

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, January 19, 2021, 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, Mic'Kayla Ross

Others Present: Brad Lenz, Brian Stahl, William Hebert, Brad Sippel, Caroline Brzezinski

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 December 15, 2020 meeting

Peckham motioned to approve the minutes of the December 15, 2020 meeting. Bohlken seconded, and the motion carried unanimously 6-0 by roll call vote.

PUBLIC HEARING: Discussion and possible action on rezoning 2025 County Road U from SMU, Suburban Mixed-Use Zoning District to LI, Light Industrial Zoning District.

Mayor Rosenberg closed the public hearing.

Lenz said that the petitioner is available for any questions. If this is approved, it would allow for an office, showroom and distribution facility for Viking Electric. The property to the west will remain as existing. A neighbor submitted a letter opposing the rezoning, which is included in the packet. Sippel said that the some of the uses that the neighbor is opposed to are actually allowed in the current zoning district.

Caroline Brzezinski said that it will be a light industrial property for a Class A 40,000 square foot building. There is heavy industrial uses to the east and this will be good transitional property.

Peckham asked if the facility that is currently on Bridge Street will be located here and asked if there will be additional employees. Brzezinski confirmed this and said this will create more jobs since the business has expanded in the area. Peckham said that this will be a state of the art facility and asked if alternative energy sources, like solar, will be used. Brzezinski said that the plans have not been finalized yet. It is not in the current plans, but there will be green items if the rezoning is approved.

Bohlken motioned to rezone 2025 County Road U from SMU, Suburban Mixed-Use Zoning District to LI, Light Industrial Zoning District. Peckham seconded, and the motion carried unanimously 6-0 by roll call vote.

Discussion and possible action on approving the Preliminary Plat Review for Royal Vistas.

Lenz said that this property is approximately 2.5 miles from the city limits. Any plat within three miles is reviewed by the city. The property is on the other side of Rib Mountain and staff does not see any impacts.

Lindman motioned to approve the preliminary plat review for Royal Vistas. Neal seconded, and the motion carried unanimously 6-0 by roll call vote.

Discussion and possible action on vacating and discontinuing Hilltop Road north of Forest Valley Road to termini.

Lindman said that the official map has a proposed road at this area. The property owner has requested

that this be vacated. The city has no intention of creating a road.

Peckham asked if there is any proposed development on the other side in the area that is in the Town of Wausau. Lindman said that there isn't, since there are a lot of wetlands.

Peckham motioned to vacate and discontinue Hilltop Road north of Forest Valley Road to termini. Ross seconded, and the motion carried 6-0 by roll call vote.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for February 16, 2021.

Adjournment.

Neal motioned to adjourn, seconded by Peckham. The motion carried unanimously 6-0 and the meeting adjourned at 5:15 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on February 16, 2021.