

## PLAN COMMISSION

---

Time and Date: The Plan Commission met on Wednesday, March 19, 2024, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Katie Rosenberg, Sarah Watson, Bruce Bohlken, and Andrew Brueggeman.

Members Absent: Eric Lindman, Dawn Herbst, and George Bornemann

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

Others Present: Breanne Kraft

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 February 21, 2024, meeting.**

---

Motion/second by Watson/Bohlken to approve meeting minutes for February 21, 2024. Motion approved 4-0.

### **PUBLIC HEARING: 4320 Riverview Dr, discussion on requesting an appeal of zoning administrator determination to allow for a monolith dome house. [Breanne Kraft]**

---

William Hebert provided staff update that there is an exterior design standard listed under Wausau's municipal code. Based on the designs provided, the proposed construction does not meet exterior building design standards, purpose, and intent listed on Wausau's Zoning code. Hebert mentioned that staff have not received any public comment prior to this public hearing.

Mayor Rosenberg opened the public hearing.

Petitioner, Breanna Kraft, 4320 Riverview Dr, stated that she bought this land with the intention of building a monolith dome house. She continued to state that building this type of home had always been a dream of hers. She stated that the dome house is quick to build, energy efficient and super strong some have survived forest fires in California, hurricanes, and tornadoes. Kraft stated with her design, she was trying to make it look normal of a house as possible.

Mayor Rosenberg opened the public hearing.

### **Discussion and possible action on discussion on requesting an appeal of zoning administrator determination to allow for a monolith dome house. [Breanne Kraft]**

---

Mayor Rosenberg clarified that action can be taken today, or the members present can hold this discussion to a future meeting.

Hebert stated that this proposed construction/variance did not meet design standards. The 5 standards are under WMC 23.10.51 (a). 1. The variance will not be contrary to the public interest. 2. Substantial justice will be done by granting the variance. 3. The variance is needed so that the spirit of the ordinance is observed. 4. Due to special conditions, a literal enforcement of the provisions of the Zoning Ordinance will result in unnecessary hardship. 5. The variance will not allow any alteration of an historic structure, including its use, which would preclude its continued designation as an historic structure.

Bohlken asked what exterior façade materials are made of for this proposed construction. Kraft replied that it's made of concrete and stucco. Bohlken also asked if the zoning ordinances mentioned were recently adopted, because there are other dome homes in the City of Wausau. Hebert responded that the zoning exterior standards were effective on January 1, 2020. This zoning ordinance is relatively new.

Motion/second by Brueggeman/Watson to approve an appeal of Zoning Administrator determination to allow for a monolith dome house. Motion approved 3-1.

**Discussion and possible action on sale of 902 and 904 West Thomas St. (Bids were opened by the Board of Public Works on February 21, 2024.)**

---

Brad Lenz stated that both properties are not buildable. The bid was opened and set to a minimum bid of \$250.00 for each property. Capital Improvements and Street Maintenance (CISM) recommends accepting the bids offer by the neighbor who expresses interest to the property.

Motion/second by Watson/Brueggeman to approve sale of 902 and 904 West Thomas St. Motion approved 4-0.

**Next Meeting Date**

---

Next meeting date will be at 5:00 p.m. on Tuesday, May 21, 2024.

**Adjournment**

---

*Motion/second by Watson/Bohlken. Motion approved 4-0, and the meeting adjourned at 5:13 p.m.*

**The Plan Commission is next scheduled to meet at 5:00 p.m. on Tuesday, May 21, 2024.**