

## PLAN COMMISSION

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Time and Date: The Plan Commission met on June 3, 2014, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Tipple, Marquardt, Rosenberg, Oberbeck, Bohlken, Valitchka (arrived at 5:05 p.m.)

Others Present: Lenz, Hebert, Kujawa, Peters, 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 Tipple called the meeting to order at approximately 5:00 p.m. noting that a quorum was present.

**PUBLIC HEARING: Rezone 317, 323, 325, 327 & 329 North 1<sup>st</sup> Avenue from B2, Community Service District to UDD, Unified Development District and approve the general development plan to allow for business use on the 1<sup>st</sup> floor and a Community Based Residential Facility on the 2<sup>nd</sup> Floor (Emmerich).**

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Nathan Peters handed out a brochure and map to the commission members. Peters said that the brochure describes what is being completed.

Mayor Tipple closed the public hearing.

Lenz said that this item is to create a UDD zoned property out of several properties. Businesses would be kept on the first floor and a community based residential facility will be added to the 2<sup>nd</sup> floor. These combined uses would not be allowed as the property is currently zoned. CBRF's are permitted in a residential district, but business use is restricted.

Valitchka arrived at 5:03 p.m.

Lenz said that UDD zoning would allow this unique mix and would require a two-stage approval. The first approval would be for the rezoning and concept approval. The second approval would be for the precise implementation plan and this is where specific elements could be addressed. The staff report outlines what standards should be looked at when approving UDD zoning. Lenz said the character and intensity section is the one most applicable to properties that are already developed. He said no formal opposition was received by the planning department, and that questions received were forwarded to the petitioner.

Mayor Tipple added that the current site of the CBRF is located on the Catholic block and they are being proactive to seek a new site. Mayor Tipple also said that he is not aware of any complications.

Rosenberg asked if the upstairs is vacant. Peters answered yes, and that it will be entirely new. Marquardt asked if the outside will be stay the same. Peters said that it will be the same, but some windows will be added.

Lenz added that according to the ordinance, these types of community based facilities need to be a certain distance away from each other. This requirement is met in this case.

Kujawa asked if a sprinkler system will be installed. Peters said that there are currently sprinklers and will be updated to meet the current code.

Rosenberg motioned to rezone 317, 323, 325, 327 & 329 North 1<sup>st</sup> Avenue from B2, Community Service District to UDD, Unified Development District and approve the general development plan to allow for a business use on the 1<sup>st</sup> floor and a community based residential facility on the 2<sup>nd</sup> floor. Bohlken seconded.

Marquardt asked if the rest of the building is currently occupied. Peters answered that there is a mix of office suites and there is about 75% rented out. Marquardt asked if there would be a need to come back to the commission if space is rented out. Lenz said that if vacant space takes on a new use it would need to be approved. The CSM is currently split between portions of 315 North 1<sup>st</sup> Avenue and this will be changed. Peters said that all lots are separate and will be resurveyed. The little corner near the south to the east of 315 North 1<sup>st</sup> Avenue will be part of the 315 North Avenue lot.

The motion carried unanimously 6-0. This item will go to Common Council on June 10, 2014.

**Approve the Precise Implementation Plan at 317, 323, 325, 327 & 329 North 1<sup>st</sup> Avenue to allow for business use on the 1<sup>st</sup> floor and a community based residential facility on the 2<sup>nd</sup> floor.**

Lenz said that the second part of the request is where the commission can make specific requests for the property. Staff does not have any specifics to add.

Marquardt motioned to approve the precise implementation plan at 317, 323, 325, 327 & 329 North 1<sup>st</sup> Avenue to allow for business use on the 1<sup>st</sup> floor and a community based residential facility on the 2<sup>nd</sup> floor. Rosenberg seconded, and the motion carried unanimously 6-0. This item will go to Common Council on June 10, 2014.

**PUBLIC HEARING: Rezone 828 South 3<sup>rd</sup> Avenue from B2, Community Service District, 316 Sherman Street from B1, Neighborhood Shopping District, and 821 South 5<sup>th</sup> Avenue from M1, Limited Industrial District to UDD, Unified Development District, and approve the General Development Plan to allow for a food and merchandise market (Her).**

This item was removed from the agenda at the request of the petitioner.

**Approve Precise Implementation Plan at 828 South 3<sup>rd</sup> Avenue, 316 Sherman Street, and 821 South 5<sup>th</sup> Avenue to allow for a food and merchandise market.**

This item was removed from the agenda at the request of the petitioner.

**Approve CSM for 709 & 713 Grant Street.**

Hebert said that this is a formality item. The Hiawatha Restaurant and Lounge is in the process of completing renovation and it has been determined that part of the bar and restaurant crosses the property lines. The minimum standards are not currently met and will help with the permitting process.

Valitchka motioned to approve CSM for 709 & 713 Grant Street. Rosenberg seconded and the motion carried unanimously 6-0. This motion will go to Common Council on June 10, 2014.

**Adjourn.**

Valitchka moved to adjourn. Marquardt seconded. Motion to adjourn carried unanimously and the meeting adjourned at 5:15 p.m.

**The Plan Commission is next scheduled to meet at 5:00 pm on Tuesday, June 17, 2014.**