

*** 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, October 15, 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 September 17, 2019 meeting.
2. **PUBLIC HEARING:** Discussion and possible action on approving a conditional use at 3101 North 13th Street to allow for signage, in a R1, Single Family Residence District. (Graphic House)
3. **PUBLIC HEARING:** Discussion and possible action on approving a conditional use at 4303 Troy Street allow for signage, in a R2, Single Family Residence District. (Graphic House)
4. Discussion and possible action on amending the Precise Implementation Plan at 2005 Sherman Street.
5. Discussion and possible action on vacating and discontinuing South 18th Avenue from South 17th Avenue to South 18th Avenue.
6. Discussion and possible action on a Relocation Order for establishing an access road off Thomas Street in order to repair/maintain the River Wall.
7. Discussion and possible action on petition for annexation - Kern, 4605 Stettin Drive (076-2907-294-0982, Town of Stettin).
8. Next meeting date and future agenda items for consideration.
9. Adjournment

Mayor Robert B. Mielke - Committee Chairperson

This Notice was posted at City Hall and emailed to the Daily Herald newsroom on 10/11/2019 @ 10:00 a.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

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, August 20, 2019, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

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

Others Present: Brad Lenz, Brad Sippel, Dave Desantis, William Hebert, Melissa Engen, Roger Sydow, Paul Rhinehart, Jesse Dunsmoor, Todd Wunsch, Richard Mosher, Jean Abreu, Marc Daniels, Tom Monk, Steve Monk, Bob Monk, Kelly Zagrzebski, Jerry McCabe, Jayne Waksmonski, Marie Strasser, Linda Tulickas, Bob Winat

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 August 20, 2019 and September 9, 2019 meetings.

Bohlken motioned to approve the minutes of the August 20, 2019 and September 9, 2019 meetings. Zahrt seconded, and the motion carried unanimously 6-0.

PUBLIC HEARING: Discussion and possible action on rezoning 208 East Randolph Street from R2, Single Family Residence District to M1, Limited Industrial District.

Roger Sydow, 1408 North 14th Street, said that they would like to combine the three parcels, but cannot because the zoning districts do not match. The rezoning needs to occur by the end of the year to keep the tax exempt status. The parcels will be combined after the rezoning is complete.

Mayor Mielke closed the public hearing.

Lenz said that staff has looked at the long-term zoning of the property. There is residential to the west and north, but M2 across the street. In the future, the area would be more of a transitional use from the M2 to the residential. Staff recommends the rezone since there will be no changes in use.

Gisselman motioned to rezone 208 East Randolph Street from R2, Single Family Residence District to M1, Limited Industrial District. Zahrt seconded, and the motion carried unanimously 6-0. This item will go to Common Council on October 8, 2019.

PUBLIC HEARING: Discussion and possible action on approving a conditional use at 414 Scott Street to allow for awnings/canopy signs, in a B4-1, Central Business District.

Mayor Mielke closed the public hearing.

Lenz said that the signage needs a conditional use. There are some regulations for canopy signs – they need to be flat against the canopy and can only have the business name and logo. The awning is already there and lettering will be added.

Peckham motioned to approve the conditional use at 414 Scott Street to allow for awnings/canopy signs, in a B4-1, Central Business District. Bohlken seconded, and the motion carried unanimously 6-0. This item will go to Common Council on October 8, 2019.

PUBLIC HEARING: Discussion and possible action on approving a conditional use at 221 Scott Street to allow for cellular equipment on the lower roof, in a B4-1, Central Business District.

Paul Rhinehart said that he has been working with Kevin Mattson. They have been working in Marathon County to bring US Cellular to the area. The site is a key part for the downtown area.

Mayor Mielke asked if this would be done this year. Rhinehart confirmed this.

Mayor Mielke closed the public hearing.

Lenz said that additional information from the applicants was passed out at the beginning of the meeting. The photo shows photo-realistic renderings. The staff report discusses concerns about the front façade. There are existing antennas on the penthouse and they are highly visible, but they are not on the front edge. This could set a precedent that other carriers would want to be along the front edge. Staff recommends having a setback requirement.

Peckham asked if there are people living at the level. Rhinehart answered that it is the elevator penthouse and is an empty room that used to have telecommunications equipment in it. Rhinehart said that coming back from the edge would create shadowing and require the equipment to go higher. The building was not built RF friendly and they need to be on the edge in order to get to the city.

Bohlken motioned to approve a conditional use at 221 Scott Street to allow for cellular equipment on the lower roof, in a B4-1, Central Business District. Zahrt seconded, and the motion carried unanimously 6-0. This item will go to Common Council on October 8, 2019.

PUBLIC HEARING: Discussion and possible action on rezoning 1300 Kickbusch Street, 1310 Kickbusch Street and 106 North 15th Street from R1, Single Family Residence District to R4, General Residence District.

Sippel said that the staff report is included in the packet. The property is a series of undeveloped lots. In the area, most properties are R1 or R2 zoning. The request is to change the zoning to R4 zoning. A recommendation is that the zoning would be R4-1. The R4-1 district would still allow for 3-8 units and bring similar density as R1 or R2 zoning.

Jesse Dunsmoor, 5132A Midway Road; Duluth, MN, said that he owns the property. In the 2017 Comprehensive Plan, this city needs an additional 1,000 units. This 5.71 acre area would contribute. The current housing stock is aging and limitations exist. The objectives listed on the rezoning application are met and it is an attractive location near other residential properties and a school. The parcels are steep sloping and have not been developed because they are not economically feasible. Multi-family residential buildings are the highest and best use of the property. Dunsmoor said that he would plan for 5 units per acre for a total of 28 acres and 3 units per acres would be a total of 17 units for a smaller density. There is a 22' elevation change and it would include a pretty big buffer. It is heavily wooded and it would be unlikely that anything would be built very close to the road due to the change in elevation. The north side of the site would probably not be built on because it is furthest away from utilities. Any development in the area would have minimal impact on the neighboring property owners. This would increase the tax base. The rezoning would remove hurdles and de-risk the property.

Peckham asked if he would be making the changes. Dunsmoor said that he does not have the capital for the project. Peckham asked if there would be 17 total units. Dunsmoor said that it would be an option.

Todd Wunsch, 1307 Jackson Street, said that he and his wife bought the property from Foresight and their house was one of the first constructed. This was intended for a single-family development. Last year they received a letter of intent from the owner and have since received several letters with the last stating that they wanted to rezone and that it was partially for monetary reasons. There is no plan on the site. 100% of the residents are not in favor. The area does not have the infrastructure for the development for the extra vehicle traffic with the school district. This does not make sense. This should be kept as R1 until there is a plan. There is a high-crime rate down the street. Wunsch said that he would like to see this denied.

Richard Mosher, 1234 Kickbusch Street, said that currently it is difficult to turn at certain times because of the school. Mosher said that this area is in need of repair during the morning and afternoon stream of traffic.

Jean Abreu, 1233 Jackson Street, said that their property abuts the western corner and said there is no problem with one or two homes, but not three multi-family units. There is bedrock and is very steep. Abreu said that it is not flat and not sure how the area will support multi-family buildings.

Sippel said that staff has received nine notarized petitions against the proposal. Lenz added that the petitions would kick in during the council meeting if they are qualified. It will be checked to ensure that the criteria are met. If the criteria are met, a super majority of Common Council will be required for approval. The Plan Commission is just a recommending body.

Marc Daniels, 209 North 14th Street, said that he has lived in the area since 2000 and walks through the woods. It is a peaceful area. If this is developed, a safety issue will result with the amount of children walking to and from school.

Mayor Mielke closed the public hearing.

Lindman said that he has looked at this and is not comfortable with the rezoning since there is no plan in place. Mayor Mielke said that he loves development and would love the project, but there are too many questions at this time. Gisselman said that a multi-family building does not fit in the area. Gisselman said that there needs to be more to see and will stand opposed to it.

Peckham motioned to rezone 1300 Kickbusch Street, 1310 Kickbusch Street and 106 North 15th Street from R1, Single Family Residence District to R4, General Residence District. Bohlken seconded. The motion failed unanimously 0-6.

PUBLIC HEARING: Discussion and possible action on rezoning 1930 East Crabtree Drive from R1, Single Family Residence District to UDD, Unified Development District and approve the General Development Plan to allow for multi-family units and a service building.

Tom Monk passed out the document showing what is planned for the area. The UDD zoning is being requested to construct a service building. The Monk Gardens building has been used for storage, but it is now needed for their items.

Gisselman asked if similar uses would be continued on the site. Tom Monk said that he would envision it be similar. The design may change. There will be quality buildings with low occupancy. The buildings cannot be built on the north side because of solid rock. Peckham asked Tom Monk to explain the item that was passed out to the audience members. Tom Monk said that he has written some items on the map. The service building that would be approximately 36x48 would be located on the northeast section of the lot. There will be three or four buildings. This will happen in phases and the first phase would be for the service building.

Steve Monk said that he owns four parcels in the area and is in support of the request.

Bob Monk said that he owns property at 1907 Lenard Street and south. Bob Monk said that Monk Gardens was important to their father and they want to support it. It is an honor to the family to see it grow.

Mayor Mielke closed the public hearing.

Lenz said that staff received a call from the director of Monk Gardens and they are in support of it.

Sippel said that the request is for UDD approval. There is not enough information to approve the precise implementation plan. A site plan was passed out to the commission members before the meeting. The area is pretty much all multi-family. When the property was annexed into the city, R1 zoning was given as the default zoning. A more detailed plan will be needed in the future detailing streets and elevations. Mayor Mielke asked if an easement would be required. Sippel answered that he would recommend streets be added.

Peckham asked if the process could start to work for sidewalks in the area. Lindman said that the process can be started anytime, but a connection is needed.

Peckham motioned to rezone 1930 East Crabtree Drive from R1, Single Family Residence District to UDD, Unified Development District and approve the general development plan to allow for multi-family units and a service building. Zahrt seconded, and the motion carried unanimously 6-0. This item will go to Common Council on October 8, 2019.

Discussion and possible action on approving the Precise Implementation Plan at 1930 East Crabtree Drive to allow for a service building.

Due to the lack of information available, this item was pulled from the agenda.

Discussion and possible action on approving a conditional use at 739 Forest Street to allow for the construction of a 95' monopole communications tower and attachments, in a R3, Two Family Residence District.

Mayor Mielke said that this item was tabled from the previous meeting.

Kelly Zagrzebski, Wisconsin Public Service, said that they followed-up with the requested information. The height of 95' is required to enhance the internal components for two-way radio connections from the tower to Mosinee Hill. The growth of trees was allotted for in determining the required height. There are five spots available on the tower, but there are no plans to use those spots. Zagrzebski said that Wisconsin Public Service owns thirty towers like this and only eight have additional equipment. The additional equipment is for municipalities and 911 services. The national study for health related information was included in the packet and was done by a third party. Mayor Mielke asked if towers in other communities are in residential areas. This was confirmed.

Jerry McCabe, 805 Kickbusch Street, said that it was mentioned for truck communication for Wisconsin Public Service and said that he hopes that it stays this way. McCabe said that from the outside, this will be an eyesore and people will not want to live next to one. This should be considered as if you would live right next to a tower.

Jayne Waksmonski, 201 Prospect Avenue, asked what the possibility of additional attachments and what they will be. Waksmonski said that she has spent several hours and spoke to a lot of neighbors. There is a perception that the towers cause cancer. This is a residential neighborhood and the residents are proud of it. Waksmonski said that she does not want to sell because of the health concerns.

Mayor Mielke asked if the space would be sold. Zagrzebski said they will not sell space. Mayor Mielke asked why this location is being requested. Zagrzebski said that this is their property and it is needed for operations at this site. The other alternatives would impact city infrastructure.

Marie Strasser said that in 2011 she had a lot of health problems and is not sure what is going to happen with the tower coming in. Strasser asked the commission to vote no on this request.

McCabe said that there aren't any additional attachments planned for at this time, but asked if they would be notified in additional attachments are requested. Zagrzebski said that they typically do not and said that Wisconsin Public Service is not in the business to sell space. Their business is to provide natural gas and electric and this will help them be reliable.

Linda Tulickas said that she is concerned that there are no guarantees. This is a convenience for Wisconsin Public Service and will be ugly. The downtown businesses will see it and it is the last thing that people on the 400 Block need to see. There are enough issues. The residents have worked hard to keep the area clean and respectful. Tulickas said that there have been drug dealers in the areas and it is now cleaned up. Tulickas said that the notices should be sent to everyone and not just the property owners. Tulickas states that you shouldn't leave it up to the landlords to let the tenants know.

Waksmonski asked if an approval would be required if there would be additional attachments installed. Hebert said that the conditional use is for the tower and they would not need to come back for additional approval. Lenz added that this is not changing the zoning of the property, but is a conditional use permit since the property is residentially zoned. If the property was M2, like neighboring properties, it would be a permitted use, with no review by the committee. He noted the report by the consultants is in the packet and said the burden of proof for health issues is on the neighbors since there doesn't appear to be concrete evidence.

Peckham motioned to approve a conditional use at 739 Forest Street to allow for the construction of a 95' monopole communications tower and attachments, in a R3, Two Family Residence District with the condition that the applicant would not be able to place any attachments besides their own communication equipment on the tower without approval. Bohlken seconded.

Mayor Mielke said that he thinks very highly of Wisconsin Public Service, but would not like this in his own back yard and will not vote for it.

The motion carried 5-1. This item will go to Common Council on October 8, 2019.

Discussion and possible action on rescinding the WDOT setback at 3701 Stewart Avenue.

Hebert said that this is for the highway setback. Originally there was a 75' setback which was appealed and the court ruled that the setback only applies to state subdivision plats. Staff recommends that this be approved.

Bob Winat, Department of Transportation, said the landowner must make the request and prove ownership. It is required that the local municipality agree to it by adopting a resolution. The local restrictions will not change, just the DOT setback. The DOT setback was improperly imposed.

Gisselman motioned to rescind the WDOT setback at 3701 Stewart Avenue. Zahrt seconded, and the motion carried unanimously 6-0. This item will go to Common Council on October 8, 2019.

Discussion and possible action on vacating and discontinuing the public right-of-way between 1 Menard Plaza and 16 Menard Plaza.

Hebert said that a certified survey map came through for the remnant parcel. The piece of right-of-way was found on the survey and would need to be vacated in order to make it one piece of property.

Gisselman motioned to vacate and discontinue the public right-of-way between 1 Menard Plaza and 16 Menard Plaza. Zahrt seconded, and the motion carried unanimously 6-0. This item will go to Common Council on September 24, 2019.

Update on Highway 52 Parkway Landscaping Plan.

Lenz said that they are working with Ayers to improve the medians on Highway 52 Parkway. There were discussions with property owners and there was an open house a couple weeks ago. There will be similar rock mulch and grasses that will match the east. The plans are preliminary and construction would start in the spring.

The commission discussed the type of trees that will be used. Lenz said that there may be an area for public art, but not done as part of these plans.

Gisselman asked how the plants would get watered. Lenz answered that there will be an irrigation system. Gisselman asked how the area will look in twenty years when the trees are larger. Lenz said that the trees will be planted away from the intersection and will be contained to certain areas.

Zahrt left the meeting at approximately 6:20 p.m.

DeSantis asked that when the plans are being reviewed to make sure that there aren't any obstructions.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for October 15, 2019.

Adjournment.

Bohlken motioned to adjourn, seconded by Peckham. The motion carried unanimously 5-0 and the meeting adjourned at 6:25 p.m.

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



STAFF REPORT

TO: Plan Commission
FROM: Brad Lenz, City Planner
DATE: October 10, 2019

GENERAL INFORMATION

APPLICANT: Graphic House, Inc., for Wausau School District

LOCATION: 3101 N. 13th Street

EXISTING ZONING: R1, Single Family Residence District

REQUESTED ZONING: Conditional Use

PURPOSE: Allow a new electronic message center (EMC) sign to be added to an existing monument sign.

Signs designating public or municipal institutions, such as churches, city hall, public museums, schools, etc. may be allowed in a residential district subject to issuance of a conditional use permit by the plan commission.

EXISTING LAND USE: Educational Institution

SIZE OF PARCEL: Approximately 38 acres

SURROUNDING ZONING AND LAND USE:

North: R1; Recreation area (Sylvan Hill Park)
South: R1 and Town of Wausau; Single family homes and vacant land
East: Town of Wausau; Single family homes and vacant land
West: R2, Single Family Residence District; Single family homes

(See attached zoning map)

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.*

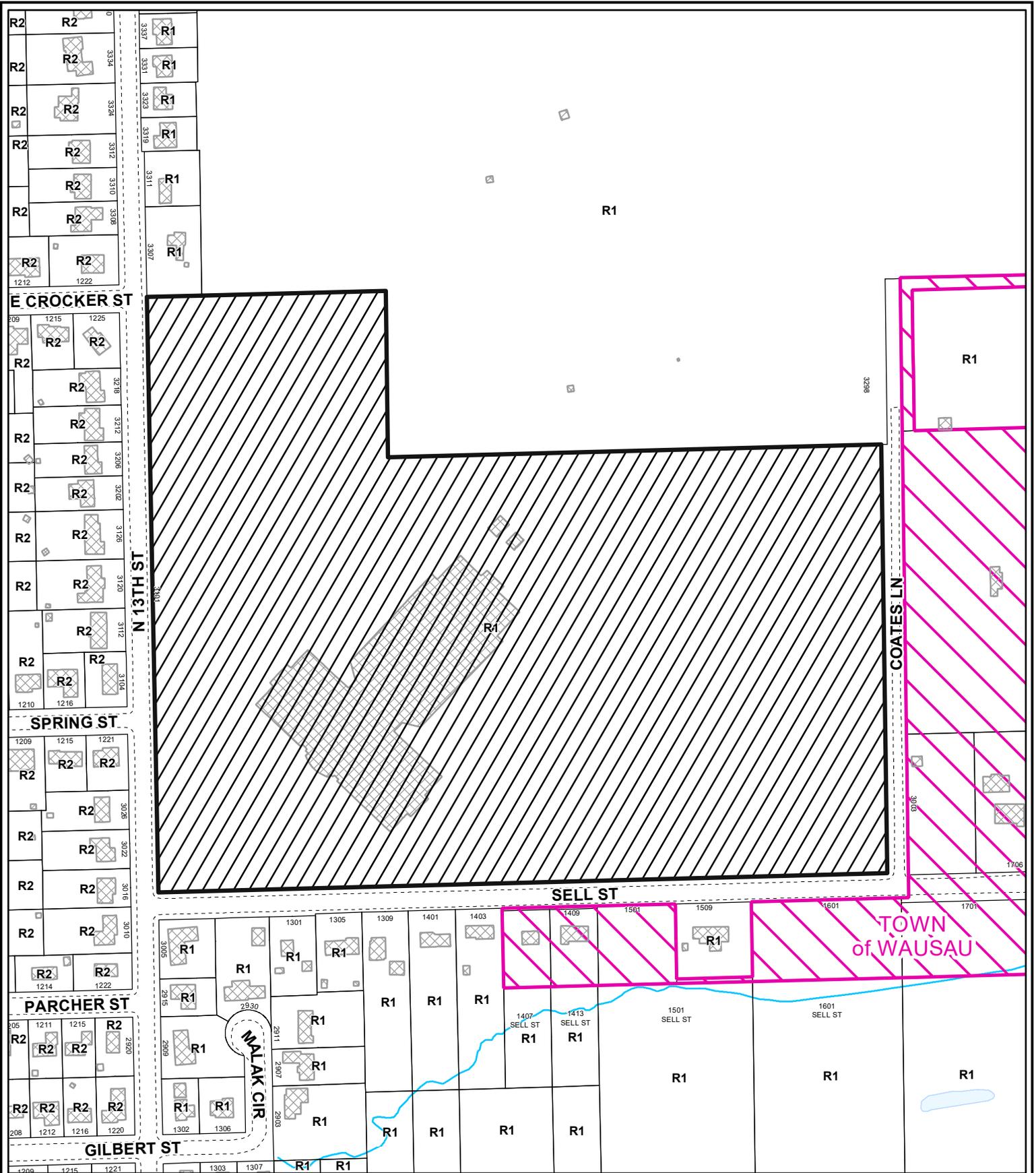
The signage proposal is to add an electronic message center (EMC) to an existing sign. Parts of the sign would be refurbished, but the overall appearance would be similar. The base of the sign would be replaced and clad in a similar material.

The site plan shows the sign being located 18 feet from the edge of the roadway. In this case, the right-of-way line is not at the curb, but approximately 10 feet in from it. Therefore, the existing sign is located approximately eight feet from the right-of-way. The standard for these types of signs in a residential district is 15 feet. Since a sidewalk already exists on school district property parallel to 13th Street, it is unlikely that a sidewalk would need to be added to the street in the future. It is also unlikely that the roadway will need to expand out to the right-of-way line.

The new EMC would replace the outdated readerboard sign that is currently part of the sign. The new EMC would be brighter and have many more capabilities. However, the zoning code prohibits flashing signs in residential districts. In order for the EMC to be considered non-flashing, it needs to maintain static messages at intervals of at least six (6) seconds.

The new sign is not out of character with other signs for public and municipal institutions that have been previously approved in residential districts in the city. The plan commission could consider time limitations on the EMC out of deference to neighboring properties. This has been done in some, but not all cases.

Staff recommends approval of the proposed sign with an electronic message center, with the conditions that: a) the messages on the EMC must be displayed at intervals of at least six (6) seconds, and b) the EMC is extinguished between the hours of 10 p.m. and 6 a.m.



City of Wausau
Marathon County Wisconsin



-  Area of Interest
-  Building



Map Date: October 3, 2019

GRAPHIC HOUSE

CLIENT:
HORACE MANN MIDDLE SCHOOL
WAUSAU, WI

9204 Packer Drive, Wausau, WI 54401 715-842-0402
www.graphichouseinc.com

SALES REP: **MATTHEW W** DATE: **9-24-2019** QUOTE NUMBER: **18006** JOB NUMBER: **XX-XXX**

SALES AUTH: DESIGNED BY: **NN** REVISION: **XX**
0-0-0000

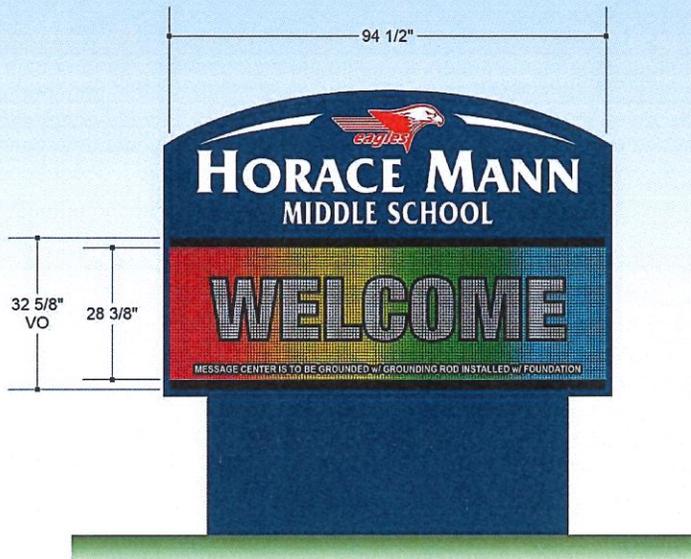
SALES DRAWINGS: HORACE MANN MIDDLE SCHOOL - (18006) ADD MESSAGE CENTER
HoraceMann-18006-01-1.jpg

ADD D/F EMC TO EXISTING PYLON

Pixel Pitch **16mm**
Color **Full Color RGB**
Character **(6) Lines 4.4" Character**
Matrix **45 x 150**
Cabinet Size **28 3/8" H x 94.5" W**

Additional filler panels painted black

Sign to be retro-fit w/ white LED's



CLIENT HAS IDENTIFIED THE 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.

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18'-0" from roadside of curb to leading edge of sign

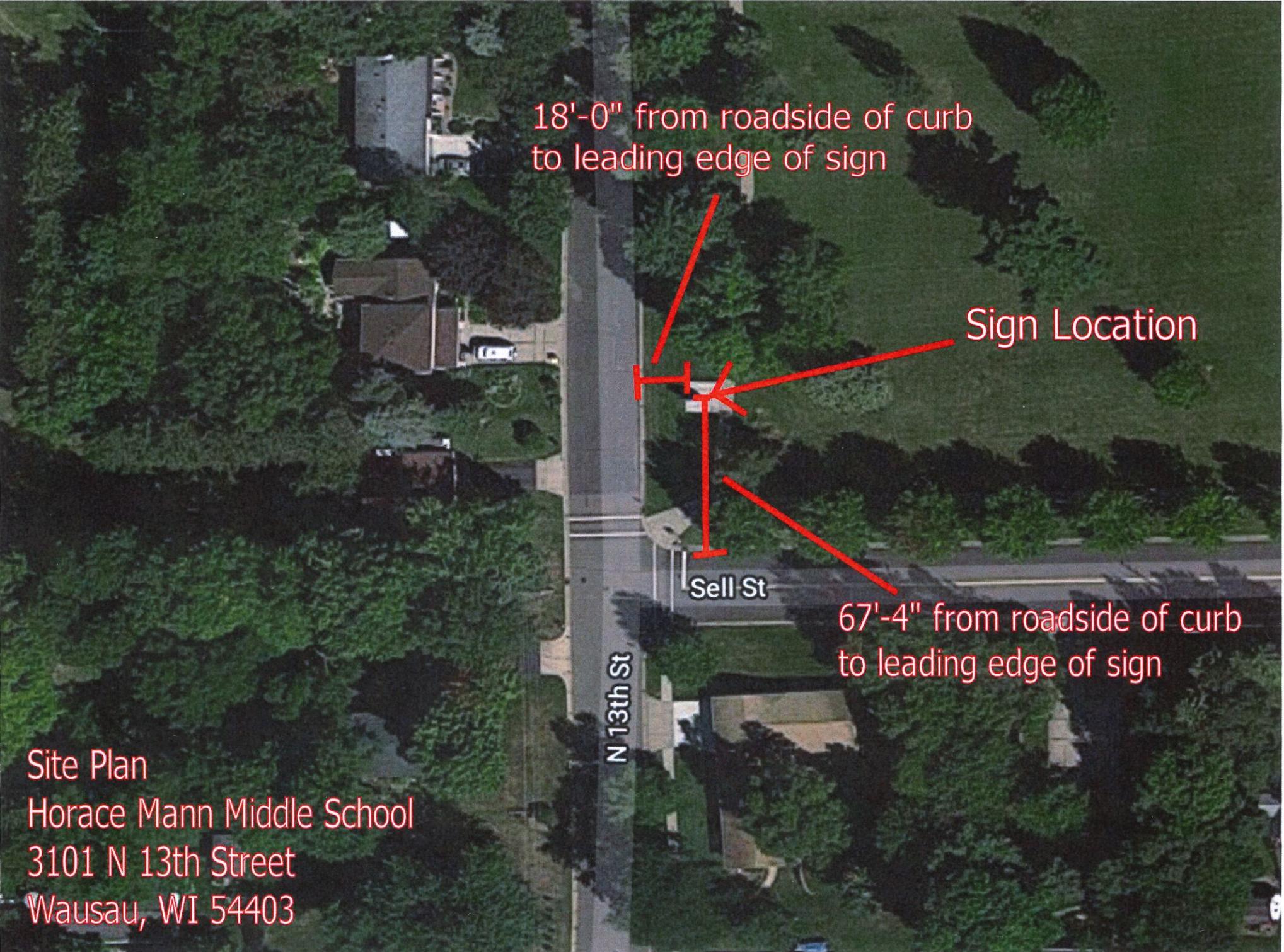
Sign Location

Sell St

67'-4" from roadside of curb to leading edge of sign

N 13th St

Site Plan
Horace Mann Middle School
3101 N 13th Street
Wausau, WI 54403





STAFF REPORT

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

GENERAL INFORMATION

APPLICANT: Graphic House, Inc., for Wausau School District

LOCATION: 4303 Troy Street

EXISTING ZONING: R2, Single-Family Residential

REQUESTED ZONING: Conditional use

PURPOSE: To allow for a sign for Riverview Elementary School. Signs in residential districts designating public or municipal institutions such as churches, city hall, public museums, schools, etc. may be allowed in a residential district subject to issuance of a conditional use permit by the plan commission.

EXISTING LAND USE: Elementary School

SIZE OF PARCEL: Approximately 10 acres

SURROUNDING ZONING AND LAND USE:

The school is bordered by residential property in three directions within the city limits. The fourth side (north) is outside the city limits and contains a mix of uses compatible with residential development.

(See attached *Zoning* Map)

ANALYSIS

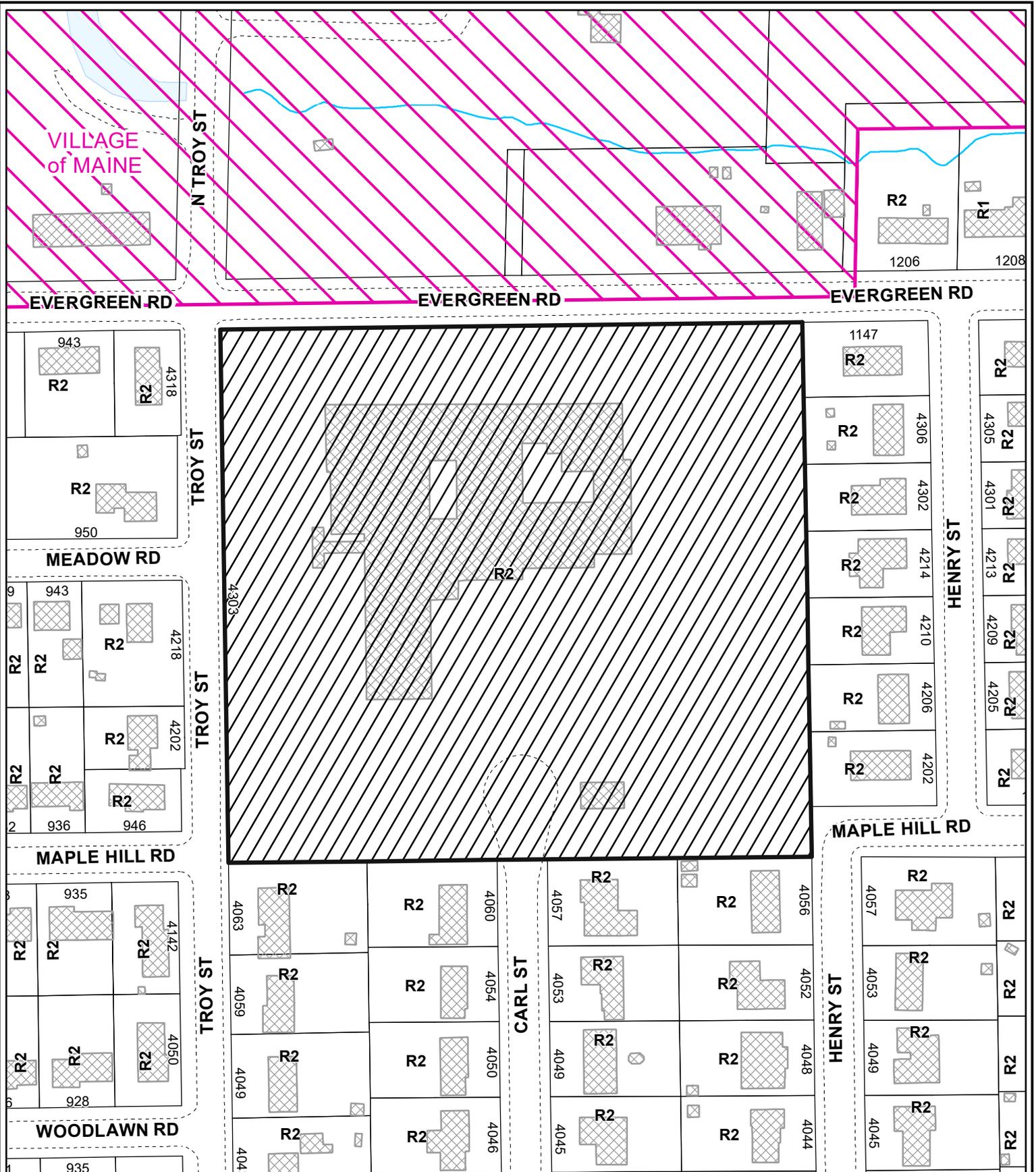
From Wausau Municipal Code 23.72.060, no conditional use shall be recommended by the city plan commission unless the commission finds:

- (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.*

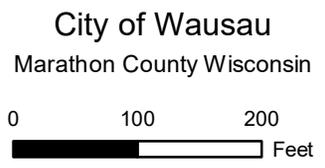
The proposed sign would be a relatively small metal sign containing only the name and logo of the school. The site plan shows that the sign would be located 25 feet from the back of sidewalk, which is greater than the minimum setback of 15 feet outlined in the zoning code.

Many signs for educational institutions have received conditional use approval – many of which are larger and more intrusive (e.g., with lights, graphics, etc.) than the proposed sign. The sign is not anticipated to affect the neighbors or the general public.

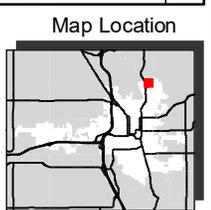
Staff recommends that the proposed sign be approved as presented.



Map Date: October 3, 2019



- Area of Interest
- Building

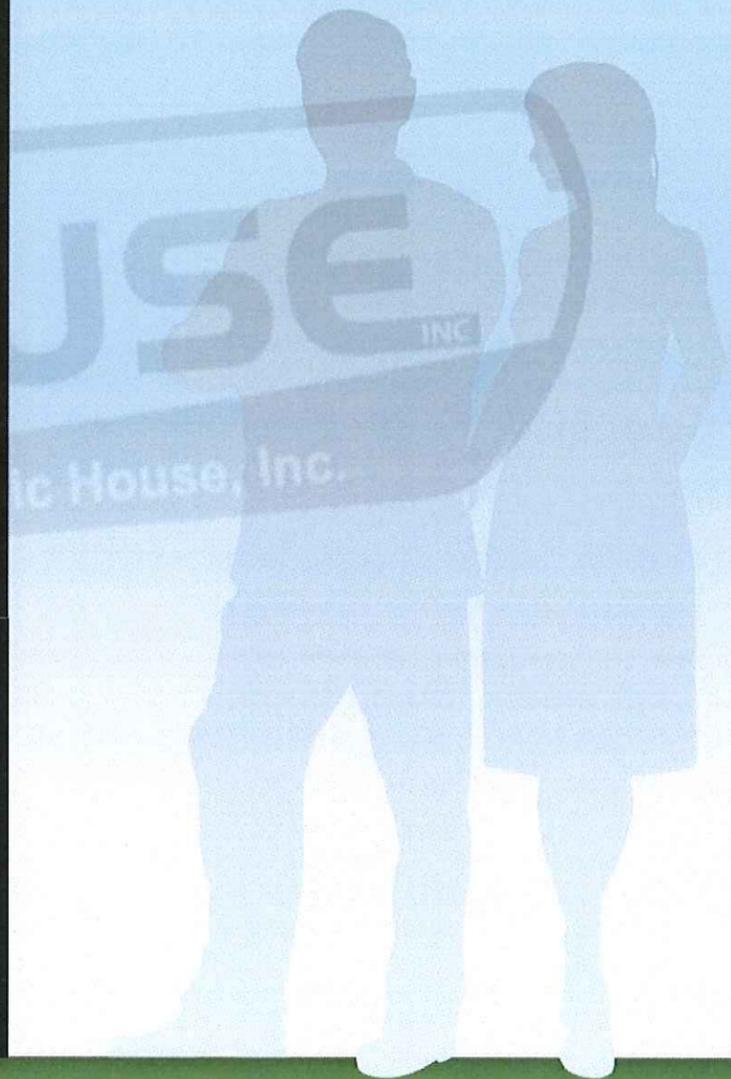
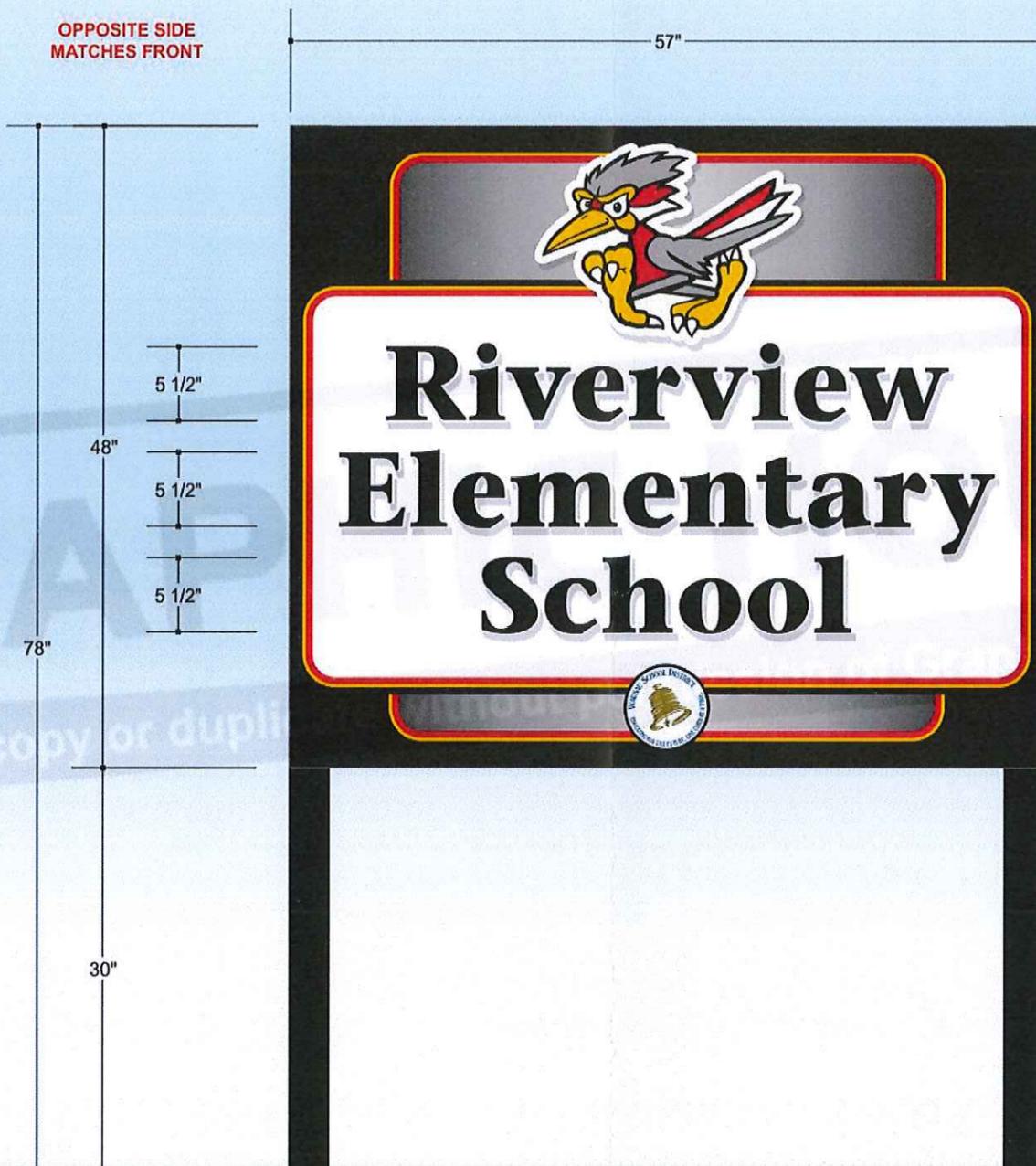


D/F NON-LIT SIGN

- ALUM. SIGN FACE w/ FLANGE ON SIDES
- PRINTED VINYL GRAPHICS w/ GLOSS LAMINATE
- PAINTED ALUM. SUPPORTS

	P1 - Black
	DP1 - White
	DP2 - Black
	DP3 - PMS 186c Red
	DP4 - PMS 123c Yellow
	DP5 - PMS 443c Grey
	DP6 - PMS 2955c Blue
	DP7 - PMS 4505 Gold

OPPOSITE SIDE
MATCHES FRONT



CLIENT HAS IDENTIFIED THE 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.

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RELEASE AUTH: _____

PLEASE REVIEW SPECS & PROOF CAREFULLY - CHECK FOR TYPOGRAPHICAL ERRORS & OMISSIONS, LAYOUT ACCURACY, ETC. CUSTOMER HAS SOLE RESPONSIBILITY TO CORRECT ANY ERRORS. DISCLAIMER: THE INK COLORS SHOWN IN THIS RENDERING PROVIDE CONCEPTUAL COLORS & GRAPHICS LOCATIONS ONLY. THE COLORS MAY NOT MATCH THE ACTUAL AUTOMOTIVE PAINTS, PANTONE OR VINYL COLORS THAT WILL BE USED ON OR IN THE SIGN(S) SHOWN. ALL SIZES, SHAPES, COLORS, ETC. ARE CONCEPTUAL & MAY VARY FROM ACTUAL PRODUCT



275 ft south of
Evergreen Road

20 ft east of
Troy Street

Flagging Map
Riverview Elementary School
4303 Troy Street
Wausau, WI 54403



25' back from sidewalk
and centered between
tree and flag pole





Memorandum

From: Brad Sippel, Assistant Planner
To: Plan Commission
Date: October 9, 2019
Subject: Discussion and possible action on approving an amendment to the Precise Implementation Plan at 2005 Sherman Street

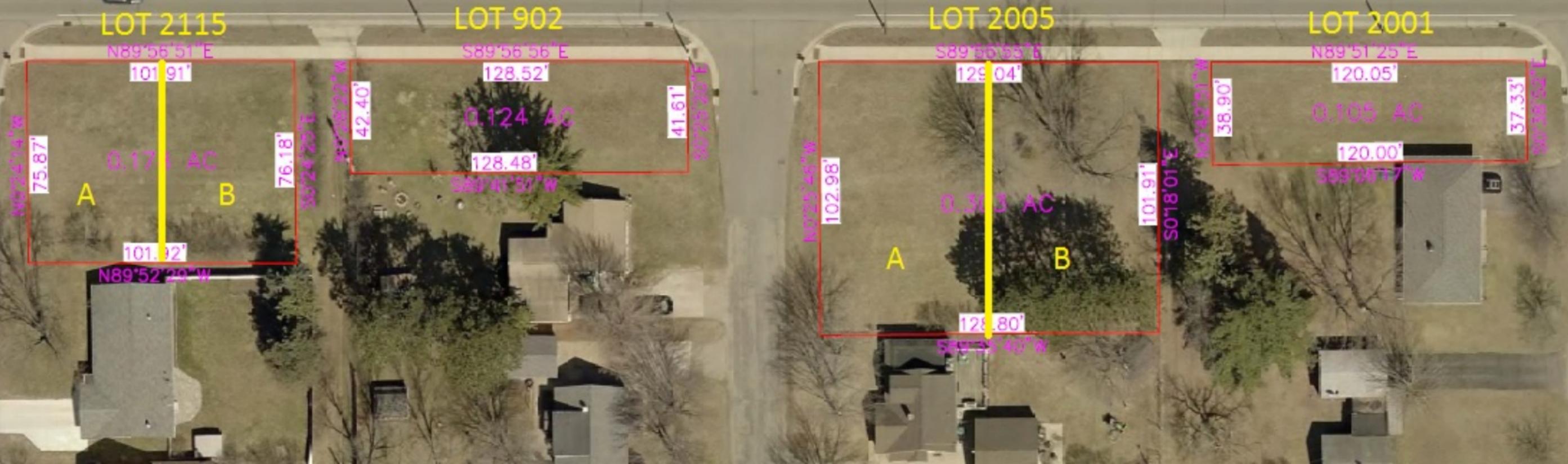
The applicant is proposing some site plan changes to the property at 2005 Sherman Street to account for some obstructions that were not accounted for in their original site plan. The floor plans for the homes are remaining as proposed with a change to the loading direction of the garage door in both cases, but will be flipped on the property.

The proposed changes would still result in two single family homes. Each lot would be approximately 64-65 feet wide and 101-103 feet deep. Proposed interior setbacks would be 6' each. The plan shows an 18 foot setback from the garage door to the property line on the 21st Avenue side of the western house, and a 20 foot setback from the garage door to the property line on the Sherman Street side of the eastern house.

Staff recommends moving the western house north approximately 15 feet to bring the Sherman Street façade roughly even with the eastern house.

Plans depicting the proposed amendment submitted by the applicant are attached as Exhibit A. The plans as originally approved in October of 2018 are attached as Exhibit B

SHERMAN STREET REMNANT PARCELS RESIDENTIAL DEVELOPMENT PLAN

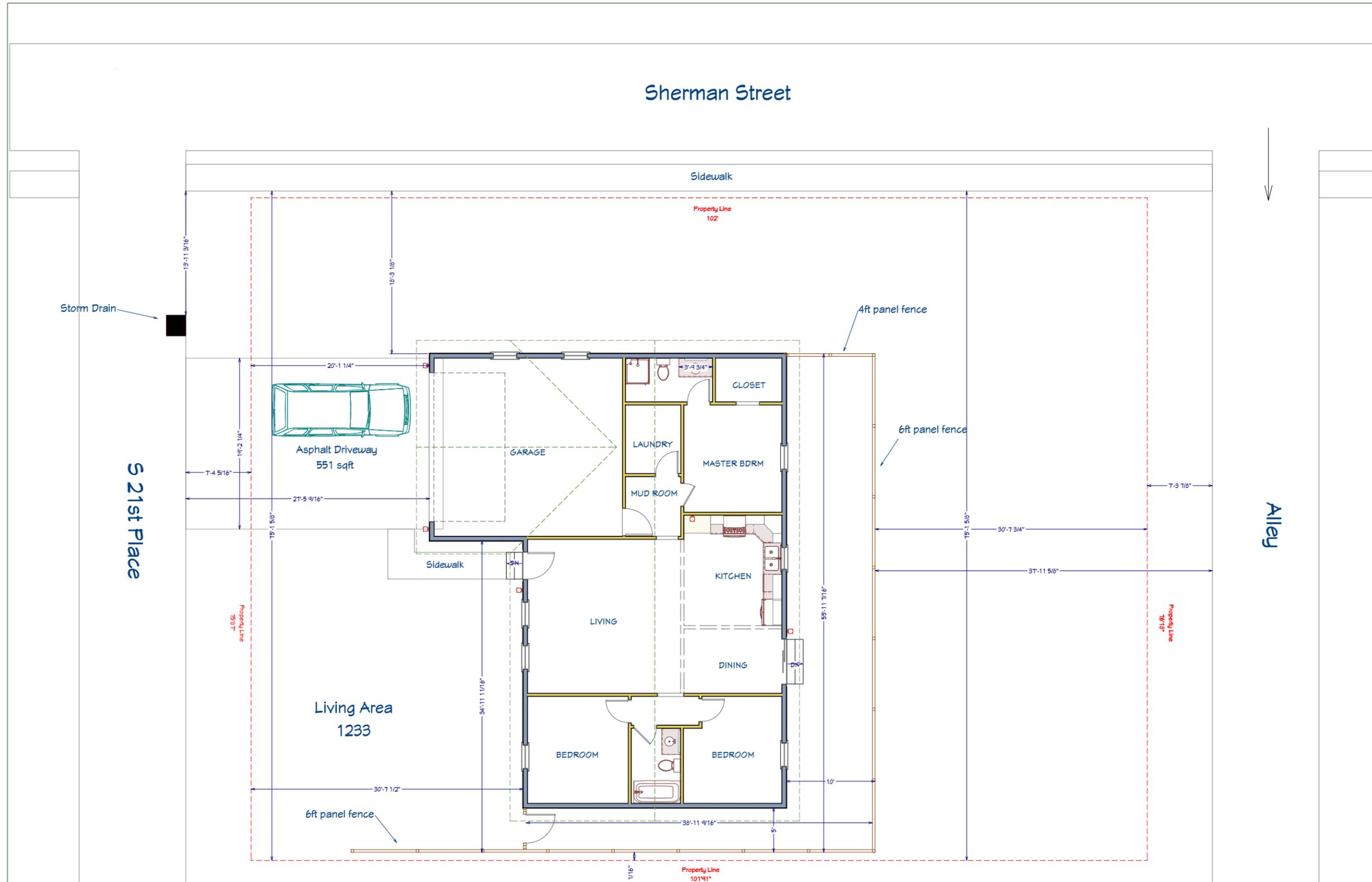


1,233 sqft 3/2 Ranch
Unfinished Basement

LOT 2115 75'x101'

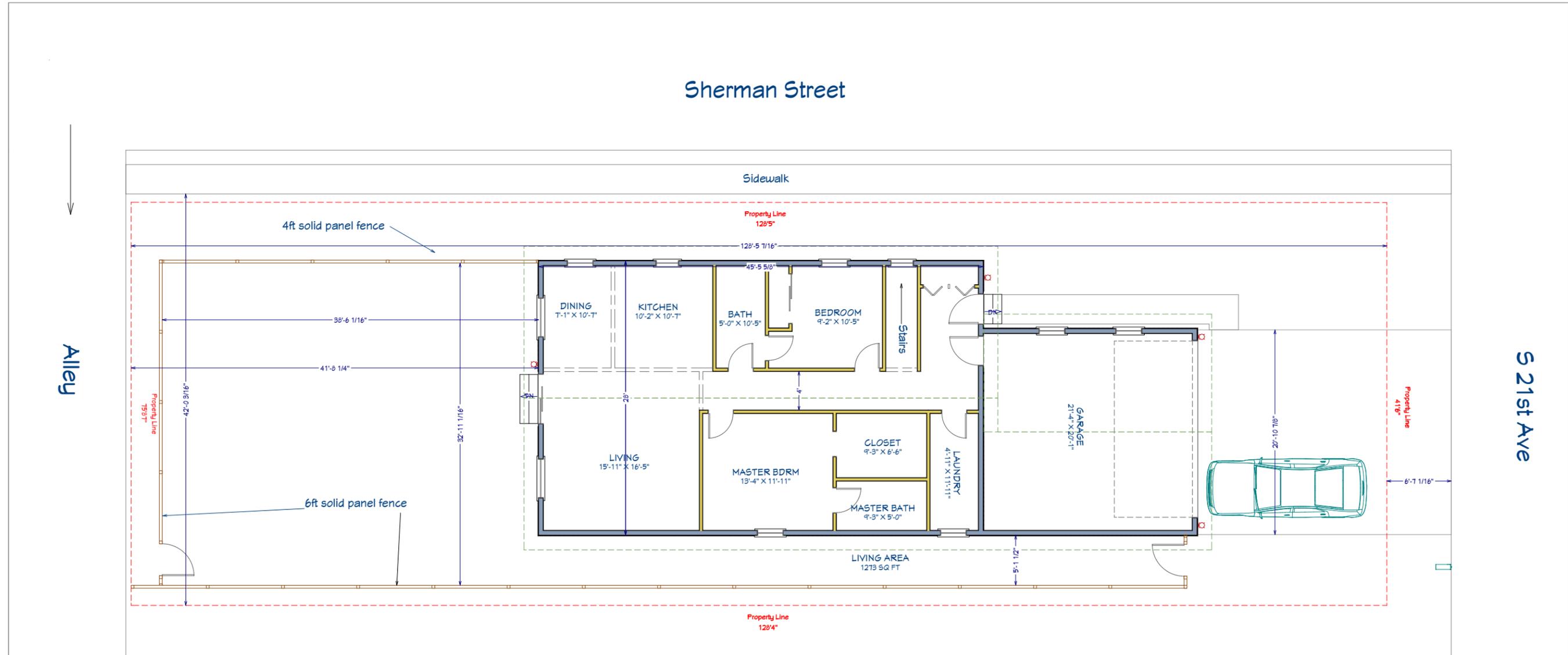
Sherman Street Remnant Parcel Development
Central WI Real Estate
CMO Building Services
Proposed Site Plan 10/24/18

N



N
LOT 902 128'x42'
1,273 sqft 3/2 Ranch
Unfinished Basement

Sherman Street Remnant Parcel Development
Central WI Real Estate
Proposed Site Plan 10/25/18

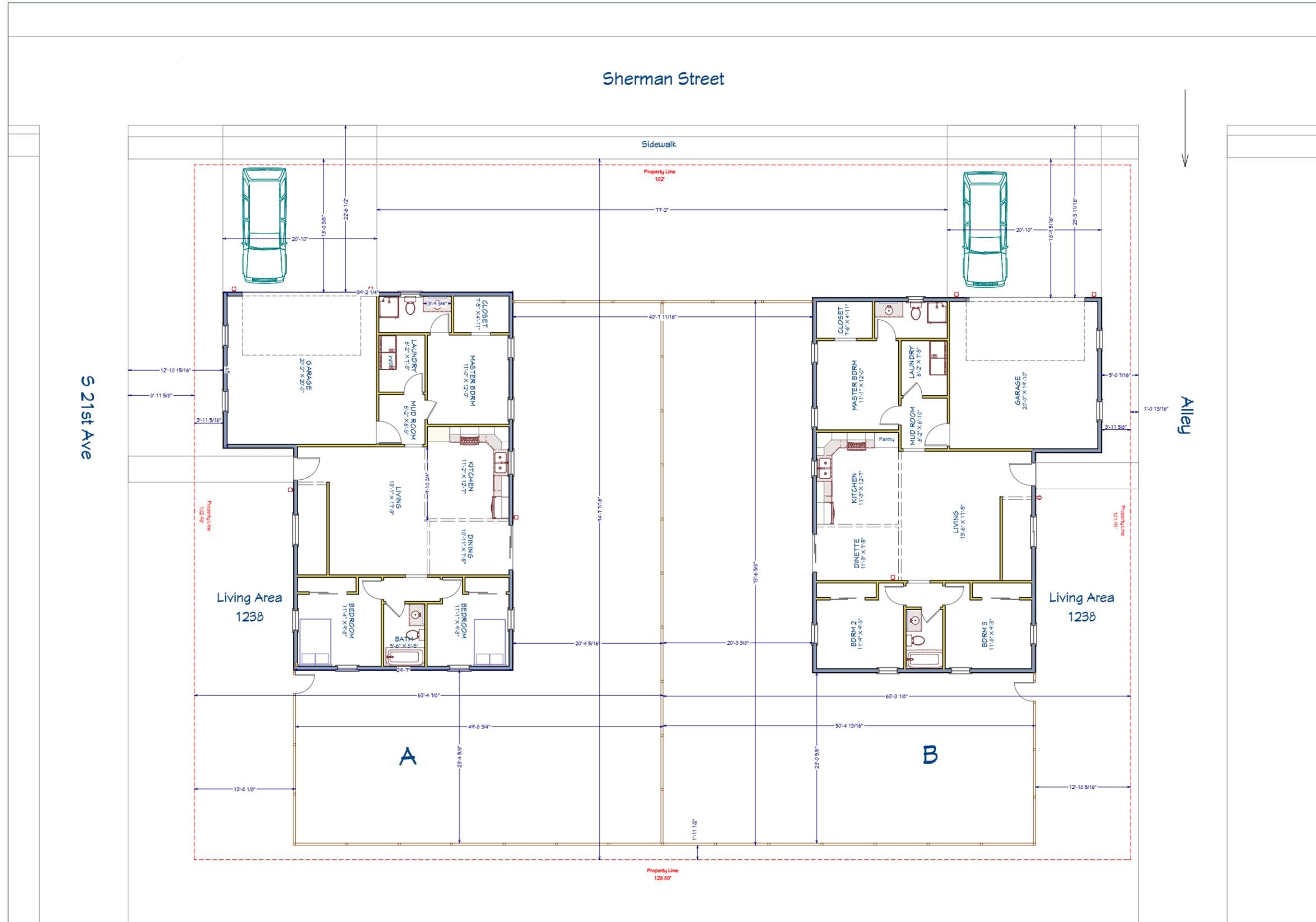


1,238 sqft 3/2 Ranch
Unfinished Basement

N

LOT 2005 102'x128'
2005 A 102'x64'
2005 B 102'x64'

Sherman Street Remnant Parcel Development
Central WI Real Estate
Proposed Site Plan 10/08/18



N

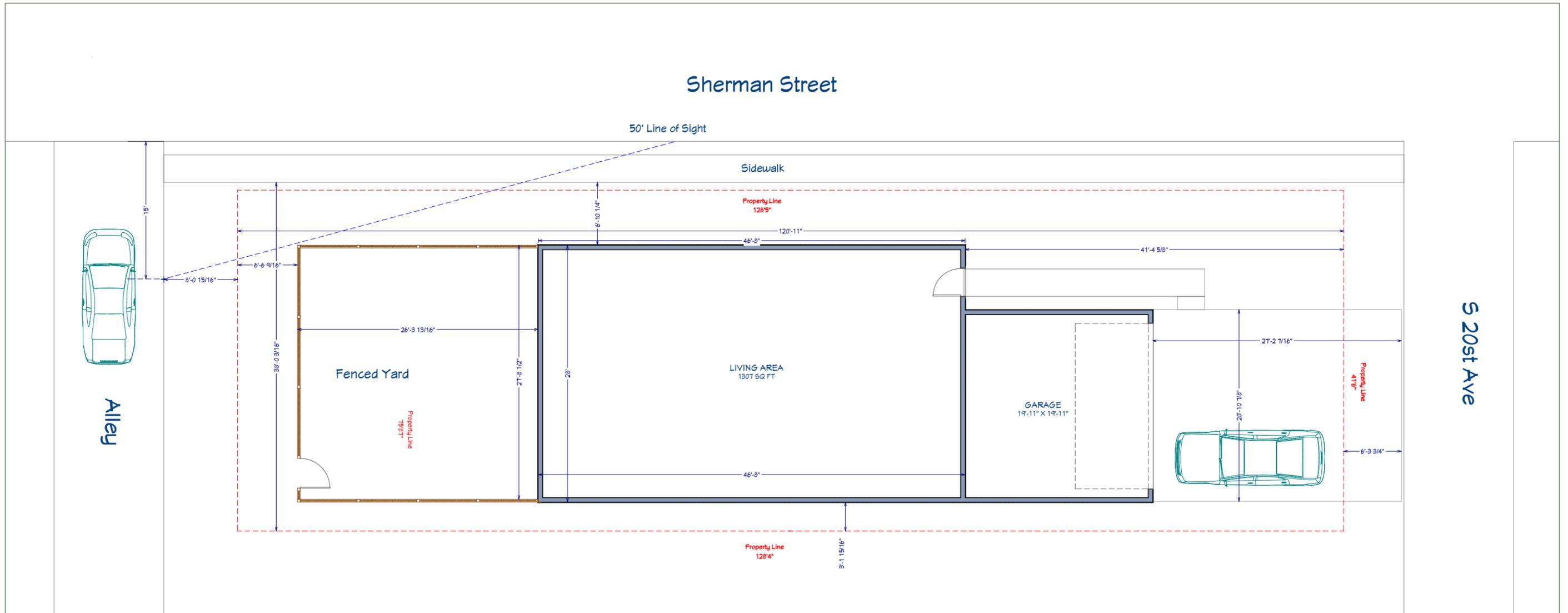
LOT 2001 120'x38'
1,307 sqft 3/2 Ranch
Unfinished Basement

Sherman Street Remnant Parcel Development
Central WI Real Estate
Proposed Site Plan 10/08/18

Sherman Street

50' Line of Sight

Sidewalk



S 20st Ave

SEPT. 27, 2019

SITE PLAN

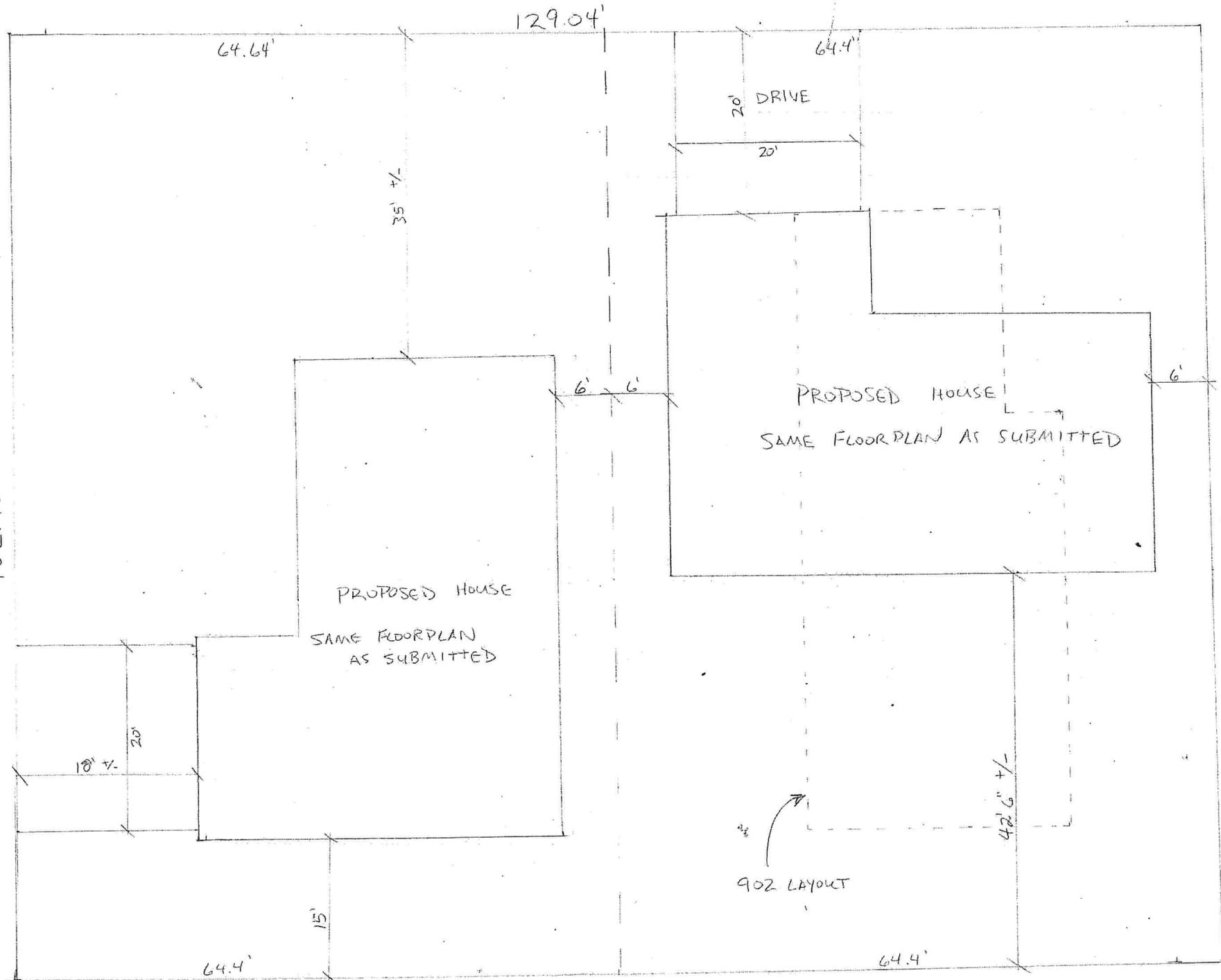
CHANGE



3/32 = 1'-0"
11x17

S 21ST AVE

102.98



SHERMAN ST.

64.64'

129.04'

64.4'

20' DRIVE

20'

35' +/-

6' 6'

PROPOSED HOUSE

SAME FLOOR PLAN AS SUBMITTED

ALLEYWAY

101.91

18' +/-

20'

15'

64.4'

128.8'

64.4'

42.6' +/-

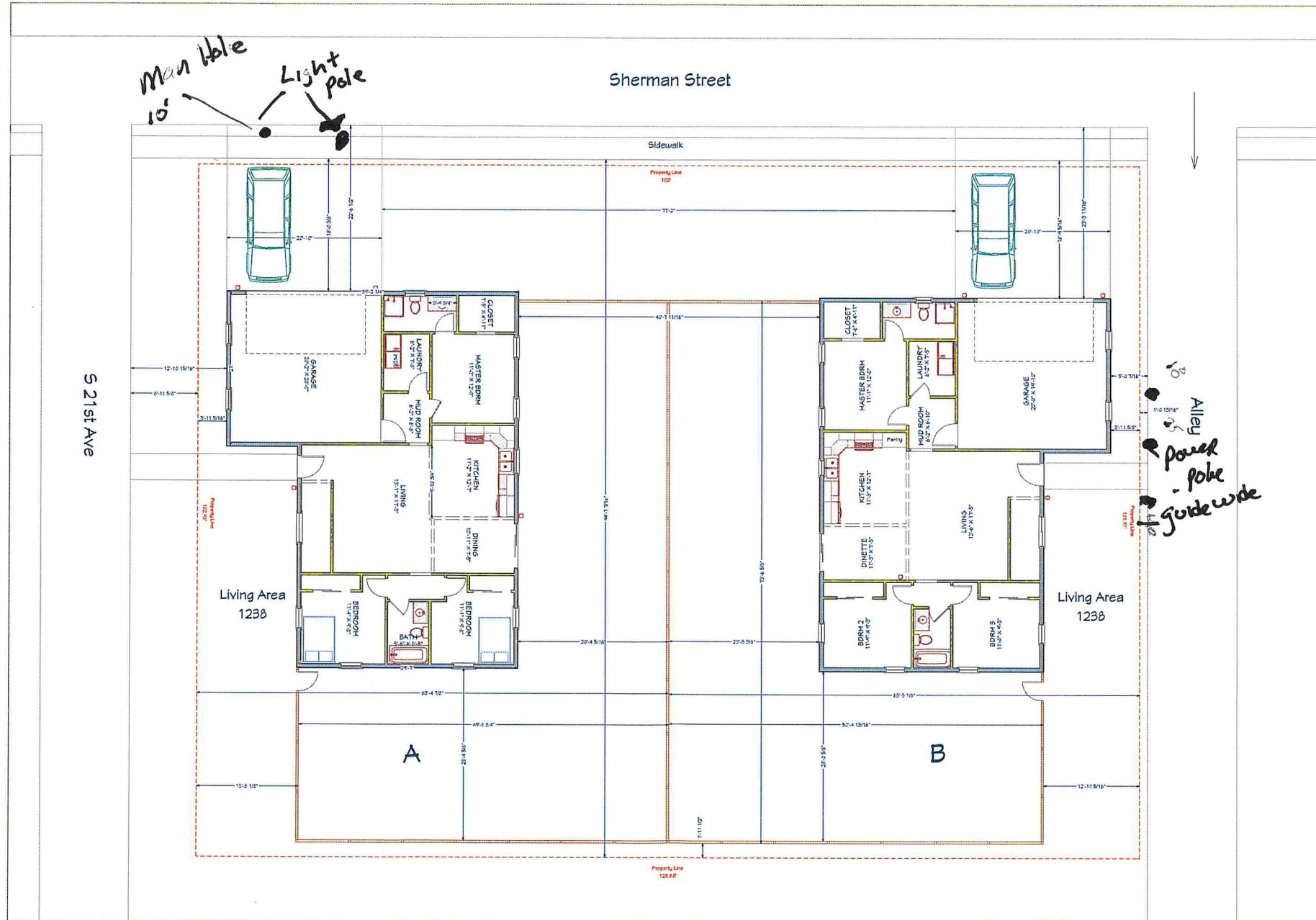
902 LAYOUT

2005 SHERMAN PROPOSED PLOT AMMENDMENT

1,238 sqft 3/2 Ranch
Unfinished Basement

LOT 2005 102'x128'
2005 A 102'x64'
N
2005 B 102'x64'

Sherman Street Remnant Parcel Development
Central WI Real Estate
Proposed Site Plan 10/08/18



<p>Agenda Item No. 3</p>

STAFF REPORT TO CISM COMMITTEE – October 10, 2019

AGENDA ITEM
<p>Public Hearing: Discussion and possible action on vacating and discontinuing South 18th Avenue from South 17th Avenue to South 18th Avenue</p>
BACKGROUND
<p>A conceptual development plan for the redevelopment of Wausau Crossroads Center was received by the Engineering Department. The proposal is included as an attachment. Part of this proposal would require the City to vacate the existing South 18th Avenue between South 17th Avenue and South 18th Avenue. The proposed roadway to be vacated is attached along with a legal description. This public hearing will take public comment on vacating this section of right-of-way.</p>
FISCAL IMPACT
<p>There is minimal fiscal impact to vacating the existing S. 18th Avenue. However, the preliminary estimate to build S. 18th Avenue in the new location is approximately \$300,000.</p>
STAFF RECOMMENDATION
<p>Staff recommends approving vacating the right of way as shown. This recommendation is contingent upon public comment during the hearing.</p>
<p>Staff contact: Allen Wesolowski 715-261-6762</p>



EXHIBIT MAP

OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4
OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 7 EAST,
CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

NOTES:
I. BEARINGS ARE BASED ON THE MARATHON COUNTY
COORDINATE SYSTEM NAD 83(2011) DATUM AND REFERENCED
TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 27,
TOWNSHIP 29 NORTH, RANGE 7 EAST AND MEASURED TO BEAR
NORTH 89°39'36" EAST.

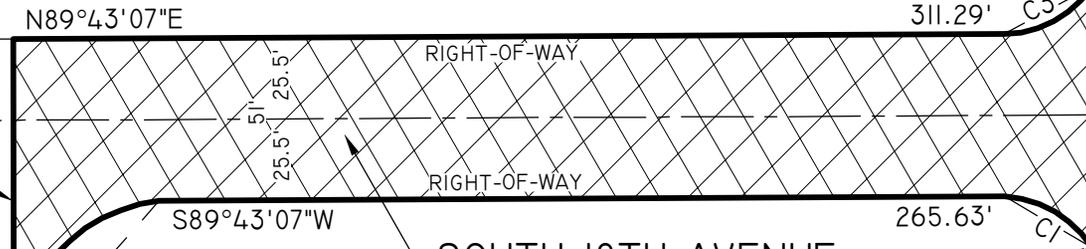
LOT 2
CSM #6978
VOL. 26 PG. 171
OWNED BY PJ INVESTMENTS II, LLC.

LOT 2
CSM #8355
VOL. 32 PG. 123
OWNED BY PJ INVESTMENTS, INC.

LOT 1
CSM #17233
VOL. 82 PG. 31
OWNED BY PJ
INVESTMENTS II,
LLC.

LOT 2
CSM #17233
VOL. 82 PG. 31
OWNED BY PJ
INVESTMENTS II, LLC.

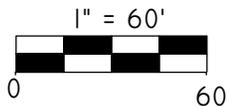
LOT 3
CSM #6978
VOL. 26 PG. 171
OWNED BY PJ INVESTMENTS II, LLC.



SOUTH 18TH AVENUE DISCONTINUANCE

18,096 SQUARE FEET
0.415 ACRES

CURVE TABLE					
CURVE	RADIUS LENGTH	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	ARC LENGTH
C1	34.00'	N59°34'17"W	31.99'	56°07'49"	33.31'
C2	51.56'	S41°36'41"W	68.65'	83°29'19"	75.12'
C3	33.98'	N61°39'22"E	31.31'	54°51'39"	32.54'



SOUTHEAST CORNER
SEC. 27, T29N, R7E
CHISELED "X" FOUND

SOUTH 1/4 CORNER
SEC. 27, T29N, R7E
BRASS CAP FOUND

N00°07'58"W
102.11'

N89°43'07"E

311.29'

S89°43'07"W

265.63'

S00°08'21"E
82.07'

776.17'

1330.93'

SOUTH LINE OF THE SOUTHEAST 1/4

1354.33'

2685.26'

SOUTH 18TH AVENUE VACATION
SOUTH 18TH AVENUE
WAUSAU, WISCONSIN 54401

EXHIBIT MAP

PROJECT NO.

8600A

DRAWN BY:
MJS

DATE:
9-3-2019

REI Engineering, INC.

Description

The discontinuance of a portion of South 18th Avenue being part of the Southwest 1/4 of the Southeast 1/4 of Section 27, Township 29 North, Range 7 East, City of Wausau, Marathon County, Wisconsin, more particularly described as follows:

Commencing at the South 1/4 corner of said Section 27; thence North 89°39'36" East, coincident with the South line of the Southeast 1/4 of said Section 27, 1,330.93 feet; thence North 00°08'21" West, coincident with the West right-of-way line of South 17th Avenue and the Southerly extension thereof, 776.17 feet to the intersection of said West right-of-way line of South 17th Avenue and the South right-of-way line of South 18th Avenue, the beginning of a curve concave to the Southwest and point of beginning; thence 33.31 feet coincident with said South right-of-way line and the arc of said curve, said curve having a radius length of 34.00 feet, a central angle of 56°07'49" and a chord that bears North 59°34'17" West for 31.99 feet; thence South 89°43'07" West, coincident with said South right-of-way line, 265.63 feet to the beginning of a curve concave to the Southeast; thence 75.12 feet coincident with said South right-of-way line and the arc of said curve, said curve having a radius length of 51.56 feet, a central angle of 83°29'19" and a chord that bears South 41°36'41" West for 68.65 feet; thence North 00°07'58" West, 102.11 feet to the North right-of-way line of said South 18th Avenue; thence North 89°43'07" East, coincident with said North right-of-way line, 311.29 feet to the beginning of a curve concave to the Northwest; thence 32.54 feet coincident with said North right-of-way line and the arc of said curve, said curve having a radius length of 33.98 feet, a central angle of 54°51'39" and a chord that bears North 61°39'22" East for 31.31 feet to the intersection of said West right-of-way line of South 17th Avenue and said North right-of-way line of South 18th Avenue ; thence South 00°08'21" East, coincident with said West right-of-way line, 82.07 feet to the point of beginning.

Said vacation contains 18,096 square feet, 0.415 acres, more or less.

Said vacation is subject to easements, restrictions and right-of-ways of record.

Agenda Item No. 8

STAFF REPORT TO CISM COMMITTEE – October 10, 2019

AGENDA ITEM

Discussion and possible action on a Relocation Order for establishing an access road off Thomas Street in order to repair/maintain the River Wall

BACKGROUND

The City is currently in the process of designing the river wall reconstruction and trail that will connect the Thomas St Bridge to Riverside Park. Due to a landlocked parcel and the need for the City to be able to properly repair/maintain the river wall near the bridge, a relocation order has been prepared to provide an access road to this area.

The City has made every attempt to contact the heirs of the property but have had no success. In order to provide access to this area a road will need to be built and this property will need to be condemned. The City Attorney has begun the condemnation process and a formal Relocation Order is required to describe the area to be used for the new road.

FISCAL IMPACT

Anticipated to be \$1,000

STAFF RECOMMENDATION

Staff recommendations approval.

Staff contact: Eric Lindman 715-261-6745

EXHIBIT A RELOCATION ORDER

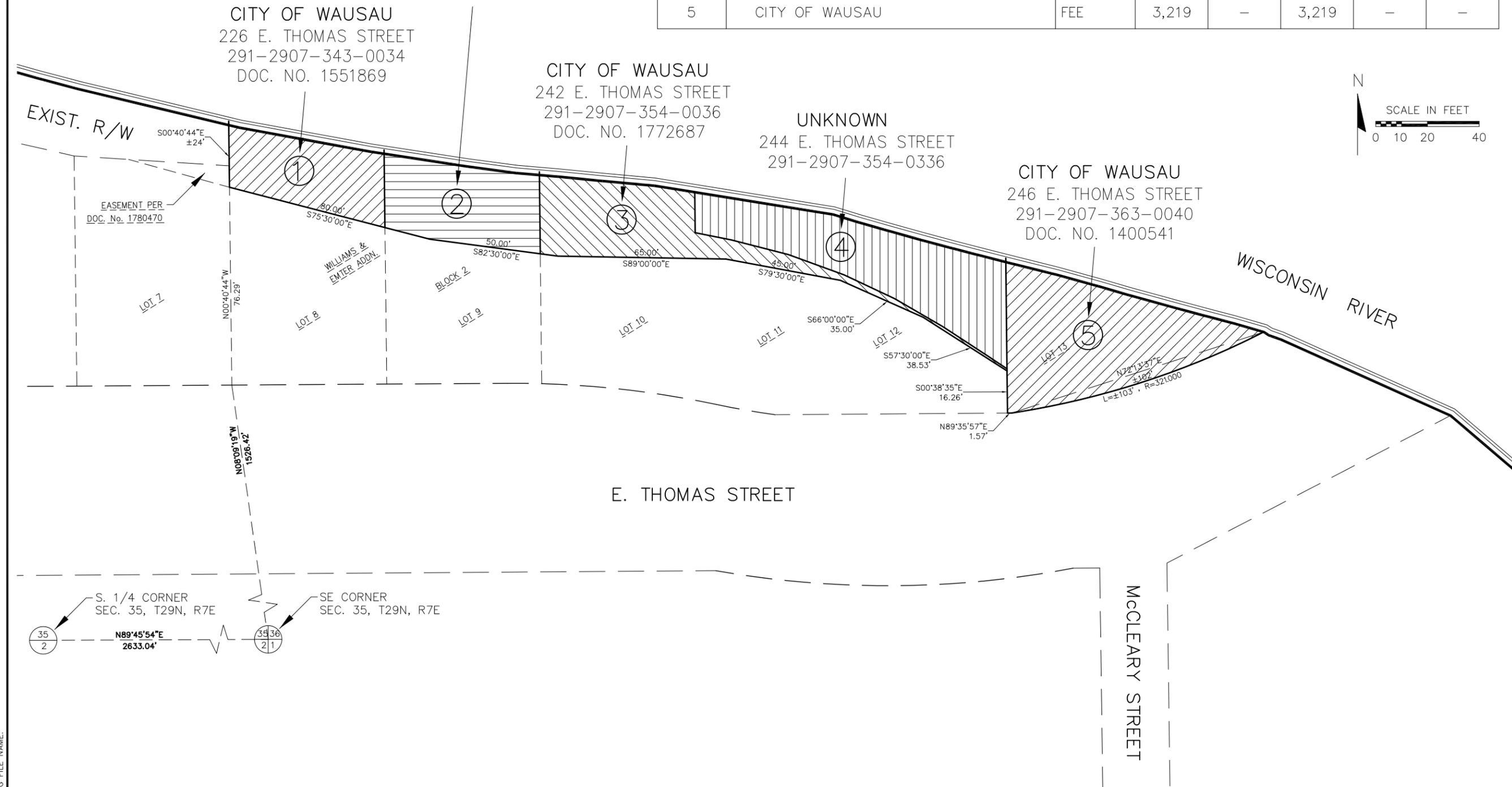
PROJECT: River Wall Access – Thomas Street		SEGMENT OF ROAD: From the east end of River Street to Thomas Street	COUNTY: Marathon
RIGHT-OF-WAY PLAT DATE:	PLAT SHEET NUMBERS:	DATES OF PREVIOUS ORDER: None	
DESCRIPTION OF PROJECT:			
<p>The land required by the City of Wausau under this relocation order and plan shall be that part of the owner's real estate referred to on this map lying within the following described parcel:</p> <p>Part of Lots 8, 9, 10, 11, 12 and 13, Block 2, Williams and Emter Addition, Section 35 and 36, Township 29 North, Range 7 East, City of Wausau, Marathon County, Wisconsin, described as follows:</p> <p>Commencing at the South ¼ corner of said Section 35; thence N 89°45'54" E, along the South line of said Section 35, 2633.04 feet to the Southeast corner of said Section 35; thence N 8°09'19" W, 1526.42 feet to the intersection of Northerly right-of-way of East Thomas Street and the West line of said Lot 8; thence N 00°40'44" W, along said West line, 76.29 feet to the point of beginning;</p> <p>Thence S 75°30'00" E, 80.00 feet; thence S 82°30'00" E, 50.00 feet; thence S 89°00'00" E 65.00 feet; thence S 79°30'00" E, 45.00 feet; thence S 66°00'00" E, 35.00 feet; thence S 57°30'00" E, 38.53 feet to the West line of said Lot 13; thence S 00°38'35" E, along said West line, 16.26 feet to said Northerly right-of-way of East Thomas Street; thence N 89°35'57" E, along said Northerly right-of-way, 1.57 feet; thence continuing along said Northerly right-of-way and along the arc of a curve to the left having a chord bearing of N 72°13'37" East and a chord distance of approximately 102 feet and a radius of 321.00 feet to the Southwesterly bank of the Wisconsin River; thence Northwesterly, along said Southwesterly bank, approximately 410 feet to said West line of Lot 8 extended Northerly; thence S 00°40'44" E, along said West line extended Northerly and along said West line, approximately 24 feet to the point of beginning.</p>			
<p>To properly establish, lay out, widen, enlarge, extend, construct, reconstruct, improve, or maintain a portion of the streets designated above, it is necessary to relocate or change and acquire certain lands or interests in lands as shown on the map for the above project.</p> <p>To effect this change, pursuant to authority granted under Section 62.22, Wisconsin Statutes, the City of Wausau hereby orders that:</p> <ol style="list-style-type: none"> 1. The said right-of-way is hereby laid out and established to the lines and widths as shown on the map. 2. The required lands or interests in lands as shown on the map shall be acquired by the City of Wausau, pursuant to the provisions of Chapter 32, Wisconsin Statutes. <p>Date Approved by Common Council:</p> <p>CITY OF WAUSAU BY:</p>			
<hr style="width: 100%;"/> Robert B. Mielke, Mayor		<hr style="width: 100%;"/> Toni Rayala, Clerk	
Date		Date	

Drafted by: Eric Lindman, Director of Public Works & Utilities
 Dated: October 3, 2019

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNERS NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS.

PARCEL NUMBER	OWNER(S)	INTEREST REQUIRED	R/W SF REQUIRED			TLE SF	PLE SF
			NEW	EXIST.	TOTAL		
1	CITY OF WAUSAU	FEE	1,562	-	1,562	-	-
2	CITY OF WAUSAU	FEE	1,792	-	1,792	-	-
3	CITY OF WAUSAU	FEE	2,192	-	2,192	-	-
4	UNKNOWN	FEE	2,917	-	2,917	-	-
5	CITY OF WAUSAU	FEE	3,219	-	3,219	-	-



CITY OF WAUSAU
230 E. THOMAS STREET
291-2907-354-0035
DOC. NO. 1514713

CITY OF WAUSAU
226 E. THOMAS STREET
291-2907-343-0034
DOC. NO. 1551869

CITY OF WAUSAU
242 E. THOMAS STREET
291-2907-354-0036
DOC. NO. 1772687

UNKNOWN
244 E. THOMAS STREET
291-2907-354-0336

CITY OF WAUSAU
246 E. THOMAS STREET
291-2907-363-0040
DOC. NO. 1400541

CITY OF WAUSAU
Engineering Department
407 GRANT STREET WAUSAU, WI 54403-4783
(715) 261-6740 FAX (715) 261-6759

PG. _____

SURVEYED BY: _____
FIELD BOOK NO. _____
DESIGNED BY: _____
DRAWN BY: DFH
APPROVED BY: _____
POINT FILE: _____

ISSUED FOR: _____
PRELIMINARY: REVIEW/APPROVAL:
BIDDING/CONST.: REC. REF. DWG.:
OFFICE USE:

REVISIONS: _____

DATE: 10/3/2019

RELOCATION ORDER MAP
WISCONSIN STAT. CH. 32.05 (1)
WISCONSIN RIVER SEAWALL ACCESS ROAD

SHEET NO. **1**
OF 2 SHEETS
FILE NUMBER _____

C:\Engineering\DWG\PROJ\1036\DWG\1036-Relocation-Order.dwg, 10/3/2019 3:38:06 PM, 1:2

DWG FILE NAME:

<p>Agenda Item No. 12</p>

STAFF REPORT TO CISM COMMITTEE – October 10, 2019

AGENDA ITEM
<p>Discussion and possible action on petition for annexation – Kern, 4605 Stettin Drive (076-2907-294-0982, Town of Stettin)</p>
BACKGROUND
<p>The property owners at 4605 Stettin Drive have petitioned for annexation. The reason for the petition is to be eligible for municipal water and sewer service.</p> <p>The map of the property is attached.</p>
FISCAL IMPACT
<p>The City will pay the Town of Stettin, for a period of five years, an amount equal to the value of the town taxes received from the annexation area at the time the annexation petition is final.</p>
STAFF RECOMMENDATION
<p>Staff recommends approving the annexation.</p>
<p>Staff contact: Allen Wesolowski 715-261-6762</p>

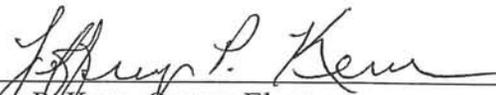
PETITION FOR ANNEXATION

The undersigned, constituting 100 percent of the owners and electors of the following-described territory located in the Town of Stettin, Marathon County, Wisconsin, lying contiguous to the City of Wausau, petition the Honorable Mayor and Common Council of said city to annex the territory described below and shown upon the attached scale map, as permitted by Chapter 66 of the Wisconsin Statutes, to the City of Wausau, Marathon County, Wisconsin:

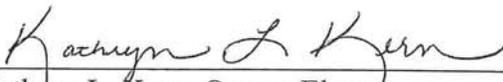
SEE ATTACHED MAP AND LEGAL DESCRIPTION

The current population of such territory is two (2).

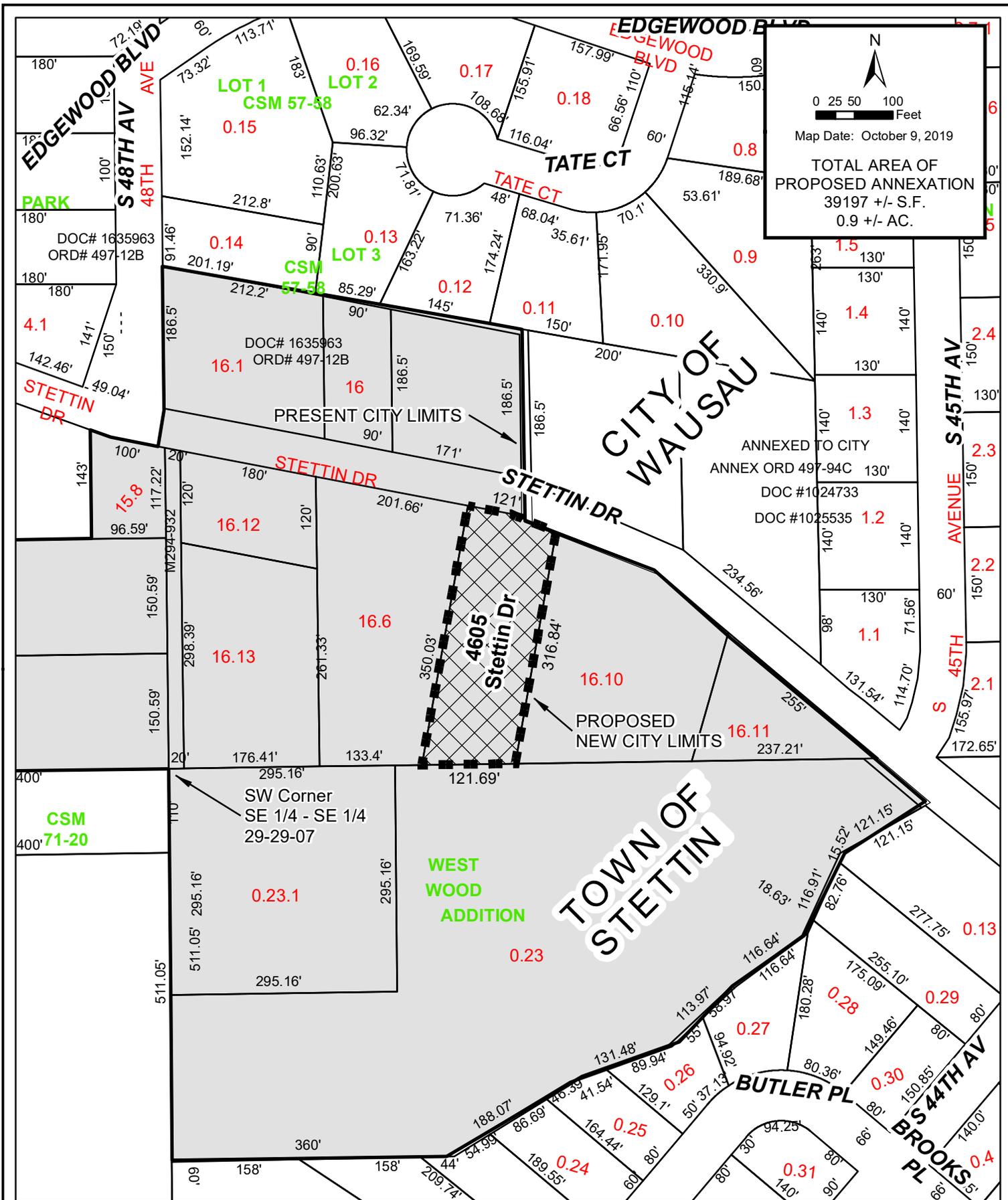
Dated this 9th day of October, 2019.



Jeffrey W. Kern, Owner-Elector
4605 Stettin Drive
Wausau WI 54401



Kathryn L. Kern, Owner-Elector
4605 Stettin Drive
Wausau WI 54401

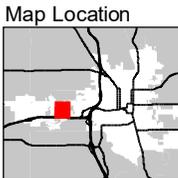


N

0 25 50 100 Feet

Map Date: October 9, 2019

TOTAL AREA OF PROPOSED ANNEXATION
39197 +/- S.F.
0.9 +/- AC.



PROPOSED ANNEXATION MAP

ANNEXING TERRITORY FROM THE TOWN OF STETTIN

Legal Description for Proposed Annexation

Jeffrey P. Kern
Kathryn L. Kern
4605 Stettin Drive
076-2907-294-0982

Part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 29, Township 29 North, Range 7 East, Town of Stettin, Marathon County, Wisconsin, described as follows:

Commencing at the Southwest corner of said Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence East, along the South line of said Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 329.81 feet to the point of beginning;

Thence N $10^{\circ}41'$ E, 350.03 feet to the Southerly right-of-way of Stettin Drive; thence S $74^{\circ}14'$ E, along said Southerly right-of-way, and along the existing boundary of the City of Wausau, 120 feet; thence S $10^{\circ}41'$ W, 316.84 feet to said South line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence West, along said South line, 121.69 feet to the point of beginning.