



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, January 20, 2015, at 5:00 p.m.**

1. Approve the minutes of the November 18, 2014 meeting.
2. Amend conditional use permit at 1200 W. Wausau Avenue to allow sponsorship signs for Wausau West Track and Field.
3. Approve vacation of the alley abutting 720 and 724 Franklin Street and 715, 717 and 721 McIndoe Street
4. Discussion and possible action on the sale of City-owned property at 1001-1003 North 3rd Avenue
5. Approve vacation of Junction Street south of McDonald Street
6. 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 2:15pm on Monday, 1/12/15.

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.

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.

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, November 18, 2014, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Bohlken, Gisselman, Oberbeck (arrived at 5:02 p.m.), Rosenberg, Tipple

Others Present: Lenz, Hebert, DeSantis, Jacobson, Rindfleisch, Stumpner

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 5:00 p.m. noting that a quorum was present.

Approve the minutes of the October 9, 2014 meeting.

Bohlken motioned to approve the minutes of the October 9, 2014 meeting. Rosenberg seconded, and the motion carried unanimously 4-0.

PUBLIC HEARING: Discussion and possible recommendation to amend Section 23.12.133 of the Wausau Municipal Code Storage of recreational equipment in yards.

Rick Rindfleisch, 4206 Henry Street, spoke in favor of amending the code to allow a 40' camper, with the same conditions that campers must be parked on a concrete slab.

Terry Mathie, 1215 Maple Hill Road, spoke as a Riverview resident and as a friend of her elderly neighbor. Her neighbor lives at the end of the block and his house is at a right angle to his neighbor. Her friend has a rather narrow backyard which runs alongside his neighbor's camper. He sits at his kitchen window and sees this camper that blocks his entire view of the street. He worries about selling his house in the future and is concerned that potential buyers will see this camper out the window. His concern is that he may have to take a reduced purchase price for his home. Mathie said that with the proposed regulations, a camper may be parked in a driveway or on a concrete slab from May – October which is when most people are outside in their yards. Mathie said she understands the allure of camping because she camped with her family growing up. However, she lived in the country and that allowed a longer view to soften the appearance of another's property. This isn't the case in the city where some neighborhoods are more crowded. She doesn't think that changing this regulation is in line with keeping these neighborhoods as places where people want to be a part of. Mathie spoke in opposition of changing the regulation for these reasons.

Tipple closed the public hearing.

Lenz stated that this ordinance was created in 1995 to allow recreational vehicles with a maximum length of 25'. It was amended in 2008 to clarify the regulations and change the maximum length to 30'. The proposed amendment would be to allow a maximum length of 40' for five months out of the year. This proposal was initiated by a resident who was interested in making the regulations more flexible and allowing a "snowbird ordinance" to permit storing recreational equipment in the summer months. Staff is concerned that applying the proposed regulation to all city lots would not be feasible due to smaller lots with front yard setbacks of 20' or 25', which is the minimum per zoning. Side yards also have minimum setbacks and buildings are regulated in terms of height and bulk. These restrictions don't apply to campers. Allowing recreational equipment with a maximum length of 40' could encroach close to the city right of way or to neighboring properties. Staff recommends maintaining the current regulations to protect the public right of way, neighbors, and to clean up neighborhoods. Staff feels there is a need to regulate campers and there isn't a strong reason to add the flexibility as proposed.

Bohlken motioned to approve the proposed amendment. The motion did not receive a second and therefore failed.

PUBLIC HEARING: Approve a conditional use at 801 Genrich Street to allow for a flea market, in a M2, General Industrial District. (Stumpner)

Joshua Stumpner, T5450 N. Troy Street, stated that he is requesting to use a portion of the main level (approximately 5,000 square feet) for a flea market.

Kevin Huchthausen, 211 S. 56th Avenue, said that he will be managing this flea market business and could answer any questions.

Tipple closed the public hearing.

Lenz explained that this property is zoned M2, which is a very lenient district that allows for intense uses such as foundries and chemical manufacturing. This particular requested use would be in an existing warehouse, occupying approximately 5,000 square feet of the building. The flea market would be indoors and the property has sufficient parking for this use. Staff received one phone call from a neighbor who was concerned with a potential outdoor use and parking in the neighborhood. This square footage only requires 15 off street parking spaces and the parking lot has space for approximately 40 vehicles. Staff feels that the flea market would not generate excess noise or side effects. The building currently houses a karate and woodworking studio upstairs. These businesses have separate parking from the flea market. The flea market would be open from Thursday – Saturday.

Rosenberg motioned to approve the conditional use at 801 Genrich Street to allow for a flea market.

DeSantis asked Stumpner if he had addressed electrical use for the vendors, exit routes, signage and emergency lights.

Stumpner stated that there are already exits with signs/lights and they will add an exit at one end. They will add a sign for this new exit.

DeSantis asked if the vendors will be using electricity.

Stumpner said the vendors will use lighting for the merchandise but they will not be using electricity.

DeSantis requested that the fire department be allowed to do a walk-through of their facility before they set up.

Oberbeck seconded, and the motion carried unanimously 5-0.

This item will go to Common Council on December 9, 2014.

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.

Lenz explained that the CISM committee discussed this at their November meeting. Connexus is still working with Aspirus to potentially swap parking spaces if the road is built according to the current design. This item was postponed at CISM until February 2015 so the details can be worked out with the property owners. At this time there really isn't an action for Plan Commission to take.

Tipple added that they want to accommodate the owners so they can provide input on how the street is mapped.

Future agenda items for consideration.

Lenz said he is working with regional planning regarding the comprehensive plan. He should have some initial tasks for the commission in December.

Adjourn.

Rosenberg moved to adjourn, seconded by Bohlken. Motion carried unanimously 5-0 and the meeting adjourned at 5:15 pm.

The Plan Commission is next scheduled to meet at 5:00 pm on December 16, 2014.



Memorandum

From: Brad Lenz
To: Plan Commission
Date: January 6, 2015
Subject: Amend Conditional Use at 1200 W. Wausau Avenue (West High School)

Purpose

To make a possible amendment to the conditional use permit at Wausau West High School to allow for temporary sponsorship signs for the track and field program.

Background

A conditional use permit was issued in 2013 to the Wausau West baseball team to allow sponsorship signs on the varsity baseball diamond located on the Wausau West campus. West was the first school to receive conditional use approval under a newly created ordinance (Wausau Municipal Code 23.14.060c) which specifically addressed sponsorship signs for educational and public institutions. The ordinance lists the following criteria for sponsorship signs:

- (1) *Area.* Each sign shall be limited to 32 square feet in area.
- (2) *Number.* The total number of signs on a zoning lot shall be approved by the plan commission with the intention of minimizing overall visual pollution.
- (3) *Type.* Signs may be affixed to fences of recreational fields or to structures on the premises. Freestanding signs are not permitted. Signs shall face the interior of the field, facility, etc. for greatest visibility to the users of the premises.
- (4) *Setback.* Signs must meet the yard requirements for the use or structure specified in each zoning district.
- (5) *Height.* Signs shall not project higher than the fences or structures to which they are mounted. Signs mounted on other structures shall not exceed fifteen (15) feet in height.
- (6) *Content.* Signs may contain the name, logo, telephone number, street address, and website address of the sponsor, but shall not contain mottos, slogans, or other commercial messages unless they are an integral part of the logo.
- (7) *Illumination.* Signs shall not be electronically lighted or have any electronic components as part of the display.
- (8) *Duration.* Signs may be displayed for a total of 150 days in any calendar year.

Discussion and Recommendation

The proposed amendment to the conditional use permit would allow signs for the track program that are similar to the previously granted baseball signs. The proposed track signs would be affixed to the fence on the east side of the track, as shown in the attached figure. They would face west, or to the interior of the track, and be non-illuminated. The signs would be 4 feet high by 8 feet wide and made of a mesh material. They are being proposed to be installed only for the outdoor track season which runs April through June. Although an exact number of signs has not been specified at this point, staff feels that limiting the signs to the east fence opposite the bleachers, as proposed, would not cause visual pollution due to an overabundance of signage.

The signs as proposed would meet the majority of criteria listed above for sponsorship signs. The only remaining issue is the content of the signs. Staff recommends approval of the signs as proposed, with the conditional that all signs meet the content requirement as stated in Criterion 6 above.

Figure 1. Wausau West Track



Agenda Item No.

2

STAFF REPORT TO CISM COMMITTEE - January 8, 2015

AGENDA ITEM

PUBLIC HEARING: Vacation of the alley abutting 720 and 724 Franklin Street and 715, 717 and 721 McIndoe Street

BACKGROUND

The City has received a petition signed by the owners of 721 McIndoe Street and 724 Franklin Street regarding vacating the alley abutting their properties. The alley also abuts 720 Franklin Street, 715 and 717 McIndoe Street. A map has been attached for your reference.

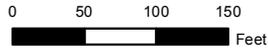
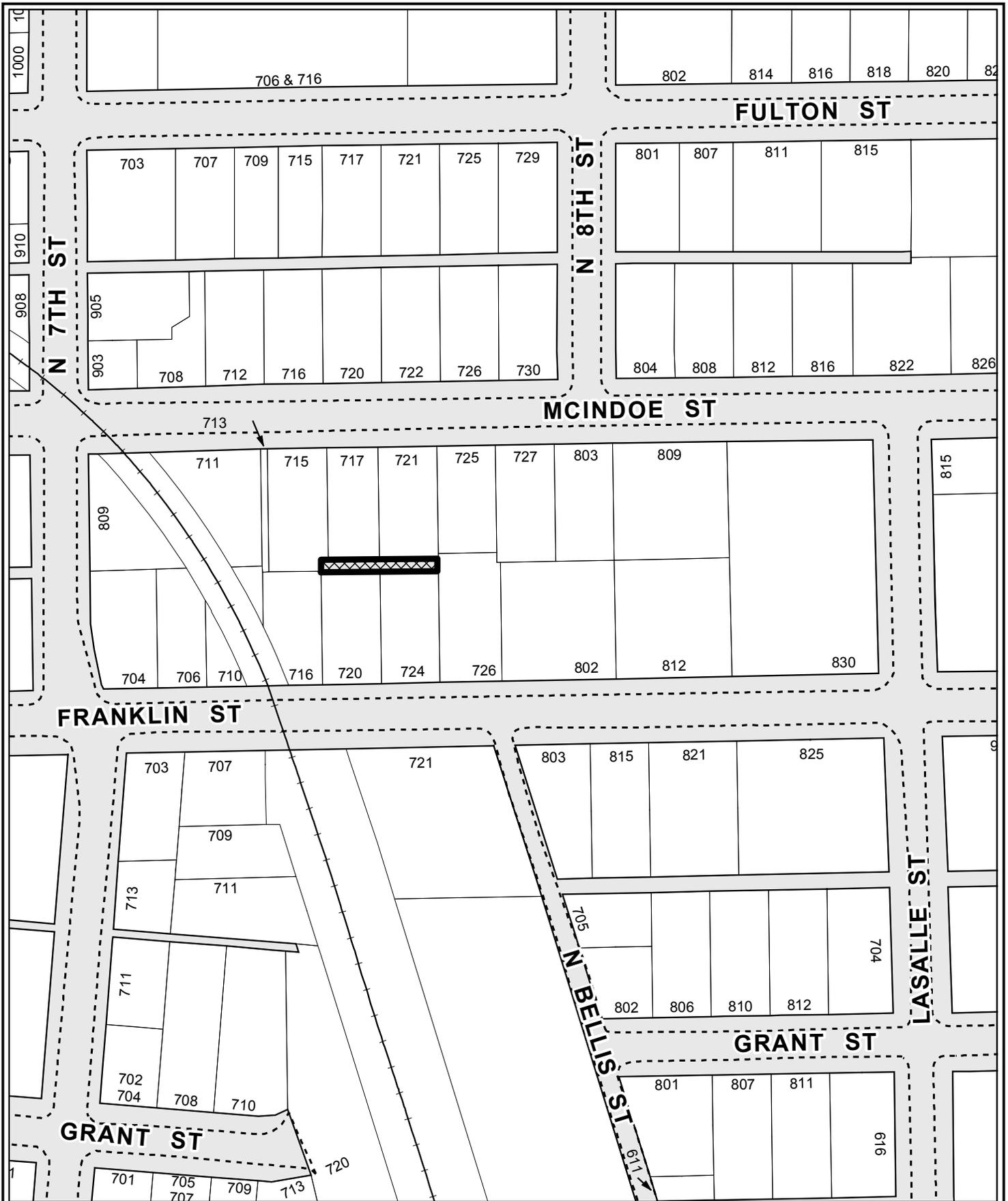
FISCAL IMPACT

There is no fiscal impact in the vacation of this alley.

STAFF RECOMMENDATION

Depending upon comments received at the public hearing, staff would recommend the vacation of the alley.

Staff contact: Allen Wesolowski 715-261-6762

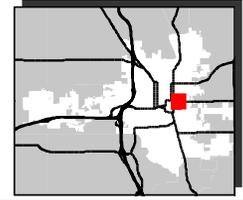


Map Date: October 20, 2014

CITY OF WAUSAU

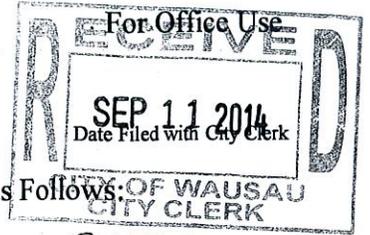
Marathon County, Wisconsin

- Vacate
- Road (Paved)



PETITION

TO THE MAYOR AND COMMON COUNCIL
OF THE CITY OF WAUSAU, WISCONSIN



A Petition For:

- Alley Vacation
 Sanitary Sewer
 Storm Sewer
 Other as Follows: _____
 Blacktop Paving
 Street Light
 Watermain
 Curb and Gutter
 Street Vacation
 Zoning Change

3:45 pm

cc: Council, Mayor, Engineering
Assessment, inspections

The undersigned petitioners respectfully request that your honorable body take such action as will cause the:

VACANT ALLEY BE REVERTED TO EACH PROPERTY OWNER

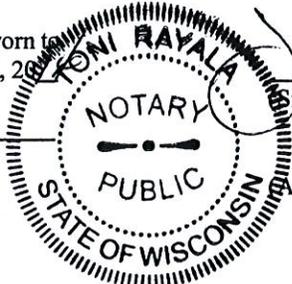
Signature of Electors	Print Name Clearly	Print Home Address	Date of Signing
1. <i>Jon Brainard</i>	Jon BRAINARD	721 McINDOE ST	08-22-14
2. <i>Jane Brainard</i>	Jane Brainard	721 McIndoe St.	8-22-2014
3. <i>Kim G. Mar</i>	Kim Mar	724 Franklin St	9-07-2014
4. <i>Debra Chapman-Mar</i>	Debra Chapman-Mar	724 Franklin St	9-07-2014
5.			
6.			
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14.			
15.			

AFFIDAVIT OF CIRCULATOR

STATE OF WISCONSIN
CITY OF WAUSAU Jon BRAINARD being duly sworn disposes and says that he is a resident of the affected area, residing at 721 McINDOE ST in the City of Wausau; that he is personally acquainted with the persons who have signed the foregoing petition; that he knows them to be residents of the affected area; that they signed the same with full knowledge of the contents thereof; that their respective residents are stated therein; that each signer signed the same on the date stated opposite his name; and that he intends to support the petition.

Filed in the Office of the City Clerk and sworn to before me this 11 day of Sept, 2014

Tom Rayala
Signature of City Clerk or designee

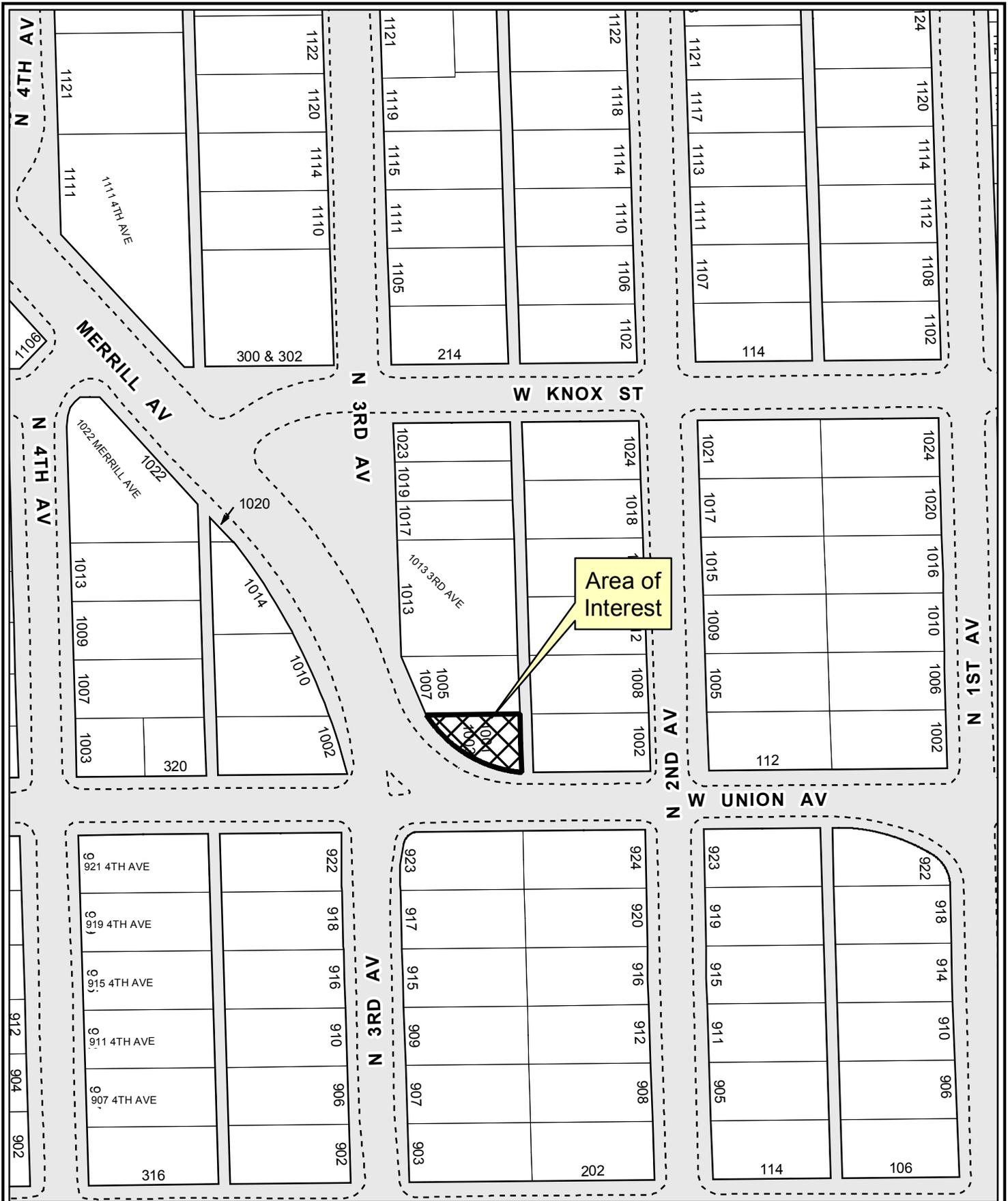


Jon Brainard
Signature of Circulator)

721 McINDOE ST
Address of Circulator)

715-212-4373

AGENDA ITEM
Discussion and possible action on the sale of City-owned property at 1001-1003 North 3 rd Avenue
BACKGROUND
The City owns the property located at 1001-1003 North 3 rd Avenue, which is on the corner of North 3 rd Avenue and West Union Avenue. The City Attorney's office was contacted by the owner of the property to the north. The property owner is interested in purchasing the property.
FISCAL IMPACT
The estimated value from the City Assessor will be provided to the committee at the meeting.
STAFF RECOMMENDATION
Staff has initiated the process by sending a letter to the City departments as stated in Section 3.12 of the Wausau Municipal Code. If we receive any objections, we will make them known at the meeting. If no objections are received, CISM could approve advertising the property for sale with any conditions it may deem appropriate.
Staff contact: Allen Wesolowski 715-261-6762



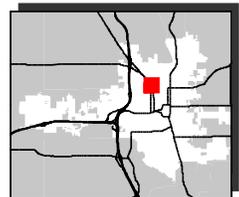
Area of Interest

CITY OF WAUSAU

Marathon County, Wisconsin



Map Date: December 23, 2014



CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: December 11, 2014, at 5:30 p.m. in the Council Chambers of City Hall.

Members Present: Rasmussen, Gisselman, Kellbach, Mielke, Abitz

Also Present: Mayor Tipple, Wesolowski, Gehin, Jacobson

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

Noting the presence of a quorum, at approximately 5:30 p.m. Chairperson Rasmussen called the meeting to order.

PUBLIC HEARING: Vacation of Junction Street south of McDonald Street

Rasmussen asked those in attendance who wished to speak regarding the proposed vacation to come to the podium and give their name, address and comments. No one came forward to offer comments and the public hearing was closed.

Kellbach moved to approve the vacation of Junction Street south of McDonald Street. Mielke seconded.

Gisselman questioned if the Cemetery Association would become the owner of the land and Gehin confirmed. Abitz asked if any cleanup of the property needed to be done. Gehin replied that the road has already been removed.

There being a motion and a second, motion to approve the vacation of Junction Street south of McDonald Street carried unanimously.

Agenda Item No.

2

STAFF REPORT TO CISM COMMITTEE - December 11, 2014

AGENDA ITEM

PUBLIC HEARING: Vacation of Junction Street south of McDonald Street

BACKGROUND

As part of the Curling Way project, Junction Street from McDonald Street to the south is proposed to be vacated. A map of the proposed vacation is attached.

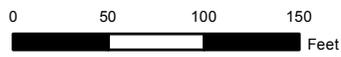
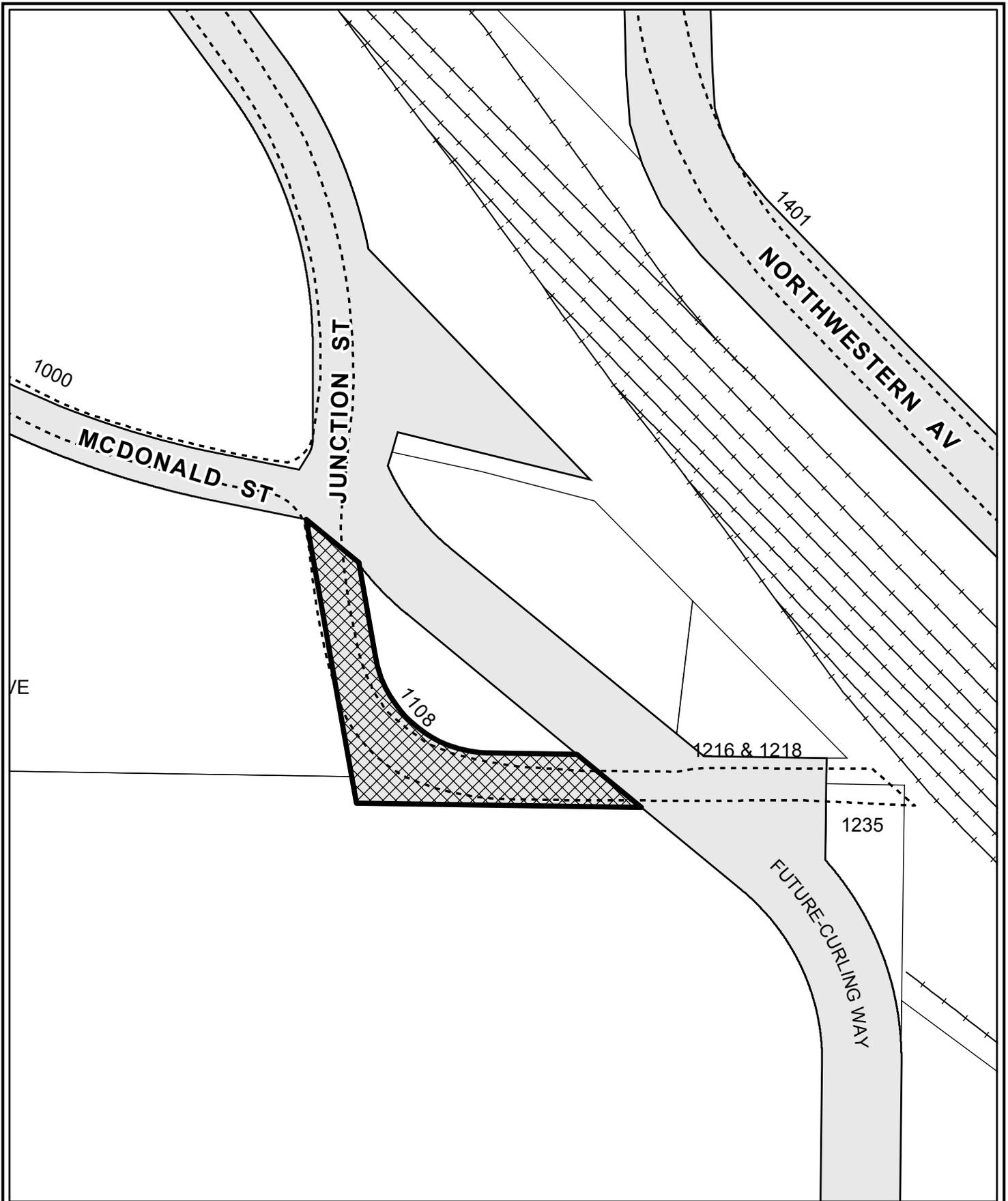
FISCAL IMPACT

There is no fiscal impact in the vacation of this street.

STAFF RECOMMENDATION

Depending upon comments received at the public hearing, staff would recommend the vacation of Junction Street south of McDonald Street.

Staff contact: Allen Wesolowski 715-261-6762



Map Date: September 24, 2014

CITY OF WAUSAU

Marathon County, Wisconsin

-  Vacate
-  Road (Paved)

