

PLAN COMMISSION

Time and Date: The Plan Commission met on July 15, 2014, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Tipple, Rosenberg, Oberbeck, Gisselman

Others Present: Leher, Lenz, Hebert, DeSantis, Detert

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and transmitted to the *Wausau Daily Herald* in the proper manner.

Tipple called the meeting to order at approximately 5:00 p.m. noting that a quorum was present.

Approve the minutes of the June 17, 2014 meeting.

Rosenberg motioned to approve the minutes of the June 17, 2014 meeting. Gisselman seconded, and the motion carried unanimously 4-0.

PUBLIC HEARING: Approve a conditional use at 725 Woods Place for construction of a 100-foot by 116-foot privately owned airplane hangar in the eastern portion of Wausau Downtown Airport, in an R-2, Single Family Residence District (Borysenko).

Dan Detert from REI spoke on behalf of Borysenko. He said he was there to answer any questions. Tipple closed the public hearing.

Lenz said the construction of the proposed hangar in an R-2 would require a conditional use permit. In the past there have been two conditional use permits approved for a hangar, the first was approved in 2003 for an 80' x 80' hangar. The hangar for Mr. Kocourek has never been built. The current private hangar is bigger than previous versions and is being proposed in the same location. The Finance & Airport Committee have already approved it. In previous discussions for a hangar in this location there was no opposition to the proposal. Site plans and renderings of the hangar are included in the packet. Staff does not see any major issues with the proposal.

Rosenberg motioned to approve the conditional use permit at 725 Woods Place. Oberbeck seconded, and the motion carried unanimously 4-0.

This item will go to Common Council on August 13, 2014.

PUBLIC HEARING: Approve a request to amend the general development plan at 1610 Sheridan Road to allow for the construction of a parking area for moving vehicles in an existing Unified Development District (Leher).

Leher stated that the address is now 1015 South 17th Avenue. He needs the driveway to allow Wisconsin Public Service trucks to go through and he would like to extend the width of the road another 23 feet. Leher would black top this section to allow for parking spaces.

Bob Frenkel, 1010 South 16th Avenue, spoke against the approval of the amendment to allow for a parking area and more specifically access to Sheridan Road from that parking lot. According to the original plans, "The northern 2/3 of the lot would be used for an auto repair business and the southern end will remain undeveloped." This new amended plan has access to Sheridan Road and a potential U-Haul site. It is adjacent to a residential neighborhood which has already seen an increased amount of traffic on 15th Avenue and Sheridan Road as delivery trucks and cars access parking lots on Sheridan Rd. The access to Sheridan Road provides an easy route to move vehicles around the block using 16th Avenue. Other issues not addressed are snow removal and potential rainwater runoff. He submitted a petition from the people against the proposed amendment to allow access to Sheridan Road.

Sherry Abitz, 1201 South 7th Avenue, District 10 representative. She is in favor of completing this

proposal. When plans were created for this area, only a portion was for Thunder Lube and the other portion would be designed to allow for a second business. Throughout this long process, several changes have taken place. Leher had to move the building location forward to allow Wisconsin Public Service trucks to get to the electrical wiring in case of a storm. Ann Werth decided that another area could supply a second business if needed and Leher considered having a U-Haul service. Since opening, Leher has now decided he will not be utilizing that service for U-Haul and instead needs the space for employee parking. His business has already increased in the three weeks since he has opened and he doesn't have enough space for customers to park their cars and leave them to be serviced. Abitz said that Leher would like to pave this area and it has been designed to prevent water from flowing into other lots. The other businesses on both sides, the one on Rosecrans and the one on Sheridan Road have entrances that are the same as Leher's to allow for parking. Abitz asked that Leher be allowed to complete this project so he can have parking for his employees.

Gordon Berna, 1600 Sheridan Rd, said he is opposed to the entryway to Sheridan Road. The initial plan was for an auto repair shop, now there are all these changes and they were never notified. They voted on the drawing and everyone agreed on it but now there are different drawings, where did they come from and asked who okayed it.

John Sorenson, 1605 Sheridan Road, is highly opposed to this parking lot. Originally it was a UDD which doesn't allow for a car repair business or gas stations. Now they have an auto repair that was supposed to be 2/3 of the property. There have been changes all along the way that no one has been notified of, none of the adjoining property owners. He said he doesn't think that is very right and doesn't know who authorized Leher to go forward. Sorenson said he thinks Leher has a mentor who is giving him information and wants to know who it is. He said this is a residential area and he has lived there for 14 years. Originally this was designed to be a professional building because this area wasn't considered large enough for a service business. There were two proposals from two different companies for this business but the city decided against it. Sorenson said the elevation was changed from the existing plan. He said the general plan is for the first set of prints and any changes need to be made to the general plan before excavation can take place. Sorenson said the location of the garbage was moved from the north side to the south side, and asked who authorized that. Also said there was a fence built and he thought fences should be 3' from a property line, wasn't sure if that was correct. The fence does not have a 3' offset and asked who would clean the space between the fence and the resident's property. Sorenson asked the commission to look at this before making decisions because a lot of things have happened that aren't right. He said there isn't a catch basin in that area for drainage. Sorenson asked the commission to inspect this place before making a decision.

Ann Werth, Community Development Director for the city of Wausau and gave some background. When the bridge was put on 17th Avenue, the city and the county worked together and the city received the remnant pieces of property and worked with the county on this block. Originally the plan was to build a group home with North Central Health Care but 17th Avenue became very commercialized. They held a couple public hearings on this property and met with the neighbors at Wisconsin Public Service and took out a long term UDD with city planner Joe Pribanich that showed the potential for a building with 1 or 2 offices with a parking lot on the north side and one on the south side of the building. They were approached by Thunder Lube looking at another property and now this is back on the tax rolls with an outstanding building and landscaping that meets all the terms of the agreements he had. When Leher met with the architect they worked to save a tree on the property and Wisconsin Public Service required enough room for a truck to drive through. Werth said this is a growing business and asked that Thunder Lube be allowed extra parking on the south side of the property.

Frenkel spoke again that the site analysis should have been done, this business was moved to this location and it wasn't an improvement. This puts other people in a quandary and the parking lot should not have access to Sheridan Road.

Abitz spoke again and said the veterinarian office off of Sheridan Road spoke with Leher about the drainage and water flow from rain and the owner doesn't have any issues with this potential parking lot and isn't concerned about the drainage. The owner also isn't concerned about additional traffic with the opening of Thunder Lube.

Sorenson added that there was not a catch basin and the building was sitting on a dome so the water would run down to Sheridan and the veterinarian. He said the gravel from the road base is already washing into the street.

Dr. Elizabeth Arnold, owner of Marathon Animal Hospital at 1025 South 17th Avenue, said she spoke with Leher about water runoff. She said that Leher had his engineer design the water runoff to the grass on his property. Arnold asked Leher to explain this further.

Leher had Bill Meyer, a civil engineer, design his parking lot to drain internally with catch basins. He paid a lot of money to have this designed. He is required to have a 20' road for Wisconsin Public Service and simply wants to add blacktop to it adding 23' which will have water runoff to his green area and towards 17th Avenue. He stated that the engineering department looked at his plans.

Hebert verified that the engineering department reviewed Bill Meyer's site plans and they were approved. Hebert confirmed that there were catch basins within the building and there are catch basins in the street.

Leher said that this has all been thought out and nothing should get flooded.

Tipple asked Lenz to give some additional information.

Lenz said originally public hearings were held for the general plan and precise implementation plan before construction of Thunder Lube. There were changes made from the original proposal when Leher had small modifications including moving the dumpster. The location of the building also shifted. The site amendments were meant to conserve a large tree and improve the circulation in the parking lot and development of the site. These site modifications came to Plan Commission as a precise plan amendment and it was decided agreed by the commission that this was not significant enough to require a public hearing. Staff felt the current proposal was significant and warranted a public hearing – property owners in a 200' buffer were notified, even though only a 100' buffer is required. The plans for a proposed parking lot have not been approved yet, that is why this public hearing is being held. The UDD is a special district and really any use can be approved. This plan was approved for the current use. Leher had emailed staff to propose the U-Haul parking which would be a different use and required an amendment to the general plan. Since this is a UDD there is more flexibility for other uses. Lenz asked Leher if he still planned to use the parking for U-Haul.

Leher said he needs more parking than what he had expected, initially he thought about adding U-Haul for additional income. However he needs this parking for customers and no longer needs approval for U-Haul parking. Leher hasn't been in contact with U-Haul and might not have room to add it.

Hebert stated that in a commercial development that is near a residential area, the zoning code requires a certain amount of screening with a fence or natural vegetation to act as a buffer. The solid fence meets the requirement for screening this area. There is not a required setback for this fence and it is a maintenance free fence so can be adjacent to the property line. Hebert met onsite with the contractor and owner and they verified the locations.

Oberbeck asked if there was a requirement for internal storm drainage. He asked if there is a grassy area for the water draining and would a potential sidewalk have an issue with water runoff. He asked if the parking lot would need to be torn up if storm drainage would be added.

Hebert said this site doesn't require storm water review because it's less than one acre. Engineering staff did review the site plan for drainage but did not look at this newest proposal. Internal drainage could be extended to the Sheridan Road storm water if needed since blacktop hasn't been done.

Oberbeck didn't think the whole site was going to be for one development and asked Werth if Thunder Lube owns the entire site.

Werth stated that the entire area was deeded to Thunder Lube. Initially a coffee shop could work in there or another business because the original UDD showed two business. The entire block was sold to Leher and he initially thought about adding a business. He worked with Mudrovich to save the tree and asked about adding U-Haul as the second business which is why this came to Plan Commission. The site is big enough to add a second business but Thunder Lube is growing.

Oberbeck asked what zoning is required for U-Haul.

Hebert verified that it would be a permitted use in a B-3.

Oberbeck asked what the zoning was before it became a UDD.

Lenz said it was probably residential before 17th Avenue was redone but commercial zoning has popped up along the street.

Werth said that when 17th Avenue was reconstructed it was houses along this block. The houses were bought up leaving two behind. When this area became commercial, they rethought the plans for putting in a residential group home. They held meetings with the neighbors and looked at having a commercial development there with parking on both north and south sides. A few years ago Taco John's wanted to go in there but the neighborhood didn't want a fast food place with lights on until 10:00 at night so it didn't go through. The Community Development Authority, not the city, sold this property to Leher.

Tipple asked to clarify that there was not a current plan for U-Haul so if Leher wanted to add U-Haul he would need to request another amendment from the Plan Commission.

Lenz said that if the Plan Commission takes the U-Haul out of the approval, Leher would need to come back to Plan Commission in the future. It seems that Leher needs the parking lot for his own business so a use would need to come before Plan Commission.

Gisselman motioned to approve the amendment of the general plan at 1015 South 17th Avenue, seconded by Oberbeck.

Oberbeck said there was quite a bit of opposition to this plan due to fencing and the use. He said he'd like to find a compromise how to work within the neighborhood. He said the plans didn't show much detail about the layout and what landscaping would be. He'd like to see more detail about what is being proposed in this plan regarding the fence, grassy area and landscaping. The petition is signed by several residents and should be addressed.

Leher said the landscaping and fencing is done, the only thing he is waiting for is to blacktop the piece of parking lot that is road base. It's about 43' wide by 40' long. He has about nine cars for employees and would like to have parking for his customers.

Oberbeck is concerned with putting asphalt all the way to the road and being able to part in the right of way.

Leher said other businesses like Happy Mac has parking setup this way and he will have parking lines. He wanted to have a grassy area but the landscaper warned him that it would get torn up with the plows. Instead of always replacing the grass he wants to blacktop to the end so it looks nicer.

Oberbeck asked Hebert about requirements for improvements in the right of way in aprons and approaches.

Hebert said what is in place right now, the green areas, parking and building, has already been approved. He said the first 20' of gravel area is approved; initially it was approved to have the rest of the area be grass. If the amendment is not approved, Leher would be required to leave it as grass and gravel. Hebert said that Leher requested the approval to pave this. He said that previously businesses, such as the prosthetics and orthotics guy to the north, were able to pave along the right of way. As long as parking is off the right of way, it has been past practice to approve that. The minimum standard is 10' which Leher has more than that with the green space.

Lenz said the general plan would be to allow the new parking area that wasn't shown on the original general plan. The general plan should still have a vote on whether to allow the new parking. The precise plan is for specific site modifications. If the commission wanted to add conditions to the parking lot such as landscaping or widths of drive aisles, those could be addressed in the precise plan. If approved, both the general and precise plans should be amended.

Tipple asked if nothing was done, the area would remain gravel.

Hebert said they would have a 20' strip of gravel and the rest would be grass.

Gisselman clarified that U-Haul is not part of the motion which Tipple said that it is not part of the motion.

Gisselman amended the motion to state that it does not include the U-Haul business. Oberbeck seconded, and the motion carried unanimously 4-0.

This item will go to Common Council on August 13, 2014.

Amend the Precise Implementation Plan for 1610 Sheridan Road to allow for site modifications for the proposed parking area (Leher).

Tipple corrected the address to 1015 South 17th Avenue.

Hebert said this is where analysis of water runoff could be added and he recommended that staff work with Leher as a conditional approval to amend the precise implementation plan.

Gisselman motioned to approve the amendment to the precise implementation plan with the condition that staff work with Leher regarding analysis of water runoff, seconded by Oberbeck.

Oberbeck said with the striping it appears there will be double parking with the street.

Leher said parking lines will change since he had to add grass. He will put angled parking in.

Oberbeck asked if there could be a buffer to prevent parking all the way to the street and create screening to buffer from cars in the parking lot.

Leher said parking will be angled on both east and west sides. He said he could put in rock and bushes.

Lenz said the plan that was submitted showed perpendicular parking to the road and asked what the most recent plan was.

Leher said he can revise the parking lines and the landscaping to add a buffer for the neighborhood.

Werth will work with Leher to revise the aesthetics in the neighborhood.

Oberbeck asked residents if this would soften the impact to the neighborhood.

Frenkel said he appreciated the landscaping, but the 2/3 of a fence on his property and having access to Sheridan is still an issue.

The motion carried unanimously, 4-0. This item will go to Common Council on August 13, 2014.

Discussion and possible action on an Amendment to the Official City Map to establish the new exterior lines of the realignment of Bridge Street from Westwood Drive to 28th Avenue and Pine Ridge Boulevard from Plaza Drive to Bridge Street. (This item was postponed from the May 8 and June 12, 2014 meetings.)

This item was pulled from the agenda. At the CISM meeting on July 10, 2014, this item was pulled from the agenda.

Future agenda items for consideration.

Lenz said the comprehensive plan proposal from the Northcentral Regional Planing Commission will be covered at the next meeting in August.

Tipple asked members to give advanced notice if they will be unable to attend meetings.

Adjourn.

Rosenberg moved to adjourn, seconded by Gisselman. Motion carried unanimously 3-0 and the meeting adjourned at 5:50 pm.

The Plan Commission is next scheduled to meet at 5:00 pm on Tuesday, August 19, 2014.