

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, June 16, 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

Others Present: Brad Lenz, Brad Sippel, William Hebert, Melissa Engen, Craig Lang

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 May 27, 2020 meeting.

Brueggeman motioned to approve the minutes of the May 27, 2020 meeting. Peckham seconded. The motion carried unanimously 6-0.

PUBLIC HEARING: Discussion and possible action on rezoning 2811 West Wausau Avenue from SR-2, Single Family Residence District to DR-8, Duplex Residential-8 Zoning District.

Craig Lang said that he owns the property and is open to any questions.

Mayor Rosenberg closed the public hearing.

Neal motioned to rezone 2811 West Wausau Avenue from SR-2, Single Family Residence District to DR-8, Duplex Residential-8 Zoning District. Brueggeman seconded.

Peckham said that there is a driveway on West Wausau Avenue and then another one coming from the back. Peckham asked if the second one is necessary. Lang answered that they probably won't use it, unless it is required.

Hebert added that they are looking to rezone the property, but will have to split the property in order to build both structures.

The motion carried unanimously 6-0. This item will go to Common Council on July 14, 2020.

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.

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

Sippel said that this is the first conditional use application under the new zoning code and was first brought to the commission last month. The new ordinance requires that the Plan Commission meet for the item two times. The recommended finding and motion are included in the staff report. Staff recommends approval as proposed. The motion carried unanimously 6-0. It will go to Common Council on July 14, 2020.

PUBLIC HEARING: Discussion and possible action on approving a conditional use at 330, 336 and 435 Adrian Street to allow for waste water treatment facility with associated structures including chemical building storage, solids building, administrative building and secondary clarifier, in an HI, Heavy Industrial Zoning District.

Lenz said that there is an existing facility and this will allow for a slight expansion which would include a

new administration building and storage area. He said Heavy Industrial is the most lenient district. The public hearing is the first step in the process and then staff will prepare the findings report for the next meeting.

Mayor Rosenberg closed the public hearing.

Brueggeman motioned approve a conditional use at 330, 336 and 435 Adrian Street to allow for a waste water treatment facility with associated structures including chemical building storage, solids building, administrative building and secondary clarifier, in an HI, Heavy Industrial Zoning District. Peckham seconded, and the motion carried unanimously 6-0.

PUBLIC HEARING: Discussion and possible action on approving a conditional use at 700 Bugbee Avenue to allow for a water treatment facility with associated structures including two above-ground reservoirs and an administrative/vehicle storage building, in an I, Institutional Zoning District.

Lenz said that the conditional use is for the new drinking water facility. This will replace the current facility on the river.

Mayor Rosenberg closed the public hearing.

Neal motioned approve a conditional use at 700 Bugbee Avenue to allow for a water treatment facility with associated structures including two above-ground reservoirs and an administrative/vehicle storage building, in an I, Institutional Zoning District. Brueggeman seconded.

Peckham asked staff to explain the maps as he is curious to learn more details. Lindman said that the driveway is from the west side of the lot and is actually in the Village of Maine. The stormwater pond will be north of the boundary line. A conditional use will be needed by the Village of Maine for the solar equipment. Lenz added that additional plans are available for more specifics.

The motion carried unanimously 6-0.

Discussion and possible action on review for preliminary plat for Siewert Park.

Hebert said that he received a preliminary plat from REI. The property is in the Town of Stettin for 6 lots. There are wetlands in the interior of the property. All lots conform to the minimum standards of the zoning code.

Peckham motioned approve the preliminary plat for Siewert Park. Brueggeman seconded, and the motion carried unanimously 6-0. This item will go to Common Council on July 14, 2020.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for July 21, 2020.

Adjournment.

Bohlken motioned to adjourn, seconded by Brueggeman. The motion carried unanimously 6-0 and the meeting adjourned at 5:15 p.m.

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