

*** 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, June 20, 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 May 16, 2017 meeting.
2. **PUBLIC HEARING:** Discussion and possible action on amending the Wausau Urban Sewer Service Area.
3. **PUBLIC HEARING:** Discussion and possible action to approve the boundaries and project plan and creation of Tax Incremental District #11 .
4. **PUBLIC HEARING:** Discussion and possible action to amend the timetable and map of Tax Incremental District #12.
5. Discussion and possible action on amending the Precise Implementation Plan at 2716 Osswald Drive to allow a 16-unit residential building and landscaping plan.
6. Discussion and possible action on declaring the Egypton Mausoleum at 1701 Grand Avenue as a historic landmark.
7. Discussion and possible action on declaring the Pine Grove Cemetery Gatehouse at 1501 Grand Avenue as a historic landmark.
8. Discussion and possible action on the sale of 404 West Campus Drive. (Bids were opened by the Board of Public Works on May 16, 2017.)
9. Discussion and possible action on petition for annexation - Intercity State Bank, parcel of land north of Stewart Avenue and east of North 72nd Avenue (076-2907-304-0999, Town of Stettin).
10. Discussion and possible action on Mission Statement for Planning, Community and Economic Development Department.
11. Next meeting date and future agenda items for consideration.

Adjournment

Mayor Robert B. Mielke - Committee Chairperson

This Notice was posted at City Hall and faxed to the Daily Herald newsroom on 6/15/2017 @ 11:00 a.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, Graphic House



Memorandum

From: Brad Lenz
To: Plan Commission
Date: June 14, 2017
Subject: June Plan Commission Meeting

This memo summarizes the agenda items for the June 20th Plan Commission meeting. Attachments to this memo provide additional information for each item. Additional staff comments and discussion will be provided at the meeting itself.

#1 – Minutes from the May 2017 meeting

Staff will place previous meeting minutes on file upon approval.

#2 – Amend the Wausau urban sewer service area

As introduced at last month's meeting, City staff is looking to update the sewer service plan to include territory in the expanded business campus. (The sewer service area represents the area into which communities of the metro area may extend municipal utilities.) Some of the new business campus land is already within the boundary but much of it is not.

Under the current plan, communities may change the boundaries of the sewer service area, but not the amount of land area within the boundary. In other words, if land is to be added to the service area, an equal amount of land or greater needs to be removed from the service area.

The attached maps show the areas proposed to be added and removed from the current sewer service boundaries. Upon approval by the Plan Commission and Common Council, amendments to the sewer service area need to be reviewed and approved by the Marathon County Metropolitan Planning Commission and the Wisconsin Department of Natural Resources.

#3 – Approve the boundaries and project plan and creation of Tax Increment District #11

TID 11 is being proposed to facilitate development of land in the Business Campus expansion area. A copy of the plan including maps is attached. The land has been master-planned for utilities and other infrastructure necessary for development. The first projects being proposed for the district include two business relocations from the riverfront north of downtown Wausau. Other improvements proposed in the plan, such as trail and street improvements, will further enhance the desirability of the land for commercial and industrial development.

Following the public hearing and approval by the Plan Commission, the TID plan will go to the Common Council as well as the Joint Review Board, which is composed of members of the other local taxing jurisdictions.

#4 – Approve the boundaries and project plan and creation of Tax Increment District #12

TID #12 is being proposed in conjunction with TID #11, in part, to help facilitate redevelopment of the riverfront sites that would be vacated as a result of the businesses relocating to the Business Campus. The district would also include properties in the downtown proper that were previously considered for an expansion to the existing downtown TID (#3). These properties include the former Sears and JC Penny’s stores as well as several parcels along Forest Street. Other properties in the district would connect the mall area to the north riverfront and include a number of properties with potential for improvement.

#5 – Approve Precise Implementation Plan for a 16-unit building at Greenwood Hills

A General Development Plan for the Vistas at Greenwood Hills was approved earlier this year to allow four (4) 16-unit buildings as well as duplexes and a club house. This was an amendment to a previously approved general plan. The developers are seeking Precise Implementation Plan approval for the first 16-unit building. Included in the packet are building elevations and engineering plans. Staff is proposing to review stormwater management and landscaping plans subsequent to precise plan approval, as well as executing a developer agreement addressing various aspects of street construction.

#6 and #7 – Declare Mausoleum and Gatehouse as historic landmarks

The city’s Historic Preservation Commission held a public hearing on May 31st to declare the Egyptian Mausoleum and the Gatehouse at Pine Grove Cemetery historic landmarks. The City’s Historic Preservation Ordinance (Chapter 2.82 of the Wausau Municipal Code) allows the City the ability to landmark structures of special architectural character or historic value in the public interest. Information on the two structures is included in the packet. The Historic Preservation Commission recommended unanimously to landmark both structures.

By ordinance, the plan commission shall consider the following factors in formulating a recommendation to the Common Council:

- (A) Will the designation of the property as a landmark or historic site interfere with the orderly, coordinated and harmonious development of the city;
- (B) Will the designation of the property as a landmark or historic site conflict with parts of the master plan, official map or redevelopment plan; and
- (C) Will the designation of property as a landmark or historic site promote the general public welfare.

#8 – Approve sale of 404 West Campus Drive

This property is a remnant parcel that the adjoining property owner expressed interest in purchasing from the City. The parcel was publicly put up for sale and a bid was received that met the minimum purchase price. The city’s Capital Improvements and Street Maintenance Committee (CISM) previously approved the sale of the property to the lone bidder.

#9 – Approve annexation of land east of 72nd Avenue

Developers are planning a residential project on the parcel of land shown in the attached map. The overall development would use property located in the city as well as the subject property currently located in the town of Stettin. The residential units would use city utilities, so the land outside the city, by City policy, would require annexation. The CISM committee approved the annexation at its last meeting.

#10 – Approve department’s mission statement

The city’s traditional “Community Development” department has undergone some changes in recent times due to staff turnover and minor reorganizing. The department consists of multiple divisions which serve similar, yet separate, functions. A mission statement was developed by the department to not only communicate externally the importance of our work, but to help focus and guide internal staff in a desired direction. The mission statement is being shared with the City committees who most directly interact with the department.

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, May 16, 2017, at 5:00 p.m. in the Council Chambers of Wausau City Hall.

Members Present: Mayor Robert Mielke, Eric Lindman, Patrick Peckham, Gary Gisselman, Ron Zahrt, Andrew Brueggeman

Others Present: Brad Lenz, William Hebert, Matt 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 Mielke called the meeting to order at approximately 5:00 p.m. noting that a quorum was present.

Approve the minutes of the March 21, 2017 meeting.

Brueggeman motioned to approve the minutes of the March 21, 2017 meeting. Zahrt seconded. The motion carried unanimously 6-0.

PUBLIC HEARING: Discussion and possible action on approving the conditional use at 1005 North 28th Avenue to allow for signage in a R1, Single Family Residence District.

Matt Woller, Graphic House, said that he is representing Highland Community Church. There was a recent renovation that added rooms, gymnasium and enhanced the entire building. The signage is the completion of the project. A set of non-lit, aluminum letters would be stud-mounted to the west-facing side of the building. The goal of the signage is to enhance the building and identify the building. The letters will be flush to the side of the building so there will be no weather-related issues. There would be no illumination to the neighboring properties.

Lenz said that the zoning of the property is residential and therefore has tighter signage restrictions. Signage for churches is allowed with a conditional use. The signage would be non-illuminated. There isn't a height restriction specifically for churches, but the sign is pushing thirty feet tall. The signage would be mounted on the building, instead of freestanding.

Peckham asked if the sign would be placed on the west face of the building. This was confirmed. Peckham said that in the packet, it states that an illuminated sign could be applied for, but they are not. Lenz said that signs could be illuminated in residential districts, but they cannot be flashing. Electronic message centers, that were not flashing, have been permitted. Peckham asked if the neighbors were notified of the application. Lenz said that they were. There was a call from someone to the south of the property but they had no issues. Mayor Mielke said that he and Mr. Zahrt both know the owner that would be directly affected and that person does not have any issues.

Mayor Mielke closed the public hearing.

Brueggeman motioned to approve the conditional use at 1005 North 28th Avenue to allow for signage in a R1, Single Family Residence District. Peckham seconded, and the motion carried unanimously 6-0. This item will go to Common Council on June 13, 2017.

Discussion and possible action on vacating a portion of the alley bounded by East Wausau Avenue, East Union Avenue, 6th Street and 7th Street.

Lindman said that this vacation is for the alley portion of the Kwik Trip. This went through the last CISM meeting and was approved 4-0.

Peckham asked if the building will be north of the vacated alley. This was confirmed. The canopies will be located south of the alley.

Brueggeman motioned to approve the vacation of a portion of the alley bounded by East Wausau Avenue, East Union Avenue, 6th Street and 7th Street. Peckham seconded, and the motion carried unanimously 6-0. This item will go to Common Council on May 23, 2017.

Discussion and possible action on vacating a portion of the alley south of 823 South 3rd Avenue between Sherman Street, South 1st Avenue and South 3rd Avenue.

Lindman said this item went through CISM and was approved 4-0. This is a housekeeping item. There is a building over the top of the alley. There were no objections at the public hearing.

Brueggeman motioned to approve the vacation of a portion of the alley south of 823 South 3rd Avenue between Sherman Street, South 1st Avenue and South 3rd Avenue. Zahrt seconded, and the motion carried unanimously 6-0. The item will go to Common Council on May 23, 2017

Discussion and possible action on approving a public hearing to amend the Wausau Urban Sewer Service Area.

Lenz said that this item is to amend the Wausau Urban Sewer Service Area Plan. The Wausau region adopted the current plan in 2007. Municipalities can amend the boundaries through an amendment process. In this case, some parts of the recently purchased business campus land are outside of the area. A public hearing will need to be held and it will need to be adopted by Common Council. It will then need to be approved by Metropolitan Planning Organization and then the DNR. He said that whenever land is added, an equal area needs to be removed. The removed area will be an area in Maine that is not expected to want City utilities in the next few months. Lenz said that they are in the process of updating the Sewer Service Plan and will have an entirely new plan. The new plan will be larger and both areas will be included in the plan.

Peckham asked why there is the requirement of removing the same amount of acreage when adding acreage. Lenz answered that it is for managing infrastructure and controlling outward growth. Lenz said that to get to the area that would be removed, one would have to go through already developed areas – all of the between in between would have to petition to get city sewer and water, which is not envisioned in the short-term.

Zahrt motioned to approve a public hearing to amend the Wausau Urban Sewer Service Area. Brueggeman seconded, and the motion carried unanimously 6-0.

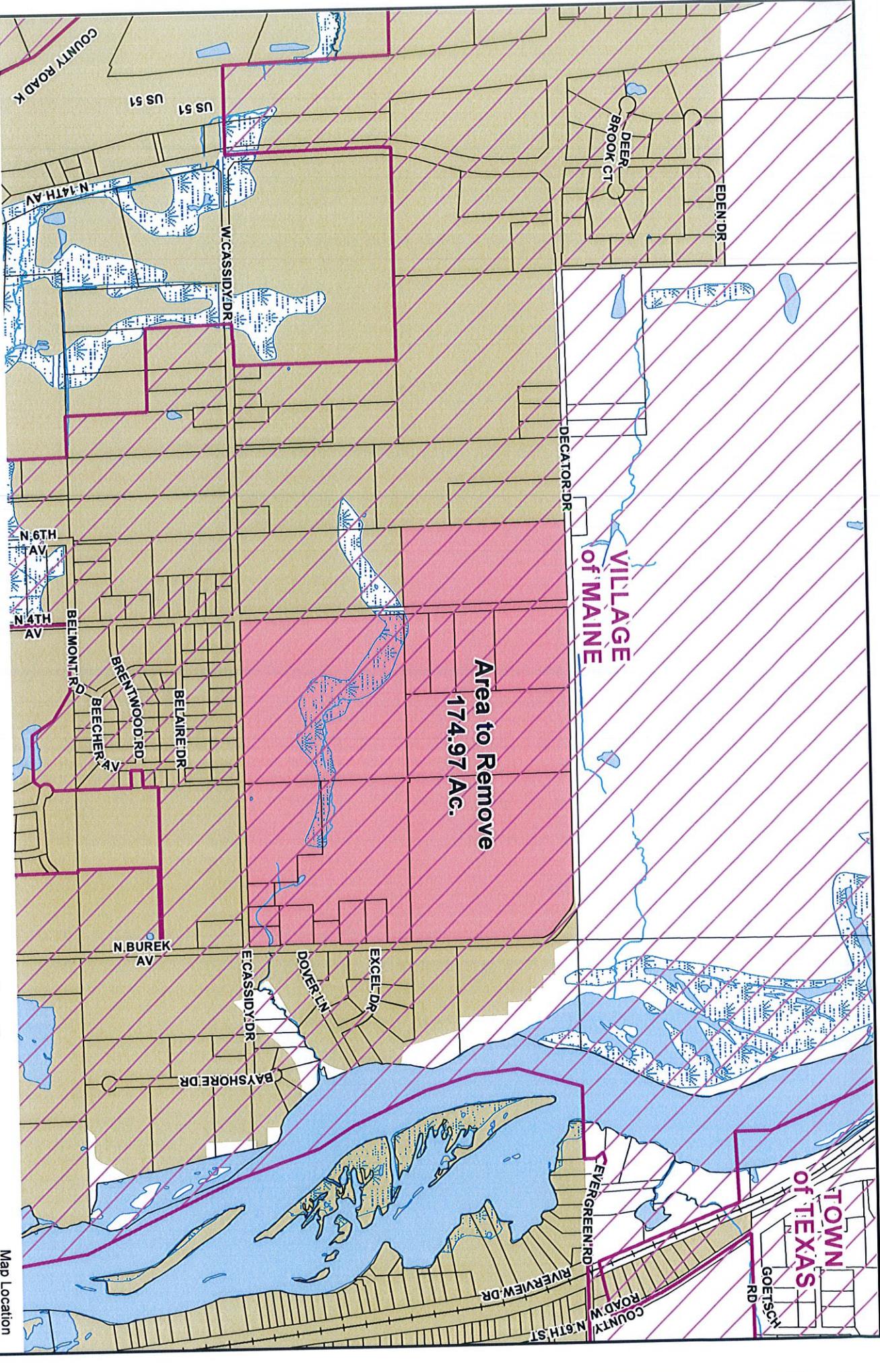
Next meeting date and future agenda items for consideration.

The next meeting is scheduled for Tuesday, June 20, 2017.

Adjournment

Peckham motioned to adjourn, seconded by Brueggeman. Motion carried unanimously 6-0 and the meeting adjourned at 5:15 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on June 20, 2017.



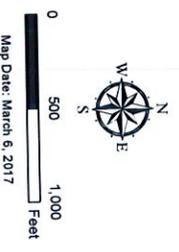
Area to Remove
174.97 Ac.

VILLAGE
of MAINE

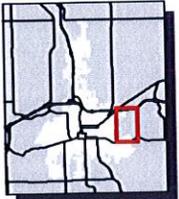
TOWN
of TEXAS

Proposed Removal of 208 Sewer Service Area

City of Wausau
Marathon County Wisconsin



- Legend**
- Surrounding Municipality
 - Parcels
 - DNR Wetlands
 - Proposed 208 SSA Removal
 - Existing 208 SSA



N-104TH AV

ROLLING MEADOWS LN

ROLLING HILLS LN

N COUNTY ROAD O

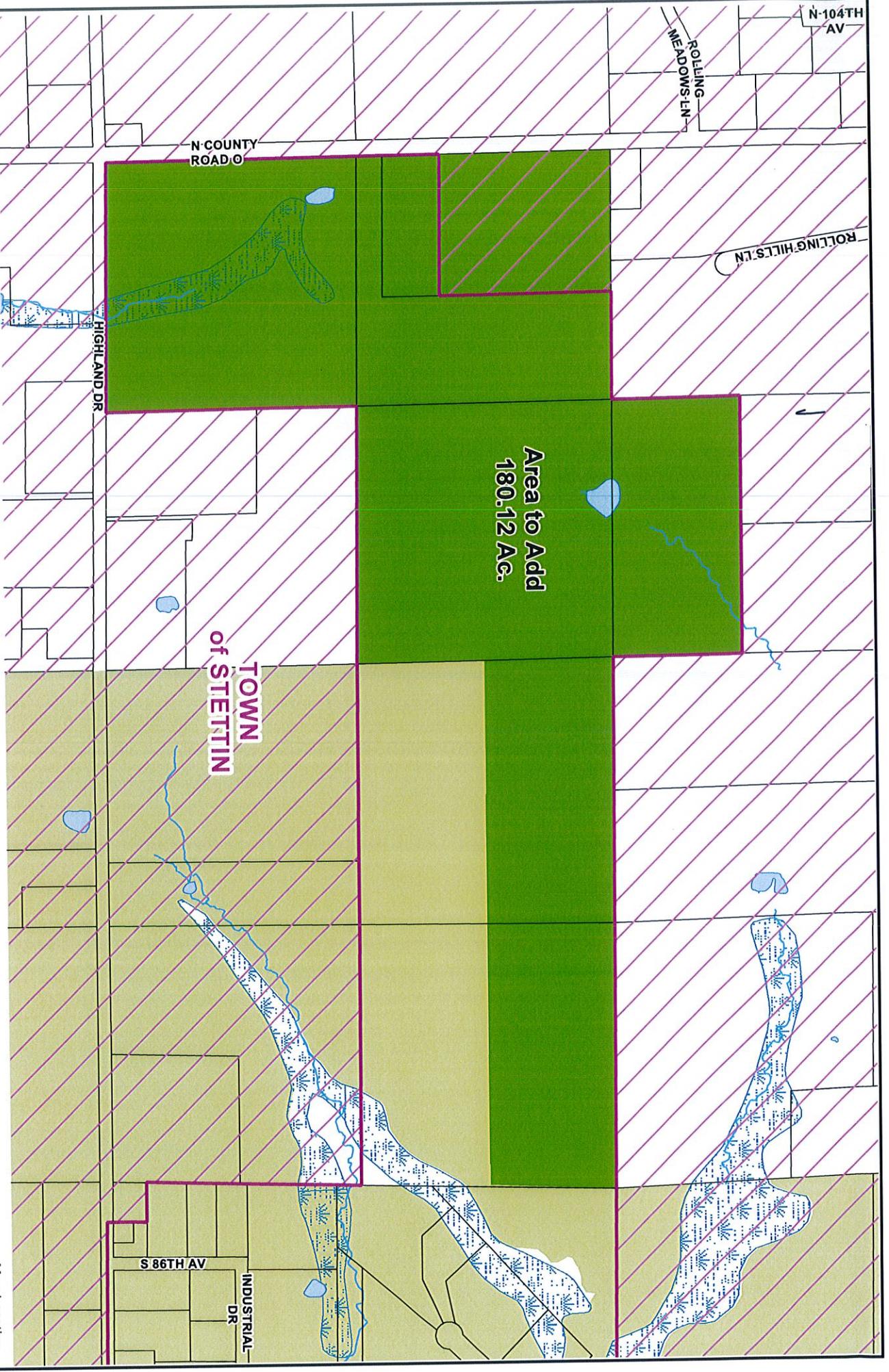
HIGHLAND DR

Area to Add
180.12 Ac.

TOWN
of STETTIN

S 86TH AV

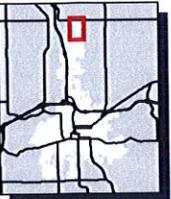
INDUSTRIAL DR



Legend

-  Surrounding Municipality
-  Parcels
-  DNR Wetlands
-  Proposed 208 SSA Addition
-  Existing 208 SSA

Map Location



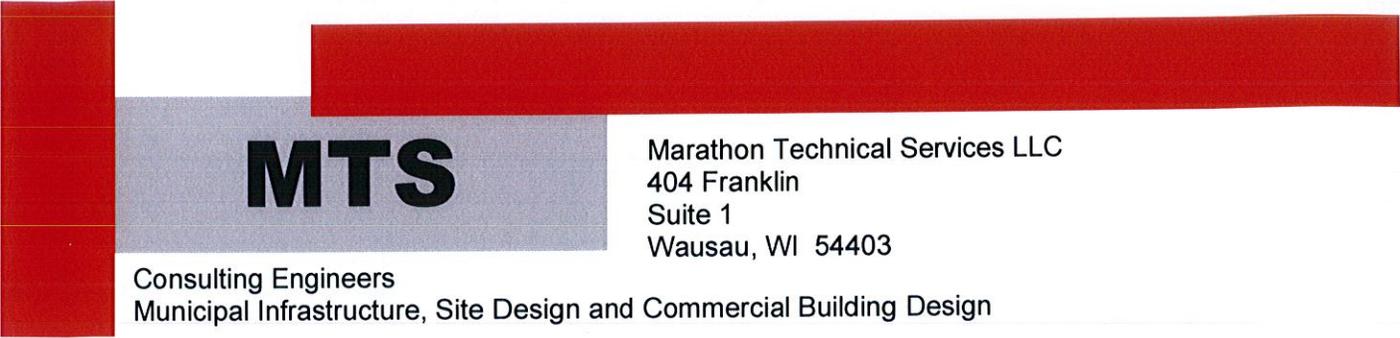
Proposed Addition to 208 Sewer Service Area

City of Wausau
Marathon County Wisconsin



Map Date: March 6, 2017





MTS

Marathon Technical Services LLC
404 Franklin
Suite 1
Wausau, WI 54403

Consulting Engineers
Municipal Infrastructure, Site Design and Commercial Building Design

May 30, 2017

Mr. Brad Lenz
Mr. William Hebert
Mr. Sean Gehin
City of Wausau
407 Grant Street
Wausau, WI 54403

RE: Greenwood Hills Development – GDP Phase 2 – 2017 PIP Phase 1

Dear Gentlemen,

Please find attached materials in support of a Precise Implementation Plan (PIP) for the first phase of the 2017 amended Phase 2 General Development Plan (GDP). The materials are for the first 16-unit apartment building. The project also includes the extension of an existing public street. Storm water will be routed to a basin constructed as part of the 2004 GDP Phase 1 project.

We have attached the following.

- a) PIP narrative
- b) Building floor plans
- c) Building elevations
- d) Site construction plans
- e) Stormwater Management Plan
- f) Review fee - \$500 SWMP

Please contact us if you have any questions

Mark W. Thompson

Mark W. Thompson

CC: Jim Wanserski

May 30, 2017
Precise Implementation Plan
for –
Phase 1 of the 2017 Amendment
of the
Unified Development District - Vistas at Greenwood Hills
Wausau File No.04-1211

1) Background

In 2004, the City approved a General Development Plan (GDP) for a multi-phased, mixed-use Unified Development District (UDD) project, Vistas at Greenwood Hills, on lands adjacent to the west side of the Greenwood Hills Golf Course. The proposed, two phased project, consisted of single, duplex and four (4) unit residential condominium buildings, two professional commercial office buildings, and a 20 unit hotel. An associated 32 lot single family subdivision immediately adjacent to the west boundary of the golf course was also part of the overall development project. To date, the first phase of the residential condominium dwellings, along Green Vistas Drive, has been developed. The area of the proposed hotel in the original UDD has been amended and five (5) single family dwelling sites have been developed in its place. The professional office space has not been developed.

The second phase of the original GDP was identified as the southwest corner of the 82 acres, west of Green Vistas Drive and north of Osswald Road. No improvements have been made in Phase 2 of the 2004 GDP (other than stormwater management facilities and some recreational trails). In the original GDP, this area was planned to contain 27 single units, eight (8) duplex units and five (5) four unit structures, a total of 63 units. This is the area of the proposed 2017 amendment to the 2004 GDP. The 2017 Amendment, as approved by the City, proposes four (4) 16-unit apartment buildings, eight (8) duplex buildings and a club house, in likely four to five phases.

The amended GDP Phase 2 project area is identified as Lots 1 and 2 of CSM 84 -109 (PIN Nos. 29128080520976 and 291280805209975, located at 2526 and 2416 Osswald Road). The project area abuts Osswald Road on the south, Hawthorne Lane on the west and Green Vistas Drive on the northeast corner. The north boundary of the project area abuts the conservancy area developed in Phase 1 of the project. Overall the GDP Phase 2 area contains 19.613 acres.

2) Area Description – Phase 1 PIP of the Amended 2004 Phase 2 GDP area

The area designated as Phase 1 of the 2017 Precise Implementation Plan (PIP) can be described as approximately the eastern 13% of the amended GDP Phase 2 area and contains one 16-unit apartment building and a public street extension. The entire GDP Phase 2 area contains 19.61 acres, approximately 23% of the original GDP 82 acre project site. The proposed Phase 1 PIP contains approximately 2.6 acres, 13% of the Phase 2 area and is shown in Exhibit A. Three additional 16-unit buildings, eight (8) duplex buildings and a club house are proposed as future PIP phases.

3) Land Use Pattern

The amended GDP Phase 2 remains residential, however, the number of and size of the multi-family buildings change. The original plan contained a mix of duplex and four unit buildings. The amendment changes the pattern to a smaller mix of four 16 unit apartments and eight duplexes.

4) Patterns of Roads, Driveways, Walkways, and Parking Facilities

The Phase 1 PIP will involve the construction of a new public road and a temporary cul de sac. The proposed street right of way overlays an existing City sewer and water main easement route. The principal parking facilities for Phase 1, the 16 unit apartment building, will be lower level interior parking. There will be eight visitor parking stalls located at the main entrance to the building. The entrance area includes a Porte Cochere.

5) Detailed Lot Layout

The Phase 1 PIP includes just one 16-unit building. The site plan is attached.

6) Arrangement of Buildings and Building Groups

The Phase 1 PIP includes just one 16-unit building. The site plan is attached.

7) Treatment of Common Space Areas

All driveways and parking areas will be covered with asphalt. Common areas for the 16 unit building will be planted in grass ground cover, with landscaped planting pockets to create an aesthetically pleasing look. These areas will be maintained by the complex property owner.

8) Architectural Plans

The Craftsman design theme from the GDP Phase 1 condominium project will be continued into this proposed GDP Phase 2. Building elevations are attached.

The structure will be built on a concrete foundation. The first floor will be concrete planks spanning the lower level parking, mechanical rooms and storage areas. The building will be wood frame construction, with roofing to be 30 year architectural shingles. The exterior siding will be vertical pre-finished LP SmartSide or similar product. There will be staggered edge siding applied to gable ends and will also be pre-finished LP SmartSide or similar product. Accent freeze boards and corner boards will be applied per the elevation drawings and will be pre-finished LP SmartSide or similar product. The soffit and fascia trim will be aluminum.

Cultured or veneered natural stone will be applied per the elevations.

Exterior doors and garage doors will be a craftsman style.

9) Storm Water Management Plans

The storm water systems were constructed with the GDP Phase 1 project. With this Phase 2 GDP – PIP Phase 1, additional storm water swales will be constructed to convey the runoff to the western basin. No new work is proposed in the basin.

10) Sanitary Sewer Plans

No new public sanitary sewers are required. A new building sanitary sewer will be required and is shown on the site plans.

11) Water System Plans

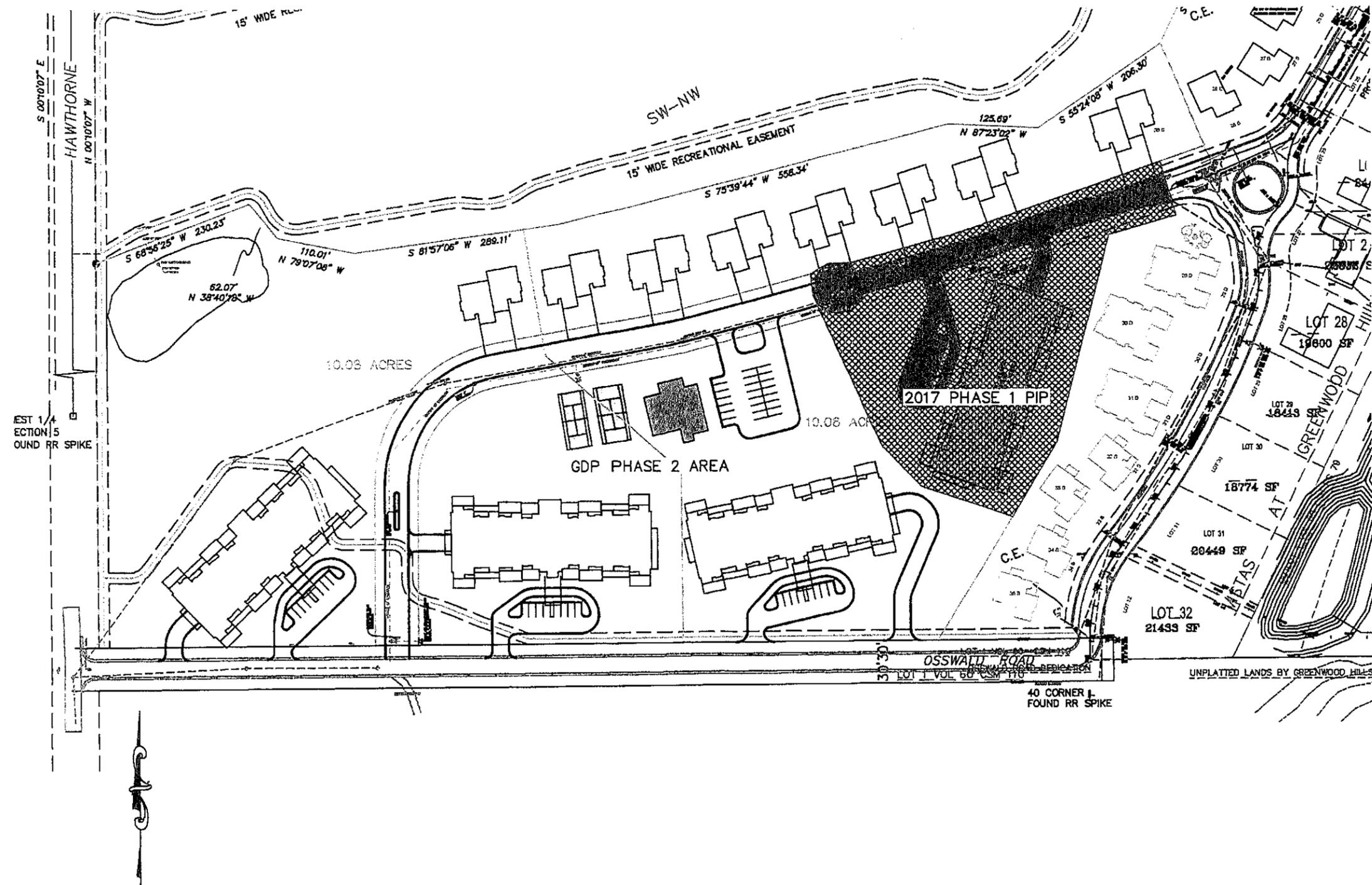
No new public water mains are required. A new building water service for fire protection and domestic supply is shown on the site plan.

12) Engineering Standards for Roads, Parking Areas, and Walkways

The street section width, landscaped centered islands and concrete ribbon curb will match the facilities constructed as part of the GDP Phase 1 area.

13) Agreements, By-laws, Covenants, and other Documents

This second phase GDP project area now has a mix of original ownership members and new members in a new group – Vistas At Greenwood Hills Development, Inc., James Wanserski, President. The proposed 16-unit buildings will be rentals and there are no condo documents or covenants.



MARATHON TECHNICAL SERVICES LLC
 CONSULTING ENGINEERS
 404 FRANKLIN ST - WAUSAU, WI 54403
 PHONE & FAX - (715)843-7292
 WWW.MTSLLC.NET

REVISION DATE

SURVEYED: RIVERSIDE
 DESIGNED: MTS
 DRAWN BY: NSB
 APPROVED: MWT

UDD CONCEPT LAYOUT

VISTAS AT GREENWOOD HILLS DEVELOPMENT
 WAUSAU, MARATHON CO.

SCALE
 1" = 200'

SHEET NO
 EX 1

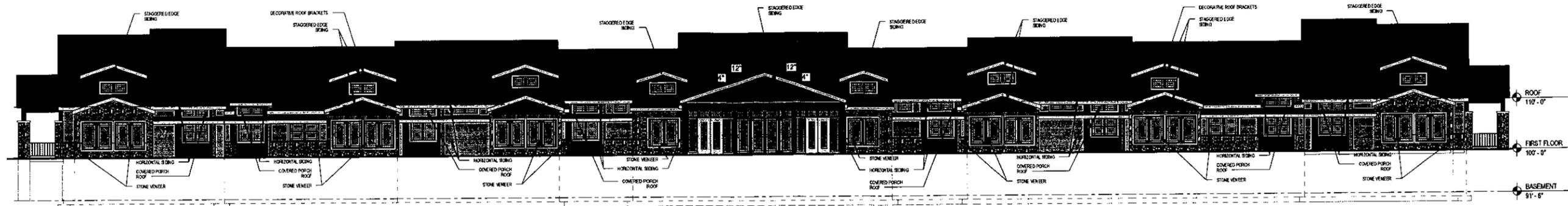


DIMENSION
Madison Design Group

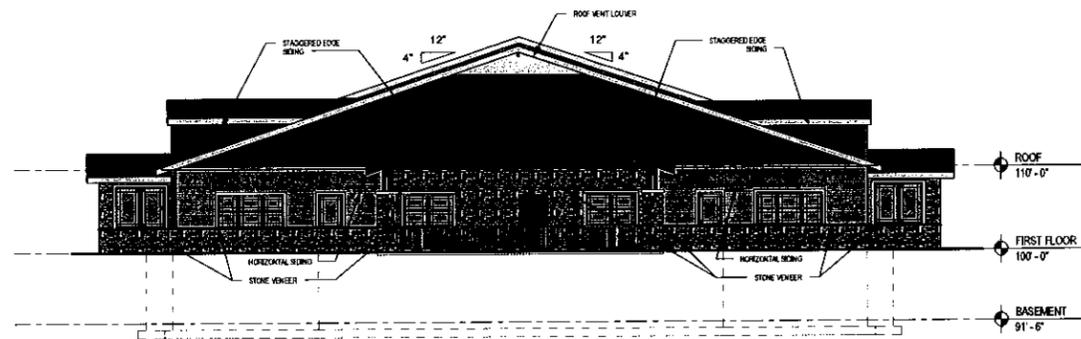
architecture · interior design · planning
6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719
608.829.4444 608.829.4445 dimensionmadison.com

**THE VISTAS AT
GREENWOOD HILLS**

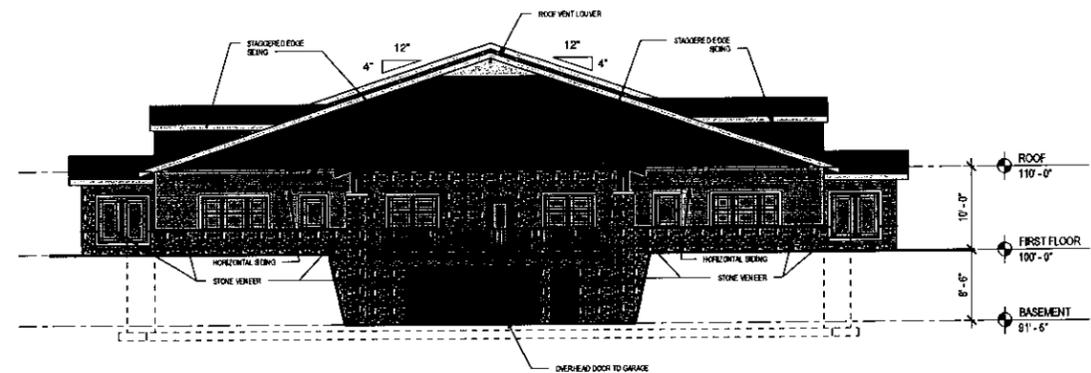
WAUSAU, WI
EXTERIOR ELEVATIONS - COLOR
01/13/2017
16037



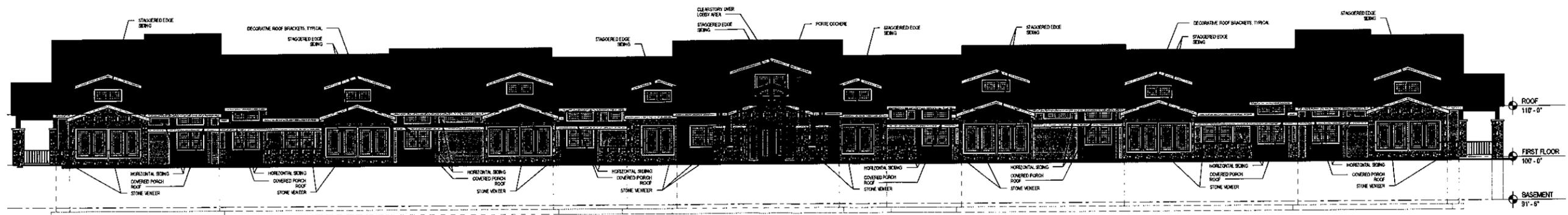
4 EXTERIOR ELEVATION - NORTH_COLORED
3/32" = 1'-0"



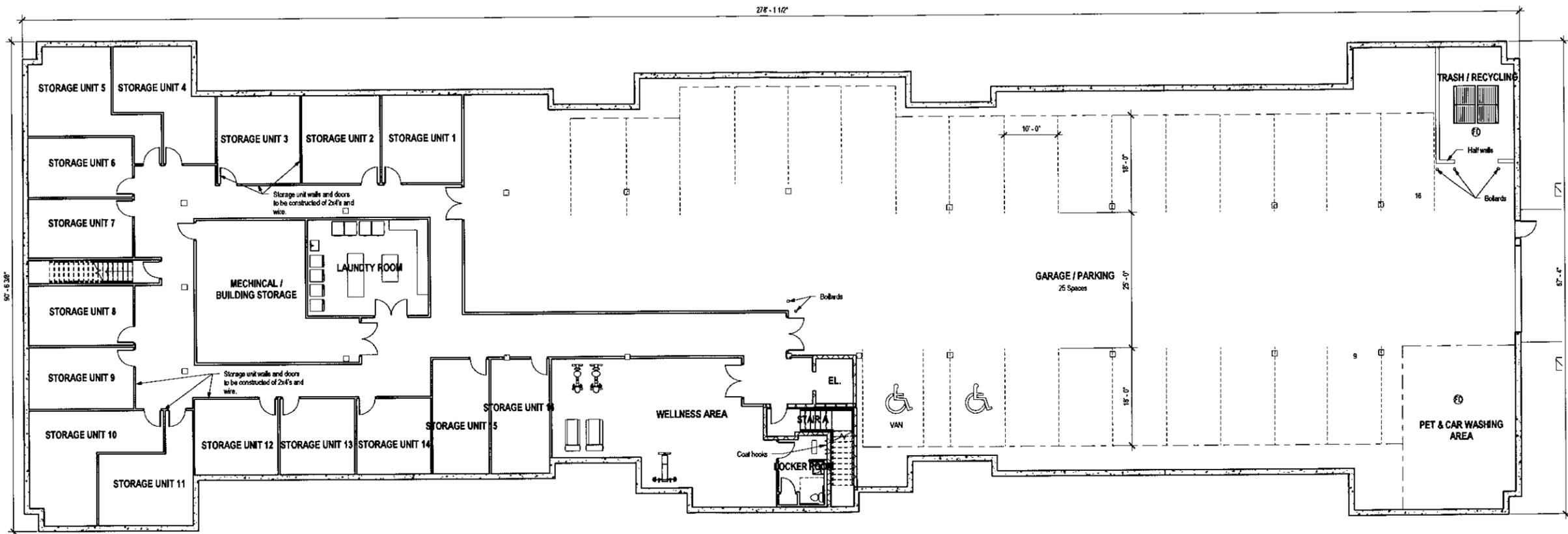
3 EXTERIOR ELEVATION - WEST_COLORED
3/32" = 1'-0"



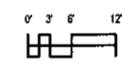
2 EXTERIOR ELEVATION - EAST_COLORED
3/32" = 1'-0"

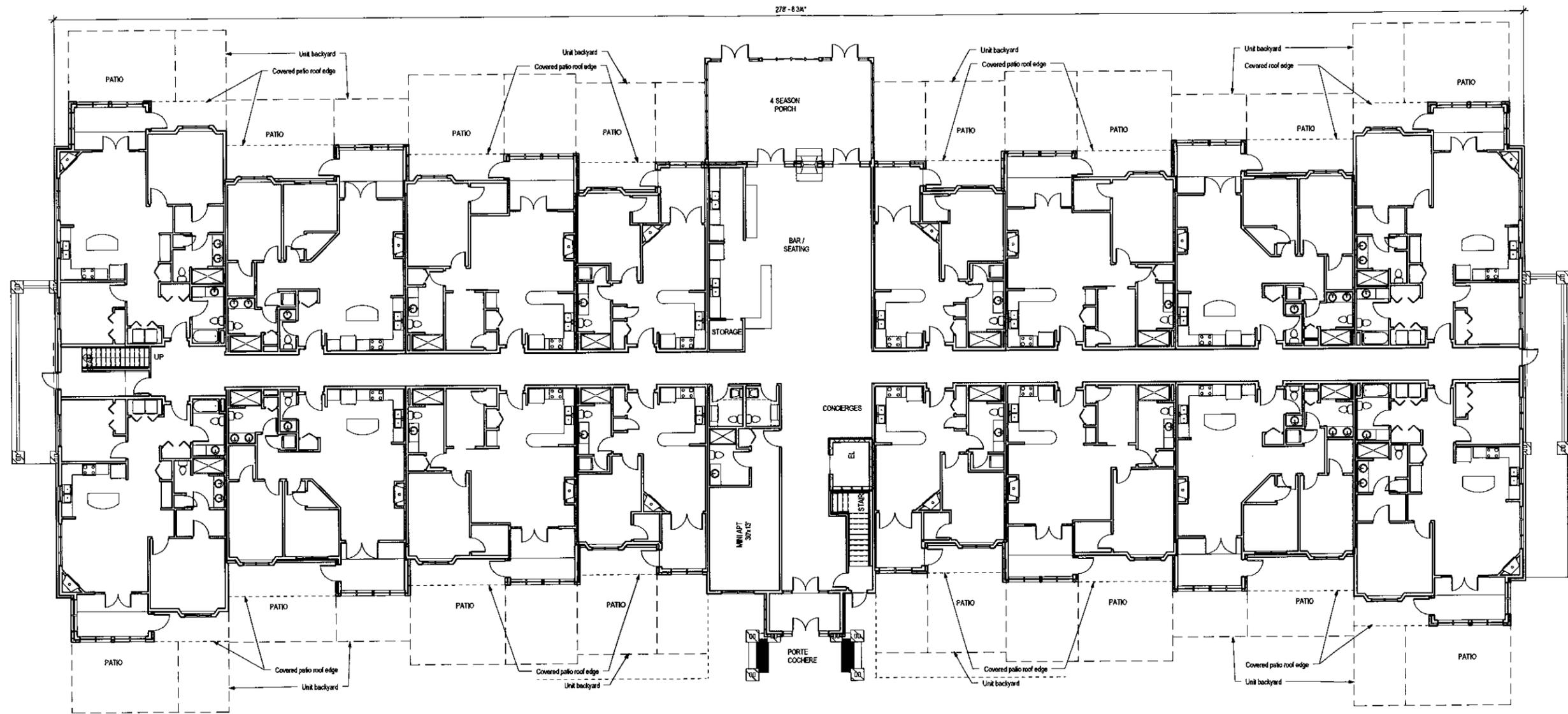


1 EXTERIOR ELEVATION - SOUTH_COLORED
3/32" = 1'-0"

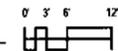


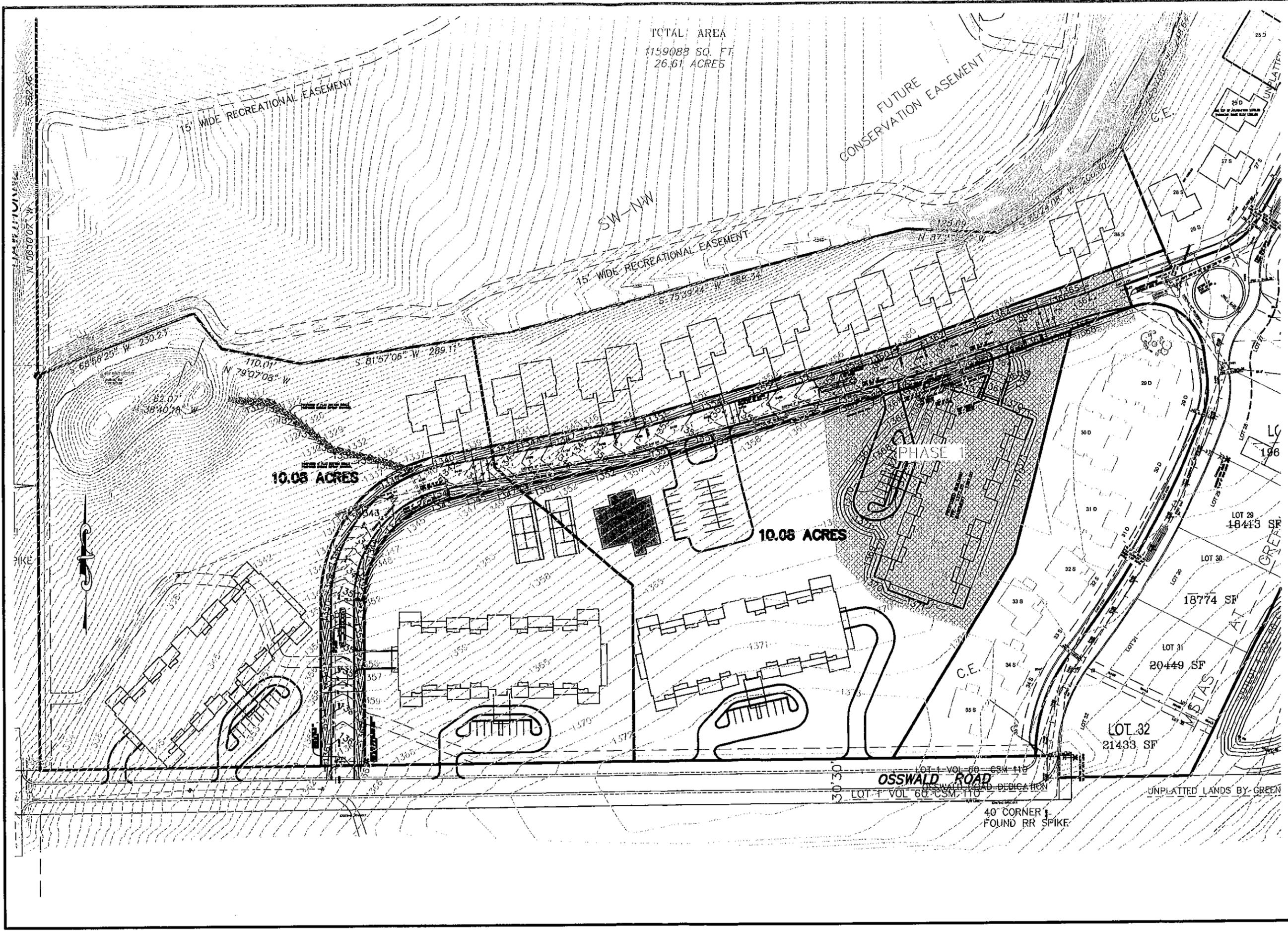
1 BASEMENT 21,832 sf
3/27 - 1'-0"





1 FIRST FLOOR PLAN 22,940 SF
3/2" = 1'-0"





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CONSULTING ENGINEERS
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PHONE & FAX - (715)843-7292
WWW.MTSLLC.NET

REVISION DATE

SURVEYED: RIVERSIDE
DESIGNED: MTS
DRAWN BY: NSB
APPROVED: MWT

OVERALL PLAN

VISTAS AT GREENWOOD HILLS DEVELOPMENT
WAUSAU, MARATHON CO.

SCALE
1" = 120'

SHEET NO.
7

OF 17 SHEETS

HISTORIC PRESERVATION COMMISSION

Time and Date: Wednesday, May 31, 2017, at 6:00 p.m. in the Birch Room of Wausau City Hall
Members Present: Gary Gisselman (C), Linda Tryczak, David Burke, Patty Grimm
Others Present: Brad Lenz

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

Chairperson Gisselman called the meeting to order at approximately 6:00 p.m. stating that a quorum was present.

PUBLIC HEARING: Discussion and possible action on declaring the Egyptian Mausoleum at 1701 Grand Avenue as a historic landmark.

Gisselman read the criteria for landmarking buildings from Chapter 2.82.050 of the Wausau Municipal Code.

Gisselman closed the public hearing.

Grimm said that this structure fits the criteria. Burke agreed. Grimm said that the structure is unique and the crypts are filled with people of importance within the community. It affects many people in the community.

Grimm motioned to declare the Egyptian Mausoleum at 1701 Grand Avenue as a historic landmark. Burke seconded, and the motion carried unanimously 4-0. This will go to Plan Commission on June 20.

PUBLIC HEARING: Discussion and possible action on declaring the Pine Grove Cemetery Gatehouse at 1501 Grand Avenue as a historic landmark.

Gisselman said that the gatehouse was at one time called the arch.

Gisselman closed the public hearing.

Grimm said that she echoes that same thoughts from the Egyptian Mausoleum and it has indigenous materials. Lenz said that as part of the ordinance, the property owners are informed of the public hearing. He said he hadn't heard of any negative comments. Grimm said that she received an email from one board member who had a concern that if there was a renovation on the property and how difficult the process would be. Grimm said that she communicated that it is not a difficult process. Any changes would be in keeping with the property as it is. Grimm added that the board member hadn't responded back with any negative comments and is not present.

Burke motioned to declare the Pine Grove Cemetery Gatehouse at 1501 Grand Avenue as a historic landmark. Tryczak seconded, and the motion carried unanimously 4-0. This will go to Plan Commission on June 20.



Pine Grove Cemetery gate. DMA.

9. Pine Grove Cemetery gate, 1501 Grand Avenue, 1911. The Ladies' Literary Club raised \$5,000 to build the Gothic-style gate. The stone gatehouse included two restrooms, "fitted up with chairs, lavatory and other conveniences for the benefit of the public," the Wausau Sun reported. The building was restored with a grant from the Friends of Wausau Historic Landmarks. The cemetery office is now here.



Pine Grove Mausoleum. DMA.

10. Pine Grove Cemetery Mausoleum, 1501 Grand Avenue, 1911-12. The mausoleum, in the Egyptian style popular early in the 20th century, was built by F.H. Sievert, a contractor from Bloomville, Ohio, and superintended by Wausau architect Anthony Parsons. An uncredited source noted that the building was "financed and carried out by home people entirely... another instance of Wausau's progressiveness." Built of reinforced concrete, faced with limestone from Indiana's Bedford quarries, the mausoleum has 296 individual crypts, five family compartments and a chapel.

Agenda Item No.

4

STAFF REPORT TO CISM COMMITTEE - June 8, 2017

AGENDA ITEM

Discussion and possible action on the sale of 404 West Campus Drive. (Bids were opened by the Board of Public Works on May 16, 2017.)

BACKGROUND

CISM approved the going out for bids on the above parcel. Bids were received and opened at the Board of Public works on May 16, 2017. The minutes for the meeting are attached. CISM set a minimum bid for the parcel at \$500. One bid was received in the amount of \$600.

FISCAL IMPACT

The City will receive \$600 for the parcel and it will go back on the tax roll.

STAFF RECOMMENDATION

Staff recommends approving the sale of 404 West Campus Drive.

Staff contact: Allen Wesolowski 715-261-6762

Bid to Purchase Property from City of Wausau

I hereby submit the following bid to purchase the surplus City-owned property located at 404 West Campus Drive. The parcel is approximately .10 acres and is not a buildable lot.

A minimum bid price of \$500 is required.

Bid price: \$ 600.⁰⁰

Briefly describe your intended use of the property at 404 West Campus Drive: _____

It will remain as it is. It is adjacent
to our other property and my 88 yr old
dad's house. He worries when he
sees strangers ^(lawn care folks) on what appears to
be his lawn.

Name: JPL Barthels - Linda Slepica General
Partner

Mailing Address: 5409 Honeysuckle Ln
Oregon, WI 53575

Telephone: 608-217-8951 Date: 5/10/17

Signature of bidder: Linda Slepica

Bids shall include a deposit of 10% of the bid price in the form of a cashier, personal, or business check.

Sealed bids shall be submitted by 1:00 p.m. on May 16, 2017, to the City Engineering Department at Wausau City Hall, 407 Grant Street, Wausau, WI 54403.

The City of Wausau reserves the right to reject any or all bids

BOARD OF PUBLIC WORKS

Date of Meeting: May 16, 2017, at 1:30 p.m. in the Birch Room.

Members Present: Lindman, Groat, Jacobson

Also Present: Lenz, Wesolowski, Hanson

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

Open bids for the sale of 404 West Campus Drive

Only one bid was received, which was from Linda Slepica and in the amount of \$600. A minimum bid of \$500 was required. Lenz explained that this parcel was purchased by the City some time ago for a road project. The remnant is no longer needed. Slepica's father lives next to this parcel and they had inquired about purchasing it. He recommends approval.

Groat moved to accept the offer of \$600 from Slepica. Jacobson seconded and the motion passed.

AGENDA ITEM
Discussion and possible action on petition for annexation – Intercity State Bank, parcel of land north of Stewart Avenue and east of North 72 nd Avenue (076-2907-304-0999, Town of Stettin)
BACKGROUND
A petition has been received from the owner of the above parcel to annex to the City of Wausau. The petition and annexation map are attached.
FISCAL IMPACT
The City will pay the Town of Stettin for a period of 5 years an amount equal to the value of the town taxes received from the annexation area at the time the annexation petition is final.
STAFF RECOMMENDATION
Staff recommends approval of the annexation.
Staff contact: Allen Wesolowski 715-261-6762

PETITION FOR ANNEXATION

The undersigned, constituting 100 percent of the owners of the following-described property located in the Town of Stettin, Marathon County, Wisconsin, lying contiguous to the City of Wausau, there being no electors residing therein, petition the Honorable Mayor and Common Council of said city to annex the territory described below and shown upon the attached scale map, as permitted by Chapter 66 of the Wisconsin Statutes, to the City of Wausau, Marathon County, Wisconsin:

SEE ATTACHED MAP AND LEGAL DESCRIPTION

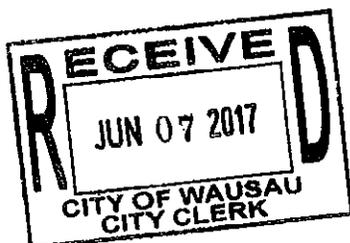
There are no persons residing in the territory

Dated this 30 day of MAY, 2017.

INTERCITY STATE BANK BY:



Randy Balk, President
962 Grand Avenue
Schofield WI 54476



Legal Description for Proposed Annexation
Intercity Bank

Part of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, and part of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 30, Township 29 North, Range 7 East, Town of Stettin, Marathon County, Wisconsin, described as follows:

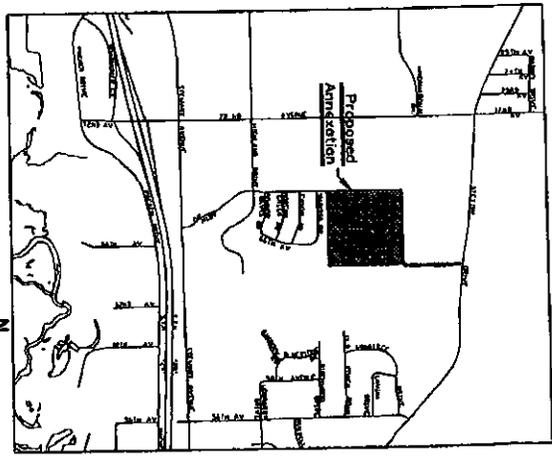
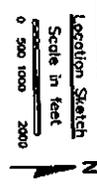
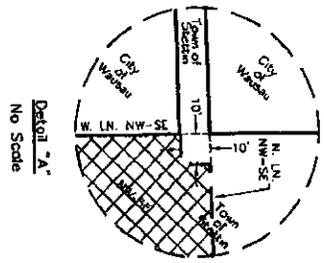
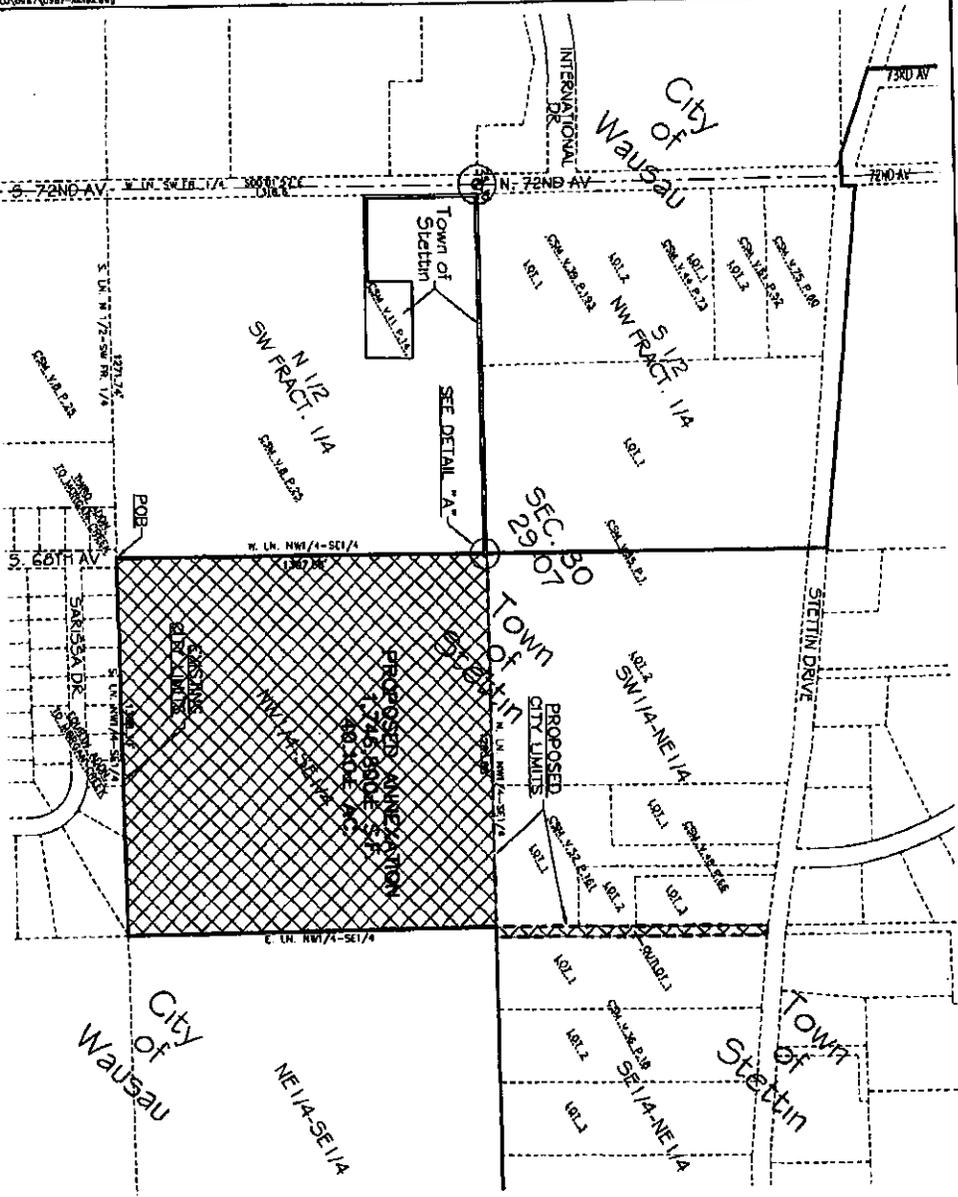
Commencing at the Southwest corner of said Section 30; thence North, along the West line of the Southwest Fractional $\frac{1}{4}$ of said Section 30, 1316.62 feet to the South line of the North $\frac{1}{2}$ of said Southwest Fractional $\frac{1}{4}$; thence East, along said South line, 1271.74' to the West line of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, the point of beginning;

Thence North, along said West line, 1307.88' to a line 10 feet Southerly of and parallel with the North line of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence East, along said parallel line, 10 feet to a line 10 feet Easterly of and parallel with said West line of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence North, along said parallel line, 10 feet to said North line of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence East, along said North line, 1285.88' to the East line of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence South, along said East line, to the South line of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence West, along said South line, 1308.30' to said West line of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, the point of beginning;

and also;

Outlot 1 of Certified Survey Map No. 9015 recorded in Office of Register of Deeds for Marathon County in Volume 36 of Certified Survey Maps on Page 18.

DWG FILE NAME: O:\ENGINEERING\DWG\PROJ\0987\0987-Annex.dwg



<p>PROPOSED ANNEXATION MAP INTERCITY BANK ANNEXATION ANNEXING TERRITORY FROM THE TOWN OF STETTIN TO THE CITY OF WAUSAU</p>		<p>ISSUED FOR: PRELIMINARY REVIEW/APPROVAL: [] RECORD/POST: [] REC. NOT. TAG: [] OFFICE USE: []</p>	<p>DATE: 3/15/2017</p>	<p>REVISIONS:</p>	<p>DRAWN BY: D.J.R. CHECKED BY: [] INTRODUCED: [] ADOP. FILE: [] ORDINANCE NUMBER: [] FILE NUMBER: []</p>	<p>CITY OF WAUSAU Engineering Department ONE WAUWATERS BLVD. WAUSAU, WI 54980-1000 (715) 851-6700 FAX (715) 851-6700</p>
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Planning, Community and Economic Development

We are caring professionals who strive for community change, advocate for good urban planning and design, champion economic development, and seek sustainable solutions.

We work to make Wausau better by valuing historic assets, promoting a thriving downtown, building quality neighborhoods, growing local businesses, and welcoming private investment.

We accept the goals of development as a vocation and seek creative, transformative and pragmatic solutions for urban problems.

We engage stakeholders, businesses and citizens to educate the public on best practices to enhance the built and natural environments and provide policy feedback to improve our City.

Planning

The City of Wausau is committed to quality planning and design which sets a foundation for development and investment. The City's planning goals are:

- Protect and enhance the quality of significant natural resources.
- Preserve historic sites and support cultural opportunities for community residents.
- Plan for future high quality utilities, public infrastructure and community facilities to be provided in a cost-effective and cost-efficient manner.
- Provide a safe, efficient and diverse transportation network that will facilitate the movement of people and goods throughout the community.
- Strengthen downtown Wausau as the heart of the City and surrounding region, support corridor and neighborhood revitalization efforts.
- Balance the land use needs of the community to maximize resources potential for taxable value, ecological preservation and enhancing local quality of life.
- Strengthen and expand cooperative activities with all levels of government and engaged civic dialogue to improve the provision of public services and facilities.



Community Development

The City of Wausau assists those in need with programs that target transitional neighborhoods, assist homeowners with crucial repairs, and empower small businesses. The City's community development efforts must:

- Preserve the housing stock with low interest loans for property owners and landlords for necessary repairs and property maintenance which helps stabilize neighborhoods.
- Promote homeownership and homesteading activities with low interest loans to assist the purchasing of owner-occupied homes within the City of Wausau.
- Support the development of Neighborhood Associations through local capacity building and funding for public improvements throughout qualifying census tract neighborhoods.
- Partner with non-profit organizations whose programs assist and empower lower income residents and promote the ideals of a 'housing first' agenda.
- Preserve and rehabilitate historic and commercial buildings with low interest loans for business owners for necessary façade improvements.
- Encourage infill construction and renovation of historic properties which increases diversification and choice for both market rate and affordable housing options.

Housing

The City of Wausau provides quality housing options to elderly, disabled and low income residents in a variety of locations and formats through the Wausau Community Development Authority, the Authority must:

- Ensure safe, decent and affordable housing options; create opportunities for resident's self-sufficiency and ensure fiscal integrity for all residents.
- Improve the quality of life for residents and increase assisted housing choices, especially those who are disabled and/or low income qualified.
- Preserve and maintain existing affordable housing specifically for residents in need by ensuring equal opportunity and Affirmatively Further Fair Housing (AFFH) goals.
- Promote programs, education and training that support and encourage rental housing oversight and tenant accountability.
- Further the goals of the Violence Against Women Act (VAWA) to ensure protections for victims of domestic abuse, dating violence, sexual assault or stalking in the community.

Economic Development

The City of Wausau strives to be a dynamic, successful, diversified and sustainable community where citizens are actively engaged and businesses proud to invest. The City's economic development efforts must:

- Encourage business expansion, retention and vertical integration, especially in our competitive sectors such as manufacturing, information technology, insurance, healthcare, and construction materials.
- Support craft industry and a maker economy which highlights our strengths in local food, value-added agricultural processing, consumer packaging, millwork, locally-owned specialty retail, outdoor recreation, arts and entertainment that fosters cultural connections.
- Promote urban amenities, housing options and specialty retail that diversifies housing choice, encourages infill development of existing neighborhoods, values historic properties, and encourages walkability and complete streets.
- Develop quality public infrastructure and municipal services which support business expansion and improves quality of life indicators including education, health, recreation and citizenship.
- Collaborate with our peer regional municipalities, corporate partners, and local nonprofits and foundations to develop and commit to a shared economic vision of our region.
- Embrace economic and social diversity which promotes local resiliency and opens opportunities for entrepreneurship.
- Enhance our physical and natural environments, increase connections to public assets, and build appreciation for efforts that engage the Wisconsin River and Downtown.
- Foster a knowledge-based economy which values both professional and technical skill development along with personal intellectual growth.