

## PLAN COMMISSION

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Time and Date: The Plan Commission met on Tuesday, May 16, 2023, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

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

Others Present: Brad Lenz, William Hebert, Andrew Lynch, Tara Alfonso, Brian Stahl, Greg Zoromski, Dustin Vreeland, Richard LeClair

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 April 18, 2023 meeting.**

Brueggeman motioned to approve the minutes from the April 18, 2023 meeting. Herbst seconded, and the motioned carried unanimously 6-0.

### **PUBLIC HEARING: 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.**

Lynch said that this request is to rezone the property from TF-10 to UMU. The property was purchased by the funeral home last fall. The building was demolished and intend to use the area for a parking lot for the funeral home and Filling Station. The certified survey map has been submitted to join it with 1314 North 6<sup>th</sup> Street. Two entrances will be maintained. The parking analysis is located in the packet. The current parking between the two parcels allows for 58 spaces. The ordinance requires 67 spaces. The future parking will allow for 79 spaces, which will meet the zoning code.

Mayor Rosenberg opened the public hearing.

Greg Zoromski said that he owns the property and would like to have additional parking spaces that are needed for the businesses.

Dustin Vreeland said that he assisted with the design to maximize the parking stalls and said that he is available for questions.

Richard LeClair, 513 Stark Street, said that he lives immediately adjacent to the property and would like to testify in opposition to the rezoning. A written testimony was submitted to the Mayor's Office. LeClair stated that the parking lot plans from March 23 show the parking lot 60' wide, but the April 19 plans show the parking lot 102' wide. Both of the plans are similar. There is a barrier between the lots. The plans show traffic going into the alley, but the original plan was not as wide. LeClair asked why the plan changed and said that he believes the plan changed to allow for semi tractor trailers and the intent is for trucks and vendors to unload. LeClair said the vendors do not like this alley and stated that the real issue is the vendors. LeClair stated that he has no concern about the Peterson-Kraemer drivers; they are well dressed, drive safe and are courteous. LeClair said that he has concerns about the visitors and vendors that are in a hurry. There are now five families in the neighborhood with small children.

Mayor Rosenberg closed the public hearing.

### **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.**

Bohlken said that he would like more information on the conditions in the alley. Hebert said that the alley was recently made into a 1-way alley. LeClair said that signs were posted on the power poles and most

people abide by the signs. There are some that are not considerate, and it is still a hazard. LeClair suggested that a parking lot curb be installed on both sides of the alley. Lindman asked how often deliveries are made. Zoromski answered that there have been few more recently and most pull into the parking lot off of 6<sup>th</sup> Street and back into garage. Bohlken asked if remedies such as signage for no commercial traffic or speed bumps could be added. Safety is the biggest issue. Lindman said that he can see what can be done to curb traffic.

Brueggeman asked who maintains the alley. Lindman answered that the potholes are patched by the city, but the property owners are responsible for snow removal.

Bornemann said that the arrows that show traffic flow show two entrances and one exit. Vreeland added that there is only one exit so no one can use the alley.

Lenz said that this item is for rezoning. Staff will look at the parking lot standards when a permit is applied for.

Brueggeman motioned to rezone 519 Stark Street from TF-10, Two Flat Residential-10 Zoning District to UMU, Urban Mixed Use Zoning District. Bornemann seconded, and the motion carried 5-1. The item will go to Common Council on June 13, 2023.

**Discussion and possible action on amending the Specific Implementation Plan at 209 Lavina Drive to reconstruct a 8-unit apartment and additions to two existing garages.**

Lenz said that the proposed changes are to replace a 8-unit building that was destroyed by a fire and for two additions for garages that are located on the interior of the site. The landscaping plan is included in the packet. Some landscaping is shown around the new building but would like the mature trees on the north side to remain.

Brueggeman motioned to amend the specific implementation plan at 209 Lavina Drive to reconstruct a 8-unit apartment and additions to two existing garages. Herbst seconded.

Bohlken asked if this is the site came before the committee before and there were issues with tree removal. Lenz confirmed this and said that was a different proposal. The previous proposal was for a building that wasn't on the original plan. Lenz added that it is suggested to maintain trees on the north line.

The motion carried unanimously 6-0.

**Discussion and possible action on approving the Preliminary Plat for Stettin Acres (Town of Stettin, 145100-145900 Stettin Drive).**

Lenz said that this property is located within the extraterritorial review area. The petitioners are not requesting annexation. This meets the minimum requirements for division standards.

Bohlken motioned to approve the preliminary plat for Stettin Acres (Town of Stettin, 145100-145900 Stettin Drive). Bornemann seconded, and the motion carried unanimously 6-0. This item will go to Common Council on June 13, 2023.

**Discussion on sign code, WMC 23.09. Wall signs, dual post sign and blade signs.**

Hebert said that there was request from Window World for an ornamental roof sign. The new zoning code does not address these signs. Examples of these signs that had been previously approved, under the

old zoning code, are included in the packet. If these signs would like to be considered, the sign code would need to be amended. Hebert added that dual post signs have been approved by the committee and asked if the committee if they would like to see these or if they should be reviewed at staff level.

Brueggeman stated that the staff is very competent to review these signs and said that he is in favor of the ornamental roof signage. It is consistent with what has been approved.

Bohlken said that he has never been a fan of roof-top signage and said that it is nice to see eye-level signage. Lenz said that when the new zoning code was being created, it was hoped to encourage monument signs and not tall signs. One way to do that is to permit lower level and have an additional set of eyes for taller signs. By having the additional review, it gives a bit more control to the city. Bornemann asked if staff would review the roof signs. Hebert said that code language will be brought to the next meeting.

#### **Discussion and possible action on dedication of right-of-way at 1705 Wegner Street.**

Hebert said that Lot 1 and Lot 2 are currently one parcel. The 10' strip of land, to the west of Wegner Street, is proposed to be dedicated to the city. By accepting the dedication, Walgreens second exit would exit onto Wegner Street and not be trespassing. This is more of a clerical item.

Herbst motioned to approve the dedication of right-of-way at 1705 Wegner Street. Brueggeman seconded, and the motion carried unanimously 6-0.

#### **Next meeting date.**

The next meeting is scheduled for June 20, 2023.

Bohlken asked if a link to a map could be added to the address area on the online agenda. Mayor Rosenberg answered that it could be looked into.

#### **Adjournment.**

Herbst motioned to adjourn, seconded by Brueggeman. The motion carried unanimously 6-0 and the meeting adjourned at 5:40 p.m.

**The Plan Commission is next scheduled to meet at 5:00 p.m. on May 16, 2023.**