

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, October 17th, 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, Dawn Herbst.

Others Present: William Hebert, Brian Stahl, Tara Alfonso, Brad Lenz, Andrew Lynch, Jim Wanserski, Chad Henke

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 September 19, 2023, meeting.

Brueggeman motioned to approve the minutes from the September 19, 2023, meeting. Herbst seconded, and the motion carried unanimously 6-0.

PUBLIC HEARING: 514 South 21st Ave and 503 South 22nd Ave, rezoning 514 South 21st Ave from SR-2, Single Family Residential-2 Zoning district and 503 22nd Ave from a SR-5, Single Family Residential-5 Zoning district to PUD, Planned Unit Development. (Ghidorzi)

Brad Lenz explains that REI Engineering, on behalf of 514 S 21st Ave, is requesting a change in the zoning for the two properties, to begin the process of expanding and providing additional parking. Developers state the current parking is not sufficient for the Boardwalk development and the commercial development.

Mayor Rosenberg opens the public hearing.

Chad Henke from 112 N 12th Ave is here on behalf of Patrick Bacher & Richard Louze who are the homeowners of 505 S 22nd Ave, neighboring the one of the two properties. Henke states that Bacher and Louze are not able to attend, but Bacher and Louze met with REI Engineering to discuss the proposed plan which led to new plans being drawn. Henke requests that the new drawings to be submitted and addressed.

Tom Radenz from REI Engineering is here on behalf of the Ghidorzi company. Radenz further explains the new drawings have more details and reiterates that he met with Bacher and Louze in previous meetings. During those meetings, the current issues were resolved with changed solutions like removing some of the lighting, reassigning parking spots for the business, changing the fencing, and changing the landscaping. The new drawings and plans carry the new solutions that were made in those meetings.

Mayor Rosenberg closes the public hearing.

Discussion and possible action on rezoning 514 South 21st Ave from SR-2, Single Family Residential-2 Zoning district and 503 22nd Ave from a SR-5, Single Family Residential-5 Zoning district to PUD, Planned Unit Development. (Ghidorzi)

Lenz addresses that the letter from Bacher and Louze in the packet is prior to the meetings between REI Engineering and the surrounding neighbors. It is not their current thoughts and opinions. Lenz also mentions that based on the parking calculation from REI Engineering the current parking lot meets the minimum parking standards but does not necessarily meet the needs of businesses. The proposed parking plan will provide additional parking but not go over the maximum parking standards.

Bohlken questions about the setback of the fence to the adjacent home. Lenz states that the initial plans do not show an accurate setback. Radenz also clarifies that the new proposed plans show a clearer design of the fence offset 5 feet from the lot lines. Bohlken questions if Louze and Bacher's home is close to the fence. Radenz

states the adjacent home from the fence is Louze and Bacher's home. Radenz states he provided them with the new plans based on the new solutions but have not heard back. However, Radenz stated Henke and him will follow up again with the neighbors about the new plans.

Mayor Rosenberg states that Louze and Bacher reached out to her, and they stated they felt heard from REI Engineering and from the Common Council.

Motion by Brueggeman and seconded by Bohlken. Motion approved 6-0. This item will go to the Common Council on November 7, 2023.

Discussion and Possible action on Preliminary Plat for Vistas at Greenwood Hills First Addition.

Lenz states this preliminary plat came from Capital Improvements and Street Maintenance Committee. There will be a final plat that will come back. The biggest concerns are that the public street which is shown on the plat will run into the private street on the east end. Solutions and discussion of a possible cul-des-sac, and possibly providing an easement for snow removal trucks to get back on to public roads. Capital Improved and Street Maintenance Committee approved the preliminary with the contingency that the concerns addressed by Engineering department be resolved before the final plat.

Mayor Rosenberg asks if the Engineering department feels these issues are plausible to resolve. Lindman responds that there are different options, but the options are more long-term resolutions whereas this preliminary plat is a 90-day timeline for moving forward. Mayor Rosenberg asks Jim Wanserski for any additional information he'd like to address.

Jim Wanserski, 1809 Green Vista Dr, states when the preliminary plat was done years ago, it was to provide 16 condominium units. This new preliminary plat is to bring those lots back to 6 residential homes which neighbors around are much in favor of.

Motion by Brueggeman and seconded by Bohlken. Motion approved 6-0. This item will go to the Common Council on November 21, 2023.

Next Meeting Date

The next meeting is scheduled for December 19, 2023.

Adjournment

Motion by Herbst and seconded by Brueggeman. Motion approved unanimously 6-0, and the meeting adjourned at 5:18 p.m.

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