



OFFICIAL NOTICE AND AGENDA

of a meeting of a City Board, Commission, Department
Committee, Agency, Corporation, Quasi-Municipal
Corporation, or Sub-unit thereof.

Meeting: PLAN COMMISSION
Members: Tipple (C), Rosenberg, Valitchka, Oberbeck, Bohlken, Gisselman
Location: Common Council Chambers, 407 Grant Street.
Date/Time: Tuesday, November 18, 2014, at 5:00 p.m.

1. Approve the minutes of the October 9, 2014 meeting.
2. **PUBLIC HEARING:** Discussion and possible recommendation to amend Section 23.12.133 of the *Wausau Municipal Code* Storage of recreational equipment in yards.
3. **PUBLIC HEARING:** Approve a conditional use at 801 Genrich Street to allow for a flea market, in a M2, General Industrial District. (Stumpner)
4. Discussion and possible action on an Amendment to the Official City Map to establish the new exterior lines of the realignment of Bridge Street from Westwood Drive to 28th Avenue and Pine Ridge Boulevard from Plaza Drive to Bridge Street. (This item was postponed from the May 8, June 12, July 10, and October 9, 2014 meetings.)
5. Future agenda items for consideration.

Adjourn

COMMITTEE CHAIRPERSON: MAYOR JAMES E. TIPPLE

Questions regarding this agenda may be directed to the City Planning Office @ (715) 261-6760.

This Notice was posted at City Hall and faxed to the *Wausau Daily Herald* newsroom at 1:15 p.m. on November 12, 2014.

It is possible that members of, and possibly a quorum of members of, other committees of the Common Council of the City of Wausau may be in attendance at the above-mentioned meeting to gather information. No action will be taken by any such group(s) at the above-mentioned meeting other than the committee specifically referred to in this notice.

Distribution: *Wausau Daily Herald*, *City Pages*, Common Council, Department Heads, Plan Commission, Hebert, Lenz, DeSantis, Parks Dept., County Planning, Stumpner

Please note that upon reasonable notice efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For information or to request this service, please contact the City Clerk, 407 Grant Street, Wausau WI 54403, phone 715-261-6620.

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

Plan Commission
October 9, 2014 — Page 2

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.



Memorandum

From: Brad Lenz
To: Plan Commission
Date: November 12, 2014
Subject: Ordinance pertaining to storage of recreational equipment in yards

Purpose

To discuss and make a possible recommendation on a text change to the existing zoning code (23.12.133).

Background

A request came from a citizen through an alderperson to update our zoning ordinance to allow for a “snowbird” camper/RV parking ordinance. The proposal includes the following:

- a. Allowing a camper/RV up to 40 feet in length
- b. Allowing it to be parked continuously from May 1st to October 1st
- c. Requiring that it be parked on a hard surface

Currently, any recreational equipment longer than thirty (30) feet is not permitted to be stored anywhere outdoors in a residential district. The exception is that they may be temporarily stored for a period of seven (7) days for loading, unloading, cleaning, etc. See the attached ordinance (23.12.133) for the exact wording of the current regulations.

This ordinance was amended in 2008 to clarify and slightly modify the original ordinance created in 1995. The original ordinance, formerly located in Chapter 16 of the municipal code, limited the length of permissible recreational equipment to twenty-five (25) feet. The text amendment in 2008 increased the allowable length to thirty (30) feet and allowed for temporary storage of the vehicles, as noted above.

Discussion and Recommendation

The front yard setback (for buildings) in single- and two-family residential districts is either 25 feet or 20 feet. Staff believes the intent of the original 25-foot restriction on recreational equipment was to correspond to the front yard zoning requirements for buildings in residential districts. Many residential buildings in the city are built at or near the required front yard setback line. Some houses that were built prior to the zoning code, or were annexed into Wausau, have less than the required front yard. Staff feels that permitting 40-foot vehicles in front yards,

which are, in effect, twice as long as the required front yard, may lead to vehicles encroaching on public right-of-way.

Setbacks for buildings are established in the zoning code to minimize impacts to neighbors and protect the public's general welfare. In addition to setback distances, buildings are also regulated in terms of bulk and height. Large vehicles parked outside are not held to the same regulations for buildings, so there are potential implications for visibility to/from public right-of-way and for impacts to neighboring properties when large vehicles are parked close to property lines.

Staff feels that the proposed changes to the ordinance, both in terms of allowable size and time frame, would make the ordinance so lenient that the usefulness of having the ordinance at all is questionable. The original ordinance was created to give staff the ability to enforce problematic parking of recreation vehicles, where no such regulations previously existed. From the minutes of the public hearing where the original ordinance was proposed, it was suggested that the ordinance went hand-in-hand with the City's efforts to increase code enforcement and clean up the city. This is still, or again, a major focus of the City, and the proposed ordinance change would limit the City's ability to enforce cases where storage of large vehicles on residential properties is an issue.

Staff does not recommend the proposed wording change, and feels the existing ordinance should remain as it is.

23.12.133 Storage of recreational equipment in yards. (a) Recreational equipment as used in this section shall include but not be limited to all-terrain vehicles, camping and travel trailers, motor homes, recreational vehicles, canoes, boats, boat trailers, snowmobiles, snowmobile trailers, utility trailers and all trailers designed for use in transporting said equipment.

(b) No person shall park or store any recreational equipment within the front yard or corner side yard of any residence zoning district unless the equipment is parked on a driveway which meets the surfacing requirements of section 23.12.140(b). Recreational equipment may be stored on any type of surface in the rear yard or the interior side yard areas.

If the rear yard of a corner lot abuts the side yard of an adjacent residence, any recreational equipment stored in said rear yard shall not be closer to the street than the required front yard setback distance for said adjacent residence.

(c) Recreational equipment longer than thirty (30) feet shall not be stored anywhere outdoors in any residence zoning district unless the piece of recreational equipment is being loaded, unloaded, cleaned or otherwise prepared for use or extended storage. The time period that recreational equipment longer than thirty (30) feet may be kept outdoors shall not exceed seven (7) days during any thirty (30) day period. For purposes of this subsection, the length of a piece of recreational equipment shall include any portion of a trailer that the equipment is loaded onto. (Ord. 61-5376, Art. XIV, 2008)

property shall exceed a width of twenty-five feet, not including curb cuts, as established in Chapter 12.20.

- **STAFF EXPLANATION:** The width of residential drives is regulated in Chapter 12.20. The paragraph above, which indicates drives shall not exceed 25 feet in width, is in conflict with Chapter 12.20 (30 feet for single-family homes; up to 42 feet for duplexes). The suggested amendment will eliminate this conflict.

XIII. Amend: 23.12.130 Off-street parking in yards.

23.12.130 Off-street parking in yards. It is recognized that residential off-street parking and the outside storage of recreational equipment not in conformance with these regulations, especially in residential front yards and corner side yards, is a public nuisance.

(a) Parking is permitted anywhere in the rear yard or interior side yard on an improved surface as defined in 23.12.140(b). Parking in the required front yard or required corner side yard will only be permitted if located on a ~~n~~-established driveway. Vehicles parked on a driveway shall not ~~area~~, but not so as to obstruct the public way. Driveways shall not be wider than:

1) Thirty percent (30%) of the lot width or thirty (30) feet, whichever is less for single family dwellings;

2) Forty percent (40%) of the lot width or forty-two (42) feet, whichever is less for two family and multi-family dwellings.

(b) No parking shall be allowed in the front or corner side yard where a transitional use is involved.

(c) Enclosed buildings and carports containing off-street parking are subject to applicable yard requirements.

- **STAFF EXPLANATION:** These changes will clearly limit where motor vehicles can be parked in the **required** front yard to a driveway. Thus, someone will no longer be able to establish a parking area in their front yard, immediately adjacent to a driveway, and call it part of the driveway if it is wider than the limits established above. (Note that in a 30 foot wide driveway, three vehicles can easily be parked side-to-side.) This amendment will also prevent residential property owners from paving the entire **required** front yard area of their property and using it for parking vehicles.

*

XIV. Create: 23.12.133 Storage of recreational equipment in yards.

23.12.133 Storage of recreational equipment in yards. (a) Recreational equipment as used in this section shall include but not be limited to all-terrain vehicles, camping and travel trailers, motor homes, recreational vehicles, canoes, boats, boat trailers, snowmobiles, snowmobile trailers, utility trailers and all trailers designed for use in transporting said equipment.

(b) No person shall park or store any recreational equipment within the front yard or corner side yard of any residence zoning district unless the equipment is parked on a driveway

which meets the surfacing requirements of section 23.12.140(b). Recreational equipment may be stored on any type of surface in the rear yard or the interior side yard areas.

If the rear yard of a corner lot abuts the side yard of an adjacent residence, any recreational equipment stored in said rear yard shall not be closer to the street than the required front yard setback distance for said adjacent residence.

(c) Recreational equipment longer than thirty (30) feet shall not be stored anywhere outdoors in any residence zoning district unless the piece of recreational equipment is being loaded, unloaded, cleaned or otherwise prepared for use or extended storage. The time period that recreational equipment longer than thirty (30) feet may be kept outdoors shall not exceed seven (7) days during any thirty (30) day period. For purposes of this subsection, the length of a piece of recreational equipment shall include any portion of a trailer that the equipment is loaded onto.

- **STAFF EXPLANATION:** This section clarifies the regulations governing the storage of recreational equipment which are currently in section 16.04.013 of the *Municipal Code* and moves these regulations into the zoning code. Below is the current section 16.04.013 which will be repealed if section 23.12.133 is adopted.

XV. Repeal: 16.04.013 Storage of equipment regulated.

16.04.013 Storage of equipment regulated. (a) Equipment as used in this section shall include but not be limited to all-terrain vehicles, camping trailers, canoes, boats, boat trailers, snowmobiles, trailers, wagons and such other vehicles, and all trailers designed for use in transporting said equipment.

(b) No person shall park or store any recreational equipment or trailer within the front yard or corner side yard of any residential district except for on a designated hard surface driveway.

(c) No equipment larger than twenty-five feet may be stored on any residential district within the city in anything other than an enclosed structure.

- **STAFF EXPLANATION:** This section will be deleted from the *Municipal Code*. It is shown here to compare to the proposed, revised text.

* **XVI. Amend: 23.12.140 Design and maintenance of parking spaces (b), (c) and (d).**

(b) Surfacing. All open off-street parking areas and driveways, except a single parking space accessory to a single family dwelling, shall be surfaced with a dustless all-weather material capable of carrying a wheel load of four thousand pounds. (normally, a Generally, two inches of blacktop asphalt on a four-inch base; five inches of Portland cement on a four-inch base; or solid brick pavers laid end-to-end and side-to-side or grass pavers which allow grass or other suitable vegetation to grow through openings in the block pavers, both of which shall be installed according to the manufacturer's specifications, meets this requirement).

- **STAFF EXPLANATION:** This change more clearly identifies the types of driveway and parking area surfaces that are allowed in residential districts. It will allow property owners to use brick pavers and pervious pavement for this purpose.

PUBLIC HEALTH & SAFETY COMMITTEE

Time and Place: Wednesday, August 23, 1995, at 5:30 p.m. at City Hall in the Board Room.

Members Present: Chairperson Paetzold, Alderpersons Valitchka, Damgaard

Members Absent: Alderpersons Larson & Schaefer

Others Present: Mayor Hess, Assistant City Attorney Freiberg, Chief Brandimore, Lynda Day, Mark Treinen

In accordance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and copy sent to the Daily Herald in the proper manner.

Minutes of Previous Meeting

Damgaard moved to approve the minutes of the July 26, 1995 meeting. Second by Valitchka. Motion carried.

Public Hearing Re: Ordinance Creating Section 16.04.013, Storage of Equipment Regulated

Chairperson Paetzold opened the public hearing at 5:35 p.m., Mayor Hess stated that this had been referred back to Public Health & Safety by the Common Council for a public hearing and to clear up the intent of the ordinance. Valitchka stated that this was a good ordinance and would go hand in hand with what the City has decided to do in reference to trying to clean up the City and enforce codes. In answer to a question, Popko stated that there is nothing in the municipal code to cover these items at this time. It was also noted that a RV is a licensed vehicle and this ordinance would not apply to it. No one appeared from the public and the public hearing was closed at 5:45 p.m. Valitchka moved to approve the ordinance and forward to council for adoption. Second by Damgaard. Motion carried 3-0 with two members absent.

Licenses

Chief Brandimore stated all applications had been checked out and he had no problems with the list as shown. Valitchka moved to approve the resolution and forward to council for adoption. Second by Damgaard. Motion carried 3-0 with two members absent.

Ord Re: Amending Section 5.04.010 pertaining to License and Permit Fees

Carlson explained that the operator license has not been changed for two years, the \$1.00 increase reflects the cost increase to the department. The taxicab operator used to be done through the police department, the procedure has been changed with Siewert doing the check, fingerprints and vendor card and the clerk's office doing the actual license. We are recommending that there be one straight fee for the new and renewal and that the fee be \$25.00 this would be in keeping with what it cost the City to issue the license. Damgaard moved to approve the fee increases and to send the ordinance to the finance department so that they can include these increases with any other fee increases for the upcoming year. Second by Valitchka. Motion carried 3-0 with two members absent.

Ord Re: Creating Section 5.86.020(f) Pertaining to Massage Therapist Intern; Amending Section 5.86.030(c)(3)(C) Pertaining to Massage Establishment License; Amending Section 5.86.040(c)(2) Pertaining to Massage Therapist License; and Amending Section 5.86.050(d) Pertaining to Granting of Licenses

Freiberg explained that this ordinance would take care of several issues, 1) photographs and finger prints will only need to be done with new

Department of Public Works
Planning Division



Brad Lenz, AICP
City Planner

STAFF REPORT

TO: City of Wausau Plan Commission

FROM: Brad Lenz, City Planner

DATE: November 11, 2014

GENERAL INFORMATION

APPLICANT: Josh Stumpner, JAS Enterprise, LLC.

LOCATION: 801 Genrich Street.

EXISTING ZONING: M2, General Industrial District.

REQUESTED ZONING: Conditional Use.

PURPOSE: To allow for a flea market in an existing warehouse. Although a flea market is not specified in the zoning code as a potential conditional use in the M2 district, the code does allow manufacturing, processing or storage uses determined by the plan commission to be of the same general character as the uses permitted in the district, and found not to be obnoxious, unhealthful, or offensive by reason of the potential emission or transmission of noise, vibration, smoke, dust, odors, toxic or noxious matter, glare or heat, or fire or explosive hazards.

Staff feels that several uses that are either permitted or allowed by conditional use in the M1 and M2 districts are of the same general character as the proposed flea market. Examples of these uses are: glass products; home furnishing and decorating stores; and woodworking and wood products.

EXISTING LAND USE: Manufacturing warehouse.

SIZE OF PARCEL: Approximately 1.25 acres.

SURROUNDING ZONING:

SEE ATTACHED MAP

ANALYSIS

From Wausau Municipal Code 23.72.060, no conditional use shall be recommended by the city plan commission unless the commission finds:

(a) That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

(b) That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

(c) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

(d) That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

(e) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and

(f) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as the regulations may, in each instance, be modified by the common council pursuant to the recommendations of the city plan commission.

Staff received one phone call from a property owner within the notification area of the proposed conditional use. The owner was concerned about outdoor activity at the site and the potential for overflow parking to spill onto city streets.

By code, for commercial uses, the general off-street parking requirement is one space for every 200 square feet of gross floor area in excess of 2,000 square feet. The proposed use would occupy approximately 5,000 square feet of floor area, for a parking requirement of 15 spaces. The existing parking lot is large enough for approximately 40 vehicles. Existing users of the building park in different areas of the lot and do not take up any of the spaces slated for the proposed use.

The proposed use is not expected to generate appreciable noise, odors, or other noxious effects. The M2 zoning district allows industrial activities whose potential nuisance or hazard generation is moderately high. Uses permitted in the district, such as chemical manufacturing or foundries, have the potential to be much more intrusive to neighboring properties and to the general public.

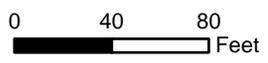
An existing building is being used for the proposed conditional use, so adequate utilities, roads, and other public facilities are being provided.

Staff recommends approval of the conditional use as proposed.

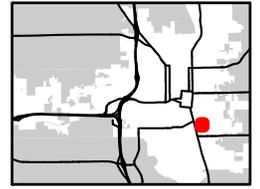


Date: 03 Nov 2014

City of Wausau
Marathon County Wisconsin



-  Road Paved
-  Petitioner's Property



JAS Enterprises, LLC

Location for proposed conditional use:

801 Genrich St Wausua WI 54403

Description of proposed conditional use request: General merchandise, antiques, household, holiday or seasonal items, and collectibles.

Flea Market is a family-friendly event. All items on display should be suitable for children of all ages.

Sellers are prohibited from selling the following items at the flea market:

- Alcoholic or non-alcoholic beverages
- Any food or snack items without consent of the promoter
- Firearms or ammunition
- Knives or firework novelties
- ~~Live animals~~
- Stolen or illegal items
- Anything that is unlawful to sell without proper permits
- Anything deemed inappropriate or in bad taste by the promoter.

Flea market is on the main level, possibly 1 employee associated with the flea market. The proposed days/hours of the flea market will be (between)Thursday and Saturday between the hours of 9:00 a.m. and 7:00 p.m.

The sign would be attached to the building on the southwest corner per a city permit.

An existing parking lot with 10,000 sq ft of black top, 40 parking spaces or more available.

ING
REET

YOUNG STREET

S 89° 51' 03" E 215.21'

50'

50'

30'

STREET

N 00° 00' 00" E 239.19'

EXISTING

PARCEL - I -

(54,847 SQ. FT.)

BUILDING

240.22'

S 06° 27' 32" E

PACIFIC

8

ST. PAUL

59.85'

24'

EASEMENT 'A'
115'
85.90'

29.0'

53.8'

22.7'

156.33'

53.8'

EASEMENT 'B'



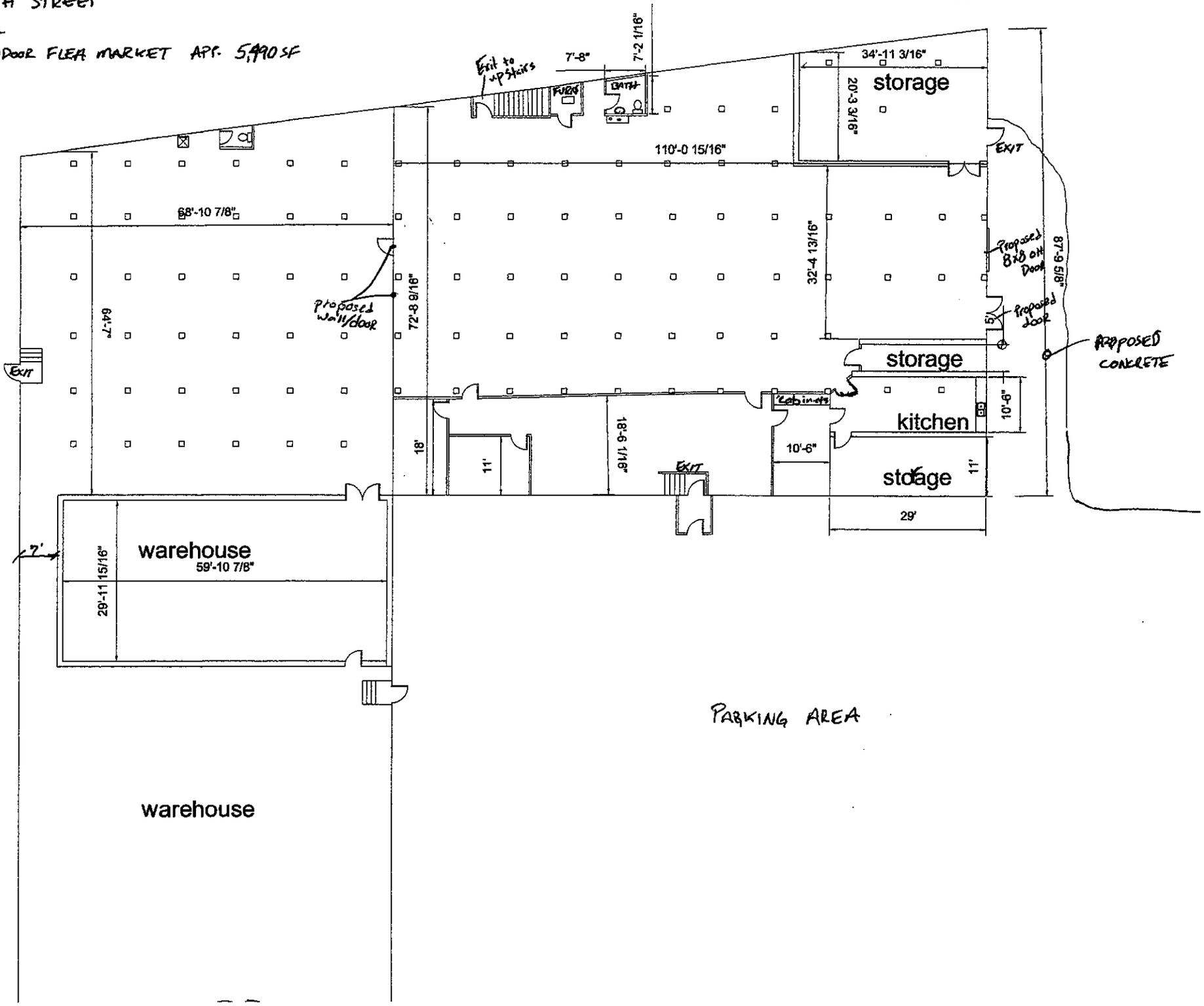


801 GENRICH STREET

#3

MAIN LEVEL

PROPOSED INDOOR FLEA MARKET APP. 5,900 SF



Agenda Item No.

2

STAFF REPORT TO CISM COMMITTEE – November 13, 2014

AGENDA ITEM
Discussion and possible action on an Amendment to the Official City Map to establish the new exterior lines of the realignment of Bridge Street from Westwood Drive to 28 th Avenue and Pine Ridge Boulevard from Plaza Drive to Bridge Street. (This item was postponed from the May 8, June 12, July 10, and October 9, 2014 meetings.)
BACKGROUND
Connexus Credit Union has asked for extra time regarding this matter to allow them time to evaluate the impact of the proposed mapping on their property. Staff has met with Connexus to discuss the project. No additional plans or proposals for the property have been presented to staff by Connexus. Connexus has asked staff if sidewalk on the north side of Bridge Street could be eliminated.
FISCAL IMPACT
None.
STAFF RECOMMENDATION
None at this time.
Staff contact: Allen Wesolowski 715-261-6762

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

JOINT RESOLUTION OF THE CAPITAL IMPROVEMENTS & STREET MAINTENANCE COMMITTEE AND PLAN COMMISSION	
Placing land on Official City Map – Bridge Street from Westwood Drive to 28 th Avenue and Pine Ridge Boulevard from Plaza Drive to Bridge Street	
Committee Action:	CISM: Plan Comm:
Fiscal Impact:	None
File Number:	Date Introduced:

WHEREAS, in 2008, Aspirus Wausau Hospital hired CWE to complete an engineering study on the functionality of Bridge Street from Highway 51 to 28th Avenue, and

WHEREAS, the study determined that the current alignment of Bridge Street would not be able to handle additional traffic due to projected growth to the north and west of Aspirus Wausau Hospital, and

WHEREAS, in 2010, the Capital Improvements and Street Maintenance Committee authorized the Engineering Department to obtain proposals for the 70% design of the realignment of Bridge Street from Westwood Drive to 28th Avenue, and

WHEREAS, the 70% design plans are near completion and a corridor to create a better east-west connection, improve traffic circulation, and enhance opportunities for property development has been established, and

WHEREAS, to ensure that land which may be needed for the realignment of Bridge Street in the future is not improved prior to the City acquiring the property, the Official Map should be considered for amendment, and

WHEREAS, on April 22, 2014, the Common Council of the City of Wausau authorized a public hearing to be held before the Capital Improvements and Street Maintenance Committee to consider amending the Official City Map, and

WHEREAS, the Capital Improvements and Street Maintenance Committee held a public hearing May 8, 2014 to consider the amendment of the official map of the City of Wausau by adding to the official map property for Bridge Street from Westwood Drive to 28th Avenue and Pine Ridge Boulevard from Plaza Drive to Bridge Street, as shown on the document attached hereto, and

