

*** All present are expected to conduct themselves in accordance with our City's Core Values ***



OFFICIAL NOTICE AND AGENDA

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

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

Meeting of the: **PLAN COMMISSION OF THE CITY OF WAUSAU**
Date/Time: **Tuesday, March 21, 2017 at 5:00 pm.**
Location: **City Hall (407 Grant Street, Wausau WI 54403) - COUNCIL CHAMBERS**
Members: **Mielke (C), Lindman, Peckham, Gisselman, Bohlken, Zahrt, Brueggeman**

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

1. Approve the minutes of the February 21, 2017 meeting.
2. **PUBLIC HEARING:** Discussion and possible action on rezoning 9904, 9906, 9908, 9910, 9912, 9914 & 9916 from unzoned parcels to IP, Industrial Park District.
3. **PUBLIC HEARING:** Discussion and possible action on rezoning 2203 North 6th Street & 2215 North 6th Street from B1, Neighborhood Shopping District, and 2209 North 6th Street, 603, 611 & 613 East Union Avenue and 610 & 614 East Wausau Avenue from R3, Two Family Residence District, to UDD, Unified Development District and approve the General Development Plan to allow for a convenience store with a fueling canopy. (Kwik Trip)
4. **PUBLIC HEARING:** Discussion and possible action on rezoning 1204 West Bridge Street from IR, Interchange Residence District, to UDD, Unified Development District and approving the General Development Plan at 1140 & 1240 West Bridge Street to allow for a convenience store with a fueling canopy, attached car wash and proposed retail multiple tenant building. (Kwik Trip)
5. Discussion and possible action on review of subdivision final plat for Royal Ridge Estates and Royal View Estates.
6. Discussion and possible action on approval of the City of Wausau Comprehensive Plan.
7. Next meeting date and future agenda items for consideration.

Adjournment

Mayor Rober B. Mielke - Committee Chairperson

This Notice was posted at City Hall and faxed to the Daily Herald newsroom on 3/16/2017 @ 2:00 p.m. Questions regarding this agenda may be directed to the Planning Department at (715) 261-6760.

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids & services. For information or to request this service, contact the Planning Department at 407 Grant Street, Wausau, WI 54403 or (715) 261-6760.

Distribution List: City Website, Media, Committee Members, Council Members, Assessor, Attorney, City Clerk, Community Development, Finance, Metro Ride, Human Resources, Police Department, Hebert, Lenz, DeSantis, Parks Department, County Planning, Kwik Trip

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, February 21, 2017, at 5:00 p.m. in the Board Room of Wausau City Hall.

Members Present: Mayor Mielke, Gisselman, Peckham, Lindman, Brueggeman, Bohlken, Zahrt

Others Present: Lenz, Hartjes, Mortensen, Hoppe, Jensen, Jasper, Macdonald, Groat, Schock, Solheim

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

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

Approve the minutes of the January 17, 2017 meeting.

Brueggeman motioned to approve the minutes of the January 17, 2017 meeting. Bohlken seconded. The motion carried unanimously 7-0.

PUBLIC HEARING: Discussion and possible action on rezoning 2401 North Third Street from M1, Limited Industrial District, to B2, Community Service District.

Mayor Mielke closed the public hearing.

Lenz said that the Samuels Group, with Mr. Macdonald, is looking to rezone 2401 North Third Street, which is adjacent to Athletic Park. The building would be converted to office space to be associated with the Wausau Woodchucks. The lot is currently zoned M1 which does not allow for the office type use. The property is between M2 and residential areas. B2 zoning would be more restrictive than M1 and would serve as a buffer zone. The trend in the area is going to commercial zoning. The ballpark is zoned industrial, but is not that type of use. Staff recommends approval.

Brueggeman motioned to rezone 2401 North Third Street from M1, Limited Industrial District, to B2, Community Service District. Bohlken seconded, and the motion carried unanimously 7-0. This item will go to Common Council on February 28, 2017.

PUBLIC HEARING: Consideration of Proposed Amendment of Boundaries and Project Plan for Tax Incremental District Number Six.

Mayor Mielke closed the public hearing.

Lenz said Tax Incremental District Number Six if being amended. In order to amend a TID, Plan Commission needs to hold a public hearing. The Joint Review Board, which is composed of the city, county, school district, and technical college, has met once and will meet once more to approve the plan. The Economic Development Committee and Finance Committee have already reviewed and recommended the plan. This amendment adds one parcel into the boundary. This will help with Liberty Mutual's new development. The resolution is included in the packet.

Peckham said that some of the planned uses for the increment will be for the reconstruction of 1st Avenue at a cost of \$1.88 million. Peckham asked if it would be the increment for this parcel that is paying for the project or the whole tax increment district. Lenz said that it would be the increment from the whole district and showed a map of the overall district.

Zahrt motioned to approve "Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment of Tax Incremental District Number Six, City of Wausau, Wisconsin." Brueggeman seconded, and the motion carried unanimously 7-0.

Consideration of "Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment of Tax Incremental District Number Six, City of Wausau, Wisconsin".

This item was discussed under the previous item.

Zahrt motioned to approve "Resolution Designating Proposed Amended Boundaries and Approving a

Project Plan Amendment of Tax Incremental District Number Six, City of Wausau, Wisconsin.” Brueggeman seconded, and the motion carried unanimously 7-0. This item will go to Common Council on February 28, 2017.

Discussion and possible action on amending the Precise Implementation Plan at 916/918/924/940 South 17th Avenue to allow for signage, in a UDD, Unified Development District.

Lenz said that the zoning for this property was amended a couple months ago for Health in Motion to begin construction. At that time, the signage was still up in the air. Plan Commission and Common Council approved the plans without the signage. The sign package is now included in the packet. Staff reviewed other signage in the area and staff found that the monument signs in the area are 7-10’ in height – the proposed sign is 9’. Some businesses had signs on the buildings, while others did not. The signage proposed for the building is similar to lettering in the area. Staff feels that the signage is consistent with the businesses in the area. Lenz showed the commission the site plan of where the signs would be placed. Lenz said previous plans had shown another building on the property with a continuous driveway where the sign would be located.

Ben Solheim said that the site plan that is shown is the original site plan. The building has been extended by 15’. The additional building may be developed at some time, but it is not planned yet. With the drainage change, the entrance on the north side is going to be abandoned and a different existing cutout will be used. A green space will be located around the monument.

Peckham asked Solheim if he owned the property to the north. Solheim answered yes and said that at one time it was four residential lots. Peckham said that no one will have an issue with the signage or lighting. Solheim said that is correct and they own everything from the corner of Rosecrans Street to the lot line of Time Federal. Lenz said that they may need to work around the signage for any future expansion. Solheim said that it will not get in the way. This is potentially a multi-tenant sign for the lot and the signage placed at the center of the property would be best. Solheim said that the site plan is deceiving because it shows the building at 60’, instead of the corrected 75’. Gisselman said that the sign will be just north of the building. Solheim said that it is correct.

Brueggeman motioned to amend the Precise Implementation Plan at 916/918/924/940 South 17th Avenue to allow for signage, in a UDD, Unified Development District. Peckham seconded, and the motion carried unanimously 7-0. This item will go to Common Council on March 14, 2017.

Discussion and possible action on amending the Precise Implementation Plan at 1418 North First Street, in a UDD, Unified Development District.

Lenz said that this is the Sav-O Supply building, future Atrium Lofts. The plan is being modified slightly. The dumpster location is the main change. The location was previously located at the back of the site. A wall of gas meters is also being proposed between the building and driveway. There is a concrete pad for a transformer in the island. The overall parking lot has not changed, items are just being relocated. Details of the trash and recycling corral are located on the second page of the packet. The dumpster will be enclosed with a masonry wall. There will be signage on the east side of the masonry wall.

Marijean Hoppe said that she wanted to make sure that this gets reviewed by the commission since the dumpsters will be moved to the front of the parcel and that a sign would be added.

Gisselman asked how many parking spaces there will be. Hoppe answered that there are 50 parking spaces and that number is unchanged. Hoppe said that they did not want the same issues of Trolley Quarter Flats and wanted to have more parking than is required by the code. Peckham asked why the trash and recycling area was moved. Hoppe answered that the trash and recycling area was moved to allow for the signage. Lindman asked if the block will be a flat block. Hoppe said that at one time it was proposed to be a brick, but was changed to block. Lindman asked if it could be a split face. Hoppe said that it could be requested.

Lindman motioned to amend the Precise Implementation Plan at 1418 North First Street. Peckham

seconded, and the motion carried unanimously 7-0.

Peckham said that the triangle area is the parcel that was just given and asked if a gazebo would be constructed. This was confirmed. Hoppe said that she wasn't sure if it would go in immediately or later on. There will be a trail that will go along the right-of-way so people wouldn't need to travel through the parking lot to get to the gazebo. Gisselman asked what the land between the existing fence and the walkway will be. Hoppe and the commission discussed the railroad right-of-way area.

This item will go to Common Council on March 14, 2017.

Discuss the Business Campus Master Plan.

Lenz said that the Business Campus Master Plan is included in the packet and it is a preliminary plan. The property was acquired for an expansion of the business campus. There is a lot of planning in order to bring development into the area. The utilities will need to be extended and an access road will need to be put in. The wetlands and natural features of the area will be preserved. The plan has been shown to a few different committees and has received good feedback. The zoning of this area will need to be established and this would be a good time to do that.

Mayor Mielke said that there was an open house to present the plan prior to this meeting and most of the members were in attendance and said that it is a great plan.

Peckham asked Lenz what the change was in the road from the Economic Development Committee meeting to now. The path was originally shown as a sidewalk, but has been changed to 8'-10' path. Lenz said that it will be an 8' multi-use path. Trees will be located on the inside of the right-of-way; trees had been previously shown on the outside of the right-of-way. There are a lot of wetlands that need to be navigated around. The utilities will come from 84th Avenue, but development will probably move west to east. It is a heavily wooded area with elevation changes. The utilities will follow the street route. Peckham asked if the utilities would run through the west section and if the road would be built later. This was confirmed. Lenz said there are different options for roads on the west side and it will be done in phases.

Discussion and Authorization of Public Hearing for Zoning of Business Campus.

Lenz said that the zoning of the current business campus is mainly Industrial Park District, but there are some Unified Development Districts and industrial zoning districts. Industrial Park zoning would be appropriate. The city bought the property with the intent of extending the business campus. The zoning could be changed at a later time to suite a specific need. If nothing is done with the zoning, it will be residentially zoned, which was not the original purpose.

Gisselman said that there is a vision for this property and asked what else could be happening besides light manufacturing. Lenz said that it was purchased for commercial and industrial development, but there are a lot of different types. This is a unique area and we probably do not want it to look like the average industrial park. Brueggeman said that this would be the starting point. Lenz said that is correct. There are Unified Development Districts in the existing business campus. Gisselman asked if the lots being shown will be rezoned or the entire property. Lenz said that every parcel should have an underlying zoning, even if some of it is used as green space. Gisselman asked if the same rules would remain as the existing business campus. Schock answered yes. Lenz said that the city owns the land and that is an added level of control, through developer agreements.

Brueggeman motioned to authorize the public hearing for a zoning change of the business campus. Zahrt seconded, and the motion carried unanimously 7-0.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for Tuesday, March 21, 2017.

Adjournment

Peckham motioned to adjourn, seconded by Zahrt. Motion carried unanimously 7-0 and the meeting adjourned at 5:40 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on March 21, 2017.



Memorandum

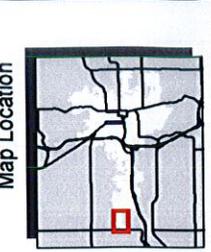
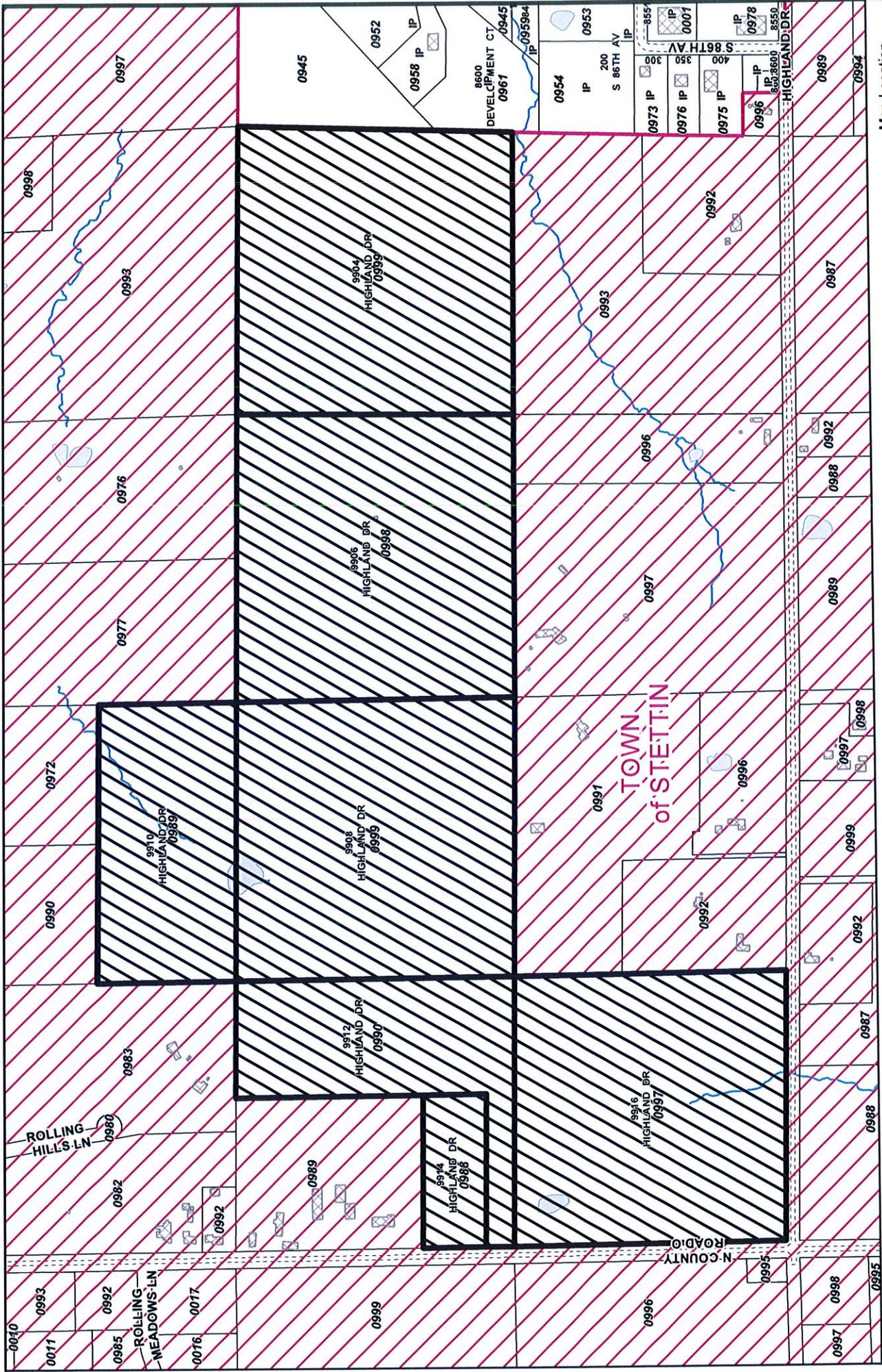
From: Brad Lenz
To: Plan Commission
Date: March 14, 2017
Subject: Staff report for Business Campus zoning

At last month's meeting, staff introduced the Business Campus master plan being developed for the property east of County Road O and north of Highland Drive. A public hearing was authorized by plan commission to establish the zoning for this land, which was annexed into the City upon its purchase. If zoning is not established for recently annexed territory, it acquires R1 (Single Family Residence) zoning, according to Wausau Municipal Code 23.04.040.

The intent of purchasing the land was to provide growing room for the Business Campus. The majority of the zoning in the Business Campus is IP (Industrial Park) zoning. Depending on how the limits of the Business Campus are defined, some parcels also have M1 (Limited Industrial) and M2 (General Industrial) zoning. The proposed IP zoning would allow similar uses as the M1 district, but be more restrictive than M2, which is the city's most lenient zoning district. Wausau Municipal Code 23.44.010 states the following purpose for the IP district:

"The IP industrial park district is designed to provide a protective zone for a park-like development of manufacturing and related convenient or necessary activities that contribute substantially to the employment opportunities available in the community. These regulations have been established so as to provide a healthful operating environment for industries that do not create appreciable nuisances or hazards; for the protection of industry from the encroachment of commercial and residential uses adverse to the operation and expansion of such industry; and to protect industries within the district from the hazards, nuisances and adverse effect of other incompatible industries."

Future rezoning requests can always be made when projects come forward. UDD (Unified Development District) zoning has been used in the Business Campus on a few properties. Similarly, conditional use permits may be required for some projects with the underlying IP zoning district. Staff feels that establishing the zoning as IP is most appropriate for the subject parcels, particularly over the "default" zoning of R1, understanding that future projects may require subsequent zoning approvals.



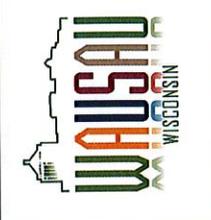
Map Location

- Area of Interest
- Building
- Surrounding Municipality

City of Wausau
Marathon County Wisconsin

0 500 1,000 Feet

Map Date: March 6, 2017





STAFF REPORT

TO: City of Wausau Plan Commission
FROM: Brad Lenz, City Planner
DATE: March 14, 2017

GENERAL INFORMATION

APPLICANT: Jeff Osgood, Kwik Trip, Inc.

LOCATION: Multiple parcels at the Northeast corner of Wausau Avenue and 6th Street

EXISTING ZONING: B1, Neighborhood Shopping District, and R3, Two Family Residence District

REQUESTED ZONING: UDD, Unified Development District

PURPOSE: Approve general development plan and precise implementation plan for convenience store with fueling facility

EXISTING LAND USE: Existing convenience store and vacant lots

SIZE OF PARCELS: 1.4 acres total

SURROUNDING ZONING AND LAND USE:

North: B1 and R3. Single-family homes.
South: B3 (General Commercial District) and R3.
Service garage, and single family homes.
East: R3. Single- and two-family homes.
West: B1. Service garage, retail store and single-family home

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:

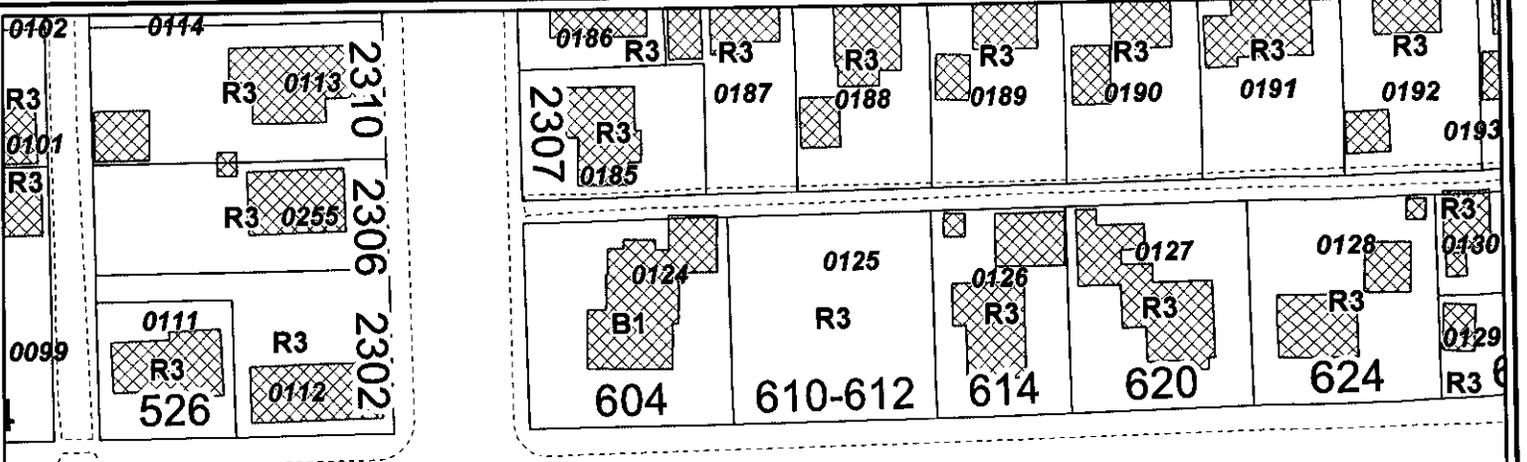
- (a) Existing use of property within the general area of the property in question and the effect the proposed rezoning is likely to have on these land uses;*
- (b) The compatibility of the land uses which would be permitted by the zone change with the existing or planned land uses within the general 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 are seeking general and precise plan approval to replace the existing Kwik Trip Store. The new store and gas canopy would expand into several neighboring properties. The alley currently running through the proposed site is proposed to be vacated.

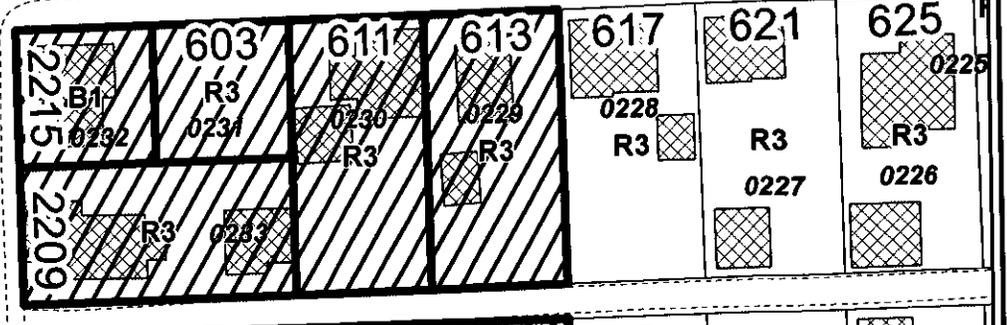
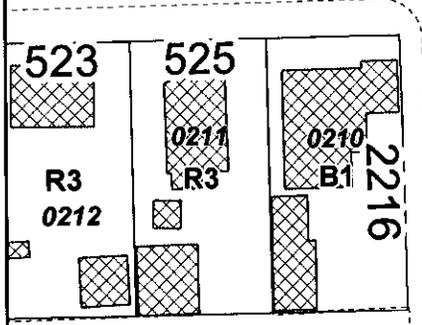
As mentioned in previous staff reports, the zoning and land use decision mainly boils down to the issue of compatibility of the proposed project to the area in which it is to be located. The UDD zoning allows the City control over aspects of the development that can make it more compatible with surrounding properties.

For a Kwik Trip store in a similar setting on Kent Street, the City controlled a number of factors that reduced the impact of the store on nearby residential properties. First, access to a predominantly residential street was not allowed. Second, illuminated signage facing residential property was limited. Third, privacy fencing was installed along the property lines adjacent to residential parcels. Fourth, landscaping was installed around the perimeter of the property to further buffer the site from surrounding properties. The current site plan shows similar features, and staff would recommend applying the same conditions as the Kent Street store.

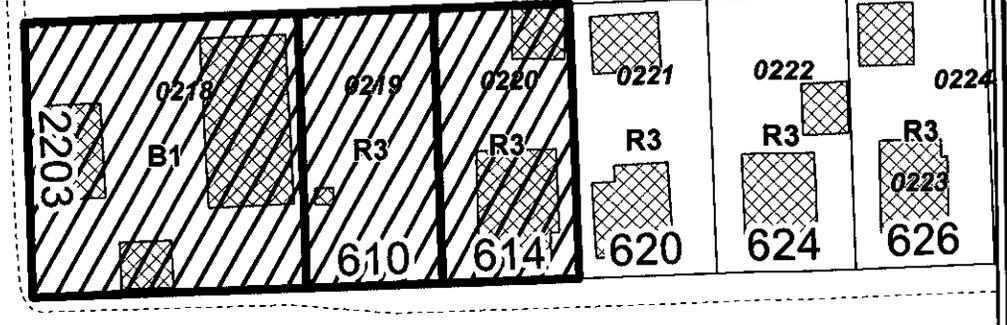
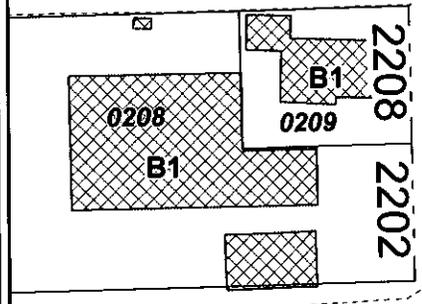
Further analysis can be provided by city staff at the meeting and in response to input received at the public hearing.



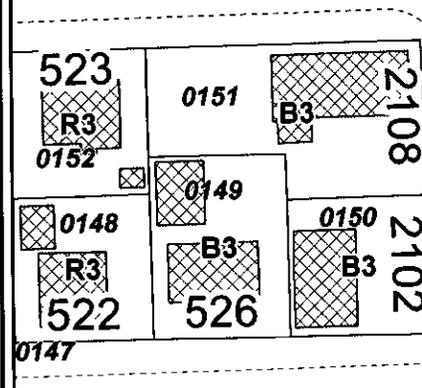
E UNION AV



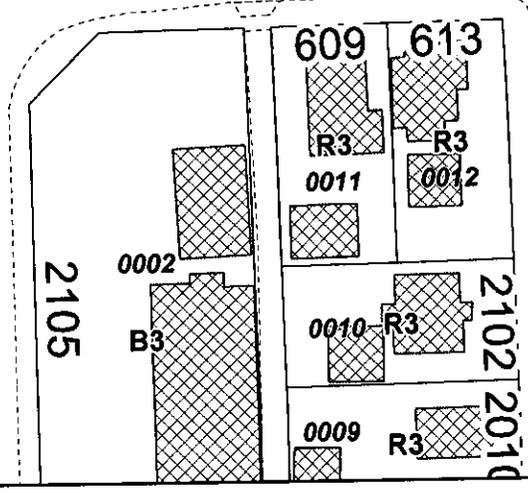
JSH19 N



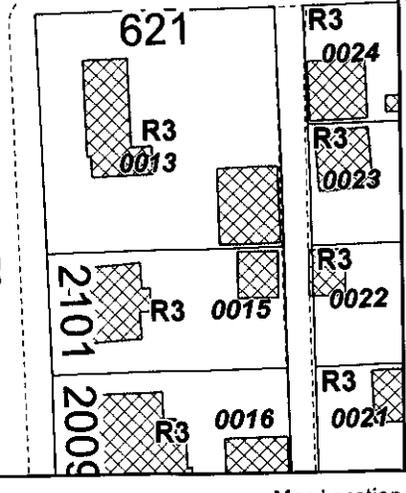
E WAUSAU AV



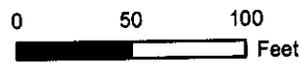
MOBILE AV



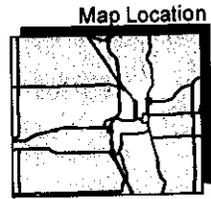
CENTER ST



City of Wausau
Marathon County Wisconsin



- Area of Interest
- Building



Map Date: March 6, 2017



STAFF REPORT

TO: City of Wausau Plan Commission
FROM: Brad Lenz, City Planner
DATE: March 14, 2017

GENERAL INFORMATION

APPLICANT: Jeff Osgood, Kwik Trip, Inc.
LOCATION: 1140 and 1204 West Bridge Street
EXISTING ZONING: IR, Interchange Residence District, and UDD, Unified Development District
REQUESTED ZONING: UDD, Unified Development District
PURPOSE: Approve general development plan and precise implementation plan at 1204 W. Bridge Street to allow for convenience store with fueling facility and single bay carwash.
Approve general development plan at 1140 W. Bridge Street to allow for a multiple tenant retail building.

EXISTING LAND USE: Vacant lot and multi-family dwelling

SIZE OF PARCELS: 3.47 acres total

SURROUNDING ZONING AND LAND USE:

North: R3, Two Family Residence District, and R2. Two-family homes and an educational institution.
South: R2. Single family homes.
East: R2. Educational institution.
West: UDD. Mixed commercial building.
IR. Religious institution.

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 are seeking general and precise plan approval for the Kwik Trip Store, but only general plan approval for the commercial building at 1140 W. Bridge Street. The petitioners attempted in 2014 to rezone the corner parcel (1204 W. Bridge Street) to a UDD for a Kwik Trip store. That proposal was denied by the City. The current plan is similar to the previous plan, but

adds an additional property (1140 W. Bridge Street) into the UDD for a proposed multi-tenant retail building.

From strictly a zoning and land use perspective, the standards for rezoning (listed above) mainly deal with the compatibility of the proposed project within the area in which it is to be located. The UDD zoning allows the City control over aspects of the development that can make it more compatible with surrounding properties. Some elements of the current site plan that are intended to reduce impact to surrounding properties include: heavy landscaping around the perimeter of the property; a privacy fence along the north side; and low-level lighting. Whether these and other elements are enough to make the development “compatible” with surrounding properties is at the heart of the rezoning decision.

A rezoning consideration, as mentioned in the standards above, shall be based on the City’s comprehensive plan. Besides the issues of compatibility addressed above, another consideration from the comp plan is expanding the city’s tax base. The proposed project would bring an increase in taxable value to currently vacant and underutilized properties.

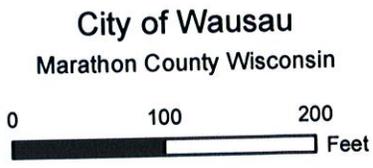
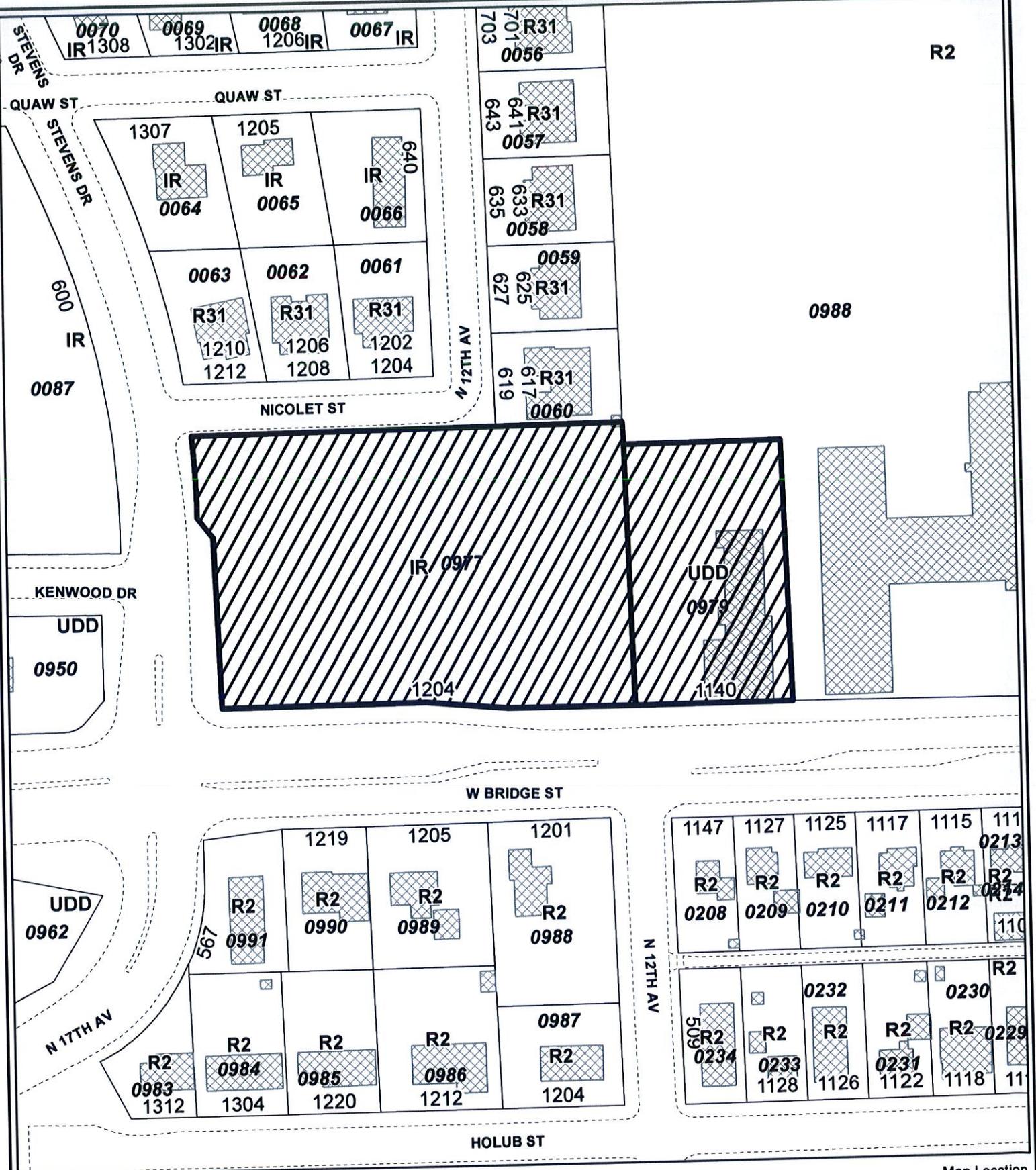
New development projects often bring concerns over traffic congestion and safety. In general, long-term planning of streets already takes into consideration projected traffic increases over a number of years. Individual development projects, unless they are regional attractions, such as stadiums/arenas, school campuses, regional parks, major shopping destinations, etc. should not require the rebuilding of city streets or intersections.

In the case of Bridge Street, it is an arterial street that already sees a fair amount of traffic. Its design as a four-lane divided street with turn lanes and signalized intersections, was intended to handle heavy traffic volumes. The main entrance into the Kwik Trip store would be a driveway at 12th Avenue. This driveway location would already contain a left turn lane for eastbound traffic on Bridge Street. A secondary driveway is proposed on the west side of the property to line up with Kenwood Drive. This location is sufficient to provide stacking for a number of cars on southbound Stevens Drive. The turn lanes on northbound 12th Avenue (south of Bridge Street) would need to be restriped to allow a straight-ahead movement.

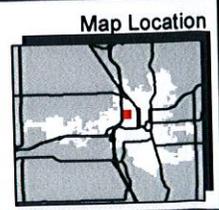
Traffic counts from the Wisconsin Department of Transportation show that the AADT (annual average daily traffic) on Bridge Street in front of the proposed store was 20,600 in 2010. This number decreased to 18,200 in 2013, and decreased again to an estimated 17,500 in 2016. (Each of these estimates is approximately 1,000 less than the AADT on Stewart Avenue near 12th Avenue.)

Crash data at the 17th Avenue and Bridge Street intersection were examined by the Police Department when the store was initially proposed in 2014. The data from 2012 indicated a total of nine (9) crashes occurred at this intersection in 2012. This was outside the top 10 intersections in terms of highest number of crashes in the city, with two intersections having over 30 crashes that year.

Further analysis can be provided by city staff at the meeting and in response to input received at the public hearing.



- Area of Interest
- Building





MEMO

TO: Members of City Plan Commission
FROM: Brad Lenz, City Planner
DATE: November 10, 2016
SUBJECT: Extraterritorial Review of Royal Ridge Estates and Royal View Estates

Included in the packet are plats for two proposed subdivisions located in the town of Rib Mountain. Title 21 of the Wausau Municipal Code gives the City the ability to review subdivisions in unincorporated areas of Marathon County within three miles of the city. The nearer of the two proposed subdivisions lies approximately two miles from the corporate boundaries of the city of Wausau. Also, the subdivisions are located on the south side of Rib Mountain, so there are no impacts expected to the city of Wausau. In cases where subdivisions are located adjacent to or near the city limits, the City may wish to examine impacts to stormwater management, streets, utilities, or other public facilities.



January 25, 2017

City of Wausau
Attn: Brad Lenz
City of Wausau Planner
407 Grant Street
Wausau, WI 54403

Subject:

Submission of Royal Ridge Estates and Royal View Estates Final Plats

Dear Brad:

We are submitting the enclosed Final Plats of Royal View Estates and Royal Ridge Estates on behalf of Royalty Homes for extraterritorial review and approval at the February 21, 2017 City of Wausau Planning Commission meeting and the February 28, 2017 City of Wausau City Council meetings. The enclosure includes the following materials:

- Preliminary Plat of Royal Ridge Estates – 3 copies
- Preliminary Plat of Royal View Estates – 3 copies

Our team looks forward to working with the City of Wausau towards the successful completion of these projects.

Sincerely,
REI Engineering, Inc.

Tom Radenz, PLS

cc: Royalty Homes, Bill Shnowske, P.O. Box 8, Wausau, WI 54402

enclosures



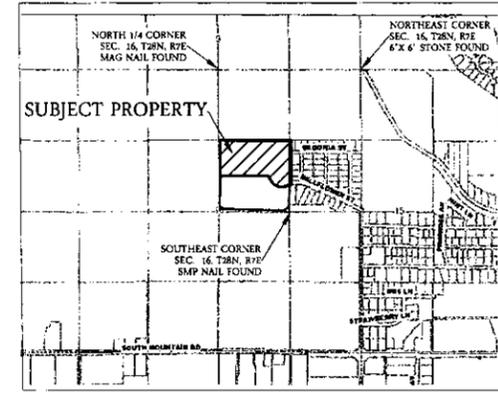
RESPONSIVE. EFFICIENT. INNOVATIVE.

4080 N. 20th Avenue Wausau, WI 54401
715-675-9784 REIengineering.com

COUNTY PLAT OF ROYAL RIDGE ESTATES

A SUBDIVISION PLAT OF PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.

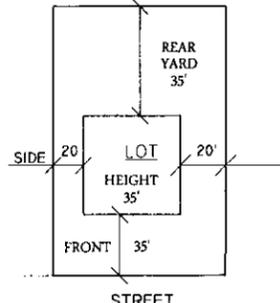
LOCATION MAP
SCALE: 1"=1500'



SURVYOR'S CERTIFICATE
 I, JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S 2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT I HAVE SURVEYED, DIVIDED AND MAPPED PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, IN SECTION 16, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 16, THENCE SOUTH 89°54'31" EAST, COINCIDENT WITH THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 16, 1320.04 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE POINT OF BEGINNING; THENCE NORTH 89°54'31" EAST, COINCIDENT WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 1320.04 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST CORNER OF SOUTH MOUNTAIN ESTATES, RECORDED IN PLAT CABINET OF PLATS IN ENVELOPE 144 AND 158, AS DOCUMENT NUMBER 8338, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, THENCE SOUTH 89°11'47" EAST, COINCIDENT WITH THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE WEST LINE OF SAID SOUTH MOUNTAIN ESTATES, 819.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, THENCE 18.13 FEET COINCIDENT WITH THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 181.90 FEET, A CENTRAL ANGLE OF 89°09'40" AND A CHORD THAT BEARS SOUTH 70°44'45" WEST FOR A DISTANCE OF 75.47 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, THENCE 192.83 FEET COINCIDENT WITH THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 233.90 FEET, A CENTRAL ANGLE OF 89°09'40" AND A CHORD THAT BEARS NORTH 17°18'48" WEST FOR 203.14 FEET, THENCE NORTH 28°18'48" WEST, 72.24 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THENCE SOUTH 89°54'31" WEST, COINCIDENT WITH SAID SOUTH LINE OF THE NORTH 1/2 OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 899.72 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THENCE NORTH 09°21'27" WEST, COINCIDENT WITH SAID NORTH-SOUTH 1/4 LINE OF SAID SECTION 16, 460.31 FEET TO SAID NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 928,079 SQUARE FEET OR 21.253 ACRES, MORE OR LESS.
 SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAYS OF RECORD.
 THAT I HAVE MADE THIS SURVEY AND MAP THEREOF AT THE DIRECTION OF ROYALTY HOMES, AGENT OF SAID PARCEL.
 THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHT-OF-WAYS OF RECORD.
 THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, WISCONSIN ADMINISTRATIVE CODE A 10 AND THE SUBDIVISION REGULATIONS OF THE TOWN OF RIB MOUNTAIN, CITY OF WAUSAU AND MARATHON COUNTY.
 THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCEL, AND OF THE DIVISION THEREOF MADE.
 DATED THIS _____ DAY OF _____, 2016.

GENERAL NOTES:
 1. ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE I, SECTION 1, OF THE STATE CONSTITUTION.
 2. THE WATER'S EDGE IS AS SHOWN ON THE MAP. THE APPROXIMATE ORDINARY HIGH WATER MARK IS THE SAME AS THE WATER'S EDGE LINE AS SHOWN ON THIS PLAT AND IS FOR REFERENCE ONLY.
 3. WETLANDS DELINEATED BY CENTRAL WISCONSIN ENGINEERS (CWE) IN 2014.
 4. MARATHON COUNTY, CITY OF WAUSAU AND THE TOWN OF RIB MOUNTAIN ZONING AND LAND DIVISION ORDINANCES APPLY TO THIS SUBDIVISION.
 5. ELEVATIONS ARE REFERRED TO THE NAVD 88 DATUM AND ESTABLISHED BY THE WISCONSIN NETWORK AND SUPPLEMENTED WITH MARATHON COUNTY LIDAR DATA.
 6. TOTAL AREA OF PRELIMINARY PLAT IS 928,079 SQUARE FEET OR 21.253 ACRES, MORE OR LESS.
 7. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD83 (2011) DATUM, AND ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 7 EAST, MEASURED TO BEAR SOUTH 89°54'31" EAST.
 8. SMALLEST LOT - 64,813 SQUARE FEET, AVERAGE LOT - 106,725 SQUARE FEET, LARGEST LOT - 232,754 SQUARE FEET.



INDEXER:
 JEL ENGINEERING
 724 ROYAL RIDGE DR
 400 N. 20TH AVENUE
 WAUSAU, WISCONSIN 54980
 715-879-9184

DEVELOPER:
 ROYALTY HOMES
 HILL BROWNSVILLE
 P.O. BOX 8
 WAUSAU, WISCONSIN 54982
 715-871-8022

SURVEYOR:
 JEL ENGINEERING
 JOSHUA W. PRENTICE, PLS
 400 N. 20TH AVENUE
 WAUSAU, WISCONSIN 54980
 715-879-9184

OWNER:
 MARSH AND MARSH HALL
 286 SOUTH MOUNTAIN ESTATES
 WAUSAU, WISCONSIN 54981

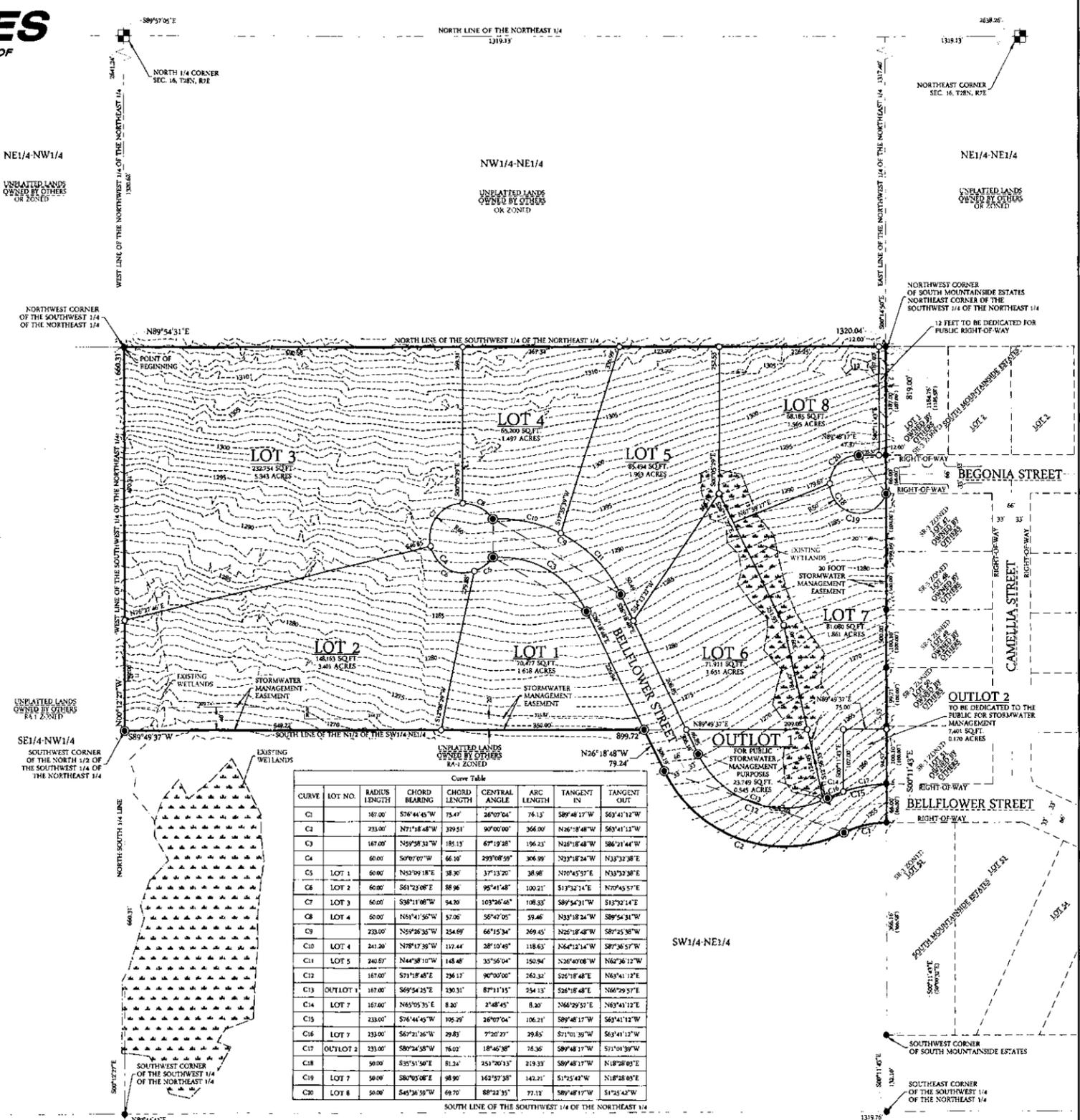
LEGEND
 ○ 1-1/4 IN. O.D. x 18" IRON PIPE WEIGHING 1.68 LBS./LIN. FT. SET
 ● 1-1/2 IN. x 18" BAR WEIGHING 4.303 LBS./LIN. FT. SET
 ● FOUND 1 1/4" O.D. IRON PIPE UNLESS NOTED
 (126) - RECORDED BEARING/LENGTH
 (126.00) - MEASURED BEARING/LENGTH
 [Hatched Area] - EXISTING WETLANDS



FROM SECTION 17.093 OF THE TOWN OF RIB MOUNTAIN ZONING CODE
 ER-1 ZONING
 40,000 SQUARE FEET MINIMUM

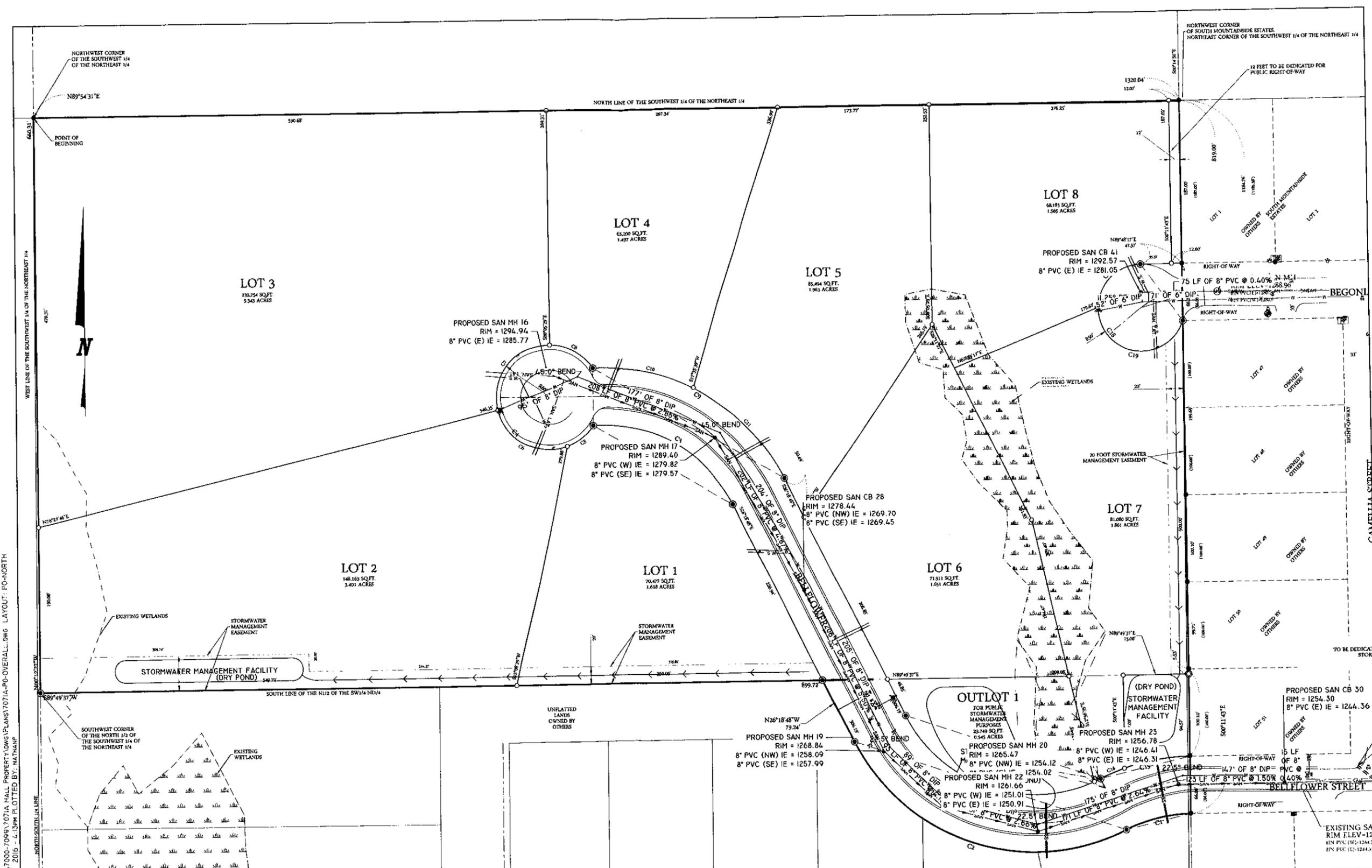
REI Engineering, INC. 2016-10-08
 JEL ENGINEERING, INC. 2016-10-08
 JOSHUA W. PRENTICE, PLS
 400 N. 20TH AVENUE
 WAUSAU, WISCONSIN 54980
 715-879-9184

RECEIVED
 NOV 08 2016
 CITY OF WAUSAU
 CITY CLERK



CURVE	LOT NO.	RADIUS LENGTH	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	ARC LENGTH	TANGENT IN	TANGENT OUT
C1		187.00	S70°44'45"W	75.47	267°09'04"	74.13	S89°48'17"W	S63°41'12"W
C2		233.00	N71°18'48"E	399.51	90°00'00"	366.00	N26°18'48"W	S63°41'12"W
C3		187.00	N89°58'32"W	185.13	67°19'28"	156.23	N28°18'48"W	S86°21'44"W
C4		60.00	S07°07'07"W	66.16	293°08'59"	306.99	N33°18'24"W	N33°32'38"E
C5	LOT 1	60.00	N53°59'18"E	38.90	31°13'20"	38.86	N70°45'57"E	N33°32'38"E
C6	LOT 2	60.00	S61°23'08"E	88.96	95°41'48"	100.21	S17°32'14"E	N70°45'57"E
C7	LOT 3	60.00	S38°11'06"W	54.30	103°26'46"	106.33	S89°54'31"W	S13°32'14"E
C8	LOT 4	60.00	N81°41'56"W	57.06	56°47'05"	59.46	N33°18'24"W	S89°54'31"W
C9		233.00	N59°56'35"W	254.69	66°15'24"	269.43	N26°18'48"W	S87°25'38"W
C10	LOT 4	243.20	N78°17'39"W	117.44	28°10'49"	118.63	N64°12'14"W	S87°36'57"W
C11	LOT 5	240.67	N44°58'10"W	148.48	35°56'04"	150.94	N26°40'08"W	N62°36'12"W
C12		187.00	S71°18'48"E	296.17	90°00'00"	263.32	S26°18'48"E	N63°41'12"E
C13	OUTLOT 1	187.00	S69°54'25"E	190.31	87°17'15"	254.13	S26°18'48"E	N66°29'57"E
C14	LOT 7	167.00	N65°05'35"E	8.30	7°48'45"	8.30	N60°29'57"E	N63°41'12"E
C15		233.00	S70°44'45"W	106.29	267°09'04"	106.21	S89°48'17"W	S63°41'12"W
C16	LOT 7	133.00	S67°21'26"W	29.83	7°20'27"	29.83	S71°01'39"W	S63°41'12"W
C17	OUTLOT 2	233.00	S89°24'58"W	76.02	18°46'38"	76.36	S89°48'17"W	S71°01'39"W
C18		90.00	S35°51'50"E	81.24	251°20'33"	219.33	S89°48'17"W	N18°28'03"E
C19	LOT 7	90.00	S80°02'08"E	88.90	162°57'38"	142.21	S17°25'42"W	N18°28'03"E
C20	LOT 8	90.00	S45°36'59"W	69.70	88°24'35"	77.12	S89°48'17"W	S17°25'42"W

1" = 100'

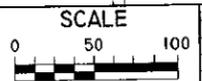


DRAWING FILE: P:\7000-7099\7071A HALL PROPERTY\DWG\PLANS\7071A-PO-OVERALL.DWG LAYOUT: PO-NORTH PLOTTED: OCT 21, 2016 - 4:13PM PLOTTED BY: NATIYAN

REI Engineering, Inc.
 4080 N. 20th Avenue
 WAUSAU, WISCONSIN 54401
 PHONE: 715.675.9784 FAX: 715.675.4060
 EMAIL: MAIL@REIENGINEERING.COM



REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

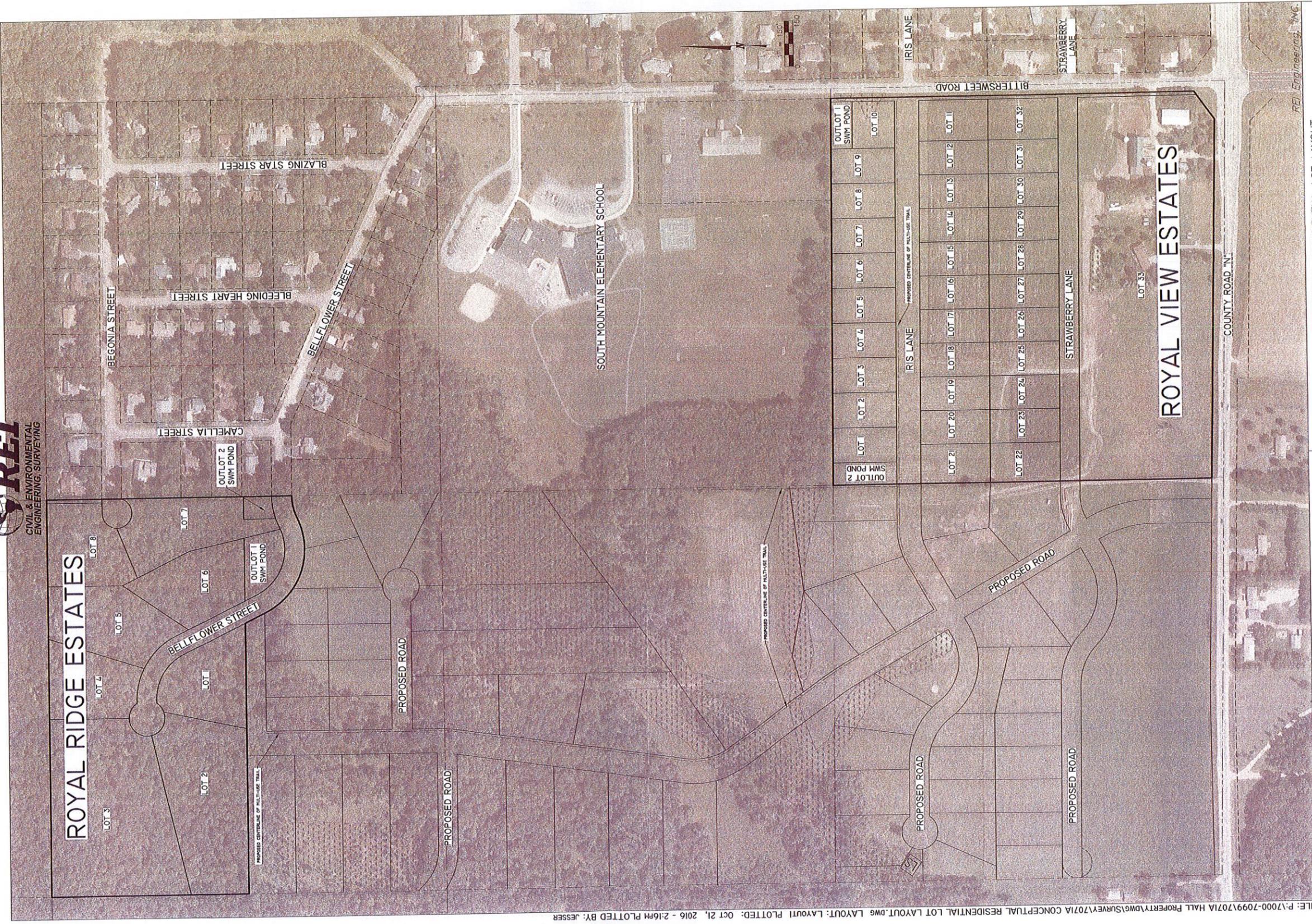


DATE	REVISION	BY	CHK'D

DESIGNED BY: TAE	CHECKED BY: JJB
SURVEYED BY:	APPROVED BY: JJB
DRAWN BY: NAP	DATE: 10/12/2016

OVERALL SITE PLAN
ROYAL RIDGE ESTATES
 TOWN OF RIB MOUNTAIN, WISCONSIN

REI
 REI No. 7071A
 SHEET PO-RR



DRAWING FILE: P:\7000-7099\7071A HALL PROPERTY\DWG\SURVEY\7071A CONCEPTUAL RESIDENTIAL LOT LAYOUT.DWG LAYOUT: LAYOUT1 PLOTTED: OCT 21, 2016 - 2:16PM PLOTTED BY: JESSER

HALL PROPERTY - CONCEPTUAL RESIDENTIAL DESIGN
 COUNTY ROAD "N"
 RIB MOUNTAIN, WISCONSIN

PROJECT No. 7071A
 PREPARED BY: JLR
 DATE: 10-20-2016

CONCEPTUAL RESIDENTIAL LOT LAYOUT

REI Engineering, INC.



Memorandum

From: Brad Lenz
To: Plan Commission
Date: March 14, 2017
Subject: Staff report for Comprehensive Plan

Plan Commission previously reviewed a draft of the Comprehensive Plan and sent to Common Council a recommendation for adoption. The Council preferred to see a completed draft of the plan once all proposed updates were completed before giving their final approval. At the time of Council review, final edits had yet to be made to the plan.

A final draft is now complete. The updates to the plan since the last time the draft was reviewed, include:

- Addition of Highland Park Historic District to the city's historic districts
- Addition of a paragraph pertaining to broadband infrastructure
- Two mapping edits submitted by a citizen
- Addition of photographs throughout the plan that were not included in the previous draft
- Numerous corrections of grammar, punctuation, and other typographical errors