

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, January 19, 2016, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Tipple, Gisselman, Atwell, Oberbeck, Bohlken

Others Present: Lenz, DeSantis, Hebert, Mark Brown, Glenda Brown, Moore, Donovan, Garrett, Kapinsky

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.

Approve the minutes of the December 15, 2015 meeting.

Bohlken motioned to approve the minutes of the December 15, 2015 meeting. Oberbeck seconded, and the motion carried unanimously 5-0.

PUBLIC HEARING: Discussion and possible action on approving a conditional use at 210 South First Avenue to allow for outdoor dining in a B3, General Commercial District.

Mayor Tipple closed the public hearing.

Lenz said the petitioner was not able to attend. The conditional use would be for an outdoor dining area. These are reviewed on a case-by-case basis. The standards for approving conditional uses are listed in the staff report. The property is in the middle of a business district. On the zoning map, in the packet, UDD zoned property is shown to the west of the property. This was rezoned to UDD from commercial and should revert back to commercial zoning, as the development never took place. He said there shouldn't be any negative impacts to the surrounding property owners. A rendering for the outdoor space is located in the packet. Staff would recommend approval.

Mayor Tipple welcomed the Girl Scouts of the Stettin Elementary School to the meeting.

Oberbeck motioned to approve the conditional use at 210 South First Avenue to allow for outdoor dining, in a B3, General Commercial District. Bohlken seconded and the motion carried unanimously 5-0. This will go to Common Council on February 9, 2016

PUBLIC HEARING: Discussion and possible action on approving a conditional use at 725 Woods Place to allow for construction of a private airplane hangar to cover 3,984 square feet at the Wausau Downtown Airport in a R2, Single Family Residence District.

Mayor Tipple closed the public hearing.

Lenz said the proposed hangar is for the north side of the Wausau Downtown Airport and is shown on the 4th page of the packet. The airport is zoned for residential use and airplane hangars require a conditional use. This particular hangar does not fall in the area that is covered under a blanket conditional use, but it conforms to the other hangars and fits with the airports plans. These uses have been approved in the past, as it is the proper location. The details of the lease are being worked out and will be brought to the Finance Committee. Staff recommends approval.

Atwell motioned to approve a conditional use at 725 Woods Place to allow for construction of a private airplane hangar to cover 3,984 square feet at the Wausau Downtown Airport in a R2, Single Family Residence District. Oberbeck seconded and the motion carried unanimously 5-0. This will go to Common Council on February 9, 2016

PUBLIC HEARING: Discussion and possible action on approving a conditional use at 907 McIntosh Street to allow for a parking area in a B3, General Commercial District.

Mark Brown, 610 South 10th Street, said the west end of their back yard abuts the land Oldcastle Window owns that is being proposed to be made into a parking lot. Brown said that he is concerned how this is going to affect the market value of their home and said compensation of some kind would be welcome.

Brown had several concerns. What will be done for snow and rain drainage? It is currently a green space. Brown said that they have invested thousands of dollars in landscaping and other improvements to the back yard and spend a lot of time there. Will the parking lot be curbed? Will the parking lot surface be inclined so drainage leads into city sewer? Will property owners have any redress if any harm or damage is caused by inadequate drainage? How will the parking lot be lit, where will any lights be pointed, and what types of lights would be used? Would there be any limitations on the hours of day or days of the week that the paved surface would be used? Does Oldcastle have any plans to landscape the east or south ends to retain the residential appearance? Will the paved surface be used for industrial purposes? Beeping, screeching, and other loud noises would be very disruptive and decrease the property values. Have these and other concerns been addressed? Brown requested that no further action be taken until the concerns are addressed.

Mike Moore, 4080 North 20th Avenue, REI, said the parking lot isn't curbed but they are required to have storm and rainwater that falls to drain internally. Everything would be drained into the storm sewer. Run off to the neighboring properties should not be an issue. Lighting is not being proposed. This may be discussed further, but it is not a deal breaker from the owners' perspective. There aren't any lights in the plan. A landscaping bed will be placed on the north side of the site and a buffer yard is on the east side of the site. The buffer yard will be screened with a fence. There aren't any known industrial purposes for the parking lot, purely passenger car parking.

Mayor Tipple closed the public hearing.

Lenz asked if there would be runoff from the parking lot to the west since there is no curb, and asked if there has been any communication with that neighbor. He said there are landscaping standards in the ordinance and there is a minimum amount of landscaping for parking lots. The minimum requirements are met with this plan, but tree plantings are encouraged instead of small strips with bushes. An island at the corner could fit and would help with the functionality. Islands can help indicate where driveways are located. Lenz asked if there has been any pedestrian circulation discussed. He confirmed a buffer and screen will be required on the east. Lenz said the mature trees should remain and should not be disturbed.

Brown asked how far the parking lot will be recessed back. The property line is about a yard further in than the fence itself. Hebert said that as it is proposed the fence will be located on the property line and 8' feet of green space will be between the fence and the parking lot. Brown said the fence that Oldcastle builds will be on the property line. This was confirmed. Brown asked about internal drainage. Hebert said that the parking lot will be raised on the edge and pitched in the middle. There is a manhole that takes water in on the far north end and south end and brings it to the street.

Moore said the description of internal drainage was correct. There will be no runoff from the property to the neighbors. The parking lot will be 9' from the neighbors existing fence. A sidewalk is not being proposed. This is a dead-end street. Charter has access on the southeast end and has a guardrail. The only traffic is the Oldcastle traffic. No pedestrian facilities are part of the plan.

Atwell asked if the setback will accommodate the mature trees. Moore asked the homeowners if the trees were on their property. Glenda Brown said they are their trees. The trunks are on the Brown's side of the fence. Brown asked where the snow will end up. Moore said the snow will be pushed to the south up the hill to Single Avenue. The snow may also be removed to a different location.

Oberbeck said the trunks are on the property. Brown said that is correct and the trees hang over the fence. Oberbeck asked if the trees would need to be modified to put up the fence. Brown said that is probably correct. Moore said it is possible.

Lenz asked if there were any changes to the plans since they were submitted. Moore said he doesn't believe so. Hebert said that in the original plan, there was traffic coming from McIntosh Street as well. Moore said that has changed. Lenz said that the thin strip of landscaping proposed is for bushes and grasses and asked if the area would accommodate trees. Moore said that there are some sort of maple trees being proposed, but said he will talk to the landscaper to ensure that there are some trees in there.

Bohlken motioned to approve the conditional use at 907 McIntosh Street to allow for a parking area in a

B3, General Commercial District. Atwell seconded and the motion carried unanimously 5-0. This will go to Common Council on February 9, 2016

PUBLIC HEARING: Discussion and possible action on rezoning 1418 North First Street from M1, Limited Industrial District, to UDD, Unified Development District, and approving a General Development Plan to allow for a 29-unit multi-family housing project.

Mayor Tipple closed the public hearing.

Lenz said that this property is former Sav-O-Supply, which is now owned by the city of Wausau. A RFP was put out for the building to solicit redevelopment. The City selected Metro Plains as the developer to convert the building into 29 apartments. A plan is included in the packet. There will be a mixture of one, two, and three-unit apartments. This proposal was approved by the City to move forward. The zoning is still M1 and the use would not be allowed. A similar zoning change was done to the property to the north of this, which is Trolley Quarter Flats building. Metro Plains also converted the Trolley Quarter Flats building. The area to the west is the East Riverfront District. This area is becoming more of a mixed-use residential area and this project would fit. Staff recommends approval.

Gisselman motioned to approve rezoning 1418 North First Street from M1, Limited Industrial District, to UDD, Unified Development District, and approving a General Development Plan to allow for a 29-unit multi-family housing project. Oberbeck seconded and the motion carried unanimously 5-0. This will go to Common Council on February 9, 2016

PUBLIC HEARING: Discussion and possible action on rezoning 1427, 1431, 1435 & 1439 North Twelfth Avenue from R4, General Residence District, to UDD, Unified Development District, and approving a General Development Plan to allow for a 44-unit multi-family residential development.

John Donovan, S.C. Swiderski, 401 Ranger Street, said he is the petitioner. There are two zoning districts on the property – the B2 on the front on Merrill Avenue will remain. For the rest of the property, they are proposing three residential buildings. The entrances would be on Twelfth Avenue. There will be a combination of one, two, and three-bedroom units. It is a very good area for a variety of residential housing. Donovan said he has met with the Wausau Senior Cooperative board and members and it was an extremely encouraging meeting.

Dick Garrett, 1508 Merrill Avenue, Apt. 412, said there are 72 units at the Village Cooperative. These units are owned by the individuals that live there and they pay property taxes. They would like to propose what type of dwelling is next to them. Many people have moved here because of the location, visibility to the valley and the area. You can see the mountains and city. A letter was written to Lisa Rasmussen in March 2015 and they would like to have a park, but know it is an unrealistic thought. The next thought was a single-story dwelling like a nursing home. It would not restrict visibility and not create another hi-rise. This is a thought. This development is a happy medium. It is a two-story dwelling. In the letter, it was stated that a high-activity use was not wanted. We wonder about the drainage and elevations. There are two holding ponds and drainage goes into this area. Adjoining on the east side, is another holding pond. The proposal brings a concern that families, possibly with children, and a drainage pond would need to be created. There would need to be fencing so children cannot fall into the water, even though they are not deep. The awareness brings a concern. If the developer can work with these in an advantageous way, the concerns will be met. The Village Cooperative is a considerable and pleasing development and hopes this developer looks at everything closely.

Jean Kapinsky, 1508 Merrill Avenue #212, said she has lived on the west said for over 30 years and is speaking as one of the 72 shareholders. Kapinsky thanked Donovan for taking the time to come and meet with the owners and he was very helpful and insightful. Kapinsky said she was impressed and knows that the sales pitch is often better than the final product. Kapinsky said they hope to be kept informed of changes. The condition of the property is often the result of city enforcement and property managers. There have been past issues with the property.

Mayor Tipple closed the public hearing.

Lenz said that this stage is the general plan and there are a lot of details to be worked out. He said S.C. Swiderski has been good to work with in the past and he feels that solutions can be made. They will need to come back for approval of a Precise Implementation Plan, which is a more detailed plan. Stormwater is part of the next step. Storm water detention will need to be located and managed on their site. At this stage we are just looking at the concept and some general info about the project. He said the city currently owns the property – we acquired it after there were some problem units on the site. The buildings were razed and the City worked to clean up the property. This is a proposal that staff feels fits with the area. It seems to be a transitional area between single family homes and higher density. Staff feels they can work with the developers on how the buildings are laid out and other details to improve the overall plan.

Oberbeck said it would be interesting to work with the landscaping or organic design. The previous apartments had a limited look. Oberbeck said he would have a concern on the garage placement. A lot of this is seen from overhead. It is an interesting site.

Donovan said it is a conceptual drawing and may not look like this. There is a row of pine trees that may cover up the two garages. A full landscape plan will be brought to the commission. The internal roads will be private.

Mayor Tipple asked when the plans could be expected to come back to the commission. Donovan said this will be a 2-4 month plan. The goal is to start construction along with Westwood in Spring or early Summer. Mayor Tipple said the commission values the input of the Village Cooperative and UDD zoning requires city control with any changes.

Gisselman said that there have been various significant rain events in the past few years and they need to look at the stormwater to make sure drainage is taken care of.

Atwell motioned to approve rezoning 1427, 1431, 1435 & 1439 North Twelfth Avenue from R4, General Residence District, to UDD, Unified Development District, and approving a General Development Plan to allow for a 44-unit multi-family residential development. Gisselman seconded and the motion carried unanimously 5-0. This will go to Common Council on February 9, 2016

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for February 16, 2016. Lenz said that an invitation will be sent for a February 2, 2016 way-finding meeting.

Adjourn

Gisselman motioned to adjourn. Bohlken seconded, and the motion carried unanimously. The meeting adjourned at 5:55 p.m.

The Plan Commission is scheduled to meet next at 5:00 pm on February 16, 2016.