

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, March 21, 2023, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

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

Others Present: Brad Lenz, Andrew Lynch, Tara Alfonso, Brian Stahl, Lesli Iverson, Juan Antonio Casarrubias

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 January 17, 2023 meeting.

Bohlken motioned to approve the minutes from the January 17, 2023 meeting. Herbst seconded, and the motion carried unanimously 6-0.

PUBLIC HEARING: Discussion on approving a conditional use at 630 North 3rd Street to allow for a hotel in a DHMU, Downtown Historic Mixed-Use Zoning District.

Lynch said that the conditional use is for a hotel in the Downtown Historic Mixed-Use Zoning District. The property is located at the corner of 3rd Street and Grant Street. The first floor is currently used as commercial space with the second floor for the suites. Some of the suites are being used as an AirBnB. If the conditional use is granted, the petitioner will apply for a hotel license. Plans and the parking map are included in the packet.

Mayor Rosenberg opened the public hearing.

Lesli Iverson, 1003 Sylvan Street, said they are requesting a conditional use for a small boutique hotel. They have spent three years renovating the building and it will be a valuable asset to the city. The hotel will offer tourists and travelers another option in the downtown area. This will increase the demand for local goods and services. Iverson said that they also plan to work with tour operators and event planners to give a unique experience. They will hire locally with competitive wages and benefits. The property was built around 1850 and has been fully renovated with major improvements, including a new HVAC system and new windows. The improvements will reduce electricity use. The hotel model has cleaning done by request, to reduce the water footprint. Iverson added that they are looking forward to working with local organizations to promote the community.

Mayor Rosenberg closed the public hearing.

Discussion on approving a conditional use at 630 North 3rd Street to allow for a hotel in a DHMU, Downtown Historic Mixed-Use Zoning District.

There were no comments or discussion for this item.

Discussion and possible action on approving the final plat for the 1st Addition to Royal View Final Plat.

Lenz said that the subdivision is located in the Town of Rib Mountain. This lies in the extraterritorial area within three miles of the city. There is not much impact to the city. Staff recommends approval.

Bornemann motioned to approve the final plat for the 1st Addition to Royal View Final Plat. Brueggeman seconded, and this motion carried unanimously 6-0. This item will go to Common Council on April 11,

2023

Discussion and possible action on the sale of 123 West Thomas Street.

Lenz said that this is for a remnant parcel that the city owns. The neighbors to the south have expressed interest in the parcel. The lot is not usable or buildable. Staff recommends approval.

Herbst asked if this property is on the north side of West Thomas Street. Lenz answered that it is on the south side of West Thomas Street.

Brueggeman motioned to approve the sale of 123 West Thomas Street. Herbst seconded, and the motion carried unanimously 6-0.

Discussion and possible action on accepting right-of-way for Washington Street from 14th Street to Kickbusch Street.

Lenz said that this proposed right-of-way is from the school district for a new street to go behind Hawthorn Hills School. The school district will pay for the street, but the city would maintain it. Staff recommends approval.

Mayor Rosenberg asked if staff will be working with the school district with the construction. Lenz confirmed this and said that staff have met and will continue to meet to ensure the standards are met. This item is the first step in the process.

Brueggeman motioned to accept right-of-way for Washington Street from 14th Street to Kickbusch Street. Bohlken seconded, and the motion carried unanimously 6-0. This item will go to Common Council on March 28, 2023.

Next meeting date.

The next meeting is scheduled for April 18, 2023. Lynch said that the format for the staff reports is being updated. If any additional information is needed, please let staff know.

Adjournment.

Herbst motioned to adjourn, seconded by Watson. The motion carried unanimously 6-0 and the meeting adjourned at 5:15 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on April 18, 2023.