



## OFFICIAL NOTICE AND AGENDA

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

**Meeting:** PLAN COMMISSION  
**Members:** Tipple (C), Lindman, Oberbeck, Bohlken, Gisselman, Atwell  
**Location:** Common Council Chambers, 407 Grant Street.  
**Date/Time:** Tuesday, January 19, 2016 at 5:00 p.m.

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1. Approve the minutes of the December 15, 2015 meeting.
2. **PUBLIC HEARING:** Discussion and possible action on approving a conditional use at 210 South First Avenue to allow for outdoor dining in a B3, General Commercial District. (Naskrent)
3. **PUBLIC HEARING:** Discussion and possible action on approving a conditional use at 725 Woods Place to allow for construction of a private airplane hangar to cover 3,984 square feet at the Wausau Downtown Airport in a R2, Single Family Residence District. (Robson Summit LLC)
4. **PUBLIC HEARING:** Discussion and possible action on approving a conditional use at 907 McIntosh Street to allow for a parking area in a B3, General Commercial District. (Oldcastle Building Envelope)
5. **PUBLIC HEARING:** Discussion and possible action on rezoning 1418 North First Street from M1, Limited Industrial District, to UDD, Unified Development District, and approving a General Development Plan to allow for a 29-unit multi-family housing project. (Badger Lofts Limited Partnership)
6. **PUBLIC HEARING:** Discussion and possible action on rezoning 1427, 1431, 1435 & 1439 North Twelfth Avenue from R4, General Residence District, to UDD, Unified Development District, and approving a General Development Plan to allow for a 44-unit multi-family residential development. (Donovan)
7. Next meeting date and future agenda items for consideration.

Adjourn

### COMMITTEE CHAIRPERSON: MAYOR JAMES E. TIPPLE

Questions regarding this agenda may be directed to the City Planning Office @ (715) 261-6760.

This Notice was posted at City Hall and faxed to the *Wausau Daily Herald* newsroom on January 12, 2016 at 3:00 p.m.

**It is possible that members of, and possibly a quorum of members of, other committees of the Common Council of the City of Wausau may be in attendance at the above-mentioned meeting to gather information. No action will be taken by any such group(s) at the above-mentioned meeting other than the committee specifically referred to in this notice.**

Distribution: *Wausau Daily Herald*, *City Pages*, Common Council, Department Heads, Plan Commission, Hebert, Lenz, DeSantis, Parks Dept., Werth, Schock, County Planning, Naskrent, Robson Summit LLC, Oldcastle Building Envelope, Badger Lofts Limited Partnership, Donovan

Please note that upon reasonable notice efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For information or to request this service, please contact the City Clerk, 407 Grant Street, Wausau WI 54403, phone 715-261-6620.

## PLAN COMMISSION

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**Time and Date:** The Plan Commission met on Tuesday, December 15, 2015, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

**Members Present:** Mayor Tipple, Lindman, Gisselman, Atwell, Oberbeck, Bohlken

**Others Present:** Rasmussen, Nagle, Wagner, Nutting, Neal, Lenz, DeSantis, Hebert, Groat, Field, Mella, Cosson, Schock, Woller

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: Consideration of "Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 3, City of Wausau, Wisconsin"**

Elizabeth Field, 2007 Lamont Street, Wausau River District, said the citizens and owners of properties in the Downtown River District support the reinvigoration of the Wausau Center Mall. The Wausau Center Mall is a retail attraction and an anchor for the Central Business District. The results of the mall operations exceed \$47 million per year and employ hundreds of residents. The continued operation of a shopping mall in this area is the best option to be a viable destination. Field said Mark Craig of Compass Properties, who wasn't able to attend, is also a strong supporter of this amendment. Field urged the commission members to support the amendment.

Joe Mella, 500 North 1<sup>st</sup> Street, Central Wausau Progress, said that he feels bad that he wasn't in the area for the original mall project. The original project took a risk and was rewarded. There is an opportunity to do it again. Mella said he is fortunate to help do it and said he and the board endorse the modifications. Mella said he is reminded of the goals of the city of Wausau. Cities are not just about plowing streets and providing police and fire protection; they are about creating a sense of place. This is an opportunity to reinvigorate the mall, creates an anchor, and helps to drive the downtown.

Mayor Tipple closed the three public hearings.

Phil Cosson, Ehlers Inc., said there are 3 project plans for consideration and went over the process of Tax Incremental District projects. The Joint Review Board met earlier today at 3:30 p.m. and will meet again on January 4. The next step would be to go to Common Council next week. This is the first approval. This is a plan; it is not a budget or an exact execution. The plans establish the next steps of entering into development agreement process.

Cosson discussed the territory amendment of Project Plan #5 first. Tax Incremental District #5 was created in 1997 and there have been 3 separate amendments. The boundaries will be shrunk. On Page 3 of the project plan, a map shows the area that will be removed and retained from the plan. The benefit of removing parcels is that the valuation will fall back on the tax rolls. The city has experienced some development in this area and the value will not be shared with Tax Incremental District #3. There are some vacant parcels that the tax base will not be shared when the parcels are developed. The estimated value of the parcels being removed is \$11 million. The parcels that will be retained are Eastbay, Wausau Window and Wall, Polywood Fabrication, and a parcel owned by city of Wausau.

The second amendment would allow revenue from Tax Incremental District #5 to be shared with Tax Incremental District #3. The decision to share the revenue the entire life of the district would be an annual decision. On page 1 of the plan, based on current cash flows, \$6 million could be shared. By sharing the revenue, the anticipated closure of the district would be extended from 2016 to 2020. A cash flow of the plan is shown on page 10 of the plan and shows the projected revenue of the district. This plan will allow the city to make payments for existing obligations and share revenue.

The third amendment is more involved. Tax Incremental District #3 was created in 1994 and has gone through a series of amendments. In 2013, the district was allowed to stay open longer and to have the expenditure period extended. On page 6, the plan outlines potential loans to CBL in Phases 1 and 2. Concessions, parking fee, and payments are being discussed. Some public improvements and street improvements have been added to the plan. The anticipated cost of the new projects is \$13.7 million.

Page 7 of the plan highlights the large expenditure for a parking ramp, which was already approved. On page 11 of the plan, a map details the parcels that will be added that have the potential for redevelopment. A series of the cash flows are show on pages 28-30 of the plan. There are 2 large projects that are being proposed. The cash flows show the need of the revenue sharing. Both projects will be complete and the district will close by 2030. The plans will change over time and an annual review is necessary.

Wagner said that according to the plan, less than 35% of the territory, as amended, would be devoted to retail and said that he would think that it would 90-100% retail. Cosson said there were conversations on what the percentage should be. Groat said it is the overall district and there is a lot of commercial property, which is not retail. The amendment does not include Sears or Younkers. This language is to deal with the mixed use. Wagner said he appreciates the definition between commercial and retail.

Atwell asked if the loan terms for Phase 2 will be negotiated. Schock said they are a negotiating a framework that will be enacted immediately for Phase 1 and will be available on a case-by-case basis for Phase 2. The terms would not be locked down and would be approved based on the opportunity.

Oberbeck said that as Younkers is moved, value will be a lost and asked if that is accommodated in this plan. Schock said the loss has been significant and this will stabilize it. The goal would be to redevelop it as fast as possible. Oberbeck asked what tools would be proposed to use for Younkers redevelopment. Schock said it would an opportunity for CBL, city of Wausau, or a joint partnership for purchasing it. CBL has some ideas. The mall needs to be reinvented; the JC Penney space is harder to develop and it is best designed as a department store. The current Younkers location can be divided and is more marketable. Oberbeck said he sees a loss of revenue that will be seen in the general tax levy and any gain will be seen is in Tax Incremental District #3. Schock said the committee reviewed the map on multiple occasions and these are seen as blighted parcels that have the opportunity for redevelopment. The district will benefit from improved development in the area.

Atwell asked if the 2% is a projected rate for the 2<sup>nd</sup> phase because there is potential for an increase in borrowing costs. Schock said the terms would be negotiated on a case-by-case basis.

Rasmussen said the city has a long list of public-private partnerships that have changed the face of neighborhoods. CBL has undertaken similar ventures in other areas with success. The renewals of a lot of the leases in the mall depend on what is done here. The riverfront developing and the mall revitalization would be a prime example of progress in central Wausau. This will bring new life in the district. The model has worked for 30 years, but the space needs to be reenergized. There isn't any other likely way to reinvigorate the mall and time is running out. Phases 2 and 3 will be very exciting.

Nagle said that every urban area needs a heart and the city of Wausau has a strong downtown heartbeat that affects the metropolitan area. A lot of work was done to get the original project done in 1981 and that is the same sort of work that needs to be done now. There wouldn't be Weston or Rib Mountain without the mall and the downtown. Political will and courage is needed to recreate the area. This kind of development is the reason for the tax increment law. Nagle said he is supportive of the resolutions.

**PUBLIC HEARING: Consideration of "Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 5, City of Wausau, Wisconsin"**

This public hearing was held and was discussed under the prior item.

**PUBLIC HEARING: Consideration of "Resolution Approving a Project Plan Amendment for Tax Incremental District No. 5, City of Wausau, Wisconsin"**

This public hearing was held and was discussed under the prior item.

**Consideration of "Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 3, City of Wausau, Wisconsin"**

Gisselman motioned to approve the Resolution designating proposed amended boundaries and approving

a project plan amendment for Tax Incremental District No. 3, City of Wausau, Wisconsin. Bohlken seconded and the motion carried unanimously 6-0. This will go to Common Council on November 22, 2015

**Consideration of “Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 5, City of Wausau, Wisconsin”**

Atwell motioned to approve the Resolution designating proposed amended boundaries and approving a project plan amendment for Tax Incremental District No. 5, City of Wausau, Wisconsin. Gisselman seconded and the motion carried unanimously 6-0. This will go to Common Council on November 22, 2015

**Consideration of “Resolution Approving a Project Plan Amendment for Tax Incremental District No. 5, City of Wausau, Wisconsin”**

Gisselman motioned to approve the Resolution approving a project plan amendment for Tax Incremental District No. 5, City of Wausau, Wisconsin. Bohlken seconded and the motion carried unanimously 6-0. This will go to Common Council on November 22, 2015

**PUBLIC HEARING: Discussion and possible action on amending Sections 23.14.060 and 23.32.030 of the Wausau Municipal Code pertaining to sign regulations.**

Lenz said two sections of the code will be considered at this time. These sections pertain to political messages and are listed on pages 24 and 33.

Hebert said that page 24 refers to political messages at residences. It may be against state law to regulate content. The items on page 33 that refer to political messages would also need to be removed.

Lenz said the rest of the code will be reviewed in the future. The entire chapter will be looked at.

Mayor Tipple closed the public hearing.

Hebert requested that the commission take action on these sections.

Gisselman motioned to amend sections 23.14.060 and 23.32.030 of the Wausau Municipal Code pertaining to sign regulations. Oberbeck seconded and the motion carried unanimously 6-0.

**Discussion and Possible Action on Amending the Precise Implementation Plan at 1800 Westwood Center Boulevard to Allow for Signage.**

Lenz said that property is undergoing a rebranding with Aspirus becoming a major tenant in the building. The proposed signage is located in the packet. The existing white monument signs will be replaced with the blue Aspirus signs. The building sign will also change. This is a Unified Development District so the zoning regulations are determined by this committee. The signage seems to conform to other commercial districts.

Mayor Tipple asked if the West sign would remain. Matthew Woller, Graphic House, said that the sign would remain and another sign would be added to the pylon. Mayor Tipple asked if this is included now or would be requested at a later date. Woller said it would be included in this request. Hebert gave a rendition to Mayor Tipple and stated it was previously approved during the past summer.

Atwell asked what this amendment would be for. Hebert said the first page shows the larger wall sign. It is typically a conditional use to have sign higher than 30' above the curb level and this is approximately 50'. The sign is rather high. Lenz said that with some UDD's, signs are approved "as presented." These signs are technically different than the last ones and they would normally require a conditional use for their height. This is why staff felt they should be run through the commission.

Gisselman asked if there would be a building sign. Woller said there is a WPS sign on the building that

will be removed and the Aspirus sign added.

Mayor Tipple said the signage looks very nice on the building.

Oberbeck motioned to amend the Precise Implementation Plan at 1800 Westwood Center Boulevard to allow for signage. Atwell seconded and the motion carried unanimously 6-0.

**Discussion and Possible Action on Petition to Vacate a Portion of 77<sup>th</sup> Avenue.**

Lindman said the city constructed the extension of 80<sup>th</sup> Avenue to maintain access to Wisconsin Lift Truck and to provide alternate access to Wausau Coated. Now that the expansion is completed, it is necessary to vacate the portion of 77<sup>th</sup> Avenue.

Oberbeck asked if there were any utilities. Lindman said there wasn't.

Gisselman motioned to approve the petition to vacate a portion of 77<sup>th</sup> Avenue. Bohlken seconded and the motion carried unanimously. This item will go to Common Council on December 22, 2015.

**Approve the minutes of the November 17, 2015 meeting.**

Bohlken motioned to approve the minutes of the November 17, 2015 meeting. Atwell seconded and the motion carried unanimously 6-0.

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

The next meeting is scheduled for January 19, 2016.

**Adjourn.**

Bohlken motioned to adjourn. Gisselman seconded and the motion carried unanimously 6-0. The meeting adjourned at 5:55 p.m.

JOINT MEETING OF THE PLAN COMMISSION AND CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

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**Time and Date:** The Plan Commission met on Tuesday, December 15, 2015, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

**Members Present:** **Plan Commission:**  
Mayor Tipple, Lindman, Gisselman, Atwell, Oberbeck, Bohken

**Capital Improvements and Street Maintenance Committee:**  
Rasmussen, Mielke, Gisselman, Kellbach

**Others Present:** Nagle, Wagner, Nutting, Lenz, DeSantis, Hebert

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

Noting the presence of a quorum, at approximately 5:00 p.m. Mayor Tipple called the meeting of the Plan Commission to order and Chairperson Rasmussen called the meeting of the Capital Improvements and Street Maintenance Committee to order.

**Discussion and possible action on petitions for annexations from the Town of Maine:**

- A. Koehler (petitioner) – 2300 Boot Lane**
  - B. Gauger (petitioner) – 1108 Decator Drive and the 37-acre parcel directly south**
  - C. Groehler (petitioner) – Territory (approximately 7.5 acres) between Decator Drive and County Road K**
  - D. Schmitt (petitioner) – 2704 North 28<sup>th</sup> Avenue and two 40-parcels to the west and northwest**
  - E. Schmitt (petitioner) – Territory (approximately 63 acres) between Emery Drive and County Road K**
  - F. Calmes (petitioner) – 1525 Decator Drive**
  - G. Schalow (petitioner) – 1815 North 7<sup>th</sup> Avenue**
- 

Rasmussen said that there are a number of annexation petitioners for properties in the Town of Maine for future development.

Lenz said the petitions were handed out prior to the meeting and are direct annexation requests. The properties are adjacent to the city and 100% of the owners for each of the properties are petitioning. These seven petitions were received since the last meeting on Thursday and are trying to expedite to process. Staff recommends approval.

**Capital Improvements and Street Maintenance Committee:** Mielke motioned to approve the petitions from Koehler, Gauger, Groehler, Schmitt, Schmitt, Calmes and Schalow for annexation from the Town of Maine. Kellbach seconded, and the motion carried unanimously 4-0.

**Plan Commission:** Gisselman motioned to approve the petitions from Koehler, Gauger, Groehler, Schmitt, Schmitt, Calmes and Schalow for annexation from the Town of Maine. Oberbeck seconded, and the motion carried unanimously 6-0.

**Adjourn Capital Improvements and Street Maintenance Committee**

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Kelbach motioned to adjourn the Capital Improvements and Street Maintenance Committee. Mielke seconded and the motion carried unanimously 4-0. Capital Improvements and Street Maintenance Committee adjourned at 5:05 p.m.



## STAFF REPORT

TO: City of Wausau Plan Commission  
FROM: Brad Lenz, City Planner  
DATE: January 6, 2016

### GENERAL INFORMATION

**APPLICANT:** David Naskrent, Rosati's Pizza  
**LOCATION:** 210 S. 1<sup>st</sup> Avenue  
**EXISTING ZONING:** B3, General Commercial District  
**REQUESTED ZONING:** Conditional Use  
**PURPOSE:** To allow for an outdoor dining area. In the B2 District, and therefore in B3, outdoor dining areas for restaurants may be allowed by conditional use.  
**EXISTING LAND USE:** Vacant commercial building  
**SIZE OF PARCEL:** 0.66 acres

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

North: B2, Community Service District; Parking lot and vacant commercial  
South: B3; Mix of commercial and residential  
East: B2; Office and retail  
West: B2 and B3; Parking lot and rental housing

Please see attached *Zoning Map*. Parcels to the north and west of the subject property were rezoned in 2012 to Unified Development District (UDD), but since the use was not established, the zoning reverts to the previous zoning classes, which were B2 and B3.

## 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;*

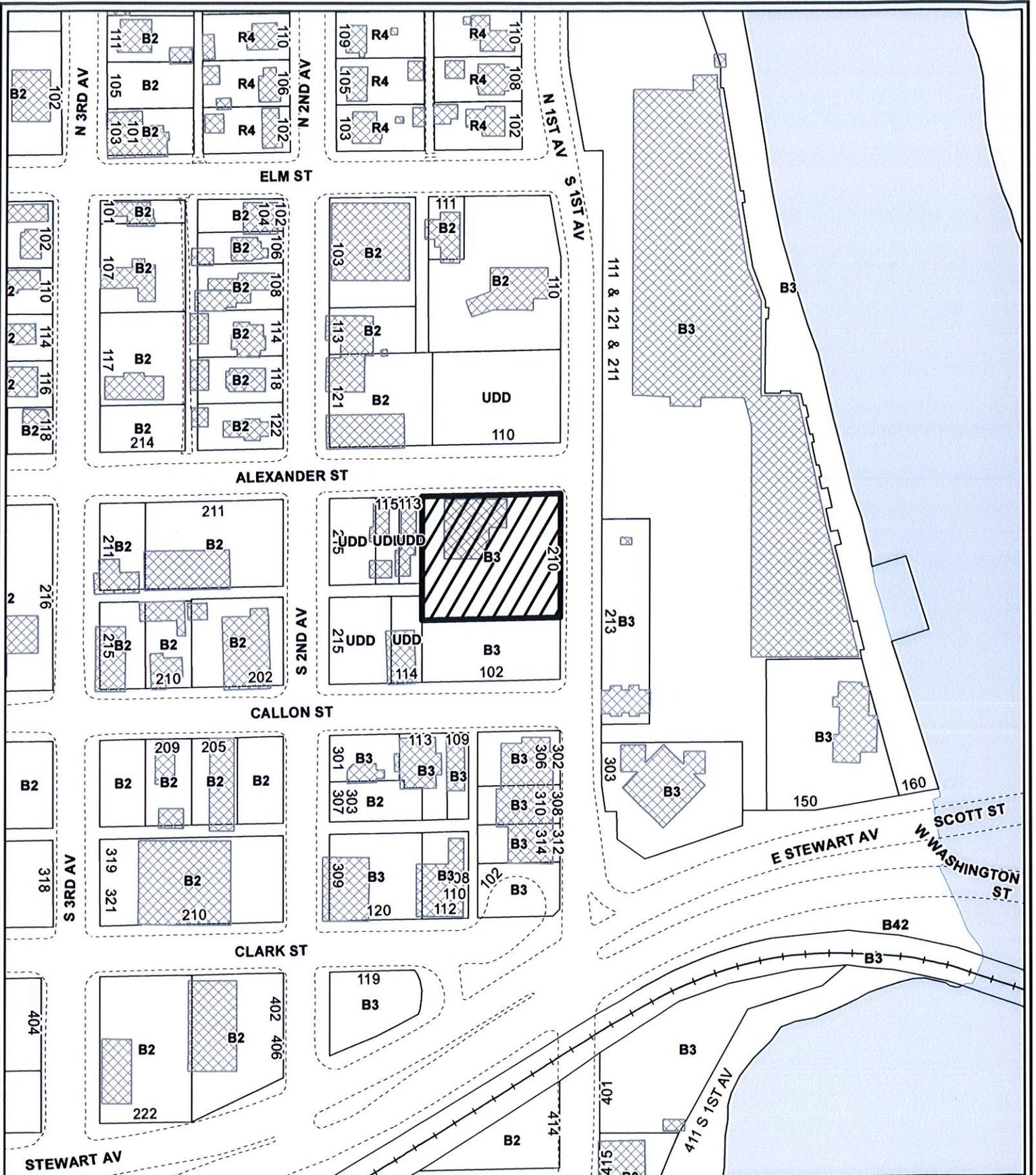
*(c) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;*

*(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*

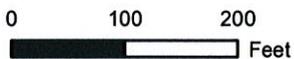
*(f) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as the regulations may, in each instance, be modified by the common council pursuant to the recommendations of the city plan commission.*

A 30' by 30' fenced-in area will be added to the existing building to accommodate a small outdoor patio for the restaurant. The area will contain a bar, televisions, a pergola, and outdoor seating. The building was historically used as a restaurant, and the property is surrounded by other commercially-zoned properties. Staff does not anticipate that the proposed use will negatively impact surrounding properties or the general public's health, safety, or welfare. Approval is recommended.



Map Date: January 4, 2016

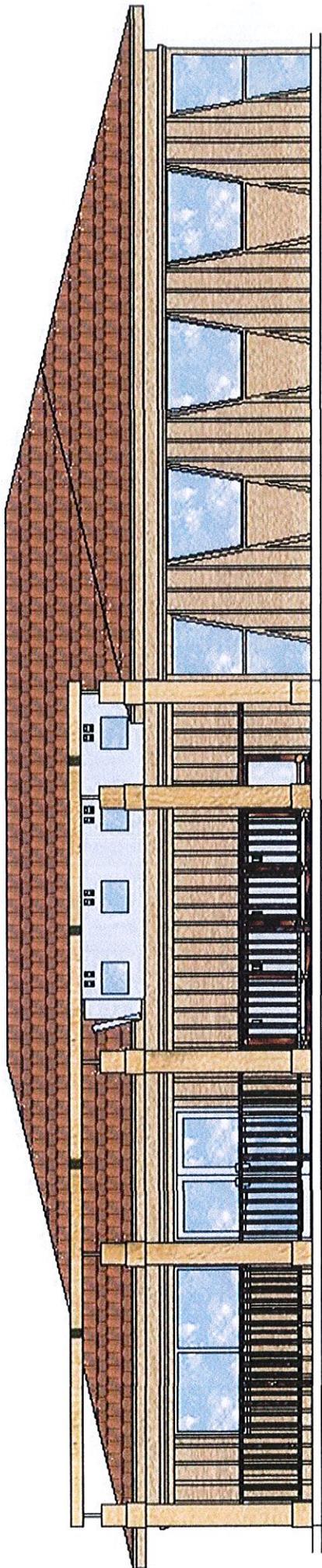
City of Wausau  
Marathon County Wisconsin



-  Area of Interest
-  Building

Map Location







**STAFF REPORT**

**TO:** City of Wausau Plan Commission  
**FROM:** Brad Lenz, City Planner  
**DATE:** January 7, 2016

**GENERAL INFORMATION**

**APPLICANT:** Derrick Siebert  
**LOCATION:** 725 Woods Place  
**EXISTING ZONING:** R2, Single Family Residential  
**REQUESTED ZONING:** Conditional Use  
**PURPOSE:** To allow for construction of 60-foot by 66-foot private airplane hangar at the Wausau Downtown Airport. Airports, including aircraft hangars, are conditional uses in an R2 District.  
**EXISTING LAND USE:** Wausau Downtown Airport  
**SURROUNDING LAND USE AND ZONING:**

The hangar is proposed to be located within the confines of the Wausau Downtown Airport, along its northern boundary. Outside the airport to the west is land owned by Marathon County that houses a variety of health-related buildings. To the north of the airport is a single-family residential area. The nearest home to the proposed hangar would be approximately 150 feet away.

**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.*

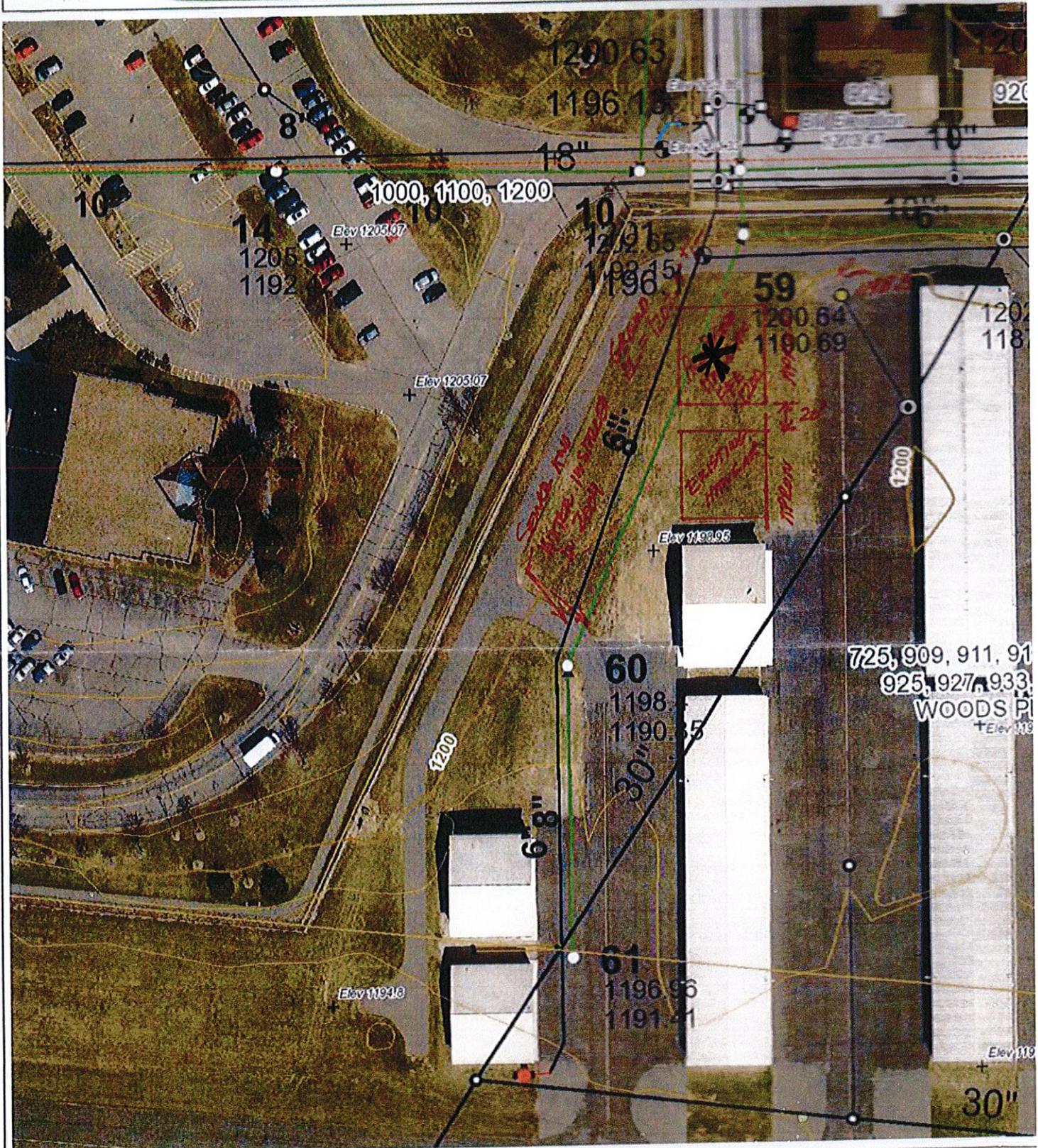
The Plan Commission and Common Council have historically approved conditional use requests that expand airport facilities and related uses at the Wausau Downtown Airport. The proposed development is airport related, and alternative locations for these types of facilities do not exist within the city limits.

A “blanket” conditional use was approved in 2004 to allow for the construction of multiple hangars of the same general size and style to the one currently being proposed. The proposed hangar is not within the previously approved hangar development area, but it conforms to airport layout plans adopted by the Airport Committee.

The proposed conditional use should not be detrimental to the health, safety, or welfare of the public. It is also not expected to negatively impact surrounding property owners. Similar hangars already exist in the immediate area.

The Airport Committee has previously reviewed the plan for the proposed hangar. A lease agreement with the owner will be executed, with prior approval through the Finance Committee.





Map Created: 8/17/2015

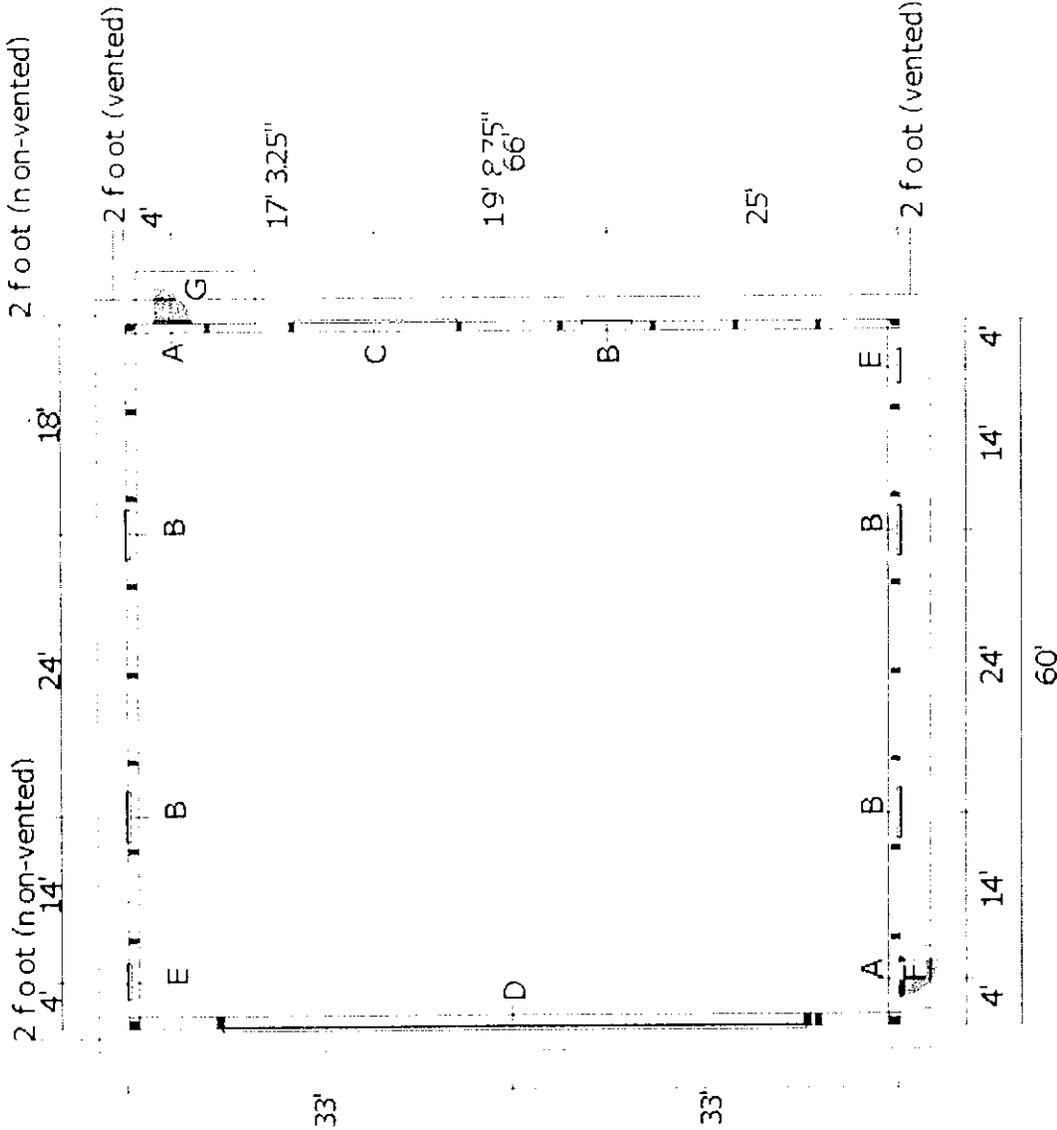
39.68 0 39.68 Feet

User\_Defined\_Lambert\_Conformal\_Conic

**\* 60x66 SITE FOR HANGAR**

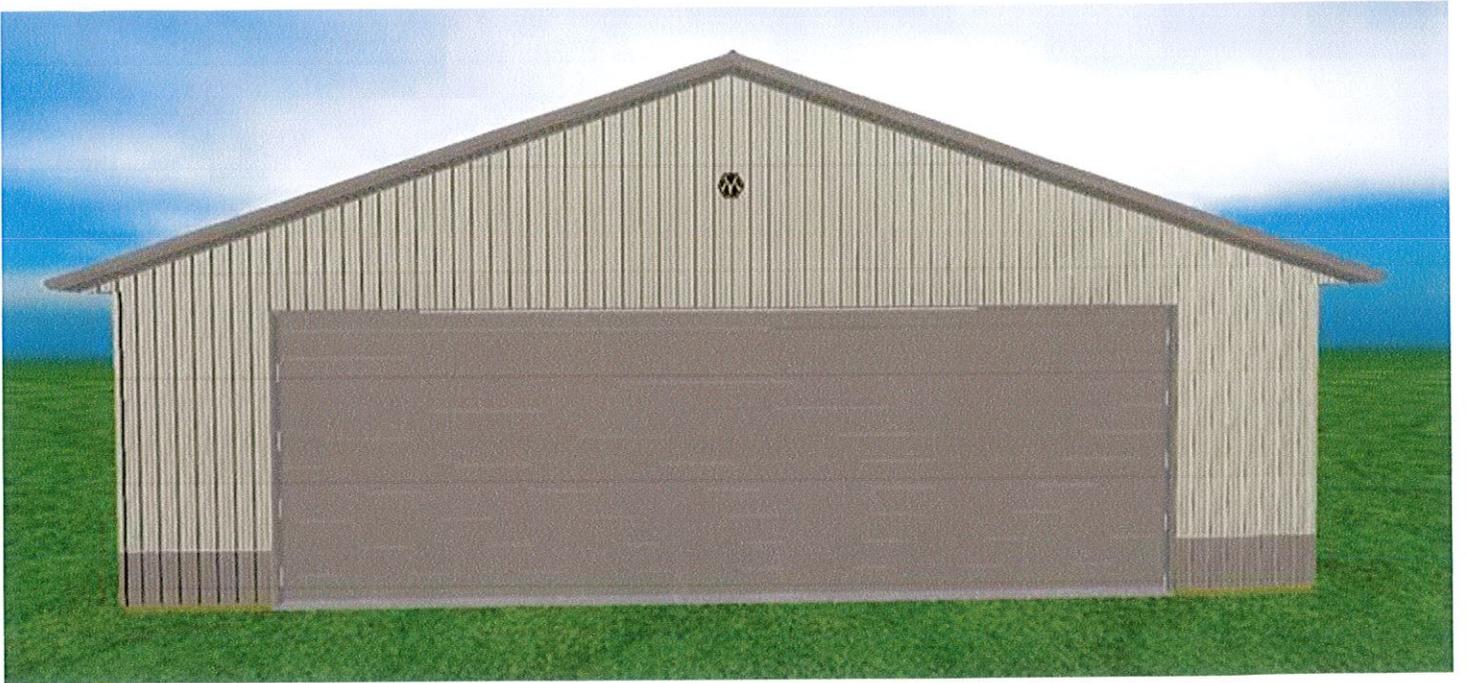
DISCLAIMER: The information and depictions herein are not intended to be used as a substitute for a professional engineering or architectural drawing. The information is provided for informational purposes only and does not constitute a contract. The City of Wausau is not responsible for any errors or omissions in this information. Wausau, WI

- A. (2) 3' x 6' 8" MB 910 9 Lite Tempered Glass in a 10' x 10' frame with Embossed Crossback Walk Door(s) but swing right hinge with interconnected lever lockset with deadbolt, closer
- B. (5) 4' 4" x 2' 9" 9 Lite MB Sliding Window(s) with 1 1/2" x 3/4" brass louvers shutter(s) with low E glass with argon
- C. (1) 14'0" x 14'0" Overhead Door Opening (Requires a minimum 14' 2" x 14' 1" panel), 1 6" Head and Aluminum Bi Fold Door
- D. (1) Opening for 55'0" x 15'0" Clear, Screwless Aluminum Bi Fold Door with finish steel, trim & fasteners, single-layer or 2" fiberglass
- E. (2) 3' x 3' (9 sq. ft.) Window This opening will be prepared for a door/window unit with a minimum height of window approx. 15' ft above grade
- F. (1) 5 lineal feet of coverage, 2' wide Eyebrow, 6" fascia and 10/12 roof pitch, 8' 4" grade to soffit Start eyebrow on North wall 1.5 feet from left edge of building for 5 feet Start of eyebrow Straight and end of eyebrow Straight  
Roof of eyebrow to be Fluoroflex™ 1000 Hi-Rib Steel w/ 5" x 5" Concrete Pad
- G. (1) 10 lineal feet of coverage, 4' wide Eyebrow, 6" fascia with 10/12 roof pitch, 8' 4" grade to soffit Start eyebrow on West wall 5 feet from left edge of building for 10 feet Start of eyebrow Straight and end of eyebrow Straight  
Roof of eyebrow to be Fluoroflex™ 1000 Hi-Rib Steel w/ 6" x 4" concrete pad













**STAFF REPORT**

TO: City of Wausau Plan Commission  
FROM: Brad Lenz, City Planner  
DATE: January 7, 2016

**GENERAL INFORMATION**

**APPLICANT:** Mike Medin, Oldcastle Building Envelope  
**LOCATION:** 907 McIntosh Street  
**EXISTING ZONING:** B3, General Commercial District  
**REQUESTED ZONING:** Conditional Use  
**PURPOSE:** To allow for a parking lot. In the B1 District (and therefore in B2 and B3) parking lots, open and other than accessory, for the storage of private passenger automobiles, may be allowed by conditional use.  
**EXISTING LAND USE:** Vacant commercial lot  
**SIZE OF PARCEL:** 0.68 acres  
**SURROUNDING LAND USE AND ZONING:**  
North: R2, Single Family Residence District; Single family homes.  
South: M1, Limited Industrial District, and B3; Office and industrial, used by the petitioners.  
East: R2; Single family homes.  
West: B3; Commercial building and parking lot.

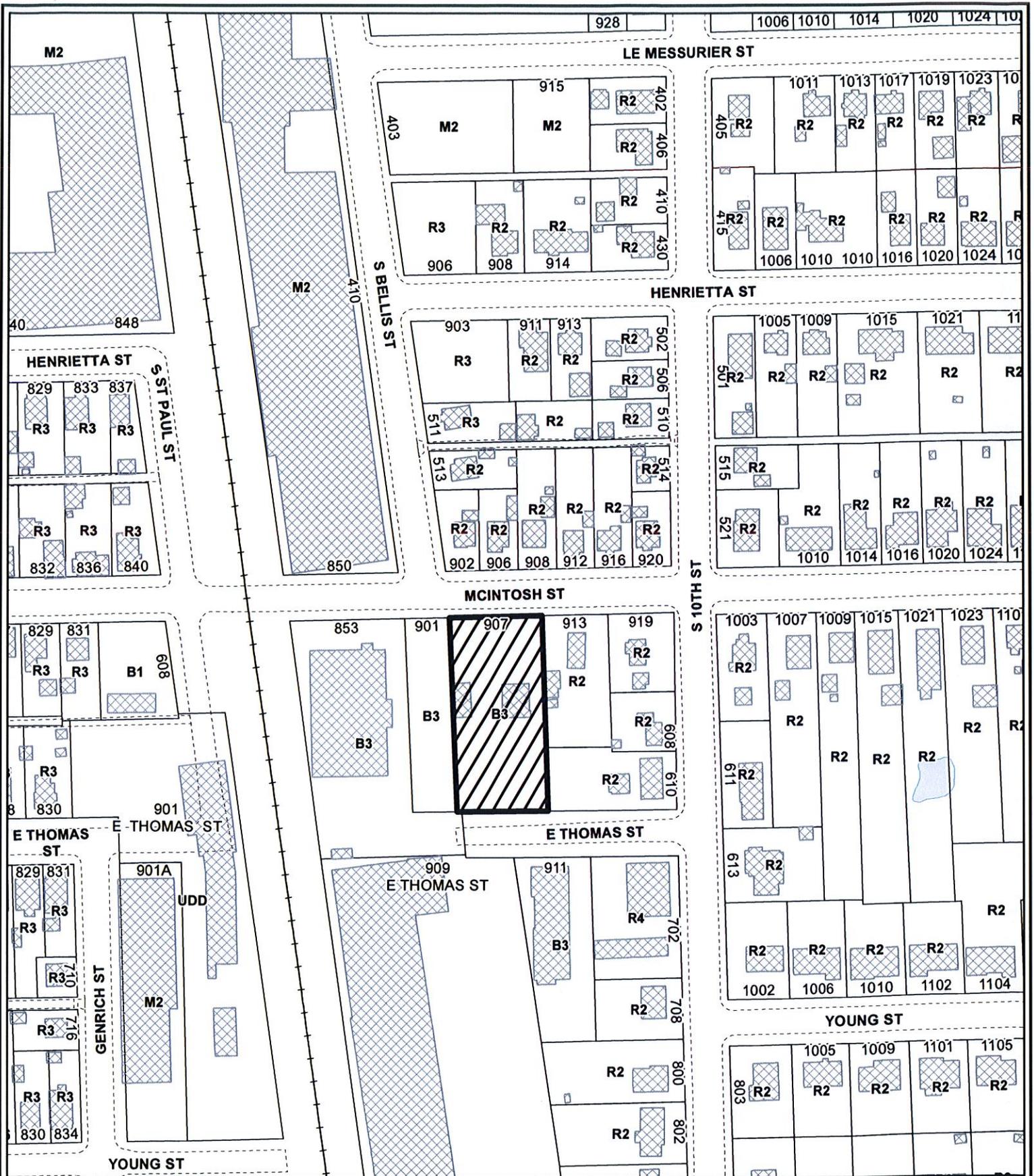
(Please see attached *Zoning Map*.)

## ANALYSIS

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

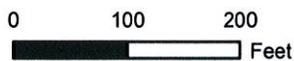
- (a) That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;*
- (b) That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity 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 parking area would be used for Oldcastle Building Envelope, which occupies buildings across Thomas Street to the south of the subject parcel. The eastern lot line of the parcel forms a border between an industrial/commercial area along the railroad tracks, and a residential neighborhood to the east. Screening would be required per normal zoning standards along the eastern property line of the subject parking lot because of the adjacent residential property. The City's Urban Design Standards suggest other design interventions that could minimize the negative impacts of the parking lot. Such considerations, to be discussed in more detail at the meeting, relate to pedestrian circulation, lighting, and landscaping.



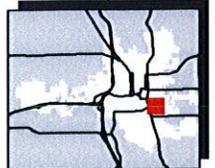
Map Date: January 4, 2016

City of Wausau  
Marathon County Wisconsin



-  Area of Interest
-  Building

Map Location







## **STAFF REPORT**

TO: City of Wausau Plan Commission  
FROM: Brad Lenz, City Planner  
DATE: January 8, 2016

### **GENERAL INFORMATION**

**APPLICANT:** Randall J. Schold, Metro Plains  
**LOCATION:** 1418 N. 1<sup>st</sup> Street  
**EXISTING ZONING:** M1, Limited Industrial District  
**REQUESTED ZONING:** UDD, Unified Development District  
**PURPOSE:** To approve the general development plan of a 29-unit multi-family development.  
**EXISTING LAND USE:** Vacant warehouse  
**SIZE OF PARCELS:** 1.15 acres  
**SURROUNDING ZONING AND LAND USE:**

North: UDD, Unified Development District; Multi-family residential.  
South: R3, Two Family Residence District; Vacant residential lot.  
East: R3; One and two family homes.  
West: UDD; Vacant commercial 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:

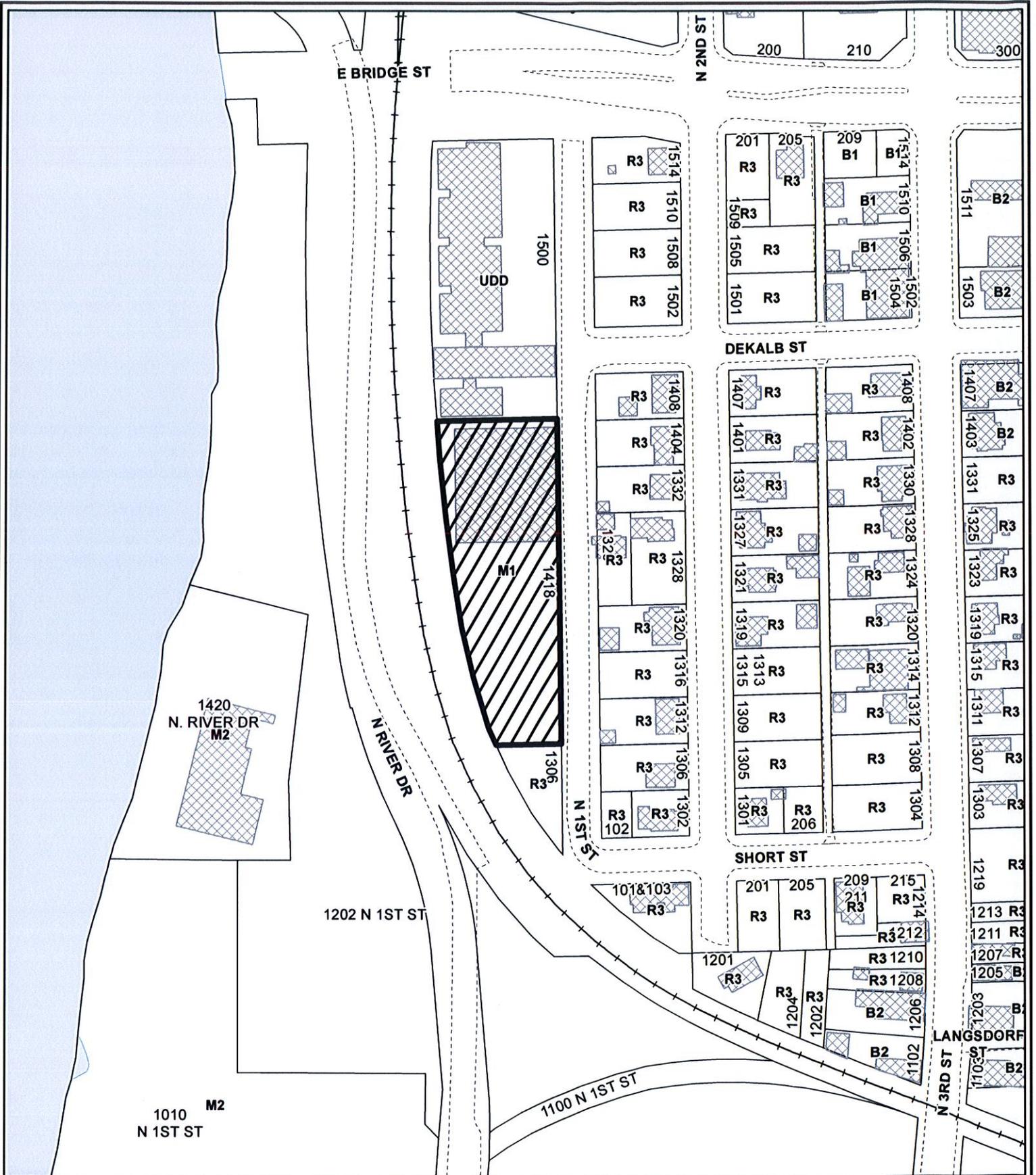
- a) *That the proposed development is consistent with the spirit and intent of these regulations, has been prepared with competent professional advice and guidance and produces significant benefits in terms of improved environmental design to justify the application of the unified development concept;*
- 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.*

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

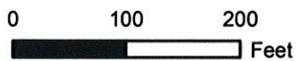
For the subject property, which is currently owned by the City, a Request For Proposals (RFP) was undertaken to find a new use for the building. The City selected this proposal from MetroPlains as the preferred option. Please see the attached description for more information about the project. The developers are currently seeking tax credits to help fund the project.

The property immediately to the north of the subject property was changed from industrial to UDD to allow for a residential development. Similarly, property to the west of the subject parcel was changed from industrial to UDD to allow for a mix of commercial and residential uses. Properties in this area, which are close to downtown and the riverfront, have been trending away from industrial uses of the past. The new zoning to allow for residential use would be more compatible with surrounding properties than the existing industrial zoning. Staff recommends approval of the general development plan as presented.



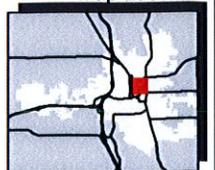
Map Date: January 4, 2016

**City of Wausau**  
Marathon County Wisconsin



- Area of Interest
- Building

**Map Location**



**Badger Lofts**  
**1418 N 1st Street**  
**Wausau, Wisconsin**

This development consists of the substantial rehabilitation of the Sav-O Supply building into 29 apartments. The project will be located south of E. Bridge Street with views of the river to the west. The area has been a focus of investment and redevelopment over the past few years. The apartments will be available to anyone meeting the income levels and will have a mix of one-, two-, and three-bedroom. It is our expectation that we will create a cohesive group within the building that will benefit surrounding community and the City's vision for the riverfront rehabilitation.

The building is a two-story structural clay tile infilled between steel beams and columns. Its pitched roof contains two large skylight bays running parallel to each other complimenting the exposed steel truss system running through. The building fronts 1<sup>st</sup> Street on the east elevation and the river on the west elevation. The exterior walls vary in condition, however the building is structurally in good condition.

The facility will be converted into fifteen one-bedroom, six two-bedroom, and eight three-bedroom apartments complete with combined living and dining areas, full kitchens, washer and dryers, bathrooms, bedrooms and closet/storage areas. The one-bedroom sizes are roughly 648 sqft, the two-bedroom sizes 1,296 sqft, and the three-bedroom sizes 1,296 sqft. We will provide apartment rental rates that are affordable to households with a wide range of incomes. Rents will be determined based upon location, number of bedroom/bathrooms, and size of units. The units will be evenly spread among income levels at 30%, 50%, 60% and unrestricted rents. The rents will not be subsidized, and tenants will undergo income and background checks for suitability.

The Sav-O Supply building was constructed in the 1920 circa, however, it is not listed on the National Register of Historic Places. Due to the history of the building, we are putting our best foot forward to qualify it as an historic piece to Wausau. If approved, this will result in all work meeting the requirements for the substantial rehabilitation of historic structures as defined by the National Park Service division of the Department of the Interior and the Wisconsin Historical Society. The substantial rehabilitation will maintain and enhance the existing external appearance of the building. This will be accomplished through retaining and restoring as much of the existing details, openings, window locations and entries as possible. A new elevator will be installed in the building to service all floors. The intent of the interior design will be to reflect the historic location and use of the interior spaces. The building will be designed for full accessibility to all units on all levels.

The interior unit construction will consist of new partition walls, doors, frames and cabinets. The entire building, in addition to restoring significant elements, will include new fixtures, flooring, electrical systems, mechanical systems, plumbing systems, roof, windows and finishes. The building will have community areas incorporated for the residents.

Public utilities, including water, sewer, gas and electricity, are currently present at the site. The substantial rehabilitation will upgrade or provide new utilities to service the facility and meet current codes. This substantial rehabilitation will be done according to all applicable codes and guidelines, including, but not limited to, local zoning codes, state building codes, and National Park Service preservation guidelines. In addition, the facility will meet life safety and handicap accessibility requirements. The building, once completed, will be new construction within the historic fabric in the community of Wausau, WI.



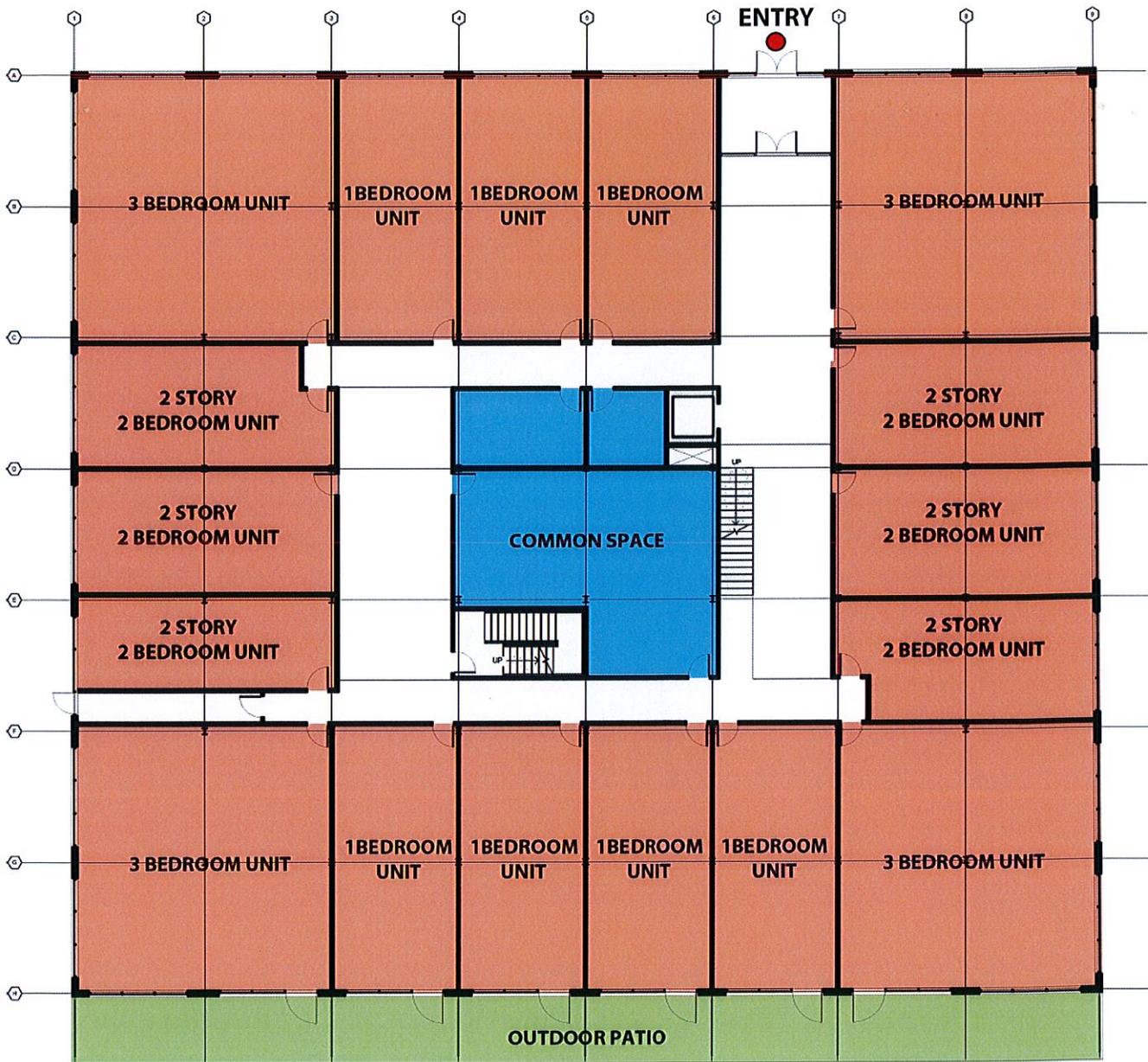
**SITE PLAN**

**MSR**

Architecture  
Interiors and  
Urban Design

**METRO** *Plains*

# FIRST STREET



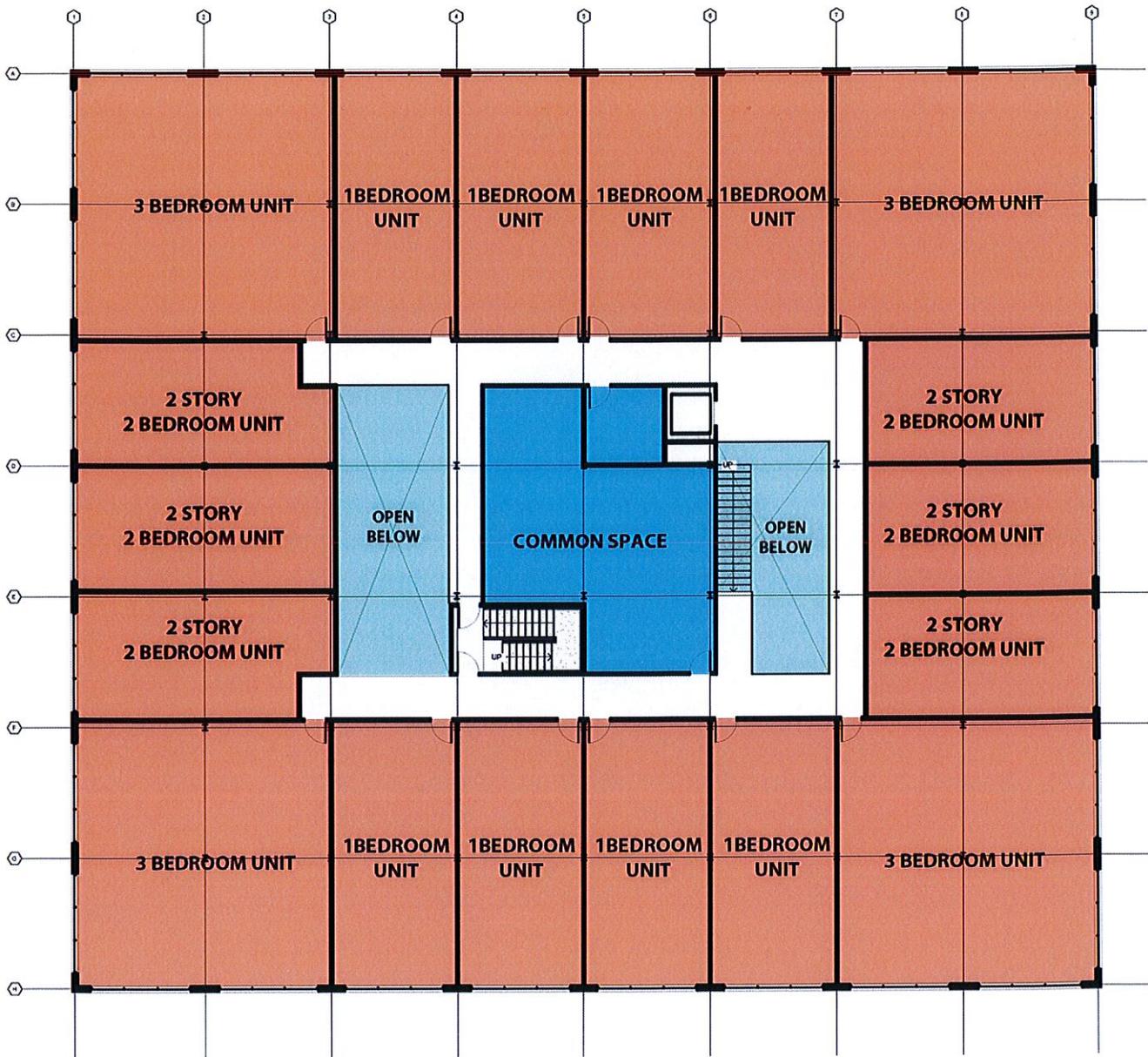
LEVEL 1 PLAN



MSR

Architecture  
Interiors and  
Urban Design

METRO Plains



**LEVEL 2 PLAN**

**MSR**

Architecture  
Interiors and  
Urban Design

METRO *Plains*



**STAFF REPORT**

TO: City of Wausau Plan Commission

FROM: Brad Lenz, City Planner

DATE: January 7, 2016

**GENERAL INFORMATION**

**APPLICANT:** John Donovan, S.C. Swiderski

**LOCATION:** 1424, 1431, and 1439 N. 12<sup>th</sup> Avenue

**EXISTING ZONING:** R4, General Residence District

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

**PURPOSE:** To approve the general development plan of a 44-unit multi-family development.

**EXISTING LAND USE:** Vacant

**SIZE OF PARCELS:** 5.4 acres total\*

**SURROUNDING ZONING AND LAND USE:**

North: B2, Community Service District; Vacant commercial land.

South: IR, Interchange Residential; Athletic fields for an educational institution.

East: R1, Single Family Residence District, and R4, General Residence District; Condominium and religious institution.

West: R2, Single Family Residence District; Single family homes.

(See attached Zoning Map)

\*The parcel currently has two different zoning classes – R4 and B2. The proposed rezoning is only for the R4 portion which lies approximately south of Artic Lane extended. This area is roughly 4.7 acres. The remaining area north of Artic Lane extended and just south of Merrill Avenue (roughly 0.7 acres) will remain zoned B2.

## ANALYSIS

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- 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.*

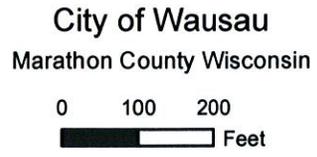
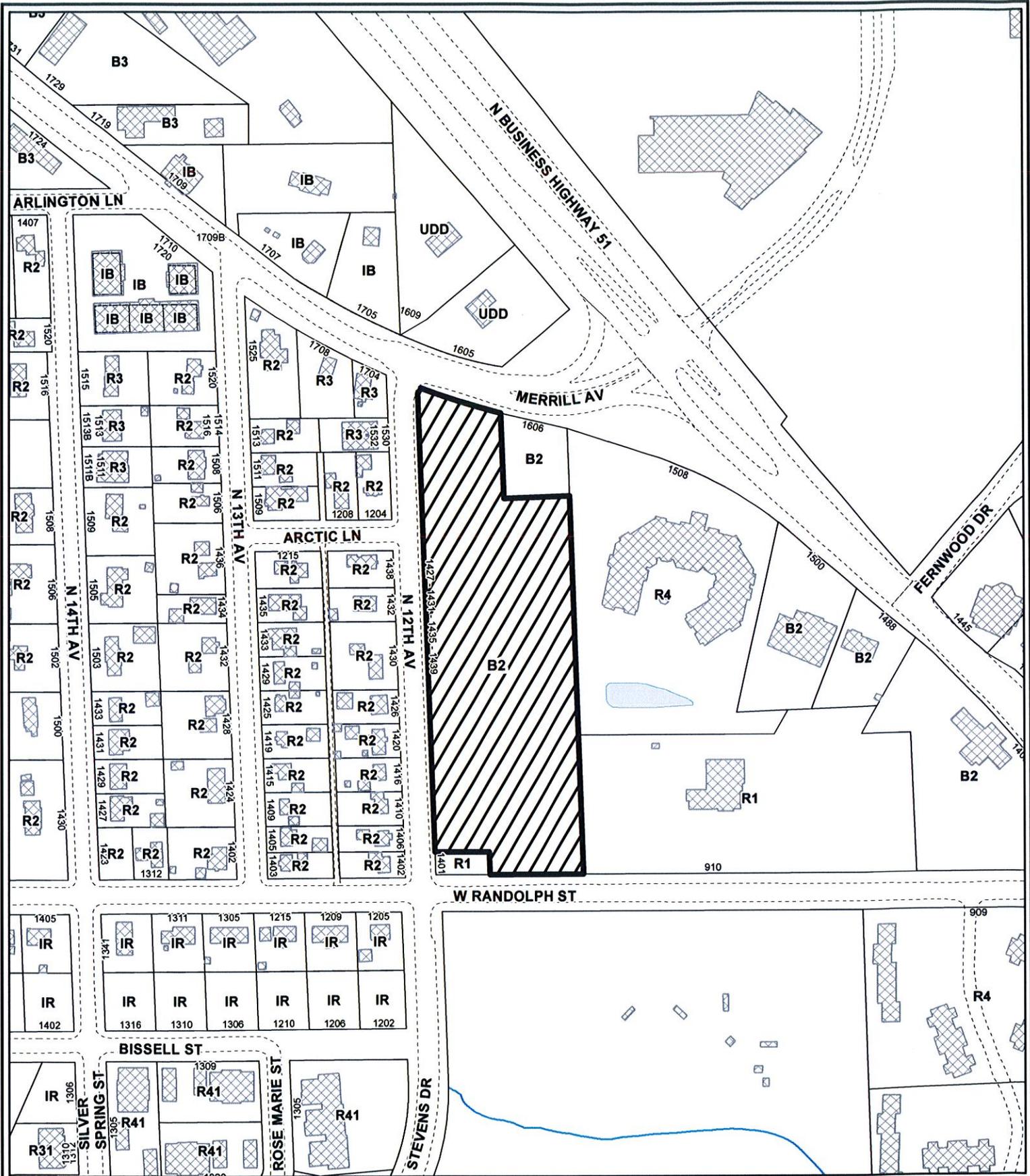
In addition to criteria for assessing unified development proposals, the plan commission shall also make a recommendation to change the zoning classification of particular property based upon the evidence presented in each of the following matters where applicable:

- (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;*
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- (d) The suitability of the property in question to the uses permitted under the existing zoning classification;*
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- (g) The nature and extent of the input received at the public hearing regarding the proposed zone change;*
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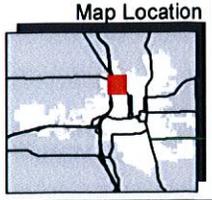
The subject property formerly housed several multi-family buildings. These buildings had fallen into disrepair and were eventually torn down. The City acquired the property and improved it with the hope of attracting future development.

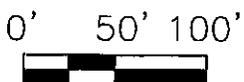
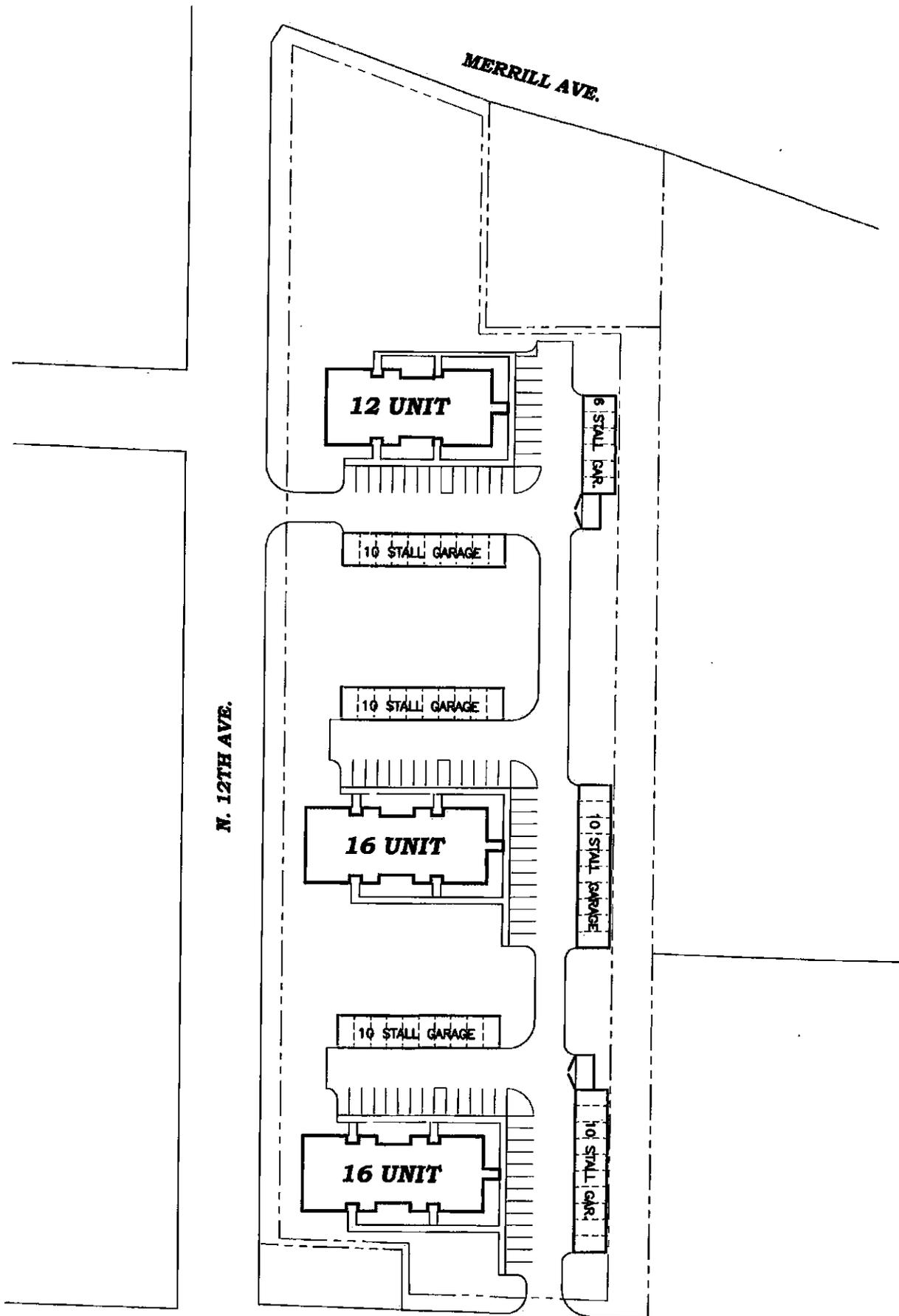
The current R4 zoning would allow multi-family units, but only in a single building. The proposed UDD zoning can allow multiple buildings on a single parcel, without the need to divide a parcel into smaller lots. The UDD zoning allows for coordinated site planning, to the benefit of the property overall. The general topography of the site would not change greatly from its current state. The higher-elevated portion of the site on the north end would remain commercially-zoned and undeveloped at this time, with the possibility for a smaller-scale commercial development.

Upon approval of the general plan, the petitioners would be required to provide more details in the form of a precise implementation plan (as defined by City ordinances). The precise plans would also be reviewed by Plan Commission and sent to the Common Council for final approval.



- Area of Interest
- Building





**WAUSAU - 12TH AVE.**

*Exhibit "A"*  
12/1/15

