

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, April 19, 2022, at 3:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Katie Rosenberg, Eric Lindman, Pat Peckham, Tom Neal, Bruce Bohlken, George Bornemann

Others Present: Brad Lenz, Melissa Engen, Dan Higginbotham, Randy Fifrick.
By WebEx: William Hebert

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 3:00 p.m. noting that a quorum was present.

Approve the minutes from March 15, 2022 meeting.

Neal motioned to approve the minutes from the March 15, 2022 meeting. Bornemann seconded, and the motioned carried unanimously 6-0.

PUBLIC HEARING: Request to rezone 915 North 6th Street from TF-10, Two Flat Residential-10 Zoning District to NMU, Neighborhood Mixed-Use Zoning District.

Lenz said that the property is located along the railroad and the petitioner has requested the NMU zoning district to match the neighboring property. The same zoning district is required to combine the parcels. Staff feels that this is a good fit.

Mayor Rosenberg opened the public hearing.

Dan Higginbotham, 2625 Northwestern Ave, said that he is available for any questions.

Mayor Rosenberg closed the public hearing.

Discussion and possible action to approve the rezone request at 915 North 6th Street from TF-10, Two Flat Residential-10 Zoning District to NMU, Neighborhood Mixed-Use Zoning District.

Neal motioned to rezone 915 North 6th Street from TF-10, Two Flat Residential-10 Zoning District to NMU, Neighborhood Mixed-Use Zoning District. Bornemann seconded.

Peckham asked if the use will be residential or commercial. Lenz answered that it will be used as residential with commercial storage. Higginbotham added that they will be combining the parcel and plan to use it as a residential use.

The motion carried unanimously 6-0.

PUBLIC HEARING: Request to rezone 180 East Wausau Avenue from HI, Heavy Industrial Zoning District to UMU, Urban Mixed-Use Zoning District.

Lenz said that the parcel is owned by the city and is directly north of Thrive and west of Athletic Park. A Request for Proposals has been released and the city is looking for commercial uses.

Mayor Rosenberg opened the public hearing.

Mayor Rosenberg closed the public hearing.

Discussion and possible action to approve the rezone request at 180 East Wausau Avenue from HI, Heavy Industrial Zoning District to UMU, Urban Mixed-Use Zoning District.

Bohlken motioned to rezone 180 East Wausau Avenue from HI, Heavy Industrial Zoning District to UMU, Urban Mixed-Use Zoning District.

Peckham asked if the environmental contaminants in the area have been explored and if it is included in the RFP. Lenz said that it was brought up in the Economic Development meeting to be addressed by staff. Fifrlick said that a Phase 1 Environmental Analysis was completed and included in the RFP.

The motion carried unanimously 6-0.

Discussion and possible action on 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.

Lenz said that the public hearing was held during the meeting last month. The residential components need the approval. The site plan is not being approved and will be reviewed at the staff level when details are available.

Neal motioned to approve 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. Bornemann seconded, and the motion carried unanimously 6-0.

Discussion and possible action on vacating and discontinuing excess public right-of-way located on the east side of 17th Avenue, abutting the west property line of 1607 Chellis Street, the south property line of 1427 Lake Street, and a portion of the south property line of 1425 Lake Street.

Lindman said that this item is for a section of right-of-way. The developer would like to use this for access to 1601 and 1607 Chellis Street and for 50' of additional land to develop the area and to have access off of Lake Street. A townhome development is being planned.

Peckham asked where the driveway would be. Lindman answered that it would be from Lake Street.

Peckham motioned to approve vacating and discontinuing excess public right-of-way located on the east side of 17th Avenue, abutting the west property line of 1607 Chellis Street, the south property line of 1427 Lake Street, and a portion of the south property line of 1425 Lake Street. Neal seconded, and the motion carried unanimously 6-0.

Discussion and possible action on accepting dedication of right-of-way map for Timber Trail Drive.

Lenz said that this property is located in the Fountain Hills subdivision and there is interest in creating an additional lot and dedicating public right-of-way for future expansion. Staff is in favor of this item.

Bohlken motioned to accept the dedication of right-of-way map for Timber Trail Drive. Neal seconded.

Lindman said that there is an error on the map. The location is on Aspen Grove Lane and is further to the south just north of the intersection.

The motion carried unanimously 6-0.

Next meeting date.

The next meeting is scheduled for May 17, 2022.

Mayor Rosenberg thanked Peckham and Neal for their service.

Adjournment.

Neal motioned to adjourn, seconded by Peckham. The motion carried unanimously 6-0 and the meeting adjourned at 5:20 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on May 17, 2022.