

PLAN COMMISSION

Time and Date: The Plan Commission met on Wednesday, May 27, 2020, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Katie Rosenberg, Eric Lindman, Patrick Peckham, Tom Neal, Bruce Bohlken, Andrew Brueggeman (arrived via WebEx at 5:10 p.m.)

Others Present: Brad Lenz, Brad Sippel, William Hebert, Melissa Engen, Tom Radenz, Gregg Schield, Jim Force, John Andrus, Krysta Salas, Barbara Force, Kurt Schubring, DeAnn Schubring, David Burke, Isaac Schield, Greg Zoromski

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 Rosenberg called the meeting to order at approximately 5:00 p.m. noting that a quorum was present.

Approve the minutes of the February 18, 2020, March 24, 2020, April 9, 2020 and May 19, 2020 meetings.

Bohlken motioned to approve the minutes of the February 18, 2020, March 24, 2020, April 9, 2020 and May 19, 2020 meetings. Peckham seconded. The motion carried unanimously 4-0. Neal abstained from the vote since he had not been present at the meetings.

PUBLIC HEARING: Discussion and possible action on approving a conditional use at 200 Park Avenue to allow for community gardens in a UMU, Urban Mixed-Use Zoning District.

Tom Radenz, 4080 North 20th Avenue, said that this is part of the expansion at Bridge Community Clinic and the gardens would replace others in the area. The existing gardens will be moved over one block and there will be a total of 20 gardens.

Mayor Rosenberg closed the public hearing.

Neal motioned to approve the conditional use at 200 Park Avenue to allow for community gardens in a UMU, Urban Mixed-Use Zoning District. Peckham seconded.

Bohlken said that there is a grant that is being used to fund the project. It is a terrific project and will be great asset to the community.

Peckham said that it is stated that there is not an accessory building, but a shed would be on the property. Radenz said that the shed will not have a fixed foundation.

The motion carried unanimously 5-0. This item will go to Plan Commission on June 16, 2020.

PUBLIC HEARING: Discussion and possible action on rezoning 512 Franklin Street from TF-10, Two Flat Residential-10 Zoning District to NMU, Neighborhood Mixed Use Zoning District.

Gregg Schield, 507 McIndoe Street, said that he owns the house across the alley and is proposing an office for this space.

Jim Force, 515 Franklin Street, said that this is hard because you need to put personalities aside. Force said that he has been both close friends and neighbors with the petitioner. Force said that this is a pleasant neighborhood. The 600 block of McIndoe Street and Franklin Street form a lovely residential area. Force said that he would hate to see the integrity broken by having this proposal adopted. Once the property is rezoned, there is no guarantee what happens down the road. There are a number of services that could be located there that would not be compatible with the neighborhood. Force said that he would like the concerns to be taken into consideration.

John Andrus, 523 Franklin Street, said that he cannot see an office in a residential area and said that it will change the neighborhood and set a precedent. Andrus asked if clients would be seen, if traffic would increase and if signage would be put in the historic district.

Krysta Salas, 1236 Sumner Street, said that she currently owns the property. This use would fit the comprehensive plan, similar to the law office on Grant Street.

Andrew Brueggeman joined the meeting by WebEx at approximately 5:10 p.m.

Salas said that most vehicles use the alley. There has been some security issues where strange people would frighten guests. The daytime business would stop these issues. Salas said that she does not see this as setting a bad precedent. This will create a pleasing environment and will not be intrusive.

Barbara Force, 515 Franklin Street, said that this is the last solidly residential area. There needs to be a hardship or need for the rezoning and this will set the precedent. Force asked Schield why he couldn't operate the business out of his home. Schield replied that the SCC does not like that and he works with them. Force said that this will lessen the value. There are other areas of office space that can be used. If this is rezoned, it would not be looking at the long range plan. There is no need for the business in this neighborhood.

Kurt Schubring, 516 Franklin Street, said that he supports the petitioner, who has a well-maintained property and will be right across the alley and whose son will take over the business. Schubring said that by keeping the property residential, it will not keep problems away.

Jim Force asked if there were will be handicap access. Schield confirmed this. Force asked what it would entail. Schield said that it is a requirement when working with Ameriprise. Schield added that anyone could afford this \$90,000 property and he wants to make sure that it stays beautiful. This is the oldest building in the county. It would have the second sign on the street. Schield added that he could back away but he wants the building to be beautiful. The location is very convenient and he knows that it will be taken care of. Schield said that he typically has 5 clients visiting on Mondays and Wednesdays.

DeAnn Schubring, 516 Franklin Street, said that she would rather have a business next door than a resident that moves in and out every 6-8 weeks. Schubring said that she has felt threatened from dogs of renters. Schubring said that Schield will take care of the property and enhance the neighborhood.

Barbara Force asked if there would be an issue with spot zoning. Lenz said that the proposed zoning district is defined in the code as being compatible with residential uses.

David Burke, 520 Franklin Street, said that he has lived in his house for 38 years and there hasn't been any change to it. Burke said that he cannot think of a better neighbor and would look forward him as a buyer, but there is a concern of what would happen when he retires. There is hope that his son would take over. There is the concern for the future if they would move on.

Isaac Schield said that he is the son of the petitioner and intends on buying the building and business in the future and will continue the integrity of the neighborhood. Schield said that he supports the zoning request.

Mayor Rosenberg closed the public hearing.

Bohlken motioned to rezone 512 Franklin Street from TF-10, Two Flat Residential-10 Zoning District to NMU, Neighborhood Mixed Use Zoning District. Brueggeman seconded.

Neal said that there are compelling arguments on both sides. It is clear that the petitioner will take care of the property, but there are concerns for the future. Neal asked if there is a possibility to approve this request and have it revert back if the business leaves. Neal said that if there isn't the possibility, he would be against the request. Lenz answered that in previous instances legal counsel has cautioned against this sort of thing, so staff would not recommend it in this case – the ordinance should be followed as it's written.

Peckham said that he is normally a proponent of free enterprise, but has some misgivings. Peckham said that there will be 2-3 employees and asked how many parking spaces are available and where they are located. Schield said that the paved area has room for 5 parking spaces. Schield said that his son and two employees would park there. If it is known that there will be more visitors, staff would have the option to park at the house. Clients will be encouraged to use the alley parking, instead of the street.

The motion carried 4-2. Neal and Peckham voted against this item. It will go to Common Council on June 9, 2020.

PUBLIC HEARING: Discussion and possible action on rezoning 516 Steuben Street from TF-10, Two Flat Residential-10 Zoning District to UMU, Urban Mixed Use Zoning District.

Greg Zorowski, 1302 North 6th Street, said they have purchased the property at 516 Steuben Street and would like it to have the same zoning district as principal property.

Mayor Rosenberg closed the public hearing.

Neal motioned rezone 516 Steuben Street from TF-10, Two Flat Residential-10 Zoning District to UMU, Urban Mixed Use Zoning District. Peckham seconded, and the motion carried unanimously 6-0. This item will go to Common Council on June 9, 2020.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for June 16, 2020.

Adjournment.

Bohlken motioned to adjourn, seconded by Brueggeman. The motion carried unanimously 6-0 and the meeting adjourned at 5:35 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on June 16, 2020.