year as a kind of probationary period and the following renewal could be for two years.

Motion by Wagner, second by Neal to approve the Operator's License for Erin Sobjeck for the year ending June 30, 2015 and renew as a One Year Restricted. Motion carried 4-1. (*Rasmussen was the dissenting vote.*)

Rasmussen requested they will vote on the Temporary Class B Retailers (Picnic) license for Marathon County Historical Society separately from the other licenses as well because Gisselman intended to abstain.

Motion by Wagner, second by Kellbach to approve the picnic license for the Marathon County Historical Society. Motion carried 4-0, with one abstention. (*Gisselman abstained due to his association with the Historical Society.*)

Rayala indicated Shannon Thomas was present to answer any questions or concerns the committee may have regarding issues with The Event for Equality. Rasmussen questioned if Ms. Thomas had collaborated with the Police Department over the problems at last year's event. Thomas indicated that she did meet with the Police Department and will ensure the music and event is family-friendly. Hardel stated Cpt Barnes met with Ms. Thomas and all of the concerns from last year were addressed.

Motion by Neal, second by Kellbach to approve the rest of the licenses on the list. Motion carried 5-0.

HEALTH AND SAFETY LIST  
 ALL LICENSES  
 APRIL 20, 2015

 REPORT ID: LRS530I  
 RUN DATE: 5/07/15  
 RUN TIME: 14:08:41

<u>NAME</u> <u>ADDRESS</u>	<u>RECORD</u> <u>YEAR</u>	<u>APPLICATION</u> <u>DATE</u>	<u>EVENT START</u> <u>DATE</u>	<u>EXPIRATION</u> <u>DATE</u>	<u>REVOCAION</u> <u>DATE</u>	<u>BUSINESS NAME</u>	<u>LICENSE TYPE</u>	<u>APR</u>	<u>DEN</u>	<u>PEN</u>	<u>OWES</u> <u>DEBT</u>
RICHARD/MARY GORDON DBA M&R ST W1667 LEITZ LN RIB LAKE, WI 54470	2014	4/15/2015	5/01/2014	6/30/2015		M&R STATION	AMUSEMENT DEVICES	___	___	___	___
FAST FUEL MART, LLC 802 E WAUSAU AVE WAUSAU, WI 54403-74	2014	4/13/2015	5/15/2015	6/30/2015		FAST FUEL MART	CLASS A BEER & LIQUOR	___	___	___	___
RICHARD/MARY GORDON DBA M&R ST W1667 LEITZ LN RIB LAKE, WI 54470	2014	3/26/2015	7/01/2014	6/30/2015		M&R STATION	CLASS B BEER & LIQUOR	___	___	___	___
MARATHON COUNTY HISTORICAL SOC 410 MCINDOE ST WAUSAU, WI 54403	2015	3/18/2015	5/16/2015	5/16/2015		HISORIC HOUSE TOUR	TEMP CLASS B RETAILER	___	___	___	___
BAYER, RORY A 618 BOPF STREET WAUSAU, WI 54401	2014	3/25/2015		6/30/2015		TOBACCO OUTLET PLUS	OPERATOR NEW	___	___	___	___
CIGEL, DAWN M 6305 ALTA VERDE ST WESTON, WI 54476	2014	4/10/2015		6/30/2015		R STORE #8	OPERATOR NEW	___	___	___	___
CROCHIERE, JESSE 2614 ELMWOOD BLVD WAUSAU, WI 54403	2014	3/12/2015		6/30/2015		POLITO'S PIZZA	OPERATOR NEW	___	___	___	___
HUNTINGTON, MOLLY E 4217 BRIARWOOD AVE WAUSAU, WI 54403	2014	4/07/2015		6/30/2015		R STORE #5	OPERATOR NEW	___	___	___	___
LEVIT, SARAH S 1900 KIMBERLY RD KRONENWETTER , WI 54455	2014	3/12/2015		6/30/2015		COP SHOPPE PUB	OPERATOR NEW	___	___	___	___
PASZEK, RAQUEL L 5001 N MOUNTAIN RD WAUSAU, WI 54401	2014	3/31/2015		6/30/2015		TREU'S TIC TOC	OPERATOR NEW	___	___	___	___
PIPER, DENNIS R 409 N 10TH ST WAUSAU, WI 54403	2014	3/20/2015		6/30/2015		VFW BURNS POST 388	OPERATOR NEW	___	___	___	___
POESCHEL, JUSTIN N 526 MCCLELLAN ST APT 1 WAUSAU, WI 54403	2014	3/25/2015		6/30/2015		TOBACCO OUTLET PLUS	OPERATOR NEW	___	___	___	___
REINKE, NICHOLE J 3902 BAYINGTON AVENUE SCHOFIELD, WI 54476	2014	4/03/2015		6/30/2015		KWIK TRIP #601	OPERATOR NEW	___	___	___	___

HEALTH AND SAFETY LIST  
 ALL LICENSES  
 APRIL 20, 2015

 REPORT ID: LRS530I  
 RUN DATE: 5/07/15  
 RUN TIME: 14:08:41

<u>NAME</u> <u>ADDRESS</u>	<u>RECORD</u> <u>YEAR</u>	<u>APPLICATION</u> <u>DATE</u>	<u>EVENT START</u> <u>DATE</u>	<u>EXPIRATION</u> <u>DATE</u>	<u>REVOCAION</u> <u>DATE</u>	<u>BUSINESS NAME</u>	<u>LICENSE TYPE</u>	<u>APR</u>	<u>DEN</u>	<u>PEN</u>	<u>OWES</u> <u>DEBT</u>
SANCHEZ, JEREMY C 500 E THOMAS ST APT 210 WAUSAU, WI 54403	2014	3/27/2015		6/30/2015		BUFFALO WILD WINGS	OPERATOR NEW	___	___	___	___
SCHEEL, CALLI R 1711 EVEREST AVE SCHOFIELD, WI 54476	2014	3/25/2015		6/30/2015		POLITO'S PIZZA	OPERATOR NEW	___	___	___	___
SEARL, DEBRA M 2505 E WAUSAU AVENUE WAUSAU, WI 54403	2014	3/16/2015		6/30/2015		KWIK TRIP #735	OPERATOR NEW	___	___	___	___
SEEFELDT, STACY A T14636 CTY RD W MERRILL, WI 54452	2014	3/18/2015		6/30/2015		KWIK TRIP #735	OPERATOR NEW	___	___	___	___
SOBJECK, ERIN L 725 1/2 S 5TH AVE WAUSAU, WI 54401	2014	3/20/2015		6/30/2015		DEN MAR TAVERN	OPERATOR NEW	___	___	___	___
SPOEHR, BRENN A W5605 JOE SNOW RD MERRILL, WI 54452	2014	4/06/2015		6/30/2015		APPLEBEE'S NEIGHBORH	OPERATOR NEW	___	___	___	___
TEREK, KELLY JO 808 17TH STREET MOSINEE, WI 54455	2014	3/11/2015		6/30/2015		ITS OUR CLUBHOUSE	OPERATOR NEW	___	___	___	___
VUKELICH, MELISSA S 904 KRONENWETTER DR KRONENWETTER , WI 54455	2014	3/18/2015		6/30/2015		CRUSIN 1724	OPERATOR NEW	___	___	___	___
VUOCOLO, SERRA C 5642 HWY 52 WAUSAU, WI 54403	2014	3/31/2015		6/30/2015		APPLEBEE'S NEIGHBORH	OPERATOR NEW	___	___	___	___
WEBER, CHRISTINE M 905 S 48TH AVENUE APT 103 WAUSAU, WI 54401	2014	3/19/2015		6/30/2015		COP SHOPPE PUB	OPERATOR NEW	___	___	___	___
PREHN, LINDA E 1105 HIGHLAND PARK BLVD WAUSAU, WI 54403	2014	3/17/2015	5/16/2015	5/17/2015		MARATHON COUNTY HIST	OPERATOR TEMPORARY	___	___	___	___
CUMMINGS, LINDA S 703 N 32ND AVE WAUSAU, WI 54401	2014	3/30/2015		6/30/2016		THE STORE #62	OPERATOR - LAPSED RENEWAL	___	___	___	___
STEINE, SHARON A 2302 TOWNLINE RD WAUSAU, WI 54403	2014	4/06/2015		6/30/2016		WAUSAU ELKS CLUB 248	OPERATOR - LAPSED RENEWAL	___	___	___	___

HEALTH AND SAFETY LIST  
 ALL LICENSES  
 APRIL 20, 2015

 REPORT ID: LRS530I  
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<u>NAME</u> <u>ADDRESS</u>	<u>RECORD</u> <u>YEAR</u>	<u>APPLICATION</u> <u>DATE</u>	<u>EVENT START</u> <u>DATE</u>	<u>EXPIRATION</u> <u>DATE</u>	<u>REVOCAATION</u> <u>DATE</u>	<u>BUSINESS NAME</u>	<u>LICENSE TYPE</u>	<u>APR</u>	<u>DEN</u>	<u>PEN</u>	<u>OWES</u> <u>DEBT</u>
FAST FUEL MART, LLC 802 E WAUSAU AVE WAUSAU, WI 54403-74	2014	4/13/2015	5/15/2015	6/30/2015		FAST FUEL MART	CIGARETTE & TOBACCO	___	___	___	___
AMAIZING VENTURES LLC 4913 SHERMAN ST WAUSAU, WI 54401	2015	3/27/2015	4/01/2015	3/31/2016		CJ'S GRAB & GO	MOBILE VENDOR - 1 YEAR	___	___	___	___
HANUMAN MOBILE CATERING LLC CHUMPOT RATANAWONG 1508 FRANKLIN ST WAUSAU, WI 54403	2015	4/14/2015	4/01/2015	3/31/2016		HANUMAN EXPRESS	MOBILE VENDOR - 1 YEAR	___	___	___	___
ABEL, LONA L 718 TURNER ST WAUSAU, WI 54403	2015	3/19/2015	1/01/2015	12/31/2016		LONA L. ABEL	PET FANCIER PERMIT	___	___	___	___
BAGUHN, JESSICA 736 EAU CLAIRE BLVD WAUSAU, WI 54403	2015	3/25/2015	1/01/2015	12/31/2015		JESSICA BAGUHN	PET FANCIER PERMIT	___	___	___	___
BROPHY, WENDY K 108 MAPLE ST WAUSAU, WI 54401	2015	3/27/2015	1/01/2015	12/31/2015		WENDY BROPHY	PET FANCIER PERMIT	___	___	___	___
CROWE, JOYCE M 510 LASALLE ST WAUSAU, WI 54403	2015	2/20/2015	1/01/2015	12/31/2015		JOYCE CROWE	PET FANCIER PERMIT	___	___	___	___
CZERWINSKI, DIANE J 907 BROWN STREET WAUSAU, WI 54403	2015	3/23/2015	1/01/2015	12/31/2016		DIANE CZERWINSKI	PET FANCIER PERMIT	___	___	___	___
FERGUSON, KRISTIN M 3312 RIDGEWOOD DR WAUSAU, WI 54401	2015	3/24/2015	1/01/2015	12/31/2016		KRISTIN FERGUSON	PET FANCIER PERMIT	___	___	___	___
LARRABEE, ANN 817 HAMILTON STREET WAUSAU, WI 54403	2015	3/30/2015	1/01/2015	12/31/2016		LARRABEE, ANN	PET FANCIER PERMIT	___	___	___	___
MCLAUGHLIN, DENNIS D 4053 CARL ST WAUSAU, WI 54403	2014	3/12/2015	1/01/2014	12/31/2015		DENNIS MCLAUGHLIN	PET FANCIER PERMIT	___	___	___	___
RAPOLZ, DARRYL R 1033 S 11TH AVE WAUSAU, WI 54401	2015	3/31/2015	1/01/2015	12/31/2016		DARRYL RAPOLZ	PET FANCIER PERMIT	___	___	___	___
SALAS, KRISTA 1236 SUMNER ST WAUSAU, WI 54403	2014	3/30/2015	1/01/2014	12/31/2015		KRISTA SALAS	PET FANCIER PERMIT	___	___	___	___

