

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, July 21, 2020, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Katie Rosenberg, Patrick Peckham, Tom Neal, Andrew Brueggeman

Others Present: Brad Lenz, Brad Sippel, William Hebert, Melissa Engen, Jason Blenker

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 June 16, 2020 meeting.

Peckham motioned to approve the minutes of the June 16, 2020 meeting. Neal seconded, and the motion carried unanimously 4-0.

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 this item was introduced at the last meeting. The findings report is included in the packet. There was no new substantial evidence found and the use would meet the conditional use standards. Staff recommends approval.

Neal motioned to 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. Brueggeman seconded, and the motion carried unanimously 4-0.

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 this was introduced as the last meeting and the findings report is included in the packet. This is a new facility for drinking water. There was no substantial evidence against the proposal and it will fit in with the area. Staff recommends approval.

Brueggeman motioned to 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. Peckham seconded.

Peckham said that there is a shaded area on the second drawing and asked what it signifies. Neal said that there are details of the area in a different drawing. Hebert said that this would signify an excavated area. Peckham said that he was just curious about it. Peckham said that area that was used for the groundbreaking does not seem to be within the boundaries and asked if it will be used some way. Neal said that the area is near the Bugbee Avenue intersection. Lenz said that a buffer area will be maintained along Bugbee Avenue, and he does not believe that there is a specific plan for improvements there.

The motion carried unanimously 4-0. This item will go to Common Council on August 12, 2020.

Discussion and possible action on the final plat for Wausau River East Phase II Subdivision.

Hebert said that this item is for the preliminary and final plat for the Blenker project. It is similar to the

initial project. The houses have been built and the walls are on the property line. This is a formality for this commission.

Brueggeman motioned approve the final plat for Wausau River East Phase II Subdivision. Neal seconded.

Neal asked how the trash containers will be managed by these units. Hebert answered that garbage will be stored at the back of the property and will be brought to Short Street to be picked up. Jason Blenker confirmed this.

The motion carried unanimously 4-0. This item will go to Common Council on August 25, 2020.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for August 18, 2020.

Planning news and education.

Sippel said that there has been talks about education for the commission. An article on spot zoning is linked to the agenda. Spot zoning was brought up in a meeting a few months ago.

Adjournment.

Peckham motioned to adjourn, seconded by Neal. The motion carried unanimously 4-0 and the meeting adjourned at 5:12 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on August 18, 2020.