

## PLAN COMMISSION

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Time and Date: The Plan Commission met on Tuesday, January 16, 2024, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

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

Members Absent: Sarah Watson, George Bornemann.

Staff Present: William Hebert, Brian Stahl, Tara Alfonso, Brad Lenz, Andrew Lynch, Samantha Kulig.

Others Present: Mike Bieniek, Andrew Flowers, Robert Stasney, James Wanserski.

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.

### **PUBLIC HEARING: Discussion on approving a conditional use at 2812 N 6<sup>th</sup> St to allow a mobile service structure in an Institutional Zoning District. [Vertical Bridge]**

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Andrew Lynch provided a staff update that the request for a conditional at 2812 N 6<sup>th</sup> St. Lynch stated that the conditional use is to allow a 110-foot tall cell tower on the back of this property near its property line. Lynch explained that the mobile support structure is a monopine-designed cell tower where it visually resembles a tall pine tree. The submitted design meets all required local and state regulations for this request. Lynch continued to state that our zoning code requires two Plan Commission meetings for conditional use. The 1<sup>st</sup> meeting is only a public hearing with no action, and the 2<sup>nd</sup> meeting will have an updated staff report and possible action can be taken by the members.

Mayor Rosenberg opened the public hearing.

Mike Bieniek, representative of Vertical Bridge and AT&T located at 10700 Higgins Rd, Ste 240, Rosemont, IL 60018. Bieniek stated the reason to have this conditional use stemmed from their current building which is southwest of this location will be razed soon, so another site is needed. Bieniek explained that Vertical Bridge and AT&T has a lease agreement with St. Peter Evangelical Lutheran Church that owns this property. Bieniek continued explaining that his team has been working with St. Peter Evangelical Lutheran Church and Wisconsin Historical Society to determine which location is best to build the cell tower with the historical church in mind. The equipment will be in a 50x50 fenced area and have a 30-foot access easement to the back of the Church Parking Lot. Power and fiber will be underground.

*Bieniek provided the members with an image of a slightly taller monopine cell tower that looks similar in scale to the one being proposed.*

Andrew Flowers, senior real estate & construction manager for AT&T residing at 95 W Algonquin Rd, Arlington Heights, IL, 60005 added that their office is currently down the street from this location. Flowers continued to explain that the current building is 32 feet in height for antennas. In this proposal, the antennas will be over 100 feet which will allow about 70% increase of coverage pattern on the north end of City of Wausau. Flowers mentioned that this proposed tower can also hold additional carriers, not just for AT&T; there is room for 3 more tenants. Flowers also stated that the limitation of the height and the number of carriers on the towers is affected by the trees in the area, and that being below the tree line will drastically decrease coverage. Flowers further explained that is why the proposal for conditional is 110ft, where the top of the tower is 105 feet.

Robert Stasney, 1629 Martin St Wausau serving as the Chairman of St. Lutheran Church. The congregation is under a 1,000. He was contacted by Vertical Bridge in 2021 discussing about using vacant Church land to place a cell tower. The proposed cell tower will go where a building is set for tear down. Stasney believes that the Wausau residents should be allowed to use the cell tower for their needs. The congregation has spent time and research on having a cell tower located on their property. 98% of the congregation voted in support of the cell tower.

Mayor Rosenberg closed the public hearing.

**Discussion on a conditional use at 2812 N 6<sup>th</sup> St to allow a mobile service structure in an Institutional Zoning District. [Vertical Bridge]**

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*No questions or comments were made with the members present.*

**PUBLIC HEARING: 2526 Osswald Rd and 2725 Reserve Dr, rezoning 2526 Osswald Rd and 2725 Reserve Dr from PUD, Planned Unit Development to a SR-3, Single Family Residential – 3 Zoning District. [Green Acres at Greenwood Hills]**

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Bill Hebert provided a staff update regarding a 4.887-acre lot currently zoned as a PUD, Planned Unit Development, that was previously planned for 8 two-unit condominium structure. However, the new proposed plat is showing 6 single-family lots, so this is strictly for the rezone of the 4.887-acre lot that on this new proposed plat.

Mayor Rosenberg opened the public hearing.

*No public comments or concerns were made.*

Mayor Rosenberg closed the public hearing.

**Discussion and possible action on rezoning 2526 Osswald Rd and 2725 Reserve Dr from PUD, Planned Unit Development to a SR-3, Single Family Residential – 3 Zoning District. [Green Acres at Greenwood Hills]**

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Motion by Bruggeman to approve the rezone and seconded by Herbst. Motion approved 5-0.

**Discussion and possible action on approving the Specific Implementation Plan of 16-unit apartment, 2716 Oswald Rd at Vistas at Greenwood Hills. [Green Acres at Greenwood Hills]**

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Brad Lenz provided a staff update that the proposed 16-unit apartment is part of a previously approved PUD, Planned Unit Development that includes a mix of single- and multi-family buildings. The building is angled on the lot to accommodate another future building on that site. The specific implementation plan conforms to the General Development Plan that was previously approved. Lenz stated that a pedestrian connection from the Osswald Road path should tie into the sidewalk/trails for the proposed building.

Motion by Bruggeman to approve the Specific Implementation Plan and seconded by Bohlken. Motion approved 5-0.

**Next Meeting Date**

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The next meeting date should be February 20<sup>th</sup> but will be rescheduled for February 21<sup>st</sup>.

**Adjournment**

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

**The Plan Commission is next scheduled to meet at 5:00 p.m. on Wednesday, February 21st, 2024.**