



OFFICIAL NOTICE AND AGENDA

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

Meeting of: **JOINT PLAN COMMISSION AND ECONOMIC DEVELOPMENT COMMITTEE**
 Date/Time: **Tuesday, May 7, 2019 at 5:15 p.m.**
 Location: **City Hall, Council Chambers**
ED: Tom Neal (C), Pat Peckham, Lisa Rasmussen, Gary Gisselman and Michael Martens
PLAN: Robert Mielke (C), Eric Lindman, Patrick Peckham, Gary Gisselman, Bruce Bohlken, Ron Zahrt and Andrew Brueggeman

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

Joint Items

- 1 Discussion and Possible Action on the Amendment of the Site Plan and of the Proposed Development Agreement Terms for the Riverlife Villages Project
- 2 **CLOSED SESSION** pursuant to 19.85(1)(e) of the Wisconsin Statutes for deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session:
 - Discussion and Possible Action on the Amendment of the Site Plan and of the Proposed Development Agreement Terms for the Riverlife Villages Project
- 3 **RECONVENE** into Open Session to Take Action on Closed Session Items, If Necessary
Adjournment Plan Commission
Robert Mielke, Chair

ED Only

- 4 Approval of the Minutes from 04/02/2019
- 5 Discussion and Possible Action on the Amended Terms and Plan for the Sale of the Properties at 401 and 415 South First Avenue (Westside Battery)
- 6 Discussion and Possible Action on the Commercial Rehabilitation Application Received for the Property at 415 South First Avenue
- 7 Discussion and Possible Action on the Allocation of Business Campus Property at Enterprise Circle to the Wausau Police Department for a Storage Facility and Future Shooting Range
- 8 Discussion and Possible Action on the Sale of Business Campus Property on Innovation Way to Cory Thorson (Composite Envisions)
- 9 Discussion and Possible Action on the Request Received Related to Rent Calculations for the Wausau Center Mall
- 10 **CLOSED SESSION** pursuant to 19.85(1)(e) of the Wisconsin Statutes for deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session:
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 - Discussion and Possible Action on the Request Received Related to Rent Calculations for the Wausau Center Mall
- 11 **RECONVENE** into Open Session to Take Action on Closed Session Items, If Necessary
- 12 Discussion and Possible Action on City's Waiver of Right to Repurchase Property at 300 South 84th Avenue
- 13 Discussion and Possible Action on the Proposed TID 8 Map Boundary Adjustment
- 14 Discussion and Possible Action on the Acceptance of a Forgivable Loan From the Judd S. Alexander Foundation for the Live It Up Program
- 15 Discussion and Possible Action on the Potential Release of an RFP for Demolition and Salvage Services for the Great Lakes Cheese Properties on Devoe Street
- 16 Updates on Current Projects
 - South Riverfront Area Plan
 - Downtown Towers Area Plan
 - Sears

Adjournment
Tom Neal, Chair

It is likely that members of, and a quorum of the Council and/or members of other committees of the Common Council of the City of Wausau will be in attendance at the above-mentioned meeting to gather information. **No action will be taken by any such groups.**

This Notice was posted at City Hall and emailed to the Media on

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 City's ADA Coordinator at (715) 261-6620 or e-mail clerk@ci.wausau.wi.us at least 48 hours prior to the scheduled meeting or event to request an accommodation.

Other Distribution: Media, Alderpersons, Mayor, City Departments



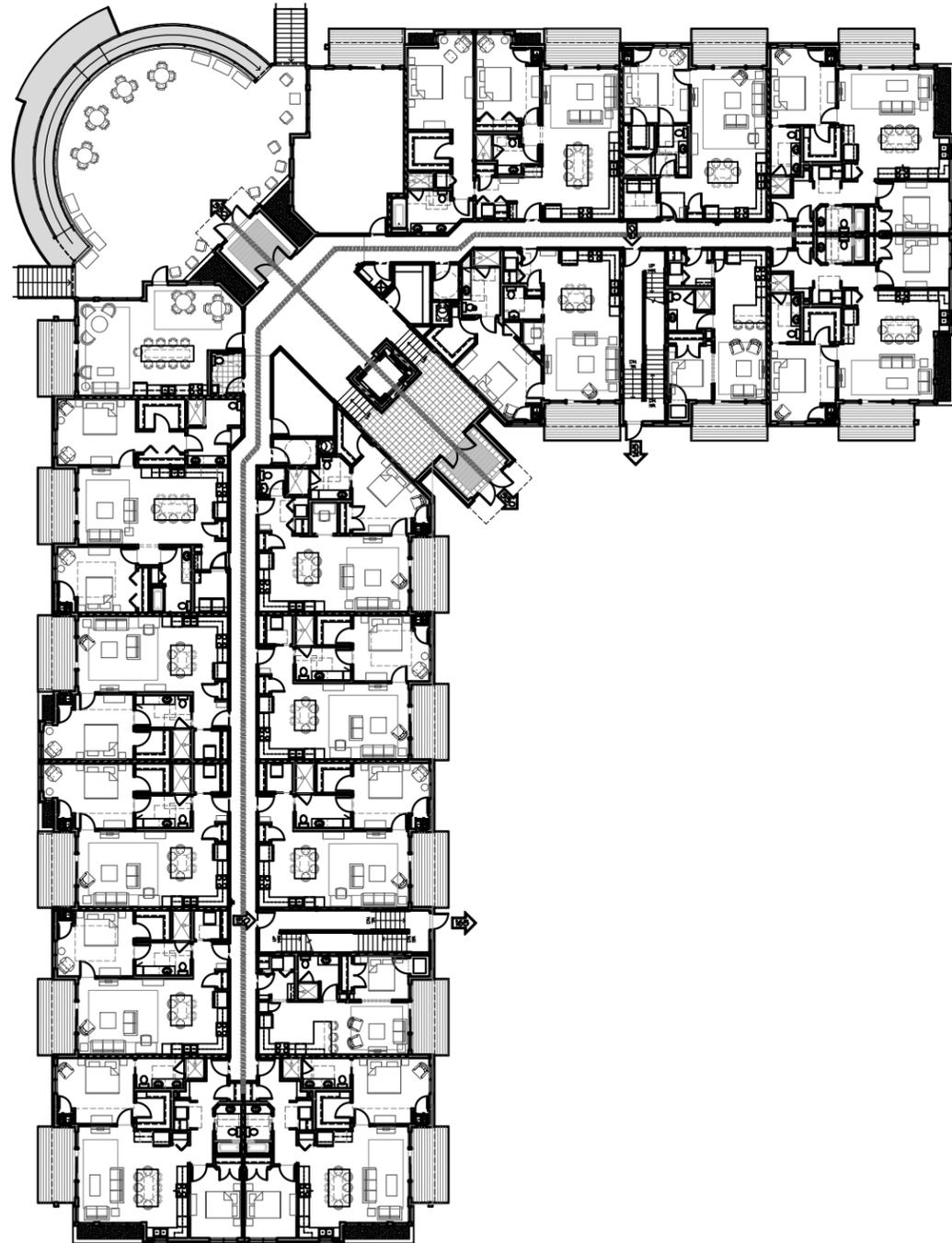
Memorandum

From: Brad Lenz
To: Plan Commission
Date: May 7, 2019
Subject: Amend Riverlife UDD for new apartment building

The proposed plans are the most recent renditions of the apartment building in the Riverlife area. The building would be located just south of the stream where foundations have already been constructed. In February of this year, plans were approved for a four-story apartment building, which increased the original plan by one floor. The current proposal is also a four story building with a similar number of units – 75 versus the previous 88 units. As before, parking would be accommodated with one level of underground parking plus additional surface spaces.

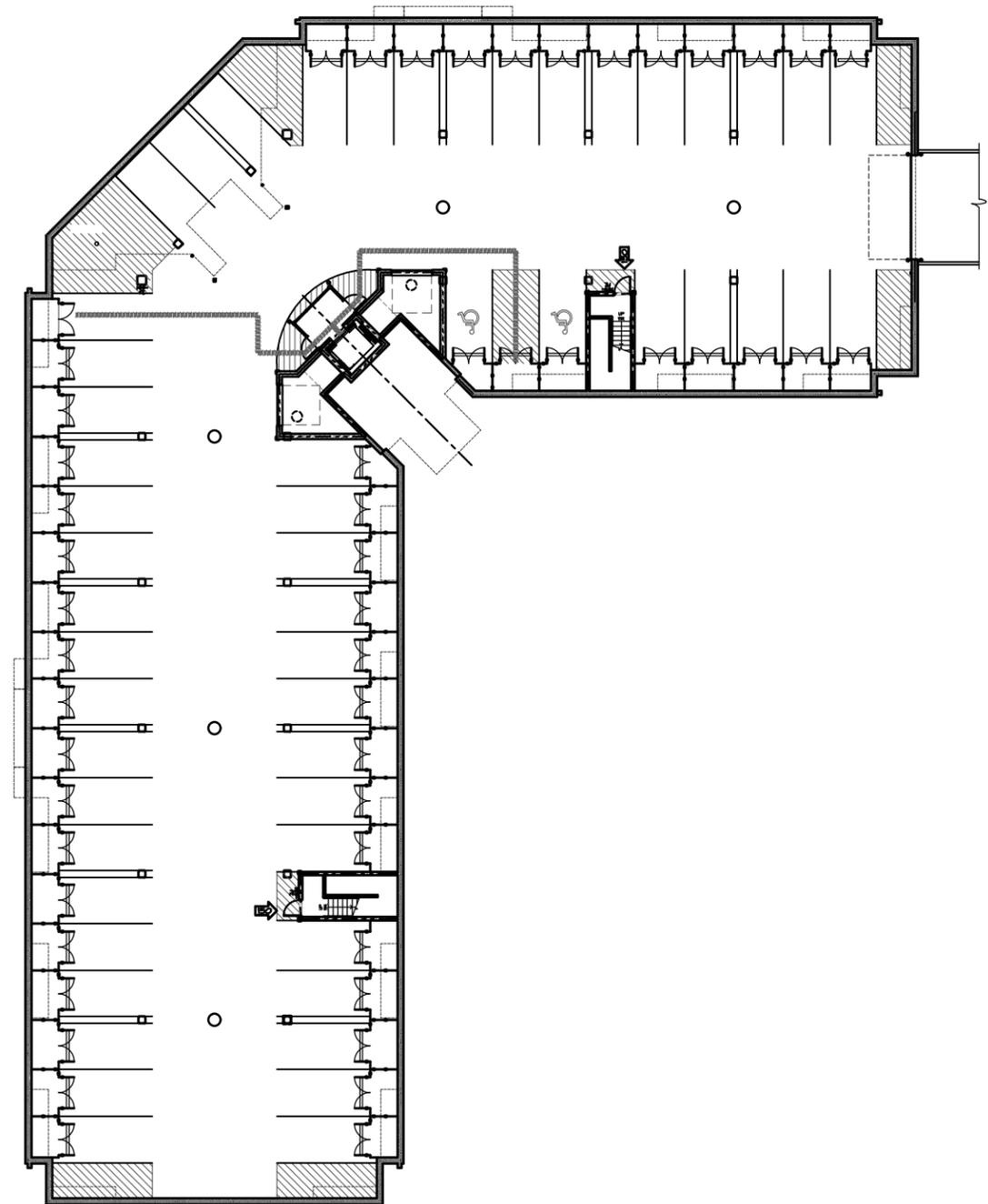
The new building elevations show changes from the previous plans in terms of materials and other architectural details. Those building elevations are attached for comparison. (The previous plans show three stories as was originally proposed – precise plans were not completed for the four-story proposal.) The red brick in the current proposal, used throughout the majority of the building, replaces a mix of materials including metal and masonry. The building facades and roof lines of the current proposal are essentially flat with balconies attached to the facades. Previous plans showed recessed balconies and other variations in the outer walls and rooflines.

The petitioners are seeking general and precise plan approval for the apartment building. The specific site plan will be engineered based on previously-approved plans for the site.



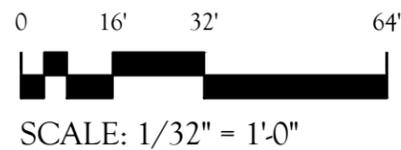
OVERALL FIRST FLOOR PLAN

1/32" = 1'-0"



OVERALL BASEMENT FLOOR PLAN

1/32" = 1'-0"



RIVERLIFE VILLAGE PHASE I
APARTMENT BUILDING

SEPTEMBER 19, 2017



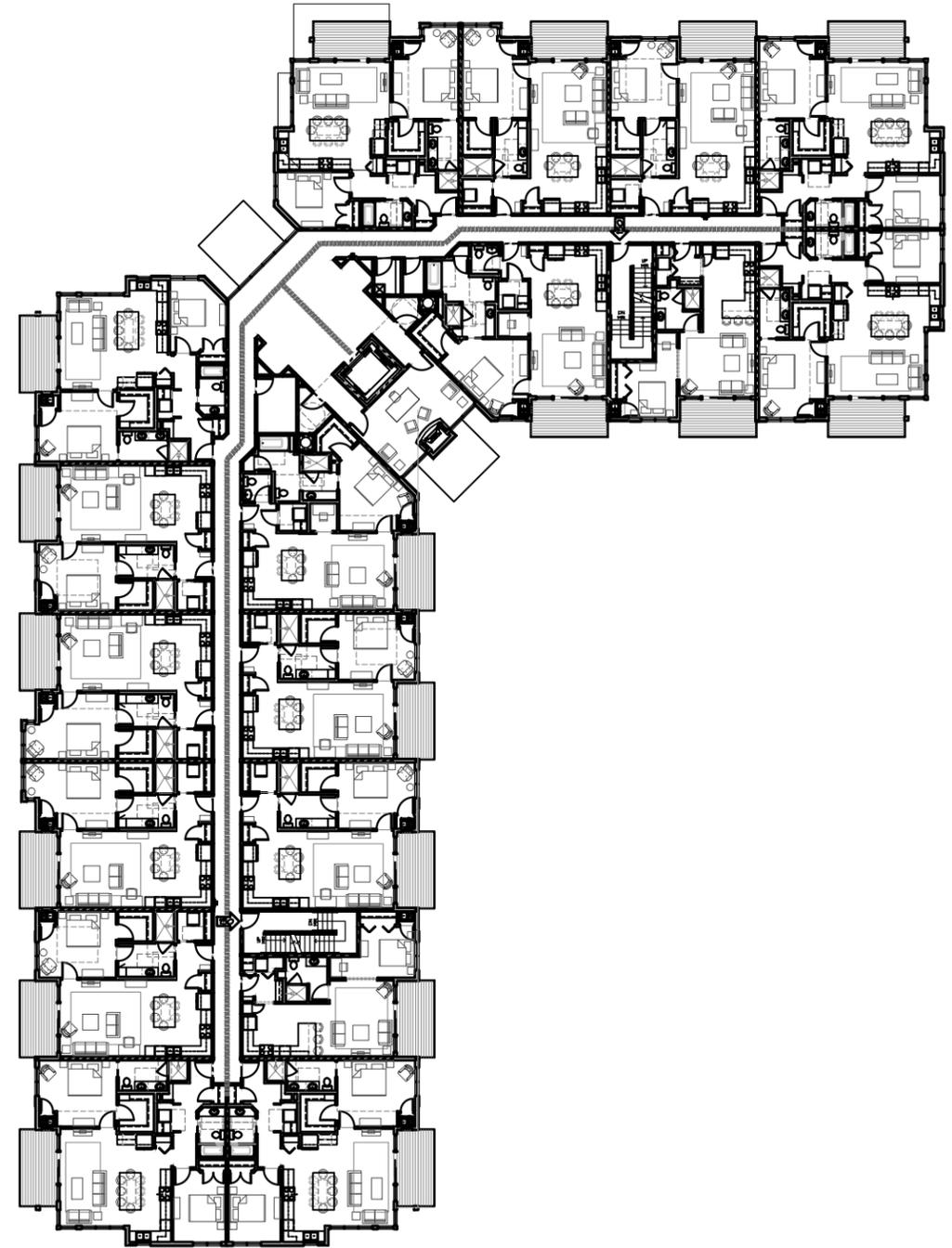
Mudrovich
architects

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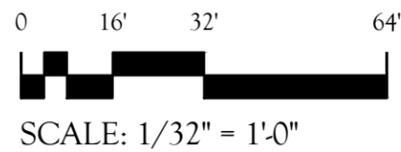
OVERALL THIRD FLOOR PLAN

1/32" = 1'-0"



OVERALL SECOND FLOOR PLAN

1/32" = 1'-0"



RIVERLIFE VILLAGE PHASE I
APARTMENT BUILDING

SEPTEMBER 19, 2017



Mudrovich
architects

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NORTH ELEVATION (WEST ELEVATION SIM)
1/16" = 1'-0"



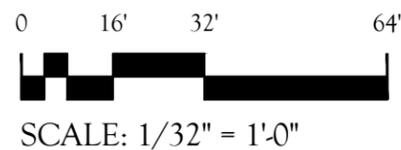
EAST END ELEVATION (SOUTH END SIM.)
1/16" = 1'-0"



SOUTH-EAST ENTRY ELEVATION
1/16" = 1'-0"

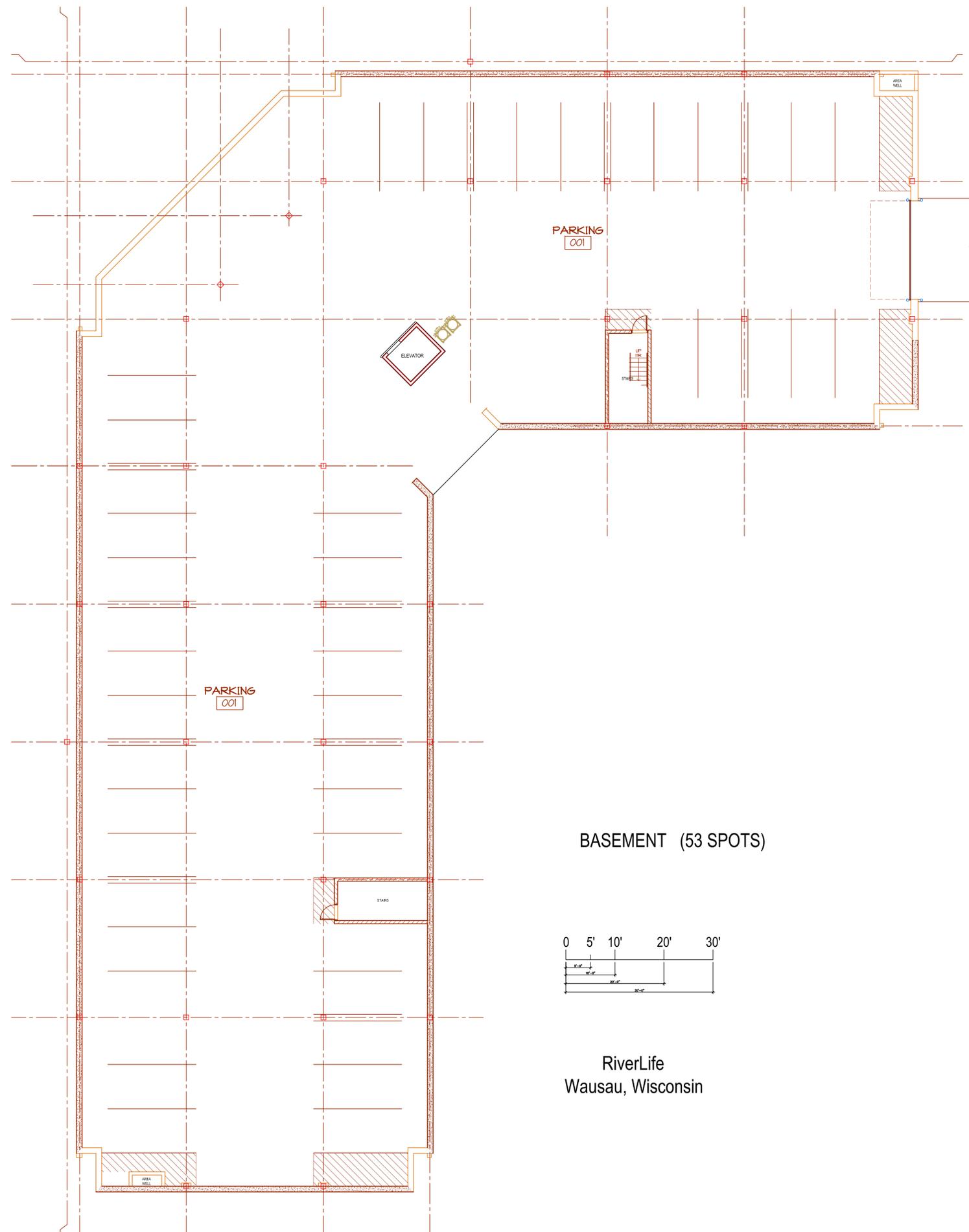


SOUTH ELEVATION
1/16" = 1'-0"

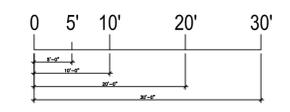


RIVERLIFE VILLAGE PHASE I
APARTMENT BUILDING
SEPTEMBER 19, 2017





BASEMENT (53 SPOTS)

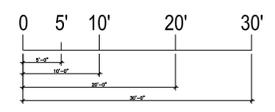


RiverLife
Wausau, Wisconsin



Unit	Area (SF)	Bed	BATH	1st Floor	2nd Floor	3rd Floor	4th Floor	Total
A1	582	1	1 Tub	1	-	-	-	1
A1.1	582	1	1 Tub - W/D	2	-	-	-	2
A2	637	1	1 Tub	-	1	1	1	3
A3	637	1	1 Tub	-	1	1	1	3
A3.1	637	1	1 Tub - W/D	-	1	1	1	3
A4	693	1	1 Tub	1	1	1	1	4
A4.1	693	1	1 Tub - W/D	1	1	1	1	4
A5	772	1	1 Tub	1	-	-	-	1
A6	825	1	1 Tub	1	-	-	-	1
A7	847	1	1 1/2 Tub	4	4	4	4	16
B1	1070	2	2 Tub & Shower	-	1	1	1	3
B2	1080	2	2 Tub & Shower	-	1	1	1	3
B3	1065	2	2 Tub & Shower	3	3	3	3	12
B4	1072	2	2 Tub & Shower	1	1	1	1	4
B5	1072	2	2 Tub & Shower	1	1	1	1	4
C1	1230	3	3 Tub & Shower	2	2	2	2	8
C2	1856	3	3 Tub & Shower	-	1	1	1	3
				18	19	19	19	75

FIRST FLOOR (18 UNITS) 22,461 SF
 (TOTAL AREA = 89,523 SF)



RiverLife
 Wausau, Wisconsin

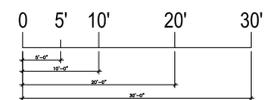


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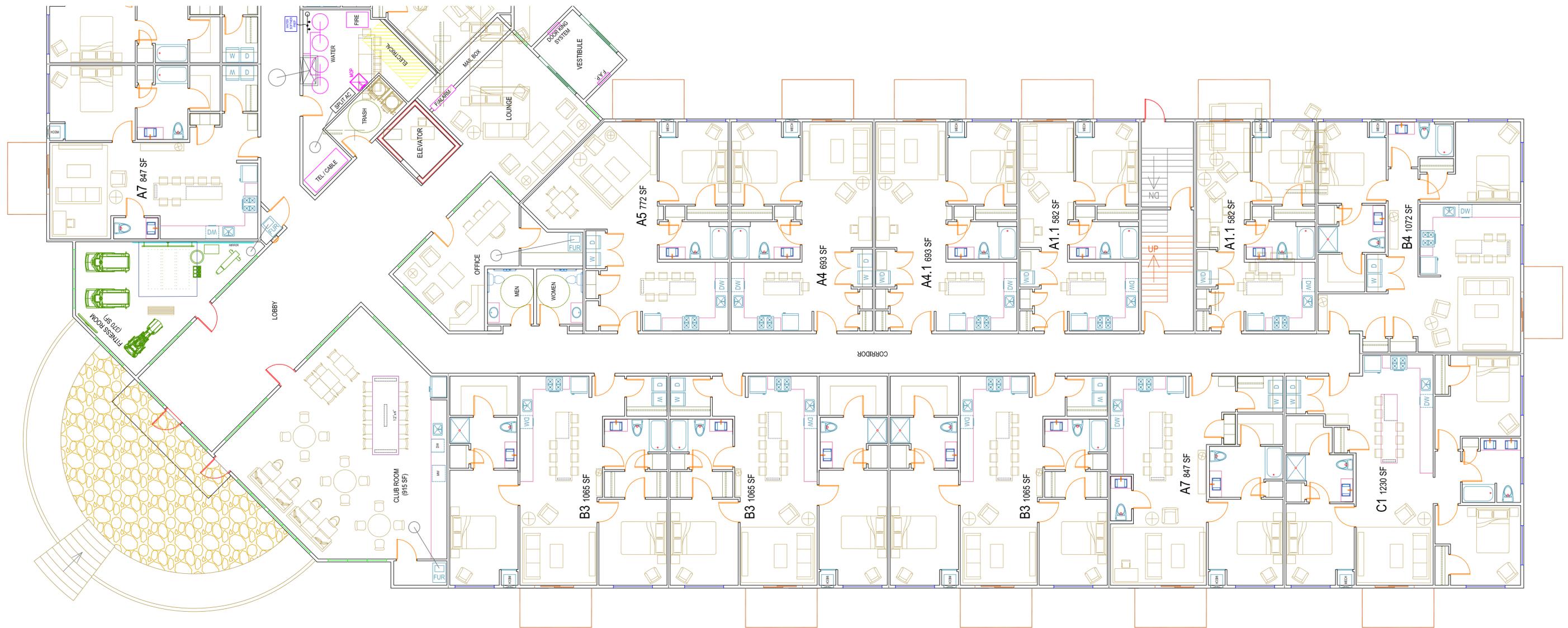
SECOND FLOOR (19 UNITS) 22,354 SF

THIRD FLOOR (19 UNITS) 22,354 SF

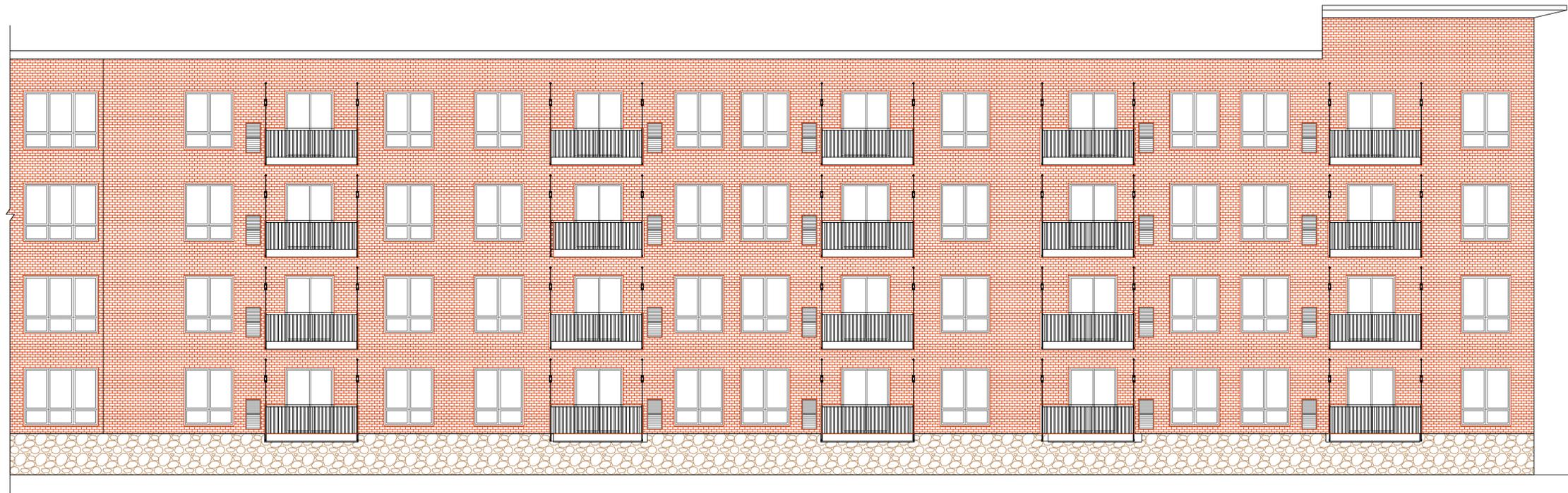
FOURTH (19 UNITS) 22,354 SF

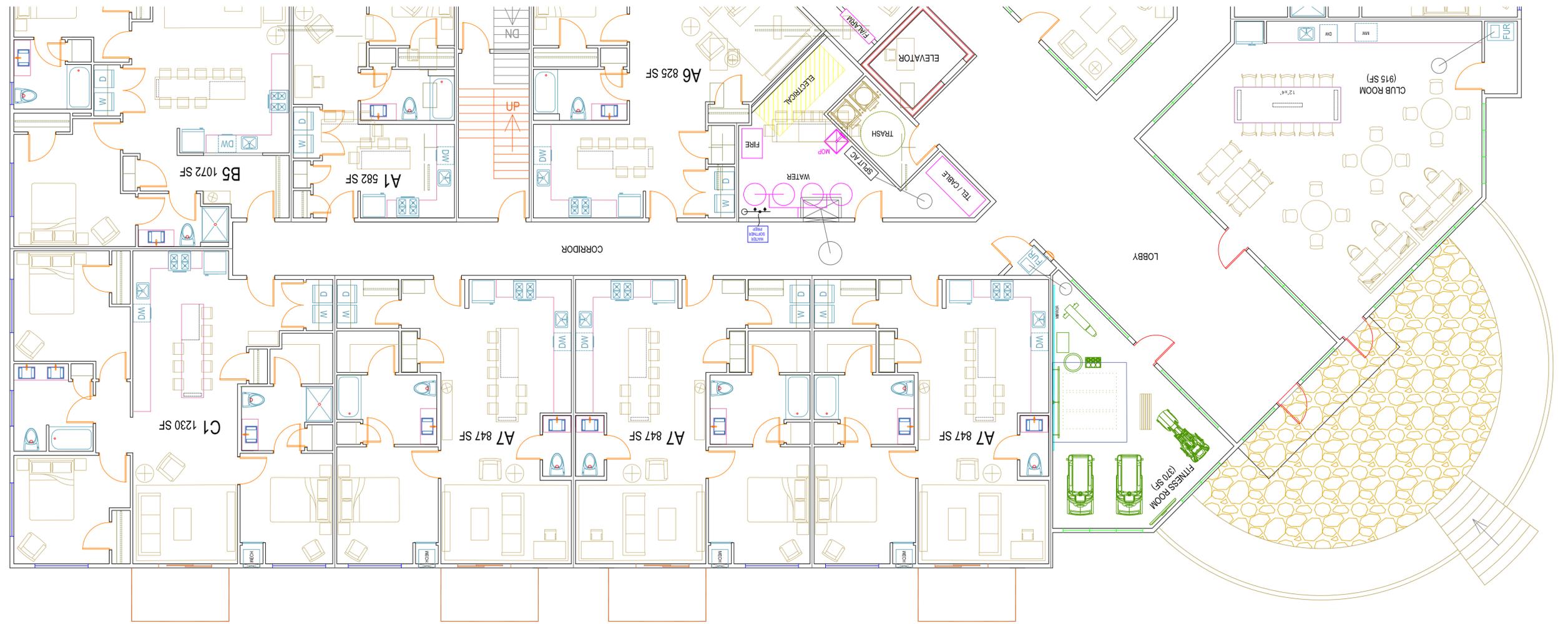


RiverLife
Wausau, Wisconsin

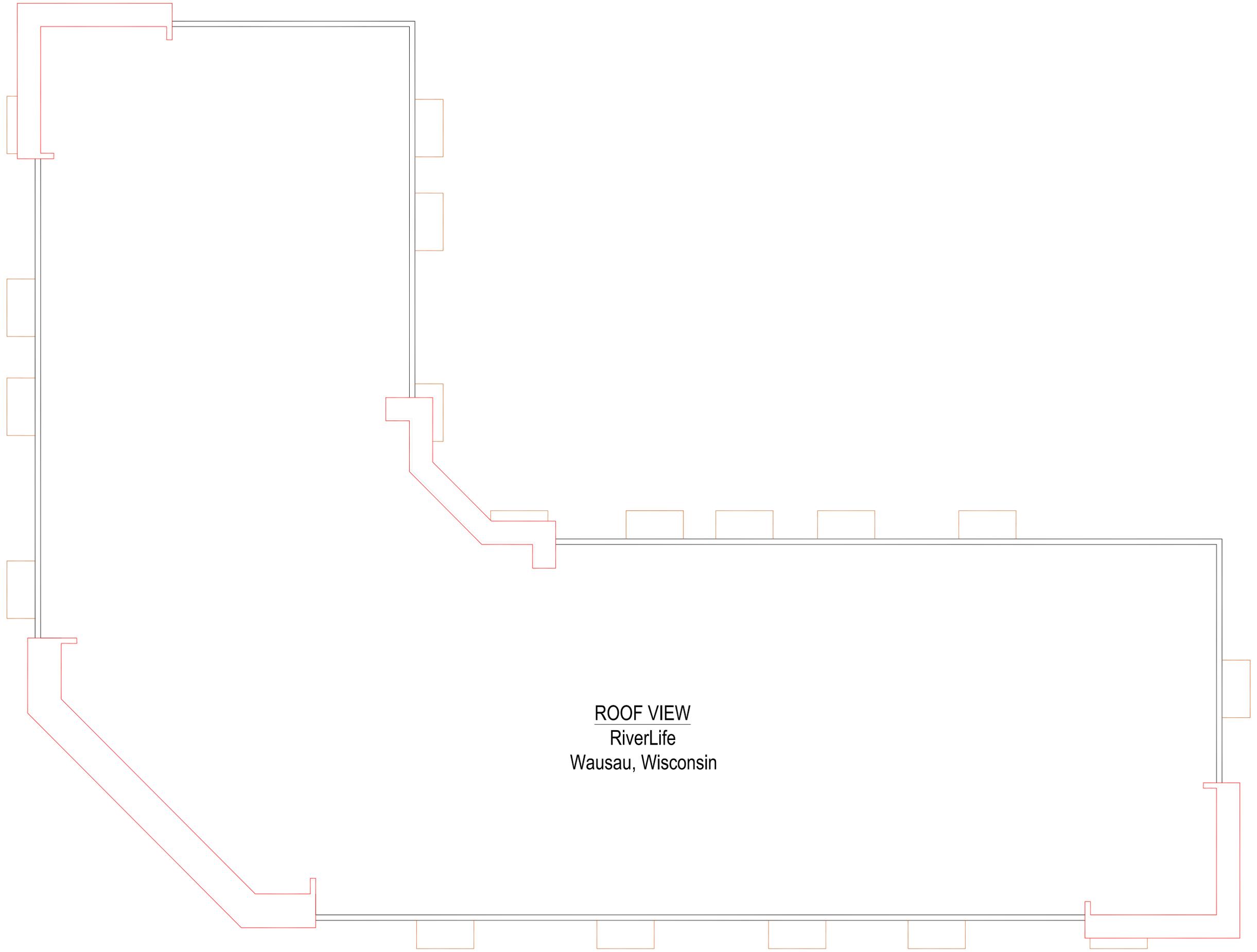


WEST ELEVATION
 RiverLife
 Wausau, Wisconsin





NORTH ELEVATION
 RiverLife
 Wausau, Wisconsin



ROOF VIEW
RiverLife
Wausau, Wisconsin