

PLAN COMMISSION

Time and Date: The Plan Commission met on Wednesday, June 16, 2021, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

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

Others Present: Brad Lenz, Brian Stahl, Sam Wessel; *By WebEx*: William Hebert, Nick Patterson, Kevin Noels

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 5:00 p.m. noting that a quorum was present.

Approve the minutes of the May 18, 2021 meeting.

Bohlken motioned approve the minutes from the May 18, 2021 meeting. Neal seconded, and the motion carried unanimously 7-0.

PUBLIC HEARING: Discussion and possible action on amending the General Development Plan at 1200 North River Drive to allow for 122 residential units and 6,050 square feet of commercial space, in a PUD, Planned Unit Development Zoning District.

Lenz said that T. Wall is available on WebEx for any questions. This proposal will develop three mixed-use buildings. This will add two additional buildings to the previous plan. The additional buildings will be located on lots 7 and 8. The city accepted the proposal after an RFP. The plans for the development are located in the packet. The public amenities and pathways will not change.

Mayor Rosenberg closed the public hearing.

Neal motioned to amend the general development plan at 1200 North River Drive to allow for 122 residential units and 6,050 square feet of commercial space, in a PUD, Planned Unit Development Zoning District. Brueggeman seconded.

Peckham said that he is confused about the parking specs and asked if 1 ½ parking spaces is required per unit or if adjacent spaces are counted. Lenz said that this is a flexible zoning district and a 25% reduction in parking spaces can occur since it is a mixed-use building. There will be 120 units so the parking count would be 135 total parking spaces. There will be 82 underground spaces. The 135 parking spaces is a target, but is not mandated. The Plan Commission could cut the requirement by 50%. The total parking spaces on the plan is 106, which includes the underground and surface parking. There are other options on River Drive that can be counted. Staff feels that there is adequate parking in the area. Peckham asked if there are issues in the future, staff would be able to make changes. Lenz said that there is perpendicular parking on River Drive and some in the south parking lot; more could be built on River Drive. He said the area overall is 17 acres and there are only a couple buildings on it right now. The whole idea of this development is to not have too much surface parking.

The motion carried unanimously 7-0. This item will go to Common Council on July 13, 2021.

Discussion and possible action on approving a conditional use at 360/372 Grand Avenue to allow for institutional residential land use which includes a homeless shelter, in a UMU, Urban Mixed Use Zoning District.

Lenz said that there was a public hearing last month for this item. The findings report is located in the packet. The conditional use is for the warming center. Lenz said that staff recommends approving the conditional use contingent on maintaining a long-term parking agreement to ensure the availability of the

depicted 60 spaces on the Thrive Church property.

Kevin Noels said that he has spoken to the community partners and are in negotiations with Thrive Church for a parking plan and should be done soon.

Peckham motioned to approve the conditional use at 360/372 Grand Avenue to allow for institutional residential land use which includes a homeless shelter, in a UMU, Urban Mixed Use Zoning District with the condition that a long-term parking agreement needs to be maintained with Thrive Church. Bornemann seconded, and the motion carried unanimously 7-0.

Discussion and possible action on approving the specific implementation plan at 1520 and 1601 Elm Street to allow for a new mixed-use apartment development, in a PUD, Planned Unit Development Zoning District.

Lenz said that this is for the BANTR development. A portion of the development is just down the hill from Mountain Lanes and the other portion is from an area of the Plaza Hotel that was demolished. Lenz said that staff recommends approval contingent on meeting appropriate parking lot and bicycle-pedestrian circulation standards. This is a flexible zoning district, but can follow standards in other districts. Staff would also recommend a pedestrian crossing of Elm Street and the developer should work with the Engineering Department for this.

Brueggeman motioned to approve the specific implementation plan at 1520 and 1601 Elm Street to allow for a new mixed-use apartment development, in a PUD, Planned Unit Development Zoning District with the conditions the appropriate parking lot landscaping and bicycle-pedestrian circulation standards be met. Bohlken seconded.

Peckham asked where curb cuts and crossings will be. Lindman said that a controlled crossing would be best and staff will discuss this with developer.

The motion carried unanimously 7-0.

Discussion and possible action on vacating and discontinuing an unpaved alley lying west of 827 Turner Street between North 8th Street and Augusta Avenue.

Lindman said that the entire alley west of 827 Turner Street would be vacated. The alley area at 827 Turner Street would remain. This item went to the last CISM meeting.

Brueggeman motioned to vacate and discontinue an unpaved alley lying west of 827 Turner Street between North 8th Street and Augusta Avenue. Bohlken seconded. The motion carried unanimously 7-0. This item will go to Common Council on July 13, 2021.

Discussion and possible action on petition for annexation – Grundman (082-2808-062-0994, Town of Weston).

Lindman said that an individual wants to develop this property and would to annex into the city for city water and sewer.

Brueggeman motioned to approve the petition for annexation – Grundman (082-2808-062-0994, Town of Weston). Bornemann seconded.

Peckham asked if the city owns the property to the west. Lenz said that he believes Kraft owns that and the city of Wausau is listed on map because that is the municipality this it is in.

Bornemann asked what zoning will be given to the property. Lenz said that the zoning would need to be established if they want something other than single-family residential.

The motion carried unanimously 7-0. This item will go to Common Council on July 13, 2021.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for July 20, 2021.

Adjournment.

Bohlken motioned to adjourn, seconded by Brueggeman. The motion carried unanimously 7-0 and the meeting adjourned at 5:25 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on July 20, 2021.