

PLAN COMMISSION

Time and Date: The Plan Commission met on Wednesday, August 4, 2021, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall and virtually via WebEx

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

Others Present: Sam Wessel, Brad Lenz, Brian Stahl, *Via Webex*: Jay Knetter

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and transmitted to the Wausau Daily Herald in the proper manner.

Welcome

Mayor Rosenberg called the meeting to order at 5:00 p.m.

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

Architect Knetter described that this development follows the first Phase, Riverlife Apartments, and he is available for questions.

Lenz gave a brief history of the site and how it relates to the 2015 East Riverfront Brownfields Plan. The developer agreement for Riverlife Apartments included a future condo to the south but the zoning hadn't been reviewed as a PUD until now since there are now specifics available. This general development plan would approve the density and arrangement of the site with details to follow in the specific implementation plan. The building is 3 stories with underground parking which was identified in the past. Future details include whether the building will have to shift to accommodate an existing water main but that shouldn't affect density, use, or building elevations. Depicted parking is flexible to add or remove spaces as needed. Wessel added that the developer said 2 parking spaces per unit are expected at this price point for condos, and the depicted parking allows for this plus additional visitor parking.

Mayor Rosenberg opened the public hearing at 5:07 p.m. With no public comments, Mayor Rosenberg closed the public hearing at 5:07 p.m.

Motion and second by Brueggeman and Bohlken to approve the general development plan at 920 North 1st Street.

Peckham asked if all units would have a view of the river. Knetter explained that not all of them would face the river, but the corner units will still have some water views.

Peckham asked about the land division in the staff report. Lenz clarified that division allows the site to close its brownfield status, which DNR would officially close after the structure is built. That way the entire brownfield site doesn't have to wait for the whole area to develop before closing its brownfield status and condo units can be sold. This also places responsibility on the developer, not the City, to meet DNR requirements of their site.

Neal asked about the street names and parking assignment. Lenz said that the ratio of parking stalls to units is a little different than Riverlife Apartments because there are more 3-bedroom units, but details on how parking is designated will be worked out in the agreement. If the building has to shift to the north, parking isn't necessarily lost, the driveway just gets longer.

Neal asked about landscaping on the river side. Lenz said there will be some public green space for lights, benches, etc. and that the private property doesn't go right up to the trail. There will also be a yard between the building and trail. He said the unusual driveway shape accommodates fire trucks.

Knetter mentioned that regardless of how far over the building is shifted, there will be a view of the river between it and Riverlife Apartments and either configuration accommodates a future small amphitheater mentioned in the developer agreement.

With no further questions or comments, Plan Commission voted unanimously, 7-0, to approve the GDP at 920 N 1st Street.

Adjournment

The next Plan Commission meeting will be held August 24th, 2021.

Motion and second made by Brueggeman and Pekham to adjourn. Mayor Rosenberg adjourned the meeting at 5:22 p.m.