

## PLAN COMMISSION

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Time and Date: The Plan Commission met on Tuesday, May 7, 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, Dave DeSantis, Melissa Engen, Sean Murray, Deb Ryan, Victor Anderson, Bill Greenwood, Rob Erickson

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.

**PUBLIC HEARING: Discussion and possible action on approving a conditional use at 1200 West Wausau Avenue to allow for placement of a 8X10 fiber structure (hut) on the property to house all the telecommunications equipment and cables, in a IR, Interchange Residence District, and R2, Single Family Residence District.**

Sean Murray, TDS Metrocom, said that they plan to place two 8'x10'x9' structures at Wausau West High School and at 610 McDonald Street. The huts will house fiber equipment and racks. There is a large fiber optic project for building in Wausau and the surrounding communities. The huts will house the equipment. No one will be stationed in the hut.

Peckham asked how tall the huts will be. Murray answered that they will be 9' tall and will have a flat surface.

Deb Ryan, 702 Elm Street, said that she lived in Madison from 2006-2009 and TDS has a good reputation. This will give good competition in the area with lower prices and better service.

Mayor Mielke closed the public hearing.

Lenz said that the conditional use is required for IR and R2 districts. The first item is for the hut located at Wausau West High School. The hut will be placed 10' from the property line. The equipment will be enclosed in the structure and will not be intrusive to the neighbors. Staff recommends approval with the condition that the exterior lighting is limited to 1 foot-candle at the property line.

Peckham asked if this will be on the school district property. This was confirmed. Gisselman asked if the McDonald property is owned by TDS. Murray said that they are currently working with the property owner for an easement and may possibly purchase the property in the future. As easement was signed today for the Wausau West High School location.

Bohlken motioned to approve a conditional use at 1200 West Wausau Avenue to allow for placement of a 8'x10' fiber structure (hut) on the property to house all the telecommunications equipment and cables in a IR, Interchange Residence District and R2, Single Family Residence District with the condition that lighting be limited to one foot-candle at the property line. Zahrt 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 approving a conditional use at 610 McDonald Street to allow for placement of a 8X10 fiber structure (hut) on the property to house all the telecommunications equipment and cables, in a IR, Interchange Residence District, and R2, Single Family Residence District.**

Sean Murray, TDS Metrocom, said that this hut is for a different location and will possibly purchase the property. Environmental studies will need to be completed before purchasing.

Mayor Mielke closed the public hearing.

Lenz said that this is a similar situation as the previous item, but it is a smaller residential lot and would be very difficult to build on. The hut would be setback 10' from any property lines.

Peckham asked if grass would be planted. Murray answered that the hut will be placed on a concrete pad with grass around it and a small driveway would be put in to check equipment. There is already some fencing on the property, but they may add some fencing in the future.

Brueggeman motioned to approve a conditional use at 610 McDonald Street to allow for placement of a 8'x10' fiber structure (hut) on the property to house all the telecommunications equipment and cables in a IR, Interchange Residence District and R2, Single Family Residence District with the condition that lighting be limited to one foot-candle at the property line. 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 General Development Plan and Precise Implementation Plan at 1401 Elm Street to allow for a 58-unit multi-family residential development and a one-story medical office building.**

Lenz said that this was brought back from the previous month. The commission recommended UDD zoning. The site plan and landscaping plan were included in the packet. The developer recently submitted a new plan with another story added onto the building. The petitioners are requesting the approval for the general development plan and precise implementation plan. The precise implementation plan for the office building will need to come back to the commission.

Peckham said that the approval is for 58 units and asked if there will be additional units with the additional floor. Victor Anderson said that they are just looking at adding a third floor and have found the additional parking. Anderson said that he couldn't get the plan earlier, as he just received it today. Peckham said that there will be 58 underground parking spaces and the rest will be surface parking. Anderson confirmed this.

Deb Ryan, 702 Elm Street, said that with the property there will probably be people that want to walk to school and asked if sidewalk would be added to 14<sup>th</sup> Avenue and towards the corner near the entrance. The neighborhood is enhancing the park on Reservoir Drive and there is no sidewalk between 14<sup>th</sup> Avenue and 12<sup>th</sup> Avenue. This is somewhat of a danger. Ryan said that she has seen a property for rent on Chellis Street with 3 bedrooms and 2 bathrooms for \$975 and said that these will definitely be luxury apartments. They should expect more than 1 ½ parking spaces per unit. Ryan asked where they will park their RV's, jet skis or other toys they will have.

Bohlken motioned to approve the general development plan and precise implementation plan at 1401 Elm Street to allow for a 58-unit multi-family residential development and a one-story medical office building. Brueggeman seconded and the motion carried unanimously 7-0. This item will go to Common Council on May 28, 2019.

**Discussion and possible action on amending the Precise Implementation Plan at 1300 North River Drive to allow for a shade sail structure.**

Lenz said that this is for the WOW property and representatives are here to discuss the project. The shade will be for the patio on the river side of the building. This will be an amendment to their site plan.

Bill Greenwood said that the plan is to put a structure up for shade and it will be the same color scheme as the riverfront. It will be bright and pretty. It will not cover the entire deck. Mayor Mielke asked if it would be removed in the winter. Greenwood answered that the shade will be removed, but the frame

would stay.

Peckham said that considerable energy and creativity has gone on with the murals and asked if it would still be visible with the shade. Greenwood answered that it would be blocked if standing in front, but as someone would pass the shade area, it will be visible. Peckham asked if there would be an alternative way for the shade to allow the visibility of the mural. Greenwood said that if it would be lowered it couldn't function and if it would be raised, it wouldn't provide the shade.

Gisselman asked if the structure is legitimate within the code. Hebert said that the engineered analysis for the structure would need to be reviewed, but it has not yet been submitted. Rob Erickson, Wausau Canvas, explained to the commission how the frame was designed and how it would be constructed.

Lenz asked what the color of the supports would be. Greenwood said that any color could be used. Erickson said that it could match the building. The material is high density and flame retardant. It has a long life and is totally recyclable.

Zahrt motioned to amend the precise implementation plan at 1300 North River Drive to allow for a shade sail structure. Brueggeman seconded and the motion carried 6-1. Peckham voted against this item. This item will go to Common Council on May 14, 2019.

#### **Adjournment.**

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Bohlken motioned to adjourn, seconded by Peckham. The motion carried unanimously 7-0 and the meeting adjourned at 5:10 p.m.

**The Plan Commission is next scheduled to meet at 5:00 p.m. on May 21, 2019.**

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