



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 16, 2020 at 5:00 pm.**
Location: **City Hall (407 Grant Street, Wausau WI 54403) - COMMON COUNCIL CHAMBERS**
Members: Rosenberg (C), Lindman, Peckham, Neal, Bohlken, Brueggeman

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

1. Approve the minutes of the May 27, 2020 meeting.
2. **PUBLIC HEARING:** Discussion and possible action on rezoning 2811 West Wausau Avenue from SR-2, Single Family Residential-2 Zoning District to DR-8, Duplex Residential-8 Zoning District. (Lang)
3. Discussion and possible action on approving a conditional use at 200 Park Avenue to allow for community gardens in a UMU, Urban Mixed-Use Zoning District.
4. **PUBLIC HEARING:** Discussion and possible action on approving a conditional use at 330, 336 and 435 Adrian Street to allow for waste water treatment facility with associated structures including chemical building storage, solids building, administrative building and secondary clarifier, in an HI, Heavy Industrial Zoning District. (City of Wausau)
5. **PUBLIC HEARING:** Discussion and possible action on approving a conditional use at 700 Bugbee Avenue to allow for a water treatment facility with associated structures including two above-ground reservoirs and an administrative/vehicle storage building, in an I, Industrial Zoning District. (City of Wausau)
6. Discussion and possible action on review for preliminary plat for Siewert Park.
7. Next meeting date and future agenda items for consideration.
8. Adjournment

Due to the COVID-19 pandemic, this meeting is being held in person and via teleconference. Members of the media and the public may attend in person, subject to the social distancing rules of maintaining at least 6 feet apart from other individuals, or by calling 1-408-418-9388. The Access Code is 126 623 4128. Individuals appearing in person will either be seated in the Council Chambers or an overflow room, subject to the social distancing rules. Space available will be on a first come, first served basis. All public participants' phones will be muted during the meeting. Members of the public who do not wish to appear in person may view the meeting live over the internet at <https://tinyurl.com/wausaucitycouncil>, on the City of Wausau's YouTube Channel https://www.youtube.com/channel/UC-Nigpdco_i8sq5FbbJD_aw, live by cable TV, Channel 981, and a video is available in its entirety and can be accessed at <https://tinyurl.com/wausaucitycouncil>. Any person wishing to offer public comment who does not appear in person to do so, may e-mail melissa.engen@ci.wausau.wi.us with "Plan Commission public comment" in the subject line prior to the meeting start. All public comment, either by email or in person, will be limited to items on the agenda at this time. The messages related to agenda items received prior to the start of the meeting will be provided to the Chair.

This Notice was posted at City Hall and emailed to the Daily Herald newsroom on 6/11/2020 @ 1:00 p.m. Questions regarding this agenda may be directed to the Planning Department at (715) 261-6760.

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the Planning Department at (715) 261-6760 or the City's ADA Coordinator at (715) 261-6620 or e-mail clerk@ci.wausau.wi.us at least 48 hours prior to the scheduled meeting or event to request an accommodation.

Distribution List: City Website, Media, Committee Members, Council Members, Assessor, Attorney, City Clerk, Community Development, Finance, Metro Ride, Human Resources, Police Department, Hebert, Lenz, Sippel, DeSantis, Polley, County Planning, Lang, REI

PLAN COMMISSION

Time and Date: The Plan Commission met on Wednesday, May 27, 2020, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Katie Rosenberg, Eric Lindman, Patrick Peckham, Tom Neal, Bruce Bohlken, Andrew Brueggeman (arrived via WebEx at 5:10 p.m.)

Others Present: Brad Lenz, Brad Sippel, William Hebert, Melissa Engen, Tom Radenz, Gregg Schield, Jim Force, John Andrus, Krysta Salas, Barbara Force, Kurt Schubring, DeAnn Schubring, David Burke, Isaac Schield, Greg Zoromski

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 Rosenberg called the meeting to order at approximately 5:00 p.m. noting that a quorum was present.

Approve the minutes of the February 18, 2020, March 24, 2020, April 9, 2020 and May 19, 2020 meetings.

Bohlken motioned to approve the minutes of the February 18, 2020, March 24, 2020, April 9, 2020 and May 19, 2020 meetings. Peckham seconded. The motion carried unanimously 4-0. Neal abstained from the vote since he had not been present at the meetings.

PUBLIC HEARING: Discussion and possible action on approving a conditional use at 200 Park Avenue to allow for community gardens in a UMU, Urban Mixed-Use Zoning District.

Tom Radenz, 4080 North 20th Avenue, said that this is part of the expansion at Bridge Community Clinic and the gardens would replace others in the area. The existing gardens will be moved over one block and there will be a total of 20 gardens.

Mayor Rosenberg closed the public hearing.

Neal motioned to approve the conditional use at 200 Park Avenue to allow for community gardens in a UMU, Urban Mixed-Use Zoning District. Peckham seconded.

Bohlken said that there is a grant that is being used to fund the project. It is a terrific project and will be great asset to the community.

Peckham said that it is stated that there is not an accessory building, but a shed would be on the property. Radenz said that the shed will not have a fixed foundation.

The motion carried unanimously 5-0. This item will go to Plan Commission on June 16, 2020.

PUBLIC HEARING: Discussion and possible action on rezoning 512 Franklin Street from TF-10, Two Flat Residential-10 Zoning District to NMU, Neighborhood Mixed Use Zoning District.

Gregg Schield, 507 McIndoe Street, said that he owns the house across the alley and is proposing an office for this space.

Jim Force, 515 Franklin Street, said that this is hard because you need to put personalities aside. Force said that he has been both close friends and neighbors with the petitioner. Force said that this is a pleasant neighborhood. The 600 block of McIndoe Street and Franklin Street form a lovely residential area. Force said that he would hate to see the integrity broken by having this proposal adopted. Once the property is rezoned, there is no guarantee what happens down the road. There are a number of services that could be located there that would not be compatible with the neighborhood. Force said that he would like the concerns to be taken into consideration.

John Andrus, 523 Franklin Street, said that he cannot see an office in a residential area and said that it will change the neighborhood and set a precedent. Andrus asked if clients would be seen, if traffic would increase and if signage would be put in the historic district.

Krysta Salas, 1236 Sumner Street, said that she currently owns the property. This use would fit the comprehensive plan, similar to the law office on Grant Street.

Andrew Brueggeman joined the meeting by WebEx at approximately 5:10 p.m.

Salas said that most vehicles use the alley. There has been some security issues where strange people would frighten guests. The daytime business would stop these issues. Salas said that she does not see this as setting a bad precedent. This will create a pleasing environment and will not be intrusive.

Barbara Force, 515 Franklin Street, said that this is the last solidly residential area. There needs to be a hardship or need for the rezoning and this will set the precedent. Force asked Schield why he couldn't operate the business out of his home. Schield replied that the SCC does not like that and he works with them. Force said that this will lessen the value. There are other areas of office space that can be used. If this is rezoned, it would not be looking at the long range plan. There is no need for the business in this neighborhood.

Kurt Schubring, 516 Franklin Street, said that he supports the petitioner, who has a well-maintained property and will be right across the alley and whose son will take over the business. Schubring said that by keeping the property residential, it will not keep problems away.

Jim Force asked if there were will be handicap access. Schield confirmed this. Force asked what it would entail. Schield said that it is a requirement when working with Ameriprise. Schield added that anyone could afford this \$90,000 property and he wants to make sure that it stays beautiful. This is the oldest building in the county. It would have the second sign on the street. Schield added that he could back away but he wants the building to be beautiful. The location is very convenient and he knows that it will be taken care of. Schield said that he typically has 5 clients visiting on Mondays and Wednesdays.

DeAnn Schubring, 516 Franklin Street, said that she would rather have a business next door than a resident that moves in and out every 6-8 weeks. Schubring said that she has felt threatened from dogs of renters. Schubring said that Schield will take care of the property and enhance the neighborhood.

Barbara Force asked if there would be an issue with spot zoning. Lenz said that the proposed zoning district is defined in the code as being compatible with residential uses.

David Burke, 520 Franklin Street, said that he has lived in his house for 38 years and there hasn't been any change to it. Burke said that he cannot think of a better neighbor and would look forward him as a buyer, but there is a concern of what would happen when he retires. There is hope that his son would take over. There is the concern for the future if they would move on.

Isaac Schield said that he is the son of the petitioner and intends on buying the building and business in the future and will continue the integrity of the neighborhood. Schield said that he supports the zoning request.

Mayor Rosenberg closed the public hearing.

Bohlken motioned to rezone 512 Franklin Street from TF-10, Two Flat Residential-10 Zoning District to NMU, Neighborhood Mixed Use Zoning District. Brueggeman seconded.

Neal said that there are compelling arguments on both sides. It is clear that the petitioner will take care of the property, but there are concerns for the future. Neal asked if there is a possibility to approve this request and have it revert back if the business leaves. Neal said that if there isn't the possibility, he would be against the request. Lenz answered that in previous instances legal counsel has cautioned against this sort of thing, so staff would not recommend it in this case – the ordinance should be followed as it's written.

Peckham said that he is normally a proponent of free enterprise, but has some misgivings. Peckham said that there will be 2-3 employees and asked how many parking spaces are available and where they are located. Schield said that the paved area has room for 5 parking spaces. Schield said that his son and two employees would park there. If it is known that there will be more visitors, staff would have the option to park at the house. Clients will be encouraged to use the alley parking, instead of the street.

The motion carried 4-2. Neal and Peckham voted against this item. It will go to Common Council on June 9, 2020.

PUBLIC HEARING: Discussion and possible action on rezoning 516 Steuben Street from TF-10, Two Flat Residential-10 Zoning District to UMU, Urban Mixed Use Zoning District.

Greg Zorowski, 1302 North 6th Street, said they have purchased the property at 516 Steuben Street and would like it to have the same zoning district as principal property.

Mayor Rosenberg closed the public hearing.

Neal motioned rezone 516 Steuben Street from TF-10, Two Flat Residential-10 Zoning District to UMU, Urban Mixed Use Zoning District. Peckham seconded, and the motion carried unanimously 6-0. This item will go to Common Council on June 9, 2020.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for June 16, 2020.

Adjournment.

Bohlken motioned to adjourn, seconded by Brueggeman. 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 16, 2020.



STAFF REPORT

TO: City of Wausau Plan Commission
FROM: Brad Sippel, AICP, Assistant Planner
DATE: June 10, 2020

GENERAL INFORMATION

APPLICANT: Craig Lang
LOCATION: 2811 West Wausau Avenue
EXISTING ZONING: SR-2, Single Family Residential-2
REQUESTED ZONING: DR-8, Duplex Residential-8
PURPOSE: To allow for the development of two duplexes on the property.
EXISTING LAND USE: Vacant
SIZE OF PARCEL: Approximately 0.78 acres

SURROUNDING ZONING AND LAND USE:

North: **SR-2**, Single-Family Residence District and Village of
Maine; Residential
South: **SR-2**; Residential
East: **SR-2**; Residential
West: **TF-10**; Residential

See attached map

SUMMARY

The applicant is seeking a zoning map amendment to allow the development of a vacant property with two two-family residential structures. The parcel is a large vacant parcel in the middle of a block with two access points. The primary access is on West Wausau Avenue, and a secondary access at a small sliver of land (less than 0.1 acre) at 809 N 29th Avenue would be combined with 2811 West Wausau Avenue and ultimately split so there is a single duplex on each parcel. This would facilitate the elimination of a small undevelopable non-conforming lot. A preliminary site

plan is included in the packet for reference, though the zoning map amendment is not contingent upon a specific site plan. The applicant stated in the application that the buildings are planned to have two-bedroom/two-bathroom units targeted for senior residents.

The parcel is bordered on three sides by residential uses that appear to be single-family residences, though two-family uses are allowed by right on the parcels immediately to the west. The neighborhood is a mix of single family and two-family uses, with several duplexes located a half-block to the east along West Wausau Avenue and 28th Avenue.



*View of 2811 West Wausau Avenue and surroundings
2016 City of Wausau Pictometry*

ANALYSIS

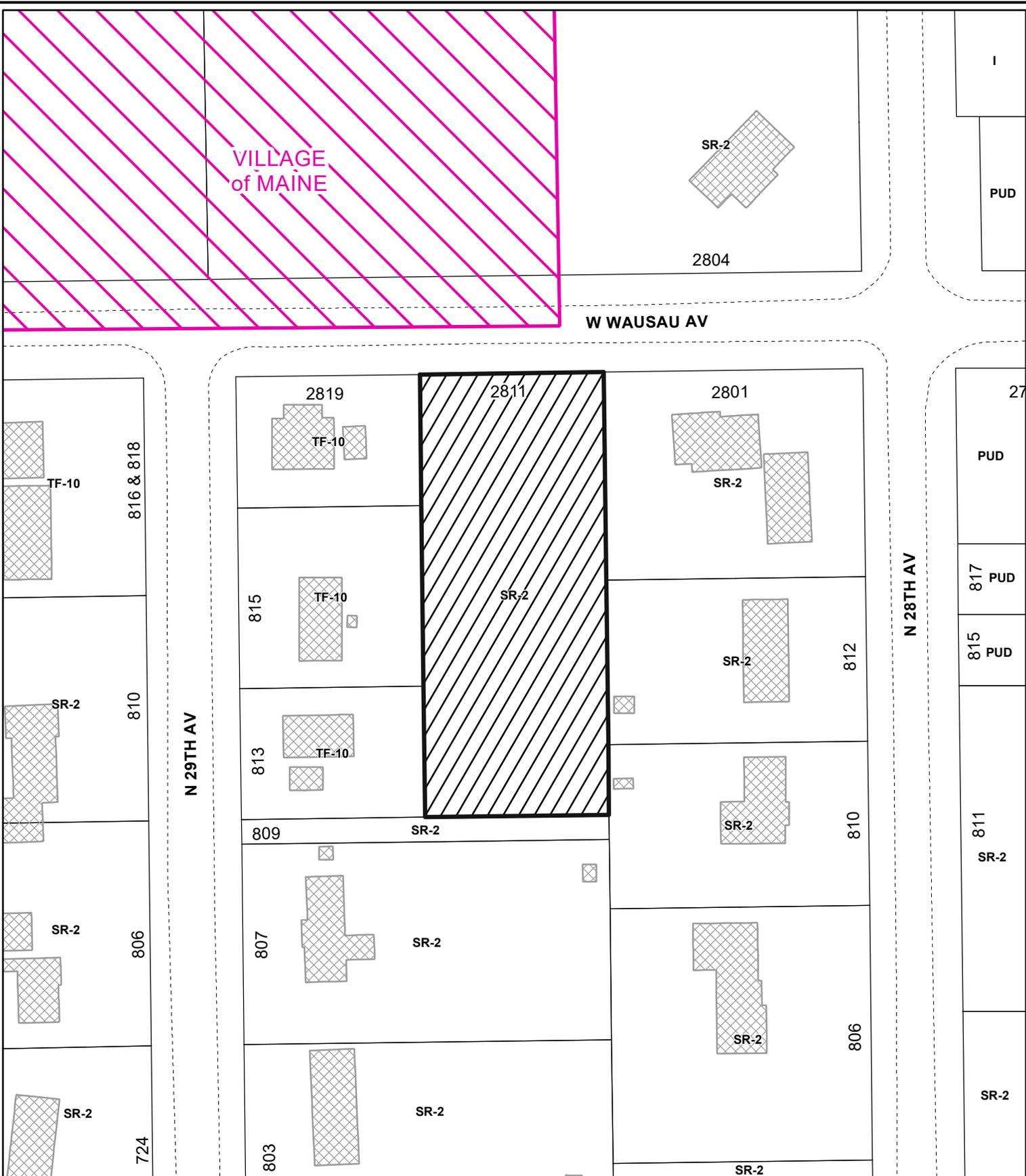
Section 23.10.31(4)(b) of the Zoning Code outlines criteria for zoning map amendments that staff and the Plan Commission are to review and make recommendation to the Common Council. Under this section, a proposed amendment is to be evaluated as to whether it:

1. Advances the purposes of this Chapter as outlined in Section 23.01.03 and the applicable rules of Wisconsin Department of Administration and the Federal Emergency Management Agency.
2. Is in harmony with the Comprehensive Plan.
3. Maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts.
4. Addresses any of the following factors that are not properly addressed on the current Official Zoning Map:
 - a. The designations of the Official Zoning Map are not in conformance with the Comprehensive Plan.
 - b. A mapping mistake was made, including the omission on the Official Zoning Map of an approved zoning map amendment.
 - c. Factors have changed (such as new data, infrastructure, market conditions, development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.

- d. Growth patterns or rates have changed, creating the need for an amendment to the Official Zoning Map.

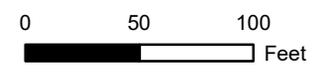
Staff Comments: The proposed zoning of the property would increase the allowable intensity of residential uses on the parcel compared to the current zoning designation. Uses in the DR-8 district are limited to low/medium density residential and some limited non-residential uses that are already allowed by-right in the SR-2 district (e.g. outdoor open space institutional, passive and active outdoor recreation, essential services). The allowable lot coverage ratio of the DR-8 district is slightly greater than the SR-2 district, at 55% rather than 45%.

The City of Wausau Comprehensive Plan Future Land Use Map identifies this area as suburban residential, which is consistent with the intent of the DR-8 district. The DR-8 zoning district in general is intended to be compatible with and mixed with other suburban residential zoning districts. The City of Wausau Comprehensive Plan encourages the mixing of compatible land uses and encouraging a variety of housing choices. This zoning map amendment would allow for an increase in the supply of the “missing middle” housing, such as duplexes, and is consistent with these goals.

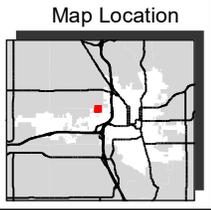


Map Date: June 1, 2020

City of Wausau
Marathon County Wisconsin

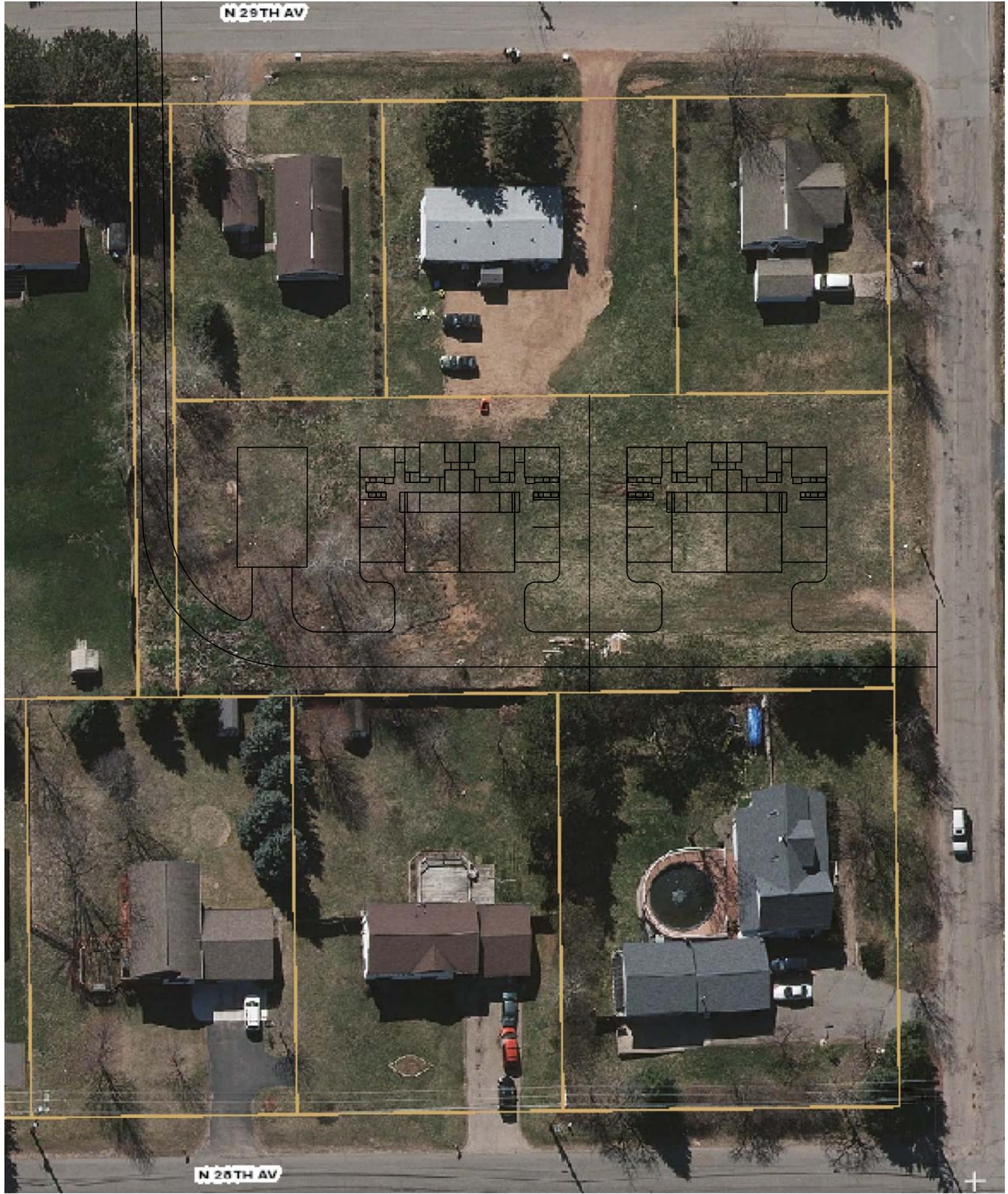


-  Area of Interest
-  Building



N 29TH AV

N 28TH AV





Memorandum

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

To: Plan Commission

Date: June 10, 2020

Subject: 200 Park Avenue Conditional Use Application - Report of Preliminary Recommended Findings

Request Summary

REI has applied for a conditional use for community gardens at 200 Park Avenue in the Urban Mixed Use (UMU) zoning district on behalf of Primary Connection Health Care. Community gardens are permitted as a conditional use in the UMU district. The property is located at the northeast corner of Park Avenue and Second Street. The community garden use already exists in the vicinity of the property, and will be moved to the subject property if the conditional use is granted.



2016 Aerial Photo, City of Wausau GIS



2016 Pictometry, City of Wausau GIS

Prior Action

The Plan Commission held a public hearing on May 27 to hear testimony from the public related to the proposed conditional use. The applicant presented the proposal and Plan Commissioners asked questions of the applicant. There was no additional *substantial evidence* presented at the public hearing.

Staff Analysis

The initial staff analysis was presented at the public hearing. No additional *substantial evidence* has been presented since the public hearing. When deciding on a proposed conditional use permit the Plan Commission must consider whether the conditional use:

- Is in harmony with the Comprehensive Plan
- Would result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare.
- Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
- Is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public or private agencies serving the subject property.
- The potential public benefits outweigh any potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

Staff review of the application indicates that the proposed community gardens are not expected to place any significant burden on existing infrastructure, utilities, or nearby properties. Community gardens generally have positive social, environmental, and economic impacts in

urban areas. They promote the practice of urban agriculture and can provide an opportunity for residents and users to become more connected with the neighborhood and the environment, provide healthy food options, support local food systems, and provide gardening space for people without lots suitable to private gardens. Community gardens are an appropriate use in a deindustrializing urban area, and can complement existing and potential land uses in this context. According to the United States Department of Agriculture Food Access Research Atlas¹, the property is located in a low-income and low-access census tract (commonly used as indicators of a food desert) where healthy food is less accessible to residents. The scale of the proposed community garden appears to be harmonious with the surrounding low/medium-density, mixed-use neighborhood.

Recommended Findings

Based on information provided by the applicant and any *substantial evidence*, the following findings are recommended by staff.

- The proposed use of a community garden is in harmony with the City of Wausau Comprehensive Plan.
- The proposed use would complement existing and potential future uses in the area, and would not result in a substantial or undue adverse impact upon nearby property or the public health, safety, and general welfare.
- The proposed use maintains the desired consistency of land uses, intensities and impacts as related to the environs of the subject property.
- The proposed use is located in an area served by and will not impose an undue burden on public or private utilities, facilities, improvements, or services.
- The potential public benefits outweigh any potential adverse impacts of the use as proposed.
- No additional conditions are necessary to ameliorate potential negative impacts of the proposed use.

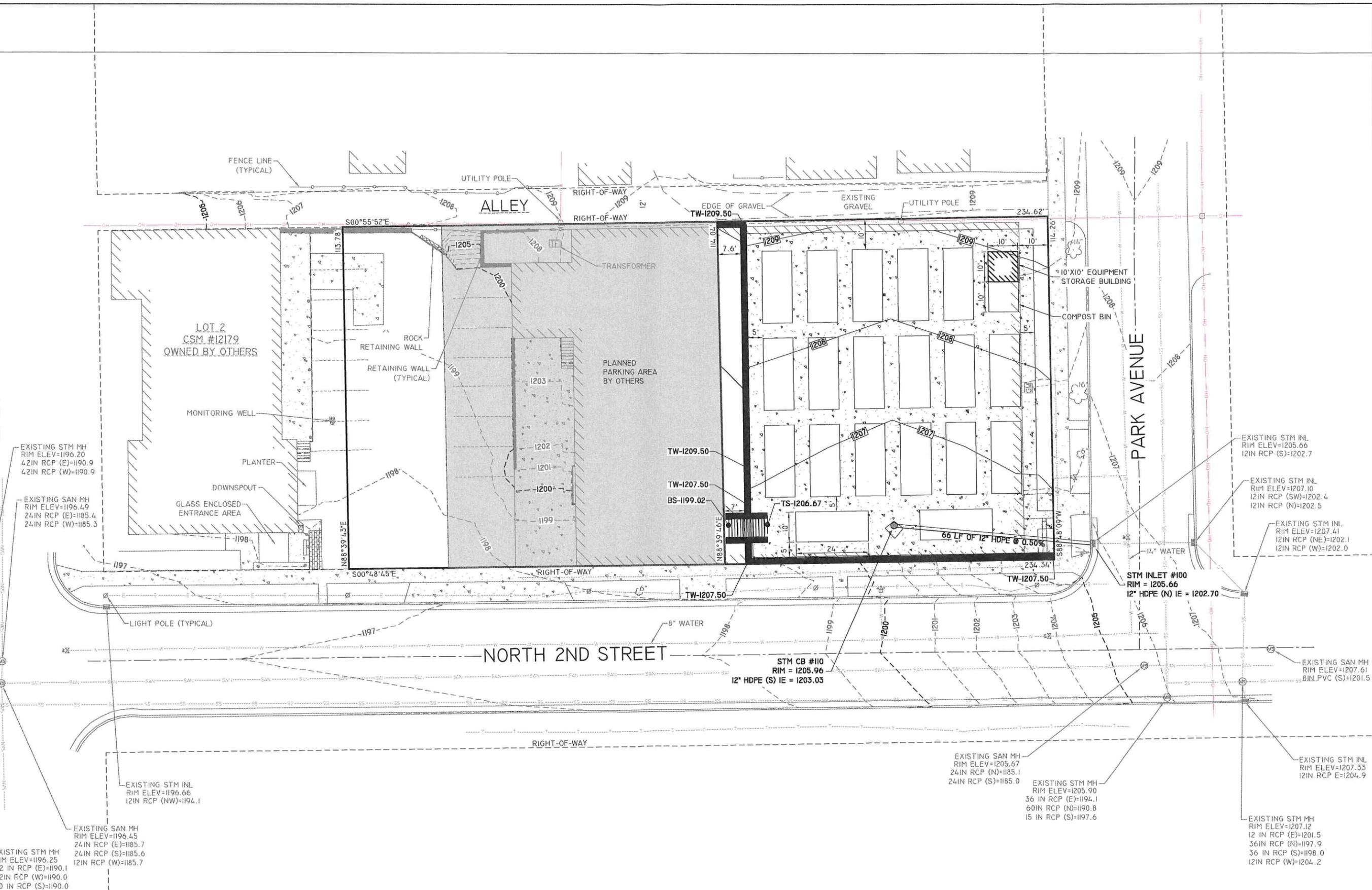
Recommended Motion

To approve the conditional use of community gardens at 200 Park Avenue as proposed.

¹ United States Department of Agriculture, Economic Research Service. *Food Research Atlas*. <https://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas.aspx>. Accessed June 10, 2020.

DRAWING FILE: P:\2300-2399\2348A - BRIDGE CLINIC GARDENS\DWG\WORKING\2348A-PIPE NETWORKS.DWG LAYOUT: PIPES
 PLOTTED: FEB 11, 2020 - 11:48AM PLOTTED BY: MKKH

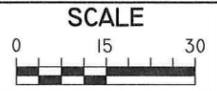
EAST WAUSAU AVENUE



REI Engineering, Inc.
 4080 N. 20TH AVENUE
 WAUSAU, WISCONSIN 54401
 PHONE: 715.675.9784; FAX: 715.675.1060
 EMAIL: MAIL@REIENGINEERING.COM



**CIVIL & ENVIRONMENTAL
 ENGINEERING, SURVEYING**



DATE	REVISION	BY	CHK'D

DESIGNED BY:	CHECKED BY: JWP
SURVEYED BY: JMM, BDE	APPROVED BY: JWP
DRAWN BY: NAP	DATE: 11/06/2019

CONCEPT GRADING
 BRIDGE CLINIC GARDENS
 NORTH 2ND STREET
 WAUSAU, WISCONSIN

REI
 REI No. 2348A
 SHEET PIPES



Memorandum

To: Plan Commission
 From: Brad Lenz, City Planner
 Date: June 10, 2020
 Subject: Conditional Use for Waste Water Treatment Facility on Adrian Street

The Waste Water Treatment Facility located south of Thomas Street on the Wisconsin River is in need of updating and expansion. The proposed improvements include construction of a 2,900 sq. ft. chemical storage building, a 15,100 sq. ft. solids handling building, an 11,300 sq. ft. administration building, a 10,000 sq. ft. secondary clarifier (55 ft. diameter), a stand-by generator, landscaping in accordance with current zoning, stormwater transport and underground detention, retaining wall, asphalt and concrete pavement around buildings, site lighting, and signage.

Many planned improvements would take place at the existing facility south of Adrian Street. Expansion across Adrian Street, to the north, would include an equipment storage building, and the new administration building with approximately 28 parking stalls. There will be around 20 employees at the facility at peak times. Plans for the facility are included in the packet.

The purpose of the current meeting of the Plan Commission is to hold a public hearing on the conditional use request to allow the treatment facility on the parcels zoned Heavy Industrial (HI). According to the code, "large scale public service and utilities" may be permitted by conditional use through the Plan Commission.

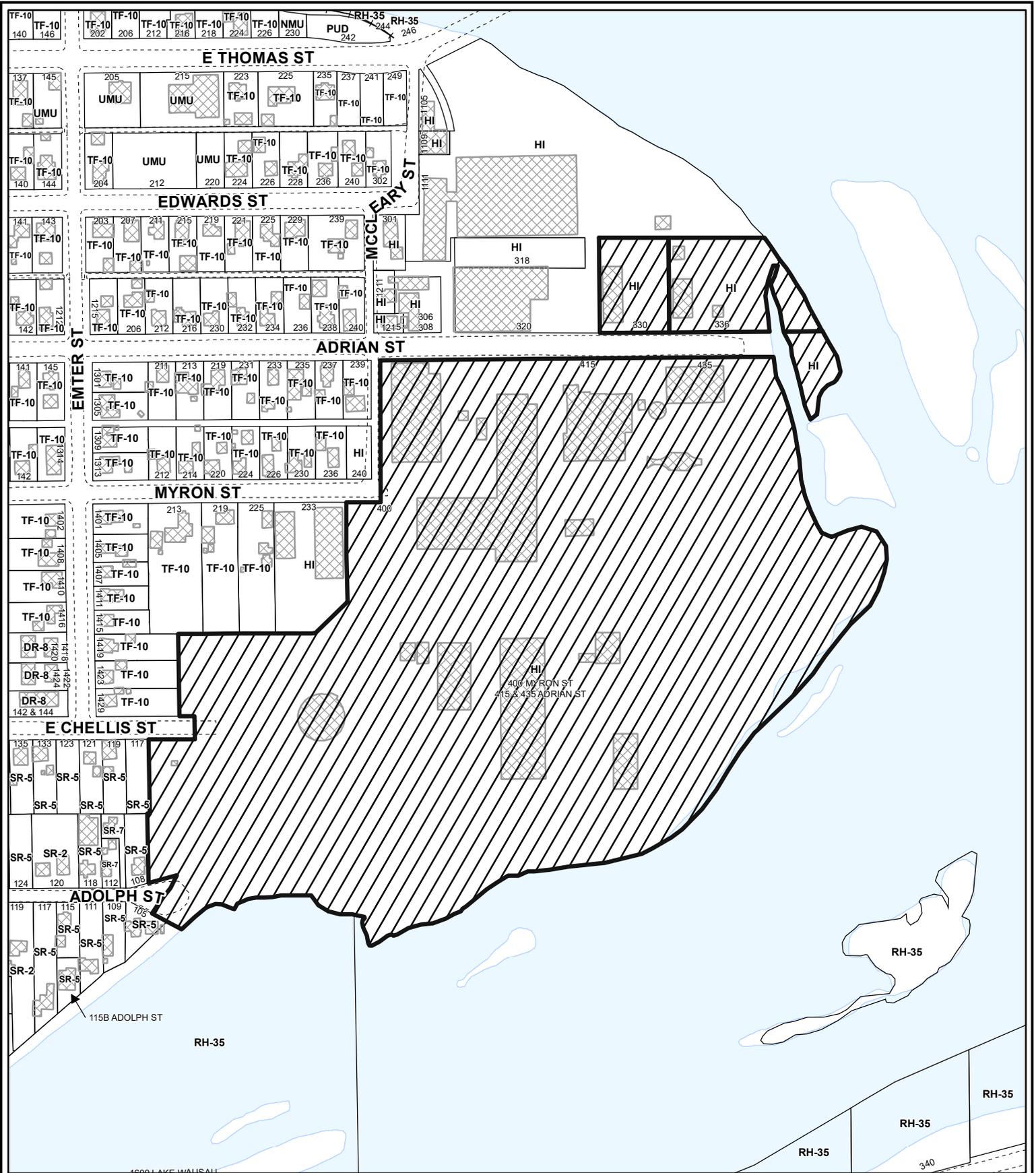
The current City of Wausau zoning code requires two Plan Commission meetings to either approve or deny a conditional use, with the first to gather public testimony regarding the conditional use (i.e., zoning) request. Staff will compile a report of *substantial evidence* from the public hearing, and report back to Plan Commission a recommended motion to either approve the original proposal, approve with modifications or conditions, or deny the conditional use application. "*Substantial evidence*" means facts and information, other than personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion (W.M.C. § 23.10.32).

In reviewing and taking final action on a conditional use request, the Plan Commission is to consider whether the conditional use:

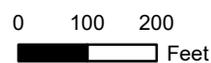
- a) Is in harmony with the Comprehensive Plan

- b) Would result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare.
- c) Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
- d) Is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public or private agencies serving the subject property.
- e) The potential public benefits outweigh any potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

A report of preliminary findings, including a review of *substantial evidence*, will be presented to Plan Commission at the next meeting for final action on the proposed conditional use request.



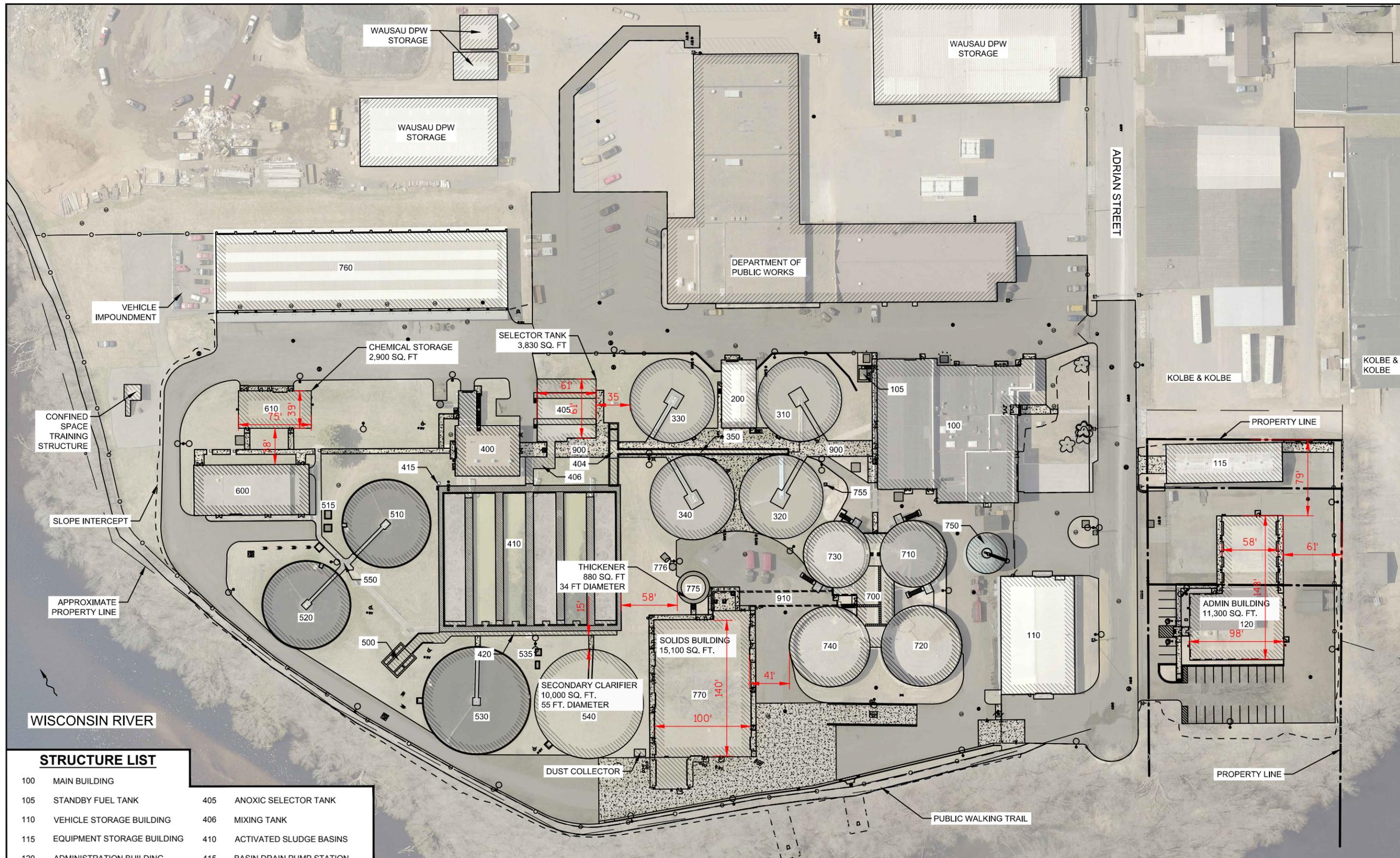
City of Wausau
Marathon County Wisconsin



- Area of Interest
- Building



Map Date: June 1, 2020



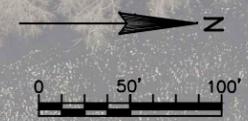
STRUCTURE LIST

100	MAIN BUILDING	405	ANOXIC SELECTOR TANK	750	GAS SPHERE
105	STANDBY FUEL TANK	406	MIXING TANK	755	WASTE GAS BURNER
110	VEHICLE STORAGE BUILDING	410	ACTIVATED SLUDGE BASINS	760	BIOSOLIDS STORAGE BUILDING
115	EQUIPMENT STORAGE BUILDING	415	BASIN DRAIN PUMP STATION	770	SOLIDS BUILDING
120	ADMINISTRATION BUILDING	420	ML CHANNEL	775	PSD THICKENER
200	GRIT BUILDING	500	SECONDARY SPLITTER	776	BASIN DRAIN PUMP STATION 2
310	PRIMARY 1	510	SECONDARY 1	900	TUNNEL 1
320	PRIMARY 2	515	SECONDARY SCUM MANHOLE 1	910	TUNNEL 2
330	PRIMARY 3	520	SECONDARY 2		
340	PRIMARY 4	530	SECONDARY 3		
350	PE CHANNEL	535	SECONDARY SCUM MANHOLE 2		
400	ACTIVATED SLUDGE BUILDING	540	SECONDARY 4		
404	JUNCTION STRUCTURE				
550	SE CHANNEL				
600	EFFLUENT BUILDING				
610	CHEMICAL BUILDING				
700	DIGESTER BUILDING				
710	DIGESTER 1				
720	DIGESTER 2				
730	DIGESTER 3				
740	DIGESTER 4				

GENERAL NOTES

CONSTRUCTION STAKING INFORMATION FOR SITE AND UTILITY LAYOUT WILL BE MADE AVAILABLE BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION THROUGH ADDITIONAL PLAN SHEET CONTENT OR ELECTRONIC FILES. THREE DIMENSION DESIGN MODEL DELIVERABLES WILL BE MADE AVAILABLE FOR THE SITE LAYOUT UPON SIGNATURE OF A CAD RELEASE FORM, ALSO PROVIDED BY THE DESIGN ENGINEER.

SITE SURVEY CONTROL WILL BE ESTABLISHED IN ACCORDANCE WITH CONTRACT DOCUMENTS. LOCATION OF CONTROL WILL BE DETERMINED, WITH CONTRACTOR INPUT, AT THE PRE-CONSTRUCTION CONFERENCE.



Date	
Checked By	
Drawn By	
Revision Description	
Revision Number	
Designed By	MWO
Drawn By	MWO
Checked By	SMO
Approved By	SMO
Filename	2-002-CK-1 PO.DWG
Project No.	13229
Project Date	02/19/2020

**CITY OF WAUSAU
WASTEWATER TREATMENT FACILITY
IMPROVEMENTS PROJECT
WAUSAU, WISCONSIN**

PROJECT OVERVIEW



Sheet No. 16

Drawing No. 002-CK-1



Memorandum

To: Plan Commission
From: Brad Lenz, City Planner
Date: June 10, 2020
Subject: Water Treatment Plant Conditional Use at 700 Bugbee Avenue

Wausau Water Works has been planning the construction of a new water treatment facility on a city-owned parcel of land (of almost 10 acres) along Bugbee Avenue. The new facility would replace the existing plant on North River Drive in Wausau and supply clean drinking water to the city. A number of informational sessions have been held for interested citizens to learn about the proposed project. Plans for the facility are included in the packet.

The purpose of the current meeting of the Plan Commission is to hold a public hearing on the conditional use request to allow the treatment facility on the parcel zoned Institutional (I). According to the code, "large scale public service and utilities" may be permitted by conditional use through the Plan Commission.

The current City of Wausau zoning code requires two Plan Commission meetings to either approve or deny a conditional use, with the first to gather public testimony regarding the conditional use (i.e., zoning) request. Staff will compile a report of *substantial evidence* from the public hearing, and report back to Plan Commission a recommended motion to either approve the original proposal, approve with modifications or conditions, or deny the conditional use application. "*Substantial evidence*" means facts and information, other than personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion (W.M.C. § 23.10.32).

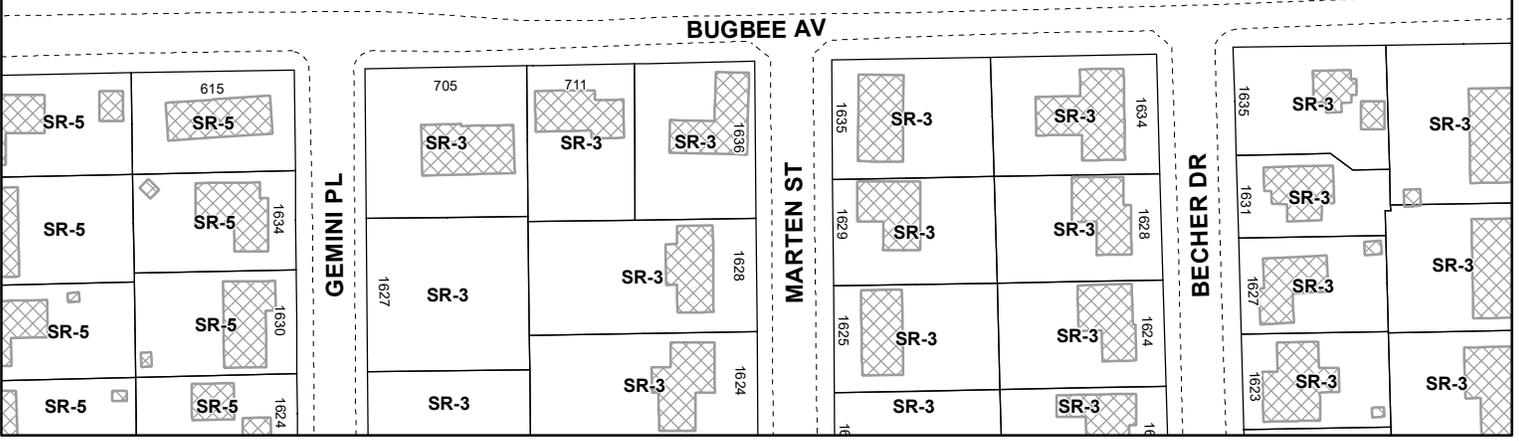
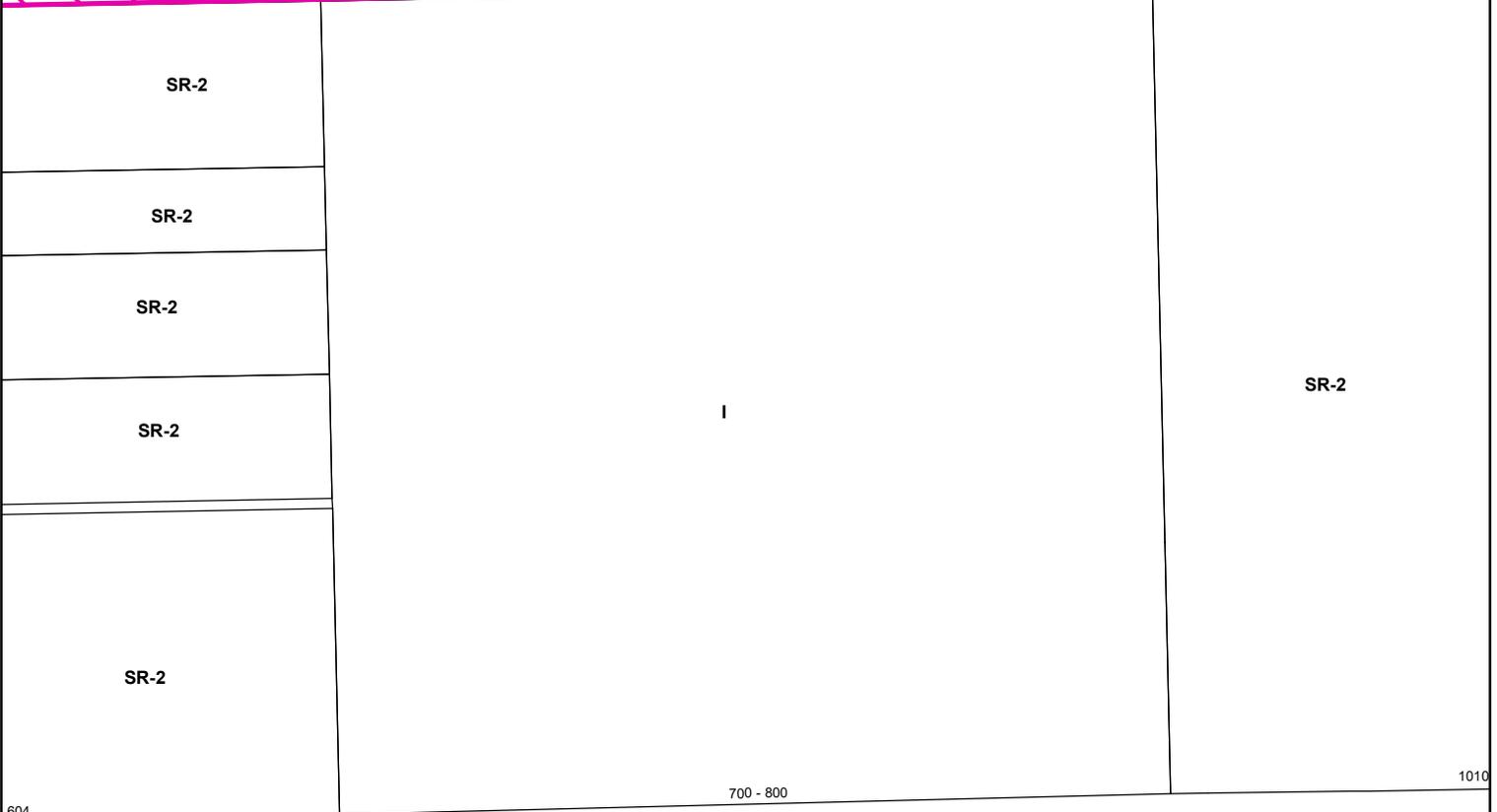
In reviewing and taking final action on a conditional use request, the Plan Commission is to consider whether the conditional use:

- a) Is in harmony with the Comprehensive Plan
- b) Would result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare.
- c) Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

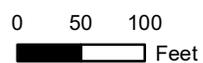
- d) Is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public or private agencies serving the subject property.
- e) The potential public benefits outweigh any potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

A report of preliminary findings, including a review of *substantial evidence*, will be presented to Plan Commission at the next meeting for final action on the proposed conditional use request.

VILLAGE
of MAINE



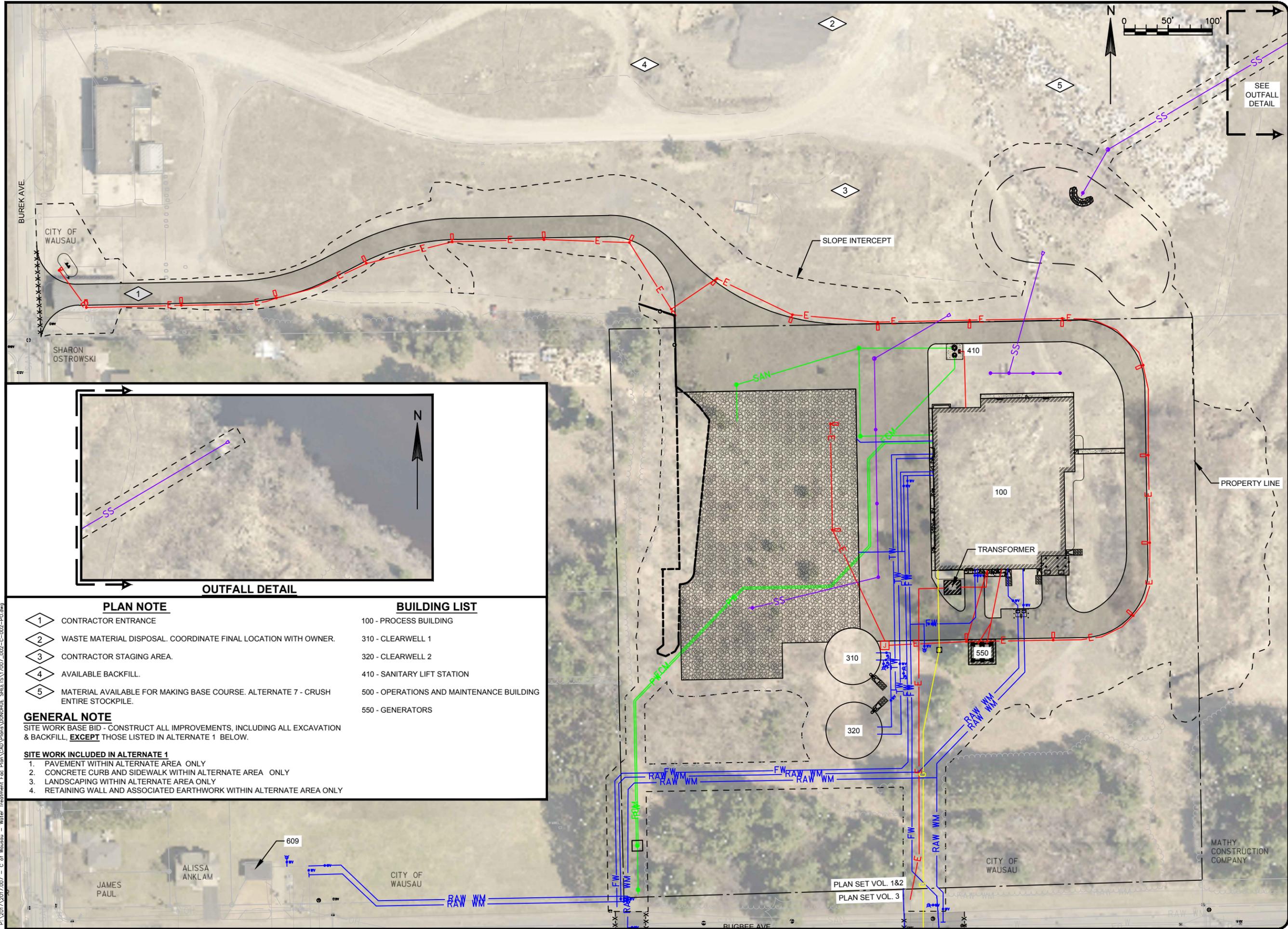
City of Wausau
Marathon County Wisconsin



-  Area of Interest
-  Building



Map Date: June 1, 2020



Date	02/26/2020
Checked By	MRP
Drawn By	MWO
Revision Description	CONFORMED TO CONTRACT
Revision Number	1
Designed By	BECHER HOPPE
Drawn By	MWO
Checked By	MRP
Approved By	SMO
Filename	
Project No.	13245
Project Date	01/07/2020

CITY OF WAUSAU
DRINKING WATER SYSTEM
TREATMENT FACILITY PROJECT
WAUSAU, WISCONSIN
SITE DEVELOPMENT
PROJECT OVERVIEW - BASE BID

BECHER HOPPE
DONOHUE
 Sheet No. 15
 Drawing No. 002-C-002

PLAN NOTE

- 1 CONTRACTOR ENTRANCE
- 2 WASTE MATERIAL DISPOSAL. COORDINATE FINAL LOCATION WITH OWNER.
- 3 CONTRACTOR STAGING AREA.
- 4 AVAILABLE BACKFILL.
- 5 MATERIAL AVAILABLE FOR MAKING BASE COURSE. ALTERNATE 7 - CRUSH ENTIRE STOCKPILE.

BUILDING LIST

- 100 - PROCESS BUILDING
- 310 - CLEARWELL 1
- 320 - CLEARWELL 2
- 410 - SANITARY LIFT STATION
- 500 - OPERATIONS AND MAINTENANCE BUILDING
- 550 - GENERATORS

GENERAL NOTE

SITE WORK BASE BID - CONSTRUCT ALL IMPROVEMENTS, INCLUDING ALL EXCAVATION & BACKFILL, EXCEPT THOSE LISTED IN ALTERNATE 1 BELOW.

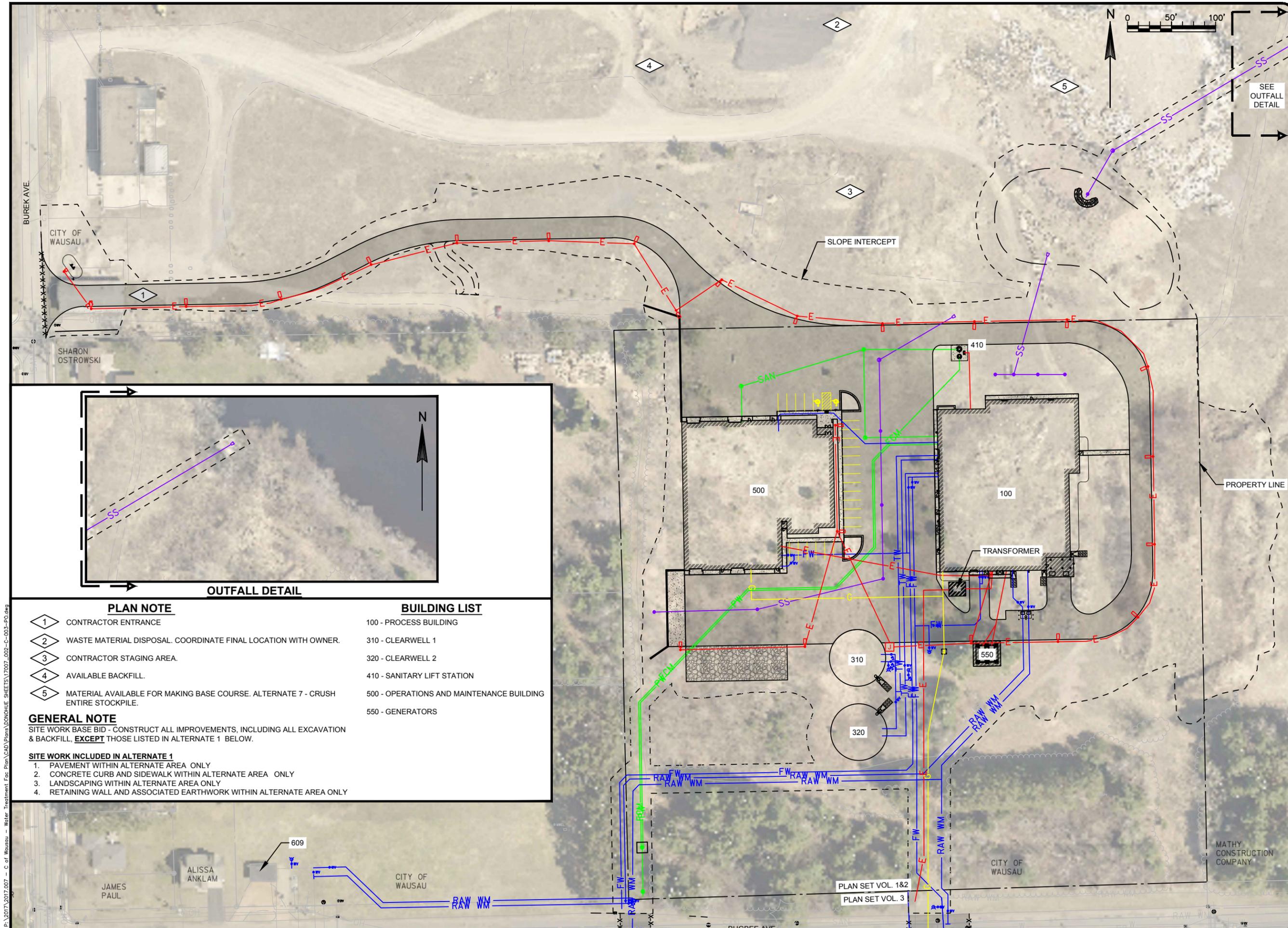
SITE WORK INCLUDED IN ALTERNATE 1

- 1. PAVEMENT WITHIN ALTERNATE AREA ONLY
- 2. CONCRETE CURB AND SIDEWALK WITHIN ALTERNATE AREA ONLY
- 3. LANDSCAPING WITHIN ALTERNATE AREA ONLY
- 4. RETAINING WALL AND ASSOCIATED EARTHWORK WITHIN ALTERNATE AREA ONLY

OUTFALL DETAIL



P:\2017\2017.007 - C of Wausau - Water Treatment - For Plans\CAD\Plans\DONOHUE - SHEETS\17007_002-C-002-FO.dwg



PLAN NOTE

- 1 CONTRACTOR ENTRANCE
- 2 WASTE MATERIAL DISPOSAL. COORDINATE FINAL LOCATION WITH OWNER.
- 3 CONTRACTOR STAGING AREA.
- 4 AVAILABLE BACKFILL.
- 5 MATERIAL AVAILABLE FOR MAKING BASE COURSE. ALTERNATE 7 - CRUSH ENTIRE STOCKPILE.

BUILDING LIST

- 100 - PROCESS BUILDING
- 310 - CLEARWELL 1
- 320 - CLEARWELL 2
- 410 - SANITARY LIFT STATION
- 500 - OPERATIONS AND MAINTENANCE BUILDING
- 550 - GENERATORS

GENERAL NOTE

SITE WORK BASE BID - CONSTRUCT ALL IMPROVEMENTS, INCLUDING ALL EXCAVATION & BACKFILL, EXCEPT THOSE LISTED IN ALTERNATE 1 BELOW.

SITE WORK INCLUDED IN ALTERNATE 1

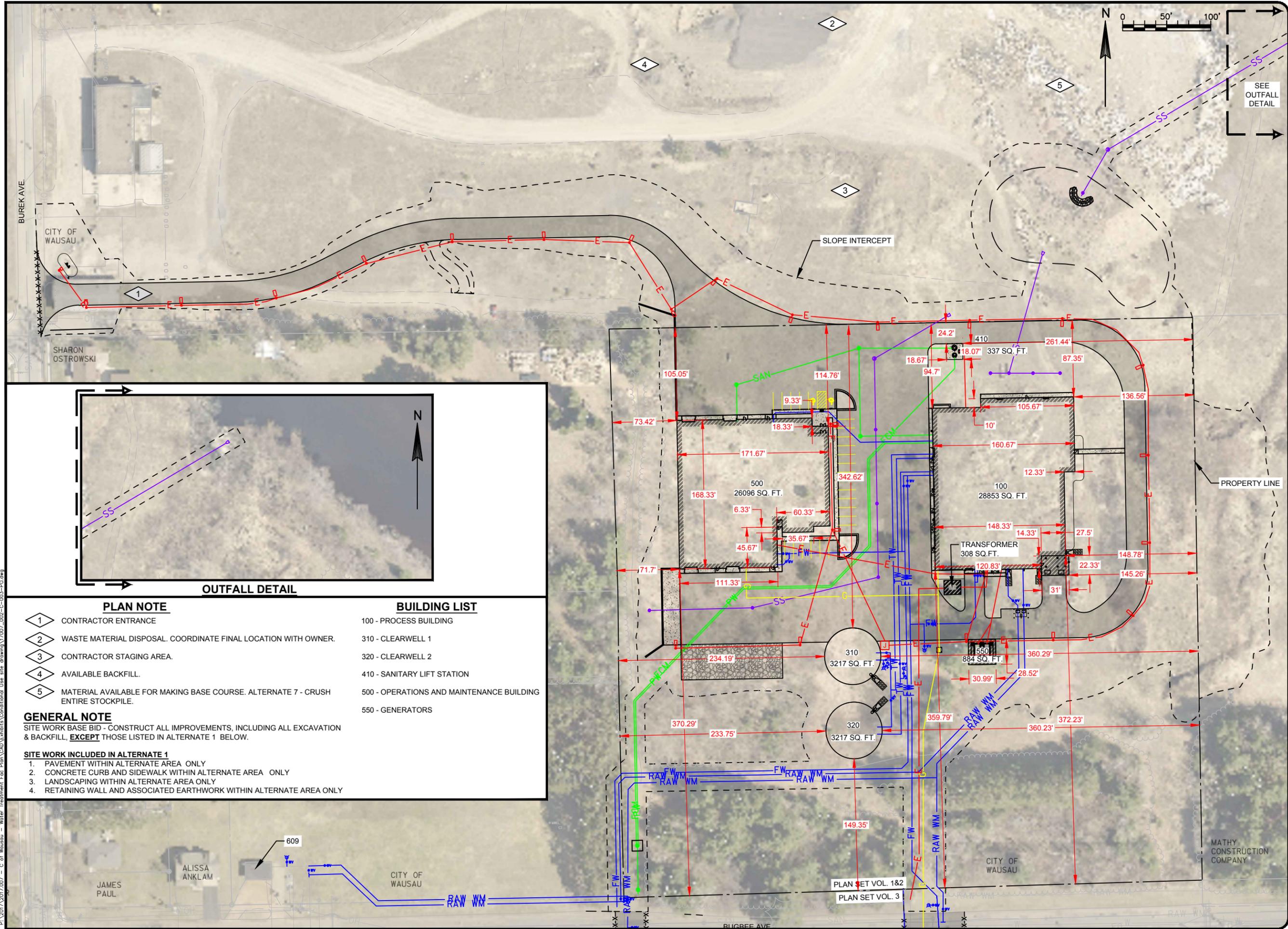
- 1. PAVEMENT WITHIN ALTERNATE AREA ONLY
- 2. CONCRETE CURB AND SIDEWALK WITHIN ALTERNATE AREA ONLY
- 3. LANDSCAPING WITHIN ALTERNATE AREA ONLY
- 4. RETAINING WALL AND ASSOCIATED EARTHWORK WITHIN ALTERNATE AREA ONLY

Date	02/26/2020
Checked By	MRP
Drawn By	MWO
Revision Description	CONFORMED TO CONTRACT
Revision Number	1
Designed By	BECHER HOPPE
Drawn By	MWO
Checked By	MRP
Approved By	SMO
Filename	
Project No.	13245
Project Date	01/07/2020

CITY OF WAUSAU
DRINKING WATER SYSTEM
TREATMENT FACILITY PROJECT
WAUSAU, WISCONSIN
SITE DEVELOPMENT
PROJECT OVERVIEW - BASE BID AND ALT 1



P:\2017\2017.007 - C of Wausau - Water Treatment - For Plans\CAD\Plans\DONOHUE - SHEETS\17007_002-C-003-FO.dwg



Date	02/26/2020
Checked By	MRP
Drawn By	MWO
Revision Description	CONFORMED TO CONTRACT
Revision Number	1
Designed By	BECHER HOPPE
Drawn By	MWO
Checked By	MRP
Approved By	SMO
Filename	
Project No.	13245
Project Date	01/07/2020

CITY OF WAUSAU
DRINKING WATER SYSTEM
TREATMENT FACILITY PROJECT
WAUSAU, WISCONSIN
SITE DEVELOPMENT
DIMENSIONS - BASE BID AND ALT 1

BECHER HOPPE
DONOHUE
 Sheet No. 16
 Drawing No. 002-C-003 DIM

PLAN NOTE

- 1 CONTRACTOR ENTRANCE
- 2 WASTE MATERIAL DISPOSAL. COORDINATE FINAL LOCATION WITH OWNER.
- 3 CONTRACTOR STAGING AREA.
- 4 AVAILABLE BACKFILL.
- 5 MATERIAL AVAILABLE FOR MAKING BASE COURSE. ALTERNATE 7 - CRUSH ENTIRE STOCKPILE.

GENERAL NOTE

SITE WORK BASE BID - CONSTRUCT ALL IMPROVEMENTS, INCLUDING ALL EXCAVATION & BACKFILL, EXCEPT THOSE LISTED IN ALTERNATE 1 BELOW.

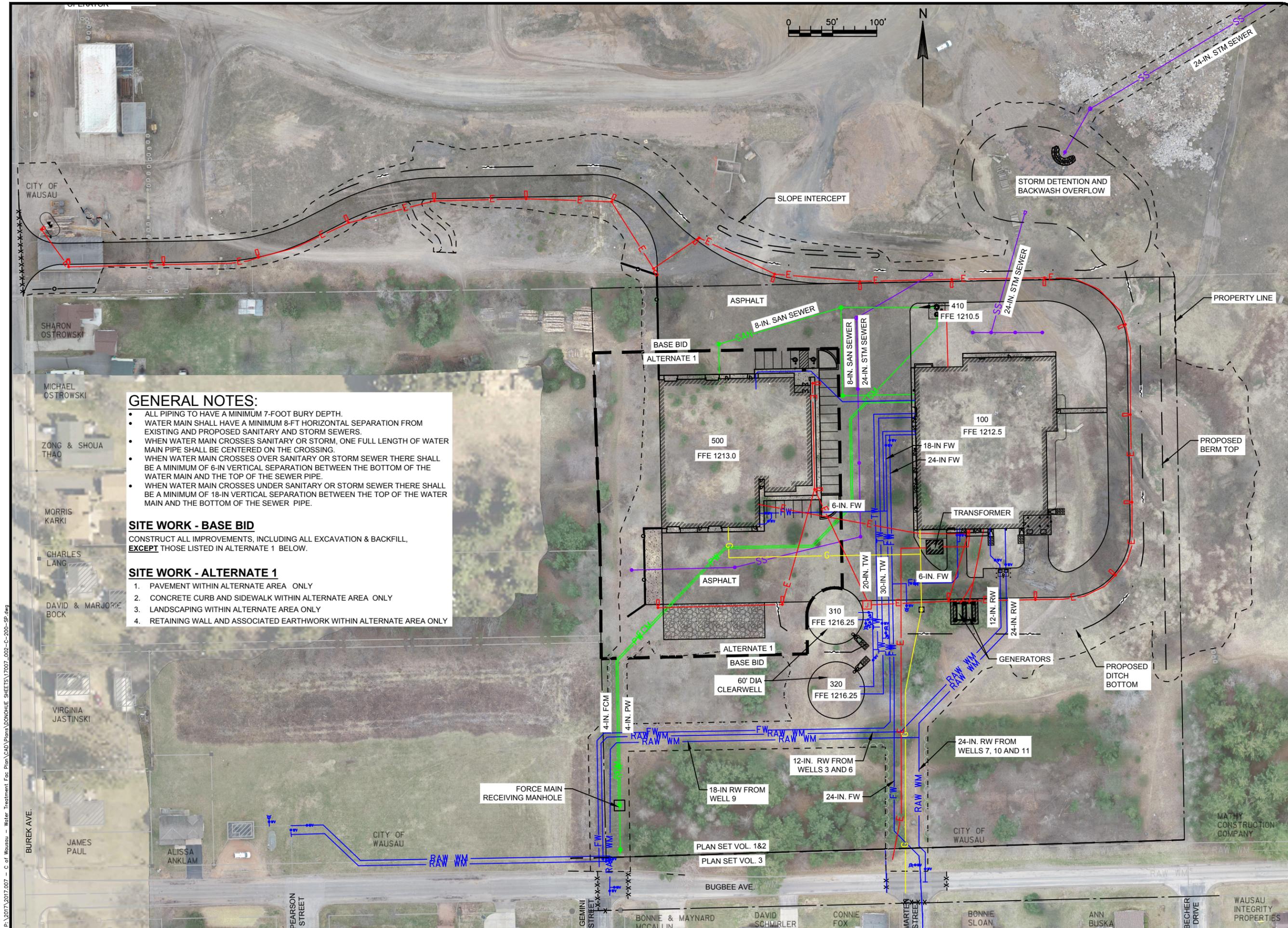
SITE WORK INCLUDED IN ALTERNATE 1

- 1. PAVEMENT WITHIN ALTERNATE AREA ONLY
- 2. CONCRETE CURB AND SIDEWALK WITHIN ALTERNATE AREA ONLY
- 3. LANDSCAPING WITHIN ALTERNATE AREA ONLY
- 4. RETAINING WALL AND ASSOCIATED EARTHWORK WITHIN ALTERNATE AREA ONLY

BUILDING LIST

- 100 - PROCESS BUILDING
- 310 - CLEARWELL 1
- 320 - CLEARWELL 2
- 410 - SANITARY LIFT STATION
- 500 - OPERATIONS AND MAINTENANCE BUILDING
- 550 - GENERATORS

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GENERAL NOTES:

- ALL PIPING TO HAVE A MINIMUM 7-FOOT BURY DEPTH.
- WATER MAIN SHALL HAVE A MINIMUM 8-FT HORIZONTAL SEPARATION FROM EXISTING AND PROPOSED SANITARY AND STORM SEWERS.
- WHEN WATER MAIN CROSSES SANITARY OR STORM, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ON THE CROSSING.
- WHEN WATER MAIN CROSSES OVER SANITARY OR STORM SEWER THERE SHALL BE A MINIMUM OF 6-IN VERTICAL SEPARATION BETWEEN THE BOTTOM OF THE WATER MAIN AND THE TOP OF THE SEWER PIPE.
- WHEN WATER MAIN CROSSES UNDER SANITARY OR STORM SEWER THERE SHALL BE A MINIMUM OF 18-IN VERTICAL SEPARATION BETWEEN THE TOP OF THE WATER MAIN AND THE BOTTOM OF THE SEWER PIPE.

SITE WORK - BASE BID
 CONSTRUCT ALL IMPROVEMENTS, INCLUDING ALL EXCAVATION & BACKFILL, EXCEPT THOSE LISTED IN ALTERNATE 1 BELOW.

SITE WORK - ALTERNATE 1

1. PAVEMENT WITHIN ALTERNATE AREA ONLY
2. CONCRETE CURB AND SIDEWALK WITHIN ALTERNATE AREA ONLY
3. LANDSCAPING WITHIN ALTERNATE AREA ONLY
4. RETAINING WALL AND ASSOCIATED EARTHWORK WITHIN ALTERNATE AREA ONLY

Revision Number	Revision Description	Drawn By	Checked By	Date
1	CONFORMED TO CONTRACT	MWO	MRP	02/26/2020

Designed By	BECHER HOPPE
Drawn By	MWO
Checked By	MRP
Approved By	SMO
Filename	
Project No.	13245
Project Date	01/07/2020

CITY OF WAUSAU
DRINKING WATER SYSTEM
TREATMENT FACILITY PROJECT
WAUSAU, WISCONSIN

SITE DEVELOPMENT
SITE PLAN OVERVIEW - BASE BID & ALTERNATE 1

Sheet No. 20
 Drawing No. 002-C-200

P:\2017\2017.007 - C of Wausau - Water Treatment Fac Plans\CAD\Plans\DONOHUE SHEETS\17007_002-C-200-SF.dwg

Date	03/03/2020
Checked By	ATW
Drawn By	RES
Revision Description	
Revision Number	01
	CONFORMED TO CONTRACT

Designed By	SRW/CLS
Drawn By	SRW/CLS
Checked By	TJB
Approved By	ATW
Filename	100SP201.DWG
Project No.	13245
Project Date	JAN. 2020

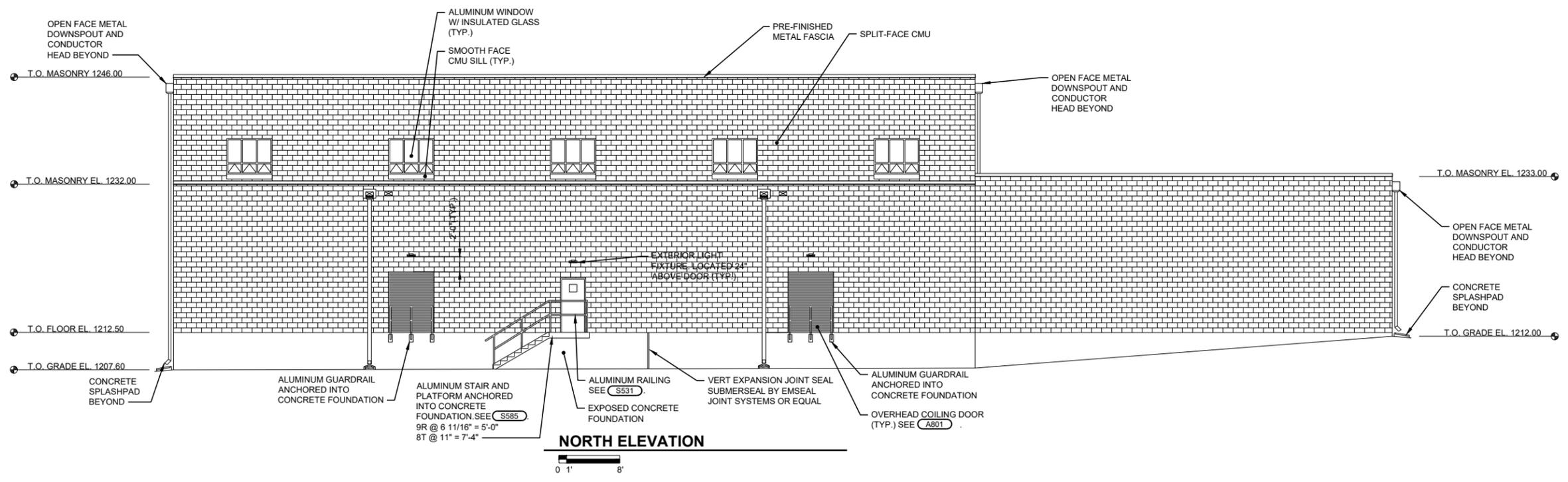
**CITY OF WAUSAU
DRINKING WATER SYSTEM
TREATMENT FACILITY PROJECT
WAUSAU, WISCONSIN**

**PROCESS BUILDING
ELEVATIONS**

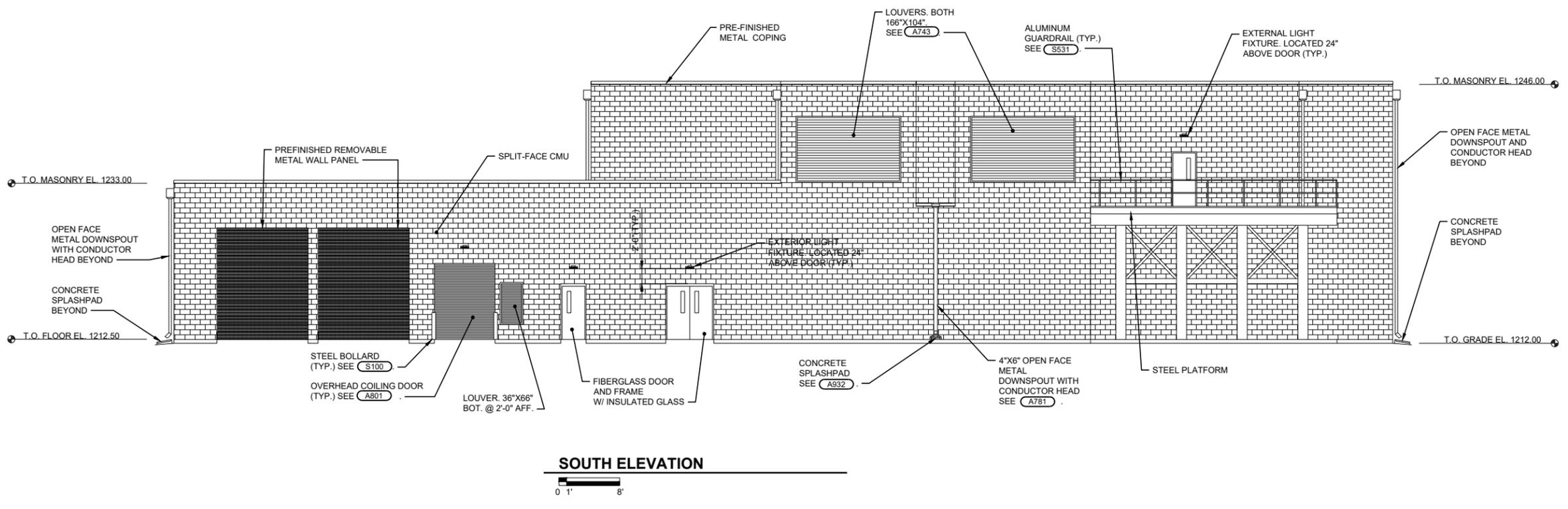


Sheet No. 125
Drawing No.

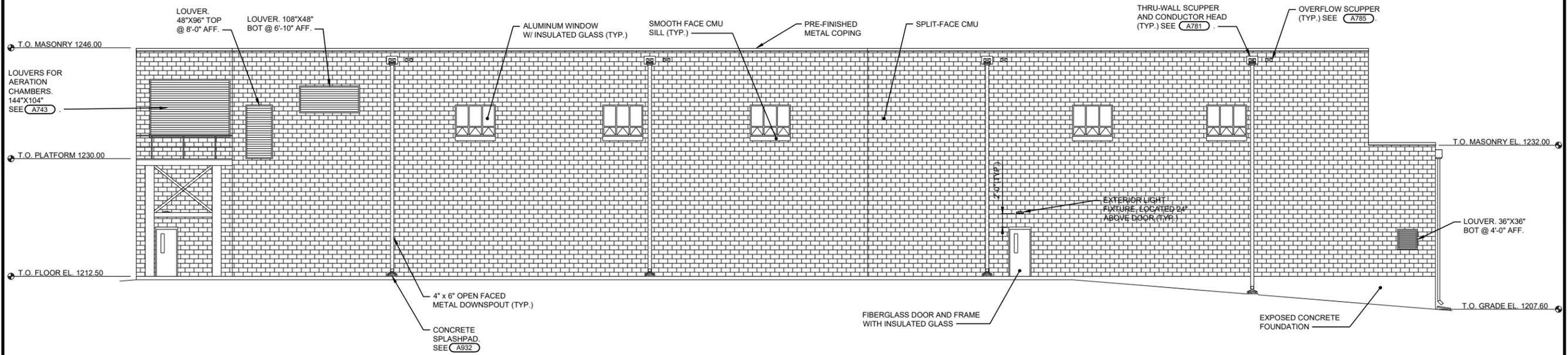
100-AS-201



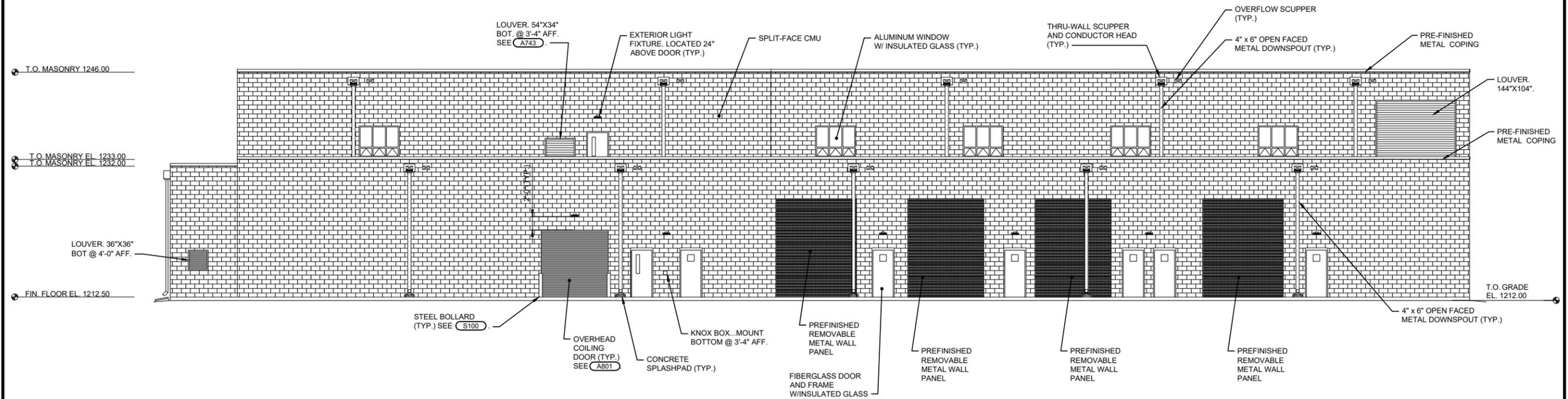
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



Date	03/03/2020
Checked By	ATW
Drawn By	RES
Revision Description	CONFORMED TO CONTRACT
Revision Number	01
Designed By	SRW/CLS
Drawn By	SRW/CLS
Checked By	TJB
Approved By	ATW
Filename	100SP201.DWG
Project No.	13245
Project Date	JAN. 2020

CITY OF WAUSAU
DRINKING WATER SYSTEM
TREATMENT FACILITY PROJECT
WAUSAU, WISCONSIN
PROCESS BUILDING
ELEVATIONS



Sheet No. 126
Drawing No.

100-AS-202

GENERAL NOTES:

1. REFER TO 001 SERIES OF DRAWINGS FOR THE SPACE ENVIRONMENT/HAZARDOUS RATING SCHEDULE REGARDING ENVIRONMENTAL CONDITIONS ANTICIPATED WITHIN EACH SPACE AND ALLOWABLE MATERIALS OF CONSTRUCTION TO BE USED WITHIN EACH SPACE.
2. CONTRACTOR CAN SELECT BETWEEN OPTION A AND OPTION B FOR THE FOUNDATION AS REQUIRED TO MEET FROST PROTECTION REQUIREMENTS.

Revision Number	Revision Description	Date
01	CONFORMED TO CONTRACT	03/03/2020

Designed By	CLS/MTR
Drawn By	CLS/MTR
Checked By	TJB/JVP
Approved By	ATW
Filename	320SMP1.DWG
Project No.	13245
Project Date	JAN. 2020

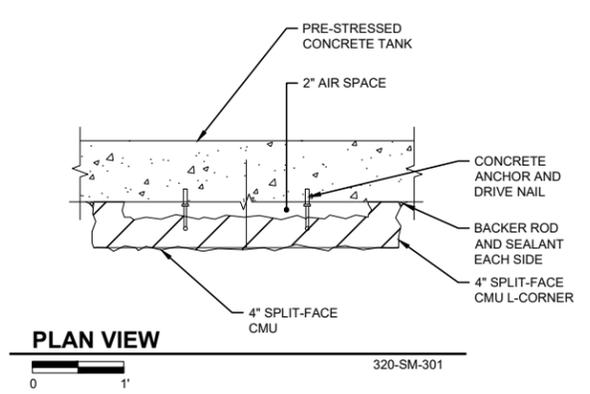
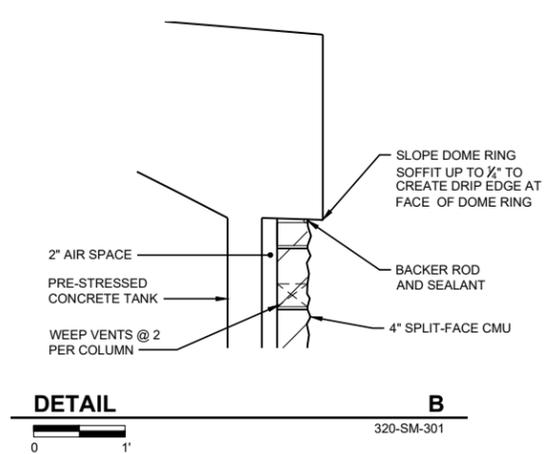
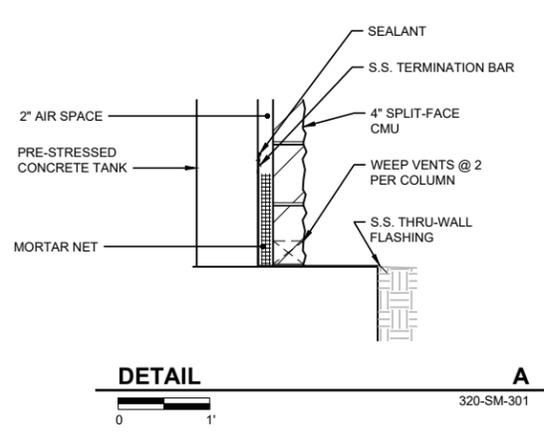
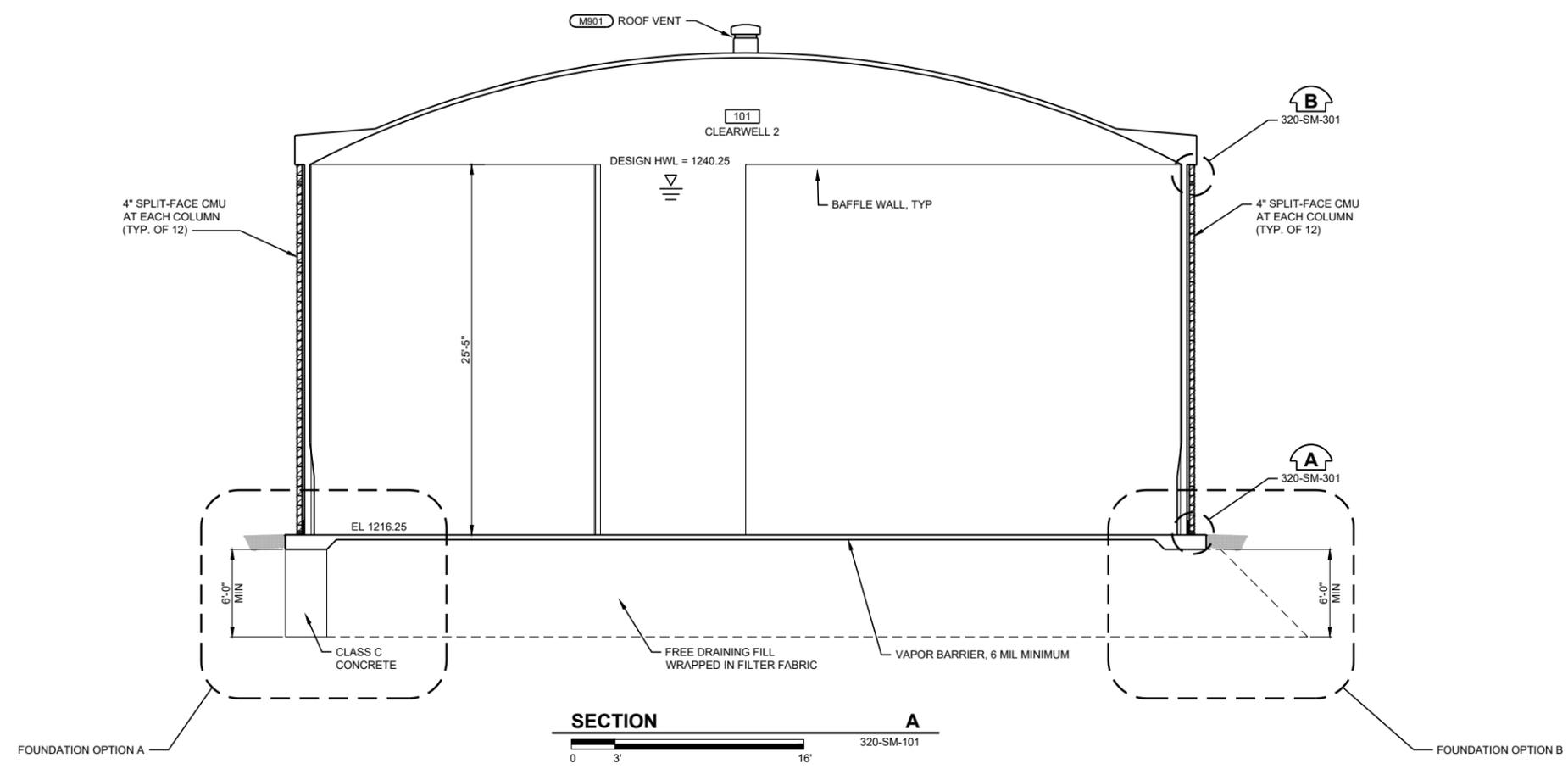
CITY OF WAUSAU
DRINKING WATER SYSTEM
TREATMENT FACILITY PROJECT
WAUSAU, WISCONSIN

CLEARWELL 2
SECTIONS



Sheet No. 347
Drawing No.

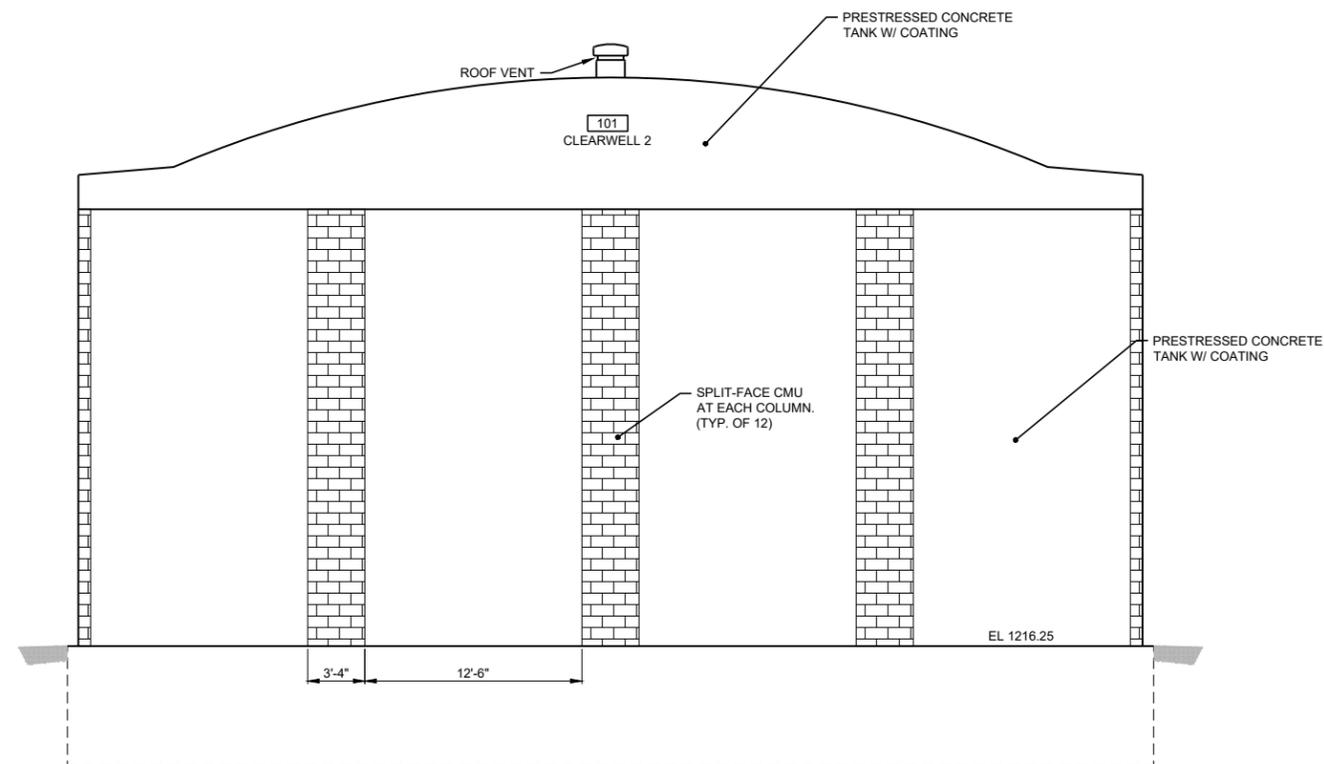
320-SM-301



320-SM-301

GENERAL NOTES:

- REFER TO 001 SERIES OF DRAWINGS FOR THE SPACE ENVIRONMENT/HAZARDOUS RATING SCHEDULE REGARDING ENVIRONMENTAL CONDITIONS ANTICIPATED WITHIN EACH SPACE AND ALLOWABLE MATERIALS OF CONSTRUCTION TO BE USED WITHIN EACH SPACE.



SOUTH ELEVATION
 0 3' 16'
 320-SM-101

Revision Number	Revision Description	Drawn By	Checked By	Date

Designed By	CLS/MTR
Drawn By	CLS/MTR
Checked By	TJB/JVP
Approved By	ATW
Filename	320SMP1.DWG
Project No.	13245
Project Date	JAN. 2020

CITY OF WAUSAU
DRINKING WATER SYSTEM
TREATMENT FACILITY PROJECT
WAUSAU, WISCONSIN
CLEARWELL 2
ELEVATION



Sheet No. 348

Drawing No.

320-SM-302

PRELIMINARY PLAT OF SIEWERT PARK

A SUBDIVISION PLAT BEING ALL OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NUMBER 14517, RECORDED IN VOLUME 64, ON PAGE 154, AS DOCUMENT NUMBER 1457606, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 29 NORTH, RANGE 7 EAST, IN THE TOWN OF STETTIN, MARATHON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT I HAVE SURVEYED, MAPPED AND DIVIDED A PARCEL OF LAND BEING ALL OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NUMBER 14517, RECORDED IN VOLUME 64, ON PAGE 154, AS DOCUMENT NUMBER 1457606, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 29 NORTH, RANGE 7 EAST, IN THE TOWN OF STETTIN, MARATHON COUNTY, WISCONSIN.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 406,247 SQUARE FEET, 9.326 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF VIRGINIA M. SIEWERT, 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 CHAPTER 236 OF THE WISCONSIN STATUTES, WISCONSIN ADMINISTRATIVE CODE A-67 AND THE SUBDIVISION REGULATIONS OF THE CITY OF WAUSAU AND THE WISCONSIN DEPARTMENT OF ADMINISTRATION.

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

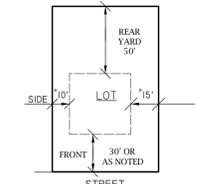
DATED THIS _____ DAY OF _____

REI ENGINEERING, INC.
JOSHUA W. PRENTICE
WPLS S-2852

OWNER:
VIRGINIA SIEWERT
572 N. 43rd Ave.
WAUSAU, WI 54401
952-830-1400

ENGINEER:
REI ENGINEERING
JIM BORYSENKO P.E.
4080 N. 20TH AVENUE
WAUSAU, WI 54401
715-675-9784

SURVEYOR:
REI ENGINEERING
JOSHUA W. PRENTICE WPLS S-2852
4080 N. 20TH AVENUE
WAUSAU, WI 54401
715-675-9784



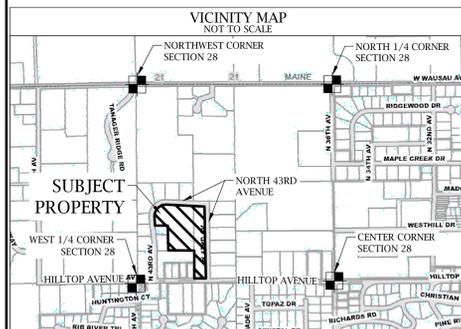
MINIMUM SETBACK REQUIREMENTS
LANDS WITHIN THE TOWN OF STETTIN
RS-1/40 ZONING
FRONT YARD 30' OR BY PLAT
REAR YARD 50'
SIDE 10'
BUT SIDE 10'

FROM SECTION 4.4.4(OF) THE TOWN OF STETTIN ZONING CODE
*AGGREGATE WIDTH OF SIDE YARDS SHALL NOT BE LESS THAN 25 FT. AND NO SINGLE SIDEYARD SHALL BE LESS THAN 10 FT. SEE YARDS SHOWN ON THE MAP ARE 15 FT.

GENERAL NOTES:

1. WETLANDS DELINEATED BY GARY STARZINSKI OF STAR ENVIRONMENTAL - JUNE OF 2019.
2. ELEVATIONS ARE REFERENCED TO THE NAVD 88 DATUM AND ARE BASED ON MEASUREMENTS TO NGS BENCHMARK PID #DK5261. TWO ONSITE BENCHMARKS ARE SHOWN ON THE MAP.
3. NO BUILDINGS EXIST AT THE TIME OF SURVEY.
4. BUILDING SETBACKS ARE AS FOLLOWS:
FRONT SETBACK = 30 FEET FROM RIGHT-OF-WAY
FRONT SETBACK = 65 FEET FROM CENTERLINE OF ROAD
SIDE YARD SETBACK = 10 FEET
REAR YARD SETBACK = 50 FEET
HEIGHT = 35 FEET
5. CONTOURS SHOWN ARE DETERMINED FROM THE MARATHON COUNTY 2-FOOT CONTOUR DATA.
6. PUBLIC UTILITIES - THE SOURCE INFORMATION FROM PLANS AND MARKINGS PROVIDED BY OTHERS WAS COMBINED WITH OBSERVED SURFACE EVIDENCE OF UTILITIES TO DEVELOP THE APPROXIMATED LOCATION OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF ALL UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY OR RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR PARTIALLY RESPONDED TO. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. DIGGER TICKETS #20201408556 & #20201408580.
7. LOTS SHOW TO BE UNSEWER LOTS.

LEGEND	
● (126.00)	FOUND 1 1/4" O.D. IRON PIPE
— (126.00)	RECORDED BEARING/LENGTH
— (126.00)	MEASURED BEARING/LENGTH
— (126.00)	EXISTING UNDERGROUND TELEPHONE
— (126.00)	EXISTING WATER MAIN
— (126.00)	EXISTING SANITARY SEWER
— (126.00)	EXISTING CABLE TV
— (126.00)	EXISTING MINOR CONTOUR
— (126.00)	EXISTING MAJOR CONTOUR
— (126.00)	EXISTING PROPERTY LINE
— (126.00)	EXISTING TREE LINE
— (126.00)	BUILDING SETBACK LINE
— (126.00)	SOIL BOUNDARY LINE
— (126.00)	EXISTING WETLANDS

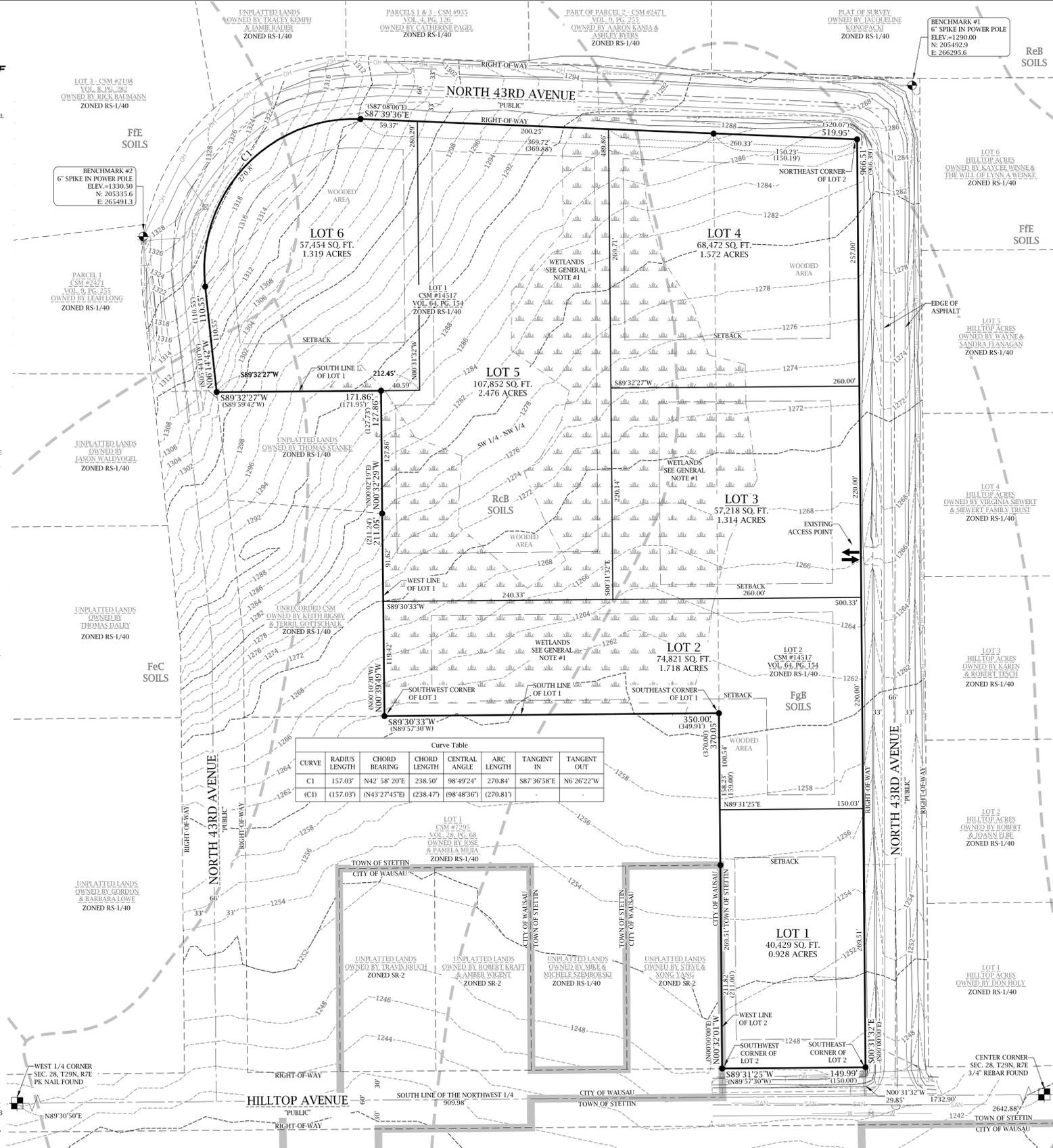


DATE	REVISION	BY	CHKD

REI Engineering, Inc.
600 N. 300 AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784 FAX: 715.675.4080
EMAIL: WAUSAU@reiengineering.com

SHEET 1 OF 1
REI PROJECT #8750

BEARINGS AND COORDINATES ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM NAD83 (2011) DATUM, AND ARE REFERENCED TO THE SOUTH LINE OF THE NORTHWEST 1/4, SECTION 28, TOWNSHIP 29 NORTH, RANGE 7 EAST, MEASURED TO BEAR NORTH 89°30'50" EAST.



Curve Table						
CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	ARC LENGTH	TANGENT IN / TANGENT OUT
C1	157.03'	N42° 58' 20"E	238.50'	98° 49' 24"	270.84'	S87° 36' 58"E N6° 26' 22"W
(C1)	(157.03)	(N42°27'45"E)	(238.47)	(98°48'36")	(270.81)	-