

PLAN COMMISSION

Time and Date: The Plan Commission met on December 17, 2013, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Tipple, Marquardt, Oberbeck, Valitchka

Others Present: Lenz, Hebert, Chmiel, Higginbotham, Radenz, 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.

Mayor Tipple called the meeting to order at approximately 5:10 p.m. noting that a quorum was not present.

PUBLIC HEARING: Petition to the Secretary of Transportation for Airport Improvements Aid and Designation of the Secretary of Transportation to Act as the City's Agent for Administering the Aid and for Execution of Agency Agreement and Federal Block Grant Owner Assurances, 725 Woods Place (Chmiel).

Chmiel said that the Wausau Downtown Airport is funded through the FFA, state funding, and local funding. In order to be eligible for FFA and state funding, this petition needs to be completed. The petition would need to go through Common Council and is not a commitment to any projects. The projects have been approved by the Airport Committee, but are contingent on the available funding from the federal and state levels.

Mayor Tipple closed the public hearing.

Mayor Tipple asked Chmiel if this is date sensitive. Chmiel answered that it would be nice to get it done soon so that the projects are put into the federal and state plan. Mayor asked if waiting until the February Common Council would put the projects in jeopardy. Chmiel said that it would just slow the process down. The airport pavement sealing is the major project that needs to be done this year and Chmiel said that he could call the bureau and find out if this would be a problem. The cracked sealing project is contingent on the approval.

Approve CSM for 60th Avenue (AnchorBank)

Mayor Tipple asked what the timeline is for the CSM approval. Higginbotham said that this would not jeopardize the sale, but would delay the sale. The original closing was scheduled for December 3 with a three month extension ending March 3. Mayor Tipple said that it would be done in plenty of time and Higginbotham agreed. Higginbotham asked the commission to look at it and ask any questions about any item which may be a red flag for the city.

Lenz said the updated maps were passed out, including an aerial photo. The new CSM, which was received earlier in the day, is very similar. It has gone around a detention pond so the western boundary of Lot 2 has changed only a bit. Normally, staff approves the CSM, but staff felt it should go to Plan Commission because the new lot would not have direct public frontage. Lenz said 60th Avenue is essentially on the northwest corner off the property across from the railroad tracks. As part of the CSM, there is an easement shown from the west where 60th Avenue would come down and runs along the northern end of the property near the existing building.

Valitchka arrived at 5:10 p.m. and a quorum was present.

Lenz said that language could be put into the recorded easement so the future use of the building wouldn't be affected if they wanted a railroad spur. Hebert asked if someone could describe the easements and the purposes. Radenz said that the easements were drafted years ago to provide access to Lot 3, but were never recorded. The intent of the easement is to provide access. The bank is interested in having some operational restrictions of the portion of the property for resale for another use. Higginbotham said that

Lots 2 & 3 will be purchased through PGA. The reason for Lot 2 and Lot 3 is because there are different city and town boundary. PGA will be purchasing everything except for lot 1. The restricted easement that the bank is requesting in the northwest corner of Lot 2 is to restrict gravel crushing operations so there wouldn't be an impact on the resale of Lot 1. Radenz said that there is interest in working with the city with the ingress and egress in regards to a potential railroad spur. Hebert said that easement A appears to go over an existing building. Radenz said that it does go over a portion but language will be included addressing it.

Oberbeck motioned to approve the CSM for 60th avenue. Marquardt seconded and the motion carried unanimously 4-0. This item will go to Common Council on January 14, 2014.

Approve minutes of the November 19, 2013 meeting.

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

Petition to the Secretary of Transportation for Airport Improvements Aid and Designation of the Secretary of Transportation to Act as the City's Agent for Administering the Aid and for Execution of Agency Agreement and Federal Block Grant Owner Assurances, 725 Woods Place (Chmiel). (cont.)

Mayor Tipple said that this item is a step in the process for airport improvements. The Plan Commission and Common Council need to approve the petition.

Oberbeck motioned to approve the petition to the secretary of transportation for airport improvements aid and designation of the secretary of transportation to act as the city's agent for administering the aid and for execution of agency agreement and federal block grant owner assurances for 725 Woods Place. Marquardt seconded.

Valitchka asked Chmiel to talk a little bit about the maintenance road on the outside of the fence. Chmiel said that one of the first steps is to get some of the housekeeping in order and get the parks leases in order, which have already been executed. The leases were written in such a way to drop in for the perimeter road. It looks as if the bureau and FFA approval will happen for current park leases and then the perimeter road project can be started. The federal government is low on funding right now, but he will keep fighting for it.

The motion carried unanimously 4-0. This item will go to Common Council on January 14, 2014.

Accept south half dedication of Talon Lane.

Marquardt said that the map does not quite show the dedication. It would be an extension of Talon Lane on the far east to 25th Street. The property owner to the north has dedicated their half and per the agreement with the City, the property owner to the south is to dedicate their portion when the north half was dedicated.

Marquardt motioned to accept the south half dedication of Talon Lane. Oberbeck seconded.

Marquardt added that this item was passed by CISM.

The motion carried unanimously 4-0. This item will go to Common Council on January 14, 2014.

Future agenda items for consideration.

There were no items to add to the next agenda.

Adjourn.

Valitchka moved to adjourn. Oberbeck seconded. Motion to adjourn carried unanimously and the meeting adjourned at 5:25 p.m.

The Plan Commission is next scheduled to meet at 5:00 pm on Tuesday, January 21, 2014.