

PLAN COMMISSION

Time and Date: The Plan Commission met on October 9, 2014, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Tipple (C), Rosenberg, Oberbeck, Gisselman, Valitchka

Others Present: Lenz, DeSantis

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

Tipple called the meeting to order at approximately 5:00 p.m. noting that a quorum was present.

Approve the minutes of the August 19 and September 16, 2014 meeting.

Rosenberg motioned to approve the minutes of the August 19 and September 16, 2014 meetings. Valitchka seconded, and the motion carried unanimously 5-0.

Approve a conditional use at 1000 West Campus Drive to allow for an illuminated wall sign to be located in a R-1, Single Family Residence District. (Johnson)

Lenz said this was discussed at the public hearing held on September 16, 2014. The sign will be on a standalone building located north of the main complex. The sign will face west towards McDonald's and will not face residential properties. No one has spoken in opposition of the sign. Members of the Village Coop asked about the possible sign, but after hearing more information did not have any issues with it.

Tipple added that quorum was not present at the previous Plan Commission meeting so a vote could not take place.

Valitchka motioned to approve the conditional use at 1000 West Campus Drive to allow for an illuminated wall sign as proposed. Rosenberg seconded, and the motion carried unanimously 5-0.

This item will go to Common Council on October 14, 2014.

Possible action on the sale of 541 Evergreen Road.

Lenz explained that this was also discussed at the previous Plan Commission meeting held on September 16th. This property was put up for sale with a minimum bid of \$25,500. The only qualified bid was for \$15,500 and when the property was rebid, this was again the only qualified bid submitted. CISM has recommended that the property be sold for \$15,500.

Rosenberg asked if this might create an issue of people coming to the Board of Review on other properties since this land is being sold for significantly less than the minimum bid.

Lenz explained that the bidder also owns the adjacent property. If he does acquire the land, he will likely redo the property lines to make riverfront parcels and potentially increase the property value. So this one will not likely be a good property to compare with others.

Tipple added that if Plautz purchases and develops this land, it will generate tax revenue for the city.

Rosenberg motioned to recommend the sale of 541 Evergreen Road. Gisselman seconded, and the motion carried unanimously 5-0.

Future agenda items for consideration.

Lenz reminded the commission that the next meeting will be held on October 21, 2014. He also said that he received a draft of the comprehensive plan proposal from the Northcentral Regional Planning

Commission so that may be on the next agenda.

Adjourn.

Valitchka moved to adjourn, seconded by Oberbeck. Motion carried unanimously 5-0 and the meeting adjourned at 5:10 pm.

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