

PLAN COMMISSION

Time and Date: The Plan Commission met on Wednesday, February 21, 2024, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

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

Staff Present: Brad Lenz, William Hebert, Brian Stahl, Tara Alfonso, Andrew Lynch, Samantha Kulig.

Others Present: Bryan Bailey, Tom Radenz, Jeffrey Stubbe, Lou Larson, Christine Martens, Pat Wools, Tom Killian, Dennis O’Flyng, Daivd LeMay, Carol Lukens, James Force, William Bertram, Patrick Peterson, Deann Schumann, Gary Gisselman, David Burke, Mike Tomsyck.

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 meeting minutes for December 19, 2023, and January 16, 2024, meetings.

Motion/second by Bohlken/Herbst to approve meeting minutes for December 19, 2023, and January 16, 2024. Motion approved 7-0.

Discussion and possible action on a conditional use at 2812 N 6th St to allow a mobile service support structure in an Institutional Zoning District [Vertical Bridge]

Andrew Lynch stated that no substantial evidence against the conditional use was presented at the last meeting and that it meets staff standards. Lynch stated staff recommended for the approval of the conditional use.

Motion/second by Bornemann/Brueggeman to approve conditional use. Motion approved 7-0.

PUBLIC HEARING: 404 Franklin Street, Discussion on amending the general development plan, GDP, for the YMCA: The Landing to allow an off-site parking lot. [REI Engineering]

Brad Lenz explained that approximately 19 letters with various opinions supporting and against the off-site parking lot came in after the packet was posted and sent to members and the public. Some of the individuals that were supportive were speaking of The Landing expansion instead of the building on the parcel, 404 Franklin St.

Petitioner, Bryan Bailey, CEO of the Woodson YMCA, provided data of the increase in 55 and older members signing up for the Landing: from 1,600 55 and older members in 2019 increased to 5,700 members today. Bailey also stated his team surveyed groups. The results were generally positive for the Landing, but there was a negative reception about parking. Bailey stated there solution to that is to utilize the lot on 404 Franklin St to be a parking for the Landing. Bailey continued to on that the car park will allow a new and separate entrance for the Landing and allow the members to also utilize the parking from the nearby Church that the YMCA operates. Bailey provided a video of their proposed plan for expanding the Landing.

Tom Radenz, additional petitioner, and engineer from REI Engineering provides parking statistics. Radenz explained that the YMCA owns and operates 217 parking stalls. However, there are certain streets - like 1st, 5th, and 6th St – and within the 18-block area where parking is not allowed. There are also other residents, businesses, governments, and churches who use these parking stalls. Of the 217 parking stalls that YMCA owns, 45 are leased from the Church on the east side of YMCA building. There is 347 street parking in an 18-block radius. Through this proposal, there will 52 stalls that the Landing members could potentially use and that includes the 29 stalls that would come from 404 Franklin St.

Mayor Rosenberg opened the public hearing.

Jeffrey Stubbe, Executive Director of the Davis Foundation, stated that he is funding this project. Stubbe had requested parking for this project with the YMCA. Stubbe did not ask for this specific parking, but there is not an abundance of parking, and this is the best alternative. Stubbe stated that funding for The Landing is contingent upon additional parking.

Lou Larson, resident of 904 21st Pl and Alderperson of District 10, is in support of the parking lot. Larson stated the building is not registered as historical property and lost its historical value when the homes were torn down 1955. Larson had reminded the member that no money public is funding this project. Larson also stated that there will be a designated crossing area from the car park to the Landing and stated this is safer because 29 less people will park on the street. Larson believes this change is good for the community and that, sometimes, government should get out of the way and let good things happen in the community.

Christine Martens, resident of 1228 Arthur St, asked to deny the request to amend the GDP regarding 404 Franklin Street. On behalf of the friends of Wausau Historical Landmarks, the building is a Georgian revival colonial style building. It is a newer building than the surrounding historical homes, but it exceeds the 50-year requirement to becoming a locally landmark building. It is also noted in the Wisconsin Historical Society database as a historical building. Martens had suggested other alternative solutions to add additional parking and had mentioned alternative solutions mentioned in the packet. Martens also noted that currently the lot already has 10 parking spaces, and with this proposed plan, only 19 parking spaces are truly being added.

Pat Wools, resident of Mosinee, WI, and a member of the Landing since last year had stated that he chooses to drive from Mosinee to this specific venue as opposed to going to the YMCA in Weston. Wools supports the expansion of the Landing. He stated he loves the facility and the wonderful people.

Tom Kilian, resident of 133 E Thomas St and Alderperson of District 3, appreciates the work that is being done at the YMCA. However, Kilian had received considerable concerns from surrounding residents and businesses. Kilian is against this proposal and agrees with the concerns addressed by residents and businesses in his district and the staff report in the packet.

Dennis O'Flyng is a resident of 414 Franklin St, also known as the Hurley House, living there for over 45 years and is also a member the Landing. O'Flyng stated that his wife and he are in support of expanding the Landing, but not in support of adding a parking lot. O'Flyng had mentioned other suggestions, expanding the parking lot. He also suggested that the city should buy 404 Franklin St and possibly make it a visitor center since the property currently does not fit the needs of the YMCA who currently owns it. O'Flyng also mentioned that this proposal posed a problem with the proposed fence encroaching on their yard as well.

David LeMay, resident of 1401 Harlyn Ave stated that he would rather drive to the Landing than go to the YMCA closer to his home. He is in support of the amending the GDP for 404 Franklin St.

Carol Lukens, resident of 1725 Ethel St and alderperson of District 1. Lukens stated she is not in favor of the amendment and has heard from constituents that they are not in favor. Lukens also stated that researching that increasing cities are removing more flat-surfaced parking lots. Lukens reiterated that this parking lot will not be good for climate resilience. Lukens asked if there are other alternatives to be considered for the parking lot. Lukens had read off a letter from one of her constituents against the amendment.

James Force, resident of 515 Franklin St, had questioned if parking lot B and C that are designated for 55 and older has any supervision now. Based on discussion, Force presumed that currently there is no supervision. Therefore, Force stated that this proposed car park will probably not be exclusive to the Landing since there is not any supervision being done with the current car park that the YMCA owns now. Force stated that the argument doesn't hold that this will be parking solely for the Landing.

William Bertram, resident of 2207 Mont View Blvd and a board member of the Wausau Historical Society, stated that the Executive Director and Board president from the Wausau Historical Society endorsed this project. He noted that it will help provide more parking closer to the Leigh Yawkey Museum.

Patrick Peterson, resident of 524 Franklin St, stated that he is opposed to changing 404 Franklin St to a parking lot. He

stated that he is concerned about the current lack of safety on 4th & 5th Street, thus is opposed to having another additional parking lot posing more risk to people and drivers.

Deann Schumann, resident of 516 Franklin St, stated is opposed to the parking lot. Schumann explained the historical value of the building on 404 Franklin St. Schumann explained that this is not long-term solution and reminded them that a parking ramp was suggested back when the YMCA was amending the GDP. Schuman continued to explain other negatives to having a parking added.

Gary Gisselman, resident of 319 Park Ave and alderperson of District 5, agreed with the staff recommendations of not approving the amendment. Gisselman is concerned that this might negatively impact the neighborhood itself. Gisselman stated that it may not be registered as a historical home, but it is a part Andrew Warren historic district and of the historical culture map.

Petitioner Bailey wanted to mention that there is no property value currently on the property as the YMCA is a non-profit, and this parking will indeed make it a much safer situation.

Dave Burke, resident of 520 Franklin St, stated that he is not entirely sure how 29 parking stalls will accommodate the increasing number of 5600 members. Burke has work experience in the construction business, and with his personal experience, has never come across a renovated home to be razed.

Mayor Rosenberg closed the public hearing.

Discussion and possible action on amending the general development plan, GDP, for the YMCA: The Landing to allow an off-site parking lot. [REI Engineering]

Lenz answered Lukens question that in city planning, surface parking for downtown areas is not recommended and the staff update provides a different way to treat parking. Lenz stated that there are other options for parking. This agenda item discusses amending the GDP for the off-site parking, not for the expansion of the Landing. From a zoning and planning perspective, Staff does not recommend amending the GDP to allow the off-site parking lot.

Bornemann stated that he understands the impact that YMCA has for our community as he is also a member of YMCA. However, Bornemann agreed with Lenz on recognizing the points of criteria for the parcel in question. Bornemann also agreed that the Landing itself is not the parcel that is addressed in this amendment request. Bornemann stated he is hesitant to approve since staff does not recommend the amendment for the parking lot.

Watson asked petitioner had the recommendations that staff suggested been investigated.

The petitioner, Bailey, investigated years back when they first started the project for the Landing. Bailey mentioned parking ramps are expensive and frowned upon by the senior residents. He also stated that when they first started the Landing project 10 years ago, the building was up for discussion to be razed and to also shut down the traffic on Forest St. However, businesses community pushed back with shutting down the street, so there was a compromise of the city offering the parking lot by the First Presbyterian church.

Motion/second by Bornemann/Bohlken to approve amending the GDP. Lindman abstained his vote due to being a board member of the YMCA. Motion denied 0-6, and 1 abstention.

PUBLIC HEARING: Discussion on rezoning 1327, 1331, 1333, 1337, 1341, 1355, 1361, 1363, 1371 S 8th Ave and 706 Flieth St from an SR-3, Single Family Residential – 3, TF-10, Two-Flat Residential – 10, and NMU, Neighborhood Mixed Use, to a PUD, Planned Unit Development and approve the general development plan, GDP, to allow a multi-family development. [Kolbe & Kolbe]

Lenz stated that Kolbe and Kolbe are hoping to redevelop property across from their main plant. The addresses under discussion are currently owned by Kolbe and Kolbe. Currently, these properties are a variety of zoning districts and land uses. The idea is to consolidate for a multi-family development with several constructed buildings. Staff received the PUD application and the details proposed on application, and it generally meets the criteria. This discussion is only for rezoning

and GDP approval. Lenz stated that staff recommends approving the rezoning and the GDP, with more details to follow in the specific implementation plan.

Petitioner and vice-president of finance of Koble and Kolbe, Mike Tomsyck, stated that there is a shortage of housing in the Wausau area. There are a lot of low-income housing and market-value housing proposed and developed in the Wausau area, but Wausau does not have much cost-effective housing for people that make \$15.00-\$25.00 per hour. Tomsyck stated this lack of housing impacts the employers to recruit and bring people into the area. Today, Kolbe and Kolbe have some of their employees already driving 40 minutes away, but other people cannot drive that or cannot afford the housing in Wausau. The general development plan has a mix of 1, 2, and 3-unit apartments, parking, and garages as well. The development also will have a community building. The vision of the community building is laundry, common space, weight room, kitchen/dining area. Kolbe & Kolbe has surveyed their employees. Their employees' number one concern was affordable housing. Kolbe and Kolbe also had a neighborhood meeting with homes nearby in mid-December and received a positive reception to the proposed plans.

Mayor Rosenberg opened the public hearing.

Alderman, Lou Larson, 904 S 21st Place: Larson has meet with the petitioners and attended the neighborhood meeting that Kolbe and Kolbe provided. Larson attested that the neighborhood meeting had a positive reception towards the proposal of this plan. Larson also stated that there is no city money involved. Larson is in support of this rezoning and GDP approval.

Mayor Rosenberg closed the public hearing.

Discussion and possible action rezoning 1327, 1331, 1333, 1337, 1341, 1355, 1361, 1363, 1371 S 8th Ave and 706 Flieth St from an SR-3, Single Family Residential – 3, TF-10, Two-Flat Residential-10, and NMU, Neighborhood Mixed Use, to a PUD, Planned Unit Development and approve the general development plan, GDP, to allow a multi-family development. [Kolbe & Kolbe]

Bruggeman commended the petitioner for the work and collaboration done prior to holding a public hearing with the Plan Commission. Bruggeman appreciates how well thought-out and prepared the petitioners were.

Bohlken reiterated that he also commends the work done by Kolbe & Kolbe.

Watson thanks the petitioner as being a business taking the lead in developing housing for the area.

Bornemann asked the petitioner if this is primarily for employees at Kolbe & Kolbe. Tomsyck clarified that to get the rates down this cannot be done with only employees.

Herbst also agreed that Kolbe & Kolbe is doing great work in this proposal.

Motion/second by Brueggemann/Bornemann to approve the rezoning and the GDP. Motion approved 7-0.

Discussion and possible action on Final Plat for Vistas at Greenwood Hills First Addition and associated easement document.

Lenz stated that preliminary plats have gone through Plan Commission and Common Council meetings previously. The City of Wausau's Engineering, Public Works, and Planning division are comfortable with the land division shown on the final plat. The developer agreement will soon be finalized. Staff recommend approval of final plat.

Motion/second by Brueggeman/Bornemann to approve final plat. Motion approved 7-0.

Discussion and possible action on Preliminary Plat for Green Tree Meadows.

Lenz stated this is a potential new subdivision east of 72nd Avenue. The plat has approximately 148 parcels. A developer is hoping to build single-family homes. Lenz stated that they are continuing discussion with developer and staff. Lenz stated that staff generally approves of the preliminary plat as shown on the packet.

Motion/second by Herbst/Brueggeman to approve preliminary plat. Motion approved 7-0.

Next Meeting Date

Next meeting date will be at 5:00 p.m. on Tuesday, March 19, 2024.

Adjournment

Motion/second by Watson/Herbst. Motion approved unanimously 7-0, and the meeting adjourned at 6:22 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on Tuesday, March 19, 2024.