

## PLAN COMMISSION

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Time and Date: The Plan Commission met on Tuesday, March 15, 2016, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Tipple, Gisselman, Atwell, Bohlken, Lindman, Oberbeck (arrived at 5:07 p.m.)

Others Present: Lenz, DeSantis, Arndt, Bill Greenwood, Julie Greenwood, Schock

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 February 16, 2016 meeting.**

Gisselman motioned to approve the minutes of the February 16, 2016 meeting. Atwell seconded, and the motion carried unanimously 5-0.

### **Discussion and possible action on approving the Precise Implementation Plan for 1420 North River Drive to allow for a family entertainment center.**

Lenz said that the precise implementation plan for the Unified Development District zoning is up for review. The general development plan was approved along with the larger east riverfront area last fall. This family entertainment center is located on the north end of the east riverfront and will have a bar, restaurant, and gaming area including laser tag. The precise plans are located in the packet. Staff has gone through the renditions and some additional renditions were handed out at the start of the meeting. Development agreements have gone through Economic Development and Finance Committees. The lease and maintenance agreements are being finalized. This is the second part of the zoning for the landscape plans, floor plans, site plans, and building elevations. The grading plan is being finalized. Arndt said that he just received it from Stantec for reviewed. Lenz said that there have been conversations on the building location and placement.

Oberbeck arrived at 5:07 p.m.

Lenz said the red line on the site plan is the edge of the lot line. Decorative street lights and street trees will be placed from Bridge Street down to the south end of the project. The building setback is shown at six feet eight inches. This distance does not leave enough area for street trees. He felt the laser tag arena could be shifted toward the river to make room for improved landscaping along the street.

Arndt said that if the floor plan shifts a few feet to the west there will still not be enough room for trees. Arndt said he would propose to not have trees, but do other landscaping. Moving the site plan would affect the traffic pattern and viewing area. Oberbeck asked why the entire building couldn't be shifted, as it is not an entrance but just storage. Arndt said that Bill Greenwood would like to have events and parties in the lawn area. This would take away the area and inflict on the kitchen entrance for deliveries. The room is needed. Oberbeck asked about the service and asked if it would be paved. Arndt said it would be from the sidewalk. Arndt said that trucks would not be in the back.

Lindman said it is a tall building and there is nothing to break up the shear wall. The trees would break it up. Arndt said the original plan had vertical and horizontal siding in the area. Lindman said that an additional sign could break it up. Arndt said that a graphic designer is working on art work for the building. Bill Greenwood said that plants could be hung from roof or wall art could be placed on the building. The logo is not ready yet and need to choose prints so those are not able to be given to the commission at this time.

Atwell asked where the garbage facilities would be located. Arndt said the city garbage area will be used. Mayor Tipple asked if the area will be screened. Lenz said that the structure is not designed yet, but will be located at the northwest corner of the parking lot. They will need to carry the garbage to that location.

Lenz said that on the landscape plan, the laser tag arena will be landscaped on the east with gravel/riprap. Arndt said that bushes could be added to complement. Lenz said that trees on Bridge Street to WOW are linden trees and with the lack of space, at least 3 trees would need to be eliminated from the front of

WOW if the building is not shifter over. Up to 6 trees could be taken away from the current plan for the street.

Gisselman asked how far the building would come to the west of the river and where the patio area will be. Lenz said the red line shows the west side of the parcel. This will be several feet off the actual trail. Lenz said that he is waiting to see the grading plan to see how high the retaining wall will need to be. Gisselman asked if it will be on the same level or if it would come down. Lenz said that there will be some grade change but wasn't sure how much.

Oberbeck asked where the mechanical equipment would be located. Arndt said that it will be located on the flat portion of the roof on the main building. Oberbeck asked if the compressors would be there also. Arndt confirmed this. Bill Greenwood said that if the building moved from the south there would be no room. The riverfront area is more important than the other side. Oberbeck said he is trying to see how it will look. This is a large area and will have a big impact on the area. Arndt said that it will not be visible and will not be heard from ground level. Oberbeck asked if they will be outside. This was confirmed.

Atwell asked where the patio is located. Arndt said the patio will be extended from the grass 100 feet. Atwell said the layout is not shown. Arndt said the patio is not shown on the renderings. Lenz showed the commission where the patio would be located. Atwell asked what the capacity would be for the patio area. Arndt answered approximately 100. Bill Greenwood said the patio area will end up being curved and they are working with Revi Design.

Oberbeck said that metal buildings often have a lot of ice buildup and asked how this would be handled. Arndt said the large flat area of the roof will be internally drained. The higher roof and laser tag area will be sloped to the flat roof. Bill Greenwood asked where it would drain to. Arndt answered the storm sewer drain.

Gisselman asked how far the patio is coming out. Arndt answered 5 feet. Lenz said that there is a faint pencil line on the landscape plan where the trail would be. There may be a retaining wall, but not sure how it will fit. Gisselman said it will be 5 feet from the trail. Lindman said the corner will be tight. Oberbeck said it would be great to have it near the trail. Bill Greenwood said that in the future they would love to add onto the patio area in the future. Oberbeck asked if there would be a trail to the patio area. Greenwood said it will not be. Oberbeck asked if they had thought about a trail to the patio area. Arndt said there is a concerned with alcohol leaving the premises. Oberbeck said that would be at their own risk.

Lindman asked if there will be a sitting wall. Arndt said there will be a 2 foot sitting wall. Oberbeck asked if separation is needed for the deck due to the parkland. Bohlken said that customers would appreciate a trail to the patio area. Mayor Tipple said that it is a business decision and the city does compliance checks. Greenwood said that is exactly the reason for the decision. Atwell asked if they have reached out to other communities for feedback and said that it would be enjoyable. Julie Greenwood said that it is a liability issue. Greenwood said they have gone to Milwaukee and they have a lot of problems. Pullmans in Appleton has different areas to come in, walk up, and sit down and sometimes creates animosity. Atwell said the Fox Harbor has a specific entrance and is channeled through the point and not the whole side. It seems to work well. Atwell asked how the garbage is going to be taken out. Arndt said that it would be walked from the kitchen area to the garbage area. Bill Greenwood said it would be brought from the north to the end and will go through the service door. Garbage typically stinks and can leak juices and he does not want it near the building.

DeSantis asked about the fire connection and riser. Arndt said the riser will be located at the southeast corner. DeSantis asked where the electrical will be. Arndt said it will be in the storage area, which will be a bit bigger than appears. DeSantis said that a small closet will be gone and it will be all mechanical. There will be a lack of adequate storage for cleaning supplies and cannot be stored in hallways and near electrical. Make sure it is well thought out as it is harder to finish later. Greenwood said that the supplies will be located in the office and another storage area in the kitchen.

Gisselman asked Lenz what documents staff recommends providing to the commission and council. Lenz said it is up to the commission and they could also have staff review any plans. A grading plan should be

submitted and it depends on what is decided for a landscaping plan. Staff could approve signage for the building or it could be approved by the commission at a later date. Building signs are generally acceptable. Gisselman asked if any building signs would be installed. Bill Greenwood said that they may just have the logo on the door, as this will be a destination place and the street is not a busy street. Oberbeck asked what happened with the WOW signage that was in an earlier plan. Greenwood answered that it was scrapped. Oberbeck said that it was interesting.

Oberbeck said he didn't understand the garbage or service situation. Greenwood said there is a common area between the lots where the garbage area would be located. Schock said the garbage area would be located on the southwest corner of the northern lot, in the center of the 2 parking lots. It was part of the original plan and the trash would have to be wheeled to the location. It is quite a distance, but it keeps it away and curbs didn't have to be redesigned. Julie Greenwood said that this is similar to the other businesses they own. Bill Greenwood said the sidewalk goes around the building. The city has sidewalk on the north side.

Lenz asked Schock if the plans work with developer agreement previously approved. Schock said the Economic Development Committee and Common Council have reviewed plans and some changes have been made, but would not be related to the commission. The elements were added and incorporated previously. Schock said that he agrees with Lenz with moving the building and to allow some breakup in the façade. Mayor Tipple said that it is a tough decision with the constrictive space. Gisselman said that he is very sensitive to the trail and leery about moving the building closer to the trail. Oberbeck asked if the entrance to the building could be alleviated and pathway to the sidewalk could be expanded. Arndt said that it is landscaped, but the city owns the sidewalk. Oberbeck said that this is a major building and this would aid in the connection and help the riverfront. Arndt said that it would increase the entrance. Lenz said that the project is currently out to bid. Julie Greenwood said the area could be widened to the entrance. Arndt added that it is smaller to the sidewalk. Lenz said there will be decorative lights for the path and a node at the intersection.

Oberbeck asked why there are two entrances into the parking lot. Lenz said he was not sure about the original reasoning other than it provides a direct connection to the front door. Oberbeck said the area was to encourage pedestrians and the link to the trail is very important. Lenz said that this could be discussed in a different committee/forum. Oberbeck said the precise implementation plan is not zoning, it is the layout and how it relates to the riverfront. Schock said that it is not on the same parcel; the sidewalk is off of the parcel and the plans are currently out to bid. Oberbeck said that it should be embellished before any building is done. Lindman said this will be discussed by staff and other committees.

Atwell motioned to approve the Precise Implementation Plan for 1420 North River Drive to allow for a family entertainment center with the conditions that a grading plan, landscaping plan, and graphic concept layout plan needs to be submitted prior to the council meeting. Bohlken seconded.

Bill Greenwood said that he is worried that the graphics would be done in time. Mayor Tipple said that the council will need to know how many murals and how big they will be. The actual look of the mural would not need to be submitted prior to the meeting.

The motion carried unanimously 6-0. This item will go to Common Council on March 22, 2016.

**Discussion and possible action for annexation from the Town of Maine: Neimeyer (petitioner) – Territory bounded by W. Cassidy Drive, N. 4<sup>th</sup> Avenue and Decator Drive.**

Lindman said that this item went to CISM last week. A large 11x17 map was passed out at the start of the meeting. The parcel outlined in red is the parcel in question. The annexation was requested by the property owner.

Bohlken motioned to approve the annexation from the Town of Maine: Neimeyer (petitioner) – Territory bounded by W. Cassidy Drive, N. 4<sup>th</sup> Avenue and Decator Drive. Oberbeck seconded, and the motion carried unanimously 6-0. This item will go to Common Council on March 22, 2016.

**Next meeting date and future agenda items for consideration.**

The next meeting is scheduled for Tuesday, April 19, 2016.

**Adjournment**

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Oberbeck motioned to adjourn, seconded by Atwell. Motion carried unanimously 6-0 and the motion adjourned at 6:10 p.m.

**The Plan Commission is next scheduled to meet at 5:00 p.m. on April 19, 2016.**