

## PLAN COMMISSION

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Time and Date: The Plan Commission met on June 4, 2013, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Tipple (C), Marquardt, Bohlken, Valitchka, Oberbeck

Others Present: Lenz, Hebert, Larson, 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.

Noting the presence of a quorum, at approximately 5:00 p.m. Mayor Tipple called the meeting to order.

### **PUBLIC HEARING: Approve a conditional use at 602 Jefferson Street to allow for a winery and outdoor dining area, in a B2, Community Service District (Larson).**

Brian Larson, Lil' Ole Winemaker Shoppe, said they are planning on moving the business to 602 Jefferson Street. The main level has 4,000 square feet and the basement has 2,000 square feet. The winery will be located in the basement. Currently, 2,500 gallons are made each year and according to the license they will make 5,000 gallons per year so they can sell it on site. The juices will be brought in and the fermenting and labeling will occur at this facility. Prior to coming to the facility, the juices will already be pasteurized and filtered. Once brought here, yeast and water will be added. There will be no noise, just alcohol and carbon dioxide gas.

Mayor Tipple closed the public hearing.

Lenz said that the conditional use is for the winery and the outdoor dining area. A picture on the last page of the packet shows the outdoor seating that will be accessed from a side door. Lenz asked Larson if this has gone through the necessary City committees for the wine consumption in the outdoor dining area. Larson answered that it has not been done at this time. The major reason for the conditional use at this time is for the winery because it is hard to buy if the winery will not be allowed. Larson added that the conditional use for outdoor dining was added since it was already coming to the commission. The wine cannot be sold past 9:00 p.m. and the outdoor dining area will be used during the summer months. There will not be any big meals, just cheese and lite bistro.

Lenz said that the winemaking is an accessory use to the retail shop. Accessory uses can be allowed by conditional use, as can outdoor dining, when it is functional. The parking lot will be adjacent to the property and should provide sufficient off-street parking. Lenz said that staff didn't see many issues, but wondered about any odor from the fermenting. Larson shook his head no.

Valitchka asked Larson if there will be an agreement with the owner of the parking lot. Larson answered that it is part of the property that they are purchasing. Valitchka asked if visitors from other parts of the state will travel to the business. Larson said he hoped that is the case. Valitchka asked if the parking lot will accommodate a coach bus. Larson said the parking lot is a nice size. Valitchka asked if staff was aware of this. Lenz said he was not aware of buses coming in, but the lot is a decent size and zoning-wise staff does not look at buses. Lenz added that there is a lot of off-street parking nearby and maybe some of it could be available.

Mayor Tipple asked if a license has already been obtained from the City. Larson answered that the current license is from Rib Mountain, but they will apply for one from the City. Mayor Tipple asked if the 9:00 p.m. time is part of the license. Larson answered that it is part of the license requirements from the state and some other people are pushing to have that changed for parties and wedding receptions. Larson said he will not be doing those, though.

Valitchka moved to approve the conditional use at 602 Jefferson Street to allow for a winery and outdoor dining area, in a B2, Community Service District. Bohlken seconded and the motion carried unanimously 4-0. This item will go to Common Council on June 11, 2013.

**Discuss future agenda items for consideration.**

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Lenz said that a draft of the next agenda was given to each of the members prior to the meeting and stated that there are quite a few public hearings. The public hearing will be held extending the driveway paving ordinance five years and Lenz said there may be some people attending for that. There are also public hearings for a warming center, UDD zoning for Briq's Soft Service, rezoning for the Kwik Trip property on Grand Avenue, and amending the boundaries and plans for the Riverview Towers. There may be some additional items added to the agenda.

Mayor Tipple said that there have been quite a few emails received regarding the driveway paving ordinance. As you may have heard, there have been questions about driveways needing to be paved, but not alleys. Mayor Tipple asked the commission to call if anyone is unable to attend the meeting.

**Adjourn.**

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Bohlken moved to adjourn. Oberbeck. Motion to adjourn carried unanimously and the meeting adjourned at 5:10 p.m.

**The Plan Commission is next scheduled to meet at 5:00 pm on Tuesday, June 18, 2013.**