

## PLAN COMMISSION

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Time and Date: The Plan Commission met on Tuesday, March 17, 2015, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Tipple, Rosenberg, Bohlken, Gisselman

Others Present: Lenz, Hebert, Skrzypchak

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 5:00 p.m. noting that a quorum was present. Mayor Tipple welcomed students to the meeting to learn more about municipal procedures.

### **Approve the minutes of the February 17, 2015 meeting.**

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Bohlken motioned to approve the minutes of the February 17, 2015 meeting. Rosenberg seconded, and the motion carried unanimously 4-0.

### **PUBLIC HEARING: Rezone 221-229 South 28<sup>th</sup> Avenue from IB, Interchange Business District to R2, Single Family Residence District. (St. Matthew Parish)**

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Gerard Skrzypchak, 1509 North 77<sup>th</sup> Avenue, representing St. Matthew's Parish, said the reason for the change is for adding an addition. The current IB zoning does not allow the particular use. Most churches use R2 zoning and is why R2 zoning is being requested. Skrzypchak said that they would like to have the school section remain IB zoning, but to have the church rezoned to R2 zoning. Skrzypchak was not sure how long the school would be in effect.

Mayor Tipple closed the public hearing.

Lenz said Skrzypchak covered the reasoning well. The use will remain unchanged and this will allow the building expansion. It is currently a legal non-conforming use. The uses around the property are residential and are compatible with homes in the district. Staff feels the use would be compatible. This is a busy intersection and there isn't anything in the Wausau Comprehensive Plan that would suggest it needs to remain as a business area. Staff recommends the zoning change.

The property is currently 1-zoned parcel and this would create a split zoning. This scenario is located around the city. Lenz asked Skrzypchak if it is intended to keep the lot together or to split it into more than 1 parcel in the future. Skrzypchak answered that it would be kept as a school as long as it is viable. There would be a potential for a split. It would allow for a later change, but the church will be there for a long time.

Gisselman motioned to rezone 221-229 South 28<sup>th</sup> Avenue from IB, Interchange Business District to R2, Single Family Residence District. Bohlken seconded and the motion carried unanimously 4-0. This item will go to Common Council on April 14, 2015.

### **Discuss various zoning text amendments and authorize public hearing.**

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Lenz said that a list has been compiled of items that need to be clarified and updated in the ordinance. This action would be to setup a public hearing.

Hebert said that the staff report outlines the changes and that this is generally some housecleaning changes. The brew pubs ordinance could be changed to 10,000 barrels, which would be in line with the state regulation. Home satellites do not require a permit and have not been regulated. This should be removed from the ordinance. These are clarifications of what staff has been seeing. #6 on the list pertains to signage issues that staff have been seeing. The last item would be to update some title changed.

Rosenberg motioned to authorize a public hearing for zoning amendments. Gisselman seconded and the motion carried unanimously 4-0.

**Discuss signage regulations and make possible recommendation to staff.**

Lenz said that this item deals with regulation for signage in the city. There are a lot of different types of signs including: premises, advertising, business, sponsor, and way-finding signs. To make it easier for staff, Plan Commission applicants, and developers, staff is recommending streamlining the process and bring up quality and standards. At this time, there isn't a lot that regulates digital signs. Staff could start to look at color and brightness, graphics capabilities, signage hours, locations, and other aspects of signs. Right now, it is taken on at a case-by-case basis. Some things in the code are unclear and could be brought up to modern standards. In order to treat everyone fairly, the signage codes should be updated. The whole process needs to be looked at. Right now, staff does not have the time or capabilities to enforcement signage. A preliminary step would be to research signage procedures of other communities and to take an inventory of signs. This could be done with a sub-committee with all sides involved. Lenz said we don't want to be too restrictive. Staff is looking for part-time or internship for the sometime to dedicate to research. Staff is looking for feedback as this will take up quite a bit of time.

Bohlken motioned to authorize staff to move ahead with researching signage in other communities. Rosenberg seconded. Rosenberg said that this is a good idea and is glad that it is being looked at from both sides of the equation. A few years back, the city was too restrictive. The downtown sign program was setup by Main Street and helped with the standards. This could do some good and would take the best practices and help businesses. Mayor Tipple added this is a good idea. The motion carried unanimously 4-0.

**Next meeting date and future agenda items for consideration .**

It was decided that the next meeting would be scheduled for Thursday, April 23, 2015. Lenz said that items from previous items have been placed on the back burner. These items include: Comprehensive Plan, Brokaw, and urban design standards.

**Adjourn.**

Gisselman moved to adjourn, seconded by Rosenberg. Motion carried unanimously 4-0 and the meeting adjourned at 5:20 pm.

**The Plan Commission is next scheduled to meet at 5:00 pm on April 23, 2015.**