

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, July 20, 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: William Hebert, Sam Wessel, Brian Stahl, Tom Radenz, Mark Thompson, John Burke, Shelly Kraimer, Michael Hughes, Steve Lang, Louis Rossetti, Mike Conley, Karen Jantsch, Anne Jacobson, Don Zamzow, Mike Zamzow, Leo Dunlavy; By WebEx: Brad Lenz

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 June 16, 2021 meeting.

Neal motioned approve the minutes from the May 18, 2021 meeting. Peckham seconded.

Peckham asked that the Kevin Noels name be changed from Birch to Noel. Engen said this would get corrected.

The motion carried unanimously 7-0.

PUBLIC HEARING: Discussion and possible action on rezoning 1111 Westwood Drive from PUD, Planned Unit Development Zoning District to SMU, Suburban Mixed Use Zoning District.

Lenz said that REI is working on this project and have narrowed down to this site west of Rasmussen. This site would be an option for rezoning or amending the planned unit development. SMU zoning is adjacent and seems for fit for a zoning change.

Tom Radenz, 4020 North 20th Avenue and Vice President of REI Engineering, Inc., said that he is in favor of the project.

Mayor Rosenberg closed the public hearing.

Neal motioned to rezone 1111 Westwood Drive from PUD, Planned Unit Development Zoning District to SMU, Suburban Mixed Use Zoning District. Brueggeman seconded. The motion carried unanimously 7-0. This item will go to Common Council on August 10, 2021.

PUBLIC HEARING: Discussion and possible action on amending the General Development Plan at 211 Lavina Drive to allow for the reconstruction of one building lost to a fire, construct a new eight-unit building, add additional garage stalls to the existing garage structures, add an on-site office space and provide a driveway access to the site via Old Coach Road, in a PUD, Planned Unit Development Zoning District.

Lenz said that this planned unit development was established in the 1970's. Lenz said that there may be more options than just a yes or no. This item is for the general development plan; the specific implementation plan will need to come back to the commission. There is quite a bit of opposition. The protest petitions that are included in the packet are more for the Common Council and could trigger a super majority vote. It doesn't directly impact the voting for this committee.

Mark Thompson, 404 Franklin Street, said that this development started in the mid-1970's and was serviced by a long driveway and private well and septic. Dan Johnson recently purchased the property

and started to make improvements. The green space provided would be greater than the requirements. This proposal will promote the existing housing stock.

John Burke, 5907 Old Coach Road, said that he would like to express some concerns. This project would be inconsistent with the redevelopment plan and there is a major concern of how it was initiated. On the Friday before Memorial Day, trees started to be cut. The following Tuesday, the inspector stopped by and had to come back four separate times. Trees have been cut on adjacent properties and on the public right-of-way. The approval of this project would encourage bad behavior. Burke requested the Plan Commission and Common Council reject the proposal.

Shelly Kraimer, 5806 Old Coach Road, said that Criteria #3 of this planned unit developments states that it needs to maintain a land use relationship. Kraimer stated that this is not met with the four additional buildings. This is an extremely rural area. This area has high-end residential homes. This will not fit and will devalue the properties. In 1976, the approval was completed, but now the trees are gone and there isn't a buffer. The owner should be held accountable for this. The criteria for keeping natural beauty is not met. This used to be like a parklike setting.

Michael Hughes, 5815 Old Coach Road, said that Criteria #7 would not be met. The project will not be compatible with the neighbors. The property is a nuisance property. Hughes showed the committee two packets. The first packet, which is the large packet, is the police calls from this property since 2018. The police calls include burglary and drug trafficking. The police presence exploded in 2020 when the new developer purchased the property. The second packet, which is the small packet, includes the entirety of the Old Coach Road neighborhood. The majority of these calls were due to dead or lost animals. The neighborhood does not want this development.

Steve Lang, 202 Lavina Drive, said that Criteria #8 would not be met. The project will not positively contribute to the neighborhood. It will have a negative impact and remove the parkland setting. The tree removal has already made the value go down 10%. Criteria #10 will also not be met. This will negatively affect the environment. The existing complexes have a noise factor and there is already too much traffic. This is a safety issues with the kids walking to the nearby school.

Louis Rossetti, 5801 Old Coach Road, said that all of the single family houses are in close proximity to Stettin Elementary. This will diminish the well-kept neighborhood. Inappropriate actions have been taken by the property owner. Rossetti requested that the trees removed need to be repopulated. This project will increase noise and security issues. Approving this request would set a precedent and will negatively impact the neighborhood. Rossetti asked the committee to devote ten minutes to drive to Old Coach Road and said that concern would be felt.

Mike Conley, 114 Windtree Drive, said that the commission needs to take this item to heart and asked the commission how they would feel if this was in their neighborhood. This will increase traffic and the walkability will be ruined.

Karen Jantsch, 5610 Old Coach Road, said that she lives next to the property. If this is approved, it will create more noise in the neighborhood. The people with loud mufflers do not follow the rules and speed through the area. If a driveway is added, it will add to the situation. Jantsch requested that the committee deny the proposal.

Dawn Herbst, 2809 Springdale Avenue, said that she supports the districts concerns and asked the committee to take the comments to heart.

Mayor Rosenberg closed the public hearing.

Brueggeman motioned amend the general development plan at 211 Lavina Drive to allow for the reconstruction of one building lost to a fire, construct a new eight-unit building, add additional garage stalls to the existing garage structures, add an on-site office space and provide a driveway access to the site via Old Coach Road, in a PUD, Planned Unit Development Zoning District. The motioned died from a lack of a second.

Peckham motioned to table the item for a month so information about the alleged disobedience can be gathered from the Zoning Administrator and City Forester. Bohlken seconded.

Neal stated that he is not in favor of tabling this item and does not want to talk about it again. Neal said that he will not support this item. Neal asked how the city will ensure the cease and desist order. Attorney Anne Jacobson said that the attorney's office has been involved and contacted the property owner. Recently, there have not been any logs moved. This has been legally researched and avenues are being pursued. Hebert said that permits are not required for tree removal. Mayor Rosenberg asked if there is an expectation or a change from previous approvals. Hebert said that when the parcel was developed, it was in the Town of Stettin. There isn't a document for tree removal with the city. Lenz added that the existing trees would be looked at with the landscaping plan, if this is approved.

Lindman said that this is for amending the planned unit development and asked if the unit that was damaged by fire could be rebuilt without the amendment. Lenz confirmed this and said they would still need to come back to the committee with a specific implementation plan to be approved. Lindman said that the petitioner completed this and there are issues. Lindman said he is not in support of the proposal.

Peckham said that he would like to table this item to have more time to consider it. He would be willing to allow reconstruction, but no additional buildings. The petitioner is off to a bad start. Bornemann asked if the reconstruction is a given. Hebert stated that it would be allowed if it is the same number of units and same size. Bornemann said that this would be for the additional buildings and stated that he is not in favor of the proposal.

Peckham withdrew his motion and Bohlken agreed.

Peckham motioned to deny the request to amend the general development plan at 211 Lavina Drive to allow for the reconstruction of one building lost to a fire, construct a new eight-unit building, add additional garage stalls to the existing garage structures, add an on-site office space and provide a driveway access to the site via Old Coach Road, in a PUD, Planned Unit Development Zoning District and support the planting of future trees. Bohlken seconded.

Brueggeman said that the PUD zoning is on file and asked if the specific implementation plan will need to come back. Lenz said that this item will still go to Common Council and the specific implementation plan will come back to the committee if it is for the same number of units.

Bornemann said that the damaged building should be allowed to be built, but not to expand.

The motion carried 6-1. Brueggeman voted against the motion. This item will go to Common Council on August 10, 2021.

PUBLIC HEARING: Discussion and possible action on amending the Specific Implementation Plan at 901 East Thomas Street to allow for camper vehicles to park overnight, in a PUD, Planned Unit Development Zoning District.

Hebert stated that there is a brief staff report in the packet. The property was previously zoned industrial with a conditional use. In 2012, the property was zoned to a planned unit development. In

spring/summer 2021, the petitioners found about Harvest Hosts. Campers would spend less than half a day at the property. This would allow for four camper spots.

Don Zamzow, 901 East Thomas Street, said that with Harvest Hosts, there are 2,400 hosts in the United States, Alaska and Canada. According to the requirements, the stay must be self-contained and must be gone in the morning. This is the first Harvest Host site in the area. Zamzow said that they have checked with Marathon County and the State of Wisconsin has minimum requirements. An alternate dump site will be provided. The Marathon County Parks Department drafted a letter that was included in the packet. It is a really nice situation where you can meet a lot of people.

Hebert added that it is proposed to have 3-4 sites and this would require a campground license.

Mayor Rosenberg closed the public hearing.

Brueggeman motioned to approve the specific implementation plan at 901 East Thomas Street to allow for camper vehicles to park overnight, in a PUD, Planned Unit Development Zoning District with the conditions that a campground license issued by DATCP needs to be obtained and that campground spaces are limited to no more than 4 sites. Neal seconded.

Peckham said that the guidelines sounds great. Peckham said that a letter was received with concerns about the property being full of campers and requested that the campers not be adjacent to residential properties. Zamzow said that the campers will be adjacent to the laundromat and in the middle of the property; they will not be adjacent to residential properties. Peckham asked where the campers were parked previously. Zamzow said that he is not aware of any issues and stated that so far there have only been two campers at one time.

Bornemann asked if the rules and regulations would be enforced by the city and asked if generators would be running. Hebert answered that the city could enforce this through the general nuisance ordinance. Zamzow said that if the policy is violated, the campers will be dropped from all Harvest Hosts. Bornemann asked if only Harvest Host members can camp here. This was confirmed and Zamzow added that the campers need to request the site in advance.

Peckham asked if there have been any complaints. Mike Zamzow stated that he has not received any complaints. Don Zamzow added that they have received numerous compliments.

The motion carried unanimously 7-0.

PUBLIC HEARING: Discussion and possible action on approving a conditional use at 8454 Highland Drive to allow for mobile diagnostic imaging as an accessory use, in a MI, Medium Industrial Zoning District.

Wessel said that this is located on the far west side and will be an expansion of the clinic. This would provide a greater range of services with low cost. The trailer would not always be located in the area.

Leo Dunlavy said that the trailer will not sit on site for more than 2-3 days. It will cruise through neighborhoods. The largest equipment is the MRI.

Mayor Rosenberg closed the public hearing.

Neal motioned to approve a conditional use at 8454 Highland Drive to allow for mobile diagnostic imaging as an accessory use, in a MI, Medium Industrial Zoning District. Brueggeman seconded.

Peckham asked if patients would come to this site or go to a clinic. Dunlavy answered that some will come to this site or will go to a different area that it is staged.

Brueggeman asked if the conditional use approval would pass with property owners. Lenz answered that it would stay with the property.

The motion carried unanimously 7-0.

Discussion and possible action on vacating and discontinuing an unpaved alley abutting 205 and 209-211 Short Street, 1202, 1210 and 1212 North 3rd Street.

Brueggeman motioned to vacate and discontinue an unpaved alley abutting 205 and 209-211 Short Street, 1202, 1210 and 1212 North 3rd Street. Bornemann seconded.

The motion carried unanimously 7-0. This item will go to Common Council on August 10, 2021.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for August 4, 2021.

Adjournment.

Bornemann motioned to adjourn, seconded by Brueggeman. The motion carried unanimously 7-0 and the meeting adjourned at 6:10 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on August 4, 2021.