

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, August 15th, 2023, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Katie Rosenberg, Eric Lindman, Sarah Watson, Bruce Bohlken, Andrew Brueggeman, George Bornemann, Dawn Herbst.

Others Present: Andrew Lynch, William Hebert, Brian Stahl, Tara Alfonso, Lou Larson

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

Approve the minutes from July 18, 2023, meeting.

Herbst motioned to approve the minutes from the July 18, 2023, meeting. Brueggeman seconded, and the motion carried unanimously 7-0.

PUBLIC HEARING: Rezoning of 208, 210 & 214 Wyatt Street from SR-5, Single Family Residential-5 Zoning District to MRL-12, Multi-Family Residential-12 Zoning District. For a 6-Unit Apartment (Community Development Department).

Tammy Stratz Community Development Manager for the City of Wausau. This is the only parcel the City of Wausau owns that works for a smaller density project of 6 units. Previously this parcel was for 3 single family lots. When working with the housing organizations they mentioned that single family units are more in need. There is concern about traffic and with three 1 bedrooms, we are anticipating 1 car each unit. There are a total of fifteen parking stalls. With it being in the flood zone, they are going to raise the property up a bit and have the runoff go directly into the gutters and then into the storm sewer. They are making the effort for the building to fit into the neighborhood. They worked with the City planner and Zoning Administrator.

Shirley Jehn lives at 1625 Cleveland Ave and lives across the street from the proposed project. In the environmental assessment, on the 1st page it states that this site has been cleaned up. Visibly this site has not been cleaned up. There are still parts from the previous buildings and businesses. It was stated that no one in the neighborhood was really commenting on this lot until the City Surveyor was there. It was only discussed that it was going to be an apartment complex.

Tom & Kris Anne Martinez lives at 1531 Cleveland Ave. State that they are not urban; they are a neighborhood. They are not a multi-unit place; it brings property values down. Who is going to plow these driveways? There is a lot that goes into this before you consider what is going on. The homes down here should be sold to the younger people and make them available for first time home buyers.

Preston Jehn lives at 1521 Lake View Ave and just bought the lot next door at 1519 Lake View Ave. He opposes this project. Should build a 20–30-unit complex somewhere else. He picked this area because he was born and raised in Wausau. To change it pulls at the threads of the entire make up of the area. To risk peoples lives and put them in a potential flood area. There must be another place for this project. He is going to have to dodge 15-20 cars in this area now.

Bob Jehn lives at 1625 Cleveland Ave. Born and raised in Wausau. Lives across the street from the project and currently looking at beautiful trees and green space. Neighbors can't believe it; this is a flood plain, peaceful quiet neighborhood. Spot zoning on Chellis St, was turned down. Vote no on this proposal, property owners and developers will be asking for spot zoning as a result. Put apartment housing where it is permitted.

Mark Jehn, Brother of Bob Jehn and has lived here his whole life, currently lives in Appleton. The

hollow always had water in it. Not a matter of if its going to flood, it's a matter of when. With it being raised, there is concern of it running into the neighborhood. On top of it flood insurance needs to be purchased.

Amber Brezinski lives at 224 Wyatt St. In that area there is 5 kids under the age of 10 that play in the area. This area has traffic going through and there will be additional traffic that goes through as well. She bid \$20,000 over to have her property and is paying flood insurance. There is water in the basement, taxes have doubled, but this is where she wants to be. This will change the whole demographic of the area. It would be easier if it was put anywhere else.

Jake Sabatke lives at 224 Wyatt St. This is like a campground in the summertime. Putting it up will cause a lot of traffic and he doesn't think it would be a great idea. Most likely they would be disabled tenants and the bus stop is 2 blocks away on 3rd Avenue. If the 2-3 bedrooms are single moms or dads, the bus doesn't come there for the schools.

Luke Sternberg lives at 220 Wyatt St. Worries him that the City is going to be maintaining this property. The apartment building will be built 4-6 feet above the ground level. Interested to see how its being developed, to help stop his basement from being under water. What's going to stop all that water from going into his basement or his neighbors? What's stopping it from being temporary living quarters for the jail or putting a sex offender in there. To put a community garden there, he was told no, because of the contaminated soil there. But now the city is saying that it is clean.

Belvin Bolgren 205 Wyatt and has lived there since 1981. He watched that property dilapidate when Eddy Baranowski had it. They would jam a 12-foot pipe into the ground through the tank that they would put oil from the engines, and hydraulic fluid. He's concerned regarding all the contaminated soil, just like on Highway 29 east they moved the whole highway because it was on contaminated soil from the locomotives. When they removed the 3-4 car lifts, they had big rams that they just let the oil out into the ground. The high water in the lake, the water weeps into the lake along the water edge and you can see it coming out of the storm sewers along with the sand.

Brianna Salkowski who spends a lot of time in the area, because of her family living there. Spot zoning definition of is the process of singling out a small parcel of land for a use classification totally different of the surrounding area for the benefit of the owner of the property and to the detriment of the other owners. Regarding safety, there are no sidewalks, no area to take your kids and you are on the street. Allowing spot zoning is opening every residential neighborhood. Those that signed the petition before you who support the denial of this apartment complex. Build apartments in the proper zoning areas.

Lou Larson 904 S 21st Place, Alderman for District 10. In front of you is the petition that was signed by over 60 people in the neighborhood. You just listened to the neighborhood, give various reasons why this isn't appropriate for this neighborhood. He must stand with his constituents, He's not for this and urges your vote to keep the zoning as it is. He's sure the neighborhood wouldn't have a problem with single family homes.

Shane Ley owns property there. The friendlier we are as a neighborhood starts with us and ends with us. This is a good neighborhood don't mess with it. He tried to buy the property and the city didn't want to sell it because they wanted to protect the corner traffic. Trying to develop a lot like that will be expensive. Are they going to still do the clean up? What would you use that property for if this doesn't go through?

Mayor Rosenberg closed the public hearing.

Motion from Bohlken and Seconded from Brueggeman

Discussion and possible action on rezoning 208, 210 & 214 Wyatt Street from SR-5(Single Family Residential 5) to MRL-12(Multi-Family Residential 12). For a 6-unit Apartment.

Stratz stated there is a copy of the close out from the DNR to indicate they did everything they asked us to do regarding the cleanup. Now it is ready to be redeveloped, and the main stipulation is if the soil is disturbed, we would have to remove that soil and bring in clean soil. Bohlken stated that by putting a cap on it, wouldn't that prevent a disturbance and prevent run off from that site.

Hebert stated that the site is in the flood plain so it would have to be raised 2 feet out of the flood elevation and fifteen feet around it would have to be a foot out of the flood plain. Brueggeman asked regarding elevation, from where it's at now, how high does it have to come up? Hebert stated the elevation is 1167 feet of the flood elevation, so it is 2 feet above that. When looking at the parking lot there is 1167 feet of contouring there, so roughly 2.5 feet above the existing.

Bohlken states he understands that change is difficult. It's not going to stay vacant, its not bringing in any tax money that way. He thinks this is good on several reasons, it conforms to guidelines of the ARPA funds. He doesn't understand why people are opposed to a 6-unit complex when there are 3 lots. The density is not going to change at all. It doesn't increase traffic much.

Lynch stated that regarding traffic, it is a local road. Third avenue would be the next level up. There maybe peak times when there is more traffic as with any road. This development will have sidewalks, on the West side of Cleveland and North side of Wyatt. If there is a major safety concern, there is a process where the neighborhood could request a sidewalk. Lindman stated that there would be a petition that would come forward to put in sidewalks and then that decision would be made by Public Works.

Lynch went over the site plan and parking spots.

Larson questioned how high off the street level is this building going to be? What is the drainage going to be? Who is going to maintain sidewalk? Stratz stated there would be gutters and the downspouts will go directly into storm sewer. Northcentral Community Action would be maintaining and renting out the property.

Watson asked what the income threshold would be for these tenants. Stratz explained that with HUD we can go up to 80% for the median income, so for 1 person it would be \$41,000 and it would increase based on family size.

Watson stated that people who live in rental units typically have fewer vehicles. Stratz stated that when they talked with Northcentral Community Action, who was also a part of the whole design process, they stated that they will never fill up the parking spots. We wanted to have enough parking for guests, so they don't have to park on the street.

Herbst questioned will these residents be handicap or will it be accessible? Stratz stated it will be visitable and on the first level there would be a zero-threshold entrance. If someone is in a wheelchair they can visit. Visit ability doesn't mean that the cabinets will be lower or an accessible shower. If there is someone that is handicap, we can adjust for them.

Stratz stated that Northcentral Community Action will screen the tenants, run the credit reports, and do what they can just like any other landlord does.

Mayor Rosenberg states that we need places to live. There are great developments that have had a lot of push back. What she is not interested in is passing another rezone and then having it returned by council.

We need places for people to live, what do we need to get there?

Brueggemann states everyone has concerns about change in their neighborhood. We need housing especially low-income housing and there are not a lot of opportunities.

Bornemann states that this plan has been brought to us. We are supposed to judge it based on certain things like; whether it passes the rules of the Wisconsin Dept of Administration, and FEMA, and it does. Whether it is in harmony with the comprehensive plan, and it is. The impact on this regarding the number of beds is the same as if it were 3 houses. The density isn't going to change, and the consistency of the land use is still residential.

Once it's reviewed by City Council it would need 2/3 vote, since the city received a petition from the neighbors.

The motion carried 6-1 and will go to Common Council on September 12, 2023

Discussion and possible action on approving the conditional use at 1408 Cherry St to allow for a second detached garage in a single-family residential zoning district.

Lisa Riggle, property owner of 1408 Cherry St. They need a second garage on their property because the original one is deteriorating.

Hebert stated that when they did an analysis of the total impervious surface of the lot, it's a little bit over the maximum. Staff can work with the owners to come into compliance with impervious surface requirements. They recommend approving the garage as requested and pave the driveway with the approach to the alley.

Motion to approve from Watson second from Brueggeman, 7-0 motioned carried.

Discussion and possible action on approving a projecting sign at 501 North 3rd St.

Motion by Brueggeman and seconded by Watson.

Motion approved unanimously 7-0

Discussion and possible action on vacating and discontinuing an area of right-of-way abutting 505 South 21st Avenue, a portion of 509 South 21st Avenue, a portion of 514 South 21st Avenue and a portion of 2111 Stewart Avenue.

Hebert stated this is the initial vacation of right of way. They will come back with more precise plans of the expansion of the parking lot, screening, and landscaping. This came from CISM and it was approved.

Motion to approve by Brueggeman and seconded by Herbst. Approved unanimously 7-0

Discussion and possible action on vacating and discontinuing a portion of the alley north of Wegner Street abutting 503 South 22nd Avenue and a portion of 514 South 21st Avenue.

Motion to approve by Brueggeman and seconded by Herbst. Approved unanimously 7-0

Discussion and possible action on vacating and discontinuing an area of right of way abutting 503 South 22nd Avenue, a portion of 2111 Stewart Avenue, and a portion of 2205 Stewart Avenue.

Motion to approve by Brueggeman and seconded by Herbst. Approved unanimously 7-0

Adjournment.

Herbst motioned to adjourn, seconded by Bornemann. The motion carried unanimously 7-0 and the meeting adjourned at 5:10 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on September 19, 2023.