

## PLAN COMMISSION

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

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

Others Present: Lenz, Hebert, Wagner, Higginbotham, Tobalsky, Krueger, Hoelter, Williams, Werth

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 March 15, 2016 meeting.**

Gisselman motioned to approve the minutes of the March 15, 2016 meeting. Bohlken seconded, and the motion carried unanimously 6-0.

### **PUBLIC HEARING: Discussion and possible action on rezoning 316 Sherman Street and 830 South 3<sup>rd</sup> Avenue from B1, Neighborhood Shopping District, 821 South 5<sup>th</sup> Avenue from M1, Limited Industrial District, and 828 South 3<sup>rd</sup> Avenue from B2, Community Service District, to UDD, Unified Development District, and approve a General Development Plan to allow for a food and merchandise market, restaurant, deli, and storage.**

Romey Wagner, 3500 Golf View Drive, said the property has been wonderfully cleaned up. This is the Wausau World Market and this item is a housekeeping issue. Mr. Her is available for any questions. Wagner encouraged the commission to attend the grand opening.

Mayor Tipple closed the public hearing.

Lenz said a map is included in the packet and the parcels are highlighted on the map. There is a mix of zoning districts in the area. To unify the parcels to function as one, staff felt the Unified Development District would be appropriate. 830 South 3<sup>rd</sup> Avenue was recently purchased for a parking lot and would require a conditional use, if the zoning remained unchanged. Outdoor dining would also require a conditional use. With the UDD zoning, these uses would be approved with the plans. The current uses for the market and store are permitted in the existing zoning districts. Staff recommends approval.

Atwell asked if the modifications for parking and outdoor dining are already included. Lenz said that parking would be an accessory use, but outdoor dining should be specified in a motion, if that is desired. There are two items for these parcels on the agenda. The first is for the rezoning and approving the general development plan. The second is to approve the precise implementation plan. Mayor Tipple said that motion should include outdoor dining to be specific.

Atwell motioned to rezone 316 Sherman Street and 830 South 3<sup>rd</sup> Avenue from B1, Neighborhood Shopping District, 821 South 5<sup>th</sup> Avenue from M1, Limited Industrial District, and 828 South 3<sup>rd</sup> Avenue from B2, Community Service District, to UDD, Unified Development District, and approve a General Development Plan to allow for a food and merchandise market, restaurant, deli, storage, and outdoor dining area. Bohlken seconded, and the motion carried unanimously 6-0. This item will go to Common Council on May 10.

### **Discussion and possible action on approving the Precise Implementation Plan at 316 Sherman Street, 830 South 3<sup>rd</sup> Avenue, 821 South 5<sup>th</sup> Avenue, and 828 South 3<sup>rd</sup> Avenue to allow for a food and merchandise market, restaurant, deli, and storage.**

Oberbeck asked if there would be an additional plan to cover the entire site, and if there are any stormwater requirements? He also asked if there is any thought of softening the area since it is mostly asphalt? Lindman said that the stormwater management plan has been addressed. Hebert said that at this point the rear side (5<sup>th</sup> Avenue side) is not being addressed. Lenz said there is a new landscaping plan that was handed out earlier. Hebert said that the existing building at 821 South 5<sup>th</sup> Avenue is being utilized and it was existing gravel.

Gisselman motioned to approve the Precise Implementation Plan at 316 Sherman Street, 830 south 3<sup>rd</sup> Avenue, 821 South 5<sup>th</sup> Avenue, and 828 South 3<sup>rd</sup> Avenue to allow for a food and merchandise market, restaurant, deli, storage, and outdoor dining area. Bohlken seconded, and the motion carried unanimously 6-0. This item will go to Common Council on May 10.

**Discussion and possible action on approving the Precise Implementation Plan at 2130, 2121, 2201, 2221, 2301 and 2305 Northwestern Avenue to allow Phase I site preparation activities for a multi-family residential development.**

Lenz said that the property in question has come to the commission several times. The current plan by the petitioner is to address the site preparations that will be taking place prior to the apartment development. The ultimate plan for the property is for a multi-family residential development and there was discussion on the site preparation activities that need to occur there. The site will need to be flattened out and buffers will be created. In at least one other case, site preparation was approved as a phase of the development prior to the building phase, which is the plan in this case. The grading plan is located in the packet.

Dan Higginbotham, 156 Kent Street, handed out larger maps to the commission members for viewing purposes. Higginbotham said that he is part owner in this parcel. This has come before the commission a few times. There was a developer who was going to build the buildings, but backed out a few days after a neighborhood meeting. There is a possibility that they may be involved after the grading work is completed. The only way to do this to control the development is to do it ourselves. Higginbotham said that REI has been hired to do the grading plan that was passed out. The buildings on the plan may not be the exact buildings. Higginbotham said that Joe Jordan, president of Wausau Supply, is present and may build the buildings along with Higginbotham. At this stage, the DNR is in the process of approving the grading plan and a chapter 30 permit is required because of the pond. The grading will start this fall and he has spoken to Christensen as a potential buyer of the rock on the hillside. Some of the material would not need to be trucked on Northwestern Avenue, as it would be transported via the water crossing in the winter. The rest of the material would be used to fill in the east side of the property. About 60,000 yards of material would be moved from the north and west sides to the south and east sides for fill. 4,000 yards of base on site is needed for the buildings and pavement surfaces. 3:1 slopes will be created and a berm would be created on the back side of the ditch. This is a good location for the apartment buildings and they are looking at a way to create value in the property. There is about 1,500 feet of frontage and they would like to give this to the city/county park department. It is a vision to see a bike trail along the river. There are 2 members of the YMCA available. We wanted to incorporate the YMCA into the plan and would want to connect with the conservancy. It won't take place in 2 years, but could happen within 10 years. Higginbotham said that he likes the visionary possibilities and would like to see the trail connection in the future.

Jack Tobalsky, 2136 Meadow Brook Way, asked if the vision would be considered without the project moving forward. Higginbotham said that he doesn't see how else it would be done. If this would be developed for single-family developments, the view is hard to envision. Most people want to carve out their piece and do not want to share the frontage with others. It will be costly and the hope is to break even on the site work.

Brian Krueger, 1903 East Troy Street, said he is representing YMCA and would like to support this. It is a great way to connect the communities and a safer travel route for bikers and pedestrians. This would benefit the youth that visit the camp each summer. It will provide more experiences, more recreational areas and parks, and benefit the whole experience.

Mayor Tipple asked how long it will take to the remove the rock and asked if it could be sped up. Higginbotham said that they would start this fall and work through 2 winters. There would be some work in the summer, but the majority of the work will be in the winter. Higginbotham said that PGA is very busy with projects and it would be a benefit to have winter work for the employees.

Romey Wagner said projects for this piece of property have been discussed for quite a while. The projects keep getting better. Wagner asked if there are time frames put on the precise plans from the commission. Four years ago, it was supposed to be an open-pit mine and a few people have called and

asked what happens if it is started and then it is determined that it is not going to be done after all. The neighbors would have to live across from a gravel pit and when the valuable land is taken it is left in that condition. It is great to be given land for parks, but would hope in a precise implementation plan there is a time-frame for completion. Wagner said that a gravel pit is a great concern for himself and neighbors that he has heard from in the last 24 hours. It is a beautiful plan, but there isn't a promise. These are 40 homes that have been paying taxes all the while.

Joel Hoelter, 2119 Meadow Brook Way, said the illustration and images keep changing and it does not show the impact of the area. This site is a regular crossing site for deer, turkeys, and all sorts of wildlife and will change. It does not show the impact of our neighborhood and to the immediate north. Hoelter asked the commission if any of the commission members live in this area or drive the area on a regular basis. The speed limit of Northwestern Avenue is 35 mph until you get to the Kraft plan and is double yellow striped and regularly see people passing on the double striped areas. Hoelter said that before anything is done, a traffic study should be done. The curves and blind spots are dangerous and something needs to be done with Northwestern Avenue. This makes everyone extremely nervous and we take civic pride in our neighborhood.

Oberbeck said that as the chair of Park and Recreation Committee, we have worked with the conservancy to develop this and would like to create access. The ways of connection to the Mountain Bay Trail has been looked at. Development along Northwestern Avenue is a good thing and there may be additional dollars that could be put into this road. The street with the hill is a concern and should be looked at. We need to look at this as a positive and look at the advantages. Hoelter said he appreciates that, but sees it differently since he lives there every day. There should be some serious study of the traffic patterns. Hoelter said he is all for the bike trails.

Atwell said that there seems to already be concerns of traffic on the street, but it is not for the Plan Commission. It should perhaps be looked at by a different committee. Mayor Tipple stated that public comment has been allowed, but this is not a public hearing. Atwell said it sounds like the original developer has backed off and this plan is Phase I and long-term. Atwell asked if the donation of the land will be held off or if it will happen in the short-term. Higginbotham said that he would have to speak to his partner, but once the precise implementation plan is approved and can move forward, something could be written up. The only concern is that the land was donated and then something doesn't work out in the future.

Oberbeck said that there are projects that take a long time that land has been prepped and ready to go. Oberbeck said he hopes these go forward.

Lenz said regarding the comments on timelines, the Plan Commission can specify timelines for completion. A condition could be stated that the site preparation is to be done by a specific date. Lenz said that the completion date is on the plans and states that it would be done by December 2017, but could be extended to early 2018. The plan is to topsoil and seed the area and to not have a state of dust and unkempt holes in the ground. Lenz said that this is something that has been done before.

Atwell said that at the county level, a letter of credit is required to be in place for remediation and asked if this has been looked at in this situation. Lenz said that it is required for contractors with street projects. Higginbotham said they would be more than willing to cover this with a bond.

Gisselman asked if the excavation will just be approved and said he has had issues with the amount of the apartments and the density. It wouldn't be good to give the permission to excavate and then to turn around and say the layout is not wanted. Lenz said this portion is for the excavation and that the General Development plan was previously approved the buildings. Additional approval of the Precise Implementation Plan would needed before the buildings are constructed.

Oberbeck asked if the city has addressed the hill and if there is time to do it. It would make a better situation. Lindman said that with a traffic study and timeline, it could be put onto a timeline. This area has been looked at. There is an issue with not enough right-of-way and would require permission or an easement. This can be worked into the budget cycle. As Weston has more and more housing and this road is used as an alternative route, it makes sense to look at it and now may be the best time. Mayor

Tipple said it does make a lot of sense.

Higginbotham said that a good solution with the need for a bond, a density range would be helpful. The current plan calls for 96 units and the previous plan had 107 units. Hebert asked how large the site is. Higginbotham answered that it is 17 acres. Hebert asked if that is minus the parkland. Higginbotham said the parkland is another 16 acres. Hebert said that based on the zoning code, the amount of units that could be built is enormous – 1,000 units could be built. Gisselman said that considering acreage and lay of the land and asked if this amount of units is a good portion. Hebert said it is 20% of what is allowed. Originally 256 units were approved, the past approval was down to 120 units, and now 96 units are on the plan. I would suspect the site can handle 100 units.

Oberbeck motioned to approve the Precise Implementation Plan at 2130, 2121, 2201, 2221, 2301 and 2305 Northwestern Avenue to allow Phase I site preparation activities for a multi-family residential development with the requirement that bonding is required and that the work is completed by Spring 2018. Bohlken seconded, and the motion carried unanimously 6-0. This item will go to Common Council on May 10.

**Discussion and possible action on dedicating a sculpture along the River Edge Parkway at 146 West Washington Street.**

Lenz passed out a parcel map of the proposed location for the sculpture. He said Plan Commission is the body that starts the approval process with Common Council giving final approval.

Kathleen Williams, 2404 Fern Lane, said that she is here on behalf of the Rotary Club of Wausau to address the proposal. Williams extended thanks to the commission to hear the request and staff for taking time over the past few years to review the proposal. Kathleen introduced the other members of the Rotary Club of Wausau that were present. Williams told the commission of the mission statement of the club and what the club stands for. Williams said that the club would like to serve as a catalyst for the community. Two initial projects will be located at Bluegill Bay and in the city of Wausau. The large statue will be made of stainless steel and a rare wood. ‘Is it beneficial to all concerned?’ will be engraved on the statue. The idea of a reflections art trail is something that could be something extraordinary in the community. Prominent citizens in the Wausau area will serve as Board of Directors to help manage the projects. The art trail could build a bigger sense of community and bridge generations together. Williams told the commission a listing of people that have agreed to serve on the Board of Directors. This display of art could draw people to the site. Williams told some history of other art trails that have economically helped communities. Williams passed out books and pamphlets of what the community could morph into. Williams asked the commission to approve placement of the sculpture and would love it if the trail could get endorsed.

Mayor Tipple said that he would need to abstain from this vote, but said it is a fabulous project.

Gisselman asked what the symbolism of the statue is. Williams said that it shows people hold each other up and work together like gears to benefit the whole community. Williams also said that she would like to have QR codes on artwork so that the pieces could be followed and that people could find out information on the artists.

Werth said that Community Development Authority just approved to have the property deeded back to the city and they are in favor of the project.

Lenz said that the staff report outlines that some details need to be worked out. An agreement will be drafted that spells out ownership, timelines, maintenance, and liability.

Williams said that paperwork has been submitted for the organization to be incorporated.

Gisselman asked if this element could be incorporated into the Comprehensive Plan. Lenz said the Cultural Resources chapter could include language recommending an arts commission or similar group.

Oberbeck motioned to dedicate a sculpture along the River Edge Parkway at 146 West Washington Street.

Atwell seconded, and the motion carried unanimously 5-0. Mayor Tipple abstained from the vote.

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

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The next meeting is scheduled for Tuesday, May 17, 2016. The commission thanked Mayor Tipple for his service.

**Adjournment**

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Bohlken motioned to adjourn, seconded by Oberbeck. Motion carried unanimously 6-0 and the motion adjourned at 6:15 p.m.

**The Plan Commission is next scheduled to meet at 5:00 p.m. on May 17, 2016.**