

## PLAN COMMISSION

---

Time and Date: The Plan Commission met on Tuesday, June 20, 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, Andrew Brueggeman, George Bornemann.

Others Present: Brad Lenz, William Hebert, Andrew Lynch, Tara Alfonso, Brian Stahl, Craig Vincent, Heath Tappe, Susan Lang, Bobbi Jo Balz, Tyler Vogt, Diane Gurholt

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 May 16, 2023 meeting.**

Brueggeman motioned to approve the minutes from the May 16, 2023 meeting. Herbst seconded, and the motioned carried unanimously 7-0.

### **PUBLIC HEARING: Amending the General Development Plan at 315, 319 & 325 North 1<sup>st</sup> Avenue to allow for transitional housing for at least 39 men and 20 women and commercial kitchen and facility to feed up to 120 people in a PUD, Planned Unit Development Zoning District.**

Lenz said that this amendment would allow an increase in the intensity of the use previously approved under the general development plan and will introduce new uses for future expansions. The uses and phases are outlined in the packet.

Craig Vincent said that there have been discussions with the property owners for exploring the relocation of the sober living facility for men. This would provide newer facilities. There will also be an opportunity to move the outreach center in the future and they could expand the second floor to include women in the future. This is a newer and better facility where the uses could be expanded.

Mayor Rosenberg opened the public hearing.

Heath Tappe, co-founder of Bridge Street Mission, said that this is a win-win for all parties. The convent would be put up for sale. The outreach center is normally full. This would provide one campus. Tappe suggested that the Homeless Coalition may be interested in the building. The outreach center would also be for sale later on, which could potentially be another business.

Susan Lang, President of Emmerich Properties, said that they own and manage 450 properties in the area. This has been a good property and they were originally looking for someone to lease the building. This bigger vision has come and it will help the community. Lang said that she supports this, and the location and services provided would be good for the community.

Mayor Rosenberg closed the public hearing.

### **Discussion and possible action on amending the General Development Plan at 315, 319 & 325 North 1<sup>st</sup> Avenue to allow for transitional housing for at least 39 men and 20 women and commercial kitchen and facility to feed up to 120 people in a PUD, Planned Unit Development Zoning District.**

Brueggeman motioned to amend the general development plan at 315, 319 & 325 North 1<sup>st</sup> Avenue to allow for transitional housing for at least 39 men and 20 women and commercial kitchen and facility to feed up to 120 people in a PUD, Planned Unit Development Zoning District. Bornemann seconded.

Lenz said that a public information meeting was held prior to this meeting and it was lightly attended. He

said that staff received clarifying questions about the proposal but no formal opposition.

The motion carried 7-0. The item will go to Common Council on July 11, 2023.

**PUBLIC HEARING: Approving the conditional use at 628 North 3<sup>rd</sup> Avenue to allow for outdoor commercial entertainment, in a UMU, Urban Mixed-Use Zoning District.**

Lynch said that the conditional use request for an outdoor commercial entertainment use is for a patio in the back near Quaw Street. There is a small building near the patio area. This will be for restaurant patrons for outdoor dining. Lynch said that calls were received wondering if music would be involved in this use.

Mayor Rosenberg opened the public hearing.

Bobbi Jo Balz, 718 North 4<sup>th</sup> Avenue, said that she lives a couple houses away and said that a diner is fine. Balz said that she has lived here for 15 years and it is a quiet area. Balz said that she does not want to hear live music every weekend and doesn't like the idea of the noise.

Tyler Vogt said that a different license would be required for live music. The patio will not allow for live music and he 100% understands that. There isn't enough space for entertainment or music. The neighborhood does not need to worry. The business is only open until midnight. This request has nothing to do with live music. There are approximately 50-60 parking spots in the nearest blocks. Vogt said that he is 100% committed to being part of the neighborhood.

Diane Gurholt, 605 North 4<sup>th</sup> Avenue, said that 4<sup>th</sup> Avenue was just narrowed and if vehicles are parked on both sides of the street, only 1 vehicle can get through. There are a lot of kids in the neighborhood riding bike. At times, the kids are not always watched because parents are at work. Gurholt asked the parking to be reconstructed or this be limited.

Mayor Rosenberg closed the public hearing.

**Discussion on approving the conditional use at 628 North 3<sup>rd</sup> Avenue to allow for outdoor commercial entertainment, in a UMU, Urban Mixed-Use Zoning District.**

Lenz said that the request is for outdoor dining even though the zoning category also includes entertainment in the name. The conditional use is only for the patio area.

Herbst asked if there are businesses in the adjacent building. Vogt answered that there is a coin shop and the other spot is vacant. The coin shop owner is supportive of this. Vogt added that there will not be live music. Herbst asked if the building would be demolished for parking. Vogt said that it is not planned, but he does have other plans for the building. The prices in the diner are very fair and it is an approachable space. Vogt said that the patio area will only be used around 100 days out of the year.

Watson asked what the hours of operation would be. Vogt answered that they are currently 11 a.m. - midnight. They will be starting to open at 7 a.m. by mid-July. They will continue to be closed on Mondays. 9 p.m. will be the latest time used for the patio area. Watson asked if the live music gets approved through the clerk. Hebert said that the commission could limit the conditional use to dining and beverage and also an end time for the patio area.

Bornemann said that it looks like there will be 7 tables. Vogt said that the patio area would be able to accommodate 28-30 people for a total of 75 people. Vogt added that he hopes people would bike or walk that live in the neighborhood.

**Discussion and possible action on authorization to deed Outlot 1 of CSM #19539 to Luke Stenberg.**

Lynch said that the city owns three parcels along Wyatt Street and plan to build a 6-unit apartment complex. The neighbors' garage is over the property. This is to clean up the encroachment.

Brueggeman motioned to authorize the deed Outlot 1 of CSM #19539 to Luke Stenberg. Bohlken seconded, and the motion carried unanimously 7-0. This item will go to Common Council on July 11, 2023.

**Next meeting date.**

---

The next meeting is scheduled for July 18, 2023.

**Adjournment.**

---

Watson motioned to adjourn, seconded by Herbst. The motion carried unanimously 7-0 and the meeting adjourned at 5:25 p.m.

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