

\*\*\* 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, February 19, 2019 at 4:30 pm.**  
Location: **City Hall (407 Grant Street, Wausau WI 54403) - BOARD ROOM**  
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 December 18, 2018 meeting.
2. **PUBLIC HEARING:** Discussion and possible action on rezoning 1101 South 4th Avenue from R3, Two Family Residence District to B3, General Commercial District. (Krist Oil Companies)
3. **PUBLIC HEARING:** Discussion and possible action on approving a conditional use at 2625 North 20th Avenue to allow for motor vehicle sales and a car wash in an IB, Interchange Business District. (Kocourek)
4. Discussion and possible action on amending the General Development Plan and Precise Implementation Plan at 912, 920, 1000, 1006, 1008 and 1100 North 1st Street and 1000 and 1200 North River Drive.
5. Discussion and possible action on the Downtown Wausau "Towers Area" Market Study RFP.
6. Next meeting date and future agenda items for consideration.
7. Adjournment

Mayor Robert B. Mielke - Committee Chairperson

This Notice was posted at City Hall and emailed to the Daily Herald newsroom on 2/14/2019 @ 2:00 p.m. Questions regarding this agenda may be directed to the Planning Department at (715) 261-6760.

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the Planning Department at (715) 261-6760 or the City's ADA Coordinator at (715) 261-6620 or e-mail [clerk@ci.wausau.wi.us](mailto:clerk@ci.wausau.wi.us) at least 48 hours prior to the scheduled meeting or event to request an accommodation.

Distribution List: City Website, Media, Committee Members, Council Members, Assessor, Attorney, City Clerk, Community Development, Finance, Metro Ride, Human Resources, Police Department, Hebert, Lenz, Sippel, DeSantis, Polley, County Planning, Krist Oil Companies

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## ADDENDUM

6. Amend Precise Implementation Plan at 1300 North River Drive to allow for murals.
7. Next meeting date and future agenda items for consideration.
8. Adjournment

Mayor Robert B. Mielke - Committee Chairperson

This Notice was posted at City Hall and faxed to the Daily Herald newsroom on 2/18/2019 @ 12:00 p.m. Questions regarding this agenda may be directed to the Planning Department at (715) 261-6760.

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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, Krist Oil Companies, Kocourek

## PLAN COMMISSION

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Time and Date: The Plan Commission met on Tuesday, December 18, 2018, at 5:00 p.m. in the Council Chambers of Wausau City Hall.

Members Present: Mayor Robert Mielke, Eric Lindman, Ron Zahrt, Bruce Bohlken, Gary Gisselman, Patrick Peckham

Others Present: Brad Lenz, Brad Sippel, Dave DeSantis, Melissa Engen, Roger Sydow, Ric Mohelnitzky, Danielle Blaschka, John Chmiel, Adam Doede, Joan Baptist, True Yang

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 November 20, 2018 meetings.**

Zahrt motioned to approve the minutes from the November 20, 2018 meeting. Peckham seconded, and the motion carried unanimously 6-0.

### **PUBLIC HEARING: Discussion and possible action on approving a conditional use at 212 East Randolph Street and 1409 Cherry Street to allow for VFW club house uses, in a M1, Limited Industrial District.**

Roger Sydow, 3820 North 14<sup>th</sup> Street, said that because of their outdated business model of the previous post location they have sold it and would like to move to this location. It would be a considerable downsize. The other building was 16,000 square foot to serve dinner and had 3 full bars. The business plan for the bar and restaurant is being eliminated and the clubhouse will be used for fundraising events.

Ric Mohelnitzky, 159982 River Hills Road, said that he and his wife are the current owners of a daycare and have been for the last sixteen years. They have decided to get out of the business and are selling the business and property. Mohelnitzky read a letter that was included in the packet. Mohelnitzky said that he has a big connection with the neighborhood and this will be a wonderful addition.

Mayor Mielke closed the public hearing.

Lenz said that the property is currently zoned M1 and there are a lot of uses that would be permitted by right. The proposal would require a conditional use. There is a map in the packet that shows the mixed zoning of the area. There is M1 to the east, M2 to the south and business districts scattered around. This is a transitional zoning area between the industrial uses and the residential area. This will not be the old model of the business and will be focused on community events. Staff recommends approval. There have been concerns of parking demands. This proposal is for two different properties and they will be working with adjacent property owners for more parking. There is also on-street parking available on Randolph Street and Cherry Street.

Gisselman asked how many would attend an event at a given time. Sydow answered that it would be less than 100 people. If this gets approved, the property at 208 East Randolph Street will be torn down.

Gisselman motioned to approve a conditional use at 212 East Randolph Street and 1409 Cherry Street to allow for VFW club house uses, in a M1, Limited Industrial District. Zahrt seconded, and the motion carried unanimously 6-0. This item will go to Common Council on January 8, 2019.

Danielle Blaschka, 1420 Cherry Street, said that she is concerned for the parking on the street and said that Cherry Street is a busy road. Blaschka said that she doesn't want people parking in front of her house and having kids get hurt. Blaschka said that she would appreciate it if no parking was allowed on Cherry Street. Mayor Mielke said that it is not possible to not have parking on Cherry Street because it is a public thoroughfare. Mayor Mielke said that the public hearing is the place for the comments and added that she is welcome to speak during the Common Council meeting. Mayor Mielke added that these types of concerns normally work themselves out.

**PUBLIC HEARING: Discussion and possible action on Petition to the Secretary of Transportation for Airport Improvements Aid and Designation of the Secretary of Transportation to Act as the City's Agent for Administering the Aid and for Execution of Agency Agreement and Federal Block Grant Owner Assurances, 725 Woods Place.**

John Chmiel, Wausau Downtown Airport, said that in order to get FFA or any state funding, all possible projects need to be detailed. The capital projects are usually paid 90% by FFA, but at times it is 50/50 with state funding. It is a process that they to go through. Some of these items are on an ultimate wish list – not all of them may necessarily be done.

Mayor Mielke closed the public hearing.

Peckham motioned to approve the petition to the secretary of transportation for airport improvements aid and designation of the secretary of transportation to act as the city's agent for administering the aid and for execution of agency agreement and federal block grant owner assurances, 725 Woods Place. Bohlken seconded and the motion carried unanimously 6-0. This item will go to Common Council on January 8, 2019.

**PUBLIC HEARING: Discussion and possible action on amending the General Development Plan and Precise Implementation Plan at 1314 Grand Avenue to allow for a single family residential property in a UDD, Unified Development District.**

Adam Doede, 627 South 5<sup>th</sup> Avenue, said that this is the pink house on Grand Avenue. It has been vacant for some time and they are interested in purchasing it to live in. Doede said that he has the passion, skill set, and means and would like this to be part of the historical tours in the future. Doede said he is very excited and hopes that this will pass.

Mayor Mielke closed the public hearing.

Sippel said that the current UDD plan is for office use and it would need to be amended for a single family house. This is the historic Henry Miller house and is located on the national and state register of historic places. There is a mix of land uses in the area. There are residential properties to the east, a church to the north and a multi-family building to the south. Staff feels this is an appropriate use. There is a large parking lot on the site that would either need to be removed or appropriately maintained.

Peckham asked Doede if they have any plans for the parking lot. Doede answered that they plan to build a conventional garage and remove part of the parking lot for a yard. Peckham said that the neighborhood would welcome the rehabilitation of the property and he hopes it passes.

Gisselman motioned to amend the General Development Plan and Precise Implementation Plan at 1314 Grand Avenue to allow for a single family residential property in a UDD, Unified Development District. Zahrt seconded, and the motion carried unanimously 6-0. This item will go to Common Council on January 8, 2019.

**PUBLIC HEARING: Discussion and possible action on amending the General Development Plan and Precise Implementation Plan at 316 Sherman Street to allow for a tavern in a UDD, Unified Development District.**

Joan Baptist, 840 South 3<sup>rd</sup> Avenue, said that she has big concerns about this going forward. This is a residential area and the tavern could invite crimes. There is already a drug problem and it could make it worse. There is already an empty tavern a block or two away on 3<sup>rd</sup> Avenue.

Mayor Mielke closed the public hearing. Mayor Mielke said that they have received several letters and a petition against the request.

Lenz said that the petitioner and property owner are available for questions. This is part of a UDD for Wausau World Market. The property was formerly B1 and has residential property to the east and west. This property is right on the border between zoning districts. One of the main concerns is the parking. A rear door will lead to shared parking. This parking arrangement is not ideal, but the uses with the World Market will be complementary. There are other similar uses in the neighborhood, including grocery stores and other taverns. In the B1 district, the use would be allowed with a conditional use and it would be a permitted use in a B2 district. There are similar uses in the area. The petitioner will have other obstacles including obtaining a liquor license and obtaining a building permit before it could become a tavern.

Gisselman said 3<sup>rd</sup> Avenue is under enough stress with previous tavern history on the street. Gisselman said that he doesn't think the city should be allowing this at this time. It is in the center of a residential area. Gisselman said that he does not support this.

Peckham asked the petitioner to explain the plans for the business and respond to the objections. True Yang said that Wausau is a small city with 8,000 Hmong residents. It is hard to reach out beyond the community because they feel out of place. Only 1 out of 10 Hmong people would walk into a neighborhood bar because they face a lot of backlash and there are a lot of grudges. This will help neutralize this. Yang said that they are young and inspired and want to do things differently. The main goal is to collaborate with Wausau World Market and to host community events in the parking lot. Yang said that he knows that it looks bad as a tavern, but it would be a hub of gathering data. Yang said that he is an advocate for poverty, incarceration, social security, and health. This is an impoverished area and they want to promote community engagement and mend relationships. Peckham asked if there was anything that they would be willing to do to make it more palatable than a tavern and asked what the hours would be. Yang said that they would like to be open until 2 a.m. for data and opinions from second shift workers.

Peckham motioned to amend the General Development Plan and Precise Implementation Plan at 316 Sherman Street to allow for a tavern in a UDD, Unified Development District. Bohlken seconded and the motion failed 1-5. Zahrt, Bohlken, Gisselman, Lindman and Mayor Mielke voted against this item. This item will go to Common Council on January 8, 2019.

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

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The next meeting is scheduled for January 15, 2019.

**Adjournment.**

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Bohlken motioned to adjourn, seconded by Zahrt. The motion carried unanimously 6-0 and the meeting adjourned at 5:30 p.m.

**The Plan Commission is next scheduled to meet at 5:00 p.m. on January 15, 2019.**



## STAFF REPORT

TO: City of Wausau Plan Commission

FROM: Brad Sippel, Assistant Planner

DATE: February 8, 2019

### GENERAL INFORMATION

**APPLICANT:** Krist Oil Company, Inc.

**LOCATION:** 1101 S. 4<sup>th</sup> Avenue

**EXISTING ZONING:** R3, Two Family Residence District

**REQUESTED ZONING:** B3, General Commercial District

**PURPOSE:** To allow for the construction of an additional fuel canopy with fuel pumps to serve the adjacent Krist Oil site to the east.

**EXISTING LAND USE:** Parking lot

**SIZE OF PARCEL(S):** 7,200 square feet

**SURROUNDING ZONING AND LAND USE:**

North: B3, General Commercial District; Gas Station  
 South: R3, Two Family Residence District; Single Family Residence  
 East: B3; Gas Station  
 West: B2, Community Service District; Religious Institution

See attached map

### SUMMARY

The applicant is seeking a zoning map amendment from R3, Two Family Residence District, to B3, General Commercial District for a parcel on the corner of Thomas Street and 4<sup>th</sup> Avenue. This would allow the construction of an additional fuel canopy and pumping stations to serve the Krist Oil site immediately to the east. The parcel is already owned and used by the applicant, but the existing zoning limits the uses and is more restrictive than the parcel to the east.

The surrounding uses are a mix of commercial, institutional, and residential. Existing zoning to the north and east is B3, the same district the applicant is requesting for this parcel. Existing zoning to the west is B2, Community Service District, and zoning to the south is R3, Two family residence district. The Thomas Street corridor is a mix of residential, commercial and institutional uses. The 4<sup>th</sup> Avenue corridor is predominately residential.

### ANALYSIS

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

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

- (a) Existing use of property within the general area of the property in question and the effect the proposed rezoning is likely to have on these land uses;*
- (b) The compatibility of the land uses which would be permitted by the zone change with the existing or planned land uses within the general area of the property in question;*
- (c) The zoning classification of property within the general area of the property in question;*
- (d) The suitability of the property in question to the uses permitted under the existing zoning classification;*
- (e) The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place since the day the property in question was placed in its present zoning classification;*
- (f) Whether the proposed zone change is generally consistent with the goals, objectives and policies identified in the City of Wausau Comprehensive Plan;*
- (g) The nature and extent of the input received at the public hearing regarding the proposed zone change;*
- (h) The precedence, if any, that approval of the requested zoning could have on similar requests made elsewhere in the city; and*
- (i) If the property was recently annexed, the zoning classification of the property prior to annexation. (Ord. 61-5356 '1, 2008, File No. 08-0207; Ord. 61-4585 '1, 1986; Ord. 61-4054 '6.9-6(part), 1967.)*
- (j) If the property was recently annexed, the zoning classification of the property prior to annexation. (Ord. 61-5356 '1, 2008, File No. 08-0207; Ord. 61-4585 '1, 1986; Ord. 61-4054 '6.9-6(part), 1967.)*

The surrounding uses are a mix of commercial, institutional, and residential. Existing zoning to the north and east is B3, the same district the applicant is requesting for this parcel. Existing zoning to the west is B2, Community Service District, and zoning to the south is R3, Two family

residence district. The Thomas Street corridor is a mix of residential, commercial, industrial and institutional uses. The 4<sup>th</sup> Avenue corridor is predominately residential. The immediate area has a strong mix of existing commercial.

The land uses currently allowed are predominately single and two family residential uses and institutional uses. The land uses that would be allowed by the change from R3 to B3 are of an increased intensity, including commercial uses such as:

- Fuel and ice sales
- Feed and seed stores
- Greenhouses and nurseries
- Hotels and motels
- Laundries
- Machinery sales
- Motor vehicle sales
- Restaurants and taverns with live entertainment and dancing
- Garages for servicing and repairing automobiles

Compatibility of the surrounding uses is mixed. These uses are already allowed on the properties directly north and east of the property, while lower intensity commercial uses are allowed to the west. The zoning change is not expected to create land use conflicts with these properties. However, some of the allowed uses in a B3 district can cause conflict with the single family residential use to the south. Transitional yard requirements have additional setback and screening requirements for commercial districts when adjacent to residential districts. The B3 zoning would be consistent with the zoning of the parcels to the north and east of the property.

The Wausau Comprehensive Plan Future Land Use Map identifies the Thomas Street corridor as urban residential, which includes a mix of residential and business uses. The trend of development in the area has been to continue as a mixed use corridor. Recently, the western portion of Thomas Street was reconstructed, and there has been new residential and commercial development along this corridor. The site is suitable for the proposed use, and is already served by adequate utilities and infrastructure.

The rezoning is not expected to create any precedents.

*Wausau Municipal Code 23.78.070* states that: The plan commission shall not recommend the adoption of a proposed amendment unless it finds that the adoption of the amendment is in the public interest and is not solely for the interest of the applicant.

Staff believes that the area is generally appropriate for B3 zoning, being located on a major arterial street adjacent to an existing B3 district.

### **RECOMMENDATION**

Staff recommends approval. Note that 3% green space would be required. Green space in the right-of-way does not count towards the 3% green space requirement. Transitional yard requirements would apply due to the R3 district south of the property. Transitional yard requirements are an 8 foot setback from the south property line and a 20 foot setback from the west property line.

**Recommended Motion:** To approve the proposed zoning map amendment of 1101 S. 4<sup>th</sup> Avenue from R3, Two Family Residence District to B3, General Commercial District, as presented.



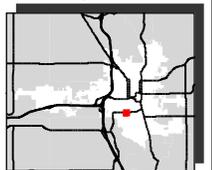
Map Date: January 31, 2019

City of Wausau  
Marathon County Wisconsin



-  Area of Interest
-  Building

Map Location



**KRIST OIL COMPANY, INC.**

**2019 APPLIATION FOR ZONING MAP AMENDMENT**

**1101 S. 4<sup>TH</sup> AVENUE, WAUSAU, WI 54401**

**SUPPLEMENTAL NARRATIVE**

Krist Oil Company, Inc. (Krist Oil) is requesting a zoning change of the property located at 1101 S. 4<sup>th</sup> Avenue. Currently the property is zoned R3 (Residential) and Krist Oil is requesting the property be rezoned to B3 (Business). Prior to Krist Oil purchasing the property in 2014, the property contained a house and garage. Upon purchase of the property Krist Oil razed the house and garage in conjunction with their development and construction of the Krist Food Mart (301 W. Thomas Street) currently located adjacent to this property. The site was restored with concrete pavement and a driveway entrance was installed off S. 4<sup>th</sup> Avenue.

Rezoning of the property is being requested by Krist Oil to construct a gas canopy with additional fuel pumps to alleviate congestion in the alley between the Krist Food Mart and the parcel being proposed to be rezoned. During peak times the alleyway becomes blocked with vehicles waiting to access the fuel pumps. This presents a public safety concern and prohibits the public from using the alley while vehicles block the alley waiting to access the fuel pumps. The proposed gas canopy with fuel pumps would alleviate the alleyway congestion and blockage during these peak times creating a safer environment for Krist Oil's customers and the public.

As Krist Oil is the owner of the property proposed to be rezoned, they have no intention of any type of residential development on this property. The proposed rezoning to B3 would be the same as the Krist Food Mart adjacent to this parcel which is across the alley to the east. The adjacent properties to the north along W. Thomas Street between S. 3<sup>rd</sup> Avenue and S. 4<sup>th</sup> Avenue are currently zoned B3 and are 320 (Mobil Station) and 306 (Empty Lot) W. Thomas Street. The adjacent properties west of S. 4<sup>th</sup> Avenue along W. Thomas Street are zoned B2. The proposed zoning of this property from R3 to B3 would be consistent with existing parcel zoning along W. Thomas Street in the immediate area. A map of the zoning for these adjacent parcels is attached to this narrative.

Krist Oil has already installed an 8-foot high fence along the southern property line to provide a buffer to the adjacent residential property. Krist Oil is proposing to install landscaping elements along W. Thomas Street and S. 4<sup>th</sup> Avenue to provide a buffer between the concrete pavement and adjacent streets.

want to...

Find Data

Tasks





**STAFF REPORT**

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

**GENERAL INFORMATION**

**APPLICANT:** Kocourek Holdings, LLC  
**LOCATION:** 2625 N. 20<sup>th</sup> Avenue  
**EXISTING ZONING:** IB, Interchange Business District  
**REQUESTED ZONING:** Conditional Use  
**PURPOSE:** To allow for motor vehicle sales and a car wash.  
**EXISTING LAND USE:** Automobile dealer plus vacant property  
**SIZE OF PARCEL(S):** 15.90 acres

**SURROUNDING ZONING AND LAND USE:**

North: **IB**; Automobile dealer  
South: Highway right-of-way  
East: Highway right-of-way  
West: **IB**; Convenience store, automobile dealer, and highway right-of-way

**SUMMARY**

Kocourek Holdings LLC is seeking conditional use approval to establish a new automobile dealership that would include a car wash for their private use. Both uses are conditional in the IB district. The property for the proposed dealership would be split off from a large 16-acre parcel that currently houses an existing automotive facility. Please see the attached narrative submitted

by the petitioner for more details about the proposed facility. Maps of the property are also included.

### ANALYSIS

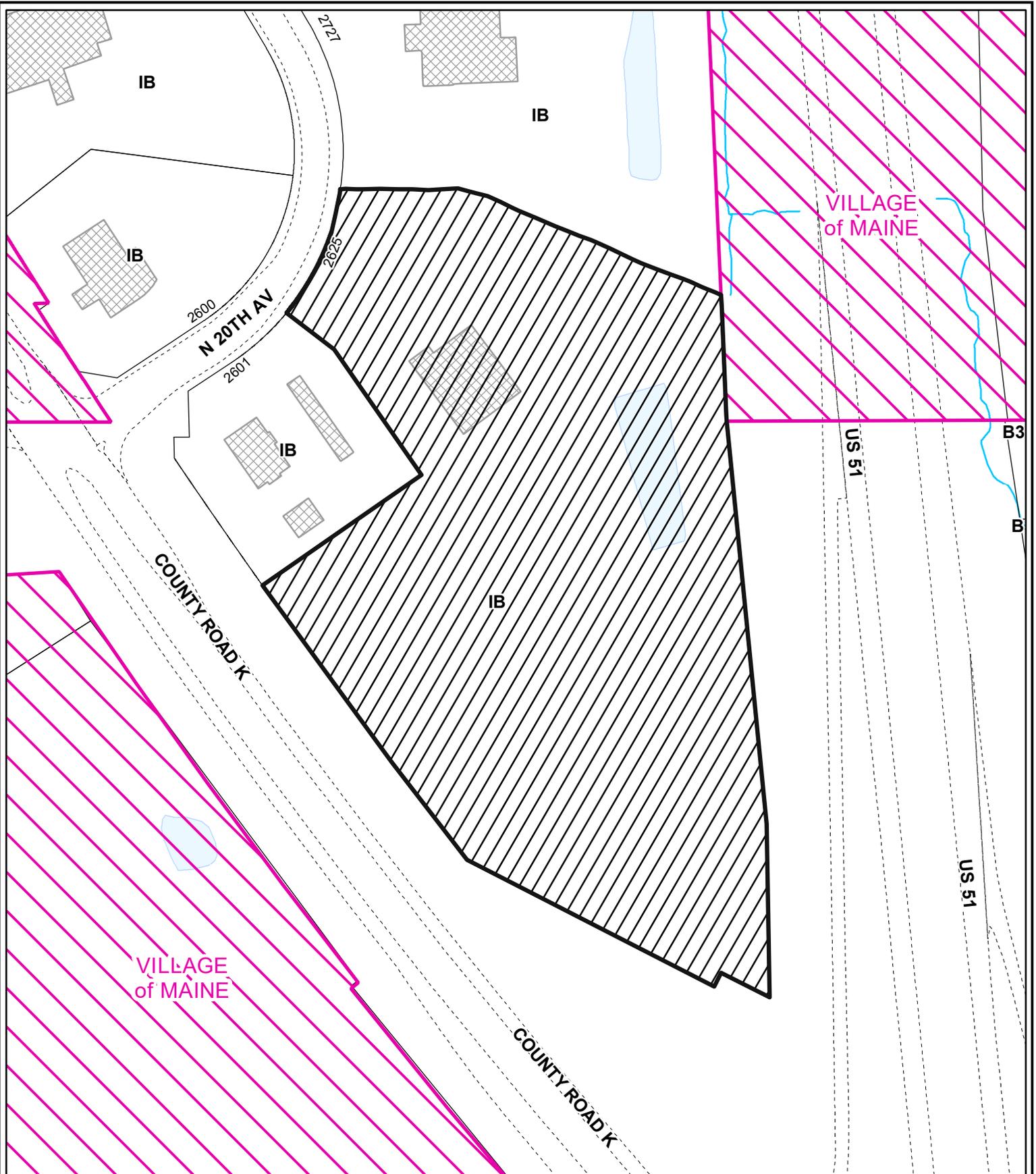
From Wausau Municipal Code 23.72.060, no conditional use shall be recommended by the city plan commission unless the commission finds:

- (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.*

**Staff Comments:** Staff does not expect the granting of the conditional use permit to be a detriment to the surrounding properties or the general public. The uses would fit in with neighboring properties that are already used for various automotive businesses. The property is bordered to the east and south by highway right-of-way, such that no neighboring properties would be impacted by the proposed uses. The parcel is in an area of the City that is already served by adequate utilities, drainage, roads, and facilities. Although the new building would be highly visible from County Highway K, the ingress and egress to the site would come from an existing driveway off of 20<sup>th</sup> Avenue.

### RECOMMENDATION

Staff recommends the approval of a conditional use permit for the car dealership and car wash at 2625 N. 20<sup>th</sup> Avenue, as presented.

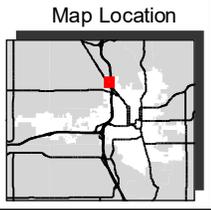


Map Date: January 31, 2019

**City of Wausau**  
Marathon County Wisconsin

0      125      250  
 \_\_\_\_\_ Feet

-  Area of Interest
-  Building



## **Conditional Use Project Narrative**

### **2625 N. 20<sup>th</sup> Ave**

The project consists of developing the remaining upland area at 2625 N. 20<sup>th</sup> Avenue, just south of the ABRA Autobody facility. The proposed development consists of a new and expanded Subaru automobile dealership, with service center, and a detached carwash facility for private use. The proposed building footprint is approximately 24,900 square feet, with space reserved to expand the service area by another 9,000 square feet easterly. The owner is assessing whether to build the full service area now or to expand in the future. The single-bay carwash facility will be located to the east of the proposed building and is approximately 2,000 square feet. An outdoor refuse area will be incorporated into the design of the carwash. Proposed parking for vehicle sales, service, and customers totals around 350 stalls.

The proposed project will also help serve the needs from the surrounding Kocourek facilities by providing more space for vehicle sales and service inventory. It will also provide dedicated space for transporters to comfortably offload vehicles since space has always been tight on the surrounding Kocourek facilities. As a part of the Subaru marketing plan, the new facility will also incorporate a fenced-in area for a dog park along the southwesterly portion of the site. The area provides benefit for both customers, and future customers alike. The dog park area will be approximately 0.7 acres. Signage is proposed to consist of a pylon sign along the CTH K corridor and a monument sign at the entrance into the site off the shared private access drive. Signage will match similarly with the existing Subaru signage. Refer to the Overall Site Plan (Sheet 030) and Site Plan (Sheet 100) for additional information.

The proposed dealership and service center is anticipated to staff around 50 employees. Hours of operation will be as follows:

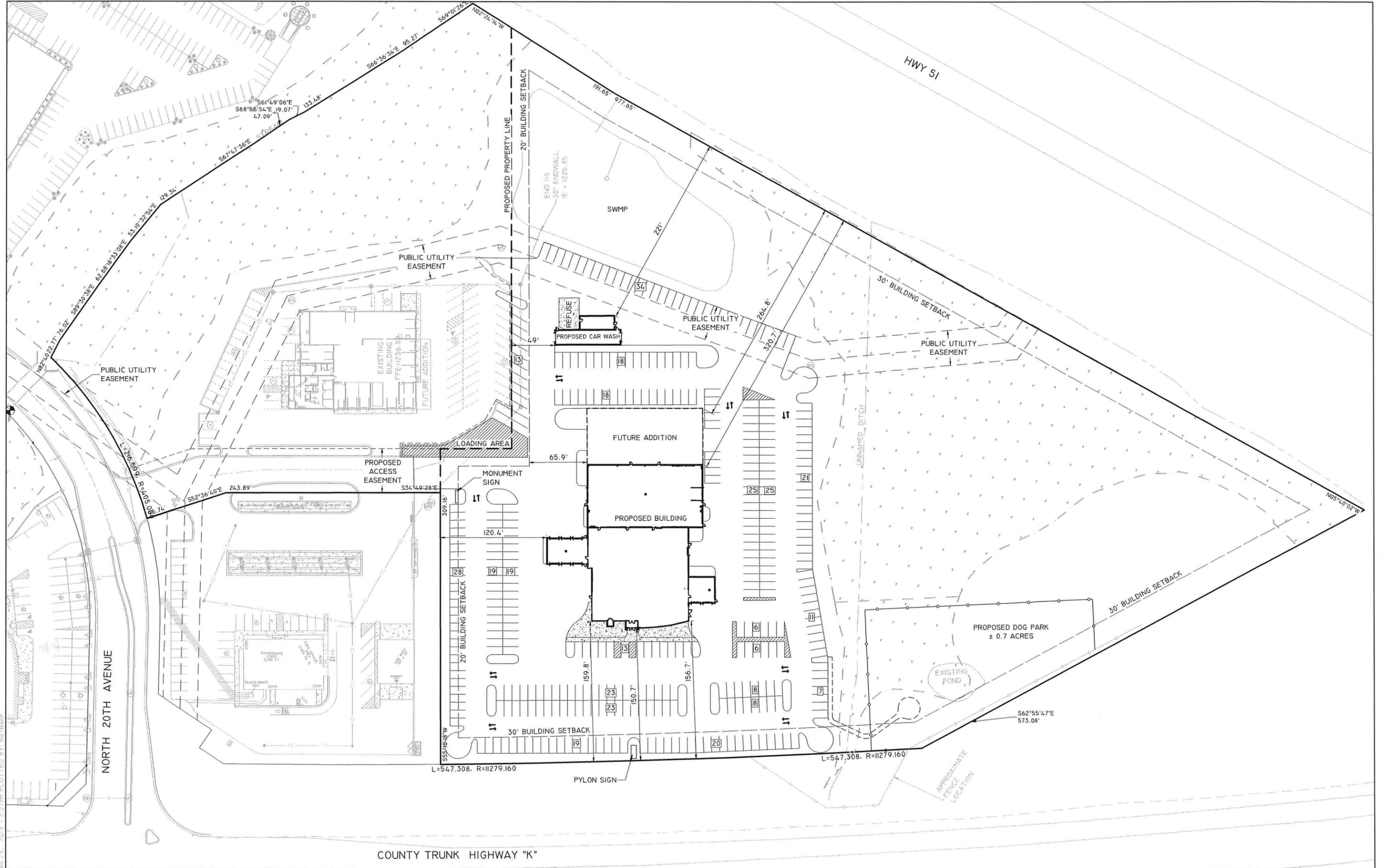
Monday-Thursday (8am-7pm)

Friday (8am-6pm)

Saturday (8am-5pm)

Sunday (Closed)

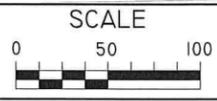
DRAWING FILE: P:\2300-2399\23690 - SUBARU\DWG\EXHIBITS\23690-DESIGN-NEW.DWG LAYOUT: 030  
 PLOTTED: JAN 29, 2019 - 2:27PM PLOTTED BY: HATHAMP



**REI Engineering, Inc.**  
 4080 N. 20TH AVENUE  
 WAUSAU, WISCONSIN 54401  
 PHONE: 715.675.9784; FAX: 715.675.4060  
 EMAIL: MAIL@REIENGINEERING.COM



**CIVIL & ENVIRONMENTAL  
 ENGINEERING, SURVEYING**



DATE	REVISION	BY	CHK'D

DESIGNED BY: GSW	CHECKED BY: JJB
SURVEYED BY: REI	APPROVED BY: JJB
DRAWN BY: NAP	DATE: 01/24/2019

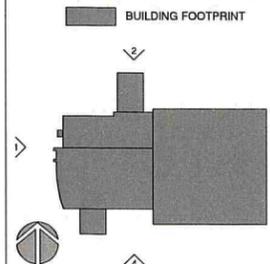
**OVERALL SITE PLAN**  
 KOCUREK SUBARU  
 WAUSAU, WISCONSIN  
 MARATHON COUNTY

**REI**  
 REI No. 23690  
 SHEET 030

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### ELEVATION KEY

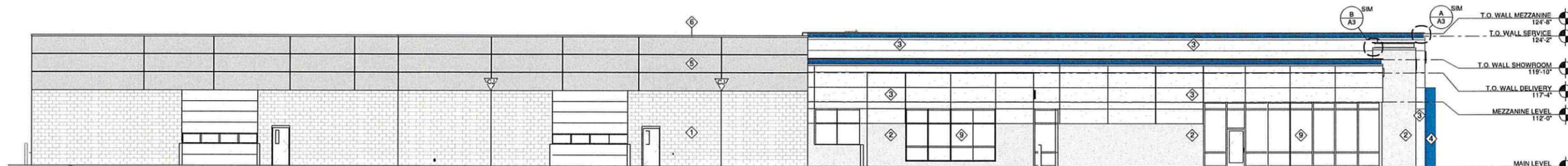


### EXTERIOR MATERIALS

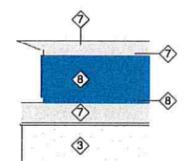
TAG	DESCRIPTION
1	04 2000- SPLIT FACE CMU COLOR: TBD
2	04 4301- THIN STONE VENEER COLOR: TBD
3	07 4213- METAL COMPOSITE PANEL COLOR: SILVER
4	07 4213- METAL COMPOSITE PANEL COLOR: BLUE
5	07 4213- INSULATED METAL PANEL COLOR: TBD
6	07 6200- PREFINISHED METAL COPING COLOR: MATCH INSULATED METAL PANELS
7	07 6200- PREFINISHED METAL COPING COLOR: SILVER
8	07 6200- PREFINISHED METAL COPING COLOR: BLUE
9	08 4413- ALUMINUM CURTAIN WALL - A800 SHEETS COLOR: SEE SPECIFICATION
10	07 5400- SINGLE PLY ROOFING MEMBRANE
11	04 2000- STONE CAP COLOR: TBD



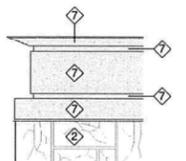
1 WEST ELEVATION - OFFICE  
 3/32" = 1'-0"



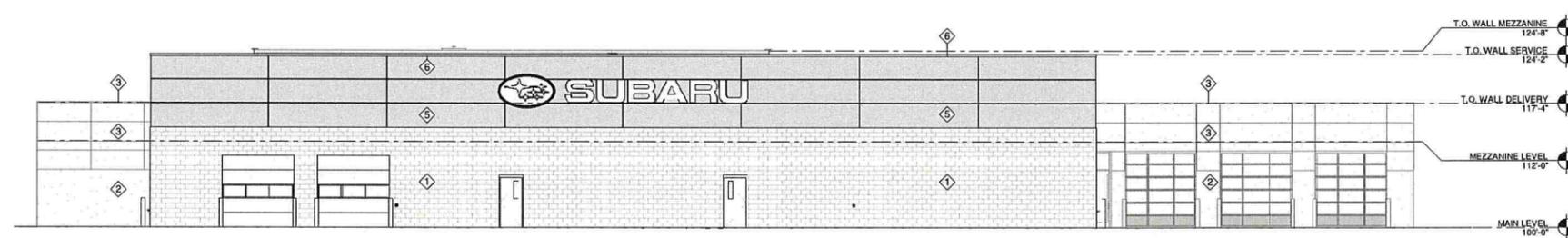
2 NORTH ELEVATION  
 3/32" = 1'-0"



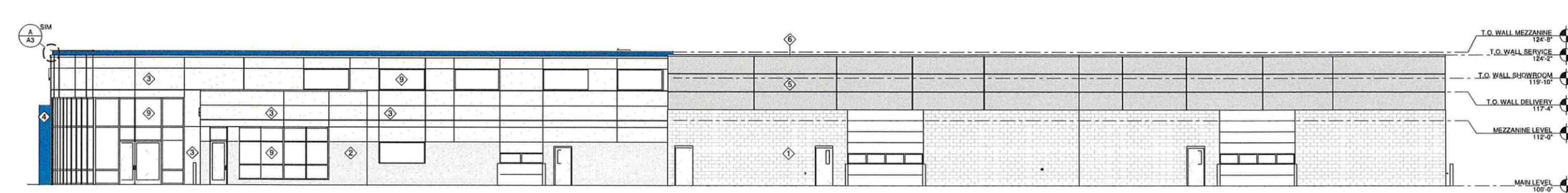
A ENLARGED PARAPET DETAIL  
 3/4" = 1'-0"



B ENLARGED PARAPET DETAIL @ TOWER  
 3/4" = 1'-0"



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



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

ID	DATE	DESCRIPTION
REVISION SCHEDULE		

### KOCOUREK SUBARU

2625 N 20TH AVE.  
 WAUSAU, WI 54401

ARCHITECT OF RECORD: BRIAN D. SHARON  
 REGISTRATION NO.: A-11882  
 ADDRESS: 2100 STEWART AVE, WAUSAU, WI 54401  
 PHONE: (715) 845-7282

DRAWING SCALE: As indicated  
 DRAWN BY: SAK  
 ORIGINAL DATE: 01.29.19  
 PROJECT NUMBER: 18.0017

### EXTERIOR ELEVATIONS

# A3



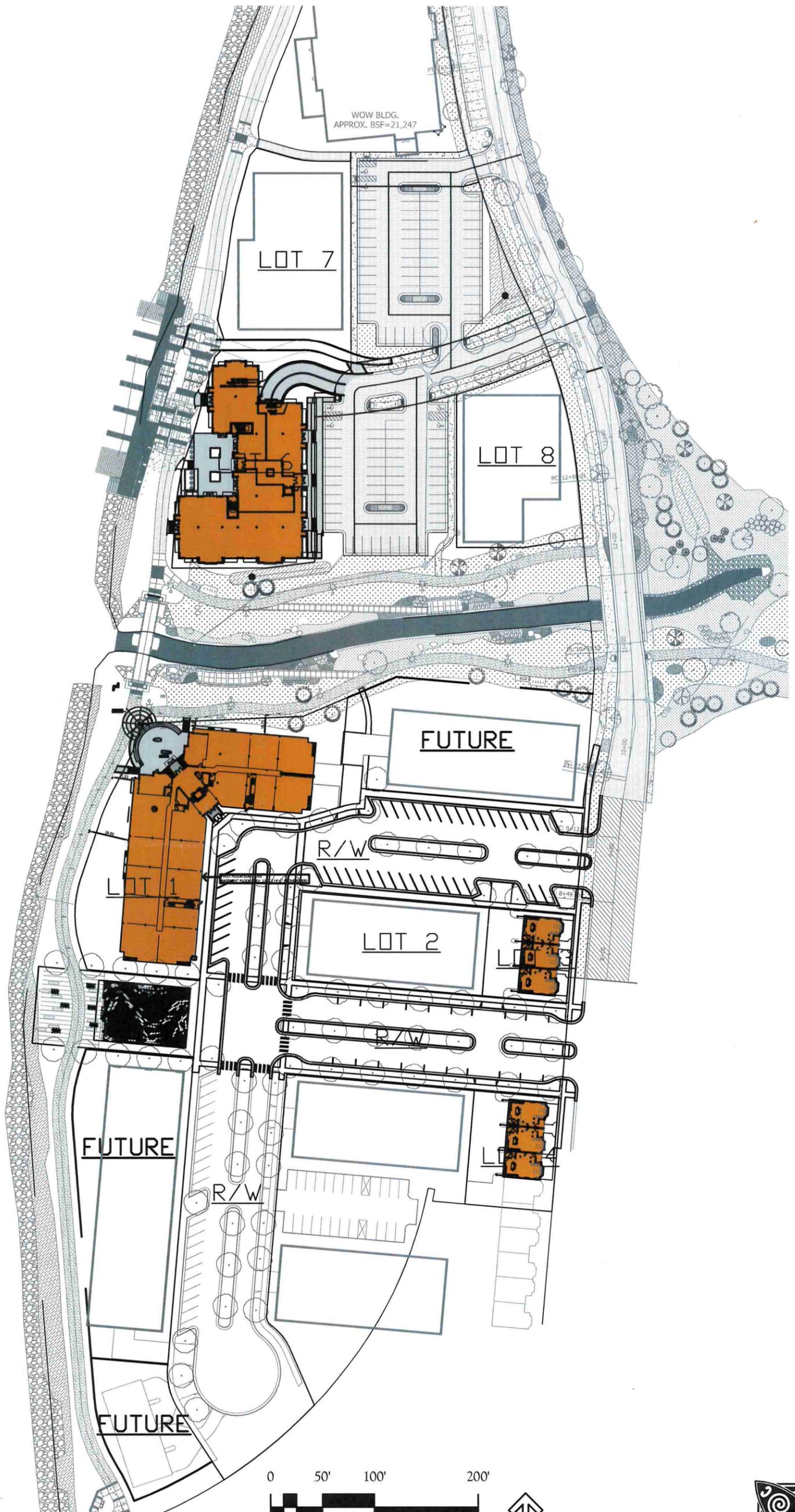
## Memorandum

From: Brad Lenz  
To: Plan Commission  
Date: February 14, 2019  
Subject: Amend Riverlife UDD for a 4-story apartment and 3-story commercial building

The new developers of Riverlife, Gorman & Company, are seeking an amendment to the UDD zoning as they finalize their plans to develop the apartment and commercial buildings located on either side of the stream. The changes to the plans consist of rearranging some surface parking, adding a floor to the apartment building, and removing two floors from the commercial building. The uses proposed on the site will not change – they have always been planned as a mix of medium-density commercial and residential uses.

The general plans for the previous Riverlife buildings are included in the packet. The footprint of the apartment building (south of the stream) will stay essentially the same, since the building foundations were constructed under the previous plans. The footprint of the commercial building (north of the stream) is slightly different than previous plans, but it is located in the same space between the wharf and an existing surface parking lot.

Detailed plans which would constitute the precise implementation plans were not available at the time of this report. Staff recommends approval of the amended general development plans, as proposed. Staff does not believe a public hearing is warranted for this change to the UDD since the uses are staying the same as previously-approved. Also, using the standard 200' notification radius from the buildings would not reach any neighboring property owners.



0 50' 100' 200'



SCALE: 1" = 100'-0"



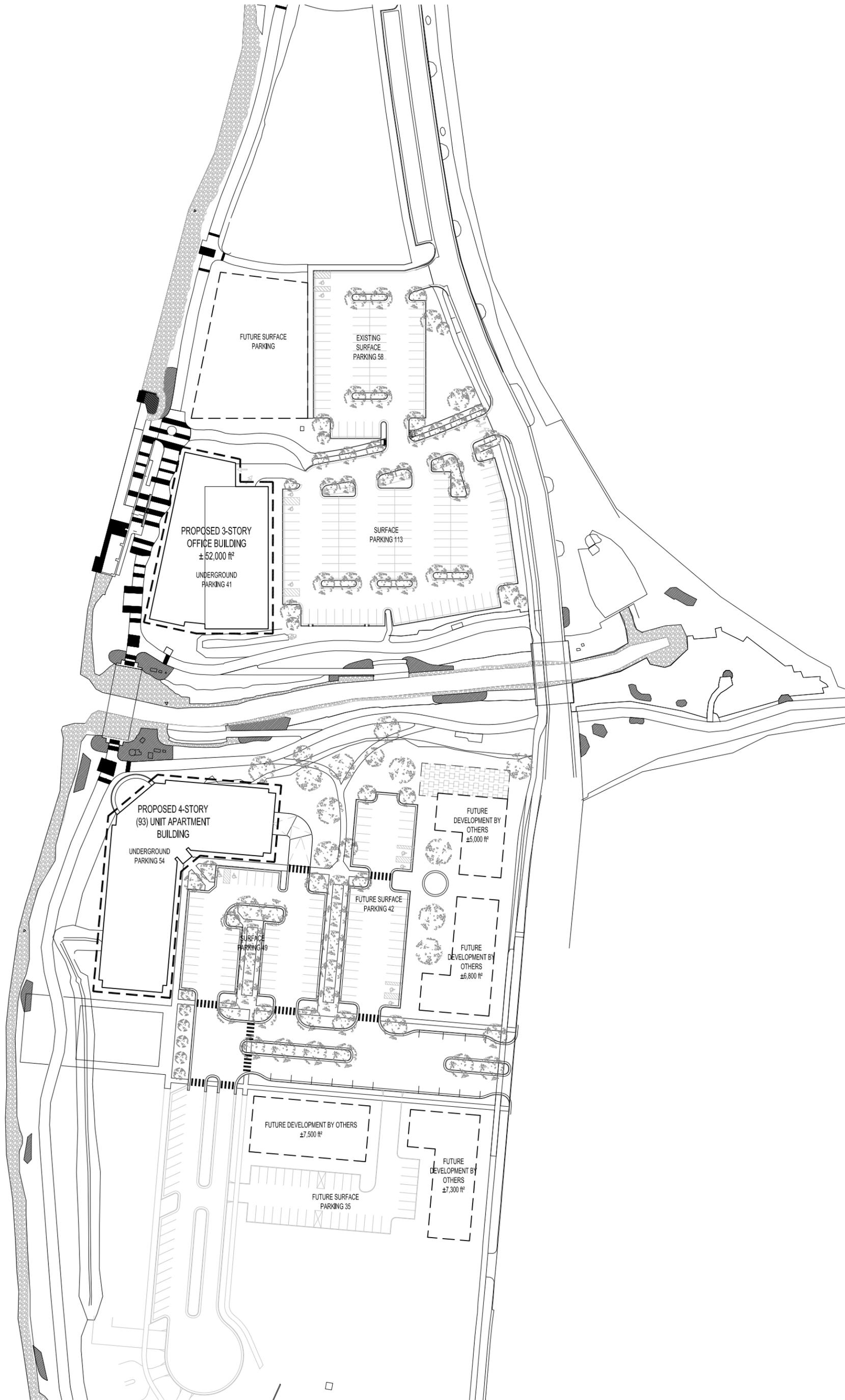
# RIVERLIFE VILLAGE PHASE I

OVERALL SITE PLAN

SEPTEMBER 19, 2017



Mudrovich  
architects  
© copyright 2017





**REQUEST FOR PROPOSALS**

**DOWNTOWN WAUSAU "TOWERS AREA" MARKET STUDY**

**WAUSAU, WISCONSIN**

**INTRODUCTION**

This Request for Proposals (RFP) seeks a qualified firm to provide a market analysis and redevelopment alternatives for an area currently experiencing a diverse set of opportunities. Between City-owned parcels and the existing parking ramps, along with private properties in redevelopment, the area is poised for significant growth. The firm will create a Towers Area Plan (herein after "the Plan") which would update the market need and technical assumptions for parking ramps and parking infrastructure in the area and study potential scenarios for market redevelopment of the area properties and associated parking demand in the short and long term future of the area.



## SCOPE OF WORK

The goal of this plan is to determine what potential redevelopment options exist (or are likely) on City and privately owned adjacent properties, and determine the parking demand and parking infrastructure requirements for that area. The plan deliverable should include a real estate market analysis of the potential sites and area, analysis of the existing parking plan demand assumptions, potential vision for future parking infrastructure placement, and a variety of rendered alternative designs for the redevelopment of target sites into their highest and best use based on the study findings.

## DELIVERABLES

The consultant will deliver a set of recommendations and actionable vision documents through a collaborative public planning process which involves stakeholders and key landowners in addition to the City. The consultant may propose additional tasks and/or a revised scope based on experience with similar projects in similar cities. Sub-tasks, such as conference calls, draft reviews, etc. shall be considered part of the proposed scope but will not be detailed in this RFP.

Upon selection of a consultant, and given that this plan is limited both in geography and scope, and involves the update of previous demand assumptions and a relatively small set of stakeholders/landowners, the City would like to have the plan substantially completed by Autumn 2019.

## BUDGET

Consultants should provide a total cost to prepare the plan including hourly rates and estimated number of hours to complete the project. All expenses associated with the project including all travel and incidental costs should not exceed \$25,000.

## REQUEST FOR PROPOSAL PROCESS

This RFP seeks the submission of proposals to provide services from any and all interested and qualified consultants. The City of Wausau seeks, by way of this RFP, to obtain services in a manner that maximizes the quality of services while also maximizing value to the City. Consultants must be able to show they are capable of performing the services requested. Such evidence includes, but is not limited to, the respondent's demonstrated competency and experience in delivering services of a similar scope and type, and the local availability of the consultant's personnel.

The RFP response must be submitted electronically to [bradley.sippel@ci.wausau.wi.us](mailto:bradley.sippel@ci.wausau.wi.us) by 4:00 p.m. Central Standard Time on **March 29, 2019**.

All responses must be received by the stated date and time in order to be considered for award. The City will not be responsible for and may not accept late proposals due to slow internet connection or for any other electronic failure (including information transmission and internet connectivity failures).

By submitting a proposal, each consultant certifies that its submission is not the result of collusion or any other activity which would tend to directly or indirectly influence the selection process. The proposal will be used to determine the consultant's capability of rendering the services to be provided. The failure of a consultant to comply fully with the instructions in this RFP may eliminate its proposal from further evaluation as determined in the sole discretion of the City. The City reserves the right to evaluate the contents of proposals submitted in response to this RFP and to select a consultant, if any.

Proposals received late will not be opened or given any consideration for the proposed services unless doing so is deemed to be in the best interest of the City.

## TENTATIVE SCHEDULE OF EVENTS

EVENT	DATE
Release Request for Proposals	February 19, 2019
Proposal deadline	<b>March 29, 2019</b>
Review	April, 2019
Execute contractor agreement /project start	May, 2019
Final draft and adoption	October, 2019

## PROPOSAL SUBMISSION REQUIREMENTS

Submit one (1) complete electronic (PDF, Microsoft Word document, etc.) version of your proposal and any required attachments to the City electronically to [bradley.sippel@ci.wausau.wi.us](mailto:bradley.sippel@ci.wausau.wi.us).

## COVER LETTER

Provide a signed one-page cover letter on your letterhead that includes the address, telephone number, and e-mail address of the contact person(s) and authorized signatories. List the name and title of each person authorized to represent the consultant in negotiations.

## SPECIFIED CONTENT AND SEQUENCE OF INFORMATION IN THE RFP

Each proposal should include sections addressing the following information in the order shown in the following section. The consultant should be sure to include all information that it feels will enable the evaluation committee and, ultimately, the City to make a decision. Failure of the consultant to provide specific, detailed information may result in its proposal being rejected in favor of a sufficiently-detailed proposal. Any necessary exhibits or other information, including information not specifically requested by this RFP but that you feel would be helpful, should be attached to the end of the proposal.

### Qualifications and Experience:

- Provide a statement of qualifications for your organization, a statement of the size of firm, a description of services provided by your organization, and a statement of the extent of experience/history providing the services requested by this RFP.
- How many full time employees (FTEs) do you plan to assign to this project if you are selected? Identify each assigned employee's role on the project and designate the main contact for the project.
- How many people in total are employed by your company? Delineate between employees and sub-consultants.
- If applicable, list the professional qualifications for each individual that would be assigned to provide services requested by this RFP, including date and educational institutions of any applicable degrees, additional applicable training, and any professional certifications and/or licensing. In lieu of listing this information, you may submit a resume or curriculum vitae for each such individual if the resume/CV includes all the requested information.

### Proposed Approach:

This section describes your proposed approach for meeting the services required by the City, as listed above. Relevant considerations include the quality and feasibility of your approach to meeting these needs, the manner in which you plan to provide adequate staffing (if applicable), and equipment or other resources provided by you (if applicable). Keep these considerations in mind as you respond to the following:

- Describe how you will fulfill the needs of the City described in this RFP. Attach a project plan, if appropriate.
- List your needs for physical space and/or equipment at the City during this engagement, if any, aside from space or equipment that would be provided by the City as an obvious aspect of the requested services (for example, computers to document services, etc.).
- Identify how you will meet all other aspects of the scope of work and related requirements stated above. List any items that you cannot provide.
- Estimate the number of meetings included in the proposed project budget.

**Cost Analysis and Budget for Primary Services:**

- Provide an itemized budget and a detailed explanation for all costs associated with providing the requested services.
- Is travel time to the city of Wausau or other locations expected to be billable? If so, how will travel time invoices be calculated?
- Include start-up costs if any.

**Claims, Licensure and Non-Discrimination Violations against Your Organization:**

List any current licensure or non-discrimination claims against you/your organization and those having occurred in the past five years, especially any resulting in claims or legal judgments against you.

**Work Samples and References:**

List at least three business references for which you have recently provided similar services. Include contact names, titles, phone numbers and e-mail addresses for all references provided. Also provide any work samples you feel are representative of your work on a similar project.

**PROPOSAL EVALUATION**

All proposals received will be evaluated by an RFP evaluation committee. During the evaluation process, the City may require a consultant's representative to answer specific questions orally and/or in writing.

Once a finalist or group of finalists is selected, additional interactions or information may be required. The RFP evaluation committee will select the firm that submits the most responsive proposal. Selection will be based on the overall strength of each proposal, and the evaluation is not restricted to considerations of any single factor, such as cost.

The criteria used as a guideline in the evaluation will include, but not be limited to, the following:

1. Qualifications and experience of the firm, including capability and experience of personnel to be employed on this project.
2. Proposed approach, including clarity of understanding of the scope of services to be provided and appropriateness of the proposed solution/services.

3. Demonstrated history of successfully performing related services to comparable entities.
4. Cost for the services described by this RFP and the value provided to the City.

The evaluation committee may consider any other criteria it deems relevant, and the evaluation committee is free to make any recommendations it determines to be in the best interest of the City. Inaccuracy of any information supplied within a proposal or other errors constitute grounds for rejection of the proposal.

Note that the City reserves the right to evaluate proposals solely based on each provider's written submission. In relation to written materials, evaluation will be performed only on the material included directly in the proposal itself unless otherwise indicated or requested by the City. The City reserves the right to select proposals other than those with lowest costs.

#### **ADDITIONAL TERMS AND CONDITIONS**

The City reserves the right to accept or reject any or all proposals or portions thereof without stated cause. Upon selection of a finalist, the City by its proper officials shall attempt to negotiate and reach a final agreement with the finalist. If the City, for any reason, is unable to reach a final agreement with this finalist; the City then reserves the right to reject such finalist and negotiate a final agreement with another finalist who has the next most viable proposal. The City may also elect to reject all proposals and re-issue a new RFP.

The City is not bound to accept the proposal with the lowest cost, but may accept the proposal that demonstrates the best abilities and qualifications to meet the needs of the City. The City reserves the right to waive any formalities, defects, or irregularities, in any proposal, response, and/or submittal where the acceptance, rejection, or waiving of such is in the best interests of the City.

**SIGNATURE BLOCK**

Note: Please return this page with your proposal.

The undersigned, an authorized agent of his/her company, hereby certifies:

familiarization with all terms, conditions, and specifications herein stated,

company is qualified to perform work and services as proposed,

that the proposal submitted is valid until \_\_\_\_\_ (date).

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Title

\_\_\_\_\_  
Type of Entity (S-Corp, LLC, etc.)

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Web Site

\_\_\_\_\_  
Email Address

## **WOW mural**

### **Narrative**

A runner progressively develops into a fully formed human as he/she nears the finish line of a WOW-inspired game-like race atmosphere

### **ELEMENTS**

#### ***The runner***

- Viewers can identify with the runner as it was carefully designed to have an unassigned gender or race
- May be perceived as multiple runners to convey a sense of community
- Conveys the active living energy of the new riverfront

#### ***Color***

- The students were very excited and inspired by the bright lights and fun neon-like atmosphere of WOW
- Conveys the high energy and glowing lights of the new riverfront

#### ***Flowers***

- Students chose carnations which generally express love, fascination and distinction
- Orange flower color symbolizes energy, enthusiasm, warmth, confidence, satisfaction and a passion for life

### **How we got here**

Students were encouraged to brainstorm ideas that would satisfy design criteria and goals for multiple audiences, including:

WOW – FUN

RISE UP - heal, strengthen, unify

EEA – add their own personality as a group

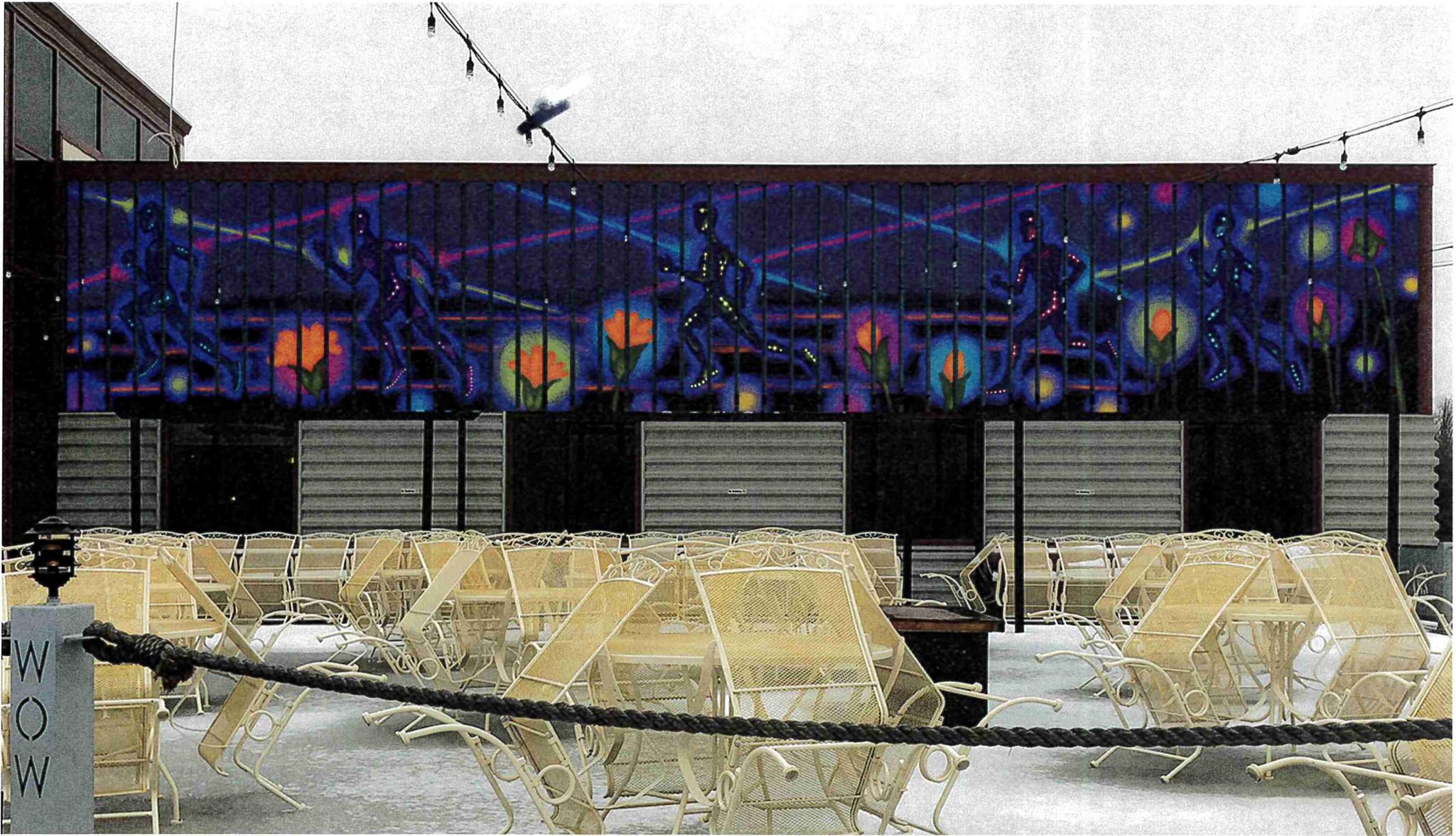
COMMUNITY BUY-IN: Immediately strikes the viewer as beautiful, not too far out of reach conceptually

LONGTERM SUCCESS: the most successful community murals convey a sense of resilience & Community



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W

W  
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W  
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W