

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, April 18, 2023, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Katie Rosenberg, Eric Lindman, Dawn Herbst, Bruce Bohlken, Andrew Brueggeman, George Bornemann.

Others Present: Brad Lenz, Andrew Lynch, Tara Alfonso, Maryanne Groat

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

Approve the minutes from March 21, 2023 meeting.

Bohlken motioned to approve the minutes from the March 21, 2023 meeting. Brueggeman seconded, and the motioned carried unanimously 6-0.

PUBLIC HEARING: regarding Tax Incremental District No. 3 Project Plan Amendment in Order to Add Projects and Project Costs.

Groat said that the State of Wisconsin has rules dictating creating and amending Tax Incremental Districts. The Finance Committee and Economic Development Committee have reviewed the proposals. The Joint Review Board met for their initial meeting. The proposal is to amend Tax Incremental Districts #3, #8 and #12. Projects and costs will be added to Districts #3 and #8 and properties will be removed and added to District #12 to improve the mall property.

Tax Incremental District #3 is located downtown and on the riverfront. The proposed improvements are located in the district and a ½ mile around the district. The main projects are for continued development of the riverfront and River Edge Trail. It would include property acquisitions for MBX and some of County Materials. This will help fill in major gaps and will be great for the community and tourism. Remediation work will be done to the Wausau Chemical site. The Dive Point Scuba site will be demolished. This district is nearing the retirement date in 2031 and has been a constant state of deficit but will remain the black and close with a profit. This is very important and strategic for the city.

Tax Incremental District #8 is located on the west side of the river to 17th Avenue. There is property redeveloping in the area and the street needs to be reconstructed. The costs will be allocated for 17th Avenue, the Washington Street siphon project and 8th Avenue reconstruction. Some of the projects are in the ½ mile buffer area.

Groat said that 29 parcels will be removed from Tax Incremental District #12 on the north and south side of the district and 7 properties will be added for the mall. A new street grid is proposed for the mall redevelopment and there are developer incentives. The development agreement with T-Wall is contingent on the amendment. This is a relatively new district and hasn't seen much growth. There are not many concerns. The borrowed amount is a fixed rate and if the rate decreases, it can be refinanced. Inflation is not considered in the properties. Growth is expected in the area to help the district. The city manages the Tax Increment District deficits. Districts #6 and #7 will be closing soon and will help to manage the deficits.

Mayor Rosenberg opened the public hearing.

Mayor Rosenberg closed the public hearing.

PUBLIC HEARING: regarding Tax Incremental District No. 8 Project Plan Amendment in Order to Add Projects and Project Costs

Mayor Rosenberg opened the public hearing.

Mayor Rosenberg closed the public hearing.

PUBLIC HEARING: regarding Tax Incremental District No. 12 Project Plan Boundary Amendment in Order to Subtract Territory and Add Projects and Project Costs

Mayor Rosenberg opened the public hearing.

Mayor Rosenberg closed the public hearing.

Consideration of “Resolution Approving the Project Plan Amendment #5 for Tax Increment District No. 3, City of Wausau Wisconsin”

Bohlken motioned to approve the “Resolution Approving the Project Plan Amendment #5 for Tax Increment District No. 3, City of Wausau, Wisconsin”. Herbst seconded.

Bornemann questioned the role of the commission for the amendments. Lenz said that the Plan Commission needs to hold the public hearings and send a recommendation to the council. The commission should consider whether the projects jibe with strategic redevelopment of the city, and adopted plans including the Comprehensive Plan.

The motion carried unanimously 6-0.

Consideration of “Resolution Approving the Project Plan Amendment #3 for Tax Increment District No. 8, City of Wausau Wisconsin”

Bornemann motioned to approve the “Resolution Approving the Project Plan Amendment #3 for Tax Increment District No. 8, City of Wausau, Wisconsin”. Herbst seconded, and the motion carried unanimously 6-0.

Consideration of “Resolution Approving the Project Plan Amendment #2 for Tax Increment District No. 12, City of Wausau Wisconsin”

Bornemann motioned to approve the “Resolution Approving the Project Plan Amendment #2 for Tax Increment District No. 12, City of Wausau, Wisconsin”. Bohlken seconded, and the motion carried unanimously.

Discussion and possible action on approving a dual post sign at 360 Grand Avenue.

Lenz said that a handout was passed out with a rendering for the campus dual post sign. Staff spoke with the sign company and petitioners, who feel this sign is the best for the site.

Brueggeman motioned to approve a dual post sign at 360 Grand Avenue. Bohlken seconded, and this motion carried unanimously 6-0.

Discussion and possible action on extending the expiration date of conditional use at 110 South 1st Avenue and 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 Salvation Army is looking to clarify the conditional use. The petitioner had originally requested 4 years for the project, which was not included in the motion for approval. An extension of four years from today's date is being requested. The zoning code allows for extensions with no limits. They have run into some delays with turnover and staffing.

Brueggeman motioned to approve extending the expiration date of the conditional use at 110 South 1st Avenue and 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 for four years from today. Herbst seconded, and the motion carried unanimously 6-0.

Discussion and possible action on authorizing sale of 1515 Curling Way.

Lenz said that this is a remnant parcel that is not buildable. The railroad owns the property to the south and had assumed they owned it. They had been parking vehicles on it. Staff does not see a use for the property. The city received one bid for the property. Staff recommends approval.

Brueggeman motioned to authorize the sale 1515 Curling Way. Bornemann seconded, and the motion carried unanimously 6-0.

Discussion and possible action on vacating and discontinuing right-of-way located east of 1610 Meadowview Road, 1615 Meadowview Road, and 1612 Evergreen Road, which abuts the boundary of Parcels 080-2908-074-0992 and 156001 Forest Valley Road in the Town of Wausau.

Lindman said that a petition was received from the property owners to vacate the alley.

Brueggeman motioned to vacate and discontinue the right-of-way located east of 1610 Meadowview Road, 1615 Meadowview Road, and 1612 Evergreen Road, which abuts the boundary of Parcels 080-2908-074-0992 and 156001 Forest Valley Road in the Town of Wausau. Bohlken seconded, and the motion carried unanimously 6-0.

Discussion and possible action on vacating and discontinuing the portion of an alley that abuts 300 West Knox Street, 1110 North 3rd Avenue, 1114 North 3rd Avenue, and 1111 North 3rd Avenue.

Brueggeman motioned to vacate and discontinue the portion of an alley that abuts 300 West Knox, 1110 North 3rd Avenue, 1114 North 3rd Avenue, and 1111 North 3rd Avenue. Herbst seconded, and the motion carried unanimously 6-0.

Next meeting date.

The next meeting is scheduled for May 16, 2023.

Adjournment.

Bohlken motioned to adjourn, seconded by Brueggeman. 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 May 16, 2023.