

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, March 15, 2022, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Eric Lindman, Tom Neal, Bruce Bohlken, Andrew Brueggeman, George Bornemann; *By WebEx*: Pat Peckham

Others Present: Brad Lenz, William Hebert, Brian Stahl, Melissa Engen, Debra Ryan, Christine Pierce, Brian Knoll, Tracy Habermehl, Barbara Logan

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and transmitted to the *Wausau Daily Herald* in the proper manner.

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

Approve the minutes from February 16, 2022 meeting.

Bohlken motioned to approve the minutes from the February 16, 2022 meeting. Brueggeman seconded, and the motion carried unanimously 6-0.

PUBLIC HEARING: Request to approve a conditional use at 110 South 1st Avenue & 110 Alexander Street to allow for offices, chapel, community center with a kitchen and separate living accommodations for up to 36 men/women and up to 6 families, in a UMU, Urban Mixed-Use Zoning District.

Debra Ryan, 702 Elm Street, said that she lives in the Westies neighborhood and captains from the Salvation Army have been guest speakers annually at the neighborhood meeting. There has been interest in replacing the center and consolidating the buildings makes sense. Ryan said that she is concerned about the historic buildings in the area. At the property of the 2nd Avenue shelter, there is adjoining wall to the Dairy property. The lot lines will need to be dealt with. A 2nd Avenue neighbor is concerned with loitering and people sleeping in the yards. Ryan advised to add landscaping with the parking lot.

Christine Pierce, 3351 North 13th Street, said that the brick wall at 117 South 2nd Avenue has been detached. Pierce said that there is a concern of the plat map and asked if setbacks would be required. If a dumpster is located at the back of the property, it will be rodent issue. Pierce asked if the commission would approve the plot map or if this is an opportunity to move forward with the project. There is a lot of litter in the neighborhood and Pierce asked if it will be contained to the property.

Brian Knoll, advisory member of the Salvation Army, said that the plan is a representation of what could be on the site. This plan is a draft of the plan and is not a final rendering. The Salvation Army is already in the community, and this is a good location. There is a need in the community, and this will help serve the community better.

Tracy Habermehl, Salvation Army, said that for the purchase, they need the zoning approval. They are looking for a blessing. An architect will assist with the drawings.

Lindman closed the public hearing.

Discussion on approving a conditional use at 110 South 1st Avenue & 110 Alexander Street to allow for offices, chapel, community center with a kitchen and separate living accommodations for up to 36 men/women and up to 6 families, in a UMU, Urban Mixed-Use Zoning District.

Lenz said that the conditional use would be for the residential use. The rough sketch is not meant to be an approval for the site plan. The new building would need to meet zoning requirements. The plan was meant to give the commission an idea of how it would work. This item will come back next month for approval.

Brueggeman asked if there is a conditional use for existing building. This was confirmed by Hebert.

Peckham asked what the garage setbacks would be. Peckham also asked if the entire facility would be moved. This is good for the community. Hebert said that required setbacks would be determined based on the proposal. If the existing structure is removed, a 10' setback would be required. There would be an option for a variance.

Major Barb Logan said that they plan to sell the Callon Street property, so everything can be together. There is a wish list for the new center and will have green space and parking for the other sites.

Discussion and possible action on approving a conditional use at 1730 North Business Highway 51 to allow for an addition of an order board sign for a second drive thru, in a SMU, Suburban Mixed-Use Zoning District.

Lenz said that the site plan changed slightly from the last meeting, and the new plan is in the packet. The changes are for a drive thru lane instead of parking in the easement area. Staff recommends approval. The zoning conditions for the new signs will need to be met.

Brueggeman motioned to approve a conditional use at 1730 North Business Highway 51 to allow for the addition of an order board sign for a second drive thru, in a SMU, Suburban Mixed-Use Zoning District. Neal seconded, and the motion carried unanimously 6-0 by roll-call vote.

Discussion and possible action on approving the Specific Implementation Plan for Riverlife Condos located at 15 Fulton Street, in a PUD, Planned Unit Development Zoning District.

Lenz said that the general development plan was approved, and this plan mirrors the approved plan. The site plan was improved, and the parking was decreased. A few comments were noted on the staff report. The finishing touches of the development can be reviewed by staff. Four new trees would need to be removed for the work, but would need to be put back. Lenz added that the existing lighting is adequate for the walkway. There are questions about the retaining wall and more detail is needed. It would be best to have a sandy colored limestone for the retaining wall. The amphitheater is not shown on the plans, but will be on the very south part of the plans.

Neal asked if the retaining wall will be broken to allow for public access and said it should be accessible. Lenz answered that it is shown as a continuous wall. The trail connects at the south end of the site, but not directly from the building. Neal said that the wall is going too far south and would like it to feel more accessible instead of a barrier. Peckham said that he has similar concerns. Human nature will take shortest route. Lenz said that he can bring the concerns up with the developers. Bohlken said that the continuous wall may be for security purposes. Neal said that at the very beginning of this project, it was meant to be an open area. There could be bollards and a chained area like at the restaurant. Neal said that he would appreciate it if this was shared with the developers. Brueggeman said it needs to be accessible. The retaining wall height is not known, and the railing seems excessive. Lenz said that the railing may not be required by code and said that there have been discussions about the wall being lowered.

Bornemann said that there isn't a lot of space. Lenz said there is approximately 8' from the patio to the wall, which doesn't allow for a lot of sloping.

Peckham motioned to approve the specific implementation plan for Riverlife Condos located at 15 Fulton Street, in a PUD, Planned Unit Development Zoning District with the conditions that staff reviews the landscape plan, lighting plan, retaining wall, amphitheater and parking and get clarification on the trail access. Brueggeman seconded.

Neal suggested that the overall footprint be moved 8-10' so there is less cramping and more yard space.

Lenz said that the turning radius could be an issue and this could cause property line issues and take away from other developers. Neal said that this could provide a better quality of life for the residents. It seems cramped. Lenz said that he will bring it up with the developers.

The motion carried unanimously 6-0 by roll call vote.

Discussion and possible action on approving a dual post sign at 350 Grand Avenue.

Hebert said that the signage needs to be relocated to a new location. The new location meets the zoning requirements. The sign will be a dual post sign and requires the approval.

Bornemann motioned to approve the dual post sign at 350 Grand Avenue. Bohlken seconded, and the motion carried unanimously 6-0 by roll-call vote.

Discussion and possible action on vacating and discontinuing an alley lying north of 410 North 6th Avenue between Oak Street, Cedar Street, North 6th Avenue and North 7th Avenue.

Lindman said that this item is from CISM and only a portion of the alley is requested to be vacated. He said only one of the houses uses the alley, and that portion will remain.

Bohlken motioned to approve vacating and discontinuing an alley north of 410 North 6th Avenue between Oak Street, Cedar Street, North 6th Avenue and North 7th Avenue. Brueggeman seconded, and the motion carried unanimously 6-0 by roll-call vote.

Next meeting date.

The next meeting is scheduled for April 19, 2022.

Adjournment.

Bohlken motioned to adjourn, seconded by Brueggeman. The motion carried unanimously 6-0 and the meeting adjourned at 5:40 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on April 19, 2022.