



## OFFICIAL NOTICE AND AGENDA

of a meeting of a City Board, Commission, Department Committee, Agency, Corporation, Quasi-Municipal Corporation or Sub-unit thereof.

Notice is hereby given that the PLAN COMMISSION of the City of Wausau, Wisconsin will hold a regular or special meeting on the date, time and location shown below.

|                 |                                                                                                              |
|-----------------|--------------------------------------------------------------------------------------------------------------|
| Meeting of the: | <b>PLAN COMMISSION OF THE CITY OF WAUSAU</b>                                                                 |
| Date/Time:      | <b>Wednesday, August 4, 2021 at 5:00 pm.</b>                                                                 |
| Location:       | <b>City Hall (407 Grant Street, Wausau WI 54403) - COMMON COUNCIL CHAMBERS</b>                               |
| Members:        | Katie Rosenberg (C), Eric Lindman, Pat Peckham, Tom Neal, Bruce Bohlken, Andrew Brueggeman, George Bornemann |

AGENDA ITEMS FOR CONSIDERATION (All items listed may be acted upon)

1. **PUBLIC HEARING:** Discussion and possible action on amending the General Development Plan at 920 North 1st Street to allow for a three-story 32-unit multi-family residential building, in a PUD, Planned Unit Development Zoning District.
2. Next meeting date and future agenda items for consideration.
3. Adjournment

The meeting is being held in person and via teleconference (all public participants' phones will be muted during the meeting) **by calling 1-408-418-9388. The Access Code is 1464 81 5597. Password 4MFmhJnzn48**

Members of the public who do not wish to appear in person may view the meeting live over the internet at <https://tinyurl.com/wausaucitycouncil>, on the City of Wausau's YouTube Channel [https://www.youtube.com/channel/UC-Nigpdco\\_i8sq5FbbJD\\_aw](https://www.youtube.com/channel/UC-Nigpdco_i8sq5FbbJD_aw), live by cable TV, Channel 981, and a video is available in its entirety and can be accessed at <https://tinyurl.com/wausaucitycouncil>. Any person wishing to offer public comment who does not appear in person to do so, may e-mail [brad.lenz@ci.wausau.wi.us](mailto:brad.lenz@ci.wausau.wi.us) with "Plan Commission public comment" in the subject line prior to the meeting start. All public comment, either by email or in person, will be limited to items on the agenda at this time. The messages related to agenda items received prior to the start of the meeting will be provided to the Chair.

This Notice was posted at City Hall and emailed to the Daily Herald newsroom on 7/30/2021 @ 10:00 a.m. Questions regarding this agenda may be directed to the Planning Department at (715) 261-6760.

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the Planning Department at (715) 261-6760 or the City's ADA Coordinator at (715) 261-6620 or e-mail [clerk@ci.wausau.wi.us](mailto:clerk@ci.wausau.wi.us) at least 48 hours prior to the scheduled meeting or event to request an accommodation.

Distribution List: City Website, Media, Committee Members, Council Members, Assessor, Attorney, City Clerk, Community Development, Finance, Metro Ride, Human Resources, Police Department, Hebert, Lenz, Stahl, Polley, County Planning



## Memorandum

From: Sam Wessel  
To: Plan Commission  
Date: August 4, 2021  
Subject: Planned Unit Development at 920 N 1<sup>st</sup> St

### Background

Riverlife Condos, LLC is proposing a 32-unit condominium building at 920 North 1<sup>st</sup> Street, south of the Riverlife Apartments. The proposal is part of a previously-approved multi-phased development of the riverfront. The current building would consist of 3 stories of condominium residential units with 45 underground parking spaces and 29 surface parking spaces along with bicycle and pedestrian connections from the River Edge Trail to North 1<sup>st</sup> Street and Fulton Street.

The original site plan for the PUD is shown below (Attachment 1). The proposed site is highlighted as “future” development, with no further description regarding its density or land use. The East Riverfront Master Plan, adopted by the city in 2015 and found on the following page, depicted the site as office space. The buildings are shown oriented toward the river and North 1<sup>st</sup> Street, with some surface parking on the interior. The green spaces in the area were designed in a linear fashion along the river and stream, with private development filling in behind them, except for the narrow area at the north end of the site which is Riverlife Park.

The plan included a market study which showed strong demand for multi-family residential use. The plan noted that the area could accommodate 40-45 new units per year, for eight to ten years, in addition to new commercial square footage. The actual and proposed density of development of this area is tracking to be under the targets set in the master plan, so the change from office to residential when compared to the 2015 plan is supported by strong regional housing demand.



*Figure 1. Illustrative Concept from 2015 Plan.*

Finally, the second attachment below shows that the site is proposed to be divided, creating Lot 4 as the building site, dedicating the surface parking as public, and creating Lot 3 for future development and Outlot 2 for a bicycle/pedestrian trail. Subdividing the property now rather than waiting for future development assists this property in closing the site's brownfield requirements, allowing for condominium units to be sold.

### **Criteria for Approval**

Section 23.10.45(f) of the zoning code outlines the criteria for approval of a Planned Unit Development (PUD). It states that in its review of an application for a PUD the plan commission shall make findings with respect to the ten criteria (below). Staff comments follow each of the criteria.

#### **1. The proposed Planned Unit Development project is consistent with the overall purpose and intent of this title.**

The planned unit development zoning was established in the East Riverfront/Riverlife area before the first redevelopment project was undertaken. The district rightfully provides zoning flexibility in order to promote a unique, urban riverfront district.

#### **2. The proposed Planned Unit Development project is consistent with the City's Comprehensive Plan and other area plans. (It is the responsibility of the City to determine**

**such consistency.) A housing objective in the plan is to encourage a variety of housing types throughout the city.**

The proposed condominium buildings along the riverfront fulfill the City's need for a diverse mix of housing types, with condominium ownership being somewhat rare in new construction. Under the economic development goal of stimulating community and economic growth and development, the plan encourages the use of Planned Unit Development zoning to encourage and facilitate high quality, owner-occupied housing. This ties into the Downtown objective of creating more residential use in order to make downtown a multi-use activity center. Similarly, the East Riverfront Master Plan envisions this area as a vibrant urban neighborhood that is anchored by new housing choices and supports nearby entertainment, retail, and office uses.

**3. The proposed Planned Unit Development project would maintain the desired relationships between land uses, land use densities and intensities, and land use impacts in the environs of the subject site.**

The proposed condominium project fits with the original master plan for the area of creating a vibrant, urban, mixed-use riverfront that maintains public access to the river. The intensity of land use is consistent with the original plan, and will add to the experience of people living and visiting there.

**4. Adequate public infrastructure is or will be available to accommodate the range of uses being proposed for the Planned Unit Development project, including but not limited to public sewer and water and public roads.**

The total number of 74 parking stalls allows for 2 parking spaces per unit plus an additional 10 spaces for visitors. Of this total, the 29 surface stalls will be located within the public right-of-way and maintained by the City, though additional parking will likely be added as neighboring properties develop in the future. This allows for parking that not only serves the development but also provides river access when spaces are not occupied by tenants. Bicycle and pedestrian connections between the River Edge Trail, Fulton Street, and North 1<sup>st</sup> Street are also provided that enhance river access and walkability, consistent with the 2015 plan. Finally, staff is working with the developer to accommodate the existing deep water main that extends across the river with the proposed site plan.

**5. The proposed Planned Unit Development project will incorporate appropriate and adequate buffers and transitions between areas of different land uses and development densities/intensities.**

Landscaping between proposed parking areas and the existing three homes immediately to the east on North 1<sup>st</sup> Ave will be required under the City's new zoning ordinance adopted in 2019. Landscaping details will be reviewed during the Specific Implementation Plan (SIP) review in the future.

**6. The proposed Planned Unit Development project design does not detract from areas of natural beauty surrounding the site.**

The project would not alter the public linear green spaces that lie adjacent to the buildings. The building designs (and their orientation) capitalize on the green spaces, which include the various pathways. Detailed landscaping plans for areas adjacent to the buildings will be part of the subsequent Specific Implementation Plan (SIP) review.

**7. The proposed architecture and character of the proposed Planned Unit Development project is compatible with adjacent/nearby development.**

The architecture of the buildings is comparable to nearby and citywide multifamily projects that have recently been approved. The massing of the buildings "frames" the riverfront and Fulton Street and is generally in line with existing buildings in the area.

**8. The proposed Planned Unit Development project will positively contribute to and not detract from the physical appearance and functional arrangement of development in the area.**

The arrangement of the proposed buildings matches the previous general development plan and is in line with the original master plan for the area. The site plan maintains public access to the river and stream, and enhances the public access to the river. The addition of residential units here enhances downtown economic activity.

**9. The proposed Planned Unit Development project will produce significant benefits in terms of environmental design and significant alternative approaches to addressing development performance that relate to and more than compensate for any requested exceptions/base standard modifications variation of any standard or regulation of this title.**

The project as designed will bring new amenities and activity to the area. It will help the City realize its vision of creating an active, urban riverfront with plenty of access to the river and features for the public. Part of creating such an environment involves not overbuilding surface parking lots – too much surface parking can kill the vibrancy and walkability of an area. The zoning code allows for the ability to not only limit the amount

of surface parking (e.g., with parking maximums) but it can allow the relaxation of fixed parking standards that may result in too much parking overall. This can be done in standard zoning districts, as well as with Planned Unit Development. For this project, the developer would be providing 45 covered/underground parking stalls for the 32 units. An additional 24 surface stalls count towards the proposed project, but they are located in the public right-of-way and add parking for river access.

Section 23.06.06 of the City's Zoning Ordinance requires a minimum of 1.5 parking stalls per unit, depending on the number of bedrooms in each unit, with a maximum of 3 stalls per unit. According to the developer, 2 spaces per unit is ideal for condominiums, and the number of stalls accommodates this, stays within the zoning ordinance's requirements, and leaves an additional 10 spaces for those accessing the river or visiting friends or family who live in the complex.

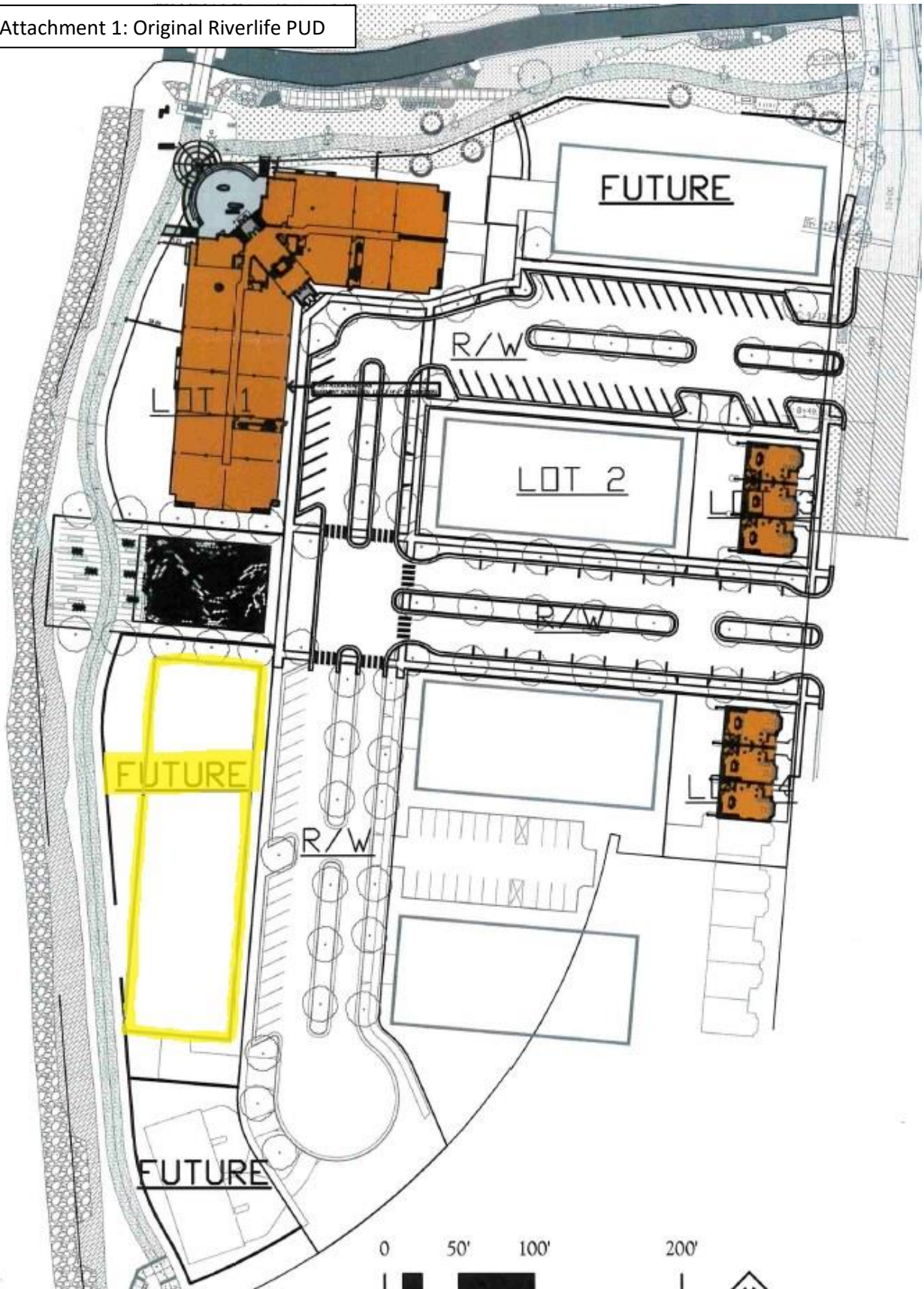
Fulton Street and Riverlife Apartments also provide overflow parking for the development, and additional parking will likely be added to parcels should they someday redevelop.

**10. For Planned Unit Development projects that are proposed to be developed in phases, the applicant can provide a timeline for development and can demonstrate that the project would be successful even if all phases were not or could not be completed.**

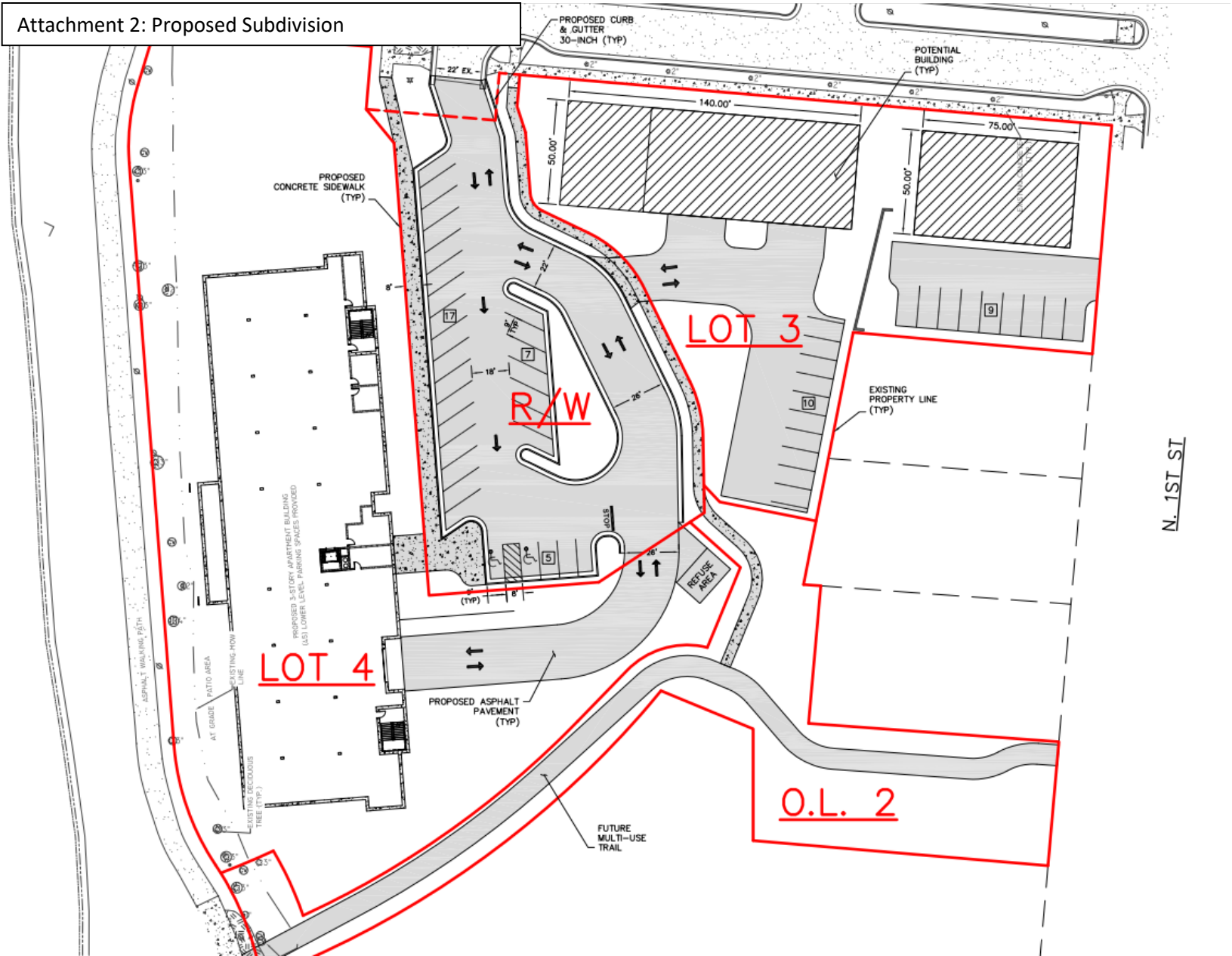
This building would be developed in a single phase. Associated surface parking would be developed by the City in conjunction with the developer.

The petitioners are seeking approval of the general development plan at this time. A specific implementation plan with more detailed engineering work would need to be reviewed by the Plan Commission at a later date.

Attachment 1: Original Riverlife PUD



Attachment 2: Proposed Subdivision





3 EXTERIOR PERSPECTIVE



6 EXTERIOR PERSPECTIVE



20 OVERALL WEST ELEVATION  
3/32" = 1'-0" 34 / A101



34 OVERALL EAST ELEVATION  
3/32" = 1'-0" 34 / A101

| REVISIONS |      |             |
|-----------|------|-------------|
| #         | DATE | DESCRIPTION |

**PROGRESS DOCUMENTS**  
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

**31 MARCH 2021**  
PROJECT NUMBER PROJECT MANAGER  
**19011-00 NZ**



3 EXTERIOR PERSPECTIVE



6 EXTERIOR PERSPECTIVE



20 OVERALL SOUTH ELEVATION  
1/8" = 1'-0" 34 / A101



34 OVERALL NORTH ELEVATION  
1/8" = 1'-0" 34 / A101