

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, August 11, 2015, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Tipple, Lindman, Gisselman, Oberbeck, Bohlken, Atwell (arrived at 5:10 p.m.)

Others Present: Lenz, Halverson, Mudrovich

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 5:00 p.m. noting that a quorum was present.

Amend the General Development Plan and approve the Precise Implementation Plan at 404 South 3rd Avenue & 308 Stewart Avenue to allow for a convenience store and a multi-family residential development.

Lenz said that this is not a public hearing. The item is to amend the General Development Plan that was brought to the commission and council before and was approved. The Precise Implementation Plan was not part of the last submittal, and the petitioners are ready to submit details of the plan for approval.

Andrew Halverson said they intend to break ground and pull permit as soon as they can. There are no issues with Clark Street, as this was previously an issue with the neighbors. It is a great middle ground. There are now accommodations for onsite parking. Initially, the residents were very concerned about the impact the apartment and the parking. This allows for parking to stay onsite and is not reliant on Clark Street or area to the west of the clinic. The original plan shows 4 parking spots and is not going to be pursued, at this time. Various plans were submitted already and the landscaping plan and lighting plan will be submitted to planning staff as soon as it is finished. The developer's agreement is very close to being completed.

Lindman said there was a question from REI about the south side of Stewart Avenue encroaching on the right-of-way and is part of the Department of Transportation's right-of-way. Halverson the triangle is an area of question. This can be resolved by an acquisition or right-of-way occupancy through the Engineering Department or Department of Transportation. It is quite clear that the existing sign is in that real estate. There are some conversations that will need to be completed.

Lenz said that the petitioners have been at several committees and are working on a developer's agreement. Specifics of the site can be reviewed with the Precise Implementation Plan. It is one solid packet of information. The previous plan was included in the packet so the different plans can be compared. The main difference is that Clark Street is not being utilized. The number of units was reduced from 11 units to 9 units. Updates elevations and floors plans were handed out at the start of the meeting.

Tom Mudrovich showed different plans. The building has been made a little bigger. A concrete slab is a roof over a mechanical room of the lower level was used to enlarge some units.

Atwell arrived at 5:10 p.m.

Mudrovich said the face of the enclosed apartment's area has been moved back. A screen wall roof projects out and looks like a balcony. Mayor Tipple asked if that would be the area facing east. Mudrovich answered yes. These are basic architecture that adds interest to the building. A net gain of 8' on the building went into the units. The west side of the building took advantage of allowing porches on the west to park the vehicle and come right through the unit. There is a variety of the type of units. Mudrovich said it is a nice addition to the neighborhood and is fired up this and the CoVantage project. It is the west sides turn to get some work done. Mudrovich said the he was with CBL at the mall and they were very impressed with the beautiful Wausau morning with the view. The west side needs some of the

same success to start the public private engagement.

Lenz said the landscaping plan and lighting plan are not included and recommends submittal to staff. These can be reviewed at staff level or approved by the Plan Commission. Lenz said it is also recommended that the sign package be submitted to staff. There is an access issue onto the site and it is asked that this gets worked with the Engineering Department. Lenz said the terrace area should be reviewed by staff. In the current plan, concrete is located on the terrace and it is suggested that it would be a grassy terrace.

Mayor Tipple asked when the sign, landscaping, and lighting plans would be submitted. It was answered that the plans would be submitted in the following week. Mudrovich said that he thought areas of brick on Stewart Avenue would spruce the area up. Lindman said that could be looked at.

Atwell motioned to amend the General Development Plan and approve the Precise Implementation Plan at 404 South 3rd Avenue & 308 Stewart Avenue to allow for a convenience store and a multi-family residential development. Bohlken seconded, and the motion carried unanimously 6-0. This item will go to Common Council on August 11, 2015. Mayor Tipple thanked the petitioner for their investment in the community and applauded their patience with the process

Adjourn.

Bohlken motioned to adjourn. Oberbeck seconded, motion carried unanimously 6-0. The meeting adjourned at 5:20 p.m.