

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, April 16, 2019, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

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

Others Present: Brad Lenz, William Hebert, Brad Sippel, Dave DeSantis, Melissa Engen, Rodney Kleinstick, Nick Bancuk, Paul Buch, Deb Ryan, Larry Schindler, Victor Anderson, Jason Blenker

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 March 19, 2019 meeting.

Zahrt motioned to approve the minutes from the March 19, 2019 meeting. Brueggeman seconded, and the motion carried unanimously 7-0.

PUBLIC HEARING: Discussion and possible action on rezoning 1551 Westwood Drive from IB, Interchange Business District to B3, General Commercial District and approve a conditional use to allow for a landscaping contractor office, shops and yards.

Rodney Kleinstick, 1551 Westwood Drive, said that Landcrafters Landscaping takes pride in their work and the major problem is retaining employees. This will allow them to grow the business and retain employees by having a place to gather.

Mayor Mielke closed the public hearing.

Lenz said that this item is for a rezoning of the property and a conditional use. The current zoning district is IB and B3 zoning is requested. These districts occur frequently together and there is not much difference between them. Staff is comfortable with the zoning change. The zoning map shows a buffer between the residential and industrial uses. A conditional use is needed for the shops and yards. Staff recommends approval.

Peckham said that he initially had a concern but felt better after seeing the maps. There will be some onsite sales so the owner will try harder to make sure that the site is attractive and the equipment is secured.

Peckham motioned to rezone 1551 Westwood Drive from IB, Interchange Business District to B3, General Commercial District and approve a conditional use to allow for a landscaping contractor office, shops and yards. Brueggeman seconded, and the motion carried unanimously 7-0. This item will go to Common Council on May 14, 2019.

PUBLIC HEARING: Discussion and possible action on rezoning 110 West Bridge Street, 612, 616 & 618 North 1st Avenue and 607, 611, 615 & 617 North 2nd Avenue from R3, Two Family Residence District to B3, General Commercial District.

Nick Bancuk, Marathon Technical Services, said that they helped put together the plan for the developer. The property on the southeast corner of the block is already zoned B3 and the neighboring properties to the west, east and south are already businesses. Bancuk said that they tried to purchase the two properties to the north, but could not come to an agreement. The item goes with the conditional use for the car wash and is the reason for the rezone. The car wash would be located on the east half and a drive up restaurant on the west half.

Paul Buch, 4030 Riverview Drive, said that he owns five of the parcels and said that he wanted to point out the importance of the new development. This is kitty-corner to Walgreens and west of CVS. The

assessed value of those properties are \$2.2 million with generations of \$111,000 in tax revenue. The current assessed value of the properties on 1st Avenue and 2nd Avenue is \$503,000 with a tax generation of \$12,757. In the interest of the community, the new development warrants consideration with the new generated tax base and is a good forward looking project.

Deb Ryan, 702 Elm Street, said that the city of Wausau is heading to a dramatic increase in water and sewer bills where they will quadruple. This may be the wrong community for starting a car wash with the additional water charges. Ryan said that she is concerned with the lost houses in the area that are affordable housing. The United Way has a short list of apartments that are \$450 or less per month. Will affordable housing be replaced? Ryan said that the numbers should be looked at with the water rates going up.

Mayor Mielke said that the rates will be phased in a 2-3 year period.

Larry Schindler, 701 North 2nd Avenue, said that he is also speaking for Josh who lives at 702 North 1st Avenue. Schindler said that they are concerned for light infiltration from the business. The restaurant and car wash will have light. The area is being surrounded by business.

Mayor Mielke closed the public hearing.

Lenz said that the request is broken into two parts and the zoning would be consistent with other properties in the area. The area along Quaw Street will still be residential. A fence will be required if it is rezoned to commercial and it was acknowledged in the letter from the petitioner.

Gisselman said that this is an intrusion into the neighborhood and is going too far. This will affect the 700 block. This needs to be given a serious look and it is a little too far into the residential area. The west side of 1st Avenue is a residential area. Gisselman said that he will oppose this request.

Peckham asked what measures the city will be taking to make sure there isn't a lot of light leaving the property to interfere with nearby properties. Hebert said that the developer will need to provide a photometric lighting plan and have regulations for the maximum foot candles that could spill over to the property. Hebert said that staff will be mindful of the concern if the proposal goes through.

Zahrt asked if there any feeling of traffic turning onto on 2nd Avenue from Bridge Street. This is a nice project, but he does not want to see traffic issues. Lindman said that traffic coming in and out of 2nd Avenue near the intersection. Bridge Street has heavy traffic. There will be access off of Bridge Street. Lindman said that he is not sure how to avoid the traffic issue since people will always take the easiest path.

Brueggeman motioned to rezone 110 West Bridge Street, 612, 616 & 618 North 1st Avenue and 607, 611, 615 & 617 North 2nd Avenue from R3, Two Family Residence District to B3, General Commercial District. Zahrt seconded and the motion carried 6-1. Gisselman voted against the item. This item will go to Common Council on May 14, 2019.

PUBLIC HEARING: Discussion and possible action on approving a conditional use at 102 West Bridge Street and 612, 616 & 618 North 1st Avenue to allow for a car wash, in a requested B3, General Commercial District.

Bancuk said that fencing will be installed along the north property line and shrubs and trees between the hard surface to the fence to buffer from residences. The driveway on 1st Avenue has been pushed as far north as they can to get traffic away from the intersection. Bancuk said that they hope to have the traffic flow from of 1st Avenue coming into the car wash on the south. The noisy part of a car wash is the dryers, which will be placed on the south end and will be fully enclosed. There will be external vacuums.

The site plan for the restaurant is a concept to get a look at traffic flow. The city has been asked to vacate the alley and will go to the next CISM meeting. The alley vacation will better serve customers.

Ryan said that there does not appear to be an entrance on 1st Avenue. Ryan said that she has gone down 2nd Avenue a few times and it is very difficult to enter. The entrance should be on the west side of North 1st Avenue, if you want it to be convenient for the neighbors.

Mayor Mielke closed the public hearing.

Lenz said that the petitioner addressed the criteria and outlines what the development is doing to satisfy the criteria. This is not a UDD, so we're not approving details of the site plan, but the commission could add conditions for public benefit.

Zahrt motioned to approve a conditional use at 102 West Bridge Street and 612, 616 & 618 North 1st Avenue to allow for a car wash, in a requested B3, General Commercial District. Brueggeman seconded and the motion carried 6-1. Gisselman voted against this item. This item will go to Common Council on May 14, 2019.

PUBLIC HEARING: Discussion and possible action on rezoning 1401 Elm Street from IB, Interchange Business District to UDD, Unified Development District, and approve the General Development Plan to allow for a 58-unit multi-family residential development and a one-story medical office building.

Victor Anderson, Lokre Development Companies, said that they are looking for the general development plan approval and rezoning from IB to UDD for a residential development and a possible office development.

Deb Ryan, 702 Elm Street, said that she spoke to Victor and was told that he was going to attend the neighborhood meeting and did not show. There are a number of questions that have not been addressed. There is a lot that has not been talked about. What kind of heat will the building have? Where are the entry and exists for traffic? Is there any commitment for a medical clinic? Ryan said that it seems like that there is the need when a medical office on 28th Avenue was converted to a group home. A lot of people make jokes about the amount of Kwik Trips and it is becoming the same with medical offices. Ryan asked why it would be built if there is no guarantee. Ryan asked about parking spots and said that they learned that it would be one underground parking for each unit, but most have at least two vehicles. There is no designation or plans to show what is going on. Ryan said that a lesson should have been learned from five years for Trolley Quarter Flats, where parking is underserved. The ground parking must meet the needs. Ryan asked if this will go beyond two stories and will be the highest housing in the neighborhood. \$950 is the rent based on the information from staff, which seems very sketchy.

Mayor Mielke closed the public hearing.

Sippel said that this item is to rezone the property from IB to UDD zoning for a 58-unit apartment and medical office. This is the former Mountain Lanes site. The elevations and floor plans are included in the packet, but the site plan is not yet available. The east side of the property is primarily residential. The 17th Avenue corridor is mostly commercial. A middle school is located to the south of the property. An option for the commission is to hold the public hearing and hold off action. Staff does not have a recommendation.

Gisselman said that more information is necessary to proceed with the general development plan. Gisselman asked if the applicant understands what is needed. Sippel said that they have requested the site plan and will follow up with them. A general site plan is needed for the general development plan and landscaping plans will be needed for the precise implementation plan. Lokre said that the site plan is in development at this time. Mayor Mielke asked when it would be ready. Lokre said it should be ready in about one week.

Peckham asked if there is a provision for outdoor parking for the 58 units. Sippel said that UDD zoning is flexible, but 1 ½ parking spots per unit is standard. Peckham said that with 58 underground spots, 29

outdoor parking stalls would be needed. Peckham said that he is not comfortable yet and should ask the petitioner to come back. Mayor Mielke and Brueggeman suggested approving the zoning, but not the general development plan or precise implementation plan.

Brueggeman motioned to rezone 1401 Elm Street from IB, Interchange Business District to UDD, Unified Development District. Zahrt seconded, and the motion carried unanimously 7-0. This item will go to Common Council on May 14, 2019.

Discussion and possible action on approving the Precise Implementation Plan to allow for a 58-unit multi-family residential development and a one-story medical office building.

This item was discussed under the previous item.

PUBLIC HEARING: Discussion and possible action on rezoning 1301 North 2nd Street from R3, Two Family Residence District to UDD, Unified Development District and be added to the General Development Plan for multi-family residential units.

Jason Blenker said that they would like to add this property into the UDD for 2nd Street and Short Street. An offer has been accepted and it rolls into the next two agenda items.

Mayor Mielke closed the public hearing.

Sippel said that one staff report was put together for the next three items. The first item is to rezone the property at 1301 North 2nd Street from R3 to UDD and to include the property in the general development plan. The second item is to approve the precise implementation plan for Phase II of the area of North 2nd Street and Short Street. The third item is to approve the precise implementation plan for Phase III for properties south of Short Street. There will be a total of fourteen units between the two phases. The surrounding properties are mostly residential with some commercial along North Third Street. The first phase has been mostly completed. Staff recommends approval. Sippel said that on Phase III, staff recommends a condition that that the driveway is setback at least 18' from the sidewalk.

Peckham said that it is showing walls zigzagging and asked if that would be counterproductive in terms of energy efficiency. Blenker said that part of their job is to look at the market. During the first phase, it was realized that the single story units are the most popular. Blenker said that they tried to redesign phase II and phase III to incorporate more single story living and to also maintain privacy. It is a challenge to have a common wall space. They try to give people the best of both works. It is probably not truly as energy efficient as possible, but they need to look at what the market is willing to buy. The walls are still energy efficient. This is the best solution for a salable product.

Zahrt said that they are built very well and most are sold. Zahrt said that this is a tremendous improvement for the city of Wausau and thanked Blenker.

Zahrt motioned to rezone 1301 North 2nd Street from R3, Two Family Residence District to UDD, Unified Development District and add it to the general development plan for multi-family residential units. Brueggeman second and the motion carried unanimously 7-0. This item will go to Common Council on May 14, 2019.

Discussion and possible action on approving the Precise Implementation Plan at 1301, 1305, 1309 and 1313/1315 North 2nd Street and 206 Short Street to allow for eight (8) multi-family residential units.

Brueggeman motioned to approve the precise implementation plan at 1301, 1305, 1309 and 1313/1315 North 2nd Street and 206 Short Street to allow for eight (8) multi-family residential units. Zahrt seconded and the motion carried unanimously 7-0. This item will go to Common Council on May 14, 2019.

Discussion and possible action on approving the Precise Implementation Plan for 101/103, 201 and 205 Short Street, 1201 North 2nd Street and 1202 and 1204 North 3rd Street to allow for six (6) multi-family residential units.

Zahrt motioned to approve the precise implementation plan for 101/103, 201 and 205 Short Street, 1201 North 2nd street and 1202 and 1204 North 3rd Street to allow for six (6) multi-family residential units with the condition that driveways be setback 18' from the sidewalk. Peckham seconded, and the motion carried unanimously 7-0. This item will go to Common Council on May 14, 2019.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for May 7, 2019 for a special meeting and May 21, 2019 for the normal monthly meeting. Lenz said that the plans for North Central Healthcare should be ready for the May 21st meeting. Gisselman said that the Economic Development Committee meeting will be held at 5:00 p.m. on May 7th so he will not be able to attend.

Adjournment.

Brueggeman motioned to adjourn, seconded by Zahrt. The motion carried unanimously 7-0 and the meeting adjourned at 5:40 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on May 7, 2019.

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