

## PLAN COMMISSION

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Time and Date: The Plan Commission met on Tuesday, November 16, 2021, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Katie Rosenberg, Eric Lindman, Tom Neal, Bruce Bohlken, Andrew Brueggeman, George Bornemann

Others Present: William Hebert, Brad Lenz, Brian Stahl, Sam Wessel, Ted Matkom, Frank Szendrey, Melissa Engen

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 from October 19, 2021 meeting.**

Brueggeman motioned to approve the minutes from the October 19, 2021 meeting. Neal seconded, and the motioned carried unanimously 6-0.

### **PUBLIC HEARING: Discussion and possible action on rezoning 710 Grant Street from TF-10, Two-Flat Residential-10 Zoning District to PUD, Planned Unit Development Zoning District and approve the General Development Plan to allow for commercial storage and residential use.**

Wessel said that the property is currently zoned TF-10 and the petitioner would like to combine the property with the PUD. This will help with licensing requirements. The garage will be used for storage and the house will be rented out. This would expand the business without much additional cost. This addition does not impact the infrastructure.

Mayor Rosenberg closed the public hearing.

Neal motioned to rezone 710 Grant Street from TF-10, Two-Flat Residential-10 Zoning District to PUD, Planned Unit Development Zoning District and approve the general development plan to allow for commercial storage and residential use. Brueggeman seconded, and the motion carried unanimously 6-0. This item will go to Common Council on December 14, 2021.

### **PUBLIC HEARING: Discussion and possible action on rezoning 415 South 1<sup>st</sup> Avenue from UMU, Urban Mixed-Use Zoning District to PUD, Planned Unit Development Zoning District and approve the General Development Plan to allow for a 50-unit multi-family apartment building.**

Lenz said that this is for the West Side Battery site. A response for the request for proposal for this site was received by Gorman and Company. The proposal is for a 50-unit apartment building. If this moves forward, it will need to come back for approval of the specific implementation plan.

Mayor Rosenberg closed the public hearing.

Brueggeman motioned to rezone 415 South 1<sup>st</sup> Avenue from UMU, Urban Mixed Use Zoning District to PUD, Planned Unit Development Zoning District and approve the general development plan to allow for a 50-unit multi-family apartment building. Bohlken seconded.

Ted Matkom, Gorman & Company, said that there are some parking challenges, and these are acknowledged. There are some opportunities in the area. It is a tough site, and they may need to reconfigure the site plan. This will be a gateway to the downtown.

Neal said that there was a lot of excitement for the project during the Economic Development Committee meeting. This will fulfill a big need in the community.

Brueggeman asked what would happen if the zoning is approved and the tax credits are not given. Lenz said that the property is currently owned by the City so there is the extra level of protection. If there is a new plan, it would need to come back for approval.

Bornemann confirmed that the City owns the site and asked if the City was the entity that requested the zoning change. Lenz said that the Commission can initiate a change and that is effectively what would happen if approved. He said Gorman & Company did complete an application.

The motion carried unanimously 6-0. This item will go to Common Council on November 23, 2021.

**PUBLIC HEARING: Discussion and possible action on amending Section 23.01.23 Definitions, Section 23.02.04 Interpretation of zoning district boundaries, Section 23.03.28 Accessory land uses and structures, Section 23.10.21 Notice of public hearings, Section 23.10.22 Public meetings, Section 23.10.31 Zoning map amendment and Section 23.10.44 Planned unit development review and approval procedure.**

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Hebert said went over the code changes with the committee. SR-2 zoning will be used for any property that is annexed into the city, which is the most restrictive zoning district. The tourist rooming house portion of the ordinance would be removed. Marathon County does require licenses and inspections for tourist rooming houses. Staff has not received any complaints, just inquiries. The change in the notice requirement is to reflect current practices.

Mayor Rosenberg closed the public hearing.

Bohlken motioned to amend Section 23.01.23 Definitions, Section 23.02.04 Interpretation of zoning district boundaries, Section 23.03.28 Accessory land uses and structures, Section 23.10.21 Notice of public hearings, Section 23.10.22 Public meetings, Section 23.10.31 Zoning map amendment and Section 23.10.44 Planned unit development review and approval procedure. Brueggeman seconded, and the motion carried unanimously 6-0. This item will go to Common Council on December 14, 2021.

**Discussion and possible action on approving a conditional use at 410 South Bellis Street to allow for assembly of components for transportation vehicles, in a MI, Medium Industrial Zoning District.**

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Lenz said that this is the second meeting for this item. There was no evidence presented during the public hearing. A letter of support of this conditional use was received. Staff recommends approval with conditions that are listed in the staff report.

Neal motioned to approve the conditional use at 410 South Bellis Street to allow for assembly of components for transportation vehicles, in a MI, medium Industrial Zoning District with the conditions that operations of the business shall occur within the enclosed buildings and parking for employees shall occur only on paved areas, and not on any unimproved surfaces. Bornemann seconded.

Bornemann said that there is a single shift and asked if there are any plans for additional shifts. Frank Szendrey answered that there are only plans for one shift. If there is the demand for additional shifts, it can be looked at, but there are not any plans for that.

The motion carried unanimously 6-0.

**Discussion and possible action on petition for annexation – Grube (076-2907-284-0004, Town of Stettin.)**

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Lindman stated that the property owner is requesting the annexation for water and sewer.

Bohlken motioned to approve the petition for annexation – Grube (076-2907-284-0004, Town of Stettin). Brueggeman seconded, and the motion carried unanimously 6-0. This item will go to Common Council on December 14, 2021.

**Next meeting date and future agenda items for consideration.**

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The next meeting is scheduled for December 21, 2021.

**Adjournment.**

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Bohlken motioned to adjourn, seconded by Neal. The motion carried unanimously 6-0 and the meeting adjourned at 5:30 p.m.

**The Plan Commission is next scheduled to meet at 5:00 p.m. on December 21, 2021.**