



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:	PLAN COMMISSION OF THE CITY OF WAUSAU
Date/Time:	Tuesday, September 15, 2020 at 5:00 pm.
Location:	City Hall (407 Grant Street, Wausau WI 54403) - COMMON COUNCIL CHAMBERS
Members:	Rosenberg (C), Lindman, Peckham, Neal, Bohlken, Brueggeman

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

1. Approve the minutes of the August 18, 2020 meeting.
2. Discussion and possible action on amending the specific implementation plan at 1404, 1406 & 1412 Grand Avenue and 105, 107 & 111 Sturgeon Eddy Road to allow for three multi-plex residential buildings, in a PUD, Planned Unit Development. (Scherrer)
3. Next meeting date and future agenda items for consideration.
4. Planning news and education - Planning news and education - <



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ADDENDUM

5. Discuss the homeless initiative.
6. Adjournment

Due to the COVID-19

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, August 18, 2020, 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

Others Present: Brad Lenz, Brad Sippel, William Hebert, David DeSantis, Melissa Engen, Jennifer Blair, Mary Ann Gullihur, Steven Gullihur, Sally Kitzrow, Jerry Koble

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 July 21, 2020 meeting.

Bohlken motioned to approve the minutes of the July 21, 2020 meeting. Peckham seconded, and the motion carried unanimously 6-0.

PUBLIC HEARING: Discussion and possible action on amending the general development plan and specific implementation plan at 1404, 1406 & 1412 Grand Avenue and 105, 107 & 111 Sturgeon Eddy Road to allow for three multi-plex residential buildings, in

thrown out of windows and the tenants do not take care of the yard. There is always a risk of getting rear-ended when traveling north on Grand Avenue while trying to turn onto Miller Avenue. This was always a desired neighborhood. It is quiet and safe for families; it is not for apartment buildings. The tenants do not respect the people that live in the neighborhood. The additional units will add to the congestion and the building height will detract from the neighborhood. The property owner has not taken care of the property. The additional units will not create a safe walking environment for those at Sturgeon Bluffs.

Mayor Rosenberg closed the public hearing.

Neal motioned to amend the general development plan at 1404, 1406 & 1412 Grand Avenue and 105, 107 & 111 Sturgeon Eddy Road to allow for three multi-plex residential buildings, in a PUD, Planned Unit Development. Bohlken seconded.

Neal said that he lives on Hamilton Street near East High Apartments and would imagine that there were the same concerns when the high school was converted to apartments. The complex has proven to be a good neighbor. The current issue could be a management issue. The Inspections Department or Police Department can be contacted for any issues. The existing facility is run down and this could aesthetically be a good replacement. The balconies break up the wall, but it looks institutional from Grand Avenue. Balconies give a feeling of being lived in. The parking and storage areas could be addressed with the new purchase.

Peckham said that he is concerned about the parking issues and is pleased that 1414 Grand Avenue will be acquired, which will help with parking. Peckham said that the maintenance issue cannot factor in, but the commission could look at the parking and density. Peckham said that it seems like they are packing the tenants in. Peckham asked what it will bring to the neighborhood and the rental cost.

Neal asked if the committee is allowed to vote on the item since the acquisition of 1414 Grand Avenue has changed the plans. Lenz confirmed, but said it will need to come back either way to add the other property.

The motion carried 5-1. Peckham voted against the item.

Discussion and possible action on the final plat for Siewert Park.

Hebert said that the preliminary plat was discussed in June. There has been no change to the final plat. The plat is in the Town of Stettin, but the city has review authority.

Bohlken motioned to approve the final plat for Siewert Park. Neal seconded, and the motion carried unanimously 6-0.

Discussion and possible action on the sale of 1321 Curling Way.

Peckham said that the drawings are not very clear. The commission discussed what the yellow lines would refer to. Lindman said that this item is for the sale of the excess right-of-way, which is depicted in red on the second map.

Peckham motioned to approve the sale of 1321 Curling Way. Bohlken seconded, and the motion carried unanimously 6-0.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for September 15, 2020.



Memorandum

From: Brad Sippel, Assistant Planner
715-261-6686
Bradley.sippel@ci.wausau.wi.us
To: Plan Commission
Date: September 10, 2020
Subject: 105-111 Sturgeon Eddy Road; 1404-1412 Grand Avenue Specific Implementation Plan Amendment

Following the public hearing, a General Development Plan for apartments at the properties at the corner of Sturgeon Eddy Road and Grand Avenue was recommended for approval at the August Plan Commission meeting. At the September meeting the Plan Commission will consider whether to recommend approval of the Specific Implementation Plan (SIP) for the PUD zoning at the listed properties based on the plans submitted by the applicant. Based on the feedback received by residents and the Plan Commission at the August meeting, the applicant has revised the plans in an attempt to address the concerns and suggestions. Along with the revised plans, a new narrative has been provided by the applicant.

The main changes to the site plan and building design from the August meeting are a reduction in the number of units, a reduction in the massing of the street facing structures, larger front porches at the entrances, and locating the waste and recycling containers inside the buildings. These changes allowed the site plan to meet the base parking requirements of the zoning code by increasing the parking ratio to 1.48 spaces per unit for the three new buildings, and providing four additional bicycle parking spaces to reduce the required number of spaces by one. Two parking spaces per unit are provided for the three

From §23.10.44(3)(f) of the Wausau Municipal Code, in its review and action on a PUD the Plan Commission shall make findings with respect to the following criteria:

1. *The proposed Planned Unit Development project is consistent with the overall purpose and intent of this title.*
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.)*
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.*
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.*
5. *The proposed Planned Unit Development project will incorporate appropriate and adequate buffers and transitions between areas of difference land uses and development densities/intensities.*
6. *The proposed Planned Unit Development project design does not detract from areas of natural beauty surrounding the site.*
7. *The proposed architecture and character of the proposed Planned Unit Development project is compatible with adjacent/nearby development.*
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.*
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.*
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.*

We appreciate your consideration of the proposed project and the potential increased density of the property. If you should have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in dark ink, appearing to read "JF Blair". The signature is fluid and cursive, with the first name "Jennifer" and last name "Blair" clearly distinguishable.

Jennifer F Blair, RA, ALA
Senior Architect

demolition company had to use my water spigot to keep the dust down, which I did allow because I am a good neighbor. I would hope that this property owner would start to take into account their neighbor that has equal rights to that easement in their plans.

If they are going to be allowed to increase the density this much, the main outlet should not be through the shared driveway, and/or my property needs to be given a clear buffer.

Catherine Kronenwetter
117 Sturgeon Eddy Rd
Wausau, WI 544403

Sent from [Mail](#) for Windows 10