



OFFICIAL NOTICE AND AGENDA

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

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

Meeting of the: **PLAN COMMISSION OF THE CITY OF WAUSAU**
Date/Time: **Tuesday, June 18, 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 May 21, 2019 meeting.
2. **PUBLIC HEARING:** Discussion and possible action on approving a conditional use at 1900 Westwood Drive to allow for signage in excess of thirty feet but less than fifty feet in height above curb level, in a IB, Interchange Business District. (Graphic House)
3. **PUBLIC HEARING:** Discussion and possible action on approving a conditional use at 605 South 39th Avenue to allow for a parking and storage area, in a B3, General Commercial District. (Wage)
4. **PUBLIC HEARING:** Discussion and possible action on approving a conditional use at 110 South 3rd Avenue to allow for a duplex, in a B2, Community Service District. (Canniff)
5. Discussion and possible action on amending the General Development Plan and Precise Implementation Plan at 912, 920, 1000, 1006, 1008 and 1100 North 1st Street and 1000 and 1200 North River Drive in a UDD, Unified Development District.
6. Discussion and possible action regarding vacating and discontinuing an alley bounded by West Bridge Street, Quaw Street, North 1st Avenue and North 2nd Avenue.
7. Discussion and possible action regarding vacating and discontinuing North 2nd Street south of Short Street.
8. Discussion on Zoning Code Update.
9. Discussion and possible action on the Wausau Center Urban Design and Transportation Master Plan.
10. Next meeting date and future agenda items for consideration.
11. Adjournment

Mayor Robert B. Mielke - Committee Chairperson

This Notice was posted at City Hall and emailed to the Daily Herald newsroom on 6/13/2019 @ 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 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, Graphic House, Wage, Canniff

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



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ADDENDUM

10. Discussion and possible action on approving the Certified Survey Map for 2625 North 20th Avenue.
11. Next meeting date and future agenda items for consideration.
12. Adjournment

Mayor Robert B. Mielke - Committee Chairperson

This Notice was posted at City Hall and faxed to the Daily Herald newsroom on 6/17/2019 @ 12:00 p.m. Questions regarding this agenda may be directed to the Planning Department at (715) 261-6760.

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PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, May 21, 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, Ron Zahrt

Others Present: Brad Lenz, Dave DeSantis, William Hebert, Melissa Engen, Brad Sippel, Lance Leonhard, Jim Tibbets, Michael Lotter

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 April 16, 2019 and May 7, 2019 meetings.

Zahrt motioned to approve the minutes of the April 16, 2019 and May 7, 2019 meetings. Peckham seconded, and the motion carried unanimously 6-0.

PUBLIC HEARING: Discussion and possible action on approving a conditional use at 1200 West Wausau Avenue to allow for illuminated signage, in a IR, Interchange Residence District, and R2, Single Family Residence District.

Craig of Stratford Signs, said similar signage was installed about one year ago. The sign would be backlit and not be bright.

Mayor Mielke closed the public hearing.

Sippel said that the conditional use would be for an illuminated sign in an IR district. The plan depicts where the sign would be located. This is property located in a residential district. This type of lighting does not produce spill light and is set back on the property.

Bohlken motioned to approve a conditional use at 1200 West Wausau Avenue to allow for illuminated signage in an IR, Interchange Residence District and R2, Single Family Residence District. Zahrt seconded, and the motion carried unanimously 6-0. This item will go to Common Council on June 11, 2019.

Discussion and possible action on amending the General Development Plan and Precise Implementation 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 CBRF and hospital facilities, in a UDD, Unified Development District.

Lenz said that there are a number of representatives from Marathon County and North Central Healthcare here to go over the project. This item is coming back for approval of an amendment to the general development plan as well as approval of the precise implementation plan.

Lance Leonhard said that he would like to bring the committee up to speed on the changes. The Life report noted the #1 and #2 issues are for mental health and substance abuse. Leonhard said that they have been busy with the plans and have been before various committees, have received a variance for the height of the nursing tower and have met with staff for technical issues and requirements. They have created a good foundation of cooperation as this is a significant construction project. Leonhard said that they have also met with the community and individuals and held two public meetings. During the public meetings, they explained the project's detailed plans, answered questions and listened to concerns. There are a couple of large changes to the plans. The youth hospital and community based residential facility that was near Marshall Street have been pushed back in excess of 200 feet from the roadway and a landscape berm will shield and give privacy to the neighbors. A walking path with a seating area/gazebo has been added to the plan since a lot of comments were for that.

Peckham asked if the area for a soccer field or lacrosse field could be outlined in the green space to see if a full size field could be accommodated. Jim Tibbets said that has been brought up throughout the project. The field is maintained by the county and North Central Healthcare and was used as open to the community for practices, but it would not accommodate a full size field. Tibbets said that he has knowledge of lacrosse and the size of the field is about the same size as a football field. It was never set up as a full soccer field. The new plan wouldn't deter from practices on the area but it would not accommodate official events. Peckham asked if the old field would fit in the place. Tibbets said that it would be large enough for a scrimmage. Peckham asked how much area will be lost. Micheal Lotter, Marathon County, said that they are working with the city-county parks department in trying to find other practice space in the neighborhood. This area will still be open for recreational uses and a field could probably squeeze in but they are trying to move it to a better area. Lenz displayed a map of the field with markings and Tibbets said the lower left area of the field will be lost.

Lindman said that there are a couple of bio retention ponds and asked if there is an issue with tying into the city stormwater. Tibbets said that it is pretty flat right now. They have a hard time with maintenance in the winter and by creating the bio retention areas they can pretreat runoff before it gets put into the storm sewer. They will be working on a comprehensive stormwater report.

Lenz said that the precise implementation plans were submitted so this is a full package submittal. The stormwater plans would be reviewed by staff in more detail as well as a lighting plan. The lights are not too concerning as they will be downward shining because of the airport. He said pedestrian circulation within the property was noted in the staff memo, particularly along Marshall Street. It is a "private" path that is not in the right-of-way, but it is being used as a public walkway. He said it is good that it is in the plans but it is not being maintained in the winter. Lenz suggested that there should be cooperation with the city and county over this public asset.

Gisselman said that it would be a good thing for the path to get shoveled in the wintertime and he would encourage it. Peckham said that the Park and Recreation Committee is working on a sidewalk plan for the neighborhood.

Peckham motioned to amend the general development plan and approve the precise implementation 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 CBRF and hospital facilities, in a UDD, Unified Development District, with the condition that the stormwater plan be reviewed by the Engineering Department and the lighting plan be reviewed by Inspections Department. Bohlken seconded, and the motion carried unanimously 6-0. This item will go to Common Council on May 28, 2019.

Mayor Mielke thanked the petitioners for working out the issues with the plan.

Discussion and possible action on amending the General Development Plan and Precise Implementation Plan at 912, 920, 1000, 1006, 1008 and 1100 North 1st Street and 1000 and 1206 North River Drive in a UDD, Unified Development District.

Lenz said that this item was put on the agenda with hopes of receiving final plans, but they are still in the process of finalizing the plans. This will come back to the commission in June.

Discussion and possible action on amending the Precise Implementation Plan at 1300 North River Drive to allow for a shade sail structure.

Mayor Mielke said that the petitioners requested that this item be removed from the agenda.

Discussion and possible action on petition for annexation – Tessmer, 622 South 36th Avenue (076-2907-332-0024, Town of Stettin).

Lindman said that this is a petition for annexation to the city from the Town of Stettin for municipal sewer and water services.

Gisselman motioned to approve the petition for annexation – Tessmer, 622 South 36th Avenue (076-2907-

332-0024, Town of Stettin). Zahrt seconded and the motion carried unanimously 6-0.

Discussion and possible action on approving the Precise Implementation Plan at 1401 Elm Street to allow for a 87-unit multi-family residential development.

Lenz said that the developers have made some changes and a new site plan is before the commission to review. One of the garages has been changed to an accessory storage building. The storage building would have storage space for each of the 87 units. The three story rendering is included in the packet and the parking ratio is still over 1 ½ spaces per unit. This would be slightly above the standard zoning code. Elevations of the garages and storage buildings are included, and they show siding from top to bottom. It is recommended to have 3' of masonry from the ground up on the sides that are visible from the street.

Peckham said that the units increased from 59 to 87 and said that 59 spaces would be indoor underground and asked if the accessory garage would be for the other units so everyone has some kind of sheltered parking. Lenz said that he does not know how they will be allocated – zoning is concerned about total number of spaces. He said the garages have two-car garage doors so he thinks that some units would have two indoor spaces in garages while other units would have only one space somewhere else. The management company would be responsible for who parks where. Peckham asked if both indoor and outdoor spaces are counted for the 1 ½ spaces. This was confirmed. Peckham asked what the dimensions of the building would be, as it looks quite substantial. Lenz said that it appears that it would be 66' wide at Elm Street and 200' along the south façade. Peckham asked about re-grading of the site. Lenz said they will work with the existing grades as much as possible – the site is already stepped. Peckham asked if you are on 17th Avenue, how much you would be looking at. Hebert answered that it would be approximately 250'.

Gisselman asked if the plan would not apply for the future commercial building. Lenz said that the precise implementation plan is only for the residential development but the general plan applies to both. They would need to come back with precise plans on the commercial building. Gisselman said the landscaping plan is required for the precise implementation plan. Lenz said that a landscaping plan was included in the previous submittal.

Bohlken motioned to approve the precise implementation plan at 1401 Elm Street to allow for an 87-unit multi-family residential development, with the condition that at least three feet of masonry be added to the bases of the garage and storage buildings. Zahrt seconded, and the motion carried unanimously 6-0. This item will go to Common Council on May 28, 2019.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for June 18, 2019.

Adjournment.

Peckham motioned to adjourn, seconded by Bohlken. The motion carried unanimously 6-0 and the meeting adjourned at 5:35 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on June 18, 2019.



STAFF REPORT

TO: City of Wausau Plan Commission

FROM: Brad Lenz, City Planner

DATE: June 12, 2019

GENERAL INFORMATION

APPLICANT: Matt Capodice, Graphic House Inc., for Aspirus

LOCATION: 1900 Westwood Drive

EXISTING ZONING: IB, Interchange Business District

REQUESTED ZONING: Conditional Use

PURPOSE: To allow for a sign higher than thirty feet above curb level

EXISTING LAND USE: Commercial

SIZE OF PARCEL: Approximately 1.5 acres

SURROUNDING ZONING AND LAND USE:

The parcel is surrounded by a larger office complex from which the subject parcel was subdivided. The surrounding zoning is also IB.

(See attached *Zoning Map*)

ANALYSIS

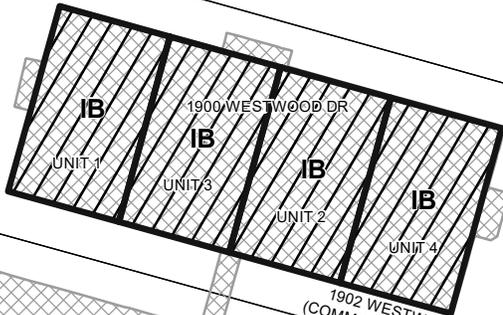
The signs are proposed to be mounted near the top of the east and west sides of the building as shown in the attached renderings. The top of the signage would be between 40 and 45 feet from the ground. The signs would be illuminated. The proposed signage would be approximately level with other building signs in the immediate area which previously received conditional use approval.

Staff has generally recommended for signs taller than 30 feet when the sign is affixed to an existing building. In this case, the sign would be below 50 feet and not project above the height of the building. Also, the signs would not be located in close proximity to neighboring properties. The signs would be immediately adjacent to large parking areas on either side of the building, but would be visible from Pine Ridge Boulevard on the west and Westwood Drive on the east. They are unlikely to impact surrounding properties, or the public's general health, safety, or welfare due to their height.

Staff recommends approval of the conditional use to allow for building signs to exceed 30 feet. A sign permit through the Inspections Division will still be required prior to installation and the signs will need to conform to other regulations of the district.

2101 W BRIDGE ST

IB



2000 WESTWOOD DR

2200 WESTWOOD DR

WESTWOOD DR

IB

PINE RIDGE BLVD

IB



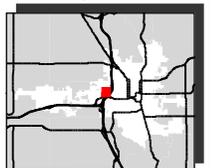
Map Date: June 3, 2019

City of Wausau
Marathon County Wisconsin



-  Area of Interest
-  Building

Map Location





45

40

32

24

16

8

BUILDING EAST

MISSISSIPPI
JC1444
2014

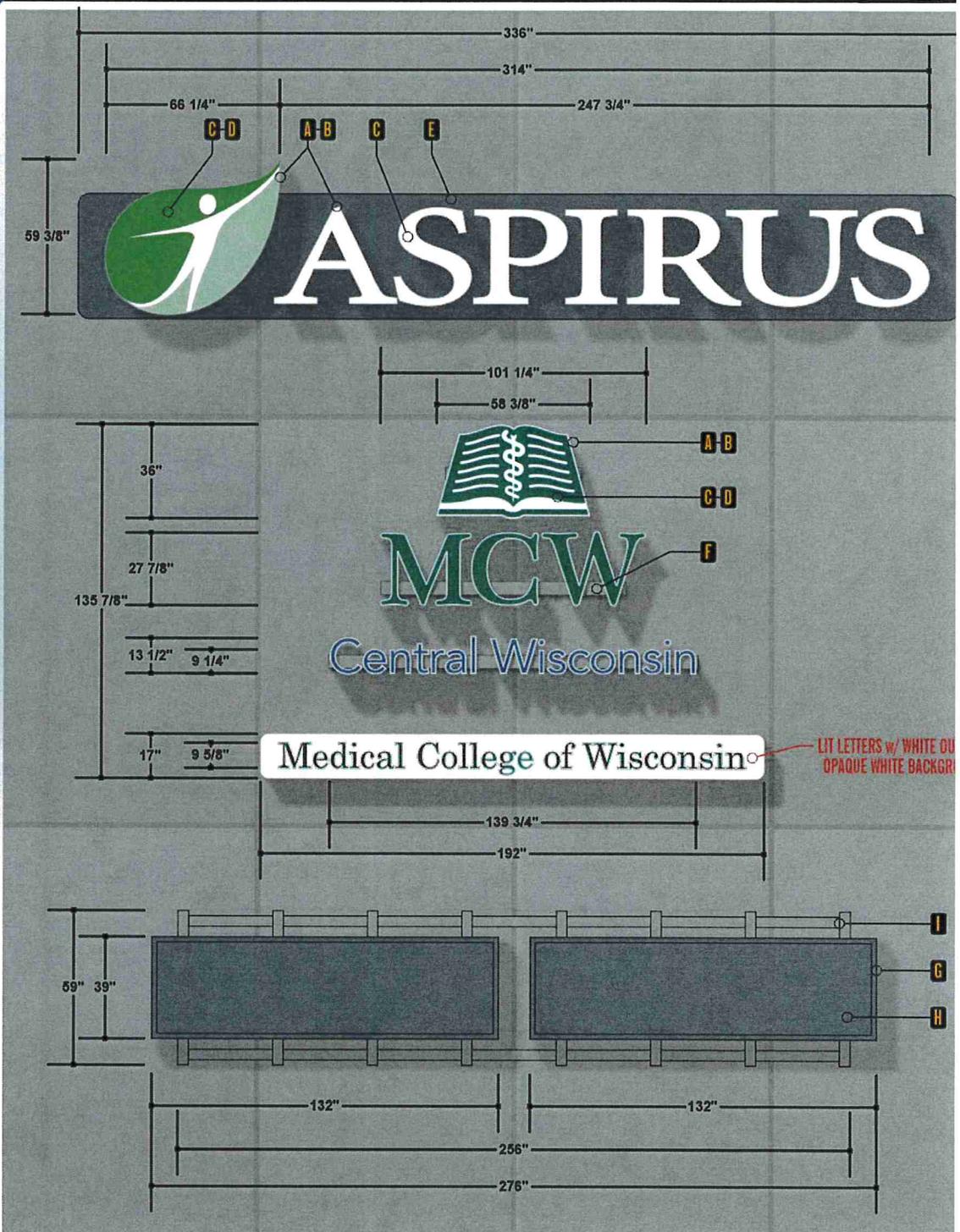
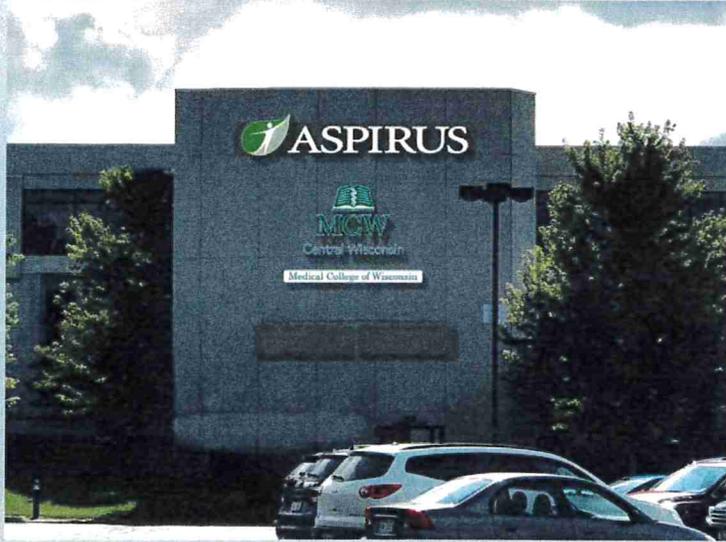


(1) sign on the East and (1) sign on the West side of building

3-2018	QUOTE NUMBER: 146188	JOB NUMBER: 0000
REVISION: 5-13-2019-N		

(2) SIGNS RQ'd

- IGNS
- OGO. LIT w/ WHITE
- LOSS LAMINATE
- REWAY
- INETS.
- ES. LIT WHITE
KGROUND
- FRAME
- etter
- 31
- match
- 63c
- MS 363c
- 415c
- 53c
- (Per Set)
1644"
w/ Logo: 1543"
onsin": 414"



LOCATION IN WHICH THE SIGNAGE IS TO BE INSTALLED. THE CLIENT HAS THE SOLE RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO SUPPORT THE SIGNAGE.

THIS IS AN ORIGINAL DESIGN CREATED BY GRAPHIC HOUSE, INCORPORATED. THE SUBMITTED DESIGN IS ORIGINAL AND IS PROTECTED UNDER COPYRIGHT LAWS OF THE UNITED STATES, TITLE 17 UNITED STATES CODE. YOU AGREE NOT TO COPY, PHOTOGRAPH, MODIFY OR SHARE DIRECTLY OR INDIRECTLY ANY OF THE FOREGOING HELD BY YOU OR PERMIT ANY THIRD PARTY TO DO ANY OF THE FOREGOING WITHOUT THE WRITTEN CONSENT OF GRAPHIC HOUSE, INC. A DESIGN FEE OF NOT LESS THAN \$5000 WILL BE CHARGED OR COPIED BY ANYONE WHILE IN YOUR POSSESSION. THIS DOES NOT EXCLUDE ADDITIONAL COMPENSATION THAT MAY BE AWARDED DUE TO COPYRIGHT INFRINGEMENT.

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STAFF REPORT

TO: City of Wausau Plan Commission
FROM: Brad Lenz, City Planner
DATE: June 12, 2019

GENERAL INFORMATION

APPLICANT: Dan Wage and Chet Fischer
LOCATION: 605 39th Avenue
EXISTING ZONING: B3, General Business District
REQUESTED ZONING: Conditional Use
PURPOSE: To allow for a storage building. In the B3 district, warehousing and storage other than accessory to permitted retail uses may be allowed by conditional use. An existing garage would be retained and used for storage.
EXISTING LAND USE: Commercial
SIZE OF PARCEL: 0.28 acres

SURROUNDING ZONING AND LAND USE:

North: R1, Single Family Residence District; Single-family home
South: B3; Laundromat and carwash
East: Town of Stettin; Commercial
West: R1, B2, and B3; Office, restaurant, and single-family home

(See attached *Zoning* Map)

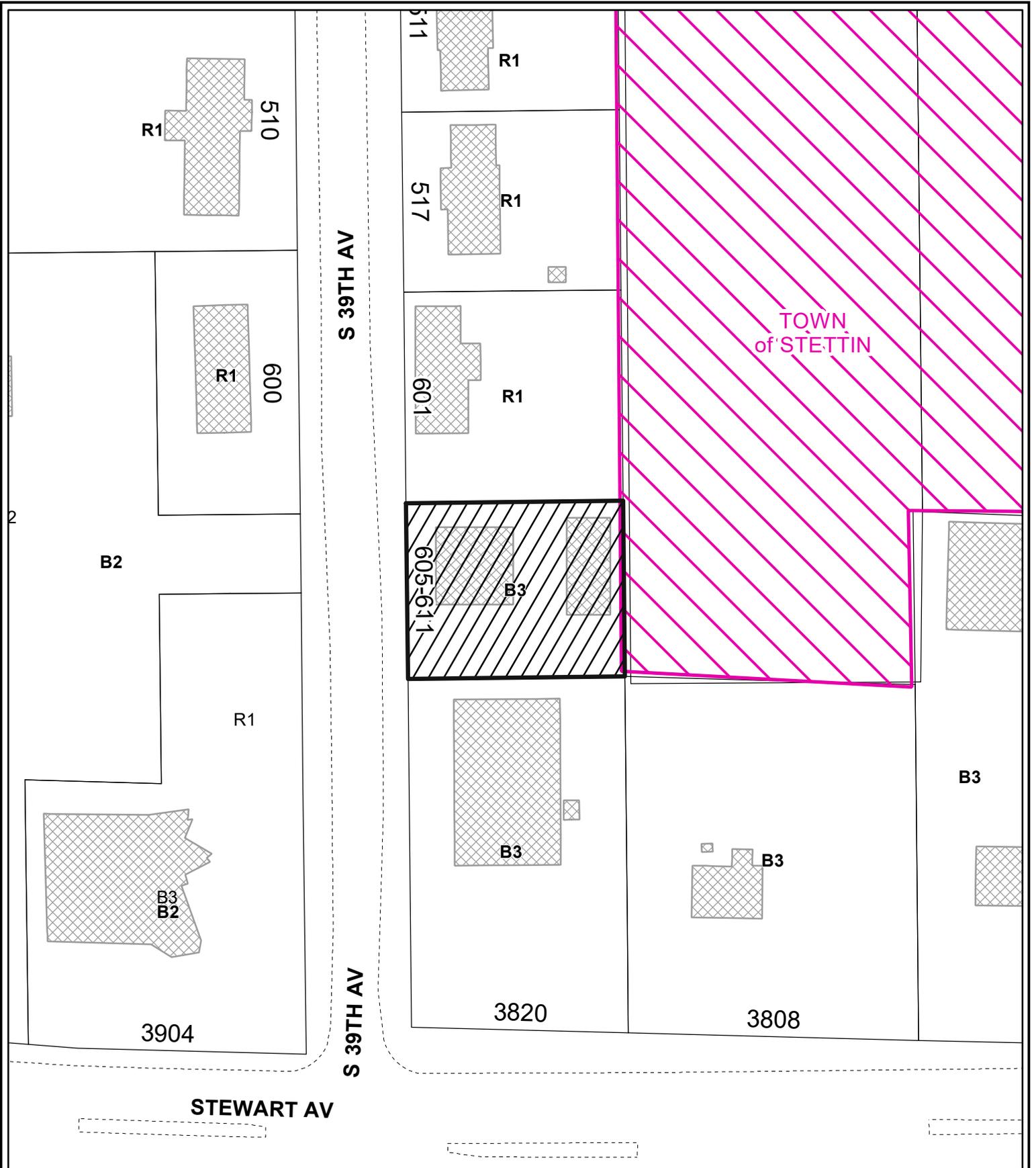
ANALYSIS

The subject property formerly contained a four-unit apartment building that sustained fire damage and was subsequently demolished. The detached garage for the apartments was not damaged and remains on the site. The owners of the property would like to retain the existing

garage and use it for storage, while constructing a parking lot to be used for additional parking for Wausau Mine Company (located across the street). From a zoning perspective, the parking lot would be permitted while the storage would require a conditional use permit.

The existing garage contains five overhead garage doors which face west. The building sits at the far east side of the property and backs up against commercial property located in the Town of Stettin, where semi-trailers are currently being stored. The relatively small building is not expected to negatively impact neighboring properties as a storage building.

The parking lot is permitted in the B3 zoning district – a parking lot permit will need to be obtained through the Inspections and Zoning division. The proposed lot will need to follow commercial zoning standards for parking lots as outlined in the zoning code. Since the parcel borders a residential property, screening will need to be provided, in this case along their northern property line. Staff recommends approval of the conditional use to allow for storage in the existing building.



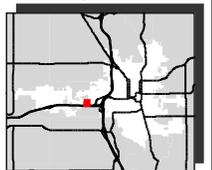
Map Date: June 3, 2019

City of Wausau
Marathon County Wisconsin



- Area of Interest
- Building

Map Location





510 S 39TH AVE

517 S 39TH AVE

39th Avenue

600 S 39TH AVE

601 S 39TH AVE

3802 STEWART AVE

605 S 39TH AVE

3910-3912 STEWART AVE

3802 STEWART AVE

3820 STEWART AVE
COIN OP LAUNDRY
CAR WASH

3808 STEWART AVE

3904 STEWART AVE

Stewart Avenue



STAFF REPORT

TO: City of Wausau Plan Commission
FROM: Brad Sippel, Assistant Planner
DATE: June 12, 2019

GENERAL INFORMATION

APPLICANT: Jeff Canniff
LOCATION: 110 S 3rd Avenue
EXISTING ZONING: B2, Community Service District
REQUESTED ZONING: Conditional Use
PURPOSE: To allow for a duplex. Duplexes are permitted in the B2 district by conditional use.
EXISTING LAND USE: Mixed use (office/residential)
SIZE OF PARCEL(S): 0.17 acres
SURROUNDING ZONING AND LAND USE:
North: B2, Community Service District; Mixed use retail/residential
South: B2; Residences
East: B2; Commercial
West: R3; Residences

SUMMARY

Jeff Canniff is seeking conditional use to allow a two family residence in a B2 district. A conditional use is required for a two family structure in the B2 district. The structure was a two family residence until approximately 2003, when the first floor was converted to office use. If the CU is grant, the first floor would be remodeled to return it to a residential use.

Surrounding land uses are a mix of residential, commercial and mixed use. The parcel is in a predominately commercial corridor on a main road, but there are residences mixed in with the commercial. The image below shows the property.



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;

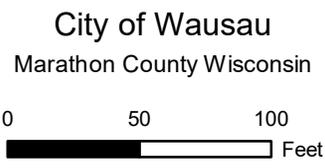
(e) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and

(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.

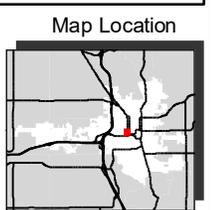
Staff does not expect any negative impacts from the granting of the conditional use request. Given the mixed nature of the area, allowing a residential use on the first floor of this structure would not be injurious to the use and enjoyment of other property in the immediate vicinity.

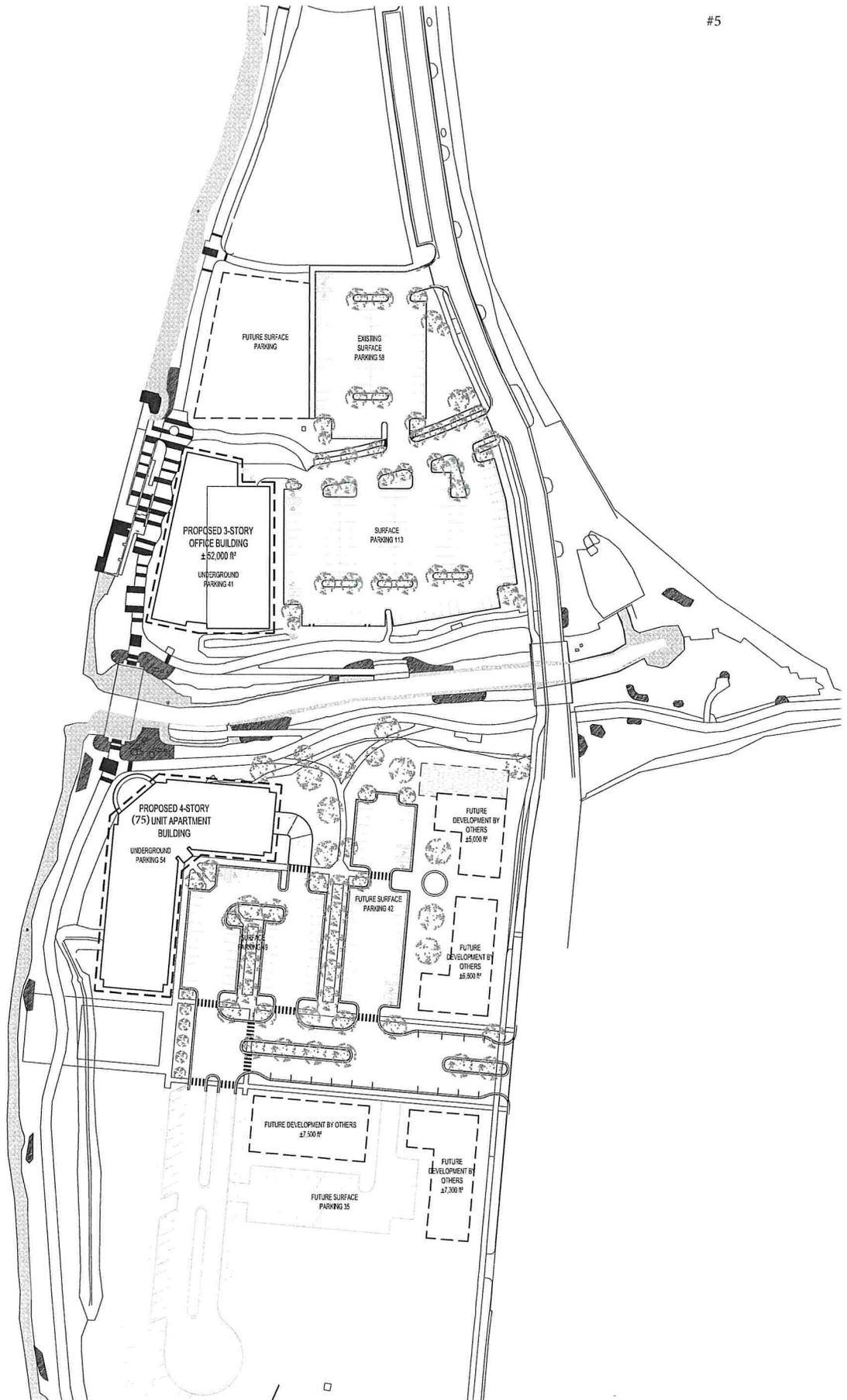


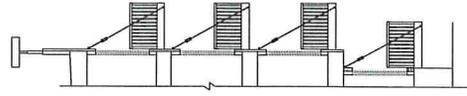
Map Date: June 3, 2019



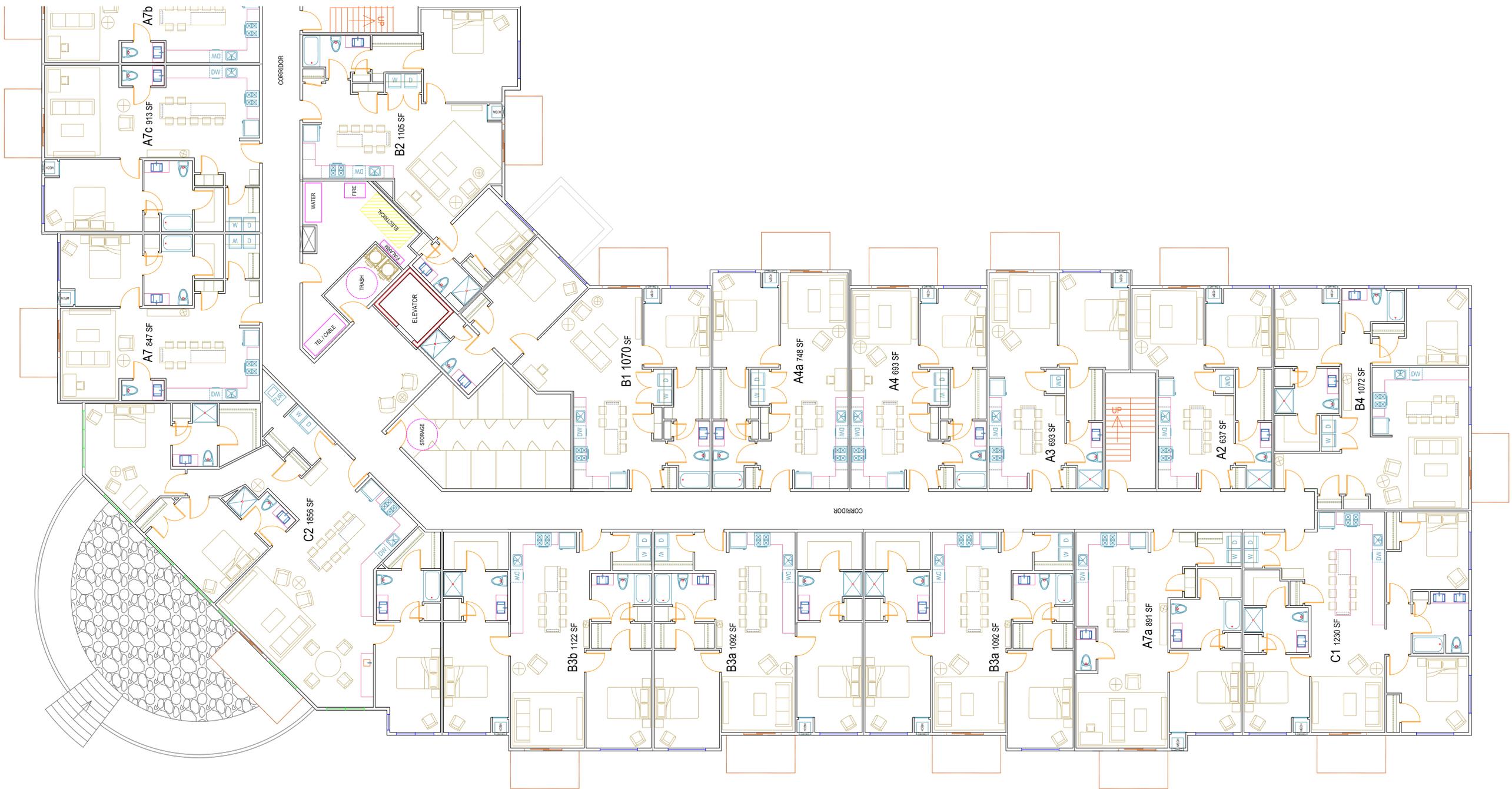
- Area of Interest
- Building







WEST ELEVATION
RiverLife
Wausau, Wisconsin



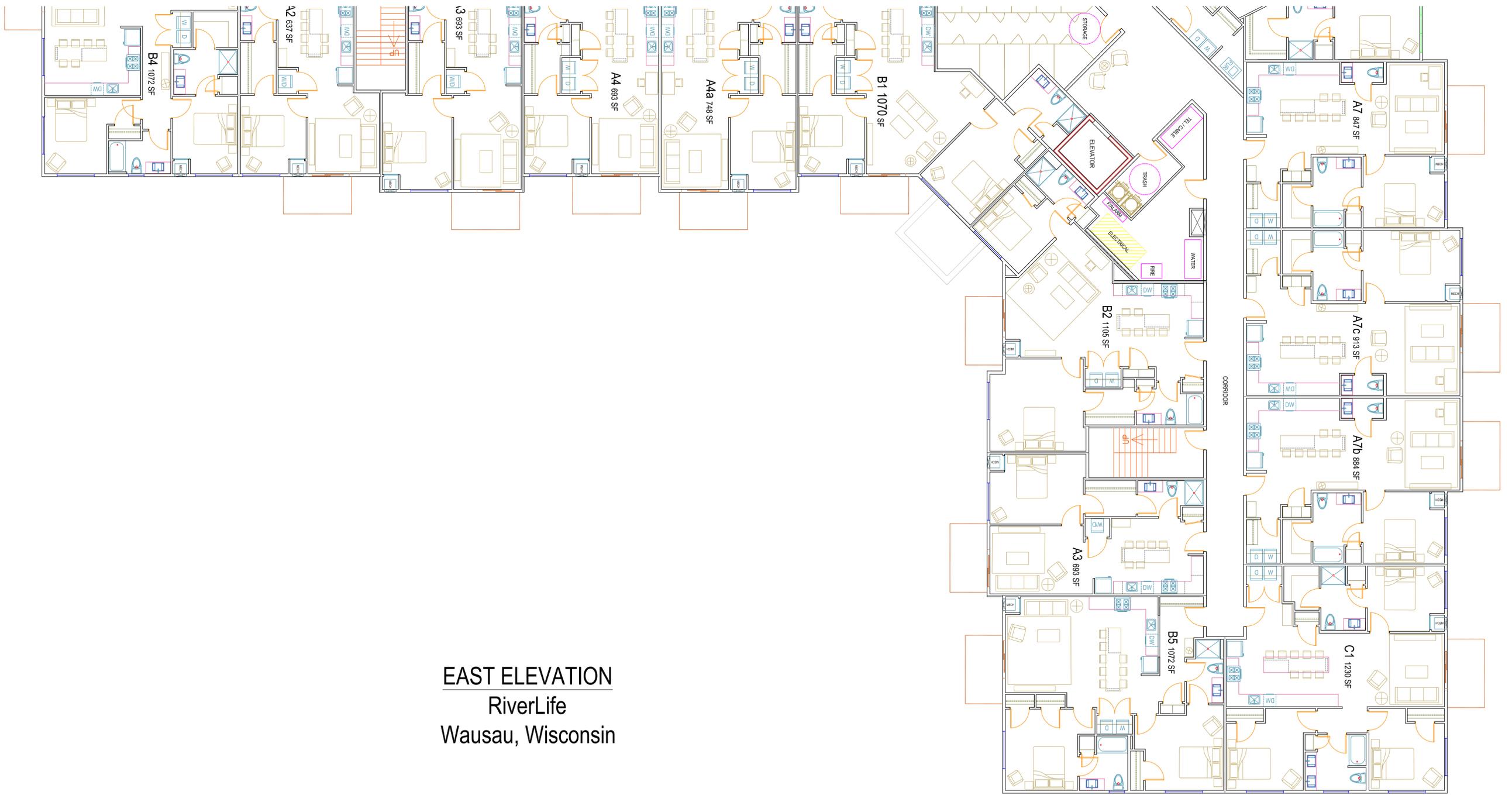
WEST ELEVATION
RiverLife
Wausau, Wisconsin





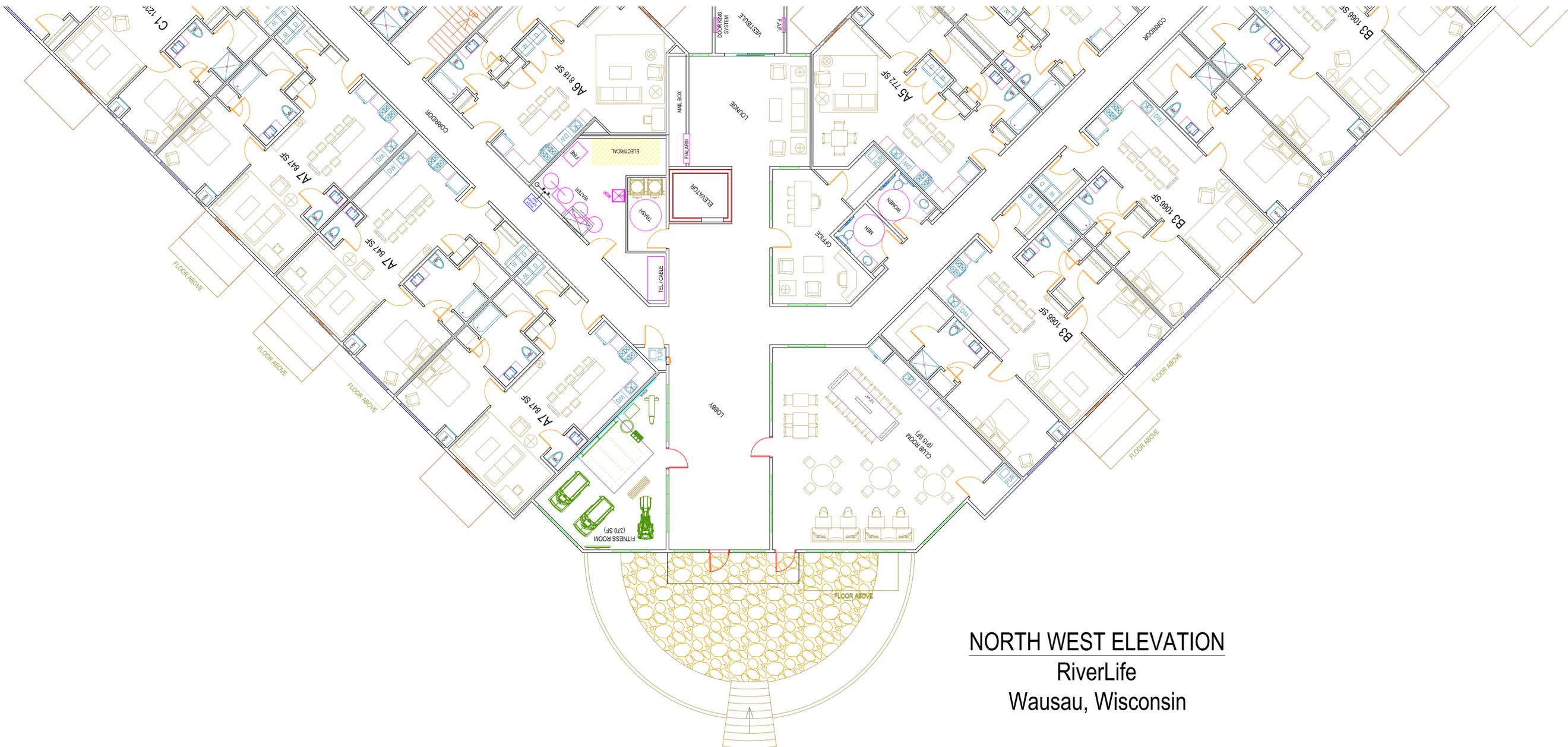
SOUTH ELEVATION
 RiverLife
 Wausau, Wisconsin

EAST ELEVATION
RiverLife
Wausau, Wisconsin





NORTH ELEVATION
 RiverLife
 Wausau, Wisconsin



NORTH WEST ELEVATION
 RiverLife
 Wausau, Wisconsin



Agenda Item No.

3

*STAFF REPORT TO CISM COMMITTEE - June 13, 2019***AGENDA ITEM**

Public Hearing: Discussion and possible action regarding vacating and discontinuing an alley bounded by West Bridge Street, Quaw Street, North 1st Avenue and North 2nd Avenue

BACKGROUND

A preliminary resolution to set a public hearing for vacation of right-of-way was approved by the City Council on April 23, 2019. A class 3 notice was published and abutting property owners were also notified.

The alley proposed to be vacated is part of a larger planned development. Vacating this right-of-way will make one larger parcel of land and create more taxable property.

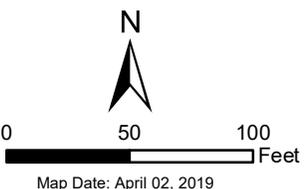
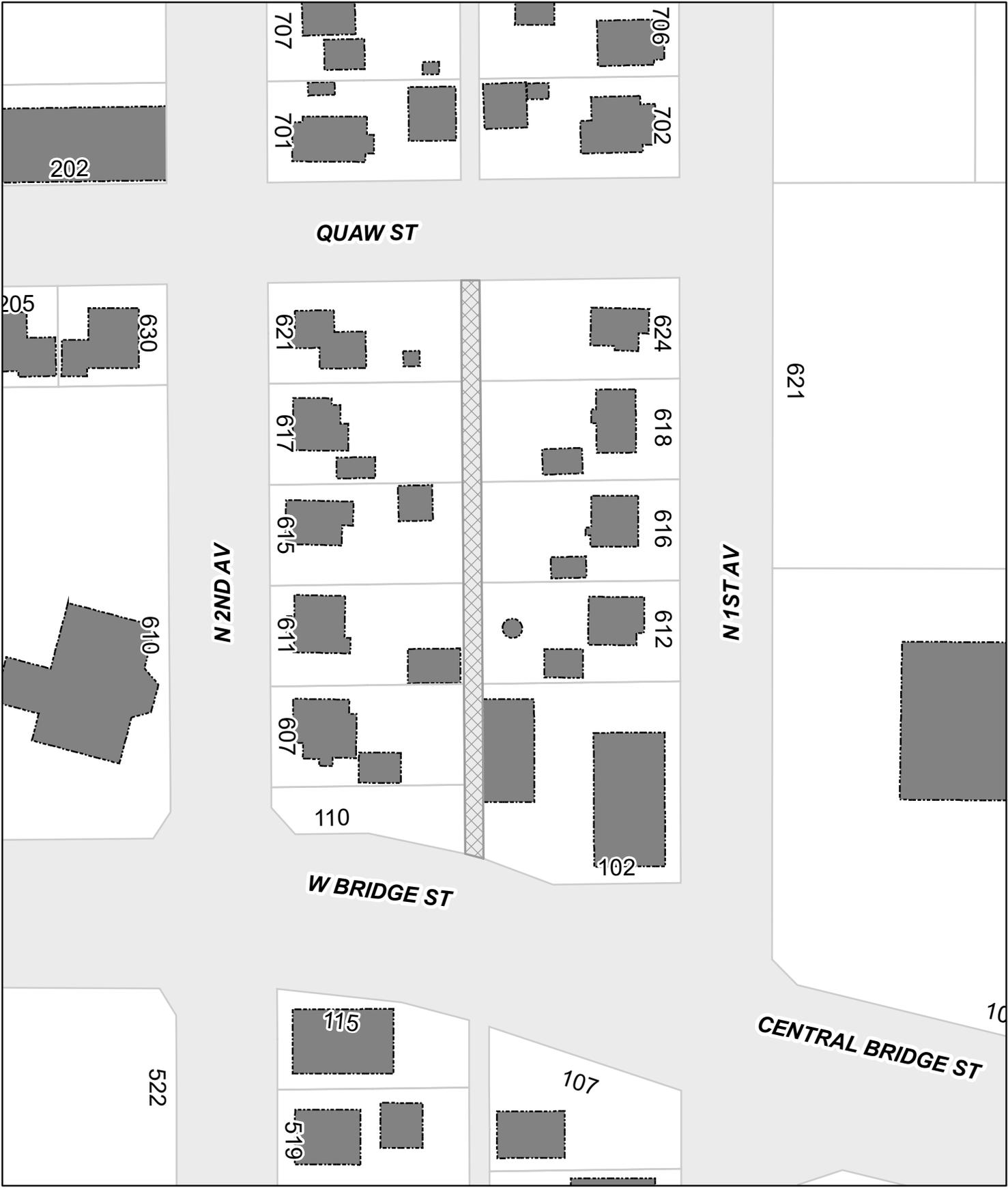
FISCAL IMPACT

Additional taxable property.

STAFF RECOMMENDATION

Staff recommends approving the vacation.

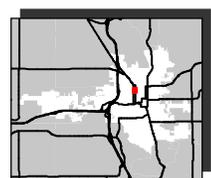
Staff contact: Allen Wesolowski 715-261-6762



CITY OF WAUSAU

Marathon County, Wisconsin

- Legend**
- Existing Building
 - Existing Right-of-Way
 - Alley Vacation



MAY 13 2019

JERRY GAULKE

1919 Berlik Street
Schofield, WI 54476

Engineering Department
407 Grant Street
Wausau, WI 54403

In Regards to the Real Estate at: **“624 N 4th. Ave, Wausau, WI”**

May 9th., 2019

Dear Friend,

I don't agree with why I should be Petitioned to “Vacate & Surrender the Alley” (??). I should have just as much right to it, as everyone else does !!

I may consider putting up a Garage, near the Alley Location. That added entrance option, is very desirable.

Where is my say in this matter? When the other “Investor's” own the majority of the Real Estate that surrounds my property ?? Why surrender my access to the Alley & give it to them ... ???

One thing we all have in common is we should all be “Treated Equal” !!

How about a “Counter Offer” ... that these “Investors” come up with a proposal, to purchase my ownership at this location ... ??

The Investor's already submitted me a purchase price. I'm not in agreement with the offered price ... it's off by \$10,000 !! And, then it's over.

Sincerely,

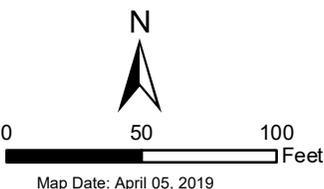
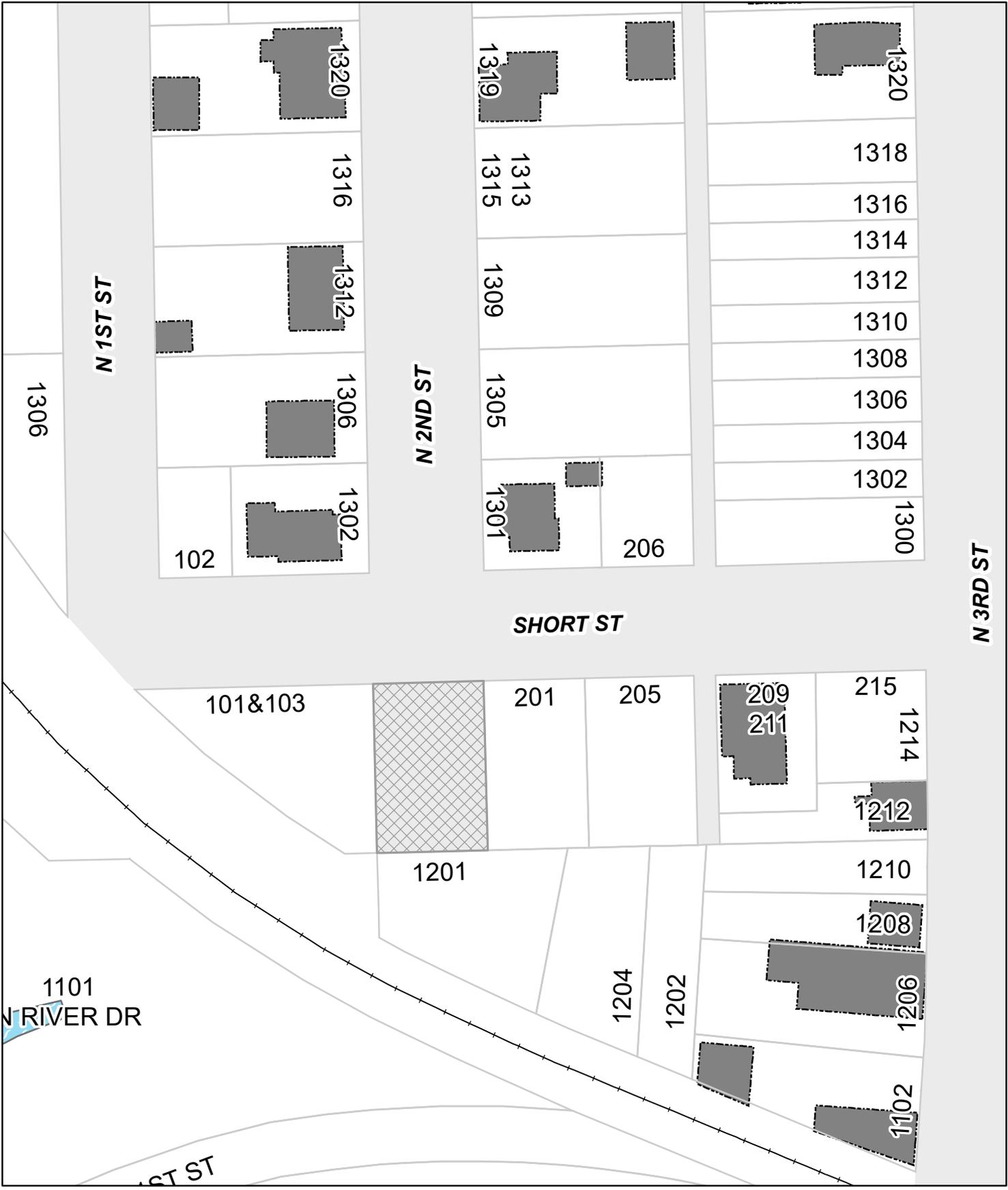
Jerry Gaulke



Agenda Item No. 4

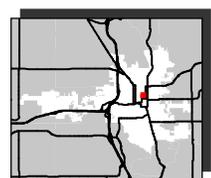
STAFF REPORT TO CISM COMMITTEE – June 13, 2019

AGENDA ITEM
Public Hearing: Discussion and possible action regarding vacating and discontinuing North 2 nd Street south of Short Street
BACKGROUND
<p>A preliminary resolution to set a public hearing for vacation of right-of-way in the interest of the public was approved by the City Council on April 23, 2019. A class 3 notice was published and abutting property owners were also notified.</p> <p>The right of way proposed to be vacated is part of a larger planned development. Vacating this right-of-way will make one larger parcel of land and create more taxable property.</p>
FISCAL IMPACT
Additional taxable property.
STAFF RECOMMENDATION
Staff recommends approving the vacation.
Staff contact: Allen Wesolowski 715-261-6762



CITY OF WAUSAU
Marathon County, Wisconsin

- Legend**
- Existing Building
 - Existing Right-of-Way
 - Vacation





VANDEWALLE & ASSOCIATES INC.

To: City of Wausau

From: Mike Slavney, FAICP; Dan Johns, AICP; and Ben Rohr

Date: June 18, 2019

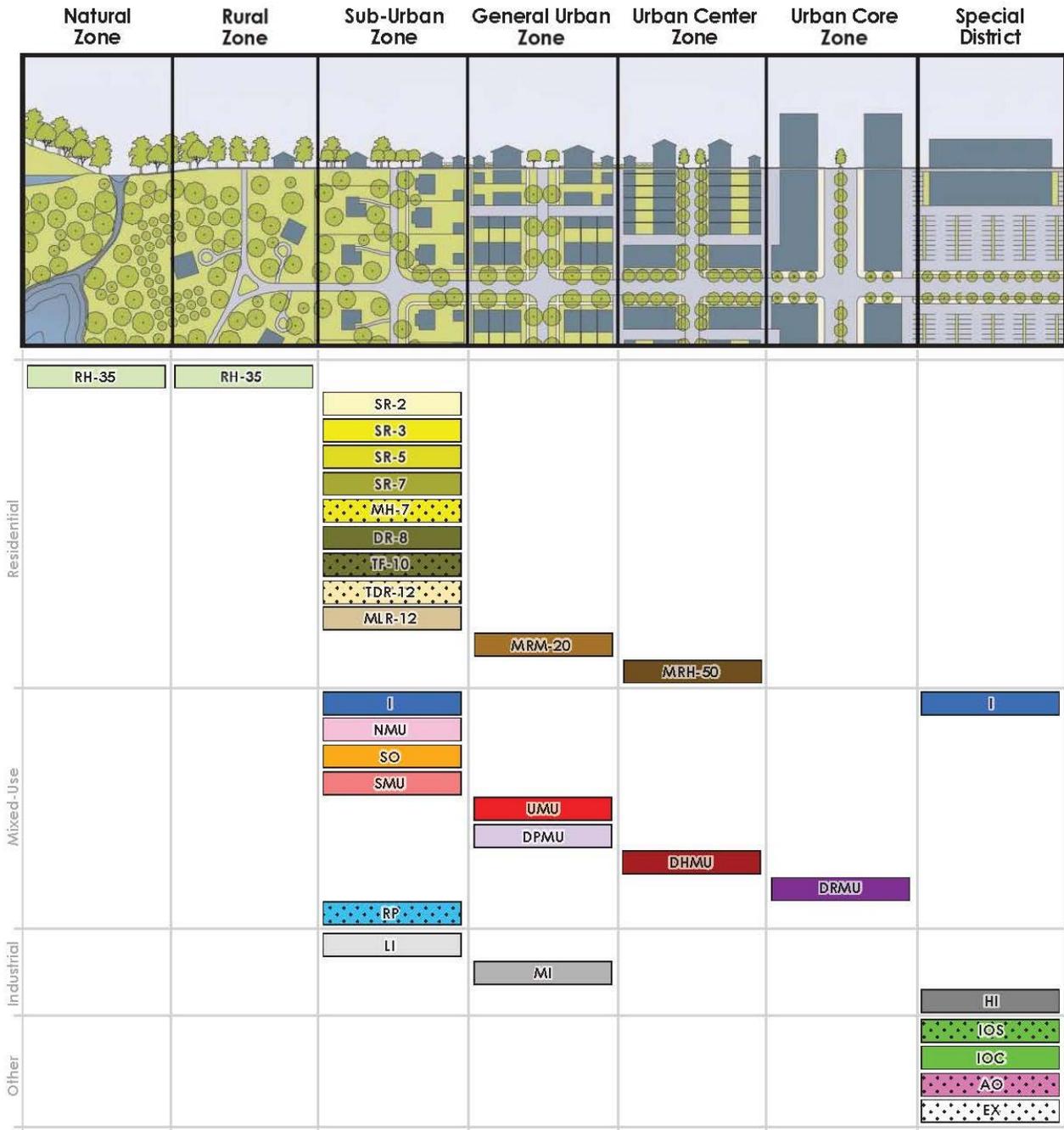
Re: Zoning Ordinance Rewrite Progress Report and Proposed Timeline

This memorandum is a summary of the progress that has been made on the full rewrite of the City's Zoning Ordinance. This document serves as a reintroduction to the project, an update on the progress that has been made, and the proposed timeline to complete the project.

WHAT HAS BEEN DONE SO FAR?

April 2018	Vandewalle & Associates holds Project Kickoff Meeting with City Staff
May 2018	Project Orientation Meeting with the Plan Commission and City Council
June 2018	City Tour, Focus Group Meetings, and Public Workshop
July 2018	City Staff and Vandewalle & Associates work together to create new draft zoning districts
August 2018	Plan Commission Meeting presentation on the issues identified within the existing ordinance and the draft of the new zoning districts
August 2018	City Staff and Vandewalle & Associates work together to create new land uses and zoning district bulk dimensions
September 2018	Plan Commission Meeting presentation on the draft land use and bulk dimension tables
October 2018	City Staff and Vandewalle & Associates work together to create draft Zoning Map
November 2018	Plan Commission Meeting presentation on the draft Zoning Map
December 2018 - June 2019	City Staff and Vandewalle & Associates have collaboratively worked together to create the full draft of the new Zoning Ordinance. Continuous communication and meetings took place over the 6-month period. As of today, the full draft text is 90% complete.

The following land use transect translates the new zoning districts to the various development patterns throughout the city. These districts were created and designed to continue those development patterns in the future. This graphic is also referenced within the City's Comprehensive Plan Future Land Use Map. The full name of each zoning district abbreviated below can be found in the following page.



Below is a list of the proposed new zoning districts and which existing zoning district each is based on. This list was presented to the Plan Commission in July 2018.

- RH-35 Rural Holding District is based on the Agricultural/Residential District
- SR-2 Single-Family Residential – 2 District is new
- SR-3 Single-Family Residential – 3 District is based on the R-1 District
- SR-5 Single-Family Residential – 5 District is based on the R-2 District
- SR-7 Single-Family Residential – 7 District is new
- MH-7 Mobile Home – 7 District is based on the Mobile Home Park District
- DR-8 Duplex Residential – 8 District is based on the R-3 District
- TRF-10 Two-Flat Residential – 10 District is new
- TRD-12 Townhome Residential – 12 District is based on the R-4 District
- MRL-12 Multi-Family Residential Low – 12 District is based on the R-4 District
- MRM-20 Multi-Family Residential Medium – 20 District is new
- MRH-50 Multi-Family Residential High – 50 District is new
- I Institutional is new
- NMU Neighborhood Mixed-Use District is based on the B-1 District
- SO Suburban Office District is based on the IB District
- SMU Suburban Mixed-Use District is based on the IB District
- RP Research Park District is new
- UMU Urban Mixed-Use District is new
- DPMU Downtown Periphery Mixed-Use District is new
- DHMU Downtown Historic Mixed-Use District is new
- DRMU Downtown High-Rise Mixed-Use District is based on the B-4 Districts
- LI Light Industrial District is based on the M-1 District
- MI Medium Industrial District is new
- HI Heavy Industrial District is based on the IP and M-2 Districts
- IOS Intensive Outdoor Storage District is new
- IOC Intensive Outdoor Commercial is new
- AO Adult-Oriented Entertainment District is new
- EX Extraction/Disposal District is new

WHAT'S COMING NEXT?

July 2019	Joint Plan Commission and City Council meeting presentation, summary document, and public release of the full draft Zoning Ordinance text and map
July 2019- September 2019	City Staff fields questions, comments, concerns, and possible changes to the draft Zoning Ordinance text and map
September 2019	City Staff and Vandewalle & Associates work together to make any changes to the draft and create the final draft Zoning Ordinance text and map
September 2019	Public Open House to review the final draft Zoning Ordinance text and map
October 2019	City Staff and Vandewalle & Associates work together to create the final draft Zoning Ordinance text and map
November 2019	Plan Commission and City Council formally adopt the new City Zoning Ordinance text and map

The draft Zoning Ordinance text and map will be provided as part of the regular meeting packets at the July 16th Joint Plan Commission and City Council meeting. Vandewalle & Associates will present a summary of the text and map, in addition to fielding questions. Vandewalle & Associates will also host the Public Open House and attend the adoption meeting.



Memorandum

From: Brad Sippel, Assistant Planner
715-261-6686
Bradley.sippel@ci.wausau.wi.us
To: Plan Commission
Date: June 12, 2019
Subject: Wausau Center Urban Design and Transportation Master Plan

The City of Wausau and Toole Design has been working on the Wausau Center Urban Design and Transportation Master Plan for approximately nine months. The document included in the packet is the result of these months of planning and public engagement. In addition to the public engagement listed in the plan, the draft plan has been shared amongst City staff for comments, discussed with the Wisconsin Department of Transportation, discussed amongst the Bicycle and Pedestrian Advisory Committee, and posted on the Wausau Development website.

The plan focuses on the transportation network and streetscaping of the Forest Street and Washington Street corridors, east of the Washington Street Bridge to 6th Street. The proposed solutions of the plan are divided into three time scales, short term, interim, and preferred solutions. The proposed solutions are compatible with any future redevelopment or changes that might occur at the mall property, whether that is a reuse of the existing development or returning the eight city blocks that the mall currently occupies to a traditional walkable grid system.

The goal of the plan was to create a street network that better connects the south downtown, and extends the desirable characteristics of Wausau's downtown, including walkability, active street life, bike-ability, ease of circulation, and parking accessibility, and thus better serve the adjacent land and promote the redevelopment and active use of underutilized land.

The recommendations include fairly significant changes to the character of the streets, particularly First Street and Forest Street, including dedicating more space to downtown visitors traveling by foot and bicycle, narrowing the travel lanes to reduce illegal speeding and improve the street experience, and introducing two-way traffic to improve accessibility. The result will be land that is much more desirable for businesses and a more pleasant downtown experience for residents and visitors.

Implementation of the plan will be dependent on funding, and due to the state highway status of some of the streets, intergovernmental cooperation. Some of the short term solutions are accomplishable using temporary materials such as paint, planters, bollards, and flexible posts. Adoption of the plan does not commit the City to spending a particular amount of money within a certain time frame, but provides a tool to improve the streets in the future and guide future redevelopment in a way that extends the downtown identity and experience to these corridors.



REI

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

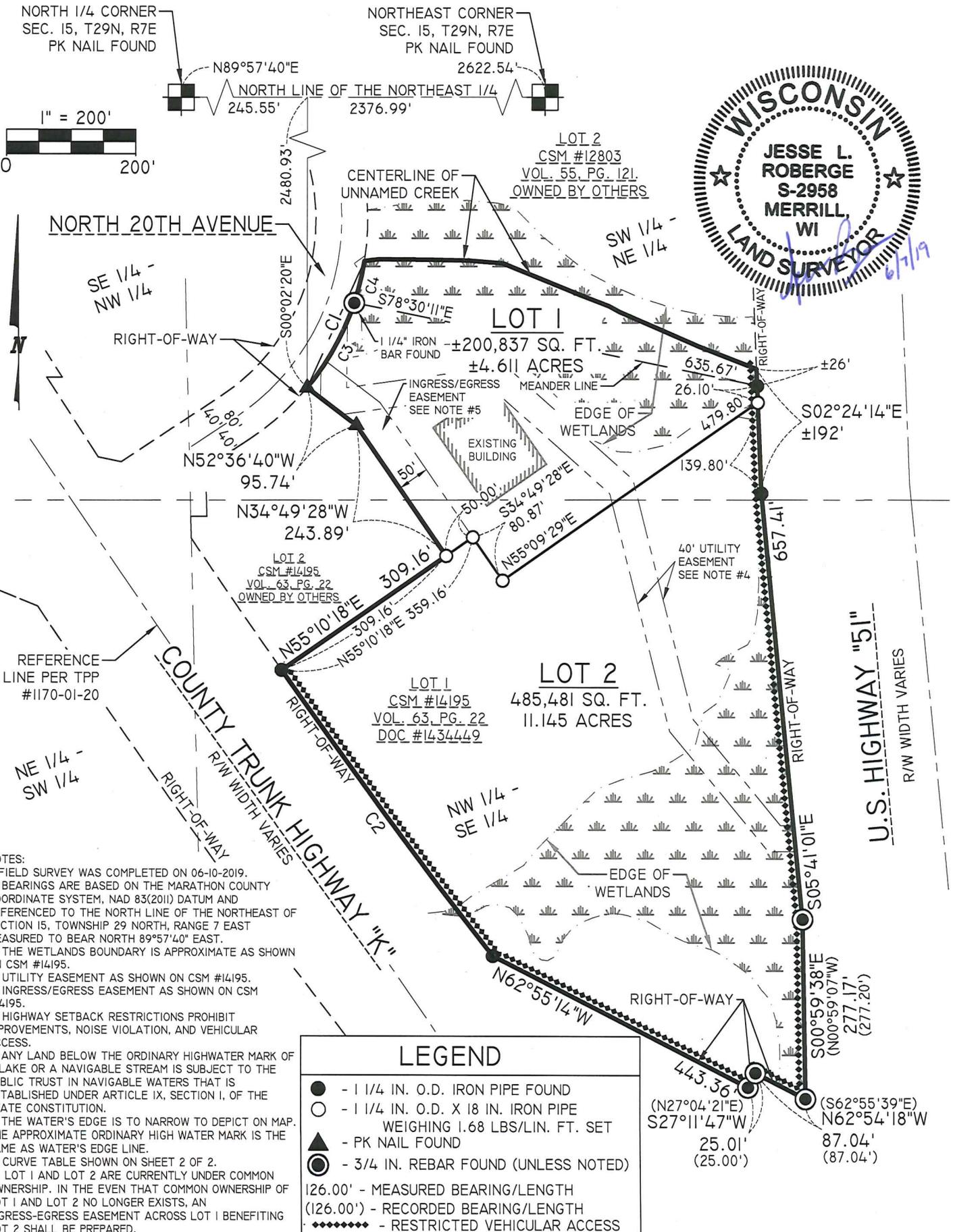
MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____ VOLUME _____ PAGE _____

PREPARED FOR: KOCOUREK HOLDINGS LLC.

LANDOWNER: KOCOUREK HOLDINGS LLC.

OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER I4195, RECORDED IN VOLUME 63, ON PAGE 22, AS DOCUMENT NUMBER I434449, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 15, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.



NOTES:

1. FIELD SURVEY WAS COMPLETED ON 06-10-2019.
2. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE NORTH LINE OF THE NORTHEAST OF SECTION 15, TOWNSHIP 29 NORTH, RANGE 7 EAST MEASURED TO BEAR NORTH 89°57'40" EAST.
3. THE WETLANDS BOUNDARY IS APPROXIMATE AS SHOWN ON CSM #14195.
4. UTILITY EASEMENT AS SHOWN ON CSM #14195.
5. INGRESS/EGRESS EASEMENT AS SHOWN ON CSM #14195.
6. HIGHWAY SETBACK RESTRICTIONS PROHIBIT IMPROVEMENTS, NOISE VIOLATION, AND VEHICULAR ACCESS.
7. ANY LAND BELOW THE ORDINARY HIGHWATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION I, OF THE STATE CONSTITUTION.
8. THE WATER'S EDGE IS TO NARROW TO DEPICT ON MAP. THE APPROXIMATE ORDINARY HIGH WATER MARK IS THE SAME AS WATER'S EDGE LINE.
9. CURVE TABLE SHOWN ON SHEET 2 OF 2.
10. LOT 1 AND LOT 2 ARE CURRENTLY UNDER COMMON OWNERSHIP. IN THE EVENT THAT COMMON OWNERSHIP OF LOT 1 AND LOT 2 NO LONGER EXISTS, AN INGRESS-EGRESS EASEMENT ACROSS LOT 1 BENEFITING LOT 2 SHALL BE PREPARED.



REI

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____ VOLUME _____ PAGE _____

PREPARED FOR: KOCOUREK HOLDINGS LLC.

LANDOWNER: KOCOUREK HOLDINGS LLC.

OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 14195, RECORDED IN VOLUME 63, ON PAGE 22, AS DOCUMENT NUMBER 1434449, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 15, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, JESSE L. ROBERGE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2958, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED, MAPPED AND DIVIDED LOT 1 OF CERTIFIED SURVEY MAP NUMBER 14195, RECORDED IN VOLUME 63, ON PAGE 22, AS DOCUMENT NUMBER 1434449, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 15, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS ±686,318 SQUARE FEET, ±15.756 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF KOCOUREK HOLDINGS LLC., OWNER OF SAID PARCEL.

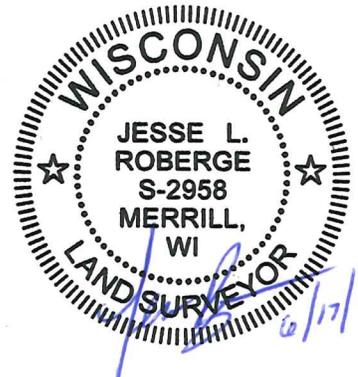
THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHT-OF-WAYS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES, WISCONSIN ADMINISTRATIVE CODE A-E7 AND THE SUBDIVISION REGULATIONS OF THE CITY OF WAUSAU.

THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCEL, AND OF THE DIVISION THEREOF MADE.

DATED THIS 17TH DAY OF JUNE, 2019

REI
JESSE L. ROBERGE
WI P.L.S. S-2958



I, _____
ZONING ADMINISTRATOR
BEING DULY APPOINTED BY THE COMMON COUNCIL, DO
HEREBY CERTIFY THAT THE ATTACHED CERTIFIED
SURVEY MAP HAS BEEN REVIEWED AND THERE ARE NO
OBJECTIONS TO RECORDING THIS CERTIFIED SURVEY IN
THE REGISTER OF DEEDS OFFICE.

DATE _____

CURVE TABLE					
CURVE	RADIUS LENGTH	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	ARC LENGTH
C1	405.00'	N24°16'33"E	±214'	30°38'33"	±216'
C2	11,279.16'	N36°40'44"W	547.25'	2°46'49"	547.31'
C3	405.00'	N28°57'41"E	149.50'	21°16'18"	150.36'
C4	405.00'	N13°38'24"E	±66'	9°22'15"	±66'