

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, November 15, 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, Andrew Brueggeman, George Bornemann.

Others Present: Brad Lenz, William Hebert, Andrew Lynch, Tara Alfonso, Brian Stahl, Nick Patterson

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 October 18, 2022.

Bohlken motioned to approve the minutes from the October 18, 2022 meeting. Herbst seconded, and the motion carried unanimously 7-0.

PUBLIC HEARING: Discussion and possible action on rezoning 306 South 4th Avenue from SR-7, Single Family Residential-7 Zoning District to TF-10, Two Flat Residential-10 Zoning District.

Hebert said that this property is the second house from the corner. The property owner purchased the property for a duplex use and would like to rezone it. The area has multiple different zoning districts and is a mixed-residential area.

Mayor Rosenberg opened the public hearing.

Mayor Rosenberg closed the public hearing.

Discussion and possible action on rezoning 306 South 4th Avenue from SR-7, Single Family Residential-7 Zoning District to TF-10, Two Flat Residential-10 Zoning District.

Herbst motioned to rezone 306 South 4th Avenue from SR-7, Single Family Residential-7 Zoning District to TF-10, Two Flat Residential-10 Zoning District. Watson seconded, and the motion carried unanimously 7-0. This item will go to Common Council on December 13, 2022.

Discussion and possible action 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.

Lenz said that the public hearing for this item was held last month to gather evidence. New information is included in the packet. Lenz said that the proposal is to add a terrace area. The property use will remain the same. There are not many concerns, and the property owner is taking precautions to minimize the impact.

Bohlken motioned to approve the 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. Watson seconded.

Bornemann asked if the terrace will be flat with no walls or roof. This was confirmed by the petitioner.

The motion carried unanimously 7-0.

Discussion and possible action on amending the Specific Implementation Plan at 1520 Elm Street and

1601 Elm Street for parking lot changes, in a PUD, Planned Unit Development Zoning District.

Lynch said that the request to amend the specific implementation plan is a continuation from a previous approval. Jay Knetter has been working with staff and has addressed the safety concerns. The traffic flow around the building is changing to allow for additional parking. The consent from Best Western is included in the packet. The petitioner has been open to discussion on the railing near the retaining wall. It is now black and looks much nicer.

Brueggeman motioned to amend the specific implementation plan at 1520 Elm Street and 1601 Elm Street for parking lot changes, in a PUD, Planned Unit Development Zoning District. Bornemann seconded, and the motion carried unanimously 7-0.

Discussion and possible action on approving the Specific Implementation Plan at 301 Washington Street to allow for a five-story mixed use building with underground parking, in a PUD, Planned Unit Development Zoning District.

Lenz said that the plan is in the packet and is a complete package. A more formal agreement is needed for the skywalk. The plans are consistent with the general development plan. A sign permit will need to be applied for. Lighting is not depicted in the plan. The micro units are smaller than the zoning code allows for but can be approved. The drive aisles in the basement is 4" smaller than required, but the Engineering Department does not see an issue with it.

Nick Patterson said that the current market demands show the demand for smaller units. The most demand are for studio apartments. The drive aisle space is to maximize parking.

Brueggeman motioned to approve the specific implementation plan at 301 Washington Street to allow for a five-story mixed use building with underground parking in a PUD, Planned Unit Development Zoning District. Bornemann seconded, and the motion passed unanimously 7-0.

Stahl said that skywalk height shown in the plan is ideal.

Next meeting date.

The next meeting is scheduled for December 20, 2022.

Adjournment.

Herbst motioned to adjourn, seconded by Watson. The motion carried unanimously 7-0 and the meeting adjourned at 5:15 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on December 20, 2022.