

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



OFFICIAL NOTICE AND AGENDA

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

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

Meeting of the: **PLAN COMMISSION OF THE CITY OF WAUSAU**
Date/Time: **Tuesday, May 7, 2019 at 4:45 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. **PUBLIC HEARING:** Discussion and possible action on approving a conditional use at 1200 West Wausau Avenue to allow for placement of a 8'X10' fiber structure (hut) on the property to house all the telecommunications equipment and cables, in a IR, Interchange Residence District, and R2, Single Family Residence District. (TDS Metrocom LLC)
2. **PUBLIC HEARING:** Discussion and possible action on approving a conditional use at 610 McDonald Street to allow for placement of a 8'X10' fiber structure (hut) on the property to house all the telecommunications equipment and cables, in a R3, Two Family Residence District. (TDS Metrocom LLC)
3. Discussion and possible action on approving the general development plan and precise implementation plan at 1401 Elm Street to allow for a 58-unit multi-family residential development and a one-story medical office building.
4. Discussion and possible action on amending the precise implementation plan at 1300 North River Drive to allow for a shade sail structure.
5. Adjournment

Mayor Robert B. Mielke - Committee Chairperson

This Notice was posted at City Hall and emailed to the Daily Herald newsroom on 5/3/2019 @ 2:00 p.m. Questions regarding this agenda may be directed to the Planning Department at (715) 261-6760.

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



STAFF REPORT

TO: City of Wausau Plan Commission
FROM: Brad Sippel, Assistant Planner
DATE: May 1, 2019

GENERAL INFORMATION

APPLICANT: Sean Murray, TDS Metrocom, LLC
LOCATION: 1200 West Wausau Avenue, 610 McDonald Street
EXISTING ZONING: 1200 West Wausau Avenue - IR, Interchange Residence District
610 McDonald Street - R3, Two Family Residence District
REQUESTED ZONING: Conditional Use
PURPOSE: To allow for a telecommunications equipment building. In the IR and R3 districts, telephone exchanges, telephone transmission-equipment buildings and microwave relay towers may be allowed as a conditional use.
EXISTING LAND USE: 1200 West Wausau Avenue – Institutional
610 McDonald Street - Vacant
SIZE OF PARCEL(S): 1200 West Wausau Avenue – 40.91 Acres
610 McDonald Street - 0.06 Acres
SURROUNDING ZONING AND LAND USE: See attached maps

SUMMARY

TDS Metrocom is seeking conditional uses to allow for a telecommunications building on two separate parcels in the City, one at 1200 West Wausau Avenue on property owned by the Wausau School District, and one at 610 McDonald Street on an empty lot owned by Bruce Johnson. A conditional use is required for public utility and service uses in the IR and R3 districts.

Site plans, elevations, and photos of the structures are included in the packet. The proposed structures are made of pre-cast concrete and have an 8’x10’ footprint and are 9’ tall. There

appears to be HVAC equipment on the exterior of the building that may produce some noise, and lighting is planned to be located by the door to the structure. Noise and lighting impacts are not anticipated to be any greater than typical residential uses. Staff recommends limiting lighting spill to one foot-candle at the property line to minimize any potential negative impacts on adjacent residential properties.

Surrounding zoning and land uses are primarily residential for both properties. The hut is proposed to be located on the southeast corner of the Wausau West High School property owned by the Wausau School District, and the properties around it are residential. There is cemetery to the south of 610 McDonald Street. 610 McDonald Street is currently vacant, and its size makes it impractical for development without combining it with one of the adjacent parcels.

There are no setback requirements specified in the zoning code for public utilities and services in the IR or R3 districts. The attached site plans show a minimum 10-foot setback from lot lines on both parcels.

ANALYSIS

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

(a) That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

(b) That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

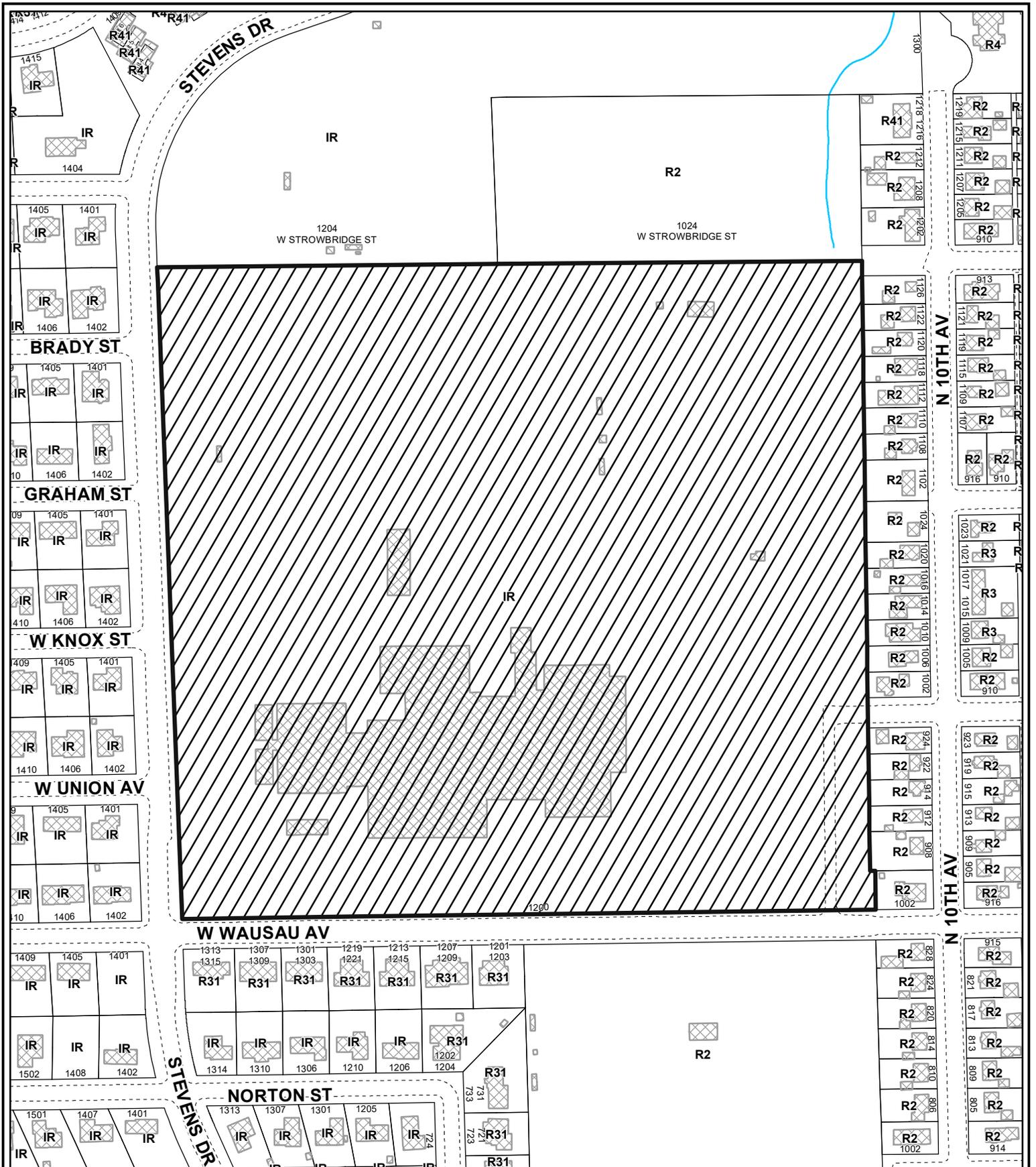
(c) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

(d) That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

(e) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and

(f) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as the regulations may, in each instance, be modified by the common council pursuant to the recommendations of the city plan commission.

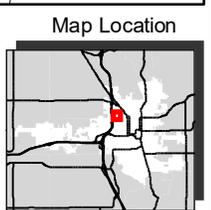
Staff does not expect any negative impacts from the granting of these conditional use requests. Staff recommends a condition that any spill from exterior lighting is limited to 1 (one) foot-candle at the property line.



City of Wausau
Marathon County Wisconsin



-  Area of Interest
-  Building



I want to...

ZOOM TO PIN: 29129072330740

Tax Report

CT WAUSAU SCHOOL DISTRI
WEST HIGH SCHOOL

Primary Address

1200
W WAUSAU AVE
WAUSAU
54401 0000

Secondary Address

[Add to Results](#) | [View Additional Details](#) | [Run a Report](#)



Tools

NORTH

0 10 20ft

W WAUSAU AV

10'x8' Hut
10ft setback

109

109.4

115

115

115

115

291290740

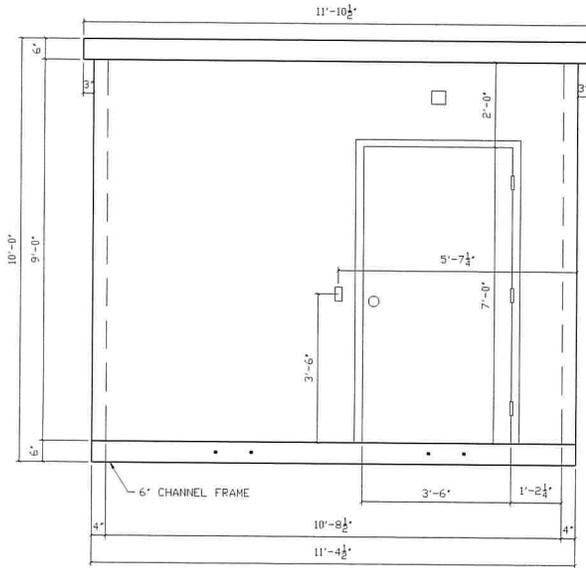
0147

0147

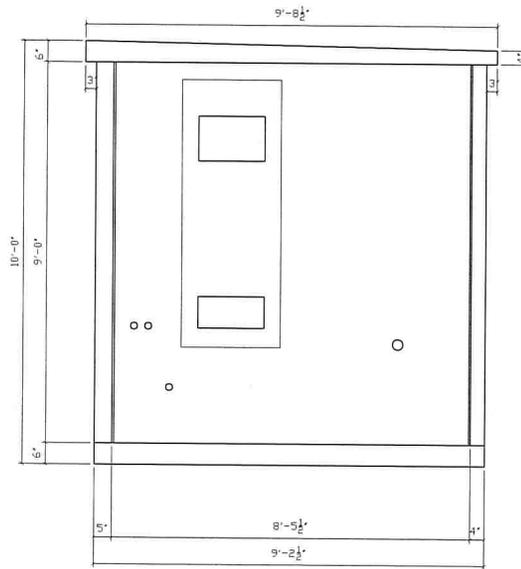
0147

NORTHWAY

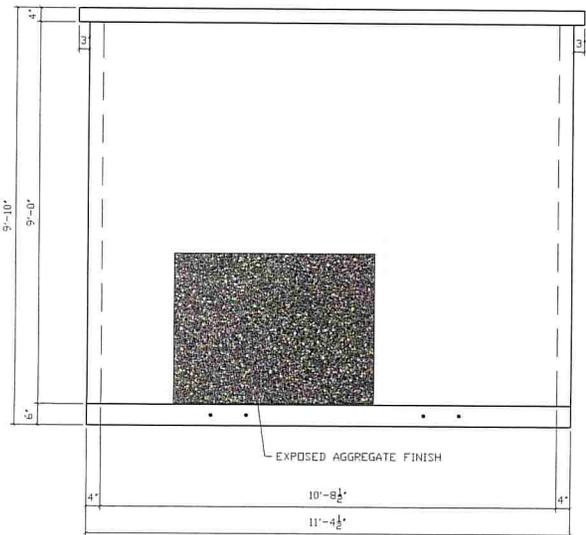
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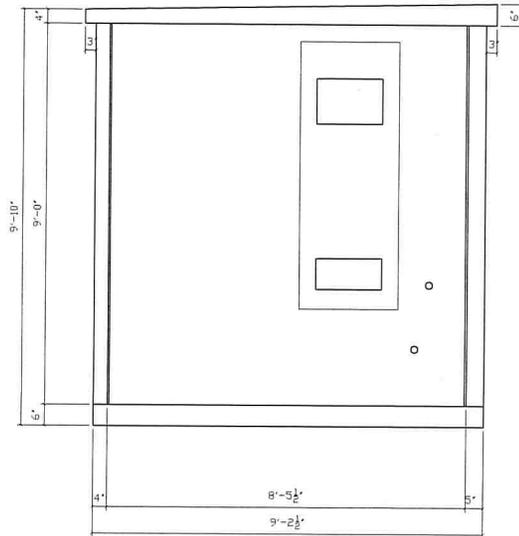
SOUTH ELEVATION



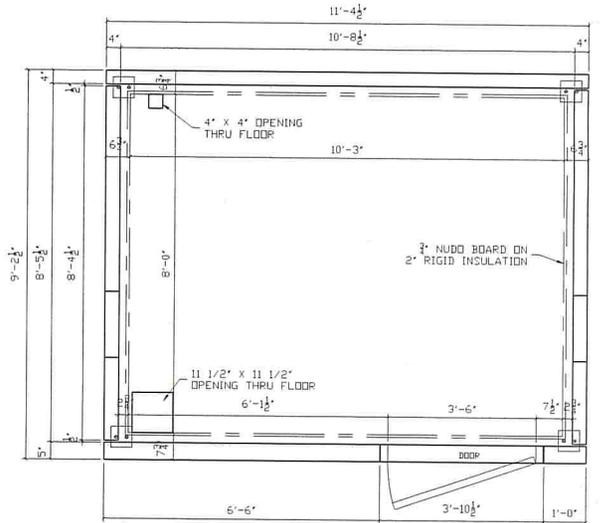
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



10'-3" X 8'-0" PRECAST TELECOM BUILDING

- WEIGHTS:
 6,900 LBS - ROOF
 3,800 LBS - SHORT WALL
 3,800 LBS - SHORT WALL
 5,000 LBS - LONG WALL
 5,000 LBS - LONG WALL W/ DOOR
 7,500 LBS - BASE SLAB
 32,100 LBS - TOTAL WEIGHT OF CONCRETE ONLY

- NOTES:
 CONCRETE - 5,000 PSI
 REINFORCEMENT - GRADE 60
 EXTERIOR FINISH - EXPOSED AGGREGATE
 INTERIOR FINISH - WHITE NUDD BOARD OVER RIGID INSULATION

Crest Precast, Inc.
 La Crescent, MN & Barneveld, WI
 800-658-9045

Crest Job #	19017	Drawn By:	KGT
Date	2-4-19	Revision	2-22-19

Project: TDS - WAUSAU, WI

Contractor:	FAITH TECHNOLOGIES	Drawing Number	E1
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AIRSYS

AIRSYS
1800 874-8100
www.airsys.com

WARNING

ALOK

ALOK
1800 874-8100
www.alok.com

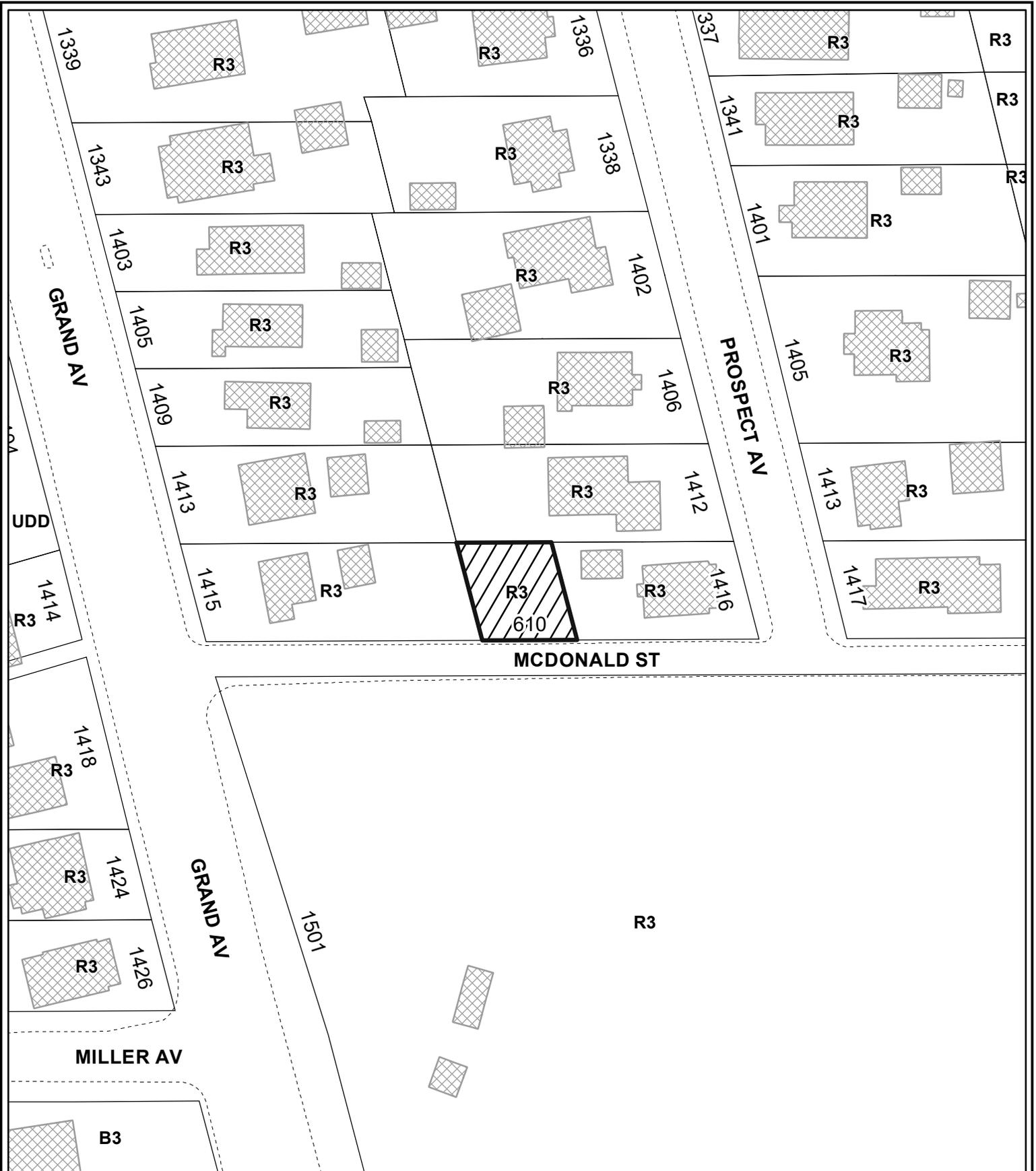




CORNING

Centrix

CAUTION
FIBER OPTIC
CABLES
CAN BE
DANGEROUS
IF NOT
HANDLED
PROPERLY

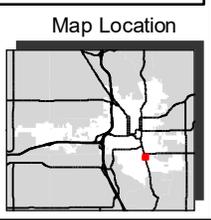


Map Date: April 18, 2019

City of Wausau
Marathon County Wisconsin



- Area of Interest
- Building



ZOOM TO PIN: 29128070110013

[Tax Report](#)

BRUCE R. JOHNSON

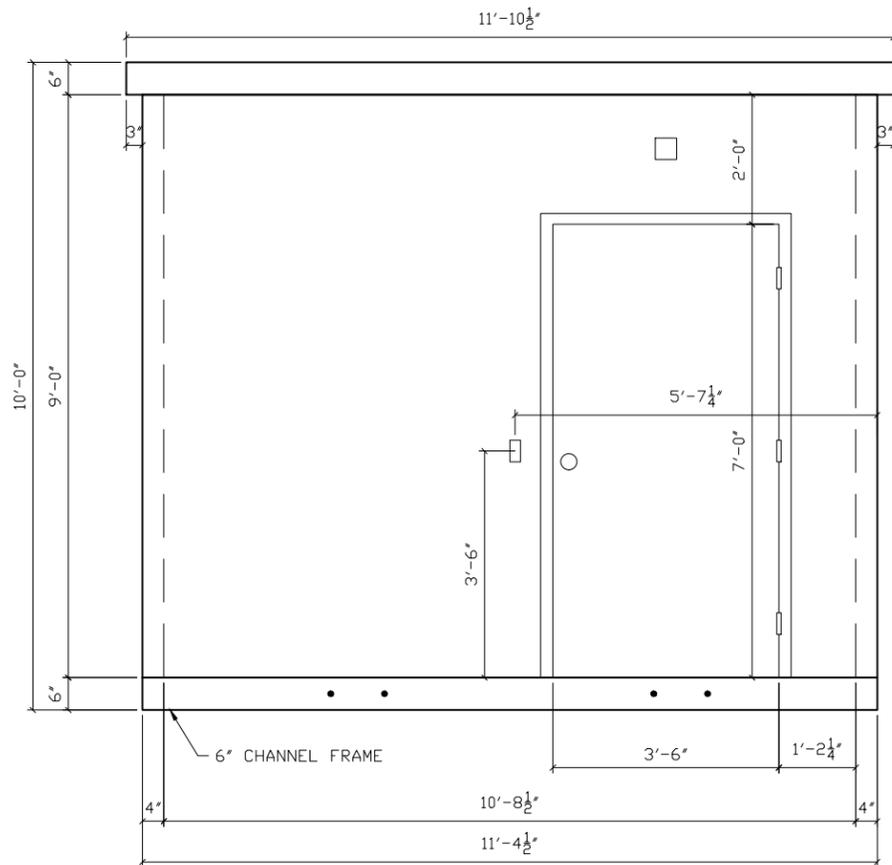
Primary Address

610
MCDONALD ST
WAUSAU
54403 0000

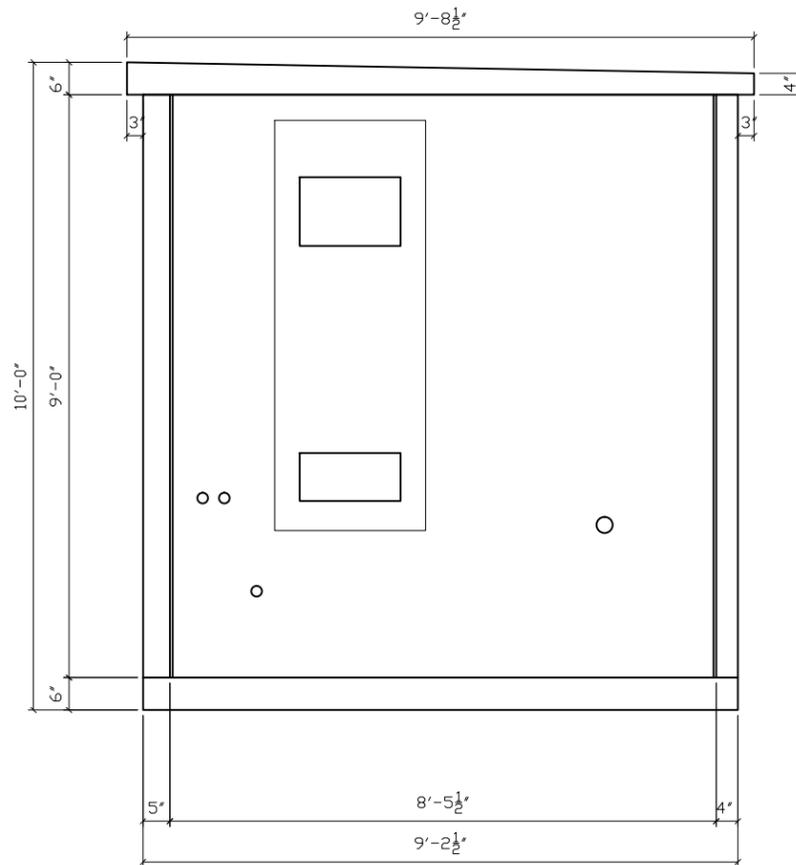
Secondary Address

[Add to Results](#) | [View Additional Details](#) | [Run a Report](#)

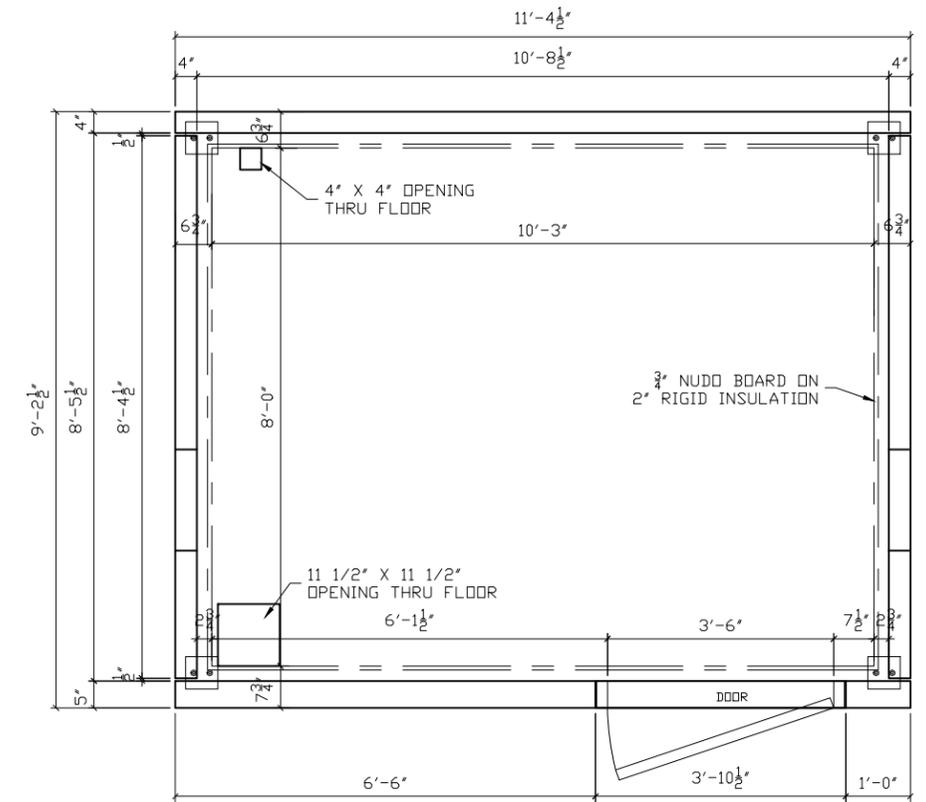




SOUTH ELEVATION



EAST ELEVATION

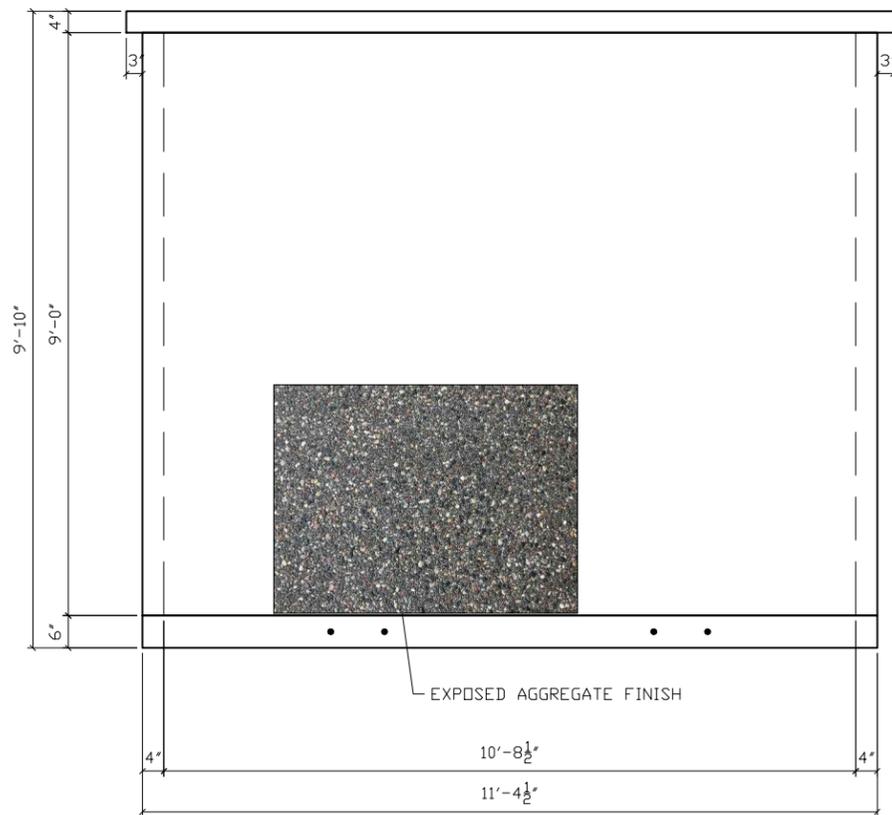


10'-3" X 8'-0" PRECAST TELECOM BUILDING

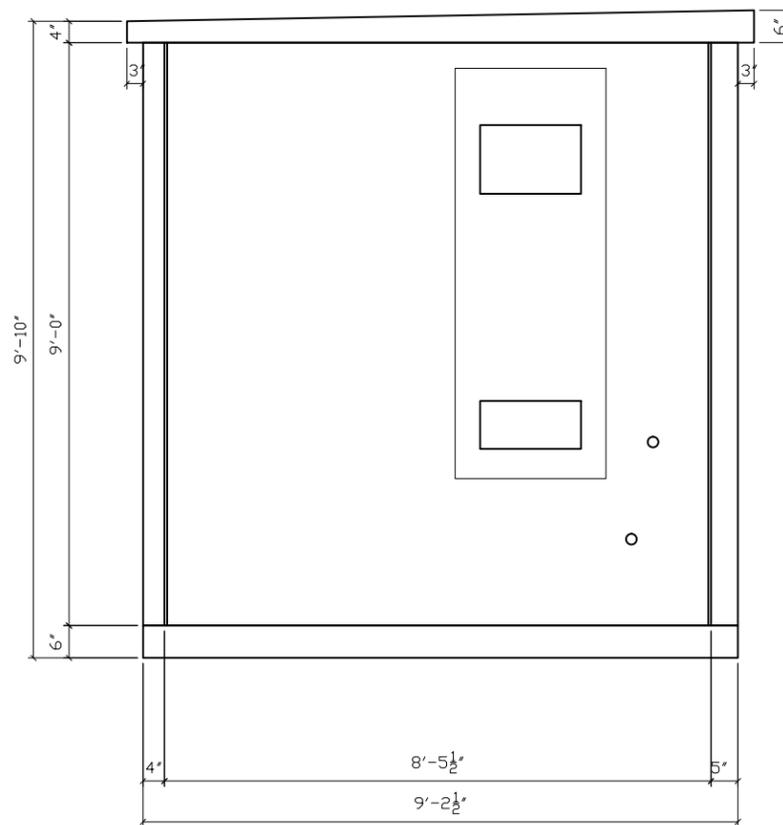


- WEIGHTS:
- 6,900 LBS - ROOF
 - 3,800 LBS - SHORT WALL
 - 3,800 LBS - SHORT WALL
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NORTH ELEVATION



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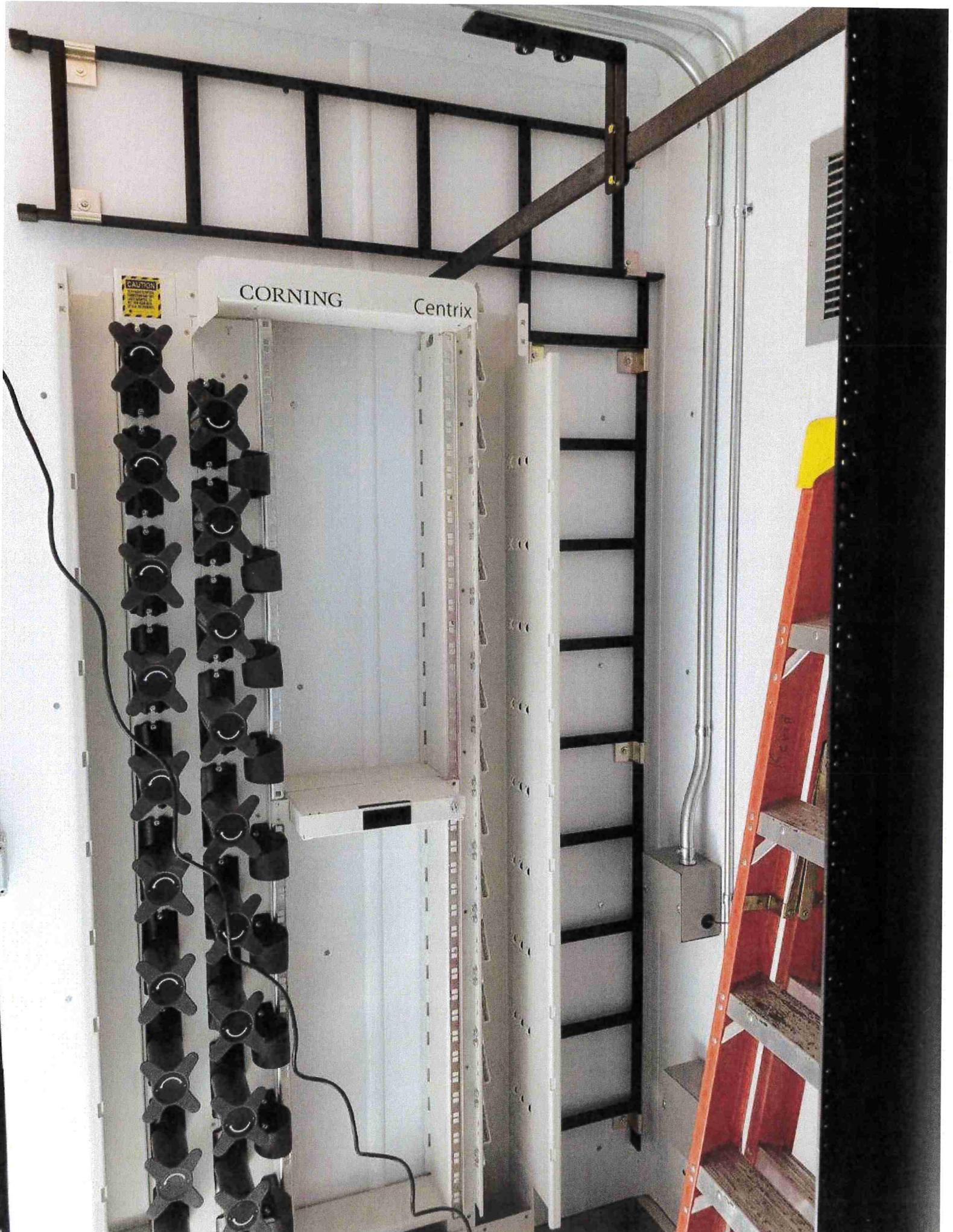


AIRSYS

AIRSYS
1 (855) 974-5308
4800 Greenfield Avenue

AC90K







Memorandum

From: Brad Sippel, Assistant Planner
715-261-6686
Bradley.sippel@ci.wausau.wi.us

To: Plan Commission

Date: May 3, 2019

Subject: General Development Plan and Precise Implementation Plan for 58 Unit Apartment Building at 1401 Elm Street

At the April plan commission meeting, the plan commission approved a zoning map amendment for 1401 Elm Street to be zoned UDD. The General Development Plan and Precise Implementation Plan have not yet been approved. In the packet are updated elevations for the apartment building, a site plan and landscaping plan for the property. The multi-tenant commercial office building would be included in the General Development Plan but not the Precise Implementation Plan. The developer would come back with elevations to seek approval for the Precise Implementation Plan for the commercial building.

The site has a large upward slope from west to east, and the site plan would utilize the existing stepped levels of the site. There are accessory garages proposed on the east side of the site, with a buffer of trees between the garages and 14th Avenue. The applicant is exceeding the standard parking requirements for the residential use by 38 spaces. This does not include the parking that is provided on the west side of the lot near the commercial use. Given the likely complimentary hours of parking demand between a commercial and residential use, shared parking would be feasible on the site.

For reference, the approval criteria applicable to a UDD are:

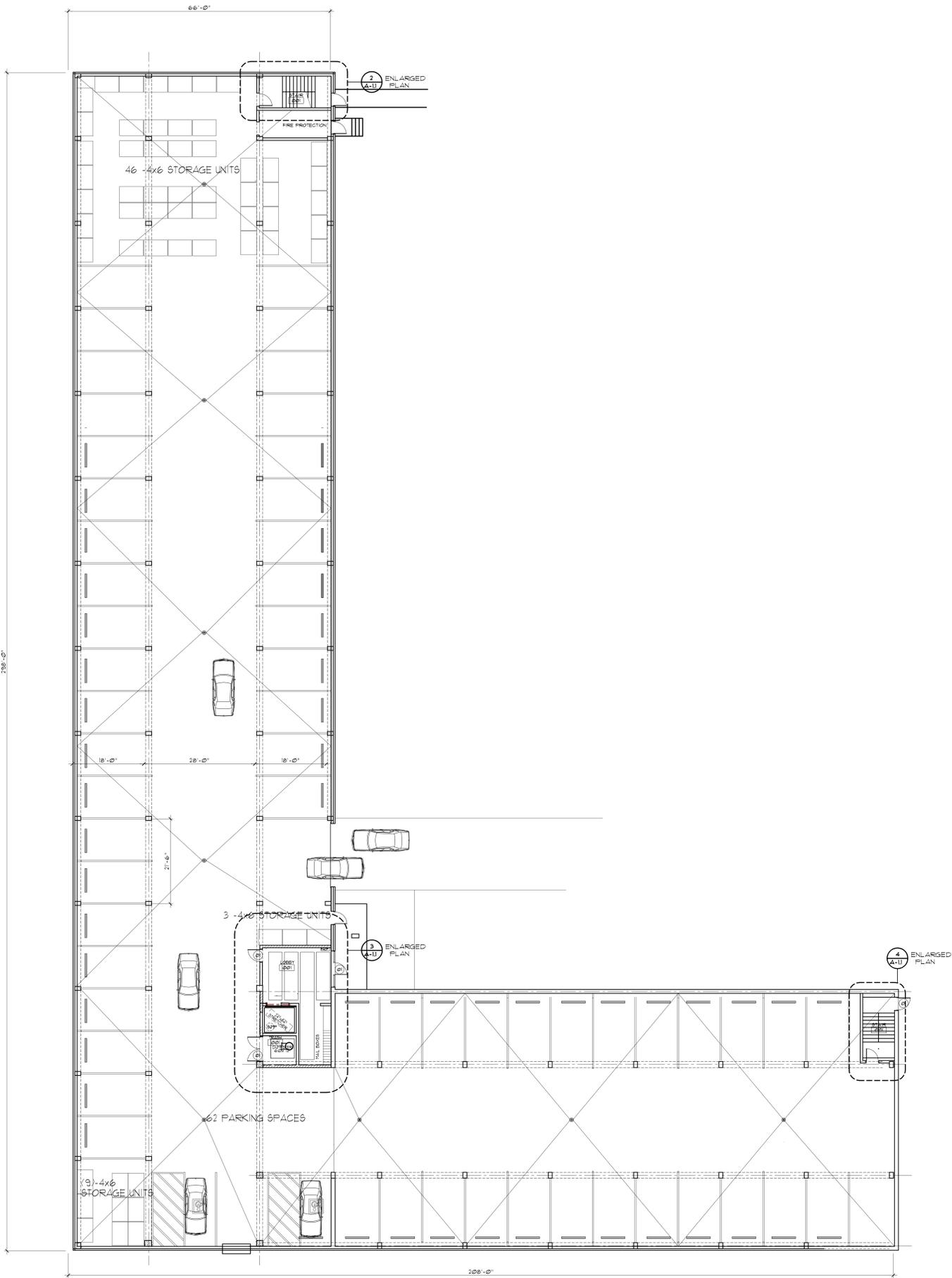
23.65.040 Criteria for approval. The approval of a unified development proposal shall be based upon determination as to compliance with the following criteria:

- (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.*

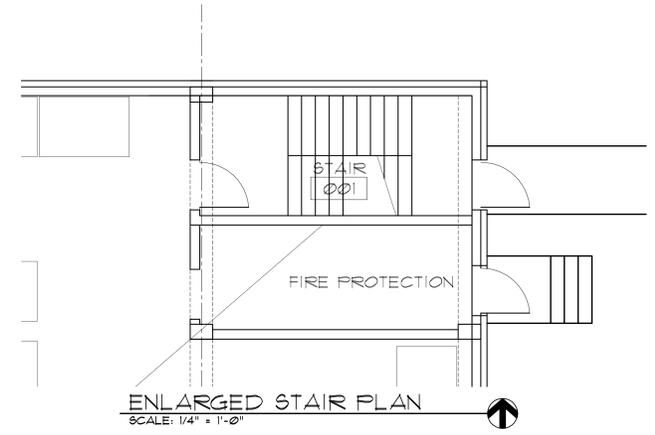


SITE PLAN MOUNTAIN LANE APARTMENTS	SURVEYED: RIVERSIDE DESIGNED: MTS DRAWN BY: NSB APPROVED:	REVISION DATE	MARATHON TECHNICAL SERVICES LLC CONSULTING ENGINEERS 404 FRANKLIN ST - WAUSAU, WI 54403 PHONE & FAX - (715)843-7292 WWW.MTSLLC.NET
	SCALE 1" = 50'	SHEET NO. 2	

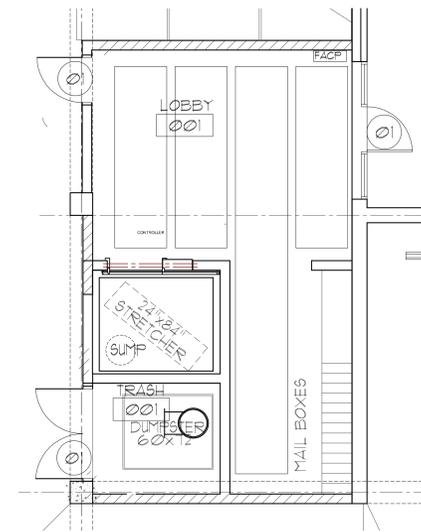


GROUND LEVEL FLOOR PLAN (GARAGE LEVEL)
SCALE: 3/32" = 1'-0"

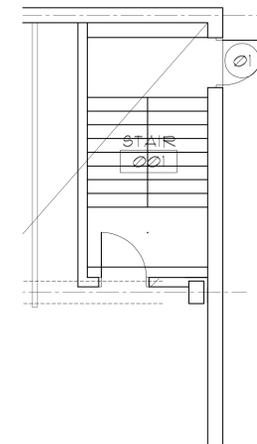
NOTE: USE 2x6 WOOD STUD PARTIONS AT ALL PLUMBING WET WALLS



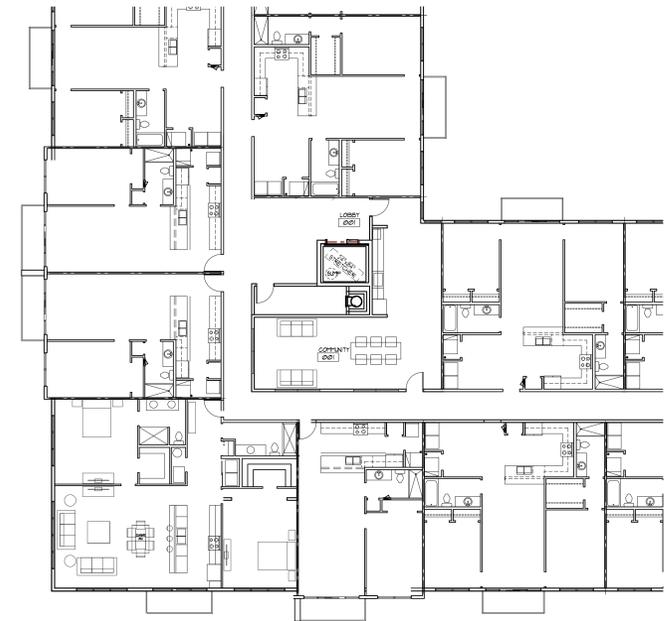
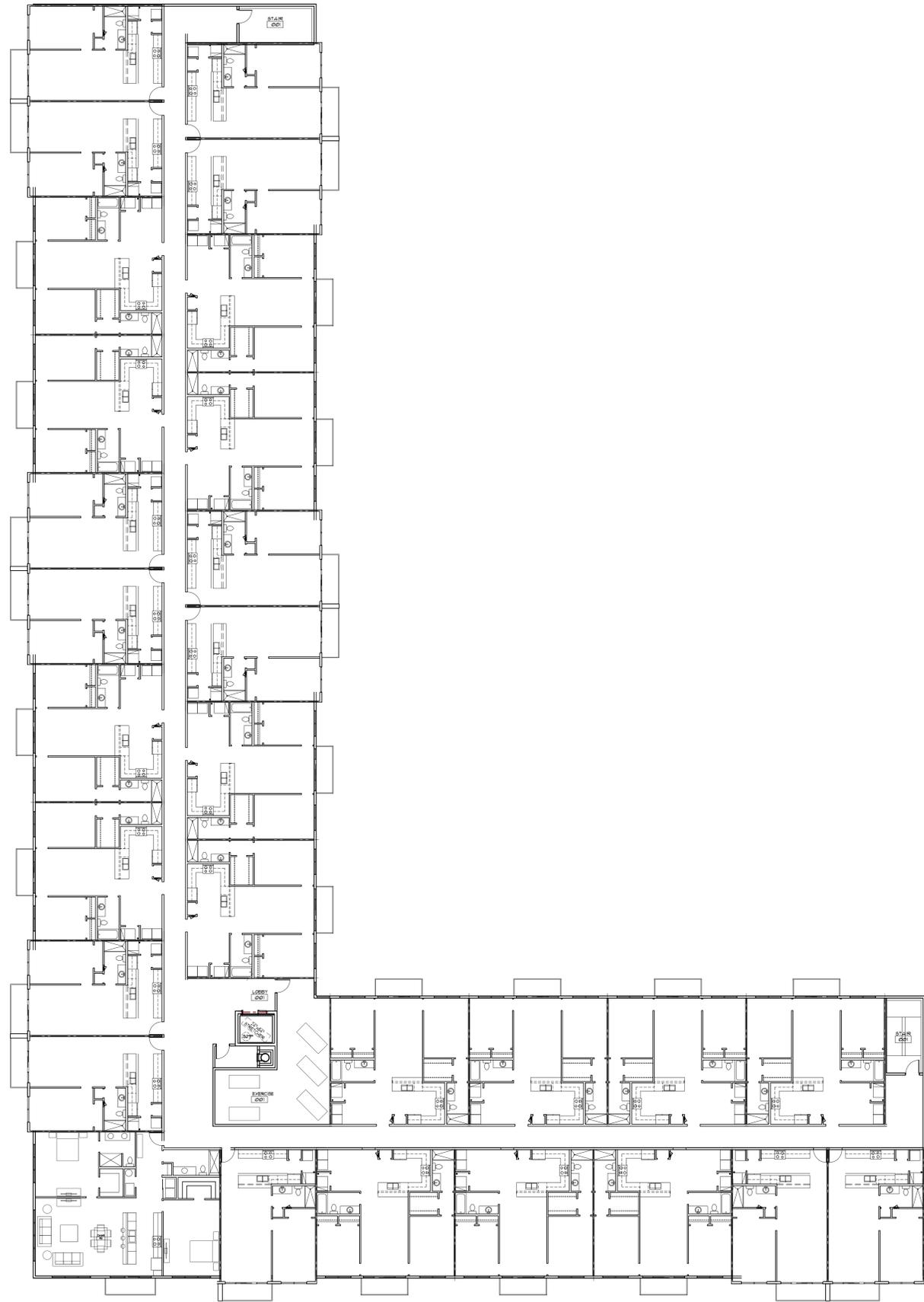
ENLARGED STAIR PLAN
SCALE: 1/4" = 1'-0"



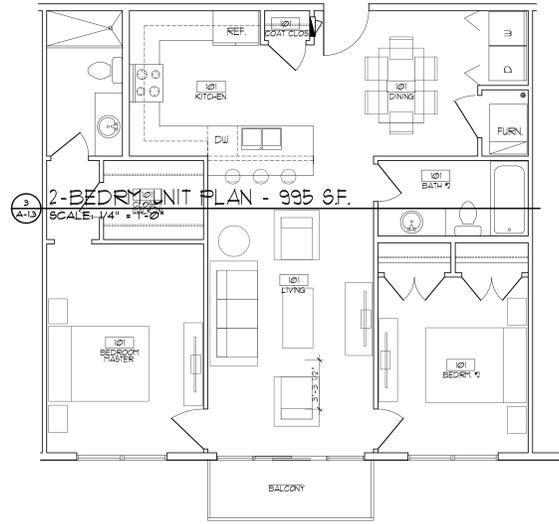
ENLARGED PLAN
SCALE: 1/4" = 1'-0"



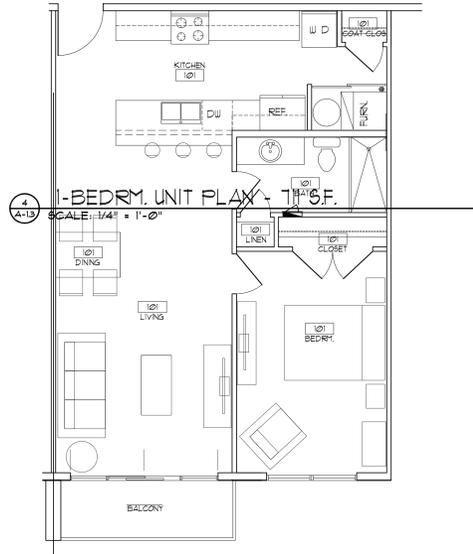
ENLARGED STAIR PLAN
SCALE: 1/4" = 1'-0"



3RD, FLOOR UNIT LAYOUT



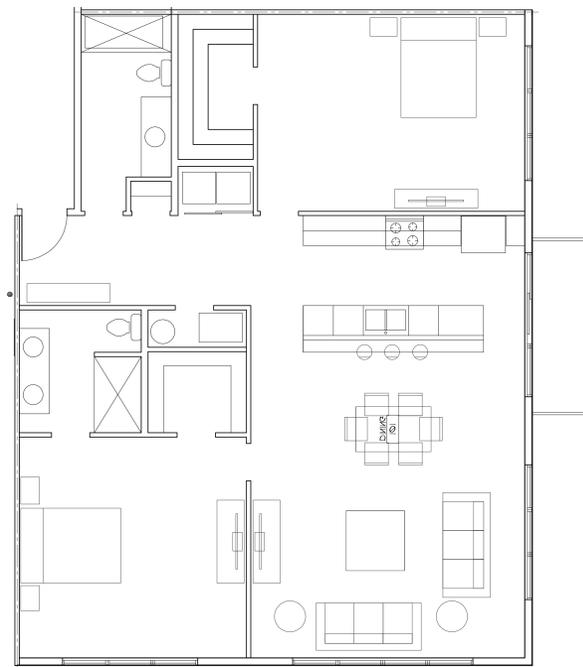
3
A-13
2-BEDRM. UNIT PLAN - 935 SF.
SCALE: 1/4" = 1'-0"



4
A-13
1-BEDRM. UNIT PLAN - 711 SF.
SCALE: 1/4" = 1'-0"

1
A-13
2-BEDRM. UNIT PLAN - 935 SF.
SCALE: 1/4" = 1'-0"

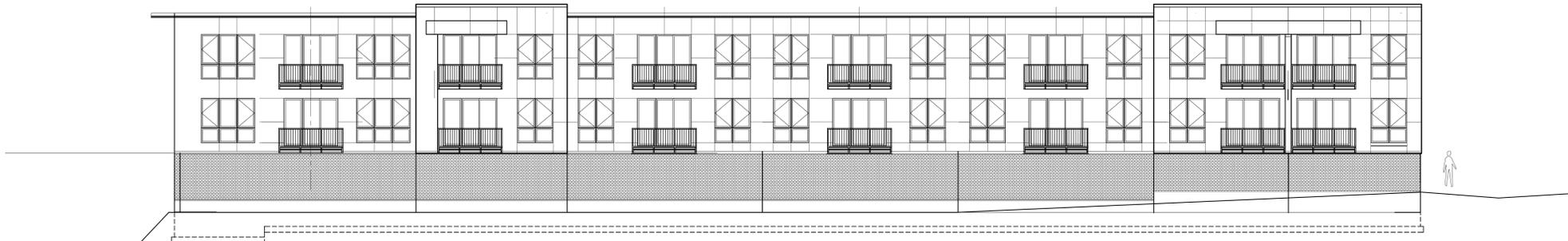
2
A-13
1-BEDRM. UNIT PLAN - 711 SF.
SCALE: 1/4" = 1'-0"



3
A-13
2-BEDRM. UNIT PLAN - 1450 SF.
SCALE: 1/4" = 1'-0"



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



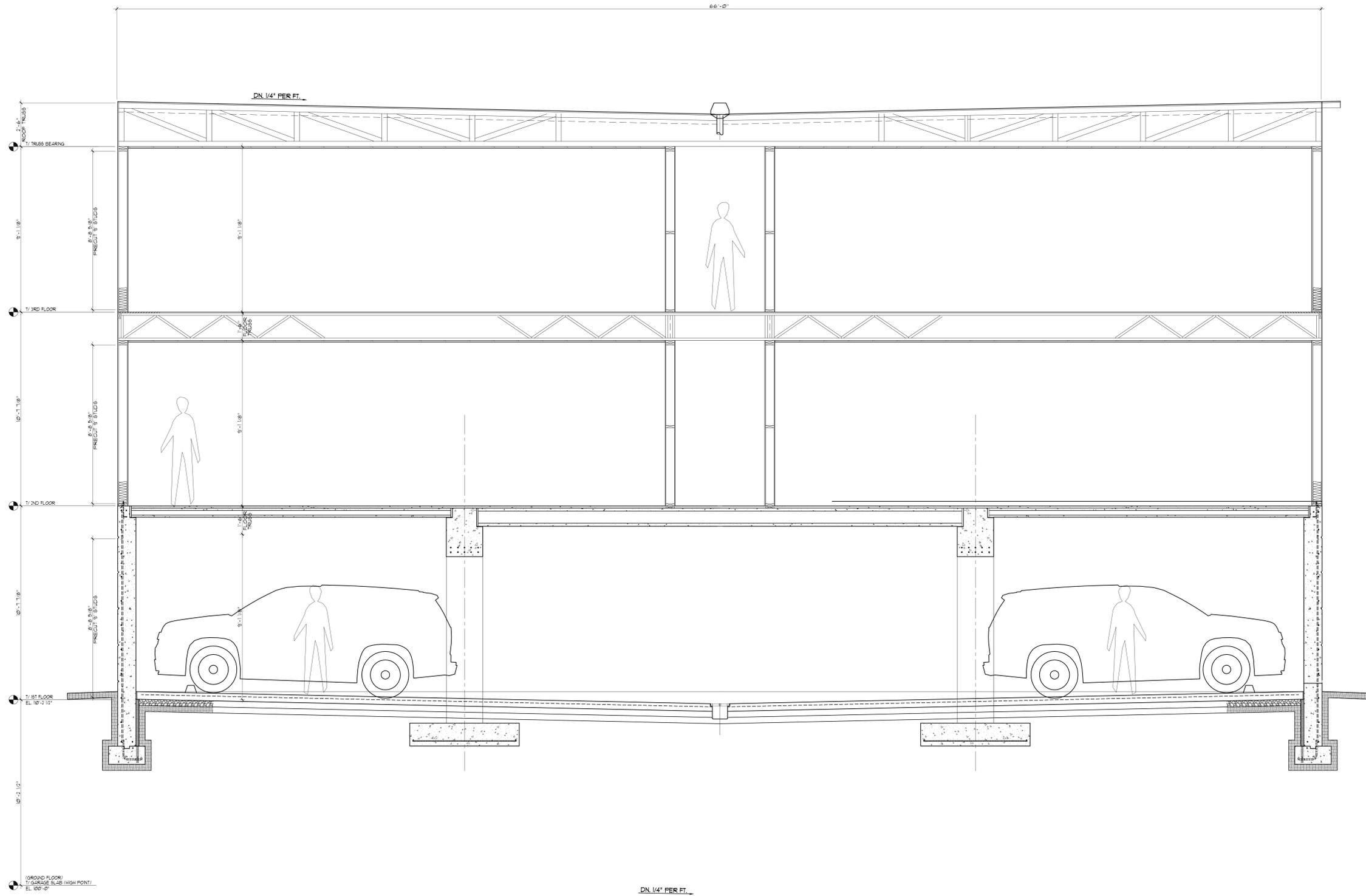
2 SOUTH ELEVATION
A-23 SCALE: 1/8" = 1'-0"



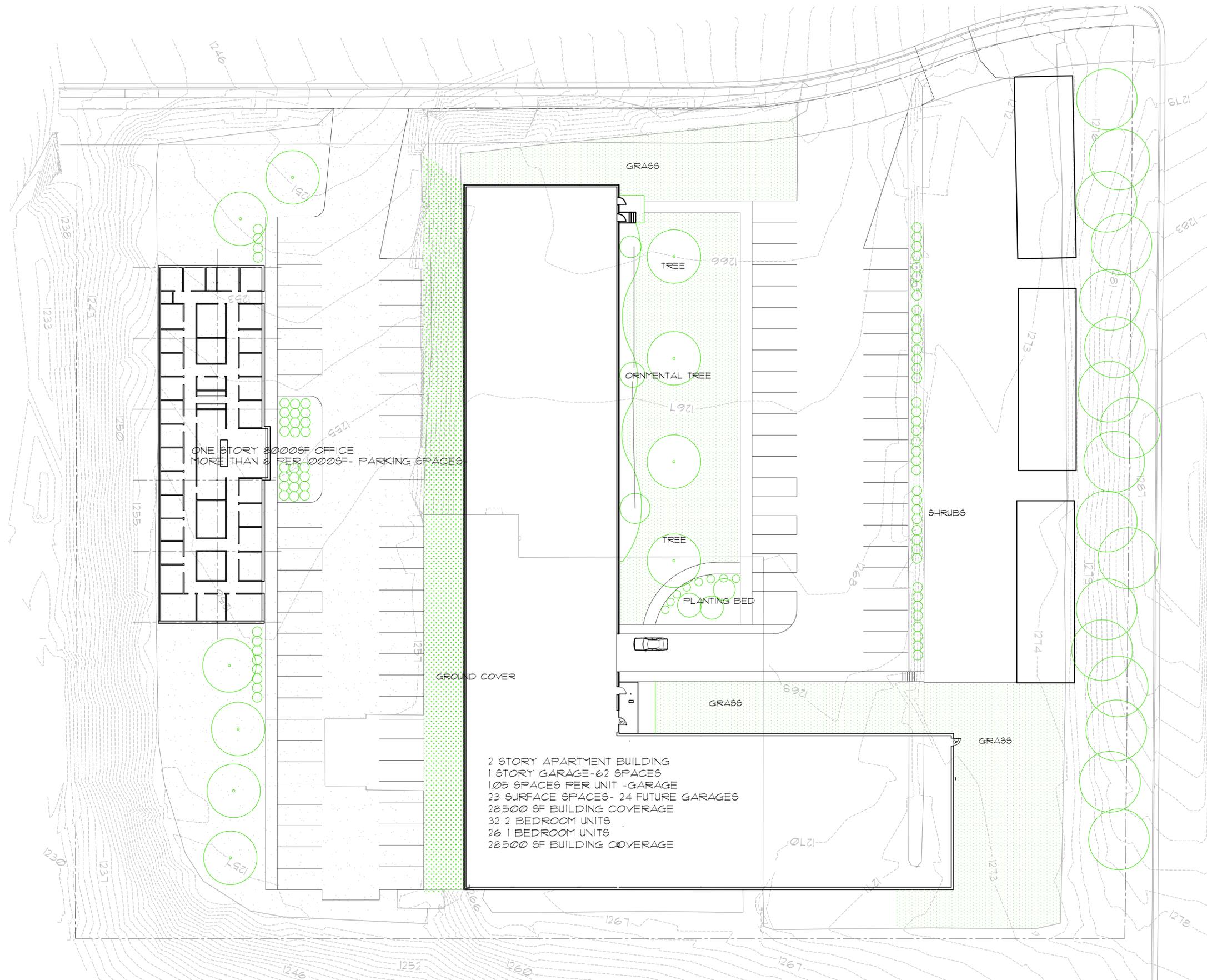
3 EAST ELEVATION
A-24 SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
A-25 SCALE: 1/8" = 1'-0"



1 BUILDING SECTION
A-3.1 SCALE: 1/2" = 1'-0"



1 SITE DEVELOPMENT PLAN- LANDSCAPE PLAN
4-11 SCALE: 1"=20'-0"



WISCONSIN RIVER

RIVER EDGE TRAIL

IH RIVER DRIVE

grass

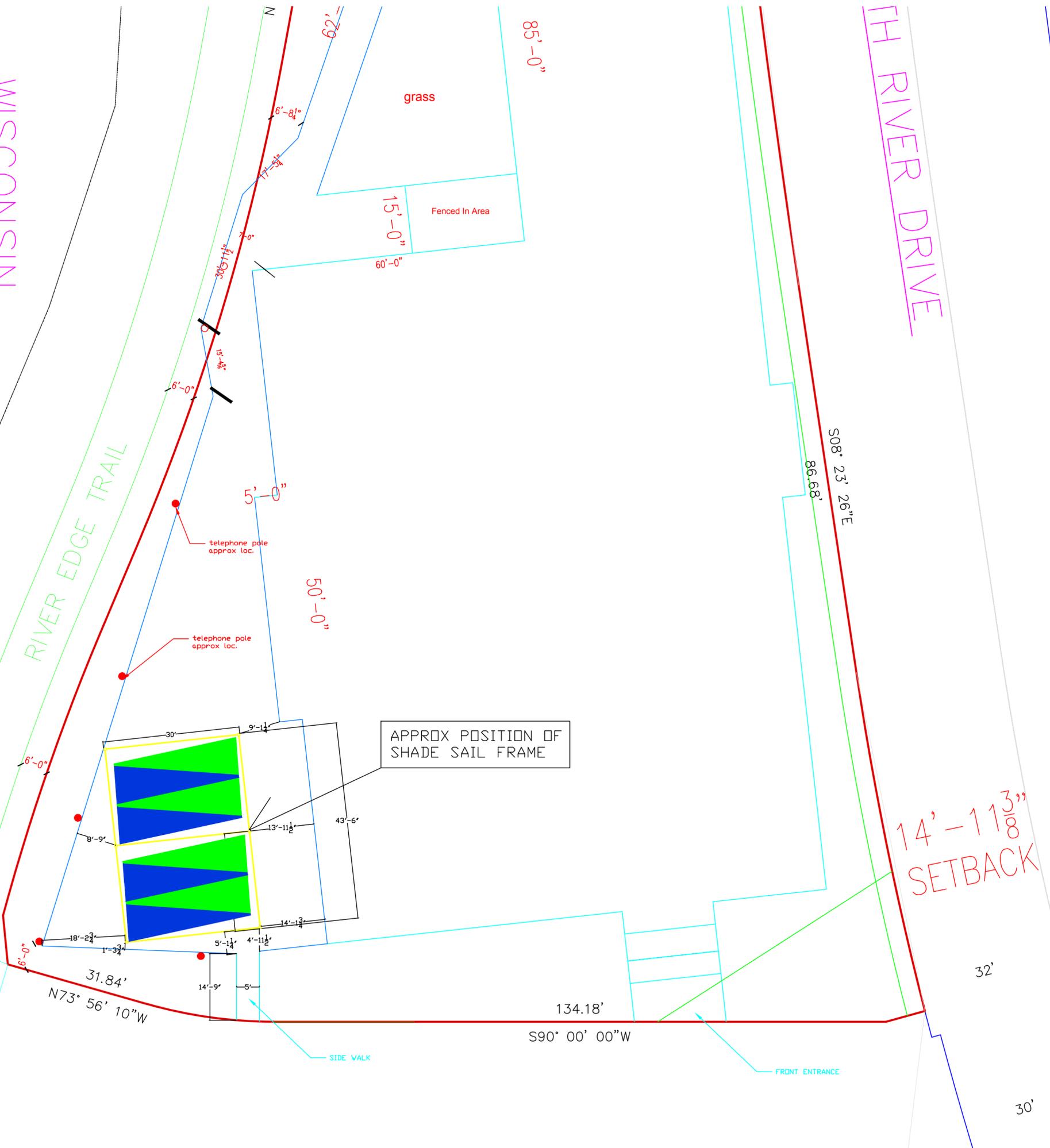
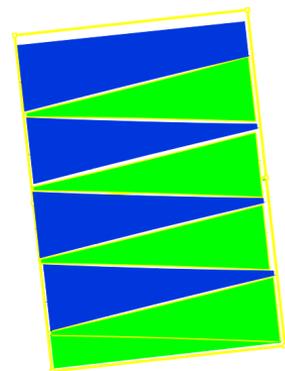
Fenced In Area

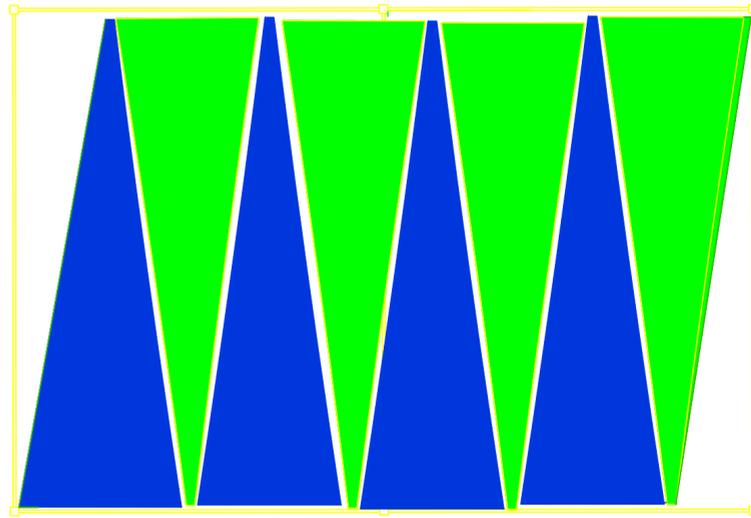
telephone pole approx loc.

telephone pole approx loc.

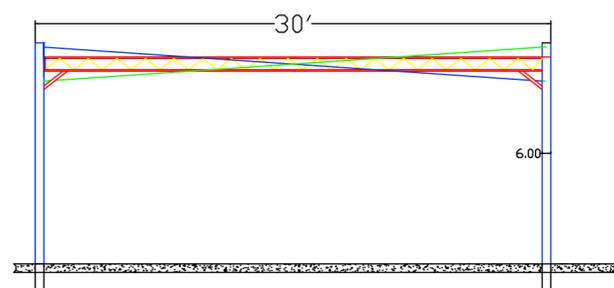
APPROX POSITION OF SHADE SAIL FRAME

Optional coverage design

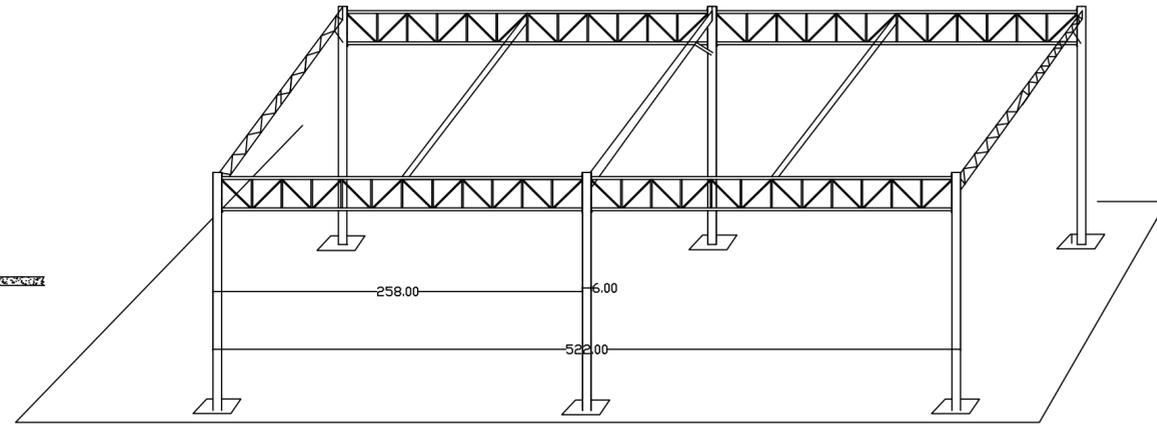




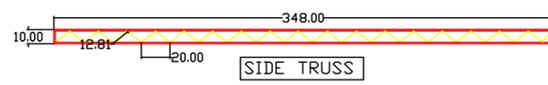
TOP VIEW 8 SAIL OPTION



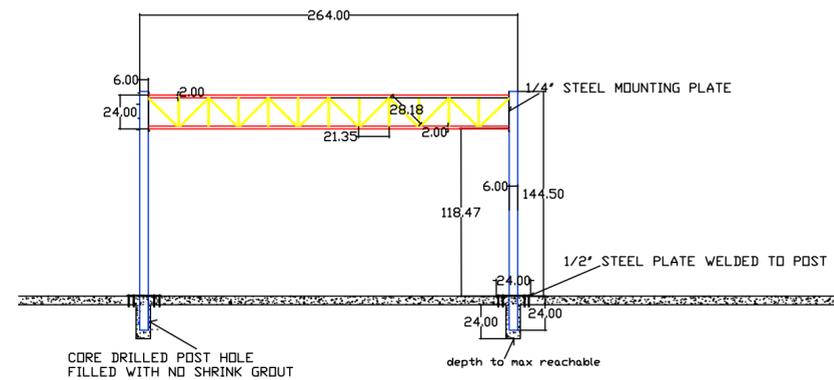
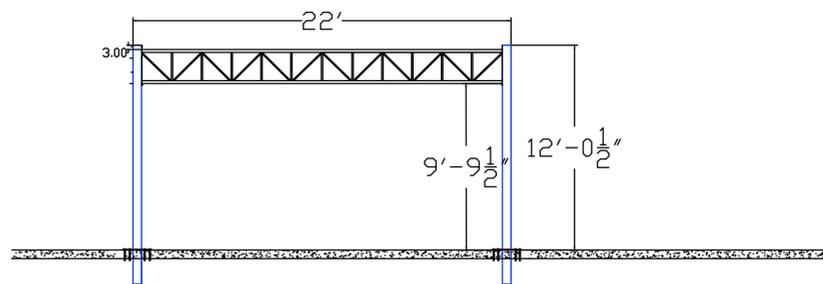
SIDE VIEW



FRAME PERSPECTIVE



SIDE TRUSS



WOW FRAME, PATIO
 AREA
 WAUSAU CANVAS CO

MILS: 6" SQ. STEEL
 TUBE POST.
 2" SQ. STEEL TUBE
 TRUSS.
 1" SQ. STEEL TUBE TRUSS
 1/2" STEEL PLATE
 POWDER COAT FINISH
 REV A1_4-24-19