

## PLAN COMMISSION

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Time and Date: The Plan Commission met on Tuesday, June 20, 2017, at 5:00 p.m. in the Council Chambers of Wausau City Hall.

Members Present: Mayor Robert Mielke, Patrick Peckham, Gary Gisselman, Andrew Brueggeman, Bruce Bohlken, Eric Lindman (arrived at 5:05 p.m.)

Others Present: Brad Lenz, William Hebert, Dave DeSantis, MaryAnne Groat, Chris 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 Mielke called the meeting to order at approximately 5:00 p.m. noting that a quorum was present.

### **Approve the minutes of the May 16, 2017 meeting.**

Peckham asked that the minutes be amended so that the portion on the sign at the church read that the top of sign is 30 off of the ground. It currently could be read that the sign is 30' tall. Engen said that the change will be made.

Bohlken motioned to approve the minutes of the May 16, 2017 meeting. Peckham seconded. The motion carried unanimously 5-0.

### **PUBLIC HEARING: Discussion and possible action on amending the Wausau Urban Sewer Service Area.**

Mayor Mielke closed the public hearing.

Lenz said that this amendment was introduced at the last meeting where a public hearing was authorized. The amendment is to bring in part of the business campus land that is not currently in the sewer service area.

Lindman arrived at 5:05 p.m.

Lenz said this amendment needs to go through Plan Commission, City Council, and the Metro Planning Commission before being approved by the DNR. Staff recommends approval of the amendment.

Brueggeman motioned to amend the Wausau Urban Sewer Service Area as presented. Peckham seconded, and the motion carried unanimously 6-0. This item will go to Common Council on July 18, 2017.

### **PUBLIC HEARING: Discussion and possible action on approving the boundaries and project plan and creation of Tax Incremental District #11.**

Mayor Mielke closed the public hearing.

Lenz said that the plans for Tax Incremental District #11 are included in the packet. This district would be created to facilitate business growth in the business campus. Infrastructure improvements need to be made to prepare the land for development. The proposed boundary includes the recently purchased property as well as city-owned, vacant properties in the existing business campus. This has been introduced to a few committees already, and will need to be approved by the city council as well as the joint review board.

Brueggeman asked if the worksheets on pages #9, #10 and #11 are planned incentives and asked if the valuations are a guaranteed minimum or forecasted valuation. Groat said that Page #9 shows the Wausau Chemical valuation and is the agreed upon minimum valuation. The Great Lakes Cheese valuation is an estimate. Brueggeman said that it is a forecast at this time. Groat said that the agreement is pay-as-you-go and expires after a certain period of time. Brueggeman asked about the future developments. Groat said that it is sort of a guess and looked at how the campus developed in the past.

Bohlken motioned to approve the boundaries and project plan and creation of Tax Incremental District #11. Brueggeman seconded, and the motion carried unanimously 6-0. This item will go to Common

Council on July 18, 2017.

**PUBLIC HEARING: Discussion and possible action on approving the boundaries and project plan and creation of Tax Incremental District #12.**

Mayor Mielke closed the public hearing.

Lenz said that the same action of approving the boundaries and plan is being requested for this district. It would work in conjunction with Tax Incremental District #11, as two of the businesses currently in TID 12 would be relocated to TID 11. Other downtown properties, including two of the mall anchors and riverfront parcels, are included in this plan. The properties included are either city-owned, vacant, or underutilized.

Gisselman asked Groat how this plan will relate to Tax Incremental District #3. Groat said that page 20 of the packet shows parcels that overlap. The State of Wisconsin handles overlapping parcels by allocating the growth in valuation of the parcels to the second plan.

Gisselman asked about features of the new map. Lenz said that page 21 of the plan shows an outline of the projects. There are redevelopment projects, parking improvements, and a couple of studies and plans. Gisselman said that he is interested in the land north of Wausau Avenue and asked if there is a vision. Lenz said that there is a redevelopment opportunity here, but the specific use remains to be seen. It would be recommended as a mixed-use, residential with possible commercial, rather than industrial. The city would work with a developer on a detailed plan. Gisselman asked if a development agreement would come back to the commission. Lenz said that the project would be seen through the committees, whether through an agreement, zoning change, or similar action.

Peckham motioned to approve the boundaries and project plan and creation of Tax Incremental District Number 12. Bohlken seconded, and the motion carried unanimously 6-0. The item will go to Common Council on July 18, 2017

**Discussion and possible action on amending the Precise Implementation Plan at 2716 Osswald Drive to allow a 16-unit residential building and landscaping plan.**

Lenz said that the project plan is part of the general development plan in the Greenwood Hills area and was approved for multi-family units. They are preparing to build the first building and are looking for the precise plan approval for this first stage. They will need to come back for future stages. Staff recommends approval with the condition that staff works with the developers for a landscaping plan and developer agreement for the street.

Peckham said that he had noticed the interior parking and said that there are eight exterior parking stalls and asked if that is sufficient. Lenz said that there is underground parking for the residents to satisfy the zoning, and overflow parking for visitors is available on the street.

Brueggeman motioned to approve the Precise Implementation Plan at 2716 Osswald Drive to allow a 16-unit residential building and landscaping plan. Peckham seconded, and the motion carried unanimously 6-0. This item will go to Common Council on July 18, 2017.

**Discussion and possible action on declaring the Egyptian Mausoleum at 1701 Grand Avenue as a historic landmark.**

Lenz said that the Historic Preservation Commission held public hearings for the Egyptian Mausoleum and Pine Grove Cemetery Gatehouse to be considered historic landmarks. Lenz went through the criteria for declaring landmarks noted in the staff report and recommended approval.

Gisselman motioned to declare the Egyptian Mausoleum at 1701 Grand Avenue as a historic landmark. Brueggeman seconded, and the motion carried unanimously 6-0. This item will go to Common Council on July 18, 2017.

**Discussion and possible action on declaring the Pine Grove Cemetery Gatehouse at 1501 Grand Avenue as a historic landmark.**

This item was discussed with the previous item.

Gisselman motioned to declare Pine Grove Cemetery Gatehouse at 1501 Grand Avenue as a historic landmark. Brueggeman seconded, and the motion carried unanimously 6-0. This item will go to Common Council on July 18, 2017.

**Discussion and possible action on the sale of 404 West Campus Drive.**

Lenz said that this remnant parcel is located north of NTC. The City has owned it and realized it is not needed. An adjacent property owner approached the City about the parcel. A minimum bidding price was set up and was met. CISM approved the sale and staff recommends approval.

Gisselman motioned to approve the sale of 404 West Campus Drive. Bohlken seconded.

Peckham asked if an appraisal was done. Lenz said that the lot is not buildable. An appraisal was not done because it likely would cost more than the parcel is worth.

The motion carried unanimously 6-0. This item will go to Common Council on July 18, 2017.

**Discussion and possible action on petition for annexation – Intercity State Bank, parcel of land north of Stewart Avenue and east of North 72<sup>nd</sup> Avenue (076-2907-304-0999, Town of Stettin.)**

Lenz said that this is a 40-acre parcel in the town of Stettin and is essentially surrounded by City of Wausau property. There is interest in developing the parcel for a residential project and the developer is looking at using this parcel in conjunction with other land. The developer would want city water and sewer.

Brueggeman motioned to approve the petition for annexation – Intercity State Bank, parcel of land north of Stewart Avenue and east of North 72<sup>nd</sup> Avenue. Peckham seconded, and the motion carried unanimously 6-0. This item will go to Common Council on July 18, 2017.

**Discussion and possible action on Mission Statement for Planning, Community and Economic Development Department.**

Lenz said that the mission statement of the department is included in the packet. This was developed to let people know what is done in the department and to keep internal staff going in the same direction. He said the department has morphed over the years with staffing changes and reorganization, so this is a good time to do it.

Peckham said there was wordsmithing done to the opening line during the Economic Development Committee and it does not appear to be incorporated. Schock said that all committees are reviewing the original – all changes will be reflected on the final version and it will be reviewed again.

Brueggeman asked if other departments will be developing mission statements. Schock said that the Fire Departments and Police Departments have gone through the process. The City of Wausau mission statement is broader. It is a nice exercise and shows the community how the departments work.

Bohlken motioned to approve the mission statement for Planning, Community and Economic Development Department. Brueggeman seconded, and the motion carried unanimously. This item will go to Common Council on July 18, 2017.

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

Mayor Mielke asked the commission to change the next meeting date from July 18, 2017 to July 19, 2017 or July 25, 2017. The commission agreed to change the meeting to July 19, 2017. The next meeting is

scheduled for Wednesday, July 19, 2017.

**Adjournment**

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Peckham motioned to adjourn, seconded by Bohlken. Motion carried unanimously 6-0 and the meeting adjourned at 5:40 p.m.

**The Plan Commission is next scheduled to meet at 5:00 p.m. on July 19, 2017.**