

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, June 21, 2016, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Mielke, Gisselman, Atwell, Bohlken, Peckham

Others Present: Lenz, Hebert, DeSantis, Lang

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 May 17, 2016 meeting.

Gisselman motioned to approve the minutes of the May 17, 2016 meeting. Bohlken seconded, and the motion carried unanimously 5-0.

Discussion and possible action on approving an amendment to the precise implementation plan for 510 North 17th Avenue to allow for a twelve-stall parking expansion, in a UDD, Unified Development District.

Lenz said that a letter from the petitioner is included in the packet. Since this is zoned UDD, any modifications need to be approved by Plan Commission and Common Council. This item is to modify the site plan to add parking. An aerial photo is located on the third page of the packet and shows that the driveways will remain the same except that perpendicular parking will be added. The neighboring properties have been made aware of the change and they are not opposed to it. Existing easements will not be affected. Six stalls will be located on the north side, five stalls on the south side, and one additional stall will be located on the west side of the driveway. A fair amount of landscaping will remain on the property.

Randy Lang said that during a recent survey of the property, it was determined that the property line was subdivided on the wrong side of the sign. Ghidorzi has approved this adjustment. Lenz said that the other property in question is also zoned UDD so the internal property lines will be adjusted, but the boundaries of the zoning district will not change.

Peckham motioned to approve an amendment to the precise implementation plan for 510 North 17th Avenue to allow for a twelve-stall parking expansion, in a UDD, Unified Development District. Atwell seconded, and the motion carried unanimously 5-0. This item will go to Common Council on July 12, 2016.

Discussion and possible action on approving an amendment to the general development plan for 912, 920/1000, 1006, 1010, 1100, 1202 and 1212 North First Street.

Lenz said that these addresses are part of the East Riverfront District, north of the eye clinic and south of Bridge Street. In October, a general plan was approved for mixed-use development. That plan was prepared with Stantec as a brownfield master plan. It showed theoretical building locations, which is similar to the current Frantz plans. Lenz went over the proposed plans for commercial and multi-family residential development. He said these are the plans that Frantz is moving forward with – precise implementation plans will need to come back to the commission at a later time.

Peckham asked which of the south concept drawings are for the multi-family building. Lenz said that it would be L-shaped building. Additional details of the first phase and information were handed out at the start of the meeting.

Atwell asked if there is parking planned for the commercial building or is it just not shown. Lenz said that a combo of underground and surface parking will be provided. The commercial building will house office, restaurant/bar, and other retail. The surface parking will be for retail uses and underground parking more for office space and other long-term parking.

Gisselman asked if the north concept would be something new and asked how much space to the trail and wharf there is. Lenz said that exact dimensions are not provided, but the trail itself will not be right up to

the building as there is some seating and other amenities. Gisselman asked if the houses on 1st Street are being approved as part of the zoning. Lenz said they are not being approved at this time – they would need to be brought into the UDD in the future. Atwell said it is much clearer that the public will be right in with everything and it encourages interaction. Lenz said that along the stream trail is where the trail would be closest to the buildings. There is more room on the river side.

Peckham motioned to approve an amendment to the general development plan for 912, 920/1000, 1006, 1010, 1100, 1202 and 1212 North First Avenue. Bohlken seconded and the motion carried unanimously 5-0. This item will go to Common Council on July 12, 2016.

Next meeting date and future agenda items for consideration.

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

Peckham asked for information of the Higginbotham project. Lenz said that during the last CISM committee, staff and Higginbotham were given some homework to do regarding site distances. Gisselman said that there are some issues that need to be worked out before things can move forward.

Lenz said that the housing development at NTC may come next month.

Adjournment

Peckham motioned to adjourn, seconded by Atwell. Motion carried unanimously 5-0 and the motion adjourned at 5:20 p.m.

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