

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, September 20, 2022, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Sarah Watson, Dawn Herbst, Bruce Bohlken, Andrew Brueggeman, George Bornemann. Eric Lindman (arrived at 5:01 p.m.)

Others Present: Brad Lenz, William Hebert, Andrew Lynch, Melissa Engen, Steven Severson, Brandon Benzing, Ruth Macak, Derek Nelson, Diane Nutter, Brittany Haugen, Steve Miller

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

Bruce Bohlken called the meeting to order at approximately 5:00 p.m. noting that a quorum was present.

Approve the minutes from August 16, 2022.

Brueggeman motioned to approve the minutes from the August 16, 2022 meeting. Watson seconded, and the motioned carried unanimously 6-0.

PUBLIC HEARING: Discussion and possible action on amending the Specific Implementation Plan at 900 South 25th Street to allow for the removal of the gate to Buteo Cove.

Lindman arrived at approximately 5:01 p.m.

Bohlken opened the public hearing.

Steven Severson, Penkert Properties LLC, said that he manages the complex and stated that he wanted to assure the commission that he shares the safety concerns. A pedestrian was struck on 25th Street and Townline Road. Their tenants use the roadway and have the same safety concerns. The road is still not fixed and continues to be a concern. The gate was opened when a part of 25th Street was closed this spring. Severson asked why anything wasn't done to maintain the road. The road legally belongs to the township, but the city benefits from the taxes. Severson said that they need the commitment that the road will be maintained and asked for a timeline to fix the road.

Brandon Benzing, 828 North 2nd Avenue, said that he is the Executive Director for Primrose Retirement Community and this is an ongoing safety issue. The residents walk their dogs and take walks with their friends and cannot do this anymore due to the traffic concerns through private property. There have been numerous residents that have almost been hit. There are signs posted that no thru traffic is allowed, which is being violated. Benzing recommended that the gate be reinstalled to protect the children, community and staff.

Ruth Macak, 1011 South 21st Street, said that the gate needs to be implemented. There is a high level of traffic with high speeds. The residents need a safe area for walking. This area was safe but is now unsafe. Macak asked the commission to not punish the residents for a city and township issue.

Derek Nelson, 2106 Buteo Cove, said that gate was removed illegally. The children walk uphill for bussing. The gate was removed from frost issues. Nelson said that they maintain the land near the gate and said that rocks and boulders were removed when the gate was removed.

Diane Nutter, 919 South 21st Street, said that they bought their property last August knowing that it was on a dead-end street. The value is higher because of the gate. This was a private and secure neighborhood. There is much more traffic going a lot faster.

Brittany Haugen, 2105 Buteo Cove, read a letter that she submitted to the commission. On April 27, 2022, the gate was opened, and a stop sign was placed in the area. They were told this would be temporary. On

June 20, 2022, the gate was removed. The management of the apartment complex does not take any responsibility. It only takes one time for children to get hurt. Getting hit by a vehicle is the 3rd leading cause of death of children. There is no speed limit on the road and some of these vehicles are going 40 mph. Haugen said that the gate needs to be reinstalled.

Bohlken closed the public hearing.

Discussion and possible action on amending the Specific Implementation Plan at 900 South 25th Street to allow for the removal of the gate to Buteo Cove.

Hebert said that the staff report outlines the basic information. The gate access off Buteo Cove was for fire and rescue vehicles. Hebert said that this came to his attention in August and brought it to the property owners' attention.

Brueggeman asked if the gate removal in April was approved. Lindman said that the gate was opened because 25th Street was impassable. The street has issues, and the town has to take the initiative. They have tried to work with the town for the last 4-5 years. The city can help with 50% of the cost, but the township needs to take the lead.

Bornemann asked how often the road goes bad. Lindman said that he is not sure, but there are some issues every spring. The road needs to be excavated. Bornemann said that he would like to give some leeway to reopen the gate, during times that there are road issues. Lenz said that this item is just for the gate removal. This may be a good discussion item for CISM.

Bornemann motioned that the gate needs to be reinstalled and property owner and city will work together to reopen the gate when a street is impassable. Brueggeman seconded.

Watson asked if the commission could ask CISM to rectify this. Lindman said that there have been conversations but will make sure that staff reaches out to township again. Watson said that public input to the township would probably help.

The motion carried unanimously 6-0.

Discussion and possible action on designating John Marshall School (1918 Lamont Street) as an historic landmark.

Lenz said that this item was from February. Staff recommends approval based on the criteria listed in the staff report. The Historic Preservation Commission reached out to the Wausau School District. A tour of the school was held earlier in the summer.

Watson motioned to designate John Marshall school as an historic landmark. Herbst seconded.

Steve Miller, 4006 Briarwood Avenue, said that he was hired through the school district in 1982 and was a teacher and principal for 16 years. This is a multi-generational neighborhood. Miller said that he has had numerous conversations with alderpersons, mayors, teachers and others who offered support. This will honor the school's longevity.

Lenz added that an email response was received from the school district stating that the landmarking would reduce options available to the school district.

Brueggeman said that he hoped that there would have been a collaboration. Bohlken added that this would only effect the changes in the façade.

The motion carried unanimously 6-0.

Discussion and possible action on approving a projecting sign at 1506 North 3rd Street, in a NMU, Neighborhood Mixed-Use Zoning District.

Hebert said that Kreger's Bakery is going through a transition with the change in ownership. A façade improvement for a projecting sign was requested. The sign will be 2x3 feet over the entrance. Staff recommends approval.

Brueggeman motioned to approve the projecting sign at 1506 North 3rd Street, in a NMU, Neighborhood Mixed-Use Zoning District. Bornemann seconded, and the motion carried unanimously 6-0.

Discussion and possible action on the Royal View Estates 1st Addition Plat.

Lenz said that this item is for a plat in the Town of Rib Mountain. The city has extraterritorial review when a plat is within 3 miles of the city. There are no expected impacts to the city. There are comments for the Town from the Parks Department for a trail to connect to the Rib Mountain State Park and County Road N through this development. Staff recommends approval.

Herbst motioned to approve the Royal View Estates 1st Addition Plat. Watson seconded, and the motion carried unanimously 6-0.

Discussion and possible action on Transportation Project Plat for Project 6999-09-02, Stewart Avenue, 72nd Avenue to 48th Avenue.

Lindman said that this is for a DOT project that is scheduled for 2024. It outlines where the city needs to purchase easements.

Brueggeman motioned to approve the Transportation Project Plat for Project 6999-09-02, Stewart Avenue, 72nd Avenue to 48th Avenue. Bornemann seconded.

Watson asked if the \$150,000 would be out of the budget. Lindman said that this would be the city portion and would be out of TIF.

The motion carried unanimously 6-0.

Next meeting date.

The next meeting is scheduled for October 18, 2022.

Adjournment.

Herbst motioned to adjourn, seconded by Watson. The motion carried unanimously 6-0 and the meeting adjourned at 5:42 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on October 18, 2022.