

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, February 18, 2020, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Robert Mielke, Eric Lindman, Gary Gisselman, Patrick Peckham, Ron Zahrt, Andrew Brueggeman

Others Present: Brad Lenz, Brad Sippel, Melissa Engen, Jim Schaefer

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 December 17, 2019 meeting.

Peckham motioned to approve the minutes of the December 17, 2019 meeting. Zahrt seconded. The motion carried unanimously 6-0.

PUBLIC HEARING: Discussion and possible action on rezoning 107 South 68th Avenue from PUD, Planned Unit Development to SR-5, Single Family Residential-5 Zoning District.

Jim Schaefer, 6205 Stettin Drive, said that the property is south of his property and asked if neighbors will have a buffer like was requested previously. Lenz answered that the existing district is PUD, which was previously UDD under the old zoning code. In that type of district, Common Council has specific control over the site plan. Schaefer asked if there will still be a buffer area. Lenz answered that this would change the property to residential for the 40-acre parcel and a subdivision plat will need to be approved in order to layout the streets and lots. Schaefer said that he is not against development, but that there is a lot of water. There will be a lot of retention ponds needed. Lenz said that with the subdivision plat, the items will be discussed through Capital Improvements and Street Maintenance Committee, Plan Commission and Common Council. Schaefer asked that he be notified for these meetings. Mayor Mielke confirmed.

Mayor Mielke closed the public hearing.

Lenz said that this item is to rezone the east parcel to single family. Planned unit development zoning was sought by the previous developer because of the multi-family buildings. The requested district is one of the strictest zoning districts in the city. The subdivision plat will lay out the streets, lots, and park that will be proposed. Lenz said the criteria in the zoning code is similar to the previous code and is noted in the staff report. Staff recommends approval.

Mayor Mielke said that he is concerned with water issues and asked how it will be addressed. Lindman said that the stormwater plan will go through the DNR and city for review. Part of the subdivision plat will show the placement of ponds, sanitary and water. The preliminary plat was reviewed by staff and comments were made. This item will not go to committee until staff is pleased with the plan.

Peckham asked if a buffer could be requested. Lenz said that the zoning district setbacks would apply. Peckham asked if it would bind the city to a buffer. Lenz said the lots will have private ownership and the Parks Committee did not want a buffer around the outside due to maintenance.

Brueggeman motioned to rezone 107 South 68th Avenue from PUD, Planned Unit Development to SR-5, Single Family Residential-5 Zoning District. Zahrt seconded

Peckham asked if the corridor on the northeast corner is a separate issue. Lenz said that it would be rezoned as part of the lot, but there isn't a specific plan for improving it. Gisselman asked if the strip is city-owned property or part of the parcel. Lenz said that it is part of the parcel and that it could be part of a trail in the future.

The motion carried unanimously 6-0. This item will go to Common Council on March 10, 2020.

PUBLIC HEARING: Discussion and possible action on rezoning 101 North 72nd Avenue from PUD, Planned Unit Development to DR-8, Duplex Residential-8 Zoning District.

Schaefer asked what the rear setback would be for the DR-8 zoning district. Lenz answered that it is a minimum of 30 feet. Schaefer added that he is concerned about the wetlands for this parcel also.

Mayor Mielke closed the public hearing.

Lenz said that the western parcel will be for duplexes. The original plan was for multi-family. This property has quite a bit of wetlands and less than half of the lot is developable. Staff recommends approval.

Mayor Mielke said that he has concerns with water in the area.

Peckham motioned to rezone 101 North 72nd Avenue from PUD, Planned Unit Development to DR-8, Duplex Residential-8 Zoning District. Brueggeman seconded, and the motion carried 5-1. Mayor Mielke voted against this item. It will go to Common Council on March 10, 2020.

Discussion and possible action on vacating and discontinuing right-of-way at the intersection of West Thomas Street and South 15th Avenue.

Lindman said that this area was reconstructed with the first phase of Thomas Street. The neighboring property has requested the excess right-of-way.

Brueggeman motioned to vacate and discontinue right-of-way at the intersection of West Thomas Street and South 15th Avenue. Zahrt seconded, and the motion carried unanimously 6-0. This item will go to Common Council on February 25, 2020.

Discussion and possible action on River Edge Master Plan Update.

Sippel said that the original plan was adopted in 1995 and the process to update the plan started in 2018. In order to identify goals, the progress was evaluated, priorities were revisited and potential developments were determined. The proposed plan includes maps showing opportunities for updates along the River Edge Trail. There currently are connectivity issues and connections for the issues are looked at in the plan. The river is a big barrier to the trail system and the plan identifies an additional bridge. The last part of the plan is for lighting, markers and maps to enhance the trail.

Gisselman asked if the Parks Department would be responsible to carry out the plan. Sippel said that everyone is responsible. Lindman said that the plan starts in the Planning Department as they apply for grants. The Engineering Department makes sure to include the plans in the projects, but the plan will be included in various departments.

Brueggeman motioned to approve the River Edge Master Plan. Peckham seconded.

Peckham said that he is very impressed with the thoroughness of the plan and asked if there is any federal funding available. Sippel said that he does not know, but will find out.

The motion carried unanimously 6-0. This item will go to Common Council on March 10, 2020.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for March 17, 2020.

Adjournment.

Zahrt motioned to adjourn, seconded by Peckham. The motion carried unanimously 6-0 and the meeting adjourned at 5:30 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on March 17, 2020.