

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, January 17, 2023, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

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

Others Present: William Hebert, Brad Lenz, Andrew Lynch, Tara Alfonso, Brian Stahl, Shane Ley, Jackie Rodemeier, Denis Wolowski, Gerald Dennison, Karen Maier, Dustin Vreeland, John Chmiel, Trent Claybaugh

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 December 20, 2022.

Bohlken motioned to approve the minutes from the December 20, 2022 meeting. Watson seconded, and the motioned carried unanimously 6-0.

PUBLIC HEARING: Discussion and possible action on rezoning 1600 Golf Club Road from SR-2, Single Family Residential-2 Zoning District to TF-10, Two Flat Residential-10 Zoning District.

Lenz said this is an oddly shaped parcel with only 35' of frontage. There is no way to divide the parcel due to the frontage amount. The petitioner is hoping to use the property for more than a single-family dwelling.

Shane Ley, Wausau Realty, said that he was asked to put the property up for sale. A new driveway was installed. The initial thought was to have two single-family dwellings on the property, but it cannot be done because of the frontage issue. A duplex would work at this property. Ley stated that Eau Claire has a lot of twin houses where two different people can own. This will be a quality constructed building.

Mayor Rosenberg opened the public hearing.

Jackie Rodemeier, 1614 Golf Club Road, said that she is here with the surrounding property owners and have a list of concerns. Rodemeier said that they thought it would be a 10-unit building, and not a duplex. There is a concern of noise with the construction and accidental property damage. When the driveway was installed, an herb garden was damaged. There is a concern of increased traffic and lighting. Rodemeier asked if there will be a parking lot and how snow would be removed. Rodemeier said that water pools in this area and asked what will be done with this issue.

Denis Wolowski, 1520 Golf Club Road, said that he echoes the same concerns and said that he wouldn't have purchased the property if he knew a duplex or apartment building would be built. The quietness and wildlife will be disrupted. Wolowski asked what the TF-10 zoning district could be used for. Hebert said that the district allows for duplex or two-flat units. A conditional use would be required for more units, but the property owners in the area would be notified of the request.

Gerald Dennison, 1512 Golf Club Road, said that this should stay residential. There is enough traffic now. There is terrible drainage at this property. It has been a swamp for over twenty years.

Karen Maier, 1510 Golf Club Road, said that this area is very wet in the spring from the swamp and sometimes the grass cannot get cut. The traffic in the area is a concern.

Mayor Rosenberg closed the public hearing.

Discussion and possible action on rezoning 1600 Golf Club Road from SR-2, Single Family Residential-2 Zoning District to TF-10, Two Flat Residential-10 Zoning District.

Ley said that the concerns are pretty typical for any change in neighborhoods. This will be a high-quality duplex. The lighting will not affect the neighboring properties. Ley said that he was concerned about the water issues and the buyer does have plans for that.

Bornemann asked about the topography of the parcel. Ley said that he walked the property and was concerned about it, but the buyer is comfortable with it. Bornemann asked where the building will sit. Ley said that he is not sure. It will be determined if the zoning is approved. It will probably be after the second house on the other side of the driveway.

Dennison approached the podium and stated that he got a message from Emily Peterson that said it would be a four-plex or eight-plex. Dennison said they do not want anything more than a single-family dwelling.

Watson asked about information on the frontage issue. Hebert said that the area was developed in the town and was annexed to the city. The property was originally looked at getting split, but the zoning code does not allow for it. TF-10 would allow for two-flat or single-family dwellings. Watson asked if additional units could be allowed. Hebert answered that they could through a conditional use. A public hearing would need to be held for that. Lenz said that the frontage is the issue; a parcel that size could hold multiple units if it had access.

Herbst stated that she would support a single residential, but not a two-flat.

Watson asked if the driveway could be considered frontage. Hebert said that a public street cannot be developed without a lot of work.

Bohlken said that a two-flat would not have more population density than what would be allowed in the zoning district and he does not see an issue with the zoning change. Bornemann said that he would have concerns if this was a higher density development. A two-flat development is very similar compared to what there is to the west side of the driveway. The lots have been for sale for quite a while.

Bornemann motioned to rezone 1600 Golf Club Road from SR-2, Single Family Residential-2 Zoning District to TF-10, Two Flat Residential-10 Zoning District. Bohlken seconded.

Mayor Rosenberg asked if this could come back if a duplex would be approved. Lenz said that a two flat would be allowed to proceed with the zoning change. Watson asked if renderings could be provided, if the rezoning is approved. Lenz said that there is not typically a requirement to see building plans for a rezoning. Hebert added that staff has control over density, setbacks and lighting through the zoning regulations. Hebert said that they could talk to the developer and request draft plans. Mayor Rosenberg said that the unknown is bothersome. Bohlken asked if this could be limited to a two flat. Lindman said that a two-flat or single family would be authorized, but any additional units would need to come back. Alfonso stated that people have the right by ordinance to ask for a conditional use for additional units and cannot be prohibited from requesting a conditional use in the future. Watson requested that a site plan be obtained before the council meeting.

The motion carried unanimously 6-0. This item will go to Common Council on February 14, 2023.

PUBLIC HEARING: Discussion and possible action on rezoning 4308 North 6th Street from UMU, Urban Mixed Use Zoning District to SR-5, Single Family Residential-5 Zoning District (Lot 2) and UMU, Urban Mixed Use Zoning District (Lot 1).

Hebert said that the petitioner is available for questions. This corner property is zoned UMU and the property owners are looking to split the property and add a retirement home.

Mayor Rosenberg opened the public hearing.

Dustin Vreeland said that he is available to answer any questions.

Mayor Rosenberg closed the public hearing.

Discussion and possible action on rezoning 4308 North 6th Street from UMU, Urban Mixed Use Zoning District to SR-5, Single Family Residential-5 Zoning District (Lot 2) and UMU, Urban Mixed Use Zoning District (Lot 1).

Bornemann asked what the structure is to the west of the property. Hebert answered that it is a small residence.

Bohlken motioned to rezone 4308 North 6th Street from UMU, Urban Mixed Use Zoning District to SR-5, Single Family Residential-5 Zoning District (Lot 2) and UMU, Urban Mixed Use Zoning District (Lot 1). Herbst seconded, and the motion carried unanimously 6-0. This item will go to Common Council on February 14, 2023

PUBLIC HEARING: Discussion and possible action on petitioning the Secretary of Transportation for Airport Improvement Aid and Designation of the Secretary of Transportation to Act as the City's Agent for Administering the Aid and for Execution of Agency Agreement and Federal Block Grant Owner Assurances.

Mayor Rosenberg opened the public hearing.

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Discussion and possible action on petitioning the Secretary of Transportation for Airport Improvement Aid and Designation of the Secretary of Transportation to Act as the City's Agent for Administering the Aid and for Execution of Agency Agreement and Federal Block Grant Owner Assurances.

Chmiel said that the majority of the airport projects are funded with federal dollars. Without it, the projects wouldn't get done. Every five years, a new petition needs to be approved. The city is not obligated to complete any projects with the petition.

Watson motioned to approve the petition the Secretary of Transportation for airport improvement aid and designation of the Secretary of Transportation to act as the City's agent for administering the aid and for execution of agency agreement and federal block grant owner assurances. Bornemann seconded, and the motion carried unanimously 6-0. This item will go to Common Council on January 24, 2023.

Discussion and possible action on approving a conditional use at 414 South 1st Avenue to allow for an off-site parking lot, in a UMU, Urban Mixed-Use Zoning District.

Lenz said that the public hearing was held last month. The parking lot will service the apartment building as overflow parking. Staff did not see many issues with the use. The detailed plans will be reviewed by staff when they are submitted.

Watson motioned to approve the conditional use at 414 South 1st Avenue to allow for an off-site parking

lot, in a UMU, Urban Mixed-Use Zoning District. Herbst seconded.

Watson asked if the bicycle and pedestrian crossings can be reviewed. Lenz said that he was recommending CISM to look at the crossings. There is room to do something for better accommodations. Watson asked if the stop light timers can be researched. Lindman answered that the light is set by Department of Transportation.

The motion carried unanimously 6-0.

Discussion and possible action on amending the General Development Plan at 415 South 1st Avenue to allow for a community service facility on the ground floor, in a PUD, Planned Unit Development Zoning District.

Lenz said that the floor plan is located in the packet and it hasn't been changed. This item is to clarify that the space shown as "CSF" will be used by an outside agency to provide services – it's not just a common space or apartment manager's office.

Watson motioned to amend the general development plan at 415 South 1st Avenue to allow for a community service facility on the ground floor, in a PUD, Planned Unit Development Zoning District. Herbst seconded.

Bornemann asked if additional parking spaces will be needed. Claybaugh answered that they do not anticipate the need, as most of the services will be for tenants of the building, but there will be space in the lot they are proposing across the street.

The motion carried unanimously 6-0. This item will go to Common Council on January 24, 2023.

Next meeting date.

The next meeting is scheduled for February 21, 2023.

Adjournment.

Herbst motioned to adjourn, seconded by Watson. The motion carried unanimously 6-0 and the meeting adjourned at 5:50 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on February 21, 2023.