

## PLAN COMMISSION

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Time and Date: The Plan Commission met on April 24, 2013, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Tipple (C), Marquardt, Radtke, Bohlken

Others Present: Lenz, Hebert, Clark, Woller, Wagner, Laughlin, Royer, Jane Welter, Paul Welter, Heilmeier, Anderson, Devoute, Radenz, Begley, Peterson, Force, Olson, Christianson, Engen

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and transmitted to the *Wausau Daily Herald* in the proper manner.

Noting the presence of a quorum, at approximately 5:00 p.m. Mayor Tipple called the meeting to order.

### **Approve minutes of the March 19, 2013 meeting.**

Radtke motioned to approve the minutes of the March 19, 2013 meeting. Marquardt seconded, and the motion carried unanimously 4-0.

### **PUBLIC HEARING: Approve a conditional use at 404 Seymour Street to allow for illuminated monument and building signs, in a R3, Two Family Residence District (Clark).**

Paula Clark, 3217 North 12<sup>th</sup> Street, said that she has been working with Matt Woller from Graphic House.

Matt Woller, 9204 Packer Drive, said that he has been working with the Conservatory of Music for the last year to help them with identification signs. The biggest comment from visitors and students is that it is hard to identify the building from the Catholic Church. To easier identify the building, Woller recommended five exterior signs. The signs include: three non-lit signs above doorways, one double-faced monument sign with external, classy gooseneck lighting on the Seymour Street side of the property, and one back-lit halo sign facing Grand Avenue. The signage on the back side of the building is to help identify the building to traffic coming off of Grand Avenue. The property is not located on Grand Avenue, but there is an agreement with the church to use parking area, so there is access from Grand Avenue. The church doesn't have any issues with the signs.

Romey Wagner, 3500 Golf View Drive, said he believes this is a jewel of Wausau and is one of the things to talk about. The business needs the presence of people driving by and the plans are spot on perfect. The church loves the plan and the neighbors have no concerns with the signs facing the residential areas. This signage is needed and hopes it is approved.

Mayor Tipple closed the public hearing.

Lenz said the recommendations and renderings are in the packet. The property is zoned residential so signage regulation is pretty tight. This is well above what has been previously allowed in other residentially-zoned areas. The west elevation sign alone is 100 square feet. The sign on the other side, along Seymour Street, is more in line with what has been typically approved in residential districts. All of the signs don't necessarily face a residential area, but according to the zoning standards it is in a residential district so those are the rules that apply. Similar signage was applied for in 2001, but the conservancy was denied the signage request because of the visibility of the signage through the church parking lot. The church has said they are in support of the signage, but in 2001 plan commission and Council felt it detracted from the architecture of the church and the high quality landscaping. Lenz agrees that the conservancy is an asset to the area, but the proposed signage is a little over the top. Staff recommends allowing the replacement of the existing signage on the west side with halo-lit lettering; allowing the Seymour Street signage; but eliminating the ornamental signage. He said the music notes are considered signage and that is excessive for a residential district, as is the large lettering on the west side of the building.

Marquardt asked the petitioners what is told to people who call and ask for directions. Clark said that 1,100 students come to this center and there are 6,000 visits annually and it is very difficult to do with the current signage. For people who are new to Wausau, we tell them that it is two blocks away from the courthouse. The convent is actually part of the same building, so it is hard to describe to people. Marquardt asked if the footage of the sign is based on the frontage of the lot. Lenz answered that there is not a set square footage in the code that is allowed, but when you look at other uses in the district that do have regulations and other signs that have been approved in the city, this is well above those levels.

Radtke said that Seymour Street signage is okay and asked about the signage above the doors. Lenz said those are not lit and staff does not have any issue with them. Hebert added the entrance signs are not business signs and do not require a permit. Radtke asked about the north entrance sign. Hebert said it is fine since it just has 'north entrance' on the sign. Lenz said it would be permitted and the conditional use would not be needed. Radtke said that all of the signs for the entrances have Wausau Conservatory on them. Lenz said that even if those signs are not part of the sign package, it is still drastically over anything that has been allowed previously. Radtke asked about the music notes. Hebert said that by definition the music notes would count for signage, but it was not counted because it is very difficult to measure. Marquardt said it seems that the main issue is the signage towards Grand Avenue. Mayor Tipple added the music notes are also an issue. Lenz said that he doesn't necessarily disagree with the design, but since this is a residentially zoned area it would set a precedent that we would not want to see replicated.

Lenz said that there is normally a 15 foot setback from property lines. Staff consistently recommends following this standard, but sometimes the building is less than 15 feet away and plan commission has allowed it. The proposed sign is perpendicular to the building and within the 15 foot setback. The thought from the petitioners is that it is better to be perpendicular because the lighting would be cut down to the neighboring properties. Marquardt asked Lenz what the staff recommendation would be. Lenz felt that the Seymour Street signage would be okay, and so would the north elevation with the doorway sign, but the ornamental signage should not be allowed. He would also limit the west façade to the square footage of currently signage, but allow it to be halo-lit. He

Radtke moved to approve the conditional use at 404 Seymour Street to allow for the monument sign and doorway signs as proposed, in an R3, Two Family Residential District with the conditions that the ornamental signage is not allowed and the signage on the west façade is limited to the square footage of the current signage. Bohlken seconded and the motion carried unanimously 4-0. This item will go to Common Council on May 14, 2013.

**PUBLIC HEARING: Approve a conditional use at 410 McIndoe Street to allow for two internally illuminated signs with digital message centers, in a R4, General Residence District (Marathon County Historical Society).**

Matt Woller, 9204 Packer Drive, said that proposed signs would be new. The current signage is a double-faced internally illuminated monument sign with manual reader board. This sign will be removed and a new monument sign will be put in with a digital message center. It is also proposed to put a single-faced wall sign that will be internally illuminated with a single-faced message center that could promote the Marathon County Historical Society and other events. The message center will have amber LED lighting. The single-faced sign on the north elevation is proposed since it is on a one-way street. The current double-faced sign does not have any visibility on 5<sup>th</sup> Street. The single-faced sign will help drivers and give the business more visibility. The double-faced monument sign will be visible from east and west bound traffic on McIndoe Street. The location of the sign will not change much. The message center will have text and Marathon County Historical Society will have control of brightness and timing. The signage will be tied into the architectural and historic aspect of the district.

Kathy Laughlin, 502 McIndoe Street, objected to the sign. Laughlin said she would like to see what the signs are. Hebert gave her a packet to view. The Marathon County Historical Society is another tool that the city can use and does not want to see the values compromised. Electronic signs do not fit in residential neighborhoods. Laughlin said the sign is dreadful and does not want to see the signage through the bedroom window. The zoning should speak rather loudly that this type of sign was never intended.

Beverly Royer, 502 McIndoe Street, said she is against the signage in the area. The downtown is a gem and does not want it to look commercialized. There would be such a glow in all of the property owners' windows.

Woller said that the age of digital message centers are here to stay. There are other signs like this in the downtown area. Woller gave examples of signs such as Prehn Dental, St. Paul's United Church of Christ, Associated Bank, and Marathon County Library. The signage helps to promote events and exhibits. The best opportunity to keep driving the society is by promoting it. Royer said those signs are in the downtown, not the residential area. The condo was purchased in thought that it was going to stay that way.

Jane Welter, 521 Grant Street, said she would hate to see such a precedent set in the historic district. Welter added that the Historic Preservation Commission has put anchors on the homeowners and the signage does not fit with the district.

Paul Welter, 521 Grant Street, said this is against all sense of theology and geometry to put something like this in the neighborhood. The huge rays of light are going to be a scourge on the neighborhood. It will be as hideous as the sign for Associated Bank on the 400 Block. It would be a horrible thing to add to the Marathon County Historical Society.

Mayor Tipple closed the public hearing.

Lenz said the signage was reviewed by the Historic Preservation Commission, and they did not have any problems with it. The staff recommendation followed their endorsement. Lenz said he doesn't particularly like these message centers, especially in residential areas, and the commission should be sensitive to them. One member of the Historic Preservation Commission who lives near the Historical Society was in support of the signage. Lenz said there could be timing restrictions put in place so that the sign must be turned off at a certain time. Also, there is a 15 foot setback that should apply to this property. He said the zoning code differentiates between flashing and non-flashing signs. A non-flashing sign has the same message for at least six seconds, which is what staff recommends in this case.

Bohlken asked if there are any restrictions to the brightness of signage. Lenz said that there aren't any in the zoning code but theoretically we could measure foot candles. He is not sure if we've ever done it or how practical it would be to enforce.

Radtke asked what timing restrictions are usually done in these circumstances. Lenz said that he remembers one such restriction of 9 p.m. until 6 a.m.

Mayor Tipple said that at times there needs to be a compromise in order for projects to go ahead.

Marquardt moved to approve a conditional use at 410 McIndoe Street to allow for two internally illuminated signs with digital message centers, in a R4, General Residence District with the conditions that the signs will not be illuminated from 9 p.m. to 6 a.m., the sign be setback 15 feet from the property lines not the curb, and that the signs be non-flashing. Radtke seconded, and the motion carried.

unanimously 4-0. This item will go to Common Council on May 14, 2013.

**PUBLIC HEARING: Approve a conditional use at 2510 Stewart Avenue to allow for an outdoor dining area, in a B2, Community Service District (Heilmeier)**

Roy Heilmeier, 2510 Stewart Avenue, said that a small outdoor dining area on the southwest corner of the property is being requested. The current sidewalk and landscaping in that area would be eliminated. There would be room for 8-10 tables in a 1700 square foot area to enhance the restaurant.

Mayor Tipple closed the public hearing.

Lenz said that an outdoor dining area would be a conditional use in a B2 district. Page four of the packet shows a plan of the outdoor dining area. There will be no changes to the driveway or curbs – they will be reusing an existing outdoor area. This is a commercial area and there should be no negative impacts to surrounding property owners. Staff recommends approval as presented.

Bohlken said he is in favor of anything that adds outdoor dining.

Marquardt asked if any railing would be used and wasn't sure if this is anything that Plan Commission could recommend. Lenz said that the conditional use is primarily regarding the use itself, to allow the outside activity where noise or other things could affect adjacent property. He said fencing requirements are not spelled out in the zoning code. Plan commission could recommend a certain type of fence, but other committees, such as Public Health and Safety, usually get into those aspects when a liquor license is involved.

Mayor Tipple asked Heilmeier to inform the commission on the railing design. Heilmeier answered that they are planning on adding a fence, but are still deciding on the height. Lenz asked if this was addressed during the liquor license application. Heilmeier answered no and said he would like a wrought iron fence similar to the Great Dane.

Bohlken moved to approve a conditional use at 2510 Stewart Avenue to allow for an outdoor dining area, in a B2, Community Service District. Radtke seconded, and the motion unanimously carried 4-0. This item will go to Common Council on May 14, 2013.

**PUBLIC HEARING: Approve a conditional use at 306 South 17<sup>th</sup> Avenue to allow for an outdoor dining area, in an IB, Interchange Business District (Johnson)**

Troy Devoute, 214 North 9<sup>th</sup> Avenue; Winneconne, District Manager for Starbucks, would like to expand the outdoor seating area. The new area will be 700 square feet, 16 table, and 3 umbrellas on the south end of the building to enhance seating.

Mayor Tipple closed the public hearing.

Lenz said that a conditional use is required for outdoor dining in an IB district. The curb will be bumped out to the south to allow for the dining area. A railing will be installed on the curb to help separate it from the driveway. He said the site is already somewhat tight, but the new drive aisle will still meet the minimum width.

Marquardt motioned approve a conditional use at 306 South 17<sup>th</sup> Avenue to allow for an outdoor dining area, in an IB, Interchange Business District. Radtke seconded, and the motion carried unanimously 4-0. This recommendation will go before Common Council on May 14, 2013.

**PUBLIC HEARING: Approve a conditional use at 1605 Merrill Avenue to allow for an outdoor dining area, in an IB, Interchange Business District (Miller).**

Tom Radenz, REI Engineering, said that it is in the works to move Briq's to a new site to the east and they are working on the plans. The proposed site will have an outdoor seating, drive thru, and 45 parking spots. The remaining area will be for future development. Radenz asked if the conditional use approval for outdoor dining could go for the entire property.

Mayor Tipple closed the public hearing.

Lenz said that the conditional use would go with the entire property. If the property is split, it could be put on as a condition that the approval goes with both new properties, but generally the commission is reviewing a particular plan, like the one before us. Lenz said we don't really have an idea of what is going to happen on the rest of the property. Radenz said because of the loan, splitting the property is not an option at this time. In the future, it is likely that UDD zoning would be requested. Lenz said that it may be a moot point then because they would need to come back to plan commission to rezone.

Radtke motioned to approve a conditional use at 1605 Merrill Avenue to allow for an outdoor dining area, in an IB, Interchange Business District with the addition that future outdoor dining use will be allowed. Bohlken seconded and the motion carried unanimously 4-0. This recommendation will go before Common Council on May 14, 2013.

**PUBLIC HEARING: Approve a conditional use at 1731 & 1735 Merrill Avenue to allow for a 150-foot communication tower, in a B3, General Commercial District (Begley).**

Shane Begley, 14114 South County Circle, said there is currently a 60' wood pole that AT&T has been utilizing since 2006 to house equipment. Since the wave of 4G technology, an expansion is necessary. The wood structure is not structurally stable to accommodate the loading that will be required and they wish to build a new 150' tower to accommodate other carriers. This would eliminate a future site to north approximately  $\frac{3}{4}$  to 1 mile near the 3M site. There would be the need of another site if this site isn't able to reach of height of 150'. This will not change any of the characteristics of the neighborhood; it will be a little taller but aesthetically pleasing. It will be galvanized so it is blended to the sky. This will serve as a multi-tenant tower.

Mayor Tipple closed the public hearing.

Lenz said according the zoning ordinance, conditional use approval is necessary for this use. There are a number of factors to consider that are outlined in the staff report. Lenz said he briefly spoke to the petitioner but wanted the questions answered on record. First, what other sites were looked at and why is this site needed for coverage? Does the height need to be 150 feet opposed to 60 feet? And, what are some other designs that are being considered? He said he has concerns when people are coming down Highway 51, from the north. When cars come around a corner south of Brokaw there is a nice view of the city of Wausau with hills in the background. The tower would stick above the landscape and with its location, cars would be driving right towards it. He would like to see a photo simulation of the tower from Highway 51, north of Highway K. He said that in the past there have been changes in the zoning ordinance limiting the heights of signs along the freeway because of aesthetic concerns. He said tall signs along the highway have been denied because of view-shed concerns. In gateways to the community such as this one, we need to be concerned about how visitors perceive the city. He thought that two 60 foot poles would be better than one 150 foot pole. Lenz said he is leery about recommending this tower based on the conditional use guidelines without more discussion or documentation on how it will appear. He added that with the reconstruction of the interchange in the area there will be future development going on in this immediate area.

Begley said the height is needed to connect to the existing sites, without building additional sites in the area. Begley said that in regarding to the aesthetics of coming into the gateway of the community, the 150 foot poles will be visually above the eyesight versus being at the eyesight with the 60 foot poles. This is a fight that is taken day after day. Begley said he tries to stay away from the stealthing of the towers because the size of antennas and equipment requires three sectors which point in three different directions with four antennas per sector. It gets burdensome and each carrier needs their own tower. This will be a multi-tenant tower and by doing one, the visual effect would be reduced compared to building multiple towers. It is hard to go into the 4G phase and to change antennas and towers. The poles that were built eight years ago are structurally failing because of stealthing. A photo simulation can be brought to Common Council. There is no opposition to this tower from the surrounding neighbors or community. There isn't anything in the general area and it meets the federal guidelines and air space restrictions.

Mayor asked if AT&T was on the 28<sup>th</sup> Avenue water tower. Begley said yes along with the Highway 51 Bridge and the Nationwide Building. Radtke asked how tall those are. Begley answered 50 feet. Mayor Tipple asked about the antenna. Begley answered that it is a few feet off the roof, to about 57 feet. Begley added that before coming to communities, it goes through studies with AT&T, who have the final say.

Bohlken asked Begley to explain stealth. Begley said that stealth makes a tower look like a flag pole, pine trees, or different things. They can also be placed on top of or inside tall structures, like church steeples.

Marquardt said that a 70 by 70 foot fenced-in area is shown and asked how much of the area is currently used. Begley answered that future carriers would use the area as well. There will be a 12 by 20 building for AT&T. Marquardt asked if it currently exists. Begley answered that right now AT&T is using outdoor equipment that isn't upgraded to 4G. The 5 by 10 equipment racks will be replaced with 10 by 15 equipment racks. Marquardt said that it isn't set up for other carriers at this time and asked if AT&T will charge the other carriers fees to use the tower and how much the fee would be. Begley said that is totally up to AT&T. Marquardt said it shouldn't be a financial burden. Begley said that there is so much competition and the carriers work with one another. Marquardt asked if the barbed wire fencing could be eliminated. Begley answered that could be done.

Marquardt said that this area is in one of the TID districts and has the potential for development and asked Radenz how this chunk of land fits in any development plans. Radenz said that he and others own various properties that have been in the developmental stages since 1985. The goal is to rezone the property and they have a vested interest to see this area be developed in a good manner. He said there was a need for cell phones towers to locate in this area to better serve NTC. We all live with the technology and the 60 foot tower gave better reception. The goal is to redevelop the area. Radenz said that the Wausau Builders building was taken down with their own funds of \$42,000. It is in the process to get 25,000 cubic yards of fill material from the Highway project. They have approached the DOT to purchase one acre on the west end of the property to have a 2 ½ to 3 acre parcel which will be a flat pad allowing a 20,000 square foot building. The lease agreement will be an 80 by 80 foot area with trees around. It is a possibility if a future building is tall enough, the pole could be placed on the building.

Lenz said that even if poles can accommodate co-locating, it doesn't mean that a second or third carrier wouldn't want to build their own poles. Right now, we can encourage co-locating, but in the end it is a private decision. If we approve this pole, we need to be careful about not permitting other carriers from putting up their own poles, per the Federal Telecommunications Act. This would set a precedent, and instead of one eyesore we may be have multiple eyesores.

Bohlken asked how high the McDonald's sign is. Lenz estimated that it is over 80 feet tall but that it is

located at the bottom of a hill. The proposed tower will be about twice as tall. Radtke asked what the height limit of signs is. Hebert answered that free-standing signs are allowed up to 30 feet tall and a conditional use up to 50 feet. A 50 foot tall sign was denied for Kocourek in the area. Radenz asked how the McDonalds sign is so tall. Lenz answered that it was likely grandfathered in, but the zoning code was since changed to limit sign height.

Mayor Tipple said that nobody likes the towers, but the tower would go away when a building is built. We all need the cell towers. Marquardt added that the ordinance should be reviewed to work with other carriers. Mayor Tipple said that we need the technology.

Marquardt motioned to approve a conditional use at 1731 & 1735 Merrill Avenue to allow for a 150-foot communication tower, in a B3, General Commercial District. Radtke seconded and the motion carried unanimously 4-0. This recommendation will go to Common Council on May 14, 2013.

**PUBLIC HEARING: Amend Sections of Title 23 of the Wausau Municipal Code to enhance and/or clarify the regulatory consistency of the zoning ordinance in regard to fencing materials in Residential Districts and driveway widths in Business and Industrial Districts.**

Lenz said that there are three amendments proposed that would clarify the zoning code. The first is to have greater control over fences and how they look. The amendment would give the Inspections Department greater controls and bring fencing up to a higher standard. The next two amendments would be to add that the Engineering Department could approve driveway widths after a review has been done. Hebert added that the driveway portion is for industrial and commercial properties.

Mayor Tipple closed the public hearing.

Bohlken asked if the directional facing of the fencing material is considered. Hebert said it would just be the materials, not the particular side out. Lenz asked Bohlken if he thought the direction should be addressed. Bohlken answered no.

Radtke motioned to amend Sections of Title 23 of the *Wausau Municipal Code* to enhance and/or clarify the regulatory consistency of the zoning ordinance as proposed in regard to fencing materials in Residential Districts and driveway widths in Business and Industrial Districts. Bohlken seconded and the motion carried unanimously 4-0. This recommendation will go to Common Council on May 14, 2013.

**PUBLIC HEARING: Rezone 530 Grant Street from R3, Two Family Residence District to UDD, Unified Development District and approve the General Development Plan to allow for a counseling office (Peterson).**

Tracy Peterson, E3385 Highland Road, said that she would like to rezone the property to a UDD to house a counseling business, Compass Counseling LLC. This property is the former Linnehan Law Office and is in rough condition. Peterson plans to clean it, restore it, and set it up as an office. It would take a lot of work to turn it into a residential property. Peterson added that she is working with the Historic Preservation Commission with the windows and roofing.

Paul Welter, 521 Grant Street, said he is in favor of this as it has been vacant for two years. The building is in a deteriorated condition and needs to be taken care of. The use will fit well and agreed that it is the best use for the building.

Mayor Tipple closed the public hearing.

Lenz said that he appreciates the neighborhood input. Under the current zoning, it is hard to find

something to go in there. The building is in tough shape and he is favor of preserving the historic fabric of the neighborhood. At the same time, we do not want to introduce something that is not a compatible use. Residential zoning does not allow offices, which is what the property is currently zoned. Staff is in favor of the project, but does not generally recommend UDD zoning for small properties in residential areas. But, he said this is a unique case. The condition of the building should be a factor in this decision.

Lenz said there is currently no signage proposed, but the Plan Commission could give authority to staff to authorize signage if it is within the general character of the area. Staff recommends approval of the general development plan and the precise implementation plan along with requesting permission for staff to approve signage.

Mayor Tipple commended the petitioner for connecting with the Historic Preservation Commission and the neighborhood. One of the three priorities for the city is to eliminate blight and this is one of the properties that it is on the verge of becoming blight. It is a good project.

Bohlken motioned to rezone 530 Grant Street from R3, Two Family Residence District to UDD, Unified Development District and approve the general development plan to allow for a counseling office and allow staff to approve signage. Radtke seconded, and the motion carried unanimously 4-0. The recommendation will go before Common Council on May 14, 2013.

**Approve the Precise Implementation Plan for 530 Grant Street to allow for a counseling office.**

Force asked what happens when a business ceases to exist. Lenz answered that if a business is the same type business an approval is not necessary. The approval sticks with the property, not the business owner. Force asked if a different business could move in and start up without an approval. Lenz said a different type of business would not be allowed – they would need to come back for an amendment. UDD zoning is very specific to type of use, in this case a counseling office. If a property is commercially zoned, such as B2, a variety of uses would be allowed. Mayor Tipple said the city likes UDD zoning because there is high control, unlike B2 or B3, and provides protection for the city and neighbors.

Bohlken motioned to approve the precise implementation plan for 530 Grant Street to allow for a counseling office. Radtke seconded and the motion carried unanimously 4-0. The recommendation will go before Common Council on May 14, 2013.

**Designate the Easthill Residential Historic District as a Class II Local Historic District.**

Lenz said that the Historic Preservation Commission held a public hearing on this district and according to the ordinance it needs to go to Plan Commission and Common Council. There was no opposition during the public hearing that was held in February. In October, the Andrew Warren Historic District was approved through Plan Commission and Common Council. This historic district is an asset to the area.

Radtke motioned to designate the Easthill Residential Historic District as a Class II Local Historic District. Marquardt seconded and the motion carried 3-1. Bohlken voted against the motion. This recommendation will go before Common Council on May 14, 2013.

**Approve petition for annexation – Higginbotham, 2221 Northwestern Avenue (082-2808-064-0995, 082-2808-071-0988 and 082-2808-071-0987, Town of Weston)**

Lenz said that Higginbotham is in the process of purchasing these parcels, in addition to some other land that is already in the city. A narrow strip would remain in the Town of Weston to abide with a boundary agreement with the Town of Weston. The redevelopment plans are in the beginning stages. CISM approved this motion unanimously and staff recommends approval.

Milton Olson, 9805 Townline Road – Town of Weston Chair, asked if the 30 foot strip of land is sufficient. Marquardt said that other annexations give 10 to 20 feet, in most cases, and this gave a bit more. Olson asked what the reason for the annexation was. Marquardt said that sewer and water hookup are not requested at this time. A future project may involve multiple parcels currently in different jurisdictions and they'd like to have them all in one municipality.

Randy Christianson, RC Pavers, said he owns the property south of the annexation and asked what the steps of zoning would be once the property is annexed. Lenz answered that the land would be brought into the city as residential property, and a rezoning would require a public hearing. The neighbors would be notified, usually in a 200 to 300 foot radius, to hear any of the neighbors' concerns. This is being treated as two different steps – first, bringing it into the city, then rezoning it. Christianson said he is concerned about zoning because RC Pavers has a lot of activity going on and asked to be notified and that the Eau Claire River divides his property from the petitioned property. Lenz said that they would automatically be getting the notice of the rezoning but will make sure that they do.

Radtke motioned to approve petition for annexation – Higginbotham, 2221 Northwestern Avenue (082-2808-064-0995, 082-2808-071-0988, and 082-2808-071-0987, Town of Weston). Bohlken seconded and the motion carried unanimously 4-0. This recommendation will go before Common Council on May 14, 2013.

**Amend Precise Implementation Plan for 102 Central Bridge Street to allow signage for CVS Pharmacy.**

Lenz said that this property is zoned UDD and a precise implementation plan was approved showing the building elevations and proposed signs on the site plan. He said the previous submittals did not show the exact size of the signs and if there were lit or not. CVS has now submitted a sign package and those details are included. The amount of illuminated signage being shown in the plans is more than what is typically allowed on a site of this size. CVS is requesting 100 additional feet of lit signage over the normal 506 feet for this site, based on the frontage of 253 feet. Lenz said the follow up from CVS has not been received. Staff recommends sticking with the standard that is outlined in the zoning code.

Mayor Tipple asked what the signage for Walgreens has. Lenz answered that Walgreens does not have an extra monument sign like CVS is showing and the signs seem smaller. Hebert added that the zoning for Walgreens is B2, which is less overall. Mayor Tipple suggested that be reviewed.

Marquardt motioned to amend the precise implementation plan for 102 Central Bridge Street to allow signage for CVS Pharmacy as recommended by staff. Bohlken seconded and the motion carried unanimously 4-0. This recommendation will go before Common Council on May 14, 2013.

**Discuss future agenda items for consideration.**

No one requested to have any future agenda items listed on the next agenda.

**Adjourn.**

Radtke moved to adjourn. Marquardt seconded. Motion to adjourn carried unanimously and the meeting adjourned at 6:50 p.m.

**The Plan Commission is next scheduled to meet at 5:00 pm on Tuesday, May 21, 2013.**

