

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, October 16, 2018, at 5:00 p.m. in the Council Chambers of Wausau City Hall.

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

Others Present: Brad Lenz, Brad Sippel, William Hebert, Melissa Engen, Ryan Zuehlke, Elgart Baumann, Christian Schock, Seve Fuste

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 September 18, 2018 meeting.

Bohlken motioned to approve the minutes of the September 18, 2018 meeting. Brueggeman seconded.

Peckham asked for clarification on the line starting with ‘The considerations for the 900 block...’ Lindman said that he had asked the committee to consider North 2nd Street when McIndoe Street is brought forward for vacation. Peckham asked if the word “are” should be added. This was agreed and will be changed in the minutes.

The motion carried unanimously 7-0.

PUBLIC HEARING: Discussion and possible action on approving a conditional use at 4308 Stewart Avenue to allow for a mini storage building, in a B3, General Commercial District and UDD, Unified Development.

Ryan Zuehlke, representing Walters Buildings, said that they would like to add onto the existing business. There are already two storage buildings in place and this would be the third building. It is on a separate lot.

Mayor Mielke closed the public hearing.

Lenz said that the zoning map of the area is included in the packet and shows the area is mainly B3. There are currently storage units to the north.

Brueggeman motioned to approve a conditional use at 4308 Stewart Avenue to allow for a mini storage building, in a B3, General Commercial District and UDD, Unified Development District. Bohlken seconded.

Peckham asked if there will be grass and a fence or landscaping around the building. Hebert said that with the power lines, they need to be careful with trees on the site. A condition could be placed on the conditional use that landscaping is added. Lenz said landscaping was required on Stettin Drive for the existing units because of the park and residential properties nearby. This property is in a more commercial area and there is blacktop and not dirt. Peckham withdrew his suggestion.

The motion carried unanimously 7-0. This item will go to Common Council on October 23, 2018.

PUBLIC HEARING: Discussion and possible action on rezoning 1300 Cleveland Avenue from M2, General Industrial District to R4, General Residence District.

Elgart Baumann, 105 Edwards Street, said that it would be rezoned from M2 to R4 and asked if there is something in the works. Sippel answered that there aren’t any specific plans, but this would allow for a residential development. Baumann asked what would happen with the existing buildings and if they would be razed. Sippel said that if he remembered correctly it was in the process of being deconstructed. Baumann wished the city good luck moving the building. Baumann commented that the building is ready for demolition and has more water coming through the building than is coming down the river. Schock

said that a party is interested in using the steel elements in reconstruction of a different project. The long-term strategy of the area is for housing. The property seems like a better fit for residential use than manufacturing. Baumann said that he has no objection and it would be best to have it on the tax roll.

Mayor Mielke closed the public hearing.

Sippel said that this is mainly for a preemptive zoning change. Zahrt asked if the site has been looked at for contamination. It was Connor Forest Industries and not sure if it is suitable for residential. Zahrt said that he doesn't object, but is just questioning if it is wise to do so. Sippel said that he is not sure if it has been tested, but is a good point. Mayor Mielke said that before anything is done, an environmental survey will be done. Gisselman asked if it would be a city expense or an expense on the new property owner and if it is currently owned by the city. Sippel said that it is owned by the city. Lindman said that it is now a city responsibility and is unsure if a Phase I has been done. Gisselman asked if there was testing done when the city acquired the site. Lindman said that he is not sure, but thinks a Phase I would have been done, but doesn't know the details.

Baumann said that if it is contaminated, what would happen with the St. Vincent de Paul, since it was all the same property. Lindman said that if it is contaminated, the owner is responsible unless there is an agreement. For contamination, the property owner would need to work with the DNR. The DNR may ask to reach out to neighbors. Baumann said that there wasn't anything done with the Rose Garden and said he would know because he was part of the hauling crew.

Brueggeman motioned to rezone 1300 Cleveland Avenue from M2, General Residence District to R4, General Residence District. Peckham seconded, and the motion carried unanimously 7-0. This item will go to Common Council on November 13, 2018.

PUBLIC HEARING: Discussion and possible action on rezoning 2001, 2005 and 2115 Sherman Street and 902 South 21st Avenue from R2, Single Family Residence District to UDD, Unified Development District and approve the General Development Plan to allow for single-family residential homes.

Seve Fuste, Central Wisconsin Real Estate, presented the plan to develop the open parcels with single-family affordable homes. 2115 Sherman Street would be split into two single-family homes with north-side entry. 902 South 21st Avenue would be a side entry from the east. 2005 Sherman Street would be for two single-family dwellings. 2001 Sherman Street would be a single-family dwelling with side entry. Fuste showed the renderings to the committee. He said that they are not looking for city participation, other than cooperation assistance for removing some trees. These are very feasible plans that will be priced in the \$150,000-\$160,000 range and they hope to be done late next summer.

Peckham asked Fuste if they get nervous with the lot size of 1/10 of an acre. Peckham said that he is very happy with the interest and asked what they would normally like to see for the lot size. Fuste said that he is not a builder, but with the financing and planning part of the project. These are the most feasible homes for these lots. Especially in this area, there is no perfect lot and the boundary is rarely fenced in. The potential buyers are very excited for these plans in this area. Peckham said that what is shown on the last page has put his mind at ease, but he was nervous when houses are built close to the sidewalk that a pedestrian could knock on a window. Fuste added that there are current homes that are much closer than what is proposed.

Gisselman asked what the normal setbacks would be. Hebert answered that the existing residential allowance for setbacks is difficult to make – the 8' side yard and 30' rear yard. The new zoning code will have more leniency. In this case, a variance could be granted through the Zoning Board of Appeals. This is a planned development and certain setbacks can be granted. Gisselman asked how close they will be to the adjoining neighboring properties. Sippel said that a lot of the properties that are adjacent do not meet the setback requirements. The setbacks for 2001 Sherman Street would be pretty close to the required amount. Fuste said that 2001 Sherman Street will be further away than the existing home is. It would be 3' to the fence.

Peckham asked if the removal of the trees will be a condition of the sale and if city staff is ready and

willing to assist. Sippel said that he has discussed the removal of trees with the forester and it is possible that they will be removed.

Gisselman said that if staff believes the project is good, so be it. Gisselman said that he has issues with plopping residential properties so close together. Lenz said that the commission can look at adding conditions to the precise implementation plans. The general plans have already been revised a little bit with the developers. The Economic Development committee approved this project, which came out of an RFP process.

Brueggeman asked how long it has been city owned and if the adjacent owners had an option to purchase the properties. Lenz answered that the street was reconstructed around 2010 and they have been city-owned since then. The properties went through a public process; the adjacent owners would have been able to bid on them. There are still remnants on Bridge Street, where the city is the owner and no one seems to want the property. The chance to develop the lots is a positive thing.

Mayor Mielke closed the public hearing.

Sippel said that this item is to rezone to UDD and approve the general development plan. It is up the commission if they feel this is an appropriate use and the plan can have some refinements.

Brueggeman motioned to rezone 2001, 2005 and 2115 Sherman Street and 902 South 21st Avenue from R2, Single Family Residence District to UDD, Unified Development District and approve the General Development Plan to allow for single-family residential homes. Bohlken seconded, and the motion carried unanimously 7-0. This item will go to Common Council on November 13, 2018.

Discussion and possible action on a revision to the Right-of-Way Project Plan and Relocation Order for Phase II of the Thomas Street Construction Project.

Lindman said that this is a revision to the right-of-way for Thomas Street. The changes to the plan are located on 4.05, which is located in front of the 3M plant. Staff tried to make turning lanes off of Thomas Street into the 3M driveway work, but couldn't. The driveway on Thomas Street would be removed and a driveway would be added onto 1st Avenue. 3M is looking at the circulation and how improvements can be made. 3M is also reaching out to neighboring properties to see if they can use part of the property for truck storage. Lindman said that the first thing that changed is that the driveway was removed. The sidewalk was moved to the back of curb so there is no grass boulevard. This was done to mitigate damage and encroachments to their rail storage. There is still some property that will need to be purchased from 3M.

Zahrt said that the rail is important to 3M. Lindman said that there have been healthy conversations. Peckham asked if the main revision is between the railroad and 1st Avenue. Lindman said that is correct and that it also affects the rail property. The north side will be pulled back to the back of the curb. A sidewalk will be 6', which is a bit wider than normal. This will help to reduce the amount of property acquisition.

Gisselman said that this is an amendment to a design plan that he voted against prior and will continue to vote against this.

Peckham motioned to approve the revision to the right-of-way project plan and relocation order for Phase II of the Thomas Street construction project. Bohlken seconded, and the motion carried 5-2. Gisselman and Zahrt voted against the item. This item will go to Common Council on October 23, 2018.

Discussion on the Zoning Code Update.

Lenz said that staff is continuing to work with the consultants on the update and they are starting to look at the maps to see the transition to the new districts. Lenz said that hopefully the following month there will be something for the committee to review. There is lots of work being done right now.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for November 20, 2018.

Lenz said that they would like to have a meeting for the Sherman Street precise implementation plan before the regular meeting. The committee agreed that October 30th at 4:00 would work for everyone.

Adjournment.

Brueggeman motioned to adjourn, seconded by Zahrt. The motion carried unanimously 7-0 and the meeting adjourned at 5:50 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on November 20, 2018.