

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, May 19, 2015, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Lindman, Rosenberg, Gisselman, Oberbeck

Others Present: Lenz, Hebert, DeSantis, Stephenson, Ghidorzi, Sullivan, Pratt, Bawling, Rolling

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

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

Approve the minutes of the April 29, 2015 meeting.

Rosenberg motioned to approve the minutes of the April 29, 2015 meeting. Oberbeck seconded, and the motion carried unanimously 4-0.

PUBLIC HEARING: Approve a conditional use at 630 Adams Street to allow for an educational institution located on less than a 40,000 square foot lot, in an R3, Two Family Residence District. (Acton Academy Wausau, Inc.)

Anne Stephenson, head of Acton Academy Wausau, Inc., thanked the commission. The conditional use is for Immanuel Lutheran Church. There is a wing that is almost vacant. The one-room school incorporates e-learning and is very innovative. The existing zoning code was just changed to have the possibility of a school at this location. There are currently eight (8) students enrolled this year and 15 students next year. There is a cap of 36 students. Stephenson said it is a wonderful program.

Lindman closed the public hearing.

Lenz said that with the ordinance change this use could be allowed, if approved by the Plan Commission and Common Council. The proposed use is similar to past uses in the building and will complement the church use. Lenz said he does not see any issues with parking or overcrowding and thinks it would be a good fit for the building.

Rosenberg motioned to approve a conditional use at 630 Adams Street to allow for an educational institution located on less than a 40,000 square feet lot, in a R3, Two Family Residence District. Gisselman seconded and the motion carried unanimously 4-0. This item will go to Common Council on May 26, 2015.

PUBLIC HEARING: Amend the UDD at 1801 and 1901 Westwood Center Boulevard to include a new General Development Plan with a single multi-story healthcare facility. (Freeman White Architecture)

Chuck Ghidorzi introduced himself, as well as Joe Sullivan, Bob Pratt, and Jeff Bawling. The original plan of the UDD development included three buildings. Of the three buildings, only one has been built – GI Associates. The space used for the two buildings, would be combined for one building using the total square footage. The size of the new building would be 47,000 square feet. The first item will be to modify the general development plan. The plan is to build a 3-story building and the parking associated with it.

Kathy Rolling, GI Associates, said the location is wonderful and will be enhanced by building on the medical emphasis. In addition, the parking ability has been outstripped and hopes to enhance the parking. The employees currently have to park across the road to the south and it is very dangerous to cross every day.

Lindman closed the public hearing.

Lenz said the first item is to amend the general development plan from two additional buildings to the one being proposed. The plan has continued to be modified since the packet was sent out and the new plan shows more parking spaces have been added and some items will be discussed in the precise implementation plan.

Rosenberg motioned to amend the UDD at 1801 and 1901 Westwood Center Boulevard to include a new General Development Plan with a single multi-story healthcare facility. Oberbeck seconded and the motion carried unanimously 4-0. This item will go to Common Council on June 10, 2015.

Approve the Precise Implementation Plan at 1801 and 1901 Westwood Center Boulevard for a single multi-story healthcare facility.

Ghidorzi said that there are challenges with the site. There are high lines that go over the old Bridge Street. The lines will be buried along with the cable. There is quite a bit of retaining wall that will be required on the east side of the property. This will be used to improve the patient parking. The elevation will be raised to match the 1st floor garden level to extend to Bridge Street. It would otherwise be a challenge by patients and staff to get to the parking area. The 1st plan showed 79 parking stalls with a stairway dropping 12 feet. The entire parking lot will be lowered through blasting and create an access that would be more convenient for patients and employees. This direction makes the most sense and makes room for an expansion for building or parking. It will be a very nice medical campus and it is an opportunity to work together. Ghidorzi said they would like the city to consider an encroachment or easement on what is a 28' right-of-way strip on the old Bridge Street. Ghidorzi said he would like to look at the possibility of developing 15' of that, which would leave 13'8" for a nice a parkway. The building elevations show brick on four sides with glass also on all sides. The building will look like a pinnacle point as one would see as they travel up Bridge Street.

Pratt showed images of how the building would look from different angles and said that the natural stone will create a monumental piece for the entrance. The building will be lit up at night to create a lantern for the building and also highlighting it. The exam rooms will be located on the side with fewer windows. This will be an asset to the community. Ghidorzi added that the landscaping plan was completed by Rettler. Ghidorzi said that they are trying to advance this and would like to start certain aspects of construction as early as next month. Ghidorzi said the Rettler sent over the preliminary grading plan over to Engineering Department and is working with Sean Gehin. A lighting plan was also sent to Brad Lenz. This will leave the signage review, which will be brought in at a later time.

Lenz said that staff had a couple of questions that were found after submission of the plans. There was a crosswalk going down the internal driveway on the original plan and he asked how the sidewalk would connect to the parking lot. Pratt said a sidewalk would connect to the crosswalk. Lenz said the southern driveway is a one-way into the campus and it looks like there would be a driveway from there out to the southern driveway and asked if there would be a design consideration to direct vehicles around. Pratt said that narrowness has been reviewed and said way-finding signage would be installed. Lenz said that the lot has a steep incline but asked if there would be any consideration to add any landscaping, particularly on the west side. Pratt said he wasn't sure how much topsoil there it, but they would like to soften it. Due to the rocks, he wasn't sure how much landscaping could be done. Ghidorzi added that they would like to get something in. Rock will look good, but landscaping would look better. Lenz asked if the dumpster would be screened on the front side of the development and if it would be well hidden. Ghidorzi answered that they will be well hidden. There isn't a good spot for them, but it won't be seen with the 14' retaining walls. Pratt added that it will be a natural enclosure.

Lenz said that at times, some items are deferred to staff as a condition of an approval. The stormwater plans have been submitted to the engineering staff as recommended. A photometric plan was submitted and he recommend looking at fixtures to make sure they are dark-sky friendly. Signage will need to be

reviewed, when it is selected. The Plan Commission can review or staff approval can be done. The north side of the parking lot is currently shown as part of public right-of-way. An agreement or street vacation process may need to occur, which would involve separate committees. Staff recommends approval with the conditions that the stormwater plan, lighting fixture plan, landscaping plan and the signage plan get reviewed and that the petitioners work with the right-of-way issue for the parking stalls.

Gisselman asked how the process for the stormwater plans would work. Lenz said that Gehin is looking at the plans but that it is being accommodated by a regional pond system near Highway 52. Gisselman asked how it will be enforced. Lindman answered that would be done by engineering staff. Lenz said that if it doesn't work, it will come back if the site needs to be modified. Gisselman asked about easements. Lenz said that Westwood Center Boulevard that runs east and west into the cul-de-sac, would be used for the perpendicular stalls that are currently shown in city right-of-way.

Oberbeck motioned to amend the precise implementation plan at 1801 and 1901 Westwood Center Boulevard for a single multi-story healthcare facility with the conditions: the stormwater plan gets approved by the Engineering Department, the lighting fixture gets approved by staff, the landscaping plan gets approved by staff, the signage gets approved by staff, and the petitioners work with staff on the public right-of-way issues for the parking stalls. Rosenberg seconded and the motion carried unanimously 4-0. This item will go to Common Council on June 10, 2015.

PUBLIC HEARING: Amend various sections of the Wausau Zoning Code pertaining to: (a) Brewpubs and microbreweries; (b) Size of parking spaces; (c) Illuminated signs; (d) Shoreland-wetland zoning; and (e) Director's position title.

Lindman closed the public hearing.

Hebert said that this item is to update the zoning code and get it in-line with some state statutes and design standards. This item is also for clarification for personnel titles. Part of this item is removing of satellite dishes from the ordinance. There has never been a permit issued and staff have not been enforced the ordinance. This list will be reviewed by the city attorney prior to going to the Common Council meeting.

Oberbeck asked if the parking sizes would set a new standard. Hebert answered yes. Oberbeck said he has concerns of 9' wide and 18' long parking spaces, as there seems to be an influx of larger vehicles. Hebert said that all proposals have been having 9' wide and 18' long parking spaces with a 24' drive aisle. It was just not noted. These are the standards that are being used. Lenz said that it is a minimum, it can be increased. Oberbeck said that minimum seems to be the design book. Lindman added that the drive lane is a minimum of 24', which is not included. Oberbeck said some lots are designed without the overhang and it could be tough for emergency vehicles. Gisselman said with the wave of smaller cars and asked if there is thought about opening it up for smaller car spaces. Hebert said that this was a quick review of the what is currently in the zoning code and if there is anything that needs to be changed with what is going on right now. There isn't a design standard in the zoning code that reflects compact cars, at this time.

Rosenberg motioned to amend various sections of the *Wausau Zoning Code* pertaining to: (a) Brewpubs and microbreweries; (b) Size of parking spaces; (c) Illuminated signs; (d) Shoreland-wetland zoning; and (e) Director's position title. Gisselman seconded and the motion carried unanimously 4-0. This item will go to Common Council on June 10, 2015.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for June 16, 2015. Lenz said that Phil Valitchka is not seeking a

reappointment and asked that if any members cannot attend a meeting to let staff know.

Adjourn.

Rosenberg motioned to adjourn. Gisselman seconded, motion carried unanimously 4-0. The meeting adjourned at 5:40 p.m.

The Plan Commission is next scheduled to meet at 5:00 pm on June 16, 2015.