

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, February 19, 2019, at 4:30 p.m. in the Board Room of Wausau City Hall.

Members Present: Mayor Robert Mielke, Eric Lindman, Ron Zahrt, Gary Gisselman, Patrick Peckham, Bruce Bohlken (arrived at 4:45 p.m.)

Others Present: Brad Lenz, Dave DeSantis, William Hebert, Christian Schock, Melissa Engen, Ted Matkom, Craig Richardson, Jim Borysenko, Tara Draeger, Jessica Kopecky, David Hummer

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 4:30 p.m. noting that a quorum was present.

Approve the minutes of the December 18, 2018 meeting.

Zahrt motioned to approve the minutes from the December 18, 2018 meeting. Peckham seconded, and the motion carried unanimously 5-0.

Discussion and possible action on amending the General Development Plan and Precise Implementation Plan at 912, 920, 1000, 1006, 1008 and 1100 North 1st Street and 1000 and 1200 North River Drive.

Lenz said that Gorman and Company is proposing to take over the Riverlife project and they submitted a new general development plan. The plan looks similar to the original plan that was previously approved. Precise plans would be submitted at a later date. The changes are highlighted in the staff report. The building footprints and uses will pretty much stay the same.

Peckham asked if the values of the buildings will be the same.

Ted Matkom, Gorman and Company, said that the value will probably be greater than what was estimated before. The proforma of the apartment building didn't make sense, so they took the 54 units and increased the number of units to 88 units. This will be a place with 1-2 bedrooms to live the life of the river and hopefully work nearby. There is a lot of interest on the hotel side. The bigger value footprint was found with the apartments. They have to live with what is currently there. There are 54 parking spaces so surface parking will be required. Matkom said that if this gets approved, they will go to banks and investors to get the funding.

Gisselman said that the hotel is new to the development and asked how it will affect the precise implementation plan and affect the dynamic. Schock said that they would need to come back with approval of the precise plan. Gisselman asked if this is just for the general development plan. This was confirmed. Matkom answered that the current plan is for an office. If the hotel is planned, they would come back for the approval.

Zahrt said that he sees this as a positive since residential will have less traffic flow than commercial. Schock said that the apartments are an increase from the original plan. Matkom added that \$50,000 has been spent on the architectural plans and engineers to validate what has been constructed. They are not ready for the rendering, but are very close. Matkom said that they need users for the commercial space but hope to close on the apartments in June.

Zahrt motioned to amend the general development plan at 912, 920, 1000, 1006, 1008 and 1100 North 1st Street and 1000 and 1200 North River Drive. Peckham seconded, and the motion carried unanimously 5-0. This item will go to Common Council on February 26, 2019.

PUBLIC HEARING: Discussion and possible action on rezoning 1101 South 4th Avenue from R3, Two Family Residence District to B3, General Commercial District.

Craig Richardson, GEI Consultants on behalf of Krist Oil Company, Inc., said that Krist Oil purchased

the adjacent parcel and they have requested the rezoning. The building and garage have been razed and the lot has been cleaned up. There is a lot of congestion on this part of Thomas Street and the alley area. The intention is to develop the property with a gas canopy.

Zahrt asked if the alley is vacated. It was confirmed that it has not been vacated.

Hebert said that the staff report is included in the packet. There will be two 24x50 islands constructed with one canopy. B3 zoning allows for the canopy. There is screening already in place. There is an 8' transitional yard and a transitional yard along 4th Avenue. There is a driveway there, but the canopy will need to be back further. The B3 zoning fits in with the location, as the nearby zoning consists of B2 and B3 zoning. Lenz added that an email was received with concerns by an adjacent neighbor. Hebert said that he also spoke to the neighbor about the concerns.

Bohlken arrived at approximately 4:45 p.m.

Richardson said that he would like to address the concern of the effects of the family of the underground storage tanks. The tanks are 12' deep, compacted and covered well. The venting actually goes back to the station where they are currently vented. It is safe – there are state and federal requirements that must be followed.

Peckham asked if the neighboring house is a two-story dwelling. It was confirmed that it was one and a half stories. Richardson added that there will be security cameras for drive offs. An eight-foot fence has already been installed. A photometric plan was reviewed by the commission. There will be virtually no light to the adjacent owner and all lighting will be LED. The hours of operation will be 6AM-10PM. Peckham asked if light could be shielded. Richardson said that could be done.

Gisselman said asked how close the pumps will be from the southern property. Richardson said that the edge of the canopy will be 8' to the property line and 15' to the pumps. The house is about 10' from the property line. Gisselman asked if 4th Avenue would be the access point. Richardson said that is where the drive access currently is. Gisselman asked what will happen with the additional parking that the lot is being used for. Richardson said that parking will be available on the edge.

Peckham said that one of the reasons for the expansion is for the alley not to be so jammed, but the alley will seem to be part of this parcel. Richardson said that people may exit the alley onto Thomas Street. There is such a demand for the pumps that people go on the alley to wait for pumps. Gisselman asked if there will be access to Thomas Street. This was confirmed. Peckham asked if it is expected that this will be less obstructive than it currently is. Hebert said that it is more than likely. Richardson said this will promote better flow. Zahrt said that there will be more room at the pumps with the plans. Richardson said that there will be no speakers or intercoms.

Hebert said that staff recommends the rezone.

Mayor Mielke closed the public hearing.

Peckham motioned to rezone 1101 South 4th Avenue from R3, Two Family Residence District to B3, General Commercial District. Zahrt seconded and the motion carried unanimously 6-0. This item will go to Common Council on March 12, 2019.

PUBLIC HEARING: Discussion and possible action on approving a conditional use at 2625 North 20th Avenue to allow for motor vehicle sales and a car wash in an IB, Interchange Business District.

Jim Borysenko, REI Engineering, said that this parcel has been waiting for a development opportunity. It

will be used for a Subaru expansion and will allow for other vehicle storage for dealerships in the area. This will help reduce congestion. Borysenko showed the commission the proposed site plan. The conditional use would be for the vehicle sales and car wash. The car wash will be for detailing of vehicles and will be internally used. There is a proposed dog park listed on the site plan. The details of the dog park have not been refined and it is currently a place holder. Part of the site plan shows a loader area for the car transporters, which will help with safety concerns. The refuse area will be located near the car wash. The plan went through the Subaru's corporate architects, with just a couple of minor updates. The check-in area and building will be expanded 2 feet.

Mayor Mielke asked what will be done with the old building. Borysenko said that it will be repurposed.

Peckham said that as chairperson for Parks and Recreation Committee he encourages the dog park. Borysenko said that it would be implemented with the construction of the building. Peckham said that he welcomes this addition.

Mayor Mielke closed the public hearing.

Lenz said that IB zoning is located all around the parcel. A conditional use is required for the vehicle sales and car wash. The internal car wash will be tucked towards the back and won't impede any neighboring properties. Similar uses have been allowed for this area. Staff recommends approval.

Bohlken motioned to approve a conditional use at 2625 North 20th Avenue to allow for motor vehicle sales and a car wash in an IB, Interchange Business District. Zahrt seconded, and the motion carried unanimously 6-0. This item will go to Common Council on March 12, 2019.

Discussion and possible action on the Downtown Wausau "Towers Area" Market Study RFP.

Schock said that recently there has been dialog for downtown plans and a market study. Staff is considering a process for parking demands. The original plan is ten years old and this is a new opportunity to reexamine this area in a new way. A small amount of resources have been allocated for improvements to the catholic block.

Peckham asked what the market assumption would be. Schock answered that a firm would be hired to complete a market analysis to determine what the likely use could be and what the density would be. The plan would educate the staff when planning infrastructure and projects.

Gisselman asked what the border would be. Schock said that there isn't a defined border. Staff would work with the firm to define an area. Gisselman said that the city owns two blocks of the downtown area. Schock said that the plan is for an area of private and public properties. This would include less stakeholders than normal. The stakeholders would be Compass Properties, Dudley Investments, Graebel family and YMCA. Gisselman said that there is an agreement with the church that there is a certain amount of tradeoffs. Schock said that it is not set in stone. There is half a block that could be used for parking. The study will show how much parking and the density of it. Gisselman said that there should be a park. Schock said that there will be a park, but the study will show how much parking is needed. Gisselman asked how long the study will take. Schock said that the plan will educate staff on what to do, but the timeframe for implementation is not known. The last parking study was done ten years ago and there has been a lot of changes in this area.

Peckham said that he would like the boundaries to be north to the railroad tracks and south to Scott Street. Schock said that would be a fair boundary. Zahrt said that there is a lot of developable land to the north. Schock said that ABC Supply may reposition. Gisselman asked if this was identified in the Comprehensive Plan. Lenz said that the comp plan is more general, but some of the areas were outlined in the downtown section.

Bohlken motioned to approve moving forward with the Downtown Wausau "Towers Area" Market Study RFP. Peckham seconded and the motioned carried unanimously 6-0.

Amend Precise Implementation Plan at 1300 North River Drive to allow for murals.

Lenz said that the commission has discussed putting murals on the building in the past.

Tara Draeger, Rise Up, said that they have been working with the EEA High School, which is a non-traditional school and have come up with ideas for a mural. The students have been meeting since September every Tuesday.

Jessica Kopecky, Rise Up, presented the mural to the committee and explained how the students came up with the murals. The students started the process by going to WOW to take in the experience. Mayor Mielke asked if there will be an explanation for the murals available at WOW. Kopecky said that they have had discussions with the owner and plan to have something on the menu or a plaque in the building explaining the murals. Peckham asked if the owners were on board with the murals. This was confirmed.

Bohlken said that it is great that it is moving forward. Zahrt said that the mural is Wausau. Peckham asked if murals will also be on the back side. Draeger said that they hope to do more murals. The students chose to do the side of the building near the walking path, because that is the side that the students could relate to.

David Hummer said that only one mural is proposed at this time and will be placed on the most visible area. Mayor Mielke asked Hummer if he is on board with the murals. Hummer said that it is great. The students can only be guided so much and it takes quite a lot to get them to this stage. There is so much beauty with the blue against the orange.

Lenz said that since this is a UDD zoned property, the precise implementation plan will need to be amended. It doesn't have to be very strict, but it is up to the commission members. Zahrt said it would be best to give the artists freedom. Gisselman asked if council will have a final drawing. Lenz said the Economic Development Committee will also be reviewing the proposal. Hummer asked if the murals could be placed on all four walls. Mayor Mielke said that they would like that to happen. Hummer asked if that would be allowed. Mayor Mielke asked what the time frame would be. Draeger said that she would have to discuss it with the school. The public gets to help paint the murals and will hopefully be done in May or June, depending on the weather. Mayor Mielke said that he likes the community involvement.

Peckham motioned to amend the precise implementation plan at 1300 North River Drive to allow for murals. Bohlken seconded, and the motion carried unanimously 6-0. This item will go to Common Council on March 12, 2019.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for March 19, 2019.

Adjournment.

Zahrt motioned to adjourn, seconded by Bohlken. The motion carried unanimously 6-0 and the meeting adjourned at 5:25 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on March 19, 2019.