

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, September 15, 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, Steven Gullihur, Nick Brock, Mary Ann Gullihur, Sallie Kitzrow, Claire Brooks, Kevin Malovrh, Ben Bliven

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 August 18, 2020 meeting.

Bohlken motioned to approve the minutes of the August 18, 2020 meeting. Peckham seconded, and the motion carried unanimously 6-0.

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.

Sippel said that the commission reviewed the general development plan for this project. From feedback from the commission and neighbors, some changes were made. The number of units was reduced from 29 to 25. The density has been reduced and now satisfies the parking ratio. The two street-facing buildings will have a three-story section in the middle, but the ends have been reduced to a two-story section. The porches will be larger. On social media, there have been discussions about in and out access. A fence will be placed along the house.

Steven Gullihur, 316 Ruder Street, said that the neighboring property has a right to protect their property. Lenz said that the alley is staying the same and that entrance may only serve the back units.

Peckham said that he stood in the driveway with occupants and said that he sees the concern. This is a four-generation family home and this is too much. The accommodations need to be made. Peckham said that he walked behind the newer unit and it is obvious that it has not been mowed since June. There are also dead branches, a charcoal grill and very tall weeds in the area. There needs to be a serious change to the plan. Peckham said that he hopes the maintenance and upkeep of the building is addressed. Mayor Rosenberg said that the Inspections Department would be able to address those types of issues. Peckham said that he had brought the recycling issue up, but it was not remedied. Hebert said that staff are not able to go onto the property and can only view it from the public area. Lenz said that the only change to that site from a zoning perspective is the building will be renovated. Peckham said that he is rethinking the approval because of the previous issues. Peckham said that he would like to see communication between Kronenwetter and Scherrer.

Neal said that the alley will only be for the back apartment and that improvements will be made to the property. Neal said that he appreciates the changes. The property owner has unacceptable management practices. It is not acceptable that the trash receptacles are not policed. Nick Broch, Koble Investments, said that they have been removing numerous items on a weekly basis and anticipate better trash management from the owner and future tenants. Jennifer Blair, Scherrer Construction, said that the new plan is for the storage of trash receptacles inside the building and outside of public sight.

Mary Ann Gullihur, 316 Ruder Street, asked why the maintenance of the property has not been addressed. Hebert said that the recycling was addressed at the time it was brought up. It is obvious that tenants are

moving out and the buildings are being demolished so that is taken into consideration. Gullihur said that the grass is shoulder high and this should have been addressed. Hebert answered that he was just informed of this minutes before the meeting. Gullihur said that the lack of maintenance is very visible.

Sallie Kitrow, 128 Miller Avenue, said that a main concern is the alley. Kitrow said that the number of units does not add up. In the staff report, it is stated that it was reduced from 29 to 25. Peckham said that he had to read that over to understand it and said that there will be two buildings of eight units each and one building of nine units. Kitrow asked if the stop lights will be considered and that if you are trying to use the alley, you cannot get in or get out. There is not an elevator in the plans for the elderly and there is not a play area for children. Kitrow asked if there will be a fence installed to give the neighbors privacy since the occupants have dumped garbage from the windows onto the yards. Peckham said that when he was on the site earlier in the day, he had found one plate and a plastic water bottle.

Sippel said that the plan had access of the alley and there have been discussions since then and there will be a second access point. The current plan meets the parking requirement. The current plan does show a 6' solid fence on the south portion of the property, but does show fencing near the building that will be remodeled. Neal said that there is a gap near the existing alley. Sippel said that will remain for a turning radius for emergency vehicles. Blair said that the turning radius is required by the Fire Department. The largest vehicle will need to be able to maneuver and the gap would allow the vehicle to exit onto Sturgeon Eddy Road. Neal said that there isn't a clear view of the neighboring property and asked if there is potential to vacate the alley. Lenz said that the surveyor would need to give input on that to see where the land would go. Blair added that there is an additional easement to 1414 Grand Avenue and they did not seem receptive about this.

Peckham asked who would be responsible for snow removal. Broch said that he has been plowing the alley area for the last several years and had assumed it belonged to Koble Investments. The alley gives access to residents. Lenz said that the city does not generally plow alley areas. The commission discussed options for entering and exiting the property. Lindman said that there would not be any timing changes to the stoplights.

Steven Gullihur, 316 Ruder Street, said that one-way driveways would make for a better traffic flow for the property. Lindman said that they are open to look at any ideas. Gullihur asked if the tall grass issue could be looked into. Hebert said that he would be glad to look into it, but would not be able to walk onto the private property. Gullihur asked if there was an agreement with the property owner, if city staff could go onto the property. Hebert confirmed this and added that there is a registration requirement for all properties that are rentals, and most of the complaints in the city are initiated by the inspectors.

Claire Brooks, 120 Miller Avenue, said that she lives south of the building that is to be renovated and asked what will happen when the parking ratio is surpassed. Brooks said that currently there are 2-5 vehicles that park on Miller Avenue and she is concerned about the snow and garbage removal. Brooks said that there currently is a fence that needs to be maintained.

Neal said that he is happy to see the comments are being addressed and there is the willingness to change the plans. Neal added that he is not sure if this item should be voted on and said that the traffic flow should be looked into so that the neighbor is not burdened. Neal said that he is not comfortable with the plan, but does like it.

Lenz said that since this property is zoned as Planned Unit Development, the city has control over the site plan. The commission could ask the designer to change the plans before the city council reviews them. Neal said that it would be better to deal with any issues at this committee instead of council. Lenz said that the developer has been responsive and it could be sent to council with verbal conditions. Lindman added that they will need to show feasibility of the traffic flow.

Peckham motioned to amend 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 with the condition that the developer meet with the adjoining property owner to discuss access issues. Neal seconded.

Brueggeman said that these options will make for a better plan. Peckham said that he will want to see a workable agreement for both property owners.

Kevin Malovrh said that he owns the property at 110 Miller Avenue and 1500 Grand Avenue and said that he agrees with Neal and added that during the winter a third of the parking spaces will be lost for snow. Malovrh added that people zip through his parking lot at 1500 Grand Avenue.

The motion carried unanimously 6-0. This item will go to Common Council on October 13, 2020.

Discussion the homeless initiative.

Ben Bliven said that there has been a lot of discussion regarding the homeless population and the problem is not getting better. A task force was started and the United Way is taking the beginning steps. There is a lot of work to do and more issues are growing. The city has partnered with North Central Healthcare for a program to have a home for individuals to stay and receive treatment. The housing component is critical. The plan is to have a house or two in the downtown area that will serve 6-8 people per residence. The tenant of the building will be North Central Healthcare and they will provide case management. Bliven said that there isn't anything that needs to be done at this time, but a firm plan may be available during the next weeks. Catholic Charities is working on a warming center location and this should help reduce the burden of the warming center. Bliven said that they are trying to work very quickly and take action.

Neal asked if this would be a walk-in service. Bliven answered that it will not be required and will be voluntary and will start with a 60-90 day trial. Bliven added that they have spoken to foundations that are willing to help. The focus will be for those who are in the downtown area.

Hebert asked what the length of stay will be. Bliven answered that it is not known at this time. There will be expectations of treatment plans and it will be a tiered approach. Mayor Rosenberg said that this is very important.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for October 20, 2020.

Planning news and education.

Sippel said that this is a very interesting article and encouraged the commission to review it.

Adjournment.

Neal motioned to adjourn, seconded by Peckham. The motion carried unanimously 6-0 and the meeting adjourned at 6:15 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on October 20, 2020.