

## PLAN COMMISSION

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Time and Date: The Plan Commission met on Tuesday, August 15, 2017, at 5:00 p.m. in the Council Chambers of Wausau City Hall.

Members Present: Mayor Robert Mielke, Gary Gisselman, Andrew Brueggeman, Bruce Bohlken, Eric Lindman, Ron Zahrt

Others Present: Brad Lenz, William Hebert, Brian Stahl, Faye Harder, Jim Schaefer, Jamie Luebke, Seth Luebke, Todd Nest, Rogelio Romano, Mike Tesch, Jason Roets, Steve Leopold, Sue Marquardt, Kate Krueger, Roxane Hagedorn, Pat Hruby, Philip Suckow, Sid Sorensen, Kristen Fish, Tim Sulzer, Amanda Sulzer, Chris Pfender

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 July 19, 2017 meeting.**

Bohlken motioned to approve the minutes of the July 19, 2017 meeting. Gisselman seconded. The motion carried unanimously 6-0.

### **PUBLIC HEARING: Discussion and possible action on rezoning 101 North 72<sup>nd</sup> Avenue and 107 South 68<sup>th</sup> Avenue from R1, Single Family Residence District to UDD, Unified Development District and approve the General Development Plan to allow for a mix of single family and multi-family residential development.**

Fay Harder, 401 Ranger Street, of S.C. Swiderski gave an overview of the company. The value of the project is estimated at \$30 million. This project would consist of single family lots to 16-unit buildings. There will be a total of 260 units on the entire site, which will be of 50 developable acres. S.C. Swiderski is a leasing, management and construction company that hires local subcontractors and that retains ownership. They offer 24-hour maintenance service. Harder said that other communities have been very receptive to their projects. Harder went over the key factors of choosing the site and said that there are jobs anticipated in the industrial park which will require a multifamily development. Harder said that S.C. Swiderski properties have very little or no vacancy. The City of Wausau Comprehensive Plan states the city should encourage a variety of housing types without concentration in one type of neighborhood. This would be a great addition to the neighborhood.

Jim Schaefer, 6205 Stettin Drive, said that this land was reviewed by Foresight and some excavation was done. This is probably 40% wetlands and he asked the commission members if they have been out to the site – he suggested that they walk on it before authorizing the project. Schaefer said that a minimum of 4' or 6' of stone or brick on the building should be used. The single family lots will not be developed and there is a lot of water. Schaefer asked where the water will go and said that some of the ponds are 150 x 220 feet. This will be a very dense property and there should be a higher standard. Schaefer added that Stettin Elementary is already overpopulated by 55 students. The 16-unit buildings appear to have a garage stall and Schaefer commented that garages should be constructed and should match the buildings. The project should be built as a first class operation.

Jamie Luebke, 6716 Sarissa Drive, said that this greatly affects their house and neighborhood and she is concerned with the safety of their children. The only flat straight area is on 68<sup>th</sup> Avenue and children ride bikes there. There is no playground and children play in the road. The yards are wet all of the time and she asked where the water will go. Seth Luebke, 6716 Sarissa Drive, said that no one will drive on 72<sup>nd</sup> Avenue and said that people will take the short cut and will drive right through the quiet neighborhood. Jamie Luebke said that they would suggest a park for the children to play in. Seth Luebke said that they are against the proposal.

Todd Nest, 315 North 72<sup>nd</sup> Avenue, said that the road to go up the lot will go on his driveway and said his driveway cannot be shut off. The road will need to be moved to the north. The area is very wet and in the spring the creek is 3' - 4' wide. The morning and afternoon traffic is very busy and currently there isn't enough room for the traffic.

Rogelio Romano, 208 South 68<sup>th</sup> Avenue, said that he likes the idea of businesses growing, but is concerned about the traffic. This is already a busy road and stop lights will be needed. Romano said that he is concerned with the safety of the children.

Mike Tesch, 109 South 57<sup>th</sup> Street, said that he owns property in the Morgan Creek development and said that that he had the first option to purchase the property. Brad Johnson of the Department of Natural Resources did a feasibility study on the property. The proposed easement on the north side was denied by the DNR and he questioned how it even got this far. Tesch said that these properties are very wet and is afraid of what will happen if the detention ponds do not take care of the water problem. Tesch said that he is willing to donate land for a park area, if it passes or if it doesn't pass. There will be problems with traffic and there aren't any sidewalks in the area.

Jason Roets, 6614 Sarissa Drive, asked if the parcel south of Highland next to the apartments could be an alternative for this development. That lot would be connected to Stewart Avenue.

Steve Leopold, 6612 Morgan Creek Drive, said that the property is zoned R1 and as you go to the west each street is nicer and the properties are more expensive. It is a mid-level area and asked who would want to build next to the development. Leopold added that the single-family lots on the Kronenwetter development are still vacant.

Sue Marquardt, 6707 Conner Davis Drive, said that her daughters go to John Muir and Stettin Elementary and the bus pickup is at the corner of Highland and 68<sup>th</sup> Avenue. Marquardt said that she usually drives or walks and waits at the bus stop with them. With the current traffic, many people will run the stop sign and there is a concern with additional traffic. Highland goes to the water tower and vehicles fly down the road – she doesn't know what kind of activity is going on up there. Marquardt added that she doesn't want that kind of activity in her neighborhood. Marquardt said that S.C. Swiderski indicated that they work with property owners but said that no one received information about this development.

Kate Krueger, 6704 Conner Davis Drive, said that she is concerned about the amount of traffic that will be added. There are no sidewalks and there is only one way in and one way out. Krueger said that she chose to live in the area because of the quiet neighborhood. It is in the city, but it does not feel like you are. This development will affect the neighborhood in a negative way.

Roxane Hagedorn, 6703 Morgan Creek Drive, said that she would like to reiterate the comments and asked the commission members to speak to the school district. Recently it was suggested that some children in Stettin Elementary be moved to Maine Elementary and this was a huge issue. Parents of children are willing to put their children into crowded classrooms instead of moving them to Maine Elementary. Hagedorn said that they want to keep the children in the neighborhood school. This development will add kids into the school and there is no appetite to move kids further into the town. Hagedorn said that their back yard is soaked and she is halfway up the hill. There are small springs all over. The traffic on 68<sup>th</sup> Avenue is already crowded and 72<sup>nd</sup> Avenue would barely be able to handle the traffic. Stewart Avenue, from 48<sup>th</sup> Avenue to 72<sup>nd</sup> Avenue, is a mess and a terrible road. This needs to be kept a quiet neighborhood.

Pat Hruby, 304 South 68<sup>th</sup> Avenue, said that they have been there for four years and love the neighborhood. It is a beautiful place. 72<sup>nd</sup> Avenue is always flooded, and has completely closed at times. He said water pumps are going all of the time.

Philip Suckow, 308 South 68<sup>th</sup> Avenue, said that the commission needs to consider that this subdivision has no street lights or sidewalk. Succo urged the commission to look at other expansions that would be needed if this is approved.

Sid Sorensen, 111 Bluestone Drive, said that he owns the property to the east. He asked if there is a way for the development to happen and have the traffic routed directly to 72<sup>nd</sup> Avenue. The wetlands will create a problem and said that he would like the larger apartments located further to the west. He added that this will bring in a large tax base to the community.

Kristen Fish, 211 South Paterson Street, said that she's had this listing for four years. The property is 77 acres and the buyers know of the wetlands. The rate of home ownership for those 28-32 years of age has been in decline since 2007. The renter growth is the highest level in 30 years. There will be a mix of residences that won't be speeding through the area. \$30 million will be invested and they are not requesting any incentives. This project will add \$64 million to the economy and 550 more jobs will be created. Single-family homes create 18% more traffic than rental properties.

Tim Sulzer, 408 South 68<sup>th</sup> Avenue, said that he cannot deny the claims of people speeding through. Sulzer said that he was drawn to the neighborhood because of the deer in the back yard and pizza delivery is still available. Sulzer said that this could be maintained by cutting in an access road to 72<sup>nd</sup> Avenue.

Amanda Sulzer, 408 South 68<sup>th</sup> Avenue, said that the infrastructure by the bridge on the Highway 29 ramps is terrible. Trucks have created pot holes. S.C. Swiderski is developing the same types of units on Westwood Drive and it is still under construction. Sulzer asked how long developing this will take. The house value will go down due to the increased traffic. Sulzer added that she is concerned for the safety of the residences.

Chris Pfender, 3838 Woodland Ridge Road, said that there is a potential access off of Stettin Drive to the north of the proposed development. Pfender said that he has worked with S.C. Swiderski a number of times. They are different because of the quality. They are top notch.

Mayor Mielke closed the public hearing. Mayor Mielke said that emails or letters were received from Travis and Audrey Jensen, Kara Bonacker, Nathan Conachen, Sharon Lucas, Karen Klos, Jennifer Pittsley, the Marquardts, Julie Brown, Jason and Sara Haumschild and 100 valid signatures were also received. Signatures from other communities were not counted.

Lenz said that the commission members received copies of the letters and signatures. The concerns on the letters were pretty much the same concerns that were brought up at the hearing, things like increased traffic, effect of the traffic on the neighborhood and safety. Property owners within 200' of the proposal were notified. By state statute, there is no requirement for notification, but under the city ordinance there is a requirement that property owners within 100' are required to be notified. He said wetlands do show up on the map. The commission is voting on approving the general development plan. The precise implementation plan will need to be approved, where specific plans will need to be submitted, if this moves forward. The street issues that were brought up can be forwarded to Department of Public Works and Engineering. Stewart Avenue is on the list for street improvements. At the end of 68<sup>th</sup> Avenue is the property line for this property – there has been the intention to extend 68<sup>th</sup> Avenue into this property. Lenz said that staff met preliminary with S.C. Swiderski and discussed the access road to 72<sup>nd</sup> Avenue for the apartment for traffic control. The land is not parkland and was intended for future development.

Brueggeman said that this would be UDD and asked if plans for precise implementation plan would need to come back to the Plan Commission and Common Council. Lenz answered that precise implementation plans will need to come back. Also, the land will be divided into multiple parcels so subdivision approval will need to go through Capital Improvements Street Maintenance Committee, Plan Commission and Common Council.

Brueggeman asked if there is potential for access off of Stettin Drive and if there is a requirement for multiple egress points. Lenz said that additional land would need to be obtained for that strip of land to work, but it may be a potential – there would need to be coordination with the property owner to the east. The egress points would need to be reviewed with the subdivision plat and staff will review the ordinance. Lenz said that it would be best to see more than one point.

Gisselman asked if the land can take this kind of development and said that he is concerned about flooding and the wetlands. Lindman said that he is not 100% sure, but it will be addressed with the stormwater management plan. The stormwater management plan will need to be approved by Department of Natural Resources and by city staff. Gisselman said that he thinks this is too much for the property. Gisselman said that we are taxpayers with the school district and this will put a lot of pressure on the neighborhood school. Gisselman said that he is opposed to the project at this time.

Zahrt said that there isn't a doubt in his mind that the traffic will be funneled down 68<sup>th</sup> Avenue. An exit will be needed toward 72<sup>nd</sup> Avenue. This area is very wet and floods on a regular basis. Zahrt said that he is not opposed to development, but this may be too much for the property, without a study.

Brueggeman said that this UDD is up for discussion for the zoning – he asked if the number of units in the plan can be up for future discussion. Lenz said that this would be the maximum allowed and the plan would have to be amended to make it denser. An amendment to the plan would require a public hearing. A pond is shown in the middle of the property; one area of wetlands is on the west side of the 77 acres where no buildings are being shown. Lenz said that he would expect further investigation by the developers, when more precise plans are put together. Gisselman said that this would approve the general development plan and the plan would approve too much. It would give them opportunity to move forward. It puts too much burden on the street, schools and neighborhoods. Brueggeman said that the committee needs to think about the tax base and support growth in the schools and roads. Brueggeman added that the city cannot continue to be against these types of development projects.

Stahl said that there are some concerns, pertaining to the NFPA, with fire department access. The current layout of the development would not allow the necessary turning radius of the equipment.

Schaefer asked if the UDD zoning would be for the whole parcel. This was confirmed.

Mayor Mielke said that all the messages received were against the proposal and said that he hates losing tax base, but has concerns about the water and schools. Mayor Mielke said that we need to listen to residents and that he will be voting against this.

Bohlken motioned to approve the rezoning at 101 North 72<sup>nd</sup> Avenue and 107 South 68<sup>th</sup> Avenue from R1, Single Family Residence District to UDD, Unified Development District and approve the General Development Plan to allow for a mixed single-family and multi-family residential development. Brueggeman seconded. The motion failed 3-3. Mayor Mielke, Gisselman and Zahrt voted no. This item was scheduled to go to Common Council on September 12, 2017.

**Discussion and possible action on dedicating the land along South 22<sup>nd</sup> Avenue south of Helmke Street from 729 South 24<sup>th</sup> Avenue for public right-of-way.**

Lindman said that the street was being reconstructed a couple of years ago and ran into a situation where ProBuild ran the property and construction needed to be stopped. This issue went back and forth legally and will now be dedicated as public right-of-way.

Zahrt motioned to dedicate the land along South 22<sup>nd</sup> Avenue south of Helmke Street from 729 South 24<sup>th</sup> Avenue for public right-of-way. Brueggeman seconded, and the motion carried unanimously 6-0. This item will go to Common Council on September 12, 2017.

**Discussion and possible action on amending Wausau Municipal Code 23.44.030 to include Animal Hospital and Indoor and Outdoor Kennels as a conditional use in IP, Industrial Park District.**

Hebert said that the Humane Society approached staff about doing improvements on the site at 7001 Packer Drive. An outdoor kennel is allowed by conditional use in a B3 zoning district. It was proposed to be added to the IP district in 2004, but the Common Council decided to remove outdoor kennels. Indoor kennels are only authorized by a conditional use in IP districts at this time. The Humane Society has been out here for 10 years and staff has not had any complaints. The first step to allow this would be to change the ordinance. A public hearing would need to be held to make the change, or they would need to rezone to a B3 district.

Brueggeman motioned to give approval to hold a public hearing to amend Wausau Municipal Code 23.44.030 to include Animal Hospital and Indoor and Outdoor Kennels as a conditional use in IP, Industrial Park District. Zahrt seconded, and the motion carried unanimously 6-0.

**Discuss Q1 2017 Economic Indicators Dashboard.**

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Schock said that he wanted to update the committee on a new dashboard format and the creation of a 5-year benchmark. Many of the areas are very positive for Wausau.

Brueggeman asked if earnings could be compared to the state. Schock said that he could try to find state data on those goals to track over time. Brueggeman said that he would like to see data for the metro area compared to the state.

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

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The next meeting is scheduled for Tuesday, September 19, 2017.

**Adjournment**

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Brueggeman motioned to adjourn, seconded by Zahrt. Motion carried unanimously 6-0 and the meeting adjourned at 6:20 p.m.

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