

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, January 17, 2017, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Mielke, Gisselman, Peckham, Lindman, Brueggeman, Bohlken

Others Present: Lenz, Hebert, Wanserski, Osswald, Knotek

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

Approve the minutes of the December 20, 2016 meeting.

Brueggeman motioned to approve the minutes of the December 20, 2016 meeting. Bohlken seconded. Peckham said that the oil exchange should be changed to oil change. Engen said that the change would be made. The motion carried unanimously 6-0.

PUBLIC HEARING: Discussion and possible action on rezoning 503 Grand Avenue from B3, General Commercial District, to R3, Two Family Residence District.

Lenz said that the city is the owner of the parcel and is the petitioner. This was introduced last month. It is the formal oil change building and is currently being used as storage for the police department. The lot will be combined with the rest of the block, and staff felt the zoning should all be the same.

Mayor Mielke closed the public hearing.

Brueggeman motioned to rezone 503 Grand Avenue from B3, General Commercial District, to R3, Two Family Residence District. Bohlken seconded, and the motion carried unanimously 6-0. This item will go to Common Council on February 14, 2017.

PUBLIC HEARING: Discussion and possible action on rezoning 814 Grand Avenue from R4, General Residence District, to B3, General Commercial District.

Lenz said that the item was brought to the commission last month. The city owns the property, along with the others on the block. The lot is located at the southwest corner of Thomas Street and Grand Avenue. The houses on the parcels were razed several years ago and the lots will likely be combined for a development or street improvements in the future. This would make the zoning consistent with the other properties on the block.

Mayor Mielke closed the public hearing.

Brueggeman motioned to rezone 814 Grand Avenue from R4, General Residence District, to B3, General Commercial District. Peckham seconded, and the motion carried unanimously 6-0. This item will go to Common Council on February 14, 2017.

PUBLIC HEARING: Amend the General Development Plan at 2526 & 2716 Osswald Road to allow for four 16-unit buildings, eight duplex condominium units and a club house in a UDD, Unified Development District.

Lenz said that these parcels are in the Greenwood Hills area, west of the golf course. It was planned to have a variety of different uses. Some of the residential uses have been built. Appendix A in the packet shows the original plan. The amendment would be for the southwest corner of the original plan. Some 2-unit and 4-unit buildings that are shown on the original plan would be replaced with 16-unit buildings.

This is a large site, almost 20 acres. The number of residential units would increase slightly from 63 units to 80 units. The lots are zoned unified development district, so the general development plan would need to be amended. If the plan is approved, the precise implementation plan would need to be submitted and approved as well. Amending the general plan would be approving the different arrangement of buildings. The petitioner and engineer are present for questions.

Jim Wanserski, principle owner and developer of the property, said most everything was accurate, but wanted to clarify a few things. On January 25, 2005, the final plat for the 82.5 acre development was approved by CISM was also approved by the Plan Commission on January 3, 2005. In January 2005, a letter was sent to Joe Pribanich indicating that there would be three phases to the development. This item would be for Phase II. In the letter, the total number of buildings and total number of occupants was spelled out. At the time, it was identified that there would be 177 buildings and 373 occupants. With the amendments of Phase I and Phase II and the elimination of Phase III, the building count has been reduced to 164 and the total occupants have been reduced to 339. If the entire plan is reviewed, there is a reduction in the number of buildings and occupants. Wanserski said that he lives right across the street from where these buildings would go up and said that he has a vested interest in the aesthetics. Wanserski showed the commission and audience members renderings of the buildings. The reason for the change is that the market has changed since 2005 and people want to downsize and get rid of their homes. This will be a leased facility.

Gisselman asked if the vote would be for the four large box buildings on the plan. Wanserski said that it would be the combination of the four 16-unit and the eight 2-unit buildings. Gisselman said that he wasn't sure where the buildings would be placed in reference to Osswald Road. Wanserski said that it may be part of Green Vistas Drive. The water and sewer lines are installed on the road and it has been rough graded. It would be part of the precise implementation plan. Gisselman said it is not a current road. Wanserski said that is correct. Lenz showed the map to the commission, which outlined the two large lots that have addresses on Osswald Road. The parcels would be divided further as structures are built.

Peckham asked if there are any plans to incorporate geothermal, passive solar or active solar. Wanserski said that hasn't been discussed yet, as they haven't gotten to the mechanical detail yet. There is the potential for it.

Hebert asked if the road will be a private road or if it will be dedicated. Wanserski said that it will be dedicated and they hope to work with the city with similar street lights. It will come back as part of the precise plan. Hebert asked what the timeline is. Wanserski said that they were looking at starting in March or April and hope to complete by December.

Chris Osswald, 2715 Osswald Road, said that if there will be lighting on Osswald Road, it would start to change the landscape of the property. Osswald asked if the access points on Osswald Road will affect Hawthorne Lane. Lenz said that with unified development districts, Plan Commission can require lighting plans for the private property. The question was about city lights, so that would have to be reviewed, perhaps by CISM. Lindman said that the surrounding area would need to be reviewed. It would be reviewed during the precise implementation plan. Lindman said that lighting may not be needed on Osswald Road. Wanserski said that lighting was not being proposed for Osswald Road, but would be requested on the new road. Lenz said that he didn't think there would be any changes associated with Hawthorne Lane and said most of that road is in the town. Gisselman said that previous plan commission members had discussed the infrastructure usage on Hawthorne Lane. Lenz said that the density is now less than what was previously proposed, and no recommendations were made for Hawthorne Lane.

Mayor Mielke closed the public hearing.

Brueggeman motioned to amend the general development plan at 2526 & 2716 Osswald Road to allow for four 16-unit buildings, eight duplex condominium units and a club house in a UDD, Unified Development District. Bohlken seconded, and the motion carried unanimously 6-0. This item will go to

Common Council on February 14, 2017.

Discussion and possible action on approving the Comprehensive Outdoor Recreation Plan.

Peter Knotek, Assistant Director of the Parks Department, said he is present to discuss the Comprehensive Outdoor Recreation Plan. The plan gives the department direction for the next 5 years or so. The executive summary of the plan was included in the packet. There is more in the plan, but it is site specific. Knotek gave the commission an overview of the plan. The Park and Recreation Committee approved the plan at the last meeting. The recommendations included in the plan are to comply with ADA requirements, updating the aging play equipment and future parks and spaces. The plan is a guideline and it doesn't all happen within the time frame.

Hebert asked how the survey was distributed. Knotek answered the survey was online and was advertised in the city newsletter, on Facebook, cities website, parks department website and in the local newspaper. Hebert asked about private investments for parks like Brockmeyer Park. Knotek said that was incorporated into the plan.

Peckham said that in the plan it had stated that teens were underserved and asked if there is anything in the works. Knotek said that there is room for expansion and said that the teen population is difficult to serve. The skate park and improvements to the pools are gauged to run for younger kids to the older teens. An important aspect of the plan is that it allows for funding from state and federal grants. Peckham asked if the bike polo is attracting teenagers or mainly twenty-somethings. Knotek said that he gets the impression that it is mainly twenty-somethings. Knotek said that they are working on some tournaments and believes that it could be very popular with the older teens.

Brueggeman said the plan goes over working with other municipalities for bike recreation and extending the Mountain Bay Trail. Brueggeman said that a property on Northwestern Ave was recently before the commission that would have helped facilitate the expansion of the Mountain Bay Trail – he asked how staff or Common Council take in account the significant benefits that would have occurred when weighing the decision to move forward with a development. It is a balanced decision and there was some discussion about traffic problems. Knotek said that with every new development that comes into the city, the plans are circulated through various departments, including the Parks Department. There is a parkland dedication that is required. Knotek said that they are still working on the Northwestern Avenue property and the trail. Lenz said that the developer can choose to donate land for park space or pay parkland fees. Knotek said that each development is looked at for park or trail potential. Lenz said that plans are not necessarily binding, but they help to secure land acquisition or easements to bring trails to fruition.

Peckham motioned to approve the Comprehensive Outdoor Recreation Plan. Gisselman seconded, and the motion carried unanimously 6-0. This item will go to Common Council on February 14, 2017.

Discussion and possible action on amending the Official City Map for the realignment of Curling Way at Townline Road.

Lindman said that this item would be to protect the city's interest. Townline Road is proposed to be reconstructed from Grand Avenue to the top of the hill in 2019. Curling Way comes in at a very odd angle and near the railroad tracks; the proposal would be to relocate Curling Way. The cities interest is protected by putting it on the city map. In the future, a building could not be placed where the road would be realigned to. At some time in the future, the property may be acquired through the eminent domain process in order to realign the road.

Brueggeman asked why at this time and what does it mean for that property owner. Lindman answered that the property owner could not build in the section. There is a building on the property that would not be affected. It does split the property. There are federal funds in the Townline project to assist and it is a benefit to relocate the road with the high cost of the railroad tracks.

Lenz said that this was at CISM and there was some discussion from a neighbor. Lindman added that there was something read aloud, since he was unable to make the meeting. The property owner opposes this and feels that it will devalue the property. The property has been for sale for a significant amount of time. It is in the best interest of the city and there is potential for a parking lot and will make it pedestrian friendly.

Gisselman read a synopsis of the letter that is located on the CISM minutes. Lenz said that the action for this meeting is to put the road alignment on the official city map – there are still issues to be worked out and values to be determined.

Peckham said that the owner would not be compensated until the city jumps and decides to purchase. This was verified. Peckham said that having that dangle over the property could reduce the value, but also gives him assurance that someone will buy it before too long. The property has been for sale for some time and this is a 2019 street project.

Gisselman motioned to amend the official city map for the realignment of Curling Way at Townline Road. Brueggeman seconded, and the motion carried unanimously 6-0. This item will go to Common Council on February 14, 2017.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for Tuesday, February 21, 2017.

Adjournment

Brueggeman motioned to adjourn, seconded by Bohlken. Motion carried unanimously 6-0 and the meeting adjourned at 5:50 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on February 21, 2017.