

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, July 18, 2023, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

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

Others Present: Brad Lenz, William Hebert, Andrew Lynch, Tara Alfonso, Lisa Riggle

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 June 20, 2023 meeting.

Bohlken motioned to approve the minutes from the June 20, 2023 meeting. Bornemann seconded, and the motion carried unanimously 6-0.

PUBLIC HEARING: Approving the conditional use at 1408 Cherry Street to allow for a second detached garage, in a SR-5, Single Family Residential-5 Zoning District.

Hebert said that the staff report and maps are included in the packet. The house has a single-stall garage and the shed has been removed. The petitioners would like to construct a second detached garage.

Mayor Rosenberg opened the public hearing.

Lisa Riggle, 1408 Cherry Street, said that they have removed the deteriorated shed and would like to add a second single-stall garage for a vehicle.

Mayor Rosenberg closed the public hearing.

Discussion on approving the conditional use at 1408 Cherry Street to allow for a second detached garage, in a SR-5, Single Family Residential-5 Zoning District.

Bornemann asked what is located next to the existing garage. Riggle answered that there is a deck with concrete below it. Bornemann asked about the maximum impervious surface requirement. Hebert answered that it is 55%, but the area is already impervious. If this would be a new area, a variance would be required.

Lenz asked if the gravel area would be paved. Riggle answered that it would stay gravel except for the slab area.

Discussion and possible action on approving the conditional use at 628 North 3rd Avenue to allow for outdoor commercial entertainment, in a UMU, Urban Mixed-Use Zoning District.

Lynch said that this is the second meeting for this conditional use. There was no testimony of substantial evidence from the previous meeting. Staff recommends approval. The commission could place a condition on the approval by limiting it to eating and drinking.

Brueggeman motioned to approve the conditional use at 628 North 3rd Avenue to allow for outdoor commercial entertainment, in a UMU, Urban Mixed-Use Zoning District, with the condition that it is limited to eating and drinking. Bornemann seconded, and the motion carried unanimously 6-0.

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

Lenz said that the final plat is included in the packet. This final plat is basically the same as the preliminary plat, that was approved in May. This is the second step in the process. The lots and roadways conform to the city code. He noted that this is extraterritorial and not within the city.

Brueggeman motioned to approve the final plat for Stettin Acres (Town of Stettin, 145100-145900 Stettin Drive. Watson seconded, and the motion carried unanimously 6-0.

Next meeting date.

The next meeting is scheduled for August 15, 2023.

Adjournment.

Bohlken motioned to adjourn, seconded by Bornemann. The motion carried unanimously 6-0 and the meeting adjourned at 5:10 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on August 15, 2023.