

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, December 17, 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, Ron Zahrt

Others Present: Brad Lenz, Brad Sippel, Melissa Engen, Tom Neal, Michael Martens, Lisa Rasmussen, Andrew Dane, Garret Perry, Chris Schock

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 November 19, 2019 meeting.

Bohlken motioned to approve the minutes of the November 19, 2019 meeting. Zahrt seconded. Peckham asked that Motel 8 be changed to Motel 6 on page 2 of the minutes. It was confirmed that the change would be made. The motion carried unanimously 6-0.

Discussion and possible action on approving the Precise Implementation Plan at 1930 East Crabtree to allow for a service building.

Sippel said that the UDD zoning was approved in September. The precise implementation plan is for Phase I of the project for a service building. In the staff report, it was outlined that the orientation was skewed due to older trees on the property. This phase will not inhibit the future planning for through streets. Staff recommends approval.

Bohlken motioned to approve the precise implementation plan at 1930 East Crabtree to allow for a service building. Peckham seconded, and the motion carried unanimously 6-0. This item will go to Common Council on January 14, 2020.

Discussion and possible action on declaring the Eau Claire Heights District as a Local Historic District.

Lenz said that there is a map of the proposed area in the packet. There was a public hearing held by the Historic Preservation Commission on December 4th and an information meeting held in November at the airport. The commission voted in favor of the historic district. No one spoke in opposition of the district. Plan Commission is a review body for any historic districts or landmarks. The criteria for a historic district are outlined in the staff report. This would be a Class II Local Historic District, which would be advisory only. Staff recommends approval.

Peckham said that this is in his district and there was some curiosity, but not opposition. This should be passed.

Peckham motioned to declare the Eau Claire Heights District as a Local Historic District. Gisselman seconded, and the motion carried unanimously 6-0. This item will go to Common Council on January 14, 2020.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for January 21, 2020.

JOINT PLAN COMMISSION AND ECONOMIC DEVELOPMENT COMMITTEE ITEMS:

Presentation by Neighborhood Planners LLC of the South Riverfront and Towers Area Master Plans.

Andrew Dane and Garrett Perry presented the South Riverfront Master Plan and Towers Area Master Plan. The purpose of the South Riverfront Master Plan was to make a recommendation on the 26-acre site, as it has been a challenge to connect to the downtown. Dane said the current conditions include the kayak course and farmers market and he also touched on the constraints such as the contamination concern. Over the next 10 years, it is assumed that 200-300 owner occupied units and 200-300 rental units will be needed. A goal of the plan is to include possible housing and mixed-use development.

Perry commended the community for the support of the area. He said it could be possible to have a four-season building for vendors. Perry showed a detail of the proposed plan for a future market area. Dane went over the recommendations of the three phases of the plan. Phase I would include a feasibility study of a hotel and market plan.

Dane and Perry continued the presentation with the Towers Area Plan. Dane said that the 3rd Street retail corridor has shown growth and vibrancy that will continue. The 1st Street and 2nd Street area was looked at. The area could support 200-300 mid-market rental units and 84-112K square feet of office space. Dane went over the goals for the plan, the redevelopment plan and plans for green space and an office tower. Perry said that part of this plan would be to make a connection of the south riverfront to Riverlife. Dane went over parking scenarios when the McClellan ramp is removed in approximately 2024 and also over recommendations that are included in the plan.

Rasmussen said that there are very inspiring things in the plans and asked if the commissions should act on the items in the draft form. Schock answered that the committees can take action, but this could also be brought back. Rasmussen suggested that the plans be presented to the full council. Schock said at this point, the plans could be adopted – the plans are a vision, not a definitive action. Rasmussen said that it would be good to take a couple of weeks to get input and propose adoption at the next meeting.

Gisselman said that the city is obligated to build a crosswalk from Dudley Tower and said that is not part of plan. Dane said that the plan shows the skyway connecting towers for the recognition of the commitment. Gisselman said that Compass and Dudley both use the Jefferson Street ramp. There is a lot of need. Dane said that the need is understood, but the plan is not driven by one structure or parking issue.

Peckham asked how this plan would unfold financially and if there is a tax base to justify the expenditures. Dane answered that the financial analysis was not part of the plan. Perry said that the plan that was done for Eau Claire is a good example where TIF funding, grants and state aid were used.

Neal said that the vision is invaluable for interest and he has no problem acting on this item. Perry said that this is a draft plan and there is still thinking and effort that they would like to do. Mayor Mielke said that it would be good to take a look and come back in a month or so. Rasmussen added that she likes the park space and plans. Park and recreation is becoming a big business in larger areas. It makes sense to wait. Dane said that they were amenable to present the plan to council.

Discussion and possible action on the South Riverfront Master Plan.

This item was discussed under the previous item.

Discussion and possible action on the Towers Area Master Plan.

This item was discussed under the previous item.

Adjournment.

Bohlken motioned to adjourn, seconded by Zahrt. The motion carried unanimously 6-0 and the meeting adjourned at 6:10 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on January 21, 2020.