

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, June 18, 2019, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Eric Lindman, Gary Gisselman, Patrick Peckham, Bruce Bohlken, Andrew Brueggeman

Others Present: Brad Lenz, William Hebert, Brad Sippel, Brian Stahl, Melissa Engen, Matt Capodice, Dan Wage, Jeff Canniff, Mitch Viegut, Tom Radenz, Ben Rohr (phone)

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 May 21, 2019 meeting.

Brueggeman motioned to approve the minutes of the May 21, 2019 meetings. Bohlken seconded, and the motion carried unanimously 5-0.

PUBLIC HEARING: Discussion and possible action on approving a conditional use at 1900 Westwood Drive to allow for signage in excess of thirty feet but less than fifty feet in height above curb level, in an IB, Interchange Business District.

Matt Capodice, representing Graphic House who is representing Aspirus, said that the new building signs would be for the east and west elevations. The signage will not exceed 50' overall height, but will be greater than 30' to match the height of the signs at 2000 Westwood Drive, 2200 Westwood Drive and 333 Pine Ridge Boulevard. The other signs have all been installed in the last 5-6 years and have been approved by the Plan Commission and Common Council.

Lindman closed the public hearing.

Lenz said that other similar signs have been approved through the conditional use process. The signs will be on the building and staff have generally recommended these, versus tall free-standing signs.

Bohlken motioned to approve a conditional use at 1900 Westwood Drive to allow for signage in excess of thirty feet but less than fifty feet in height above curb level in an IB, Interchange Business District. Brueggeman seconded.

Peckham asked for clarification for the sign height. Lenz said that the top of the sign will be over 30 feet from the ground.

The motion carried unanimously 5-0. This item will go to Common Council on July 9, 2019.

PUBLIC HEARING: Discussion and possible action on approving a conditional use at 605 South 39th Avenue to allow for a parking and storage area, in a B3, General Commercial District.

Dan Wage, 7204 Sandy Creek Road, said that they had a fire at the four-plex, which is no longer there. It is right across the street from Wausau Mine Company and parking is an issue. Wage said that they would like to add a parking lot and keep the garage.

Lindman closed the public hearing.

Lenz said that the parking lot is a permitted use in the B3 zoning district. The garage for storage would require a conditional use. The five-door garage structure is not overly large and staff does not see this as a major issue for neighboring properties.

Peckham motioned to approve a conditional use at 605 South 39th Avenue to allow for a parking and storage area, in a B3, General Commercial District. Brueggeman seconded, and the motion carried unanimously 5-0. This item will go to Common Council on July 9, 2019.

PUBLIC HEARING: Discussion and possible action on approving a conditional use at 110 South 3rd Avenue to allow for a duplex, in a B2, Community Service District.

Jeff Canniff, 3706 Schoonover Road, said that he would like to request to convert the building to a duplex. The building was originally a duplex and is currently an office.

Lindman closed the public hearing.

Sippel said that the property is zoned B2 and a duplex would require a conditional use. The area is a mix of residential and commercial and either use would fit.

Brueggeman motioned to approve a conditional use at 110 South 3rd Avenue to allow for a duplex, in a B2, Community Service District. Peckham seconded, and the motion carried unanimously 5-0. This item will go to Common Council on July 9, 2019.

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 in a UDD, Unified Development District.

Lenz said that the building elevations are included in the packet for the new building. They look similar to the previous ones but have been refined a bit. There would be 75 units, which is down slightly from Gorman's plan. The site plan is included in the packet and hasn't changed. They will be using the existing foundation and building on top of it. The city owns the property and will work with the developer for refinement of the site plan.

Stahl said that the issue for the fire department is with the ingress and egress. Being four stories, there is a concern about the fire trucks entering. The aerial truck is 47' long with a 40' radius. The 6' bucket would not be able to reach with the trees in the median. It is a premature concern, but they would not be able to utilize the apparatus if it would be necessary. Lenz said that a consultant is working on the design of Fulton Street and the parking lot and this can be taken into consideration.

Peckham asked for information for the material since it looks like it is different types of siding and bricks. Viegut said that it will be broken up with smart siding and metal steel panels. Peckham said that he appreciates seeing the plans in this format with the elevations on the same sheet as the floor plans.

Lenz asked what the orange areas near the top of the facades are. Viegut said that it would be a sunshade that would stick out 4-5'. It will not be orange, but will be decorative.

Brueggeman motioned to amend 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 in a UDD, Unified Development District. Bohlken seconded, and the motion carried unanimously 5-0. This item will go to Common Council on July 9, 2019.

Discussion and possible action regarding vacating and discontinuing an alley bounded by West Bridge Street, Quaw Street, North 1st Avenue and North 2nd Avenue.

Lindman said that this is for the proposed car wash along Bridge Street. The alley would be vacated from Bridge Street to Quaw Street and would utilize all but the two north properties. Brueggeman asked if there is rear access to the properties on Quaw Street. Lindman said the properties that would remain do not currently use they alley, but they would be allowed to have a driveway off of Quaw Street.

Brueggeman motioned to vacate and discontinue an alley bounded by West Bridge Street, Quaw Street, North 1st Avenue and North 2nd Avenue. Peckham seconded.

Peckham said that in the future, one of the properties could build a garage with the entrance coming off of the alley. Lindman said that a garage could be put up with the entrance coming off of Quaw Street instead of from the alley.

The motion carried unanimously 5-0. This item will go to Common Council on July 9, 2019.

Discussion and possible action regarding vacating and discontinuing North 2nd Street south of Short Street.

Lindman said that this is a right-of-way that the city currently has. Blenker has purchased the properties around it and is proposing to develop the area. The city does not have a need for the street.

Brueggeman motioned to vacate and discontinue North 2nd Street south of Short Street. Peckham seconded, and the motion carried unanimously 5-0. This item will go to Common Council on July 9, 2019.

Discussion and possible action on the Wausau Center Urban Design and Transportation Master Plan.

Sippel said that there is a memo in the packet for the plan. Staff recommends approval. This item will go to CISM in July and Common Council after that.

Peckham said that he only received the memo on the online packet. It was clarified that there was a separate link after the agenda and packet that included the plan.

Brueggeman said that this is really great and asked how the recommendations would carry forward. Sippel said that if the plan is adopted, the plan gives a vision. The implementation would be based on funding availability. Brueggeman asked what is planned for the eight-block city area. Sippel said that this plan mainly covers the Forest and Washington Streets corridors. The plan would work if the block stays as one parcel or if it splits up.

Brueggeman motioned to approve the Wausau Center Urban Design and Transportation Master Plan. Bohlken seconded, and the motion carried unanimously 5-0.

Discussion and possible action on approving the Certified Survey Map for 2625 North 20th Avenue.

Hebert said that that this item is for a survey to split up the auto body lot. The Subaru development will be on Lot 2. This needs to be reviewed because of the need for a private easement.

Tom Radenz, REI Engineering, said that that would be split into two pieces to split up the mortgage. There is currently an access easement. At this point, since Kocourek will own both pieces, an easement cannot be written. On the bottom of the survey, it is listed that an easement would need to be recorded if it is sold. Lot 2 would contain the detention ponds.

Brueggeman asked if an easement would automatically be created. Radenz said that during a title search it would happen. There wouldn't be any city action needed, just attorney actions.

Brueggeman motioned to approve the certified survey map for 2625 North 20th Avenue. Peckham seconded, and the motion carried unanimously 5-0. This item will go to Common Council on July 9, 2019.

Discussion on Zoning Code Update.

Ben Rohr, Vandewalle & Associates, said that the process of updating the zoning code started in April 2018 and they have been working with staff on the update. Rohr briefly went over the memo in the packet and what will happen in future meetings. He said 90% of the update is complete. He said at the next Plan Commission meeting they will bring a draft map and the zoning text.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for July 16, 2019.

Adjournment.

Peckham motioned to adjourn, seconded by Bohlken. The motion carried unanimously 5-0 and the meeting adjourned at 5:35 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on July 16, 2019.