

PLAN COMMISSION

Time and Date: The Plan Commission met on October 15, 2013, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Tipple, Marquardt, Radtke, Bohlken, Oberbeck

Others Present: Lenz, Hebert, DeSantis, Isakson, Radder, 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 September 17, 2013 meeting.

Bohlken motioned to approve the minutes of the September 17, 2013 meeting. Oberbeck seconded, and the motion carried unanimously 5-0.

PUBLIC HEARING: Rezone 1903 Rosecrans Street from B2, Community Service District to R2, Single Family Residence District (Isakson.)

Helen Isakson, 1903 Rosecrans Street, said that she found out that if a fire occurred, she could not rebuild because of the zoning. Isakson said she needs a new roof. She tried to apply for a reverse mortgage and wasn't able to apply because the property is not located in a residentially zoned district.

Mayor Tipple closed the public hearing.

Lenz said that the map on page 3 of the staff report shows a mix of different zoning districts. The land uses are also mixed. The property to the west has the same zoning and is also a single family house. Residential zoning is located to the south of this property. There isn't a lot of consistency with zoning and current land uses in this area there isn't anything specific in the Comprehensive Plan to suggest zoning one way or another. It is unknown exactly how the zoning came to be this way. Staff feels that the rezoning request is warranted and recommends approval.

Radtke motioned to rezone 1903 Rosecrans Street from B2, Community Service District to R2, Single Family Residence District. Bohlken seconded and the motion carried unanimously 5-0. This item will go to Common Council on November 12, 2013.

Amend a conditional use at 1509 North 5th Street to allow for an electronic readerboard sign.

Lenz said that renderings of the sign are located in the packet. Currently, the readerboard sign is white and needs to be updated manually. The school wishes to upgrade it to a digital message center. The property is residentially zoned and a conditional use is needed. The current sign was approved with a conditional use – staff feels that an amendment to the original conditional use is needed to upgrade the sign. The Plan Commission and Common Council have approved these types of signs in other locations. The UWMC and Trinity Lutheran School signs are examples. Staff recommends a restriction of non-flashing lights or that the same message needs to remain for 6 seconds. At UWMC, there is a condition that the sign needs to be shut off from 10PM – 6AM – staff also recommends this condition. On some signage, the content is regulated and advertising should not be placed on the sign. Staff also recommends this condition.

Marquardt asked if Wausau East High School could advertise events on the sign. Lenz said he didn't feel that would qualify as advertising, as it would be school related. The Marathon County Public Library posts community events and activities, so there has been some flexibility.

Marquardt moved to amend the conditional use at 1509 North 5th Street to allow for an electronic readerboard sign with the conditions of 1) the sign is non-flashing or static for 6 seconds, 2) the sign will

shut off between 10PM - 6AM, and 3) only school events are listed on the sign. Radtke seconded, and the motion carried unanimously 5-0. This item will go to Common Council on November 12, 2013.

Amend Precise Implementation Plan for 200 East Kent Street to allow for lit signage.

Lenz said that the Kwik Trip store is currently being constructed and they have applied for sign permits. On this UDD zoned property, one condition was that the north-faced signs needed to be non-illuminated. This was discussed and Kwik Trip was agreeable at the time of zoning approval. A letter was sent to the Inspections office asking for lit signs on the north side of the building and canopy sign. Renderings are located in the packet. The signs would be lit until 10PM. The red strip running the length of the canopy is also proposed to be lit. Lenz said that Hebert took a look at the property and took pictures, which were handed out prior to the meeting. Staff does not have a formal recommendation, but he cannot see the need for these signs as they face a residential street and are not visible from Grand Avenue. Also, there isn't vehicular access to the building from Ross Avenue.

Bob Radder, Graphic House, said that Kwik Trip, had a La Crosse sign company apply for the permits originally. Radder said there may have been a communication issue and didn't understand this restriction until recently. The stripe will not be visible because the building blocks it. The chain letters would be visible and could be objectionable for someone living across the street. The signage will not be visible from Grand Avenue, but Kwik Trip places great value on their branding. Kwik Trip is concerned about being good neighbors and will only light the signs until 10 PM. Radder said that he has agreed to support Kwik Trip.

Oberbeck said that same signage on every building does not address the neighborhood or site conditions. The signage is disrespectful to the residents. Oberbeck said he hopes that Kwik Trip can see the reason not to have these signs and stated he does not support this.

Radtke moved to amend the precise implementation plan for 200 East Kent Street to allow for signage. Marquardt seconded, and the motion failed 2-3. Marquardt, Oberbeck, and Bohlken did not vote for this item. This item will go to Common Council on November 12, 2013.

Final Plat – Morgan Creek Subdivision.

Lenz said that the final plat for the 4th addition was received. The preliminary plat was approved in 2003. The original plat and 3 additions have been approved and mostly built. This final plat generally conforms to what was originally proposed and would create 18 new lots. It has gone to CISM, with no objections. Staff sees no issues and recommends approval with the condition that a development agreement is executed with the developer.

Oberbeck moved to authorize the final plat of the Morgan Creek Subdivision with the condition that the development agreement is executed with the developer. Bohlken seconded, and the motion carried unanimously 5-0. This item will go to Common Council on October 22, 2013.

Discuss driveway and parking lot maintenance.

Hebert said that this proposal is to create driveway maintenance standards in residential areas. At times, staff has inquiries about maintenance of driveways and currently there isn't an ordinance to enforce any maintenance. Hebert asked the commission if this should be extended to business and industrial districts. Marquardt added that the commission can act to authorize a public hearing. Hebert said that is correct and to give any input.

Radtke asked about potholes in alleys and stated that some people need to go through alleyways to get to

their driveways. Hebert said that alleys are owned by the municipality and didn't think it would belong in the zoning code. Hebert said that could be question to the council. Radtke said that Franklin Place, between Franklin Street and Grant Street, is all gravel. Radtke said that every year she needs to call to have the road plowed because of the ruts and asked if the city would be exempt. Marquardt said that the city tries to plow the gravel alleys twice a year to grade them. As old alleys fall apart, the owners will request repaving, which would be at the expense of the owners. Radtke said that when it is raining, there should be no water standing in the driveway. Hebert said that is the way it was written and added that it was paraphrased from a national standard.

Radtke motioned to authorize a public hearing to discuss driveway and parking lot maintenance. Oberbeck seconded, and the motion carried unanimously 5-0.

Hebert asked if the Plan Commission would like this to include the business and industrial districts. Radtke answered yes. Oberbeck said that he has walked thru many parking lots with standing water and asked if this would pertain to the result of ponding as a result of issues on the sidewalk and roadways or within the actual parking lot. Hebert answered that it would apply to both. Mayor instructed the commission to forward suggestions to Hebert to wordsmith the ordinance. Oberbeck asked if it would apply to vacant properties with weeds. Hebert answered yes.

Updates and future agenda items for consideration.

Oberbeck asked for an urban planning update. Lenz said that the Urban Design Standards and other planning initiatives are getting going, and he can add these to next month's agenda for discussion.

Lenz said that October is national planning month and suggested that the commission members visit the American Planning Association's website at www.planning.org.

Adjourn.

Radtke moved to adjourn. Marquardt seconded. Motion to adjourn carried unanimously and the meeting adjourned at 5:30 p.m.

The Plan Commission is next scheduled to meet at 5:00 pm on Tuesday, November 19, 2013.