

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, October 18, 2022, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Katie Rosenberg, Eric Lindman, Sarah Watson, Dawn Herbst, Bruce Bohlken, George Bornemann.

Others Present: Brad Lenz, William Hebert, Andrew Lynch, Jim Schaeffer

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

Approve the minutes from September 20, 2022.

Bohlken motioned to approve the minutes from the September 20, 2022 meeting. Herbst seconded, and the motion carried unanimously 6-0.

PUBLIC HEARING: Discussion and possible action on rezoning 6801 Stettin Drive from SR-2, Single Family Residential-2 Zoning District to MI, Medium Industrial Zoning District.

Lenz said that the property is located off of Stettin Drive and is adjacent to the business campus. The property is being used for farmland. The rezoning request is Medium Industrial Zoning District and is located near the parcel. Staff recommends approval.

Mayor Rosenberg opened the public hearing.

Jim Schaeffer, 6205 Stettin Drive, said that he owns the property and is in favor of the rezone.

Mayor Rosenberg closed the public hearing.

Discussion and possible action on rezoning 6801 Stettin Drive from SR-2, Single Family Residential-2 Zoning District to MI, Medium Industrial Zoning District.

Herbst motioned to rezone 6801 Stettin Drive from SR-2, Single Family Residential-2 Zoning District to MI, Medium Industrial Zoning District. Bohlken seconded, and the motion carried unanimously 6-0. This item will go to Common Council on November 9th.

PUBLIC HEARING: Discussion on approving a conditional use at 1102 Grand Avenue to allow for a residential recreational lakefront use for a 16x12 terrace area, in a NMU, Neighborhood Mixed-Use Zoning District.

Mayor Rosenberg opened the public hearing.

Lenz said that this item is being reviewed because it is within fifty feet of the ordinary high-water mark and is considered an overlay district. The plans are located in the packet.

Todd Butler said they purchased the property and is in the process of developing the shorefront to use it residentially. A stairway has been built and the shore is very steep. The stairway was necessary to gain access to the water. The area will be big enough for a few chairs and possible fire pit for the residential use.

Mayor Rosenberg closed the public hearing.

Discussion on approving a conditional use at 1102 Grand Avenue to allow for a residential

recreational lakefront use for a 16x12 terrace area, in a NMU, Neighborhood Mixed-Use Zoning District.

Herbst said that the stairway is very scary and there aren't any railings. Herbst asked if the railings will be placed the deck area.

Bohlken asked if the deck will be anchored down. Butler said that stairway and terrace area will have railings. The floating dock is restrained to the bank with cables. The terrace area will also be restrained to a concrete anchor at the top of the slope. Everything will be tied together.

Discussion and possible action on approving a dual-post sign at 815 Grand Avenue.

Hebert said that a sign permit has been requested for trailer sales. The sign will need to be 15' back from the base of the curb of the sidewalk so there is plenty of room for people to use the sidewalk.

Bohlken asked if the building will be used for the business. Hebert said he did not believe so.

Herbst asked if he purchased the property or if it is just being leased. Hebert answered that he did not believe that it was sold.

Lindman said that the city maintains the sidewalks on Grand Avenue and would like to see trailers 10' back from the sidewalk. Hebert said that he asked that the sign be put on the building, but the owner did not want the sign on the building.

Bornemann asked if the signage would be permanent. Hebert confirmed this and added that if the tenant left, the City could order the sign to be removed.

Lindman stated that he would not be in favor of the signage.

Bornemann motioned to approve the dual-post sign at 815 Grand Avenue. Watson seconded, and the motion failed unanimously 0-6.

Discussion and possible action on amending the Official City Map for the realignment of 28th Avenue from Hilltop Avenue to West Wausau Avenue.

Lindman explained the official city map in the packet, saying that it was originally mapped for the County to extend County Road R to the north. He said that the County and the Village of Maine are no longer interested in a four-lane road. The City would like to reduce the amount of property within the official city map, which would unencumber some of the private property. He said the gray areas on the map would be removed. He said that the right-of-way and streets will remain, and there is enough right-of-way remaining to build a two-lane road if needed.

Motion made by Bohlken to approve the amendment. Second by Bornemann.

Herbst asked how the residents would be affected by the change. Lindman said that the right-of-way and street would remain, but the official city map on private property would be removed. Herbst asked if the City would still plow snow up to Wausau Ave. Lindman confirmed and said the existing street would remain fully functional. Herbst asked if a four-lane road would be needed in the future, to which Lindman said that the traffic counts do not warrant it. Herbst said there is a fair amount of traffic and there are maintenance issues with 28th Avenue.

Rosenberg confirmed that this action does not change the current functioning of the street – private property

owners would now have full access to their properties. Lindman agreed and noted that the red areas on the map would remain until further decisions are made about a future road. Rosenberg noted that she was contacted by one of the owners in the area who wanted to expand their facility but couldn't until this change was made.

The motion passed unanimously, 6-0. This item will go to Council on October 25th.

Next meeting date.

The next meeting is scheduled for November 15, 2022.

Adjournment.

Watson motioned to adjourn, seconded by Herbst. The motion carried unanimously 6-0 and the meeting adjourned at 5:25 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on November 15, 2022.