

## PLAN COMMISSION

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Time and Date: The Plan Commission met on Thursday, April 29, 2021, at 4:30 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Katie Rosenberg, Eric Lindman, Patrick Peckham, Bruce Bohlken, George Bornemann, Tom Neal; *By WebEx*: Andrew Brueggeman (arrived at 4:55 p.m.)

Others Present: Brad Lenz, William Hebert, Gary Guerndt, Kent Olson, Debra Ryan, Jay Knetter, Kristine Daniels; *By WebEx*: Nick Bancuk

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 4:30 p.m. noting that a quorum was present.

### **Approve the minutes of the March 16, 2021 meeting.**

Neal motioned approve the minutes from the March 16, 2021 meeting. Bohlken seconded, and the motion carried unanimously 6-0.

### **PUBLIC HEARING: Discussion and possible action on approving a conditional use at 1900 Townline Road to allow for cultivation, in SR-2, Single Family Residential-2 Zoning District.**

Hebert said that this is for a vacant parcel that is 34 acres and the petitioner would like to use it for a crop field while the future use is determined.

Gary Guerndt, 8201 Ryan Street, said that he worked with the City Assessor and have cleaned up the field and hauled in top soil so it can be utilized.

Mayor Rosenberg closed the public hearing.

### **PUBLIC HEARING: Discussion and possible action on approving a conditional use at 2130 Northwestern Avenue to allow for cultivation, in a SR-2, Single Family Residential-2 Zoning District.**

Hebert said that this item is similar to the previous request. The parcel is near the river and they would like to use the parcel as a crop field until a use is determined.

Debra Ryan, 702 Elm Street and Alderperson District 11, said that she recently drove by the area. She said that it seems like a good thing until a use is determined. Ryan also said that because of the acres of woodlands, this may qualify for reduced real estate taxes.

Mayor Rosenberg closed the public hearing.

### **PUBLIC HEARING: Discussion and possible action on rezoning 117 & 119 East Chellis Street from SR-5, Single Family Residential-5 Zoning District to HI, Heavy Industrial Zoning District.**

Lenz said that these properties are proposed for the yard waste site expansion. The specific plans have not been drawn up yet, but it will make a larger waiting area so cars will not have to wait on the street. It will improve efficiency. A letter was received from the alderperson.

Mayor Rosenberg closed the public hearing.

Bohlken motioned to rezone 117 & 119 East Chellis street from SR-5 Single Family Residential-5 Zoning District to HI, Heavy Industrial Zoning District. Bornemann seconded, and the motion carried

unanimously 6-0. This item will go to Common Council on May 11, 2021.

**PUBLIC HEARING: Discussion and possible action on rezoning 617 & 621 Forest Street from NMU, Neighborhood Mixed Use Zoning District to PUD, Planned Unit Development Zoning District and approve the General Development Plan to allow for office space, vehicles sales and parking lot.**

Lenz said that information about the project is in the packet for this item and the petitioner is present.

Kent Olson said that since previous developments, additional properties have been acquired. Olson said that Wisconsin Automotive & Truck Education Association (WATEA) is a non-profit organization for a training pathway. WATEA is very active with NTC and schools. Olson said that they have worked with NTC to develop a new entry-level program for auto collision. There are currently 14 students enrolled that will complete in August. Olson said that there is also a Commute to Careers program. Olson said that he has spoken to staff about the setback issues. Olson said that more parking is needed than zoning may allow for.

Mayor Rosenberg asked Lenz what the variances to the code would be. Lenz said that the use of car sales would not be allowed in the current district and there are a number of setback issues. The plan also exceeds the maximum number of parking stalls. Hebert said that staff is agreeable with the use, but are concerned with the parking lot. It should include curb and gutter, there isn't lighting and the drive aisle does not meet the minimum requirements. Lenz said that stalls could be relocated to meet the setback requirements. Lenz said that all of the stalls are not needed all day, every day.

Olson said that there are 14 board members, 3 staff and 3 vans that will need the parking lot. Olson added that the parking lot across the street does not meet the requirements. Olson said that his projects are very nicely landscaped and attractive. Lighting can be added; the back side of the current building does have lights. Olson said that two committees meet monthly and could be 2-3 meetings per month.

Lenz said that the parking lot across the street was built before the current zoning code. There were not a lot of parking lot design standards when it was done. When the parking lot is replaced, it will need to meet the current code.

Andrew Brueggeman joined the meeting remotely at approximately 4:55 p.m.

Peckham asked what the expected closing hours will be. Olson answered that the training will be completed by 8:00 p.m.

Lenz said that based on designs by MTS, a row could be eliminated and parking spaces shifted. There is a concern of the drive aisle width. Nick Bancuk, MTS, said that they have done several layouts and the current design fits the most vehicles. The raised planter bed does create a buffer and blocks headlights.

Debra Ryan, 702 Elm Street and Alderperson District 11, said that she has had work done here and there is little parking on Forest Street. This project would remove blight. This is a positive project and offers excellent programs.

Mayor Rosenberg closed the public hearing.

Lenz said that if this is approved, they will need to come back for approval of the specific implementation plan.

Neal motioned to rezone 617 & 621 Forest Street from NMU, Neighborhood Mixed Use Zoning District

to PUD, Planned Unit Development Zoning District and approve the General Development Plan to allow for office space, vehicle sales and parking lot. Bohlken seconded.

Lindman said that he is ok with the uses, but would like the setback and functionality of the parking lot addressed when this comes back for the specific implementation plan.

The motion carried unanimously 7-0. This item will go to Common Council on May 11, 2021.

**PUBLIC HEARING: Discussion and possible action on rezoning 209, 211 & 215 Short Street and 1214 North 3<sup>rd</sup> Street from TF-10, Two-Flat Residential-10 Zoning District to PUD, Planned Unit Development Zoning District and approve the General Development Plan to allow for a four-unit multi-family development with associated parking.**

Lenz said that these are two small parcels that have an existing duplex and they would like to convert it to a fourplex and have the lot next to it for parking. The petitioner also owns the property to the west. The PUD for that property would be extended to this project.

Mayor Rosenberg closed the public hearing.

Peckham motioned to rezone 209, 211 & 215 Short Street and 1214 North 3<sup>rd</sup> Street from TF-10, Two-Flat Residential-10 Zoning District to PUD, Planned Unit Development Zoning District and approve the General Development Plan to allow for a four-unit multi-family development with associated parking. Brueggeman seconded. The motion carried unanimously 7-0. This item will go to Common Council on May 11, 2021.

**PUBLIC HEARING: Discussion and possible action on rezoning 1520 Elm Street from SMU, Suburban Mixed-Use Zoning District to PUD, Planned Unit Development Zoning District and approve the General Development Plan to allow for a new mixed-use apartment development.**

Lenz said that these plans are for a mixed-use project that will be on the same block as the hotel on 17<sup>th</sup> Avenue. There will be underground parking, commercial space on the ground floor, and three levels of apartments. The roof is slated to have a restaurant, patio, and a green roof. The following agenda item will be for an overflow parking lot. Lenz said that main reason for the PUD is to be flexible on the building height.

Debra Ryan, 702 Elm Street and Alderperson District 11, said that she lives within 1 mile and tends to travel on Elm Street. Ryan said that she has spoken to neighbors and there is concern about the noise level. There is also a concern about traffic on Elm Street. The Mountain Lanes apartment building is still under 50% vacant. The neighbors would prefer affordable housing. People would rather look at shrubbery than a building. Apartments are not full and Wausau is becoming a bedroom community

Mayor Rosenberg closed the public hearing.

Brueggeman motioned to rezone 1520 Elm Street from SMU, Suburban Mixed-Use Zoning District to PUD, Planned Unit Development Zoning District and approve the General Development Plan to allow for a new mixed use apartment development. Bohlken seconded.

Peckham asked what the total number of units would be. Jay Knetter said that there will be 141 units and described the floor plans to the committee.

Bornemann asked what the building height will be. Knetter answered that the majority of the building will be 51 feet tall, but the restaurant would be 64 feet.

Peckham asked about the green roof. Knetter answered that that they are still working out the details and the potential cost will be a factor.

The motion carried unanimously 7-0. This item will go to Common Council on May 11, 2021.

**PUBLIC HEARING: Discussion and possible action on rezoning 1601 Elm Street from SMU, Suburban Mixed-Use Zoning District to PUD, Planned Unit Development Zoning District and approve the General Development Plan to allow for off-street parking for a new multi-family residential development.**

Lenz said that this item is for the same project as the previous item. The details of the parking lot will be worked out with the specific implementation plan. This will provide additional parking for the development.

Peckham asked how many parking spaces will be provided per unit. Lenz answered that there will be 1.5 spaces per unit and that efficiency units are the main type of unit.

Debra Ryan, 702 Elm Street and Alderperson District 11, said that the pedestrian and vehicle traffic are very serious issues and there was a fatal accident in previous years at this intersection. Ryan asked if there will be any CISM discussions. Ryan said that additional storage is good, but asked the committee to consider that vehicle and pedestrian accidents could occur.

Mayor Rosenberg closed the public hearing.

Brueggeman motioned to rezone 1601 Elm Street from SMU, Suburban Mixed-Use Zoning District to PUD, Planned Unit Development Zoning District and approve the General Development Plan to allow for off-street parking for a new multi-family mixed use development. Bornemann seconded, and the motion carried unanimously 7-0. This item will go to Common Council on May 11, 2021.

**PUBLIC HEARING: Discussion and possible action on amending various sections of Chapter 23 of the Wausau Municipal Code.**

Hebert said that staff put together a list of some issues that were in the zoning code. This is to clean up some issues and clarify some items that weren't quite clear. This is mostly administrative. Staff tries to go through the zoning code to keep it up to date.

Mayor Rosenberg closed the public hearing.

Peckham motioned to amend various sections of Chapter 23 of the Wausau Municipal Code. Bohlken seconded.

Brueggeman said that when the discussions were going on, there was an item for setbacks for a garage to be 2' back from the front of the house. Hebert said that there were issues with this and it had surprised most developers. Staff was told that in order to do this, lots would need to be wider and Wausau hasn't had any new subdivisions in recent years so we are working with existing lots.

The motion carried unanimously 7-0. This item will go to Common Council on May 11, 2021.

**Discussion and possible action on approving the Specific Implementation Plan at 2101 & 2105 Grand Avenue to allow for two 16-unit apartment buildings.**

Lenz said that this item is for the former Ponderosa site. Staff has been working with the developers and this conforms to the general development plan. There was a little rearranging of parking and green space. The only items left would be to screen the dumpsters and add bicycle parking – 4 spaces per building. The lighting and landscaping points will be looked at in the permitting stage.

Neal motioned to approve the Specific Implementation Plan at 2101 & 2105 Grand Avenue to allow for two 16-unit apartment buildings. Bohlken seconded, and the motion carried unanimously 7-0.

**Discussion and possible action on approving a dual post sign at 1106 North 5<sup>th</sup> Street in a HI, Heavy Industrial Zoning District.**

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Hebert said that the owner is available for any questions. A dual post sign is proposed. Hebert said that he has been working with the sign company on the proposal and feels it is adequate for the site, including vision triangles for cars and pedestrians. The Plan Commission is required to review this. Staff recommends approval as long as landscaping is provided.

Kristine Daniels said that this has been the location since 1998 and they have had tremendous growth. The signage will be beneficial for people to know where the business is located.

Peckham motioned to approve a dual post sign at 1106 North 5<sup>th</sup> Street in a HI, Heavy Industrial Zoning District. Brueggeman seconded, and the motion carried unanimously 7-0.

**Next meeting date and future agenda items for consideration.**

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The next meeting is scheduled for May 18, 2021.

**Adjournment.**

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Bohlken motioned to adjourn, seconded by Neal. The motion carried unanimously 7-0 and the meeting adjourned at 5:35 p.m.

**The Plan Commission is next scheduled to meet at 5:00 p.m. on May 18, 2021.**