

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, July 19, 2022, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Eric Lindman, Sarah Watson, Dawn Herbst, Bruce Bohlken, Andrew Brueggeman, George Bornemann

Others Present: Brad Lenz, William Hebert, Brian Stahl, Melissa Engen, Andrew Lynch, Jamie Rice-Heckendorf

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 June 21, 2022.

Bohlken motioned to approve the minutes from the June 21, 2022 meeting. Brueggeman seconded, and the motioned carried unanimously 6-0.

PUBLIC HEARING: Request to rezone 601 North 12th Street and 602 North 13th Street from SR-5, Single Family Residential-5 Zoning District, to I, Institutional Zoning District.

Lindman opened the public hearing.

Jamie Rice-Heckendorf, 503 North 12th Street, spoke in favor of the rezoning request and said that they are wonderful neighbors and support them.

Lindman closed the public hearing.

Discussion and possible action on request to rezone 601 North 12th Street and 602 North 13th Street from SR-5, Single Family Residential-5 Zoning District, to I, Institutional Zoning District.

Lenz said that these formally residential properties have been vacant and there are plans to build a glass studio. Staff does not have concerns. The proposed district is compatible with the area and the small scale fits in with the neighborhood. Staff recommends approval.

Bornemann asked if the parking lot adjacent to the property is owned by Leigh Yawkey Woodson Art Museum. Lenz said that it is owned by a private resident.

Bornemann motioned to rezone 601 North 12th Street and 602 North 13th Street from SR-5, Single Family Residential-5 Zoning District, to I, Institutional Zoning District. Brueggeman seconded, and the motion carried unanimously 6-0. This item will go to Common Council on August 10, 2022.

Discussion and possible action on request to approve a conditional use at 1505 Brown Street to allow for an additional detached accessory structure, in a SR-2, Single Family Residential-2 Zoning District.

Lindman said that a public hearing was held last month. Lenz said that this is second meeting and the conditional use is required for more than one detached accessory structure. There was not a lot of negative feedback. On the lot, it is limited that only 45% can be used for buildings. This will be reviewed when the building permit is applied for.

Brueggeman motioned to approve the conditional use at 1505 Brown Street to allow for an additional detached accessory structure, in a SR-2, Single Family Residential-2 Zoning District. Bohlken seconded, and the motion carried unanimously 6-0.

Discussion and possible action on approving a dual post sign at 4901 Stewart Avenue.

Hebert said that Graphic House applied for a permit for a dual post sign on the northwest corner of the property.

Brueggeman motioned to approve the dual post sign at 4901 Stewart Avenue with the condition that landscape is placed around the base and meets the zoning ordinance requirements. Bornemann seconded, and the motion carried unanimously 6-0.

Next meeting date.

The next meeting is scheduled for August 16, 2022.

Adjournment.

Brueggeman motioned to adjourn, seconded by Herbst. The motion carried unanimously 6-0 and the meeting adjourned at 5:08 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on August 16, 2022.