

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, September 19, 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, Patrick Peckham

Others Present: Brad Lenz, William Hebert, David DeSantis, Brad Sippel, Lisa Leitermann, Joe Vraspir, Jason Haumschild, Fay Harder, Bill Siegler, Jim Schaefer, Dr. Jeff Lindell, Guy Bush, Hannah Marquardt, Dan Petersen, Jamie Luebke, Seth Luebke, Pat Hrubby, Pat Revell, Randy Balk, Travis Jensen, Sue Marquardt, McKensie Johnson, Dennis Smith, Tom Neal

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 August 15, 2017 meeting.

Bohlken motioned to approve the minutes of the August 15, 2017 meeting. Zahrt seconded. The motion carried unanimously, 7-0.

PUBLIC HEARING: Discussion and possible action on rezoning 619 Washington Street from B2, Community Service District to B3, General Commercial District.

Hebert said that two parcels were combined in 2013 for additional parking for the business. The building is now vacant and the family would like B3 zoning.

Mayor Mielke closed the public hearing.

Hebert said that staff recommends approval.

Bohlken motioned to rezone 619 Washington Street from B2, Community Service District to B3, General Commercial District. Peckham seconded, and the motion carried unanimously 7-0. This item was scheduled to go to Common Council on October 10, 2017.

PUBLIC HEARING: Discussion and possible action on amending Section 23.44.030 of the Wausau Municipal Code to include 'Outdoor Kennels' as a conditional use in IP, Industrial Park District, in addition to 'Animal Hospitals and Indoor Kennels.'

Mayor Mielke closed the public hearing.

Hebert said that this item was requested by the Marathon County Humane Society and it would enable outdoor kennels. Outdoor kennels are allowed as a conditional use in B3 districts only. A conditional use would be required in the IP district. Staff recommends approval.

Peckham said that there are currently no outdoor kennels because neighbors were upset with the noise and asked if there has been any input from neighbors. Lisa Leitermann, Executive Director for Marathon County Humane Society, said that she has reached out to both of the neighbors. Leitermann said that they have been at the location for nine years and have not received any complaints. Hebert added that this is for the text amendment and neighbors will be notified when application is made.

Gisselman motioned to amend Section 23.44.030 of the Wausau Municipal Code to include 'Outdoor Kennels' as a conditional use in IP, Industrial Park District, in addition to 'Animal Hospitals and Indoor Kennels.' Brueggeman seconded. The motion carried unanimously 7-0. This item will go to Common Council on October 10, 2017.

Discussion and possible action on approving the Precise Implementation Plan at 912, 920/1000, 1006/1008 North 1st Street and 1000, 1020, 1200 North River Drive for a mixed-use residential and commercial development.

Lenz said that this is for the RiverLife development and the buildings in orange on the plan are for the current Phase I. The general development plan was previously approved and they are seeking approval for the precise implementation plans. A multi-family structure will be placed to the south of the stream and on the other side of the stream there will be a commercial building. Townhouses will be constructed at the Fulton Street intersection. Construction will begin this fall. Building renderings are located in the packet.

Gisselman asked if there are any major or minor changes to the general development plan and asked what the circle area near the trail is. Lenz said that the outdoor grey area is for a patio for the apartments. Joe Vraspir, Mudrovich Architects, 717 Broadway Avenue, said that the previous iteration was shown as colored concrete and this area has already been completed as part of the City's work.

Lenz said that staff is working on a development agreement and infrastructure plans with the developer's team. Staff recommends approval of the precise plans, with stormwater and landscaping plans to be further developed with staff.

Bohlken motioned to approve the Precise Implementation Plan at 912, 920/1000, 1006/1008 North 1st Street and 1000, 1020, 1200 North River Drive for a mixed-use residential and commercial development, as presented. Brueggeman seconded, and the motion carried unanimously 7-0. This item will go to Common Council on October 10, 2017.

Discussion and possible action on rezoning 101 North 72nd Avenue and 107 South 68th 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.

Jason Haumschild, 6604 Sarissa Drive, said that he submitted a PowerPoint and Word document about his concerns. This development is not designed for the traffic. Haumschild asked what type of tenants would be in the proposed development. There is already overcrowding in Stettin Elementary School. The wetlands are not addressed in the plan. Haumschild added that the criteria listed on the staff report from August 9, 2017 be reviewed again. Haumschild said that there is no change to the plan. Haumschild asked that a green space be created for the Morgan Creek Subdivision and not use 68th Avenue – it would be a win/win for the neighbors. There are 22 open lots in the Morgan Creek Subdivision and said that no one will want to live near the proposed development.

Fay Harder, S.C. Swiderski, 401 Ranger Street, said that the single-family lots on the south side of the development will be a buffer to the neighbors. The green space area is not practical. Harder said that they are working to get a formal delineation and groundwater report done on the wetlands. It is a step-by-step process, and is a concept at this time. The traffic will be redirected to the access road that will connect with 72nd Avenue. Harder said that they do not feel that traffic will go on 68th Avenue. This is a real estate investment company and they take care of their property equally or better than single-family property owners. Harder said that she does not see this depreciating values – their other developments have not. This will not be a detriment to the neighborhood.

Mayor Mielke asked if there has been an answer on the wetlands. Harder said that there hasn't been a report received yet. Mayor Mielke asked if there would be a possibility of a compromise if the development was moved 100-200 yards to the north. Harder said there are 45 developable acres and 16 acres will be a green space. Mayor Mielke asked if there could be a mold or water runoff issue with the wetness. Harder said that they will work the City for the stormwater management plan and they are not able to build on wetlands. Bill Siegler, S.C. Swiderski, said that the wetlands on the left side of the plan will be intact and they are meeting with the DNR to determine if the graded area is wetlands. S.C. Swiderski is working on getting clarification for the water and the development will be designed for the water. Wetlands are mandated by the DNR and State and S.C. Swiderski will meet or exceed the requirements. Mayor Mielke asked how soon the answers will be known. Siegler answered that it should

be known by October 6.

Peckham said that he was unable to be present for the August meeting and asked what changes have been made to the plan. Harder answered that there were originally 305 units and it has been decreased to 280 units. The density has been reduced. The entrance and exit points have been relocated to the north so the most direct route will go to 72nd Avenue. This is a conceptual plan and is in accordance with the Comprehensive Plan. The trails will line up with proposed trails. Sixteen acres of green space has been added to the plan. Peckham asked if this development will be for low-income tenants. Harder said that it is not low-income, but it meets fair housing requirements. These are market-rate units and are spacious and modern apartments. Harder added that they have high occupancy on similar units. The rate will be \$850-1,200 for the four-plexes. Mayor Mielke asked if S.C. Swiderski is aware of any property values going down near their properties. Harder said that she is not aware and said that their properties are assets.

Gisselman asked if there will be garages or carports. Harder said that they always have garages. Harder said that they will work with the City to determine elevations, garage placements, trees and green spaces.

Jim Schaefer, 6205 Stettin Drive, said that his property is located north of the development. It is a nice buffer on the east side, but would also like a buffer on the north side, behind the single family lots.

Dr. Jeff Lindell, Wausau School District, said that it is not the position of the school district to get involved with the zoning, but they have an obligation for the education of the students. Mayor Mielke asked if Stettin Elementary School is currently overcrowded. Lindell said that it has been lessened but the boundary adjustment didn't go as originally planned. Stettin Elementary is around capacity. Mayor Mielke asked if there are any projections that could affect the school. Lindell said that he is not speaking on behalf of the board, but capacity may need to be looked at, depending on future population. Stettin Elementary is designed for the addition of a wing.

Guy Bush, 6616 Cavin Drive, asked Dr. Jeff Lindell to expand on how the boundary issue got started. Bush said that by saying that the school district will make it work is not very responsible. Lindell said that he is not in the position to answer the question. There are multiple ways that an expansion could occur. The boundary change did not please the residences. Lindell said that he has an obligation for education.

Hannah Marquardt, 6707 Conner Davis Drive, said that this will take away from the beauty of the nature. The peace and quiet will be gone.

Dan Petersen, 6711 Morgan Creek Drive, said that he would not like to see the development. Petersen said that when he moved here it was a 2 ½ road community. There are two areas of granite cracked and sump pumps run all night. Petersen said that he was looking forward to snowmobiling and asked what will happen to the trails in the area.

Jamie Luebke, 6716 Sarissa Drive, said that she is concerned about the traffic on 72nd Avenue, as it is really hard to cross. Luebke said that people will still go through the neighborhood. There aren't any sidewalks, street lights or green space. Luebke asked if a green space could be added to north of the their property to give a buffer.

Seth Luebke, 6716 Sarissa Drive, asked the commission what they would do if this was proposed in their back yard and asked the commission to not vote for it if they wouldn't want it.

Pat Hruby, 304 South 68th Avenue, said that she spoke at the last meeting and there is an importance of leaving the area for the families of young children. 72nd Avenue flooded 3-4 years ago and was closed due to the flooding. If 72nd Avenue is flooding again, people will come through 68th Avenue. The children are the future.

Pat Revell said that they are in the process of purchasing a property in the subdivision and asked the commission to consider other plans. Revell recommended installing speed bumps on 68th Avenue to discourage or slow down traffic. Mayor Mielke said that as far as he knows there hasn't been any other

interest in the parcel. Speed bumps could be a possibility, but it would need to be reviewed.

Randy Balk, Intercity State Bank, 3600 Stewart Avenue, said that they have had many successful projects with S.C. Swiderski. The buildings are high quality and are very responsive to neighboring concerns. The dynamics for cities and housing options are changing and it is a lifestyle choice.

Travis Jensen, 6616 Morgan Creek Drive, said that there are a couple of spots on the curb where water keeps coming down the hill. It has chipped away at the curb. Water will go where it will go. The city will have to spend extra money to fix the curbs and potholes.

Sue Marquardt, 6707 Conner Davis Drive, said that the safety of children is top priority. It was said that fill will need to be brought in. Marquardt asked where the water will go. In the springtime, sump pumps run 24 hours/day. A relative in a surrounding community had a sewage backup, at the fault of the municipality, and left the owners financially ruined. Marquardt asked who would be responsible for damages for flooding.

McKensie Johnson, 6703 Cavin Drive, said that they have a flatter yard and it still floods every spring. There have been 14 incidents, which are mostly traffic related issues, and said that other areas have a higher number of incidents.

Dennis Smith, Alderperson for District #11, said that this is not the district that he represents and suggested tabling this item until the wetland is determined. 72nd Avenue becomes a zoo when the shifts at plants are done. Most of the people will work west of the development and people will go down 68th Avenue. Smith recommended tabling this until more information is known.

Tom Neal, Alderperson for District #4, said that he has read overwhelming comments and questions. 68th Avenue is a major concern. Neal said that 68th Avenue should be capped to the north.

Mayor Mielke said that nine residents submitted letters or emails. The residents are Pat Revell, Roxane Hagedorn, Karen Klos, Katie Krueger, Susan Marquardt, Jennifer Pittsley, Guy and Kathryn Bush and Jason Haumschild.

Lenz said that he would like to focus the discussion on the general development plans. The precise implementation plans will need to come back. A subdivision plat will also need to go through the Capital Improvements Maintenance Committee, Plan Commission and Common Council. The general development plan approves the use and density. The use is suburban residential, and will not be commercial or industrial. After the wetlands are determined, the precise implementation plan will be reviewed. Experts will be looking at the wetlands and stormwater management plans -- they will need to be approved. This committee does not approve specific street designs. Development agreements will need to be completed. A subdivision plat will need to be approved showing 68th Avenue and 72nd Avenue. Lenz said the school district is aware of the growing population of the west side. He said under R1 zoning, a subdivision could go in at this property at the same density as Morgan Creek. He said multi-family properties typically have fewer bedrooms per unit than single family homes so the overall population is not much greater. Most of the same complaints by the neighbors would apply if this was a single-family subdivision. 68th Avenue was intended to be extended to north. Lenz said that this is a suburban residential development and is the best use of the property.

Mayor Mielke said that this is a \$30 million project and asked if there is a possibility of tabling the item. Mayor Mielke asked S.C. Swiderski how soon they would want to start. Harder said that the residential market is very strong and they would like to start relatively soon. The UDD zoning process takes work and they would like to start construction in 2018, as long as the processes and approvals are done. Harder said that they would prefer not to wait and said that they are the bearer of the risk of the investment. Harder said that they are ready to move forward.

Gisselman said that he is concerned about 68th Avenue and it will need to be watched, if this is moved forward. There are valid concerns and everyone does want a safe neighborhood.

Peckham said that he is favor of the development. He previously owned a property on the edge of a

community and knew that it was prime land. Peckham said that he doesn't react well with the tenant comments. The attendance and enrollment issues are for the school district to deal with. Peckham said that people who live in a development that was created in a patch of woods shouldn't oppose a development in a different patch of woods, citing issues affecting trees and deer – this was not worried about when they moved into their property. The traffic on 68th Avenue is a legitimate issue and it should be dealt with. There are steps to deal with the groundwater issues and it is for S.C. Swiderski to determine. It is the City's responsibility to make sure that S.C. Swiderski deals with it. It needs to be determined if the activity will force water into adjoining areas. The property has been on the market for a long time. The City needs to do the best thing for the city overall and the tax base.

Mayor Mielke asked the commission if there was any interest in tabling item. There was no interest.

Bohlken motioned to approve rezoning 101 North 72nd Avenue and 107 South 68th 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. Peckham seconded, and the motion carried unanimously 7-0. This item will go to Common Council on October 10, 2017.

Discussion and possible action on the dedication of right-of-way north of Highland Drive and east of County Road O for the creation of an additional lot.

Lindman said that this is in the new west business campus and will be for the proposed road. This will dedicate the public right-of-way which will establish the lot for development.

Brueggeman motioned to approve the dedication of right-of-way north of Highland Drive and east of County Road O for the creation of an additional lot. Zahrt seconded. The motion carried unanimously, 7-0.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for Tuesday, October 17, 2017.

Adjournment

Bohlken motioned to adjourn, seconded by Brueggeman. Motion carried unanimously 7-0 and the meeting adjourned at 6:10 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on October 17, 2017.