

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, September 19th, 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: William Hebert, Brian Stahl, Tara Alfonso, Brad Lenz

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 August 15, 2023, meeting.

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

PUBLIC HEARING: 1200 N River Dr (General Development Plan), zoning for a 7-story building that contains 200 market-rate apartments of varying sizes and floor plans, along with five independent commercial spaces.

Jackie McElroy, Director of Business Development at SC Swiderski. Site Plan still proposes for surface public parking, two buildings, and a parking structure. The entrances to parking for both proposed apartment buildings and the proposed parking structure were adjusted from the original conceptual site plan. The new site plan also has additional parking surface spots. The site plan still has a breezeway that is for the public to access the river.

Joleen Specht, Development Project Manager at SC Swiderski. The structure of the apartment complexes versus the parking structure. Apartment buildings are 7-stories buildings whereas the parking structure is a 5-story building. Design elements on both buildings are also cohesive. Apartment buildings range from studios to 1 to 2-bedroom units and from Keystone suites to 1 to 2-bedroom penthouses. Overall, there are 200 apartment units.

McElroy explains that her team calculated that the projected average of how many people will live here is approximately 245 residents. Breezeway was adjusted to be 2-stories for a more welcoming passthrough for the public.

Specht states the new site plan has 356 parking spots total. There are 30 surface parking spaces for the public, 43 tenant parking spaces below the apartment buildings. In the parking structure, there are 263 tenant parking spaces, 15 retail employee parking spaces, and 5 SCS employee parking spaces.

McElroy explained the proposed timeline that they hope to do site work on June 1st, 2024, and complete the project by March 1st, 2027.

Mayor Rosenberg closed the public hearing.

Discussion and possible action on approving the zoning for 1200 n River Dr (General Development Plan) to allow for a 7-story building the contains 200 market rate apartments and five independent commercial spaces.

Bohlken states his appreciation of the site plan proposing a parking structure for their proposed apartment buildings. Bohlken asks for an average square footage for the apartment's units.

Jennifer Jones, from REI Engineering, states that studio units' range around 800 square feet. 2 bedrooms are about 1,200 square feet. The penthouses on the top floor are larger than the studio and 1-2 bedrooms, and they range in size.

Motion by Brueggeman and seconded by Bornemann. Motion approved unanimously 7-0.

Discussion and possible action on rezoning 519 Stark Street from TF-10, Two Flat Residential-10 Zoning District to UMU, Urban Mixed use Zoning District. (Vreeland). (Referred back from Common Council 6/13/2023)

William Hebert provides an update on the zoning change proposal. The Plan Commission held a public hearing on Tuesday, May 16, 2023. Plan Commission voted 5-1 approval. The City Council referred this rezone back to the Plan Commission on Tuesday, June 13, 2023, to mediate with the property owner of 519 Stark Street and the neighbors nearby to find common ground and workable solutions. We discussed vacating the alley but isn't possible. Staff had a lengthy meeting with the concerned neighbors and the owner of 519 Stark Street, but no consensus was reached. New site plans were brought by the property owner of 519 Stark Street to show where a fence can be put along the alley for the potential new portion of the parking lot. Hebert reiterates that this site plan is not approved and will need to be approved at the staff level, and it's only a reference of showing the property owner's suggestion of workable solutions.

Mayor Rosenberg has allowed a Richard LeClair, 513 Stark St, to states his comments. LeClair disapproves the rezoning on 519 Stark St. LeClair states zoning change cannot be discussed without the discussion of proposed additional parking spaces. LeClair did not like how the meeting with staff and the property owner of 519 Stark Street was handled. LeClair states he does not want the existing parking lot to exit into our alley and does not want a new parking lot to exist into the alley. LeClair also disagrees that alleys are public traffic.

Greg Zoromski, 519 Stark St, is looking to change the zoning change to allow for the parking lot, but Zoromski asks for clarification on zoning change and for building plans. Brad Lenz confirms that this discussion is for requesting the zoning change from TF-10 to UMU, but that only changes the zoning. Permit applications are still necessary and state and local requirements must be met for a permit to even be issued.

Mayor Rosenberg asks Zoromski if there is any possible way to manage the traffic in the alley and ensure that he is doing the best you can. Zoromski is not sure if he can lessen deliveries but states he'll try through signage, working with delivery people, and working with Vreeland in drawing a design flow plan that can discourage traffic in the alley.

Brueggeman asks if the city can do anything else to mitigate commercial traffic in the alley. Lindman states signage would be the best mitigation. It is also possible to have ordinances, but then that comes down to enforcement. Lindman states once they know what can be developed, then his engineering team can go ahead to look and make plans to mitigate traffic in the alley.

Zoromski also concurs that they want to help and have a positive outcome.

Motion by Brueggeman and seconded by Bohlken.

Motion approved unanimously 7-0 and will go to Common Council on October 10th, 2023.

Next Meeting Date

The next meeting is scheduled for October 17, 2023.

Adjournment

Motion by Bohlken and seconded by Herbst. Motion approved unanimously 7-0, and the meeting adjourned at 5:34 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on October 17, 2023.