



## 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, April 16, 2019 at 5:00 pm.**  
Location: **City Hall (407 Grant Street, Wausau WI 54403) - COMMON 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 March 19, 2019 meeting.
2. **PUBLIC HEARING:** Discussion and possible action on rezoning 1551 Westwood Drive from IB, Interchange Business District to B3, General Commercial District and approve a conditional use to allow for a landscaping contractor office, shops and yards. (Landcrafters Landscaping LLC)
3. **PUBLIC HEARING:** Discussion and possible action on rezoning 110 West Bridge Street, 612, 616 & 618 North 1st Avenue and 607, 611, 615 & 617 North 2nd Avenue from R3, Two Family Residence District to B3, General Commercial District. (Marathon Technical Services)
4. **PUBLIC HEARING:** Discussion and possible action on approving a conditional use at 102 West Bridge Street and 612, 616 & 618 North 1st Avenue to allow for a car wash, in a requested B3, General Commercial District. (Marathon Technical Services)
5. **PUBLIC HEARING:** Discussion and possible action on rezoning 1401 Elm Street from IB, Interchange Business District to UDD, Unified Development District, and approve the General Development Plan to allow for a 58-unit multi-family residential development and a one-story medical office building.
6. Discussion and possible action on approving the Precise Implementation Plan to allow for a 58-unit multi-family residential development and a one-story medical office building.
7. **PUBLIC HEARING:** Discussion and possible action on rezoning 1301 North 2nd Street from R3, Two Family Residence District to UDD, Unified Development District and be added to the General Development Plan for multi-family residential units. (City of Wausau)
8. Discussion and possible action on approving the Precise Implementation Plan at 1301, 1305, 1309 and 1313/1315 North 2nd Street and 206 Short Street to allow for eight (8) multi-family residential units.
9. Discussion and possible action on approving the Precise Implementation Plan for 101/103, 201 and 205 Short Street, 1201 North 2nd Street and 1202 and 1204 North 3rd Street to allow for six (6) multi-family residential units.
10. Next meeting date and future agenda items for consideration.
11. Adjournment

This Notice was posted at City Hall and emailed to the Daily Herald newsroom on 4/11/2019 @ 2:30 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, Landcrafters Landscaping LLC, Marathon Technical Services

## PLAN COMMISSION

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Time and Date: The Plan Commission met on Tuesday, March 19, 2019, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Robert Mielke, Eric Lindman, Gary Gisselman, Patrick Peckham, Bruce Bohlken, Andrew Brueggeman

Others Present: Brad Lenz, Brad Sippel, Dave DeSantis, Melissa Engen, Lance Leonhard, Michael Loy, Kelly Pospychala, Carole Machek, David Piehler, Matthew Ceyress

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 February 19, 2019 meeting.**

Bohlken motioned to approve the minutes from the February 19, 2019 meeting. Brueggeman seconded, and the motion carried unanimously 6-0.

### **PUBLIC HEARING: Discussion and possible action on rezoning 224, 240 and 300 South 4<sup>th</sup> Street from M1, Limited Industrial District to B3, General Commercial District and approve a conditional use at 240 and 300 South 4<sup>th</sup> Street to allow for animal hospitals, indoor and outdoor kennels.**

Mayor Mielke closed the public hearing.

Lenz said that the map shows the parcels that are up for zoning. 224 South 4<sup>th</sup> Street was added by city staff because it's the potential location for a dog park. The petitioner is looking to rezone 240 and 300 South 4<sup>th</sup> Street. All the properties would go to B3 zoning with a conditional use for 240 & 300 South 4<sup>th</sup> Street for a dog kennel and hospital for pet grooming.

Peckham said that that is a very good opportunity to have right next to the proposed dog park and it makes great sense.

Peckham motioned to rezone 224, 240 and 300 South 4<sup>th</sup> Street from M1, Limited Industrial District to B3, General Commercial District and approve a conditional use at 240 and 300 South 4<sup>th</sup> Street to allow for animal hospitals and indoor and outdoor kennels. Brueggeman seconded, and the motion carried unanimously 6-0. This item will go to Common Council on April 9, 2019.

### **PUBLIC HEARING: Discussion and possible action on amending the General Development Plan and Precise Implementation Plan at 2801 Westhill Drive to allow for a congregate living facility in a UDD, Unified Development District.**

Mayor Mielke closed the public hearing.

Sippel said that this item is to amend the existing plans. It is currently being used as a medical clinic and they would like to use it for a congregate living facility. The building is the former ENT on the corner of Westhill Drive and 28<sup>th</sup> Avenue. There are medical and residential uses in the area. The building elevations and site plan are included in the packet. The signage panels will be replaced with new.

Peckham said that the directions given under the google earth photos seem wrong. Sippel confirmed this and said that they should be reversed one quarter. Peckham said that the drawings show a potential crossing of 28<sup>th</sup> Avenue and it talks about easier access between the hospital and this location. Peckham said that he questions the safety and if there is a crosswalk there now. It doesn't look like a good idea. Sippel said that they have followed up with the applicant and advised them to talk to Engineering about the crossing.

Bohlken motioned to amend the general development plan and precise implementation plan at 2801

Westhill Drive to allow for a congregate living facility in a UDD, Unified Development District. Brueggeman seconded and the motion carried unanimously 6-0. This item will go to Common Council on April 9, 2019.

**PUBLIC HEARING: Discussion and possible action on amending the General Development Plan at 1100 Lake View Drive to allow for the renovation and removal of existing buildings and to construct a new skilling nursing facility and adult and adolescent CBRF facilities, in a UDD, Unified Development District.**

Lenz said that there was a public informational meeting held the night before and he invited the applicants to provide a summary.

Lance Leonhard, Marathon County, thanked the commission for the opportunity and is excited about the project. This will enhance the services provided by the campus. North Central Health Care began as the county's obligation to provide care for those with substance abuse issues, mental health disorders and developmental disorders. In the 50-year history it has become more than that. It will provide better services and will help to provide long-term care through Mount View Care Center. In the 2017-2019 Life Report, the number one concern is for substance abuse and this would allow staff to do a better job providing the services. The second important thing of the Life Report was access to mental health treatment in the community. This is a large scale project and will have a significant impact on the neighborhood. There was fruitful discussion during the public informational meeting and they have taken the feedback to further improve the plan.

Michael Loy, North Central Health Care, said that programs are about the people inside the building. In this community, if someone has a mental illness or addiction and need 24/7 care, those people come into the behavioral health services continuum. It starts with an emergency and crisis service which is a 24/7 service that operates at the home campus here. There is a 16-bed acute psychiatric hospital and is licensed for anyone 13 years or older, but those ages 13-17 are not allowed to mix with adults. There will be a specific 8-bed youth hospital, which will be the bright green space on the site map. The crisis stabilization program currently has a 12-bed unit, which is a voluntary unlocked program, which will be the maroon colored space on the site map and will have 16 beds. There is also a medically monitored treatment program. There are currently 15-beds which will move to a 30-bed program and is a badly needed expansion in the community. The outpatient behavioral health will continue on the campus to include counseling and psychiatry, intensive day treatment, OWI assessment and a large community treatment program. The services assist 500 people in Marathon County. The other major program that is offered is for other major skilled nursing. North Central Health Care is licensed to have a 200-bed skilled nursing facility. This will be reduced to 176 beds. Most skilled nursing facilities like this are getting smaller. The traditional long-term care units have gone to homes. The memory care remains at 100 beds. Aquatic therapy will be a new construction. The main building was constructed in the 1970's. The Lakeview Professional Plaza will not be touched and is rented to tenants. The Lakeview Center was built in 1976 and the Mount View Care Center was constructed in 1983. Loy said that they wanted to take a comprehensive approach to the project. The project will cost \$73 million. The predominant issues are the location of the additional buildings near Marshall Street. They will go back and visit the locations and work on the locations in the coming weeks. This is not an expansion, but a renovation. This will have a smaller footprint with the same population with similar programs.

Lenz said that a number of emails and letters were received and they were passed out at the beginning of the meeting.

Kelly Pospychala, 916 Ethel Street, said that she has been a registered nurse for 29 years with one of the local emergency departments and understands the need for the increase in mental healthcare. Pospychala said that she has lived on this side of town for the last 15 years. As a medical examiner, she sees the firsthand knowledge on what is needed and what is provided. Pospychala said that the group is not opposed to the issues, but is opposed to the location. Back in November, the location was way in the back. The berm is peaceful and there is a beautiful field. This is a passionate group about the neighborhood. Pospychala asked if it would be possible to redo the fiber optics. There was no contact from November until two weeks ago. They would like to maintain the beauty of the neighborhood.

Carole Machek, 1015 Weston Avenue, said that she is a new citizen to the area and moved here 7 years ago. Machek said that 20 years ago, she was a member of the Blue Ribbon Task Force in Brown County that was looking at expanding the mental health and substance abuse services. She said she truly understands the dilemmas. As a member of the southeast side, there is support, but asked if there is a timing issue on the funding. Machek said that she wants to make sure that there is enough opportunity for all the site. Machek asked if some of the surface parking will be repurposed for the two facilities. Machek asked if they are under timing issue to finalizing the plans or can the time be taken to finalize the details.

David Piehler, 1025 Weston Avenue, said that he wanted to point out some things from the Angus-Young report. There are currently 690 parking stalls and they are proposing 908 parking stalls, which would be an increase of 32%. Currently during the day, not all the stalls are utilized. With a 32% increase, it implies that there will be an increase of traffic. There hasn't been a traffic study done to show the impact. He said 25 years ago, Becher Hopper proposed a building for their office in the Downtown Airport and one of the concerns was increased traffic. This would be a major issue and foreseeable with this proposal. If the Social Services from Thomas Street will be moved here, there will be an increase of employees and clients. If the additional parking is not needed, some of the buildings could be relocated and would be a better fit. The green space buffer is being taken away. Piehler said that he doesn't know if there is an urgency to approve the general development plan. The public meeting resulted in a loss of trust because of the lack of information. The FFA would not give North Central Health Care the aviation permit for the clearance of the height of buildings. Piehler asked if it is prudent to tap the breaks for one month and bring it back with more information. There are a couple of public meetings scheduled for April. According to the staff memo, this would be a slight expansion. The expansion is over 30,000 square feet. Piehler said that he does not see a large green space, which is indicated in the staff report. This is not minimal and not the general consensus of the neighbors. Piehler asked the general development plan be fine-tuned.

Matthew Cepress, 924 Ethel Street, said that he lives on the corner on Marshall Street and Ethel Street and is in direct line with the additional buildings. Cepress said that he supports the entire initiative, but is just concerned about the placement. The site is 30 acres and they could recognize the needs of both sides. The discussion has been very diplomatic but the space should be reconfigured. This could end up to continue to be a positive neighbor relationship.

Mayor Mielke closed the public hearing.

Lenz said that the property is zoned Unified Development District and the action is for the general development plan. This stage includes approval of the placement of the buildings and parking areas. The uses will be essentially the same, where some areas will be increased and others will be decreased. The plans are being reviewed because it is an amendment to the UDD; in other zoning districts, the site plans would not need to be reviewed. He said he could address other issues brought up in the public hearing.

Peckham said that he would like to hear from the applicants in regards to traffic concerns, increase in the number of employees and clients, additional police calls, additional lighted areas and decreases of living pleasure. Loy said the volume will be about the same. The skilled nursing building will be smaller. There will be an increase in the behavioral health and medical monitored program. With the design, they will be at capacity. Any growth will have to come with a community based programming design in the future. Most of the staff will be off-campus. The overall net gain will just be slightly positive. The employees may decrease with the changes in the footprint and efficiency. The law enforcement traffic will actually go down. The same population will be dealt with. Currently people come here and get transported to other facilities. This will keep more people on the campus. Peckham asked if the buildings could be reconfigured so they are further away from the road. Loy said that they have a commitment to go back and take a look. If it is not an option, they will look into going back to the preferred location. Peckham asked if the buildings would be further back when the amendment to the precise implementation plan is brought to the commission. Loy said that the buildings will not be that close to the street, but is not sure on where the location will be.

Gisselman asked if the general development plan would approve the exact placement of the buildings and

if flexibility would come with the general development plan. Lenz answered that it depends on the changes; the wording on the agenda could reflect an amendment to the plans. They will have to come back for approval of the precise implementation plans so both could actions could occur at the same meeting. Gisselman asked if there is a timing issue. There are informational meetings scheduled for April. Gisselman asked when the warm water pool is planned for construction. Loy answered that the pool is scheduled for Phase IA and will hopefully start in June or July. The fundamental part of the project, which is the new tower and aquatic therapeutic pool, they'd like to get moving. The two buildings are separate from the rest of the plan. Leonhard said that the increase in employees from Social Services will fund the same body of work and programs and services. The Marathon County Health Department currently operates here. A lot of the services support each other. There is a lot of bleed over. The construction plan will last 3 ½ years. There is time to continue dialogue with the community and increase the privacy for those getting treatment.

Peckham said that the social services building has 100 employees and asked how many would be moving. Leonhard answered that over the 3 ½ - 4 years, the number would be determined. Technology is changing business and it will be figured out. It is important to be open to change and better serve the populations. The services will be consolidated. Leonhard said that he lives in the neighborhood too and wants it to be a real asset. Public input sessions are scheduled for April 4 and April 11.

Mayor Mielke asked if it would be detrimental if the commission decided to hold this one month and said that he has a lot of questions on this. Loy said that the pool is a flashpoint and is a problem. The pool is a project that is long due and they would have liked to start the project last year. Brueggeman said that there may be a couple of moving pieces and asked if the committee could single out the green and maroon buildings. Some of the planning is for future circumstances. There is a concern that it may happen in the future since there are a bunch of ideas in the air. Lindman said that the pool and tower should not be a problem tonight. There are currently 690 parking spaces and not sure if the additional are needed. The general development plan and precise implementation plan can come back at the same time. Mayor Mielke said that throughout the day he had been thinking about how the plan could move forward and also said that he can understand where the residents are coming from. The residents need to be heard. Loy said that this is the body that will make the ultimate approval. It would be a detriment for the youth hospital. It is a decade passed the time that it was needed. Every youth that gets diverted takes law enforcement out of the community for three hours at a minimum. The hospital is also tied to the buildings. Millions of dollars that could be better used for services. It is a substantial issue with the local police departments. The CBRF is gaining a little capacity and the impact scale is approximately \$2 million. Mayor Mielke asked if there is another location. Loy said that it needs to be evaluated.

Lenz said that the general development plan is usually taken as a whole site, even if some buildings are shown as placeholders. The reason why some people come forward with a general development plan is to give them confidence before more time and money are invested in design. The committee could approve only part of the general development plan, but it could cause a hindrance in the design work as the whole site is linked together.

Mayor Mielke motioned to table it for one month so that many of the questions can be answered. Lindman seconded. The motion failed 2-4.

Peckham said that in front of the commission there is an honorable applicant. If the precise implementation plan comes back without the building location changed, the plan will not be approved. This is a good faith effort.

Peckham motioned to amend the general development plan at 1100 Lake View Drive to allow for the renovation and removal of existing buildings and to construct a new skilled nursing facility and adult and adolescent CBRF facilities, in a UDD, Unified Development District. Brueggeman seconded.

Lindman said that the general development plan will need to be amended at a later date. Peckham said that he would be in support of a special meeting, if it is needed. Gisselman said that the committee and citizens want to see some movement and expect movement. Mayor Mielke urged the petitioners to listen to the residents.

The motion carried 4-2. Mayor Mielke and Lindman voted against the item. This item will go to Common Council on April 9, 2019.

**Update on the South Riverfront Master Plan.**

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Sippel said that seven proposals were received and distributed to the stakeholders. The proposals were in front of the Economic Development Committee meeting two weeks ago and were included in that packet. A recommendation will be brought to that committee during the first April meeting. Sippel asked the commission to see him if anyone would like to see the plans.

Gisselman asked if staff is looking at them. Sippel answered that they are being reviewed and will be making a recommendation.

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

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The next meeting is scheduled for April 16, 2019.

**Adjournment.**

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Brueggeman motioned to adjourn, seconded by Peckham. The motion carried unanimously 6-0 and the meeting adjourned at 6:00 p.m.

**The Plan Commission is next scheduled to meet at 5:00 p.m. on April 16, 2019.**



**STAFF REPORT**

TO: City of Wausau Plan Commission  
FROM: Brad Lenz, City Planner  
DATE: April 10, 2019

**GENERAL INFORMATION**

**APPLICANT:** Rodney Kleinstick, Landcrafters Landscaping, LLC  
**LOCATION:** 1551 Westwood Drive  
**EXISTING ZONING:** IB, Interchange Business District  
**REQUESTED ZONING:** B3, General Commercial District and Conditional Use Permit  
**PURPOSE:** To allow for a landscape contracting business, including outdoor sales and storage. In the B3 district, contractor or construction shops and yards are allowed by conditional use.  
**EXISTING LAND USE:** Vacant  
**SIZE OF PARCELS:** 8.94 acres

**SURROUNDING ZONING AND LAND USE:**

North: **IB;** Vacant property  
South: **UDD, Unified Development District;** Multi-family residential  
East: **IB, and M2, General Industrial District;** Distribution warehouse and vacant property  
West: **UDD;** Multi-family residential

**SUMMARY**

The applicant is seeking a zoning map amendment and conditional use approval to allow for a full-service landscaping business, which would include salt storage, outdoor bulk material storage, outdoor retail spaces, shops, showrooms, and offices. Only the contractor shop and

outdoor yards would require conditional use approval – the remainder of the uses would be permitted in the B3 district under the following: Building materials and products sales; Contractor or construction offices; and Greenhouses and nurseries.

### 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.)*

Wausau Municipal Code (23.78.070) also 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.

The conditional use permit also has a separate set of criteria to consider. 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.*

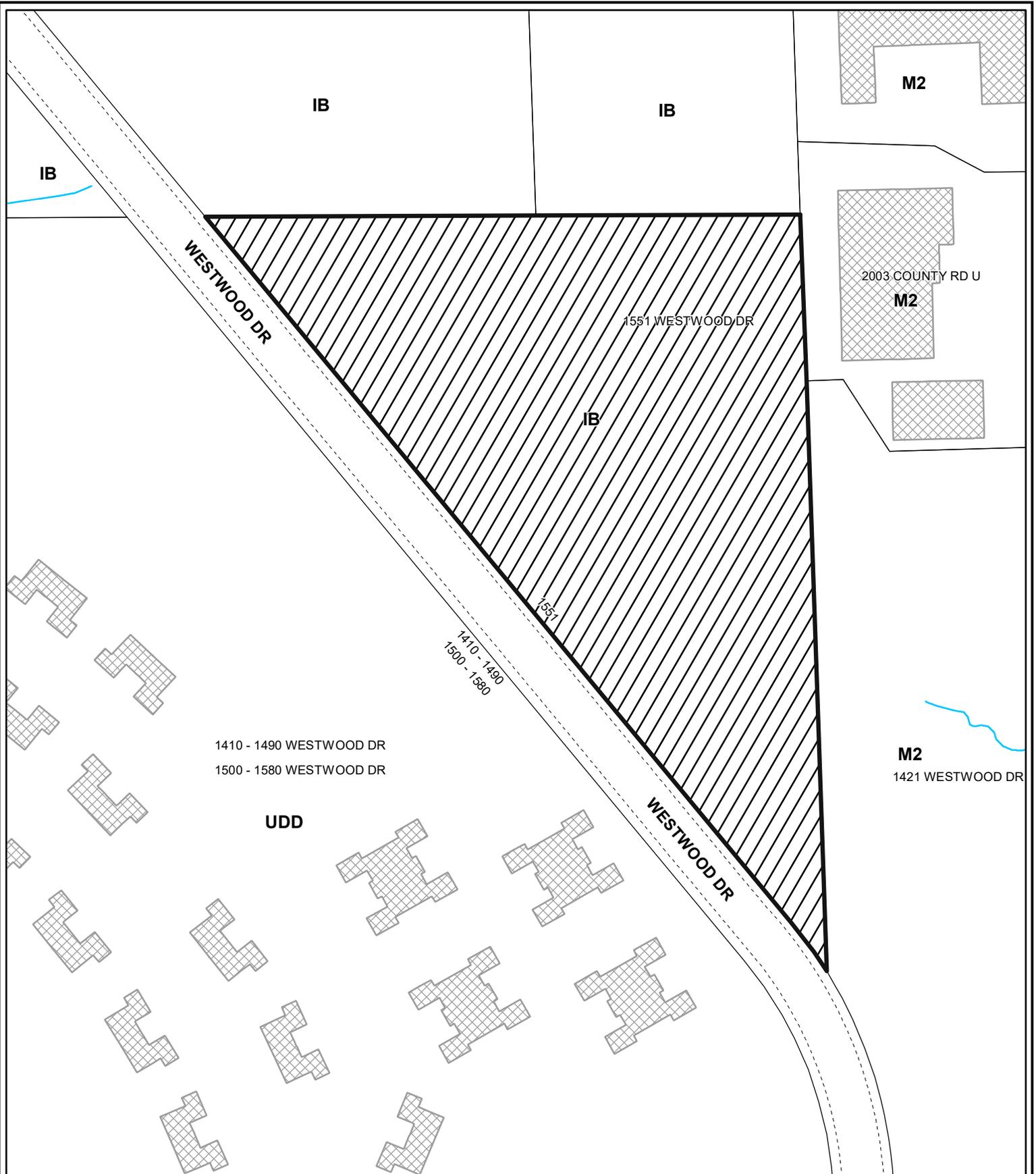
**Staff comments:** The subject property sits between multi-family residential property to the west and industrial property to the east. The proposed zoning change to B3, a commercial district, can be seen as a transitional zoning between industrial and residential. The general land use pattern taking shape in this area is commercial and industrial property on the east side of Westwood Drive and residential uses on the west side.

The uses allowed in the proposed B3 district are similar in nature to the uses allowed in the current IB district. In other areas of the city, the IB is used somewhat interchangeably with B3 (and B2). IB is generally used on larger parcels since the lot size and setback requirements are greater. The IB, though, is also somewhat more restrictive in its permitted uses, being designed for “highway service facilities and related uses.” The subject parcel is not immediately adjacent to the highway or an interchange.

The subject property is triangularly shaped, with wetlands on the northern and eastern boundaries. The wetlands provide a natural separation between this parcel and others east of Westwood Drive. The proposed uses are not expected to impact neighboring properties. As the site is currently being designed, outdoor storage will be effectively screened from Westwood Drive.

### **RECOMMENDING MOTION**

To approve the zoning map amendment for 1551 Westwood Drive from IB to B3, and approve a conditional use permit to allow for contractor shops and yards.



1410 - 1490 WESTWOOD DR  
 1500 - 1580 WESTWOOD DR

1551 WESTWOOD DR

M2  
 1421 WESTWOOD DR



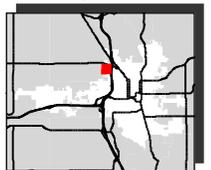
Map Date: April 2, 2019

City of Wausau  
 Marathon County Wisconsin

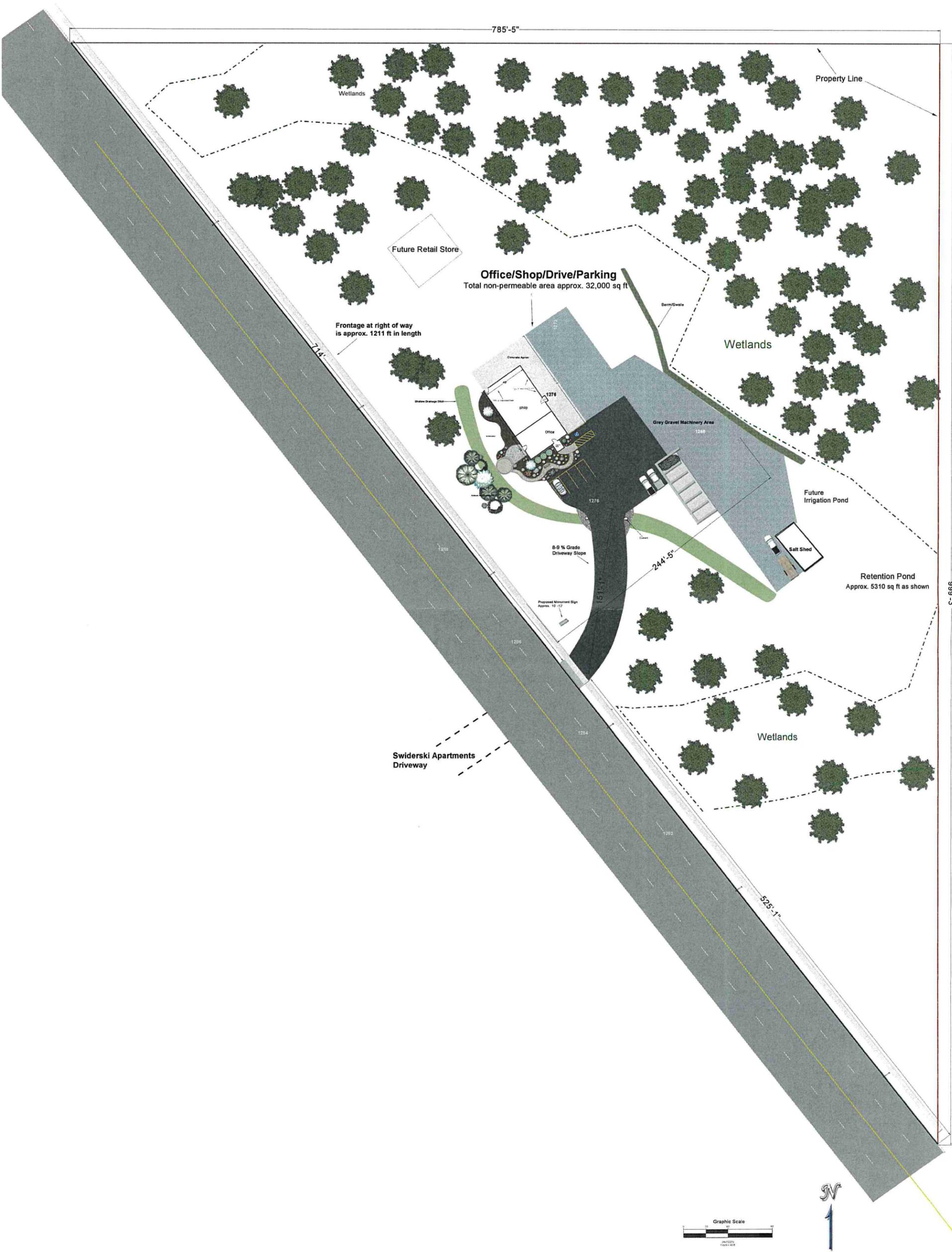


-  Area of Interest
-  Building

Map Location







3-26-19  
 Sheet Number  
 1 of 1

Landscape Notes

**Proposed Site Plan**  
 1551 Westwood Dr  
 Wausau, WI



4853 West Wausau Ave  
 Wausau, WI 54401  
 Phone Number: 715-212-1475  
 E-mail Address: LandCrafters@mail.com

Date	Revision	Description
3/28/2019	1	Building size increase and landscape added.
4/8/2019	2	Layout of building changed in relation to the road.

Sheet Title  
 Designer  
 Rodney Hainlich



**LANDCRAFTERS  
LANDSCAPING, LLC**





**LANDCRAFTERS  
LANDSCAPING, LLC**







**STAFF REPORT**

TO: City of Wausau Plan Commission  
FROM: Brad Lenz, City Planner  
DATE: April 10, 2019

**GENERAL INFORMATION**

**APPLICANT:** Rolly Lokre, Stratton Management Inc.  
**LOCATION:** 100 block of West Bridge Street – North side of street  
**EXISTING ZONING:** R3, Two Family Residence District  
**REQUESTED ZONING:** B3, General Commercial District and Conditional Use Permit  
**PURPOSE:** To allow for a carwash and restaurant. In the B3 district, car washes may be allowed by conditional use.  
**EXISTING LAND USE:** Vacant  
**SIZE OF PARCELS:** 8.94 acres

**SURROUNDING ZONING AND LAND USE:**

North: **R3**; Single-family homes  
South: **B2, Community Service District**; Office and institutional  
East: **UDD, Unified Development District**; Retail and surface parking  
West: **B2**; Bank/Savings and Loan

**SUMMARY**

The applicant is seeking a zoning map amendment for the majority of the city block bounded by West Bridge Street, North 1<sup>st</sup> Avenue, North 2<sup>nd</sup> Avenue, and Quaw Street. The two houses bordering Quaw Street on the northern end of the block are not part of the rezoning. The property at the corner of West Bridge Street and North 1<sup>st</sup> Avenue is already zoned B3, but is included in the conditional use request for the car wash. The conditional use would only apply to

the eastern half of the block, east of the existing alley. A restaurant is being planned for the western half of the block; it would not require a conditional use permit if granted B3 zoning.

### 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.)*

Wausau Municipal Code (23.78.070) also 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.

The conditional use permit also has a separate set of criteria to consider. 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.*

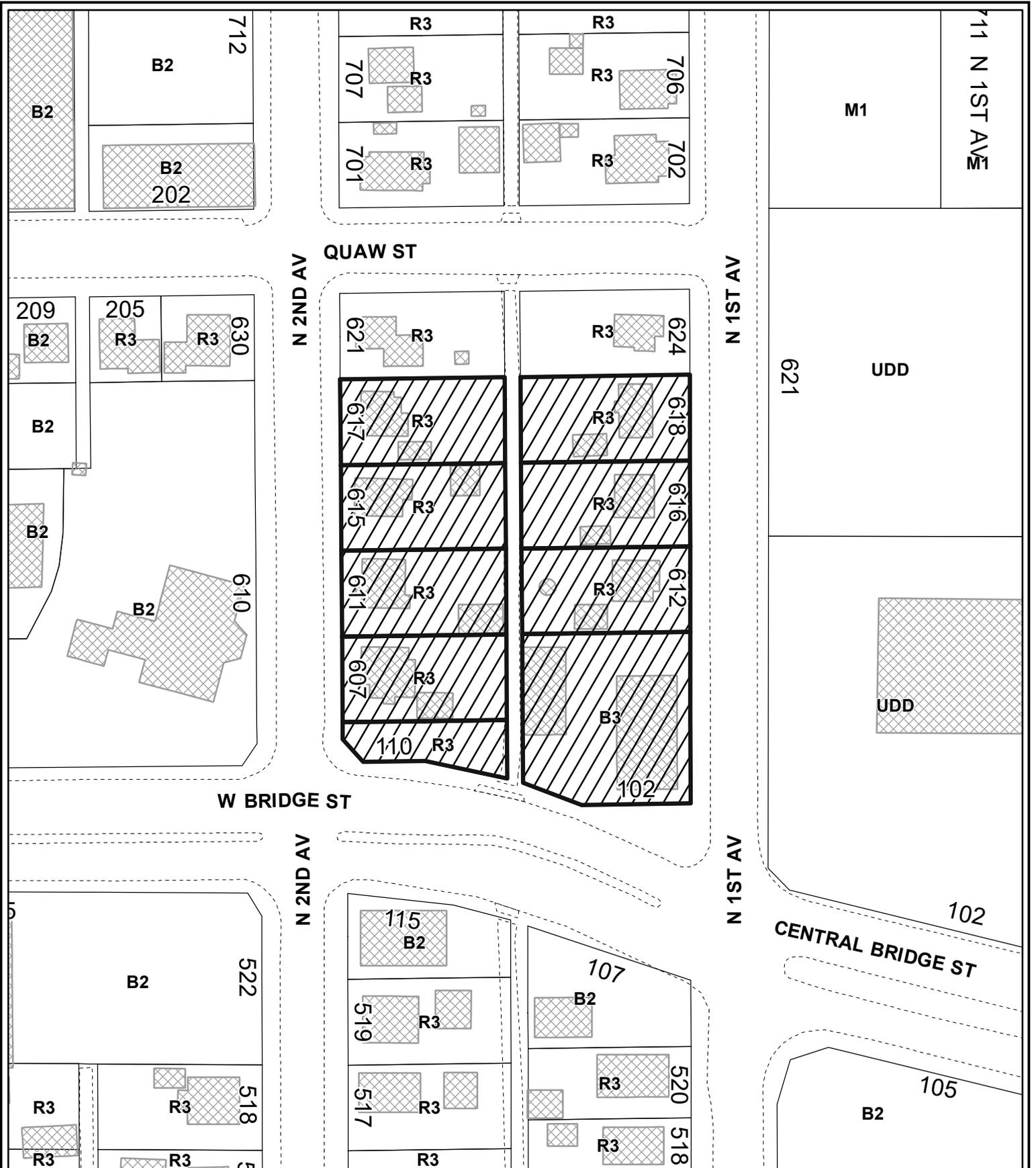
**Staff comments:** The two proposed commercial developments would face Bridge Street which is a principal arterial street. In this immediate area of Bridge Street, most of the properties fronting Bridge Street are already zoned and/or used commercially. To the east and west of the subject properties are commercial developments that are similar in scale to the proposed developments. The block to the west of the proposed rezoning shows a similar pattern of a single row of houses along Quaw Street with the remainder of the block (down to Bridge Street) zoned commercially. On the south side of Bridge Street are a mix of commercially zoned (i.e., B2) properties. Other areas of West Bridge Street, particularly west of 4<sup>th</sup> Avenue, retain residential land uses, but this immediate area of Bridge Street is predominantly commercial.

Transitional yard regulations would require that a solid fence be installed between the commercial and residential zoning – i.e., along the northern property line of the commercial developments. Vacuum stations would be located outside the building, but other operations of the car wash, including the blowers/dryers, would be contained within the proposed building.

The petitioners submitted their responses to the criteria for conditional use approval – please see the attached letter from Marathon Technical Services (MTS).

### **RECOMMENDING MOTIONS**

- To approve a zoning map amendment from R3 to B3 for the following properties: 110 W. Bridge Street; 607, 611, 615, and 617 N. 2<sup>nd</sup> Avenue; and 612, 616, and 618 N. 1<sup>st</sup> Avenue.
- To approve a conditional use permit at 102 W. Bridge Street; and 612, 616, and 618 N. 1<sup>st</sup> Avenue to allow for a car wash.

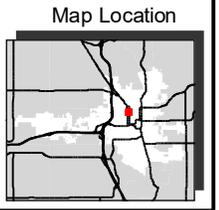


Map Date: April 2, 2019

City of Wausau  
Marathon County Wisconsin



- Area of Interest
- Building





# MTS

Marathon Technical Services LLC  
404 Franklin Street  
Wausau, WI 54403

Consulting Engineers

Municipal Infrastructure, Site and Commercial Building Design

March 27, 2019

William D. Hebert, MPA  
City of Wausau  
407 Grant Street  
Wausau, WI 54403

RE: Zoning Map Amendment – W. Bridge Street

Dear Mr. Hebert,

On behalf of Rolly Lokre of Stratton Management Inc, please find enclosed the Application for a Zoning Map Amendment along with the pertinent attachments. The Zoning Map Amendment is being requested for 110 W. Bridge Street, 612 N. 1<sup>st</sup> Avenue, 616 N. 1<sup>st</sup> Avenue, 618 N. 1<sup>st</sup> Avenue, 607 N. 2<sup>nd</sup> Avenue, 611 N. 2<sup>nd</sup> Avenue, 615 N. 2<sup>nd</sup> Avenue, and 617 N. 2<sup>nd</sup> Avenue.

This submittal includes the application, \$400 publication fee, existing property owner details, exhibit map, and a concept site plan. The developer, Stratton Management Inc., has agreements with the current land owners for purchase of the properties once the City approvals are in place. Emails stating that the landowners agree to have Stratton Management Inc submit the Zoning Map Amendment application on their behalf have also been enclosed.

The above listed properties are proposed to be rezoned from R3 to B3. The properties are along the Bridge Street commercial corridor. The properties on the east side of N. 1<sup>st</sup> Avenue are Wausau Pharmacies, LLC (occupied by CVS Pharmacy) and United Healthcare Services, Inc (occupied by a parking lot); both UDD zoning. The property on the west side of N. 2<sup>nd</sup> Avenue is Tower Credit Union, zoned B2. The properties on the south side of W. Bridge Street are owned by Bridge Street Mission and zoned B2. The property at 102 W. Bridge Street is currently zoned B3, most recently used as a mercantile shop.

The proposed zoning of B3 fits within the current adjacent parcel zonings as well as the City of Wausau Master Plan. The request for rezoning of the properties on N. 1<sup>st</sup> Avenue is for the development of a drive-thru car wash with outside vacuums. The request for rezoning of the properties on N. 2<sup>nd</sup> Avenue is for the development of a drive-thru and sit-down restaurant. The exact type and brand of restaurant has not been determined yet.

The property owners at 621 N. 2<sup>nd</sup> Avenue and 624 N. 1<sup>st</sup> Avenue have been contacted to purchase their properties as part of this development, however an agreement could not be reached.

Please contact us if you have any questions. We are able to meet with you and review the submittal if you so desire.

Sincerely,

*Nicholas Bancuk*

Nicholas Bancuk, PE  
Project Engineer



Marathon Technical Services LLC  
404 Franklin Street  
Wausau, WI 54403

Consulting Engineers  
Municipal Infrastructure, Site and Commercial Building Design

March 26, 2019

William D. Hebert, MPA  
City of Wausau  
407 Grant Street  
Wausau, WI 54403

RE: Conditional Use Permit – W. Bridge Street

Dear Mr. Hebert,

On behalf of Rolly Lokre of Stratton Management Inc, please find enclosed the Application for a Conditional Use along with the pertinent attachments. The Conditional Use Permit is being requested for a proposed car wash and vacuum project. The development will be located at 102 W. Bridge Street, 612 N. 1<sup>st</sup> Avenue, 616 N. 1<sup>st</sup> Avenue, and 618 N. 1<sup>st</sup> Avenue.

This submittal includes the application, \$400 publication fee, existing property owner details, exhibit map, and building plans. The developer, Stratton Management Inc., has agreements with the current land owners for purchase of the properties once the City approvals are in place. Emails stating that the landowners agree to have Stratton Management Inc submit the Conditional Use Permit application on their behalf have also been enclosed.

As part of the criteria for approving the Conditional Use, the Wausau Municipal Code has listed six standards that the Plan Commission must consider in Section 23.72.060. These six standards and how they pertain to this project are listed below.

*1) 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.*

The proposed development of a drive-thru car wash with exterior vacuum stations will not impact or endanger the public health, safety, morals, comfort, or general welfare of others. The car wash is completely enclosed in a building and utilizes a wash water recycling system. Any waste that is generated within the building will be collected into the sanitary sewer system. Solid waste from the activities will be stored in a dumpster enclosure for pick-up. On site staff will maintain and operate the building and grounds.

*2) 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, not substantially diminish or impair property values within the neighborhood.*

The proposed development fits within the properties within the immediate vicinity. The project is located on the northwest corner of W. Bridge Street and N. 1<sup>st</sup> Avenue. This intersection has CVS Pharmacy on the northeast corner, Walgreens on the southeast corner, and Bridge Street Mission on the southwest corner. The property immediately to the west of this development will also be owned by Stratton Management Inc with plans to develop it for a drive-thru restaurant (as shown on the enclosed exhibit map). To the west of the proposed restaurant, across N. 2<sup>nd</sup> Avenue, is Tower Credit Union. These existing developments are business uses that generate similar traffic and noise. The parcels to the north of the proposed car wash and restaurant are single-family residences. The developer proposes to install a 6-foot tall solid fence along the north property line for privacy. Along with that, shrubs and trees will be planted between the hard surface and the fence to further buffer the transition. As part of obtaining agreements with the current property owners, Stratton Management Inc desired to purchase the properties at 624 N. 1<sup>st</sup> Avenue and 621 N. 2<sup>nd</sup> Avenue as well; however, an agreement could not be reached.

The proposed car wash development will operate from 7:00am until 9:00pm. These hours should not impose any hardship or substantially diminish the value of the single-family houses. The loudest portion of a drive-thru car wash is the dryers. These will be located within the building and on the south end. Additionally, the parking stalls on the northern portion of the development are south-facing to eliminate headlights from shining towards the houses.

*3) 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.*

The conditional use for a car wash will not inhibit the surrounding properties from their rightful use. The neighboring credit union to the west is situated similarly on its property with single-family housing immediately to the north.

*4) That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.*

The car wash will require sanitary, water, gas, electric, and communications services are current available to the parcel. The water service may need to be upgraded by the developer for capacity. W. Bridge Street, N. 1<sup>st</sup> Avenue, and N. 2<sup>nd</sup> Avenue are existing roadways with sufficient capacity for the anticipated traffic. Onsite drainage areas will be utilized to meet the City of Wausau and Wisconsin DNR storm water management requirements.

*5) 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.*

The existing alley access is proposed to be upgraded on W. Bridge Street. The proposed access on N. 1<sup>st</sup> Avenue has been located as far away from the intersection with W. Bridge Street as possible to minimize traffic congestion at the intersection. There is ample stacking provided within the development to maintain traffic circulation without impacting the public streets.

*6) 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 Plan Commission.*

The proposed developer intends to comply with all applicable regulations within the B3 district of the Wausau Municipal Code. The Tommy Car Wash franchise is committed to a higher standard of product and cleanliness.

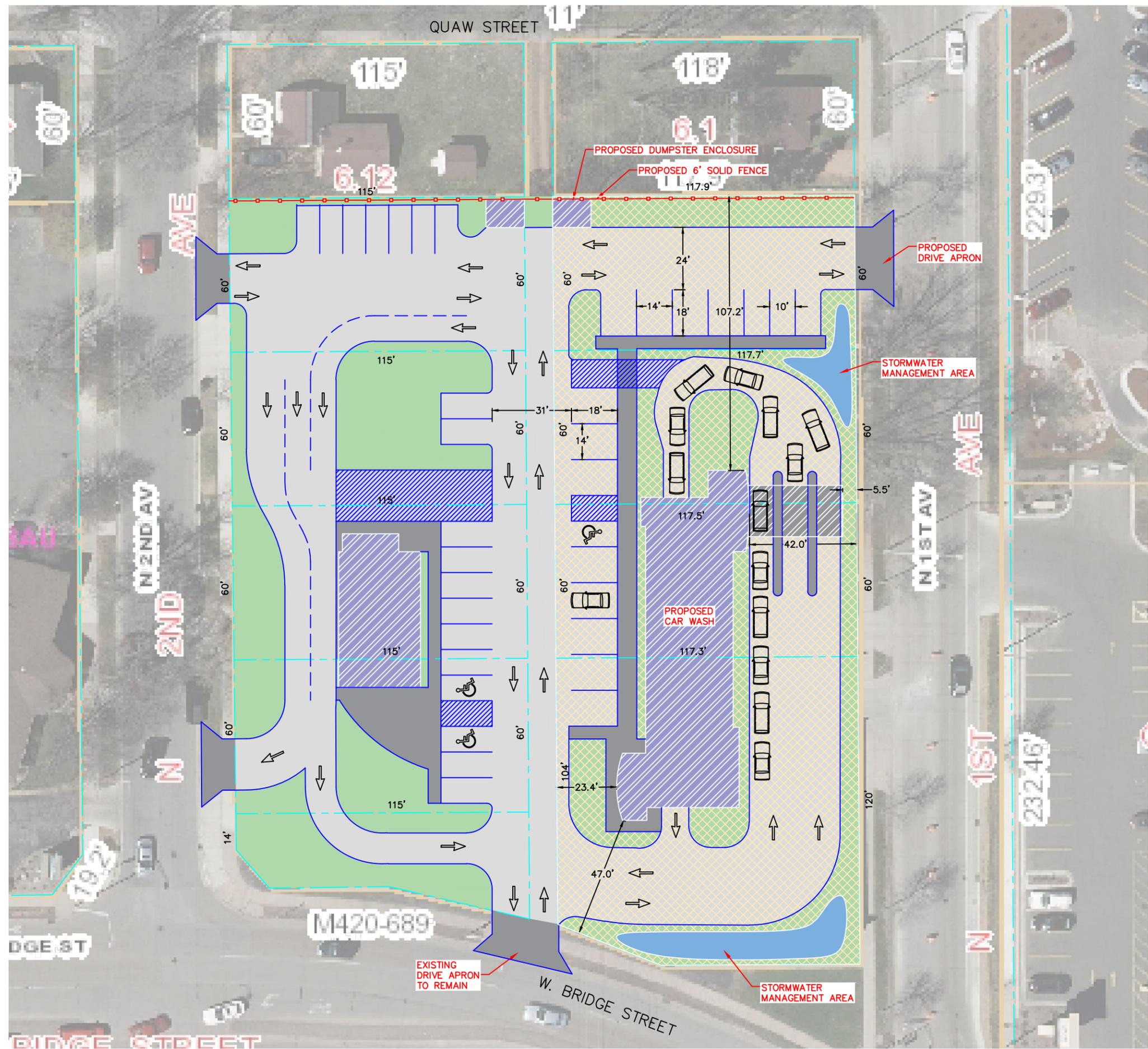
In response to Item #9 on the Application for a Conditional Use, the developer proposes to construct and maintain an indoor drive-thru car wash with exterior vacuum stations. All existing buildings on the properties will be razed and new buildings constructed in their place. The car wash business will operate from 7:00am until 9:00pm, seven days a week. The maximum number of employees on the site at any one time is three. The drive-thru car wash is fully automated and the customer remains in their vehicle during the wash. The only parking stalls required for the business to operate are for the employees. Three employee parking stalls have been provided on the plan as well as one accessible stall. In addition, twelve vacuum stations have been provided for customers. Building plans have been included with this submittal to show the style, size, and height of the proposed structure. All site signs are located on the facade of the building. Sign permits will be applied for prior to construction.

Please contact us if you have any questions. We are able to meet with you and review the submittal if you so desire.

Sincerely,

*Nicholas Bancuk*

Nicholas Bancuk, PE  
Project Engineer



**LEGEND**

- AREA OF CONDITIONAL USE
- ASPHALT
- CONCRETE
- STRUCTURE
- STORMWATER
- GREEN SPACE
- PROPERTY LINE
- 6' FENCE

<b>SITE PLAN</b>	TOMMY CAR WASH CITY OF WAUSAU, MARATHON CO.
SCALE	1" = 40'
SHEET NO.	1
REVISION DATE	SURVEYED: RIVERSIDE DESIGNED: MTS DRAWN BY: NSB APPROVED: MWT
MARATHON TECHNICAL SERVICES LLC CONSULTING ENGINEERS 404 FRANKLIN ST - WAUSAU, WI 54403 PHONE & FAX - (715)843-7292 WWW.MTSLLC.NET	

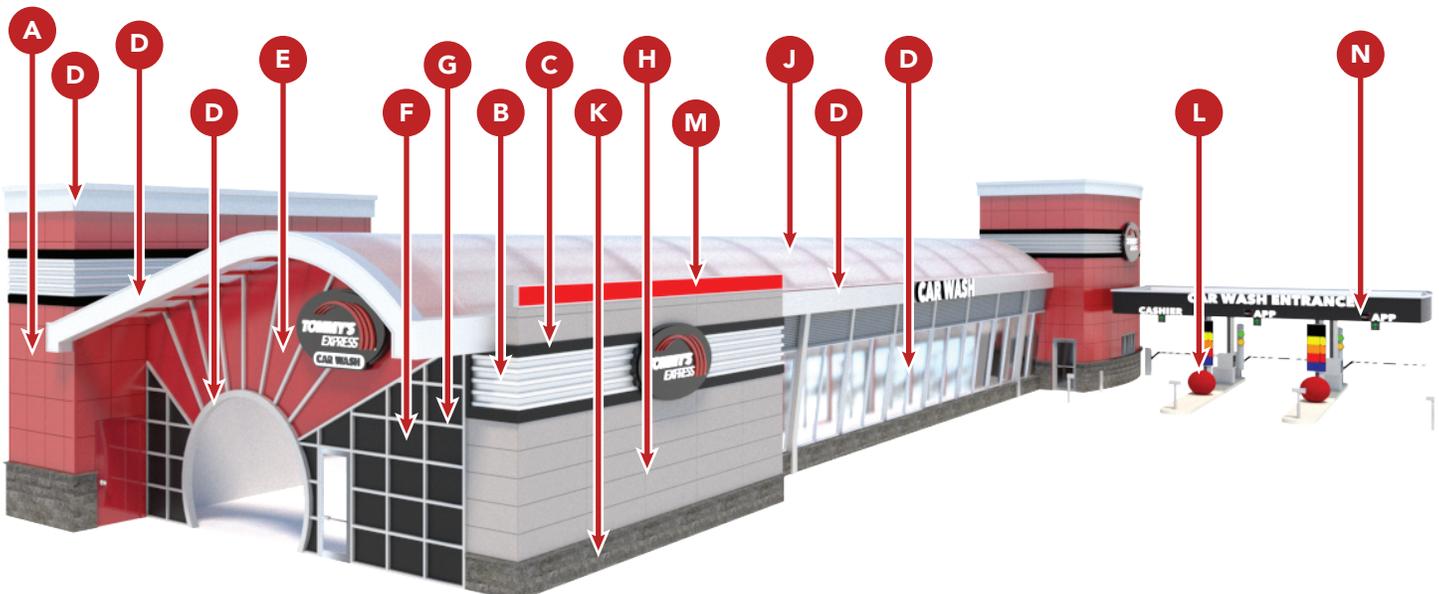
# Exterior Material Selections

## Tommy's Express Model

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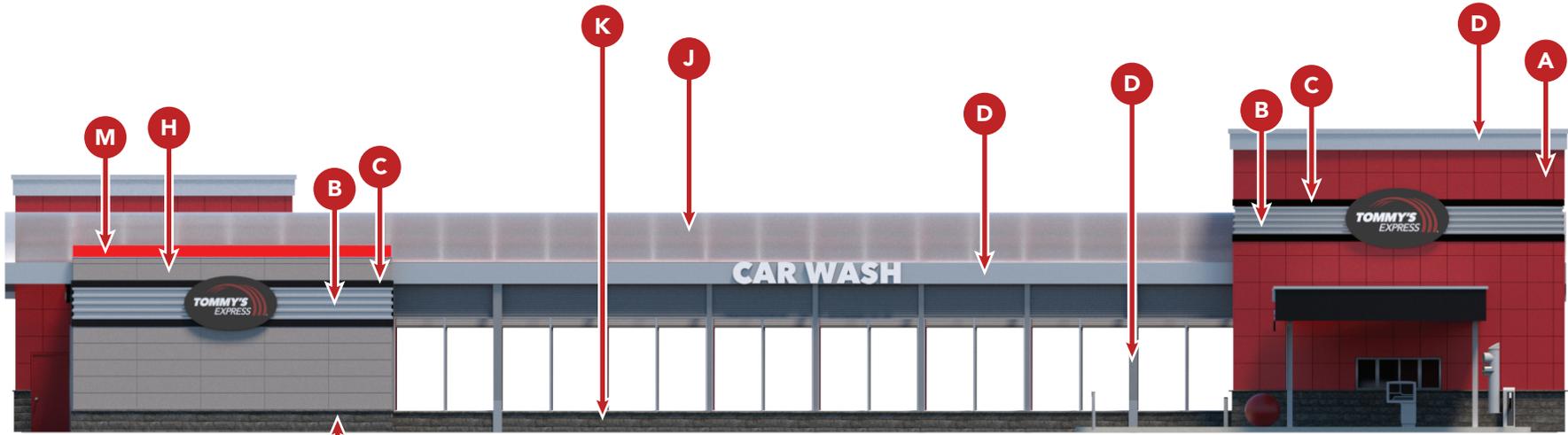
- A** Towers: Dri-Design Panel - 30" x 30" - Cardinal Red - RAL 3001  
<http://www.dri-design.com/products/painted-aluminum/#sizes>
- B** Ribbed Panel: ATAS 7.2 - Silversmith  
<http://www.atas.com/products/walls/exposed-fastener/atas-belvedere-rib-panel#ProductInfo>
- C** Ribbed Panel Trim: ATAS Flat Sheet - Black  
<http://www.atas.com/products/colors>
- D** Parapet Cap: Reynolux - Bright Silver Metallic  
[https://www.alcoa.com/aap/north\\_america/en/product.asp?cat\\_id=917&prod\\_id=1537](https://www.alcoa.com/aap/north_america/en/product.asp?cat_id=917&prod_id=1537)
- D** Fascia: Silver ACM  
N/A
- D** Downspout Covers: Silver ACM  
N/A
- E** Car Wash Ends (Upper): Laminators Omega Series - Sunset Red  
[http://www.laminatorsinc.com/sites/www.laminatorsinc.com/files/pdf/laminators\\_architectural\\_colors\\_sept8\\_2016.pdf](http://www.laminatorsinc.com/sites/www.laminatorsinc.com/files/pdf/laminators_architectural_colors_sept8_2016.pdf)
- F** Car Wash Ends (Lower): Citadel Glaze Guard - Ebony (Series F)  
<https://www.citadelap.com/finishes/series-f>
- G** Car Wash Ends (Aluminum Caps): Tubelite 200 Series Curtain Wall - Clear Anodized  
<https://www.tubeliteinc.com/200-series-curtainwall/>
- H** Dry Backroom: Nichiha Panel - Architectural Block - Gray - RAL 7044  
<http://www.nichiha.com/products/detail/architecturalblock>
- I** Steel: RAL3001 \*Interior Steel Not Shown\*  
<http://www.ralcolor.com/>
- J** Roof: Acrylic - 8mm ACRYLITE Heatstop - Cool Blue  
<https://www.acrylite.net/sites/lists/PM/DocumentsAP/8mm-acrylite-heatstop-hi-ds-tech-jan2013.pdf>
- K** Masonry - Consumer's 4" Split Faced Block - Ash  
[http://www.consumersconcrete.com/split\\_face.html](http://www.consumersconcrete.com/split_face.html)
- L** Vacuums & Balls: Red  
<http://shop.tommycarwash.com/Tommy-Store/Vacuum-and-Vending>
- M** Dry Backroom Parapet: Lektron LED Linear Light - Leon - Red  
<http://www.lektroninc.com/leon/>
- N** Pay Canopy: Black ACM  
N/A



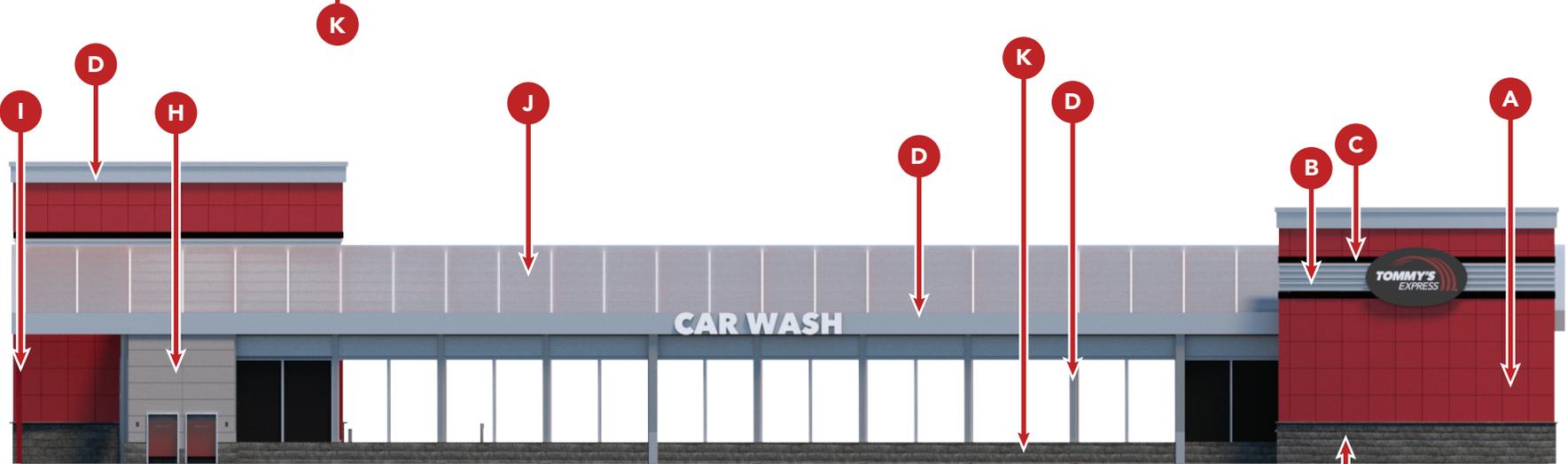
# Exterior Material Selections

Tommy's Express Model

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Front Elevation



Back Elevation

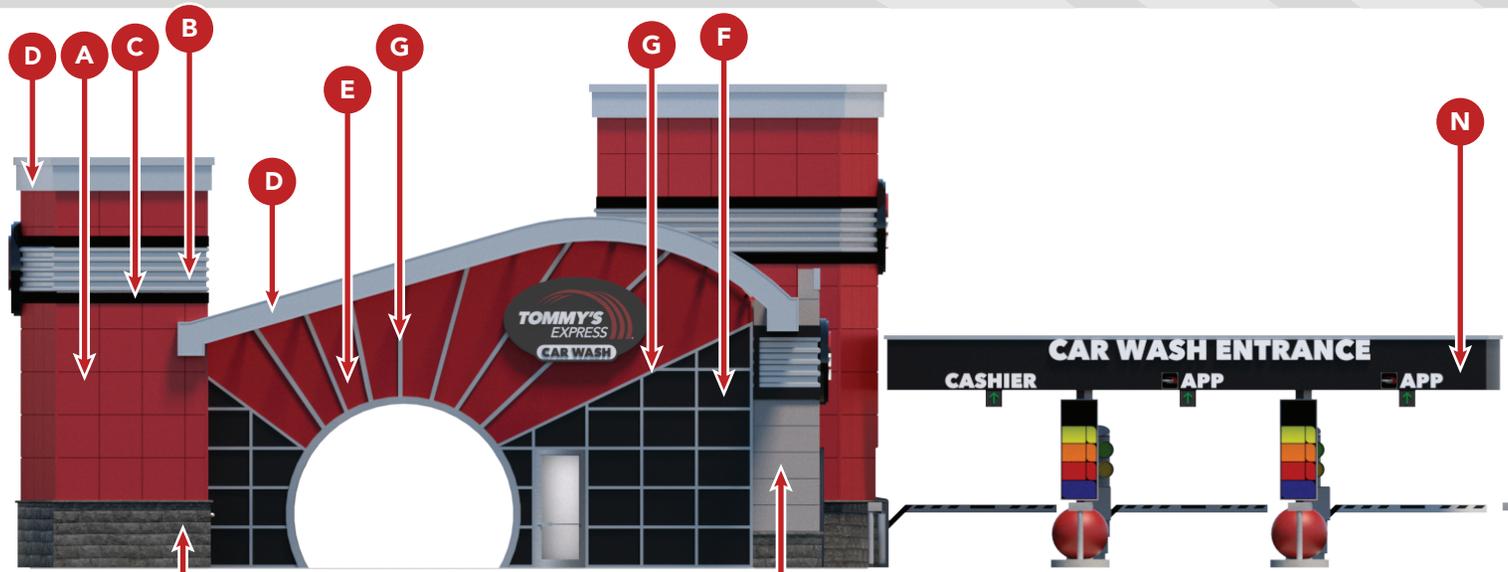
130' Tunnel | 3 Pay Lanes

K

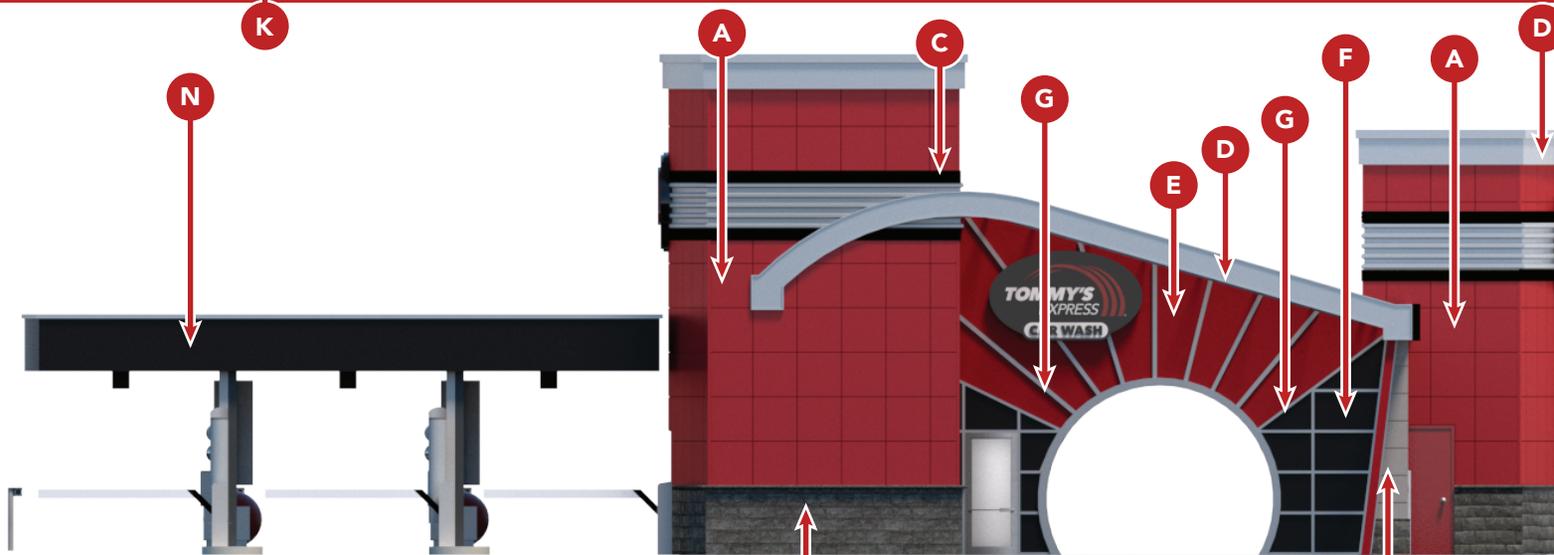
# Exterior Material Selections

Tommy's Express Model

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Entry End Elevation



Entry Elevation

130' Tunnel | 3 Pay Lanes



**STAFF REPORT**

TO: City of Wausau Plan Commission

FROM: Brad Sippel, Assistant Planner

DATE: April 9, 2019

**GENERAL INFORMATION**

**APPLICANT:** City of Wausau

**LOCATION:** 1401 Elm Street

**EXISTING ZONING:** IB, Interchange Business District

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

**PURPOSE:** To allow for a multi-family residential building and a medical office building.

**EXISTING LAND USE:** Vacant, former bowling alley.

**SIZE OF PARCEL(S):** 3.68 acres

**SURROUNDING ZONING AND LAND USE:**

North: **IB, Interchange Business District;** Hotel

South: **R2, Single Family Residential;** School

East: **R2;** Residences

West: **IB;** Office and retail

**SUMMARY**

The City of Wausau is seeking to amend the zoning map for 1401 Elm Street from Interchange Business (IB) District to Unified Development District (UDD) and approve the General Development Plan and Precise Implementation Plan to allow for a multifamily residential use and a medical office use. The site was formerly the Mountain Lanes bowling alley.

Surrounding uses are a mix of commercial, residential, institutional and hospitality. The Plaza Hotel is directly north of the property, to the east are single family residences, to the west are retail and office, and to the south is John Muir Middle School.

The attached floor plans and elevations show the 58 unit apartment building, including underground parking and two stories of one and two bedroom units above ground.

As of the writing of this staff report, staff does not have elevations for the medical office building or an overall site plan.

### 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.)*

**Staff comments:** The existing uses of the properties in the area are a mix of commercial, residential, institutional and hospitality uses. The uses fronting on 17<sup>th</sup> Avenue are predominately commercial, with the exception of John Muir Middle School.

The trend of development in the area has generally been static. 17<sup>th</sup> Avenue is expected to continue to be a mixed commercial corridor, including office, retail, and service uses. The residential neighborhood to the east is well established and is not expected to change significantly in the near future. The change in uses is from entertainment to a mix of medical office and residential is generally consistent with the goals and objectives of the Comprehensive Plan. This rezoning allows the reuse of an existing property in the City limits. The medical office building would be consistent with other uses along the 17<sup>th</sup> Avenue corridor, and the multi-family residential use could serve as an appropriate transition between the commercial corridor and the residential neighborhood to the east. Staff needs a site plan to fully evaluate how the site would interact with adjacent uses. Staff does not anticipate this approval setting any precedents, as each UDD is considered on a case-by-case basis.

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.

There are additional criteria applicable to a UDD. The intent of the Unified Development District is:

*23.65.010 Statement of intent. The purpose of the unified development district is to promote the maximum benefit from coordinated area site planning, diversified location of structures and mixed compatible uses in developments conceived and implemented as comprehensive and cohesive unified projects. It is further intended to encourage and facilitate the conservation of open land and other natural features such as woods, streams, wetlands, etc., as integral components of a balanced ecology. To this intent the regulations provide for the development of land on the basis of comprehensive and coordinated site plans for a specific project development, regulated by objective criteria rather than through the application of fixed formulas, thereby allowing for greater flexibility and improved quality of environmental design. Such district may be established only with the consent of the owners of the land affected.*

*23.65.040 Criteria for approval. The approval of a unified development proposal shall be based upon determination as to compliance with the following criteria:*

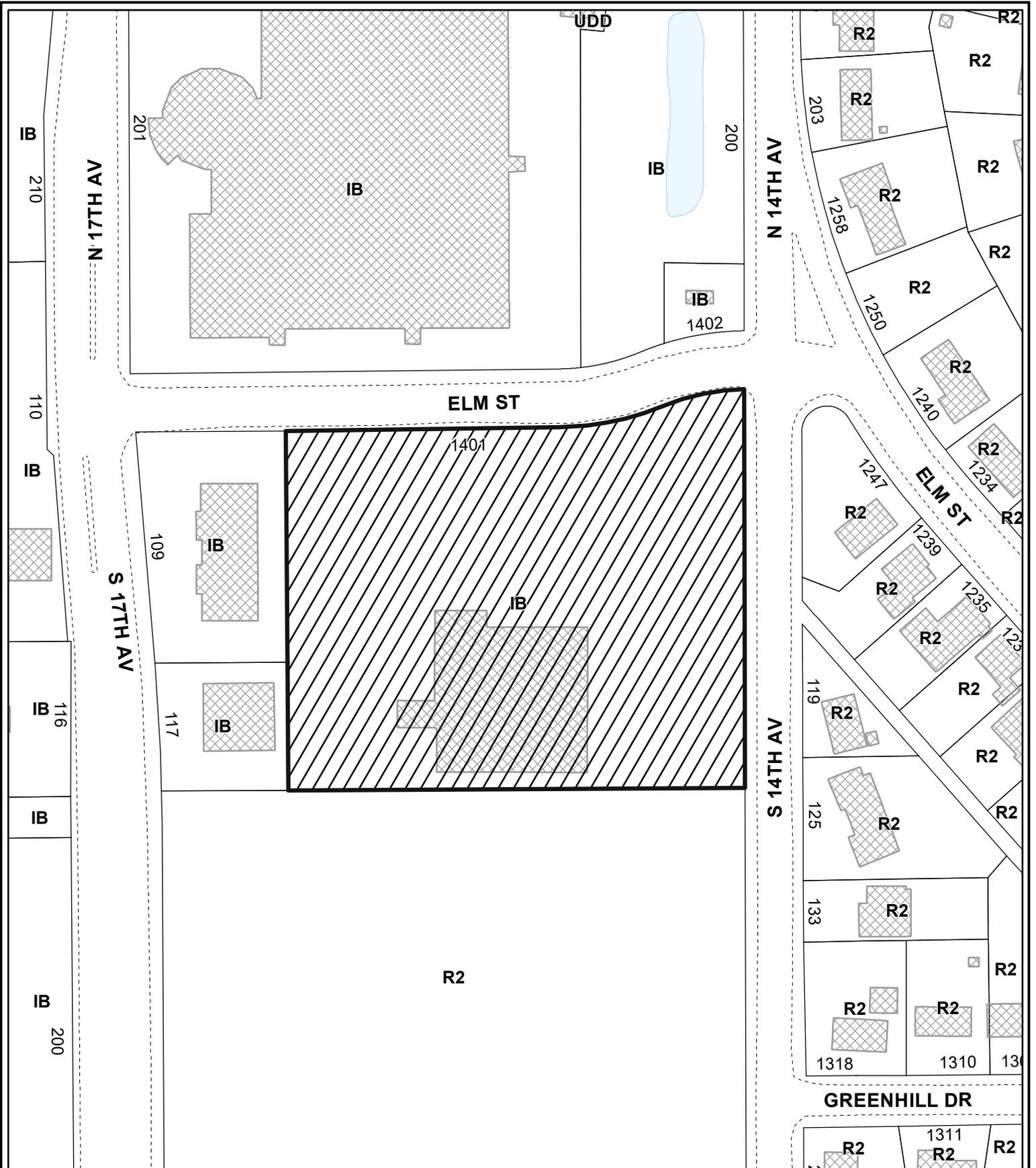
- (a) That the proposed development is consistent with the spirit and intent of these regulations, has been prepared with competent professional advice and guidance and produces significant benefits in terms of improved environmental design to justify the application of the unified development concept;*
- (b) That the site development plan reflects sensitive consideration of the physical nature of the site with particular concern for conservation of natural features, preservation of open space and careful shaping of terrain to minimize scarring, and insures proper drainage and preservation of natural terrain wherever appropriate;*
- (c) That the general character and intensity of use of the development produces an attractive environment appropriate to the uses proposed, and is compatible with*

- existing development in the surrounding area and with general community development plans and policies;*
- (d) That the development can be provided with appropriate municipal services and would not conflict with or cause overload on such facilities as schools, highways, police, fire or utility services;*
  - (e) That proposed design standards provide adequately for practical functioning and maintenance, based on actual functional need, in terms of circulation, parking, emergency services, delivery services and snowplowing;*
  - (f) That adequate provision has been made to insure proper maintenance and preservation of any common areas provided for the recreation and esthetic enhancement of the development.*

**Staff comments:** The site is already developed and served with appropriate municipal services. A site plan and elevations are needed to evaluate most of this criteria.

### **RECOMMENDATION**

Staff does not have a recommendation as of the writing of this staff report.

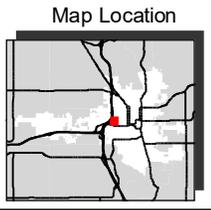


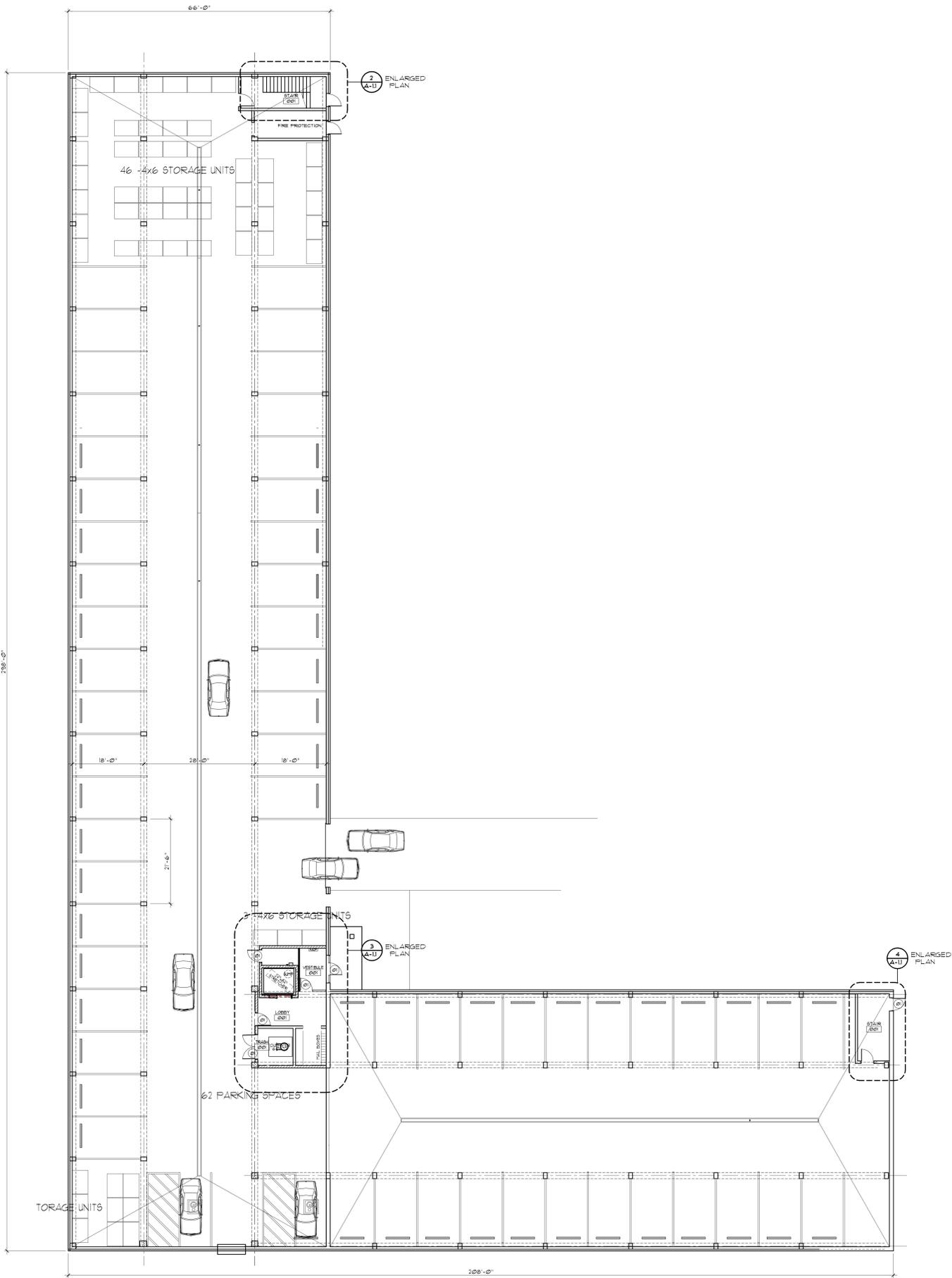
Map Date: April 2, 2019

City of Wausau  
Marathon County Wisconsin



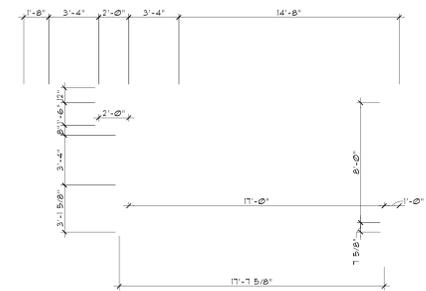
-  Area of Interest
-  Building



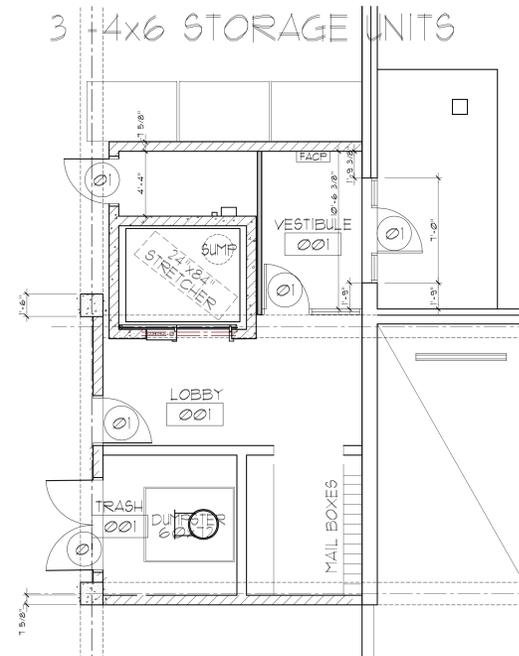


1 ENLARGED PLAN  
A-11 SCALE: 3/32" = 1'-0"

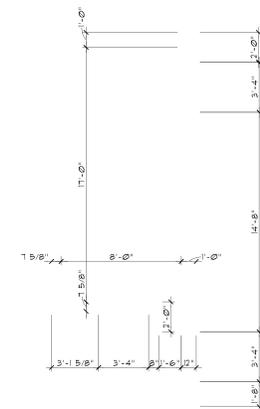
NOTE: USE 2x6 WOOD STUD PARTITIONS AT ALL PLUMBING WET WALLS



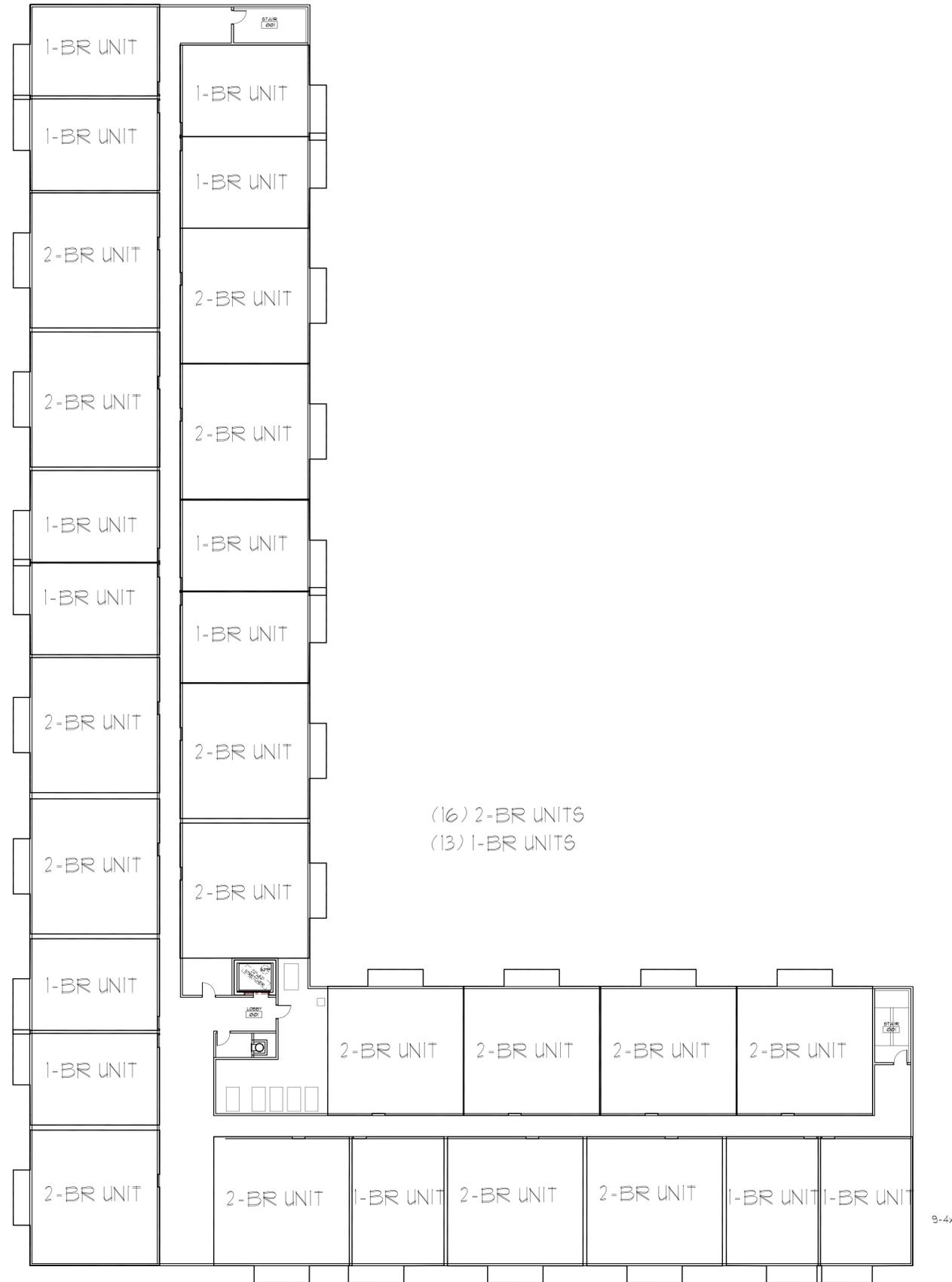
2 ENLARGED STAIR PLAN  
A-11 SCALE: 1/4" = 1'-0"

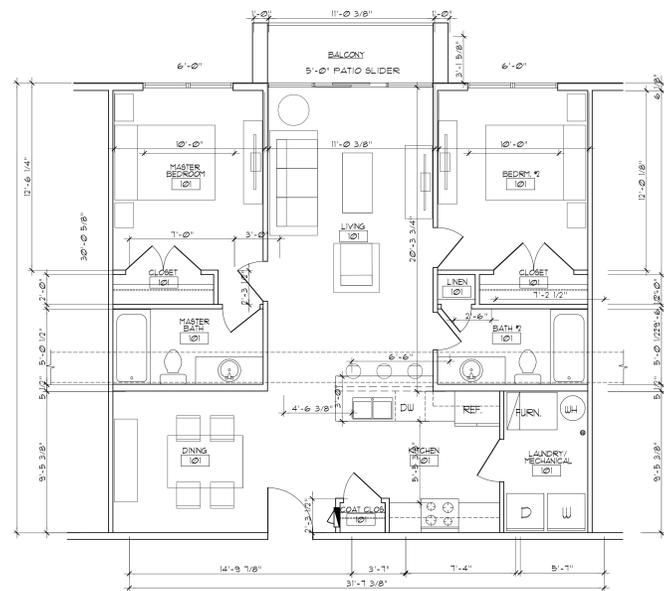


3 ENLARGED PLAN  
A-11 SCALE: 1/4" = 1'-0"

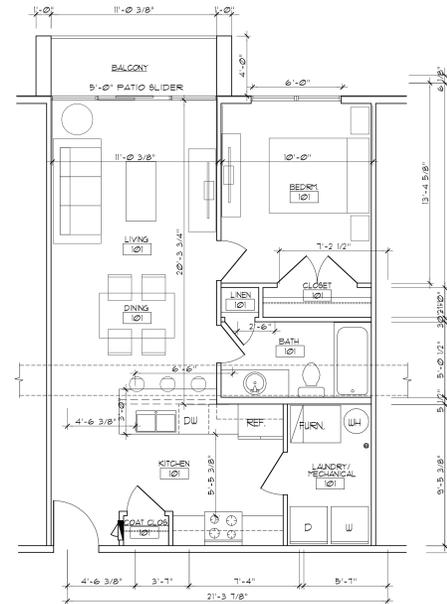


4 ENLARGED STAIR PLAN  
A-11 SCALE: 1/4" = 1'-0"

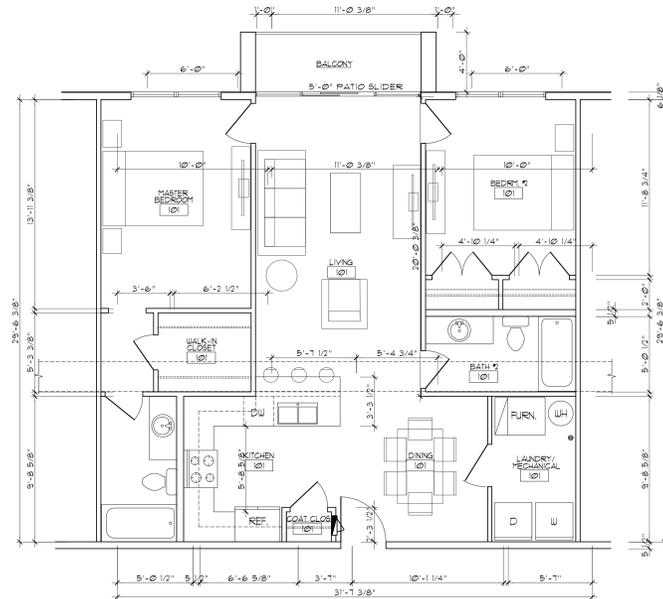




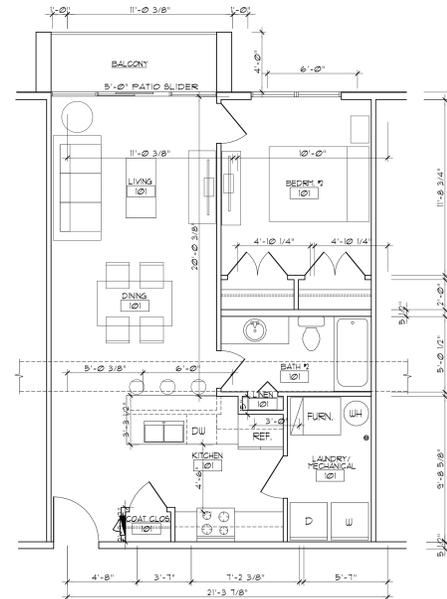
1 VERSION 'C': 2-BEDRM. UNIT PLAN - 935 SF.  
SCALE: 1/4" = 1'-0"



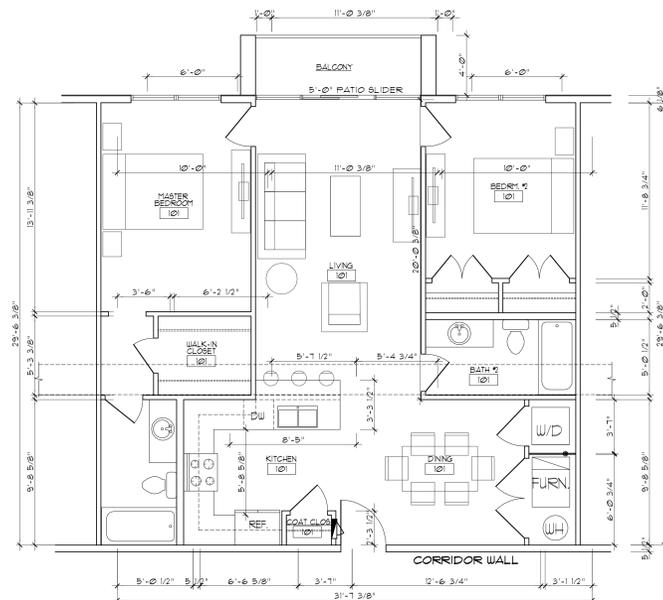
2 VERSION 'C': 1-BEDRM. UNIT PLAN - 630 SF.  
SCALE: 1/4" = 1'-0"



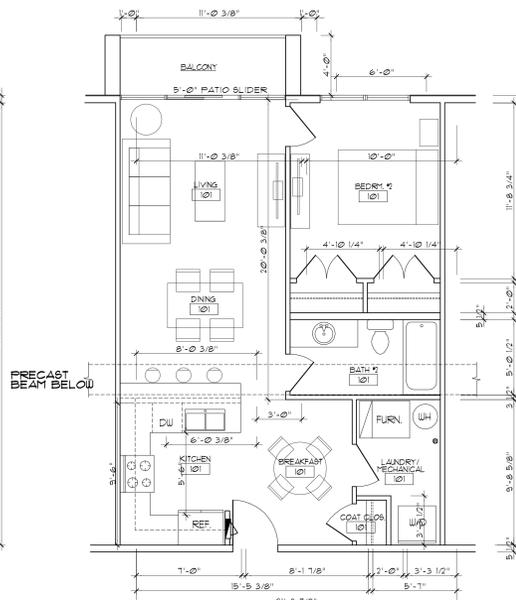
3 VERSION 'B': 2-BEDRM. UNIT PLAN - 935 SF.  
SCALE: 1/4" = 1'-0"



4 VERSION 'B': 1-BEDRM. UNIT PLAN - 630 SF.  
SCALE: 1/4" = 1'-0"



1 VERSION 'A': 2-BEDRM. UNIT PLAN - 935 SF.  
SCALE: 1/4" = 1'-0"



2 VERSION 'A': 1-BEDRM. UNIT PLAN - 630 SF.  
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION  
A-22 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION  
A-22 SCALE: 1/8" = 1'-0"



3 EAST ELEVATION  
A-22 SCALE: 1/8" = 1'-0"



4 WEST ELEVATION  
A-21 SCALE: 1/8" = 1'-0"



**STAFF REPORT**

TO: City of Wausau Plan Commission  
FROM: Brad Sippel, Assistant Planner  
DATE: April 9, 2019

**GENERAL INFORMATION**

**APPLICANT:** City of Wausau

**LOCATION:** **Agenda Item 7:** 1301 North 2<sup>nd</sup> Street

**Agenda Item 8:** 1301, 1305, 1309 and 1313/1315 North 2<sup>nd</sup> Street, and 206 Short Street

**Agenda Item 9:** 101/103, 201 and 205 Short Street, 1201 North 2<sup>nd</sup> Street, and 1202 and 1204 North 3rd Street

**EXISTING ZONING:** 1301 N. 2<sup>nd</sup> Street; **R3, Two Family Residential**

1305, 1309, and 1313/1315 N. 2<sup>nd</sup> Street; **UDD, Unified Development District**

101/103, 201 and 205 Short Street, 1201 North 2nd Street and 1202 and 1204 North 3rd Street; **UDD, Unified Development District**

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

**PURPOSE:** To allow for multi-family residential units.

**EXISTING LAND USE:** Vacant, former residential properties

**SIZE OF PARCEL(S):** 1.52 acres

**SURROUNDING ZONING AND LAND USE:**

North: UDD, Unified Development District and R3, Two Family Residence District; Residences

South: Railroad

East: R3; Residences  
B2, Community Service District; Tavern and retail

West: R3; Residences  
Railroad

### SUMMARY

The City of Wausau is seeking to amend the zoning map for phase II and phase III of the River East Townhomes development. This report covers three potential Plan Commission actions, for agenda items 7, 8, and 9.

**Item 7** is a zoning map amendment for 1301 North 2<sup>nd</sup> Street from R3, Two-Family Residence District to UDD, Unified Development District, and to be added to the existing General Development Plan for Phases I-III of the River East Townhomes. The existing GDP, as approved, is attached to the report for reference. All other parcels listed on this application are already included in the approved GDP.

**Item 8** is the approval of the Precise Implementation Plan for 1301, 1305, 1309 and 1313/1315 North 2<sup>nd</sup> Street and 206 Short Street to construct eight attached residential units. This is Phase II of the River East Townhomes. The proposed site plan, floor plan, and elevations for Phase II are attached, and shows six one-story units and two two-story units. The one-story units have garages facing the alley, while the two-story units have two-car garages facing 2<sup>nd</sup> Street.

The design of the units vary. The two end units appear similar to the one-story end units in Phase I, with the front entrance facing 2<sup>nd</sup> Street that has a small setback from the furthest projection of the building. The four interior one-story units have front entrances that are set back much further from the front of the building, and are facing an interior private courtyard away from 2<sup>nd</sup> Street. The middle two-story units have two-car garages facing 2<sup>nd</sup> Street, with the front entrance set back to the side of the garages, and living space both behind and on top of the garages. The garage door setback of the two-story units from the sidewalk is approximately 19.7 feet for the north unit and 21.6 feet for the south unit. This setback should allow most vehicles to park in the driveway without encroaching on the sidewalk, with the exception of some of the largest pickup trucks. For reference, a Chevy Suburban is about 19 feet long, and the longest Ford Super Duty pickup is about 22 feet long. See the attached site layout, floor plan, and elevations.

**Item 9** is the approval of the Precise Implementation Plan for 101/103, 201 and 205 Short Street, 1201 North 2<sup>nd</sup> Street, and 1202 and 1204 North 3<sup>rd</sup> Street. This is for six attached residential units for Phase III of the River East Townhomes and encompasses the remainder of the lots that are located along Short Street and two landlocked parcels along the north side of the railroad that have 3<sup>rd</sup> Street addresses. These units are all proposed to be two story units, with the primary entrances facing Short Street. The units are a mix of two-bedroom and three-bedroom units.

Each unit has a two car garage attached. The end units have two bays facing Short Street, while the middle units each have one bay facing Short Street and one bay facing the rear of the lot. Garage door setback from the Short Street sidewalk is not labelled on the site layout, but appears to be approximately 16 feet. This setback would result in most full size trucks, SUVs and large sedans to encroach on the sidewalk if parked in the driveway.

Phase III also includes a 10 stall garage and a 6 stall garage, both detached from the townhomes, in the rear of the property as part of the development. Locating these in the rear minimizes the visual impact on the streetscape and minimizes any additional driveways crossing the sidewalk, which helps to maintain the walkability of the neighborhood while providing additional storage space.

Surrounding uses are primarily residential. Directly to the east is single-family attached housing (River East Townhomes Phase I) and a mix of single family and two family units. The 3<sup>rd</sup> Street corridor has a mix of commercial and residential uses.

### 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.)*

**Staff comments:** The rezoning of 1301 North 2<sup>nd</sup> Street would allow the parcel at the corner of Short Street and 2<sup>nd</sup> Street to be incorporated into the River East Townhomes project. The residential uses that are part of this project are similar to the uses already allowed in the R3 district, but the townhome style development requires UDD zoning. The proposed residential density is similar to the density allowed in the R3 zone. The proposed residential uses are compatible with the surrounding residential and commercial uses.

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.

There are additional criteria applicable to a UDD. The intent of the Unified Development District is:

*23.65.010 Statement of intent. The purpose of the unified development district is to promote the maximum benefit from coordinated area site planning, diversified location of structures and mixed compatible uses in developments conceived and implemented as comprehensive and cohesive unified projects. It is further intended to encourage and facilitate the conservation of open land and other natural features such as woods, streams, wetlands, etc., as integral components of a balanced ecology. To this intent the regulations provide for the development of land on the basis of comprehensive and coordinated site plans for a specific project development, regulated by objective criteria rather than through the application of fixed formulas, thereby allowing for greater flexibility and improved quality of environmental design. Such district may be established only with the consent of the owners of the land affected.*

*23.65.040 Criteria for approval. The approval of a unified development proposal shall be based upon determination as to compliance with the following criteria:*

- (a) That the proposed development is consistent with the spirit and intent of these regulations, has been prepared with competent professional advice and guidance and produces significant benefits in terms of improved environmental design to justify the application of the unified development concept;*
- (b) That the site development plan reflects sensitive consideration of the physical nature of the site with particular concern for conservation of natural features, preservation of open space and careful shaping of terrain to minimize scarring, and insures proper drainage and preservation of natural terrain wherever appropriate;*
- (c) That the general character and intensity of use of the development produces an attractive environment appropriate to the uses proposed, and is compatible with existing development in the surrounding area and with general community development plans and policies;*
- (d) That the development can be provided with appropriate municipal services and would not conflict with or cause overload on such facilities as schools, highways, police, fire or utility services;*
- (e) That proposed design standards provide adequately for practical functioning and maintenance, based on actual functional need, in terms of circulation, parking, emergency services, delivery services and snowplowing;*

*(f) That adequate provision has been made to insure proper maintenance and preservation of any common areas provided for the recreation and esthetic enhancement of the development.*

**Staff comments:** The sites are already served with appropriate municipal services. Staff recommends that the Plan Commission require that any street facing garage doors are a minimum of 18' (eighteen feet) from the property line/sidewalk line to reduce the chances of vehicles encroaching on the sidewalk when parked in the driveway. A twenty foot setback to the garage doors is recommended if possible. Infill development like this helps to reduce the impact of development on the environment by utilizing existing developed areas and reducing greenfield development.

### **RECOMMENDATION**

**Rezoning 1301 North 2<sup>nd</sup> Street:** To approve the zoning map amendment for 1301 N 2<sup>nd</sup> Street from R3, Two Family Residence District to UDD, Unified Development District and add 1301 North 2<sup>nd</sup> Street to the General Development Plan.

**Precise Implementation Plan, Phase II:** To approve the Precise Implementation Plan for 1301, 1305, 1309 and 1313/1315 North 2nd Street, and 206 Short Street as presented.

**Precise Implementation Plan, Phase III:** To approve the Precise Implementation Plan for 101/103, 201 and 205 Short Street, 1201 North 2nd Street, and 1202 and 1204 North 3rd Street with the condition that the garages facing Short Street are a minimum of eighteen feet from the north property line.

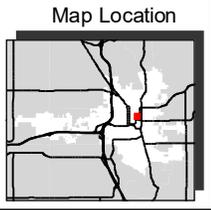


Map Date: April 2, 2019

City of Wausau  
Marathon County Wisconsin



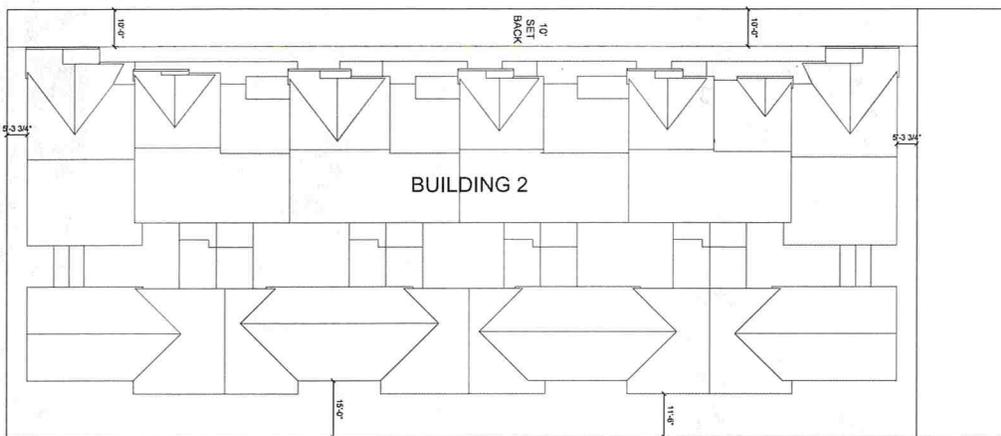
- Area of Interest
- Building



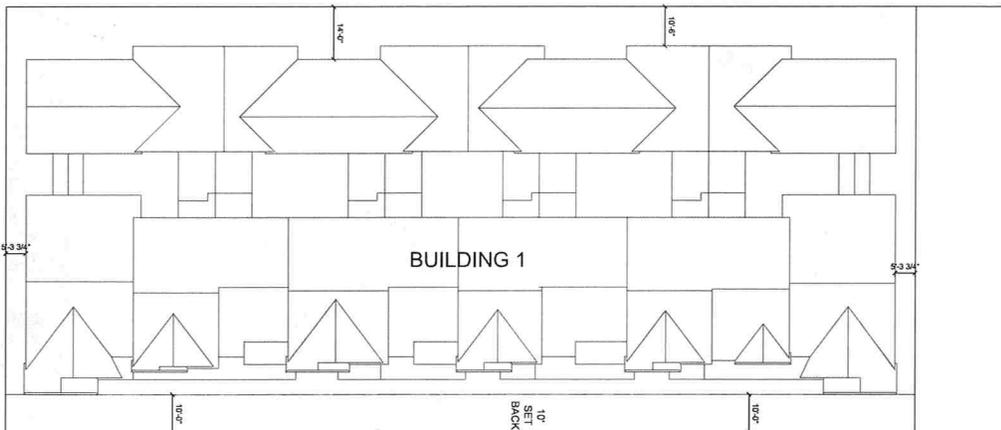
SHORT ST

SCALE: 1/16"=1'-0"

N 2ND ST



BUILDING 2



BUILDING 1

N 3RD ST



SITE PLAN



Builder: <b>BLENKER COMPANIES, INC.</b> Address: 500 LORRY ST AMHERST, WI 54406 Telephone: 715-824-5665 Fax: 715-824-5663 Drawn By: MR Sales: Scale: PER NOTES Date: 6-21-16	
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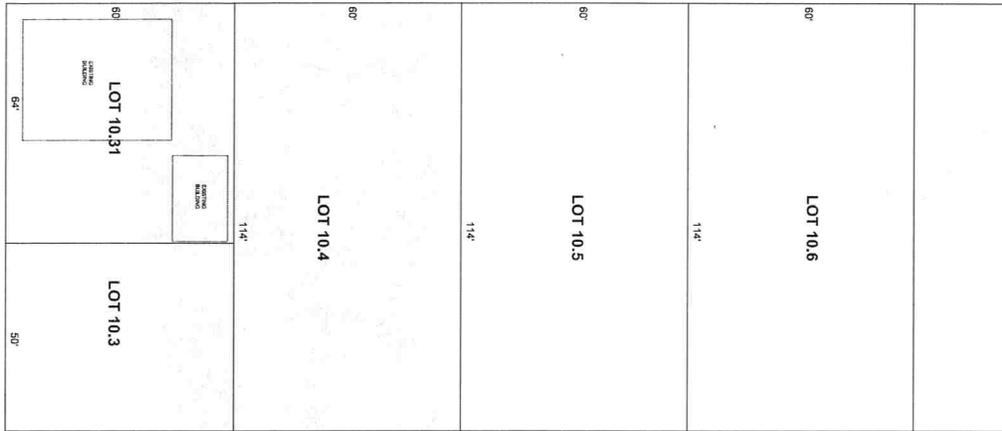
Project: <b>WAUSAU RIVER EAST REDEVELOPMENT</b> Site Address: 3RD & SHORT STREET WAUSAU, WI 54403	Revision Date: Description: 6-23-16 REVISION #1 MR 6-25-16 REVISION #2 MR 6-29-16 REVISION #3 MR 6-30-16 REVISION #4 MR
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Job # 16-066
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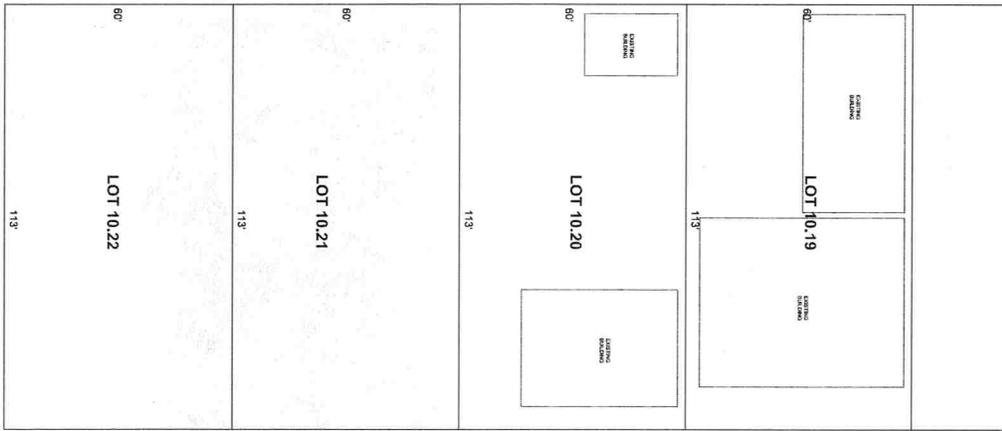
Mailing Address - P.O. Box 40  
 Amherst, WI 54406  
 Physical Address - 500 Lorry St.  
 Phone (715)824-5665  
 Fax (715)824-5663  
 Website - www.blenkerco.co

N 2ND ST



SHORT ST

SCALE: 1/16"=1'-0"

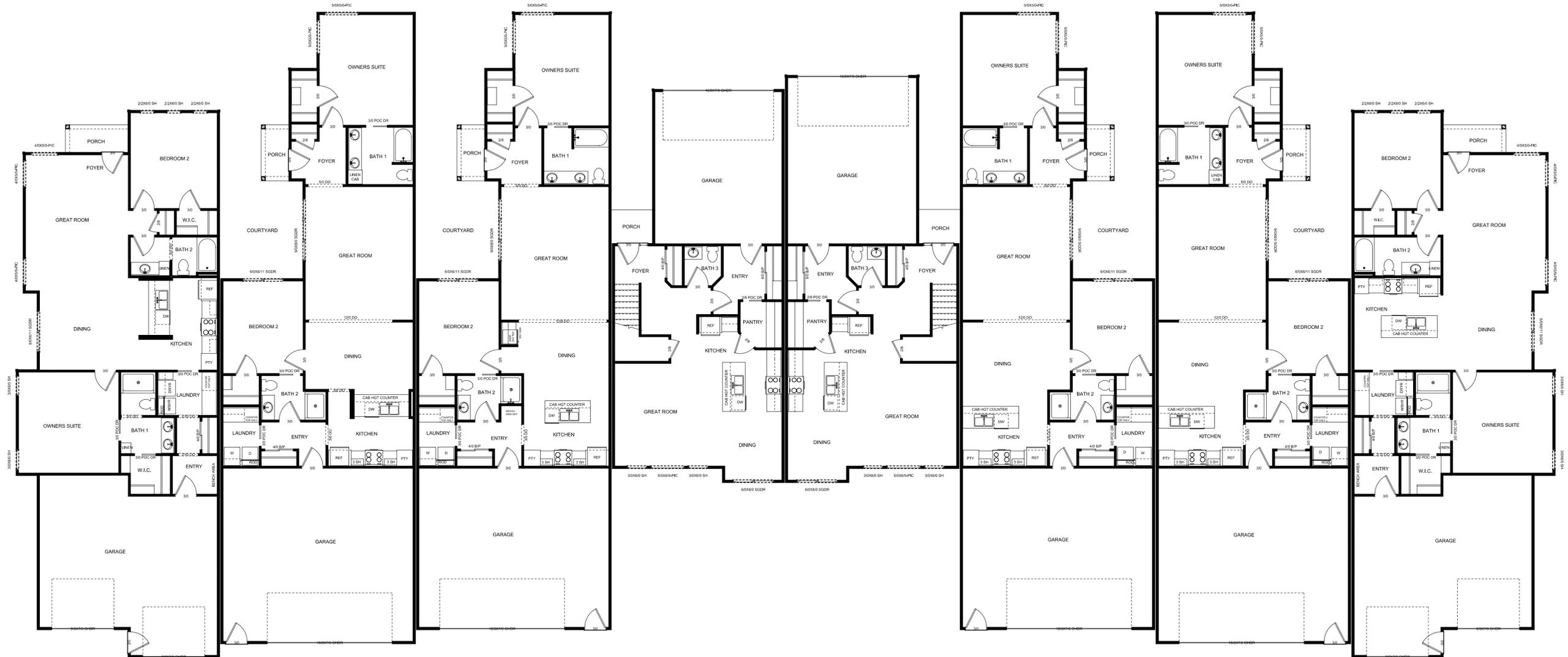


N 3RD ST



SITE PLAN

	<b>Client:</b> BLENKER COMPANIES, INC. <b>Address:</b> 500 LORRY ST AMHERST, WI 54406 <b>Telephone:</b> 715-824-5665 <b>Fax:</b> 715-824-5663 <b>Drawn By:</b> MR <b>Sales:</b> <b>Scale:</b> PER NOTES <b>Date:</b> 6-21-16	<b>Project:</b> WAUSAU RIVER EAST REDEVELOPMENT <b>Site Address:</b> 3RD & SHORT STREET WAUSAU, WI 54403	<b>Revision Date:</b> 6-23-16 REVISION #1 MR 6-25-16 REVISION #2 MR 6-29-16 REVISION #3 MR 6-30-16 REVISION #4 MR	<b>Description:</b>	<b>BLENKER COMPANIES, INC.</b> Mailing Address - P.O Box 40 Amherst, WI 54406 Physical Address - 500 Lorry St. Phone (715)824-5665 Fax (715)824-5663 Website - www.blenkerco.com
			<b>JOB #</b> 16-066		



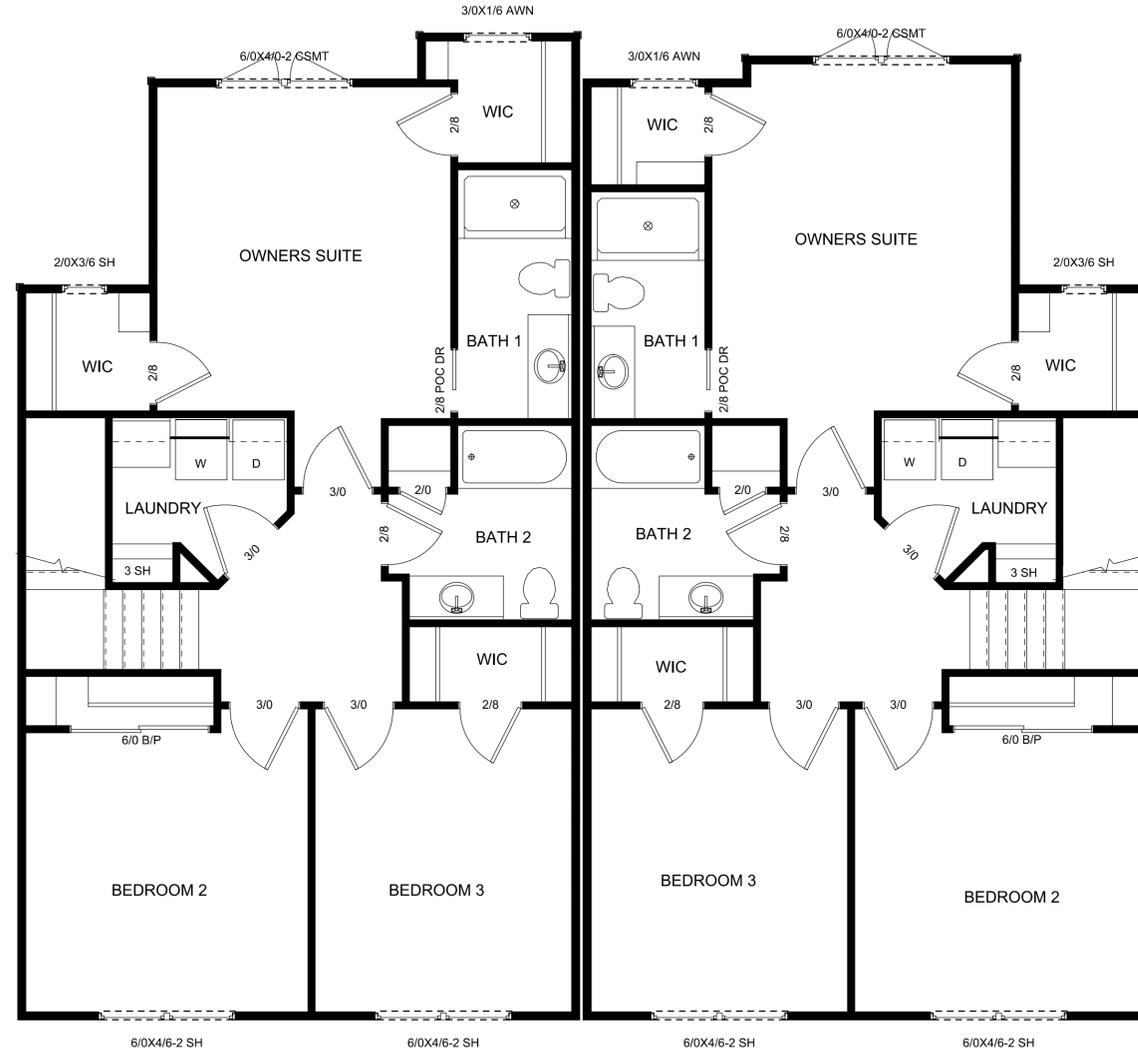
**PRELIMINARY**  
 NOT FOR CONSTRUCTION  
**FIRST FLOOR**

Mailing Address - P. O. Box 40  
 Amherst, WI 54406  
 Physical Address - 500 Lorry St.  
 Phone (715)824-5665  
 Fax (715)824-5663  
 Website - www.blenkerco.com



Project:	WALSAU RIVER EAST PHASE 2	Revision Date:		Description:	
Site Address:	N 2ND STREET WALSAU, WI				
Builder:	BLENKER CONSTRUCTION	Job #	19-088		
Address:	500 LORRY ST AMHERST, WI 54406				
Telephone:	715-824-5665	Scale:	1/8" = 1'-0"		
Drawn By:	MW	Date:	3-26-19		

**A**  
**3.1**



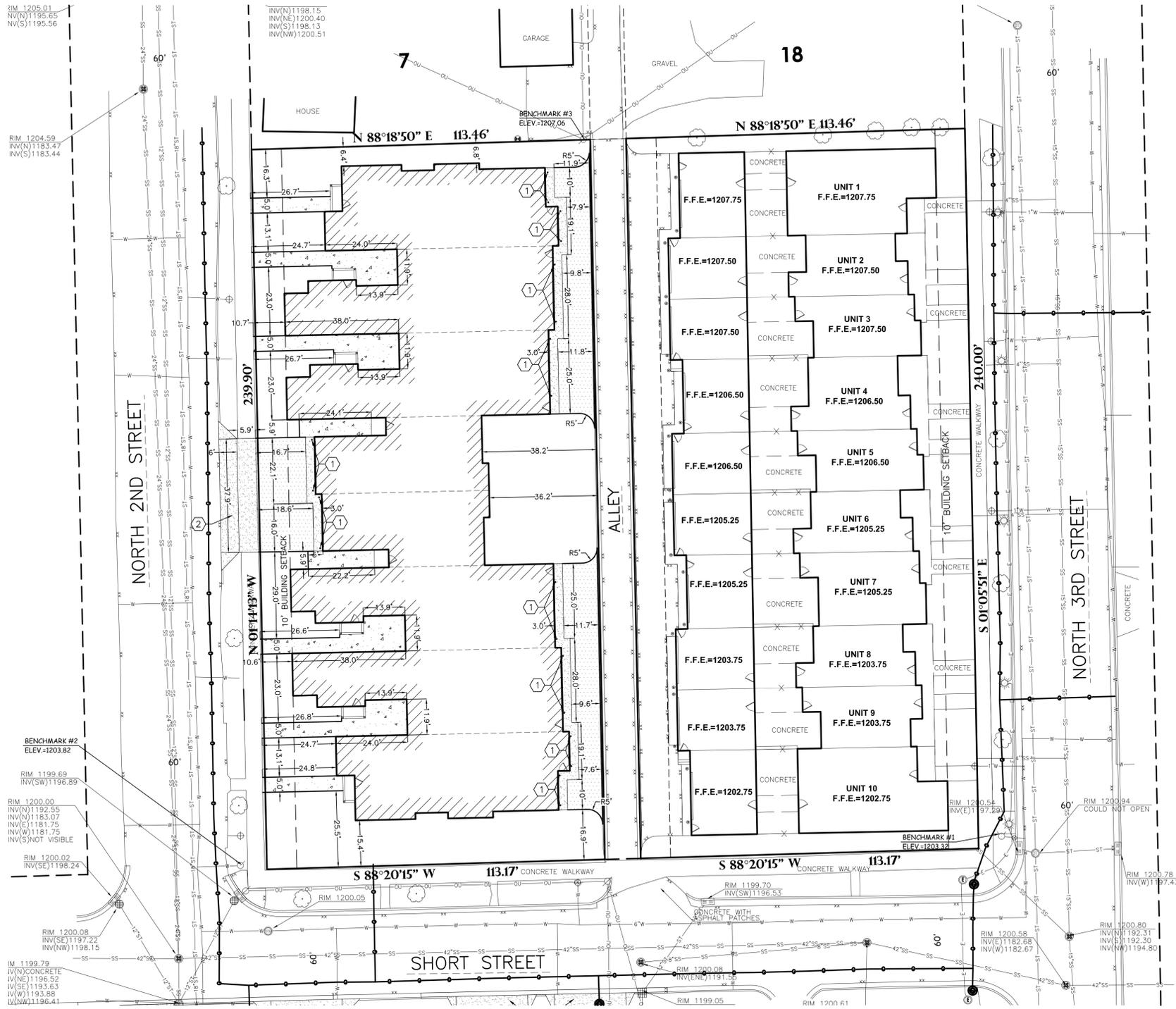
**PRELIMINARY**  
 NOT FOR CONSTRUCTION  
**SECOND FLOOR**

Mailing Address - P. O. Box 40  
 Amherst, WI 54406  
 Physical Address - 500 Lorry St.  
 Phone (715)824-5665  
 Fax (715)824-5663  
 Website - www.blenkerco.co



Builder:	BLENKER CONSTRUCTION	Project:	WAUSAU RIVER EAST PHASE 2
Address:	500 LORRY ST AMHERST, WI 54406	Site Address:	N 2ND STREET WAUSAU, WI
Telephone:	715-824-5665		
Drawn By:	MW		
Scale:	1/4"=1'-0"		
			Job # 19-088
			Date: 3-26-19





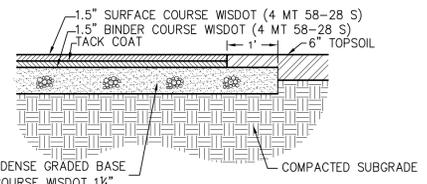
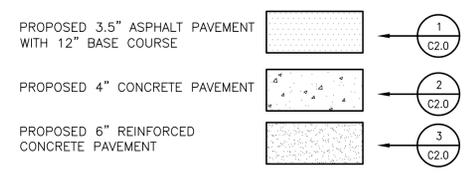
**GENERAL NOTES:**

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- ALL REQUIRED EROSION CONTROL MEASURES ARE TO BE INSTALLED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES AND LOCAL AUTHORITIES.
- SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
- VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
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- PRIOR TO THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
- COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
- PROVIDE PROPER BARRICADES, SIGNS AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
- SIDEWALK JOINTS TO BE AS INDICATED OR AS APPROVED BY CONSTRUCTION MANAGER.
- ALL SAWCUTS SHALL BE AT AN EXISTING JOINT IN THE CURB AND PAVEMENT.
- ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED/FERTILIZED/ CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

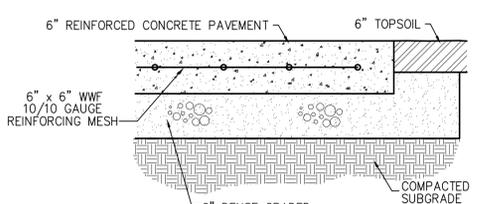
**KEYNOTES:**

- ① CONCRETE BOLLARD
- ② DRIVE APRON

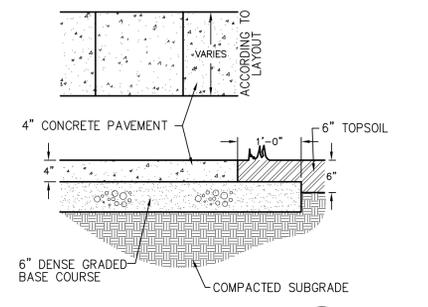
**PAVEMENT HATCH PATTERNS:**



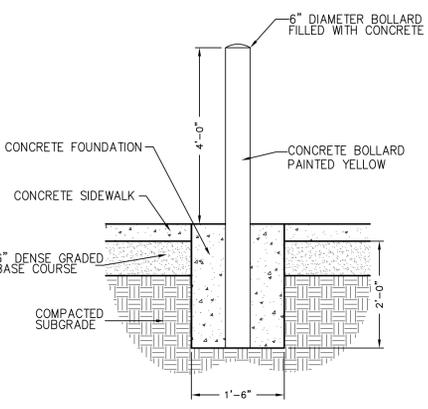
**ASPHALT PAVEMENT** ① C2.0



**REINFORCED CONCRETE** ③ C2.0



**4" CONCRETE WALK** ② C2.0



**CONCRETE BOLLARD** ④ C2.0

**DESCRIPTION**

LOTS 3, 4, 5, 6, 19, 20, 21 & 22 OF BLOCK 10 OF A WARREN JR'S SECOND ADDITION, INCLUDING LOT 1 OF CSM #13272, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

**BENCH MARK**

- ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.
- BENCHMARK #1**  
SOUTHWEST FLANGE BOLT ON HYDRANT AT NORTHWEST CORNER OF INTERSECTION OF 3RD STREET AND SHORT STREET.  
ELEVATION = 1203.32
  - BENCHMARK #2**  
NORTH FLANGE BOLT ON HYDRANT AT NORTHEAST CORNER OF INTERSECTION OF 2ND STREET AND SHORT STREET.  
ELEVATION = 1203.82
  - BENCHMARK #3**  
60D NAIL SET ON SOUTHEAST SIDE OF POWER POLE #65F74, WEST SIDE OF ALLEY ON NORTH SIDE OF PROPERTY, APPROXIMATELY 270 FEET NORTH OF SHORT STREET.  
ELEVATION = 1207.06

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REVISIONS

CHECKED:	J.L.
DRAWN:	M.K.
DATE:	3-25-19
PROJECT NO.:	19.014

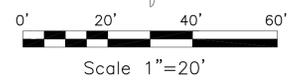
**SITE LAYOUT PLAN  
PHASE 2**

**BLINKER COMPANIES, INC.**  
WAUSAU RIVER EAST REDEVELOPMENT  
CITY OF WAUSAU  
MARATHON COUNTY, WISCONSIN

Land Surveying  
Engineering  
Landscape Architecture  
5709 Windy Drive, Suite D  
Stevens Point, WI 54482  
715.344.9999 (Ph) 715.344.9922 (Fx)



C2.0







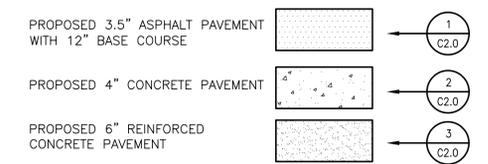




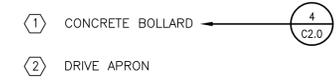
**GENERAL NOTES:**

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ALL REQUIRED EROSION CONTROL MEASURES ARE TO BE INSTALLED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES AND LOCAL AUTHORITIES.
5. SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
6. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
7. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
8. ALL BIDDERS PLANNING ON SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE.
9. PRIOR TO THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
10. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
11. PROVIDE PROPER BARRICADES, SIGNS AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
12. SIDEWALK JOINTS TO BE AS INDICATED OR AS APPROVED BY CONSTRUCTION MANAGER.
13. ALL SAWCUTS SHALL BE AT AN EXISTING JOINT IN THE CURB AND PAVEMENT.
14. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED/FERTILIZED/ CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

**PAVEMENT HATCH PATTERNS:**



**KEYNOTES:**



**DESCRIPTION**

LOTS 3, 4, 5, 6, 19, 20, 21 & 22 OF BLOCK 10 OF A WARREN JR'S SECOND ADDITION, INCLUDING LOT 1 OF CSM #13272, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

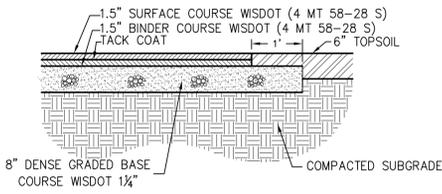
**BENCH MARK**

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

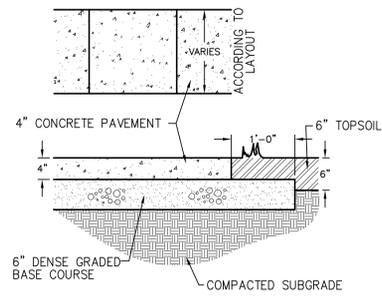
**BENCHMARK #1**  
SOUTHWEST FLANGE BOLT ON HYDRANT AT NORTHWEST CORNER OF INTERSECTION OF 3RD STREET AND SHORT STREET.  
ELEVATION = 1203.32

**BENCHMARK #2**  
NORTH FLANGE BOLT ON HYDRANT AT NORTHEAST CORNER OF INTERSECTION OF 2ND STREET AND SHORT STREET.  
ELEVATION = 1203.82

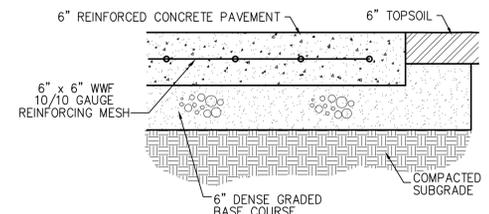
**BENCHMARK #3**  
60D NAIL SET ON SOUTHEAST SIDE OF POWER POLE #65774, WEST SIDE OF ALLEY ON NORTH SIDE OF PROPERTY, APPROXIMATELY 270 FEET NORTH OF SHORT STREET.  
ELEVATION = 1207.06



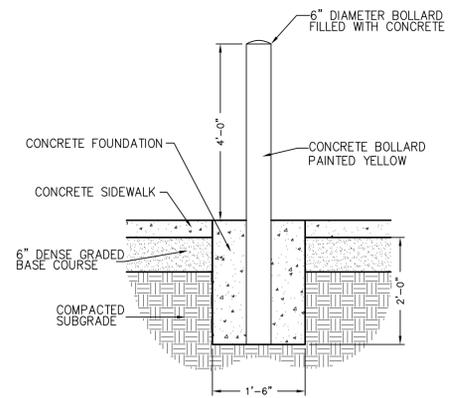
**ASPHALT PAVEMENT** (1) C2.0



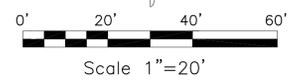
**4\"/>**



**REINFORCED CONCRETE** (3) C2.0



**CONCRETE BOLLARD** (4) C2.0



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REVISIONS	
CHECKED:	J.L.
DRAWN:	M.K.
DATE:	3-25-19
PROJECT NO.:	19.014

**SITE LAYOUT PLAN  
PHASE 3**

**BLINKER COMPANIES, INC.**  
WAUSAU RIVER EAST REDEVELOPMENT  
CITY OF WAUSAU  
MARATHON COUNTY, WISCONSIN

Land Surveying  
Engineering  
Landscape Architecture  
5709 Windy Drive, Suite D  
Stevens Point, WI 54482  
715.344.9999 (Ph) 715.344.9922 (Fx)



C2.0



**PRELIMINARY**  
 NOT FOR CONSTRUCTION  
**FIRST FLOOR**

Builder: **BLENKER CONSTRUCTION**  
 Address: **500 LORRY ST  
 AMHERST, WI  
 54406**  
 Telephone: **715-824-5665**  
 Drawn By: **MW**  
 Scale: **1/4"=1'-0"**

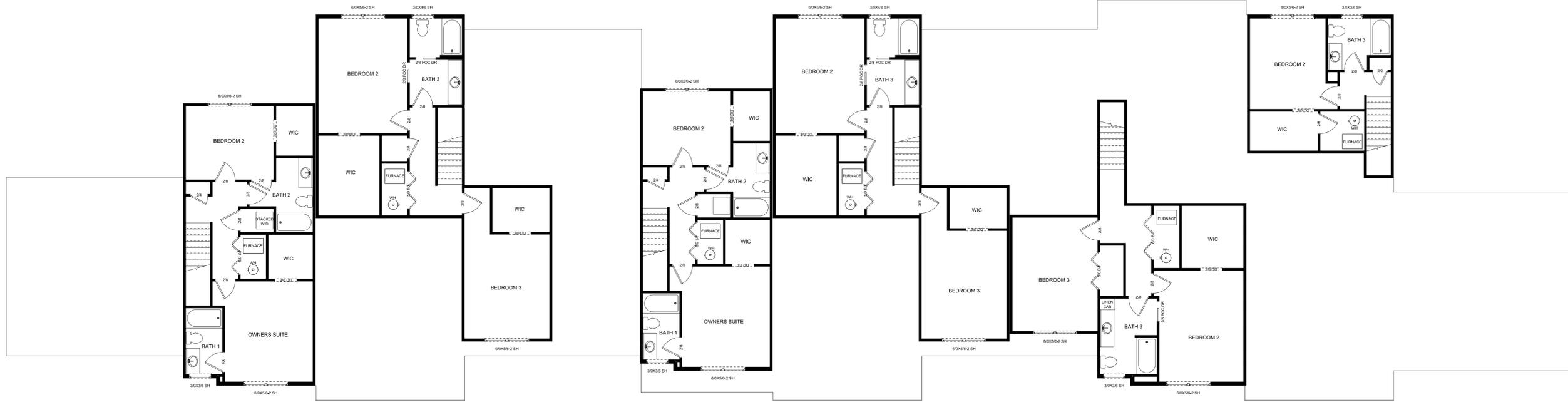
Project: **WAUSAU RIVER EAST PHASE 3**  
 Site Address: **SHORT STREET  
 WAUSAU, WI**

Revision Date:  
 Description:  
 Job # **18-644**



Mailing Address - P. O. Box 40  
 Amherst, WI 54406  
 Physical Address - 500 Lorry St.  
 Phone (715)824-5665  
 Fax (715)824-5663  
 Website - www.blenkerco.co

**A**  
**3.1**



**PRELIMINARY**  
 NOT FOR CONSTRUCTION  
**SECOND FLOOR**

Builder: **BLENKER CONSTRUCTION**  
 Address: **500 LORRY ST  
 AMHERST, WI  
 54406**  
 Telephone: **715-824-5665**  
 Drawn By: **MW**  
 Scale: **1/4"=1'-0"**

Project: **WAUSAU RIVER EAST PHASE 3**  
 Site Address: **SHORT STREET  
 WAUSAU, WI**

Revision Date:	Description:



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 Fax (715)824-5663  
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**A**  
**3.2**