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), Lindman, Oberbeck, Bohlken, Gisselman, Atwell
Location:	Common Council Chambers, 407 Grant Street.
Date/Time:	**Tuesday, August 18, 2015 at 5:00 p.m.**

1. Approve the minutes of the July 21, 2015 meeting.
2. **PUBLIC HEARING:** Discussion and possible action on approving a conditional at 319 North 3rd Avenue to allow for a two-family dwelling in a B2, Community Service District. (Schwantes)
3. **PUBLIC HEARING:** Discussion and possible action on approving a conditional use at 2505 Stewart Avenue to allow for a car rental agency in a IB, Interchange Business District. (Tierney)
4. **PUBLIC HEARING:** Discussion and possible action on approving a conditional use at 221 Scott Street to allow for signage on three sides of an awning in a B4-1, Central Business District. (Ellis)
5. **PUBLIC HEARING:** Discussion and possible action on rezoning 1741, 1749 & 1757 North 3rd Avenue from M1, Limited Industrial District, to B1, Neighborhood Shopping District. (City of Wausau)
6. Next meeting date and 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 on August 13, 2015 at 3:00 p.m.

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., Werth, Schock, County Planning, Schwantes, Tierney, Ellis

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, July 21, 2015, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.
Members Present:	Mayor Tipple, Lindman, Gisselman, Oberbeck, Bohlken, Atwell
Others Present:	Lenz, Hebert, DeSantis, Huotari, Clauss, Firkus, Johnson, Scholfield, Baregi

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 and welcomed Tom Atwell as the newest member of the commission.

Approve the minutes of the June 16, 2015 meeting.

Bohlken motioned to approve the minutes of the June 16, 2015 meeting. Gisselman seconded, and the motion carried unanimously 6-0.

PUBLIC HEARING: Discussion and possible action on approving a conditional use at 640 South 3rd Avenue to allow for an indoor amusement establishment in a B2, Community Service District. (Huotari)

Corey Huotari, 150 Joan Street, Medford, said that this is the old Pope's Hobbyland facility and the hope is to use it for indoor entertainment. The hours are listed and other information is in the packet that was sent out and he is willing to take any questions, comments, or concerns.

Mary Clauss, 314 Porter Street, said that she lives right across the alleyway and has a few questions. Is there going to be security provided as this is a rough neighborhood dealing with drugs and drug houses? How will drugs be enforced? How will gangs be handled and any fights? What kinds of games will there be or will be strictly laser tag?

Cole Firkus, 631 South 4th Avenue, said he would like to know how parking would be handled and if additional parking spaces would be needed.

Mayor Tipple closed the public hearing.

Lenz said two emails were received and distributed to the commission. He said the concerns were similar to those already stated. Hebert summarized the emails. The first email was from Sue Wolslegel and was concerned about the hours of operation, drug activity, and protection for children. The second email was from Elona Holdhusen who had questions about the parking, proposed hours, and drug and firearm protection.

Huotari said that the main event will be geared toward adults as an urban combat scenario. The equipment type is used for military training and is geared at those ages 15-35. The laser tag will be geared at those ages 5-15 and will have a different layout and different equipment. The closing time for the laser tag would be 9-10 p.m., but possibly earlier. At this time, there are no plans to run the business during the week, only Fridays-Sundays. Industry wide, security has never been an issue with this type of business and there are business like this in Chicago, New York City, Beijing, and other areas. Huotari said he wasn't aware of the large drug issue, but the neighbors would be the ones to know. There are plans to offer police, fire, and civilian training and home invasion protection training. A DVR surveillance system will be used which will be wireless and interactive with the internet so it can be monitored anytime 24/7, 365 days a year. Huotari said that this will be a 20-gun system and will require 4-5 cars for an average session. There are currently 17 parking spots. Hebert added that the off-street parking spaces are well within the required amount.

Lenz said that this property is zoned B2 and was a longtime local business and this use would require the approval of a conditional use. All uses allowed in B1 are also allowed in B2 and some uses, such as

taverns and tobacco shops, are permitted without a conditional use and could be seen as quite a bit more intrusive than this use. Staff recommends approval of the use as it's proposed.

Mayor Tipple asked DeSantis if he had any concerns about basement occupancy. DeSantis said that he reviewed the plans about the basement and has questions about the temporary walls. DeSantis said that Hebert spoke with Huotari earlier and it was agreed that it could be reviewed to address the lighting, egress requirements, and fire safety. Huotari said that a mobile unit will be used for the children where the walls will inflate. The walls will be coated with vinyl. DeSantis asked what the height would be. Huotari answered that it would be 8' maximum. DeSantis said that a 24" clearance to the ceiling is needed. Hutoari said that it could be addressed with the manufacturer.

Bohlken motioned to approve a conditional use at 640 South 3rd Avenue to allow for an indoor establishment in a B2, Community Service District. Atwell seconded, and the motion carried unanimously 6-0. This item will go to Common Council on August 11, 2015.

PUBLIC HEARING: Discussion and possible action on rezoning 2025 County Road U from R1, Single Family Residence District and R3-1, Two Family Residence District, 2211 & 2215 County Road U from R1, Single Family Residence District, and 1551 Westwood Drive, an unzoned parcel to IB, Interchange Business District. (Hocking)

Dave Johnson, 3125 North 9th Street, representing Witter Land LLC, said they are requesting a zoning change. Witter Land LLC is currently working with Becher Hoppe. A small strip on the east side was sold and is pending the zoning approval. Marathon Town & Country will be moving from the area near Fleet Farm to this area.

Mayor Tipple closed the public hearing.

Lenz said that the land is shown on the 3rd page of the staff report and it is the southeast corner of County Road U and Westwood Drive. It is 3 large parcels on 34 acres total. It is zoned residential due to the default zoning when it was annexed. The proposed zoning would be compatible with the City of Wausau Comprehensive Plan, as the future land use map shows the area as commercially zoned property. The IB zoning is requested, which is also the zoning to the east and north of the subject parcels. Lenz said that the zoning change makes sense from a land use perspective. Access issues to the property are being worked out through other committees, and this will need to be finalized before building permits are issued. Staff recommends approval of the zoning change.

Gisselman motioned to rezone 2025 County Road U from R1, Single Family Residence District and R3-1, Two Family Residence District, 2211 & 2215 County Road U from R1, Single Family Residence District, and 1551 Westwood Drive, an unzoned parcel to IB, Interchange Business District. Oberbeck seconded, and the motion carried unanimously 6-0. This item will go to Common Council on August 11, 2015.

PUBLIC HEARING: Discussion and possible action on rezoning 220, 306, 352 South 18th Avenue from IB, Interchange Business District to UDD, Unified Development District, and approving the General Development Plan to allow for a convenience store with gasoline sales and a carwash. (Baregi)

Bill Scholfield, representing the Lindell family and John Baregi is available to answer any questions. The Lindell family has been part of area for many years and owns the Shopko building, County Market building, strip mall, and the former Marcus theatre. The process is continuing with a younger generation and is revamping the center. To utilize the footprint, UDD zoning makes the most sense.

Mayor Tipple closed the public hearing.

Lenz said the map on the 4th page of the staff report shows the lot which includes County Market, the strip mall, and the former Marcus theatre. UDD zoning offers flexibility and is alright in this situation because the overall site is being planned as a whole. There is a wide right-of-way at the corner of 18th and 52 Parkway – so he feels there will be adequate setback distances. The uses would be permitted in the current IB zoning, with the car wash being a conditional use. Staff feels that the uses are okay with this zoning and there aren't any major issues with the design. He pointed out some minor issues that were also listed in the staff report. First, the new sign being proposed is near the existing sign and looks to have an awkward arrangement with one sign potentially obstructing the other. He said the large letters on the building and other freestanding signs bring into question the necessity of the existing free-standing sign. The new sign appears to be in or near the existing riprap section of the parking lot which transitions into the culvert. He said landscaping plans are in the packet, but they only cover the new building. He said since the whole site is part of the plan, the edge of Stewart Avenue should be incorporated into the plans to match the new development and landscaping. New plans were submitted recently and were passed out to the commission members at the beginning of the meeting.

Hebert asked where the refuse would be stored. Baregi answered that it was originally planned to use the refuse area near County Market, but that does not make much sense since staff would need to walk around the entire building. The refuse area will be located on the Highway 52 side of the property and will be totally enclosed. It will be dressed up, and totally contained within the building walls.

Bohlken motioned to rezone 220, 306, 352 South 18th Avenue from IB, Interchange Business District to UDD, Unified Development District, and approve the General Development Plan to allow for a convenience store with gasoline sales and a carwash. Oberbeck seconded, and the motion carried unanimously 6-0. This item will go to Common Council on August 11, 2015.

Discussion and possible action on approving the Precise Implementation Plan to allow for a convenience store with gasoline sales and a carwash.

Lenz went over the requirements with the commission and the differences between the general development plan and precise implementation plan.

Gisselman motioned to approve the precise implementation plan with the conditions that the pylon sign for County Market along Stewart Avenue be removed and a new or additional landscaping plan be submitted to include the riprap area along Stewart Avenue. Atwell seconded, and the motion carried unanimously 6-0. This item will go to Common Council on August 11, 2015.

Discussion and possible action on approving a public hearing for rezoning 1741, 1749 & 1757 North 3rd Avenue.

Lenz said that this item is to authorize a public hearing for the rezoning, which would be held at a subsequent meeting if we agree that it should be done. The alderperson for the area is available to answer any questions. The property is currently zoned M1, Limited Industrial District, which is shown on the map as a grey shaded area. This is a unique situation; it is not something that would be done with today's standards. Public comments would be taken during the public hearing. This is the first step. Staff is willing to consider B1 zoning or to look at another zoning that is not manufacturing. The property around the subject property is essentially all residential.

Rasmussen said that the email that is in the packet speaks for itself. In the last 1960's, 1970's, and 1980's, Digman owned dwellings for the workers. The children inherited the property and sold it to two partners, who are parting ways and selling the property again. If this is zoned manufacturing when a new owner purchases and has an intended manufacturing use that is allowed per the zoning code, it could not be stopped. The neighboring owners are not anti-business, and the property is conducive to light

commercial.

Bohlken asked if the soil is contaminated. Rasmussen said that it could be. There is currently a mechanic business being run, but not sure of the contamination. Mayor Tipple said one resident is in favor of responsive zoning and the public hearing would be appropriate.

Gisselman asked if there is an active business operating now. Hebert answered there is one auto garage on the north end of the property and three houses on the 3rd Avenue that are being rented. One building on the aerial is gone and several small sheds on the aerial have also been torn down. Mayor Tipple said that it was a lumber yard at one time.

Atwell motioned to approve a public hearing to rezone 1741, 1749 & 1757 North 3rd Avenue. Bohlken seconded, and the motion carried unanimously 6-0.

Discussion and possible action on a Second Amendment to the Transportation Project Plat for STH 52, Project ID 6999-03-28.

Lenz said that CISM looked at this item during their last meeting. The Department of Transportation is planning their work on Stewart Avenue and as part of that there is a right-of-way plat that needs to identify all real estate needs, including easements. A temporary limited easement, or TLE, is identified at 209 Washington Street for the old train depot to replace asphalt on the driveway. This item passed CISM unanimously.

Gisselman motioned to approve the Second Amendment to the Transportation Project Plat for South 52, Project ID 6999-03-28. Gisselman seconded, and the motion carried unanimously 6-0. This item will go to Common Council on August 11, 2015.

Discussion and possible action on the Public Participation Plan for the City of Wausau Comprehensive Plan.

Lenz said that the update to the Comprehensive Plan is in the works. One step is to come up with a plan for public input and involvement. A document listing a series of meetings is included in the packet. The meetings will need to be noticed and invitations sent out for the open house. A website and social media pages will be created. The state requires the city adopting the Public Participation Plan.

Atwell asked what the reasoning for the public hearing at the end of the schedule is and suggested that it be moved to the middle of the process. Lenz said that one could be added in the middle, and the public hearing at the end is a statutory requirement to officially adopt the plan. Atwell said that then there would be other opportunities for public input.

Oberbeck asked if there could be district or neighborhood meetings for a more local approach at a school area. Oberbeck said that people have a more difficult time coming to a centralized meeting. Lenz said that could be arranged, especially since staff already attends neighborhood meetings.

Oberbeck motioned to approve the Public Participation Plan for the City of Wausau Comprehensive Plan. Gisselman seconded, and the motion carried unanimously 6-0. This item will go to Common Council on August 11, 2015.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for August 18, 2015.

Adjourn.

Gisselman motioned to adjourn. Bohlken seconded, motion carried unanimously 6-0. The meeting adjourned at 5:50 p.m.

The Plan Commission is next scheduled to meet at 5:00 pm on August 18, 2015.

#2

STAFF REPORT

TO: City of Wausau Plan Commission

FROM: Brad Lenz, City Planner

DATE: August 12, 2015

GENERAL INFORMATION

APPLICANT: Paul Schwantes

LOCATION: 319 N. 3rd Avenue

EXISTING ZONING: B2, Community Service District

REQUESTED ZONING: Conditional Use

PURPOSE: To allow for a two-family residence. In the B2 District, dwelling units below the ground floor may be allowed by conditional use.

EXISTING LAND USE: Office, general

SIZE OF PARCEL: 0.16 acres

SURROUNDING ZONING AND LAND USE:

North: B2; Single family home
South: B2; Two-family home
East: R4, General Residence District; One- and two-family homes
West: UDD, Unified Development District; Mortuary

See attached Zoning Map

ANALYSIS

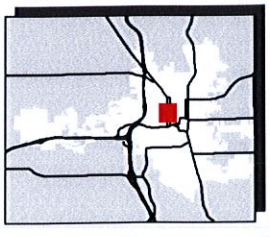
From Wausau Municipal Code 23.72.060, no conditional use shall be recommended by the city plan commission unless the commission finds:

> *(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.*

The subject property is located in a mixed-use area with small-scale residential and commercial properties found on either side of an arterial street. The properties directly to the north and south of the subject property are zoned commercially, but used residentially. Residential uses exist to the east of the property, whereas as a commercial use exists to the west, across 3rd Avenue. The structure itself has housed a mix of commercial and residential uses over the years.

The current proposal is to do minor renovations to the structure to make it suitable for a two-family dwelling. This means each of the units will require their own bathroom and kitchen facilities. Staff recommends approval of the conditional use to convert it to a duplex. Other living arrangements, such as a boarding house, which may have historically been housed in the structure, are not part of the proposed conditional use.

Map Location



City of Wausau

Marathon County Wisconsin

Area of Interest

Building

0 200 400

Feet

Map Date: August 3, 2015

/citybase/projects/planning/mxds/rezone.mxd

#3

STAFF REPORT

TO: City of Wausau Plan Commission

FROM: Brad Lenz, City Planner

DATE: August 12, 2015

GENERAL INFORMATION

APPLICANT: Sherry Rogers Tierney, Midwestern Wheels, Inc.

LOCATION: 2505 Stewart Avenue

EXISTING ZONING: IB, Interchange Business District

REQUESTED ZONING: Conditional Use

PURPOSE: To allow for a car and truck rental agency. In the IB District, car rental agencies may be allowed by conditional use.

EXISTING LAND USE: Vacant commercial building

SIZE OF PARCEL: Approximately 0.5 acres with adjacent parcel

SURROUNDING ZONING AND LAND USE:

North: B2, Community Service District; Restaurant
South: B2; Vacant commercial site and highway right-of-way
East: Highway right-of-way
West: IB; Retail store

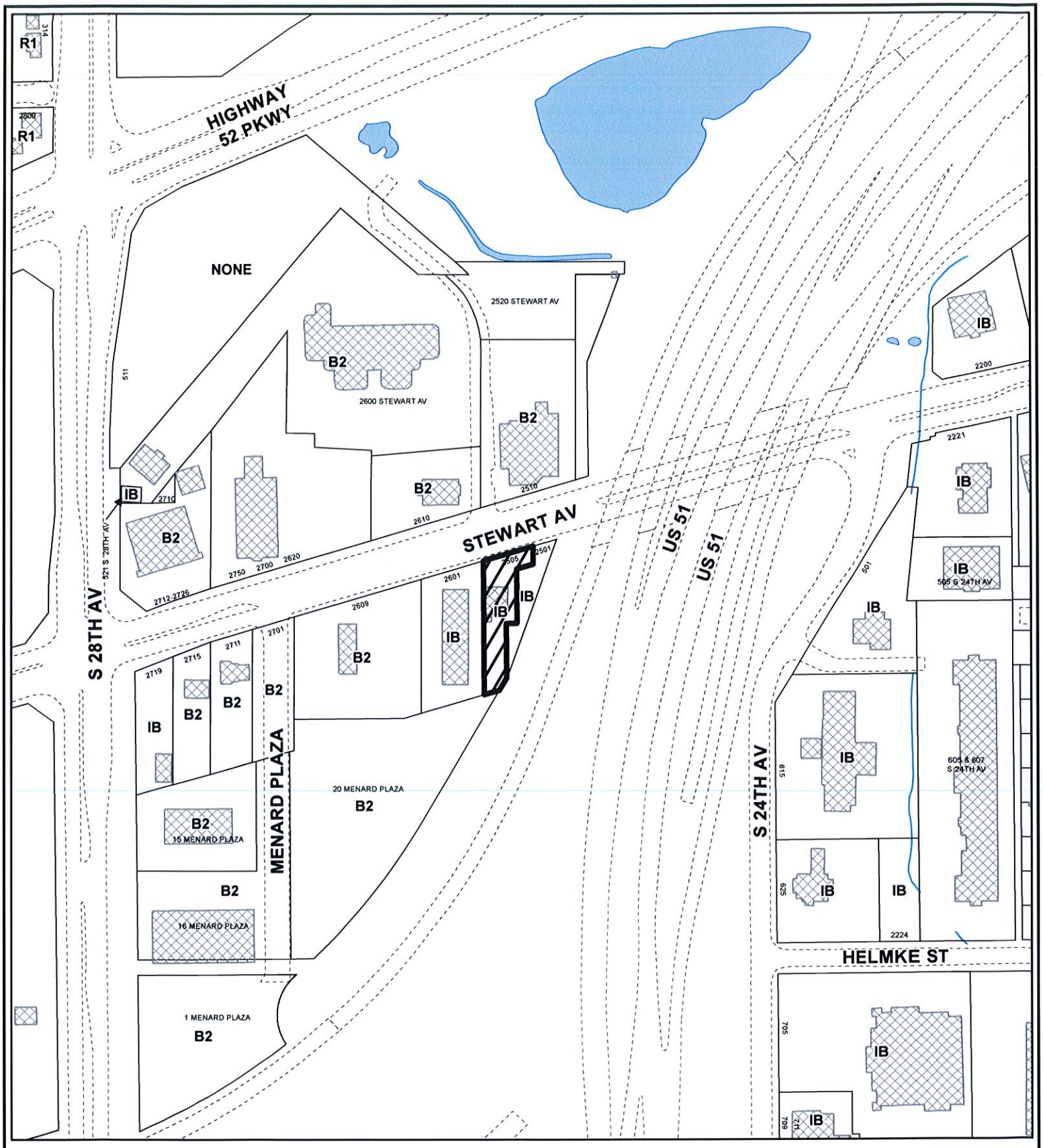
See attached Zoning Map

ANALYSIS

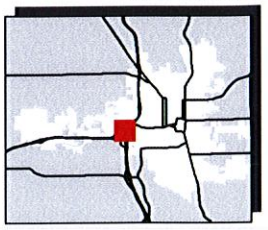
From Wausau Municipal Code 23.72.060, no conditional use shall be recommended by the city plan commission unless the commission finds:

> *(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.*

The proposed use would occupy a vacant commercial building that has recently housed different restaurants. The site is located along a major commercial corridor in the city, and adjacent to the freeway. The rental car company, slated to be a national franchise, would contain a relatively small number of vehicles – approximately 20 vehicles and 5 trucks. The majority of vehicles would be parked behind the building, away from Stewart Avenue. The site should have ample capacity for customer and employee parking, in addition to the rental cars. Being that it would occupy an existing building, the site is adequately served with public facilities. A similar business operates along Sherman Street in the same zoning district, seemingly without impacts to neighboring properties or the public's general welfare. Staff recommends approval of the conditional use as proposed.



Map Location



WAUSAU WISCONSIN

City of Wausau

Marathon County Wisconsin

Area of Interest

Building

0 200 400 Feet

Map Date: August 3, 2015

/citybase/projects/planning/mxds/rezone.mxd

#4

STAFF REPORT

TO: City of Wausau Plan Commission

FROM: Brad Lenz, City Planner

DATE: August 12, 2015

GENERAL INFORMATION

APPLICANT: Kathryn Ellis, Wausau Canvas Company Inc.

LOCATION: 221 Scott Street

EXISTING ZONING: B4, Central Business District

REQUESTED ZONING: Conditional Use

PURPOSE: To allow for a new awning over the main entrance of the building with printed lettering on the awning. In the B4 District, awning/canopy signs may be allowed as a conditional use provided that the graphics proposed for the sign are painted or otherwise affixed flat to the surface of the font or sides(s) of the awning/canopy.

EXISTING LAND USE: Mixed use – commercial and residential

SIZE OF PARCEL: Approximately one (1) acre

SURROUNDING ZONING AND LAND USE:

North: B4; Office, financial
South: B4 and UDD, Unified Development District; Condominium, hotel, and other assorted commercial.
East: B4; Retail stores and public square
West: B4; Parking structure with assorted commercial

See attached Zoning Map

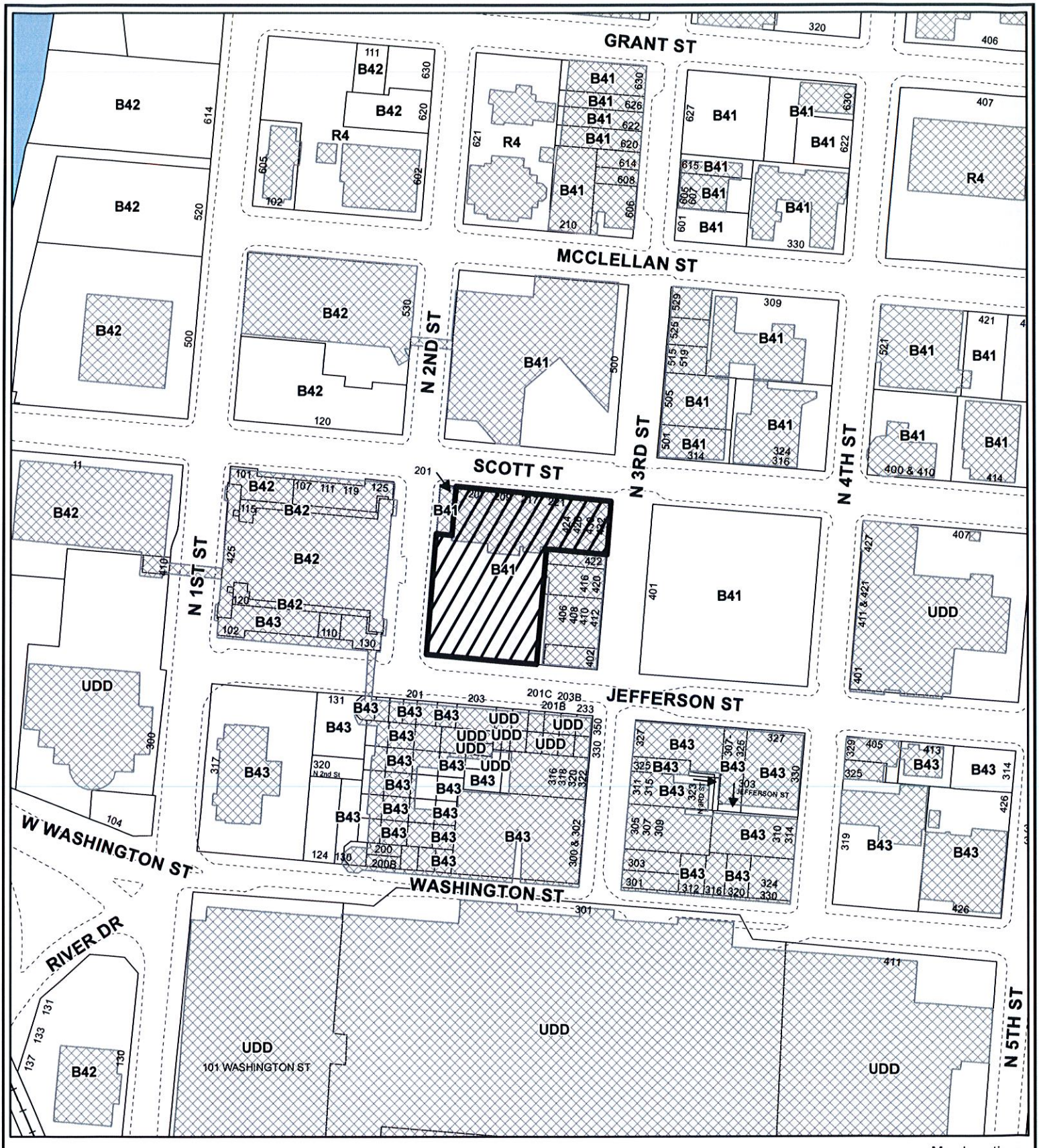
ANALYSIS

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

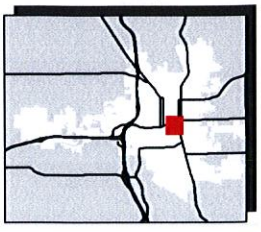
> *(a) That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;*
>
> *(b) That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity 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.*

The Landmark Building is looking to add their lettering to a new awning over the main entrance to their building on Scott Street. Please see the attached rendering. A conditional use is required to add such "signage" to awnings. The awnings/canopies themselves (i.e., ones without lettering) are regulated by building codes and are technically not part of the City's conditional use approval.

The property is located in the central business district, where other such canopy signs have been approved and installed. The sign conforms to the stipulations of awning/canopy signs outlined in the zoning code, particularly the requirement that the lettering is painted or otherwise affixed flat to the surface of the awning/canopy. Staff recommends approval.



Map Location



City of Wausau

Marathon County Wisconsin

Area of Interest

Building

0 200 400 Feet

Map Date: August 3, 2015

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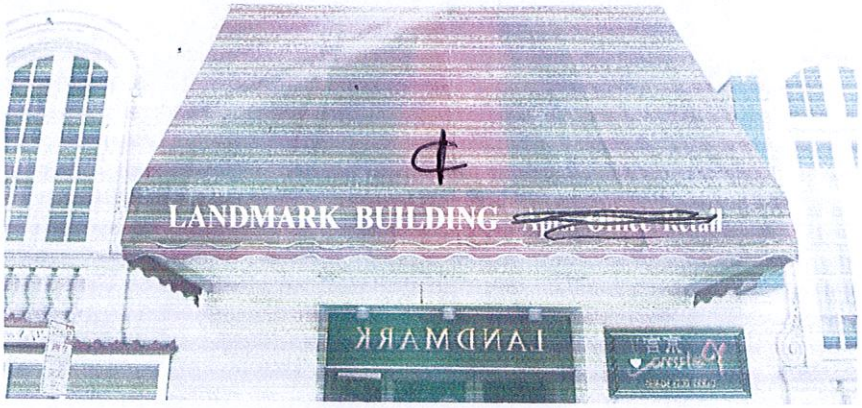
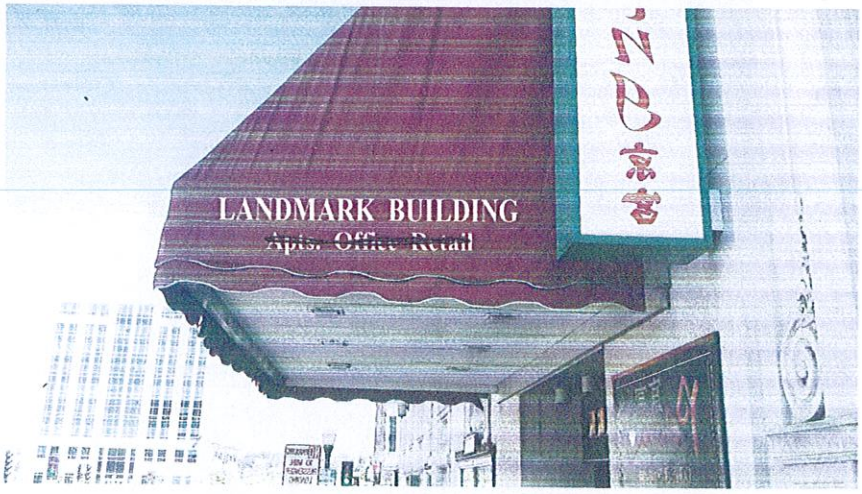
LANDMARK BUILDING
Apts. Office Retail


LANDMARK BUILDING
LANDMARK


LANDMARK BUILDING
Apts. Office Retail

LANDMARK BUILDING
LANDMARK

#5

STAFF REPORT

TO: City of Wausau Plan Commission

FROM: Brad Lenz, City Planner

DATE: August 13, 2015

GENERAL INFORMATION

APPLICANT: City of Wausau

LOCATION: 1741, 1749, and 1757 N. 3rd Avenue

EXISTING ZONING: M1, Limited Industrial District

REQUESTED ZONING: B1, Neighborhood Shopping District

PURPOSE: The City of Wausau is initiating the zoning change to make the future land uses of the property more compatible with the surrounding residential properties.

EXISTING LAND USE: Mixed, residential and commercial

SIZE OF PARCELS: 2.36 acres in total

SURROUNDING ZONING AND LAND USE:

North: R2, Single Family Residence District; Single family homes
South: R2; Single family homes
East: R2; Single-family home and vacant residential lots
West: R1, Single Family Residence District; telephone utility

See attached Zoning Map

ANALYSIS

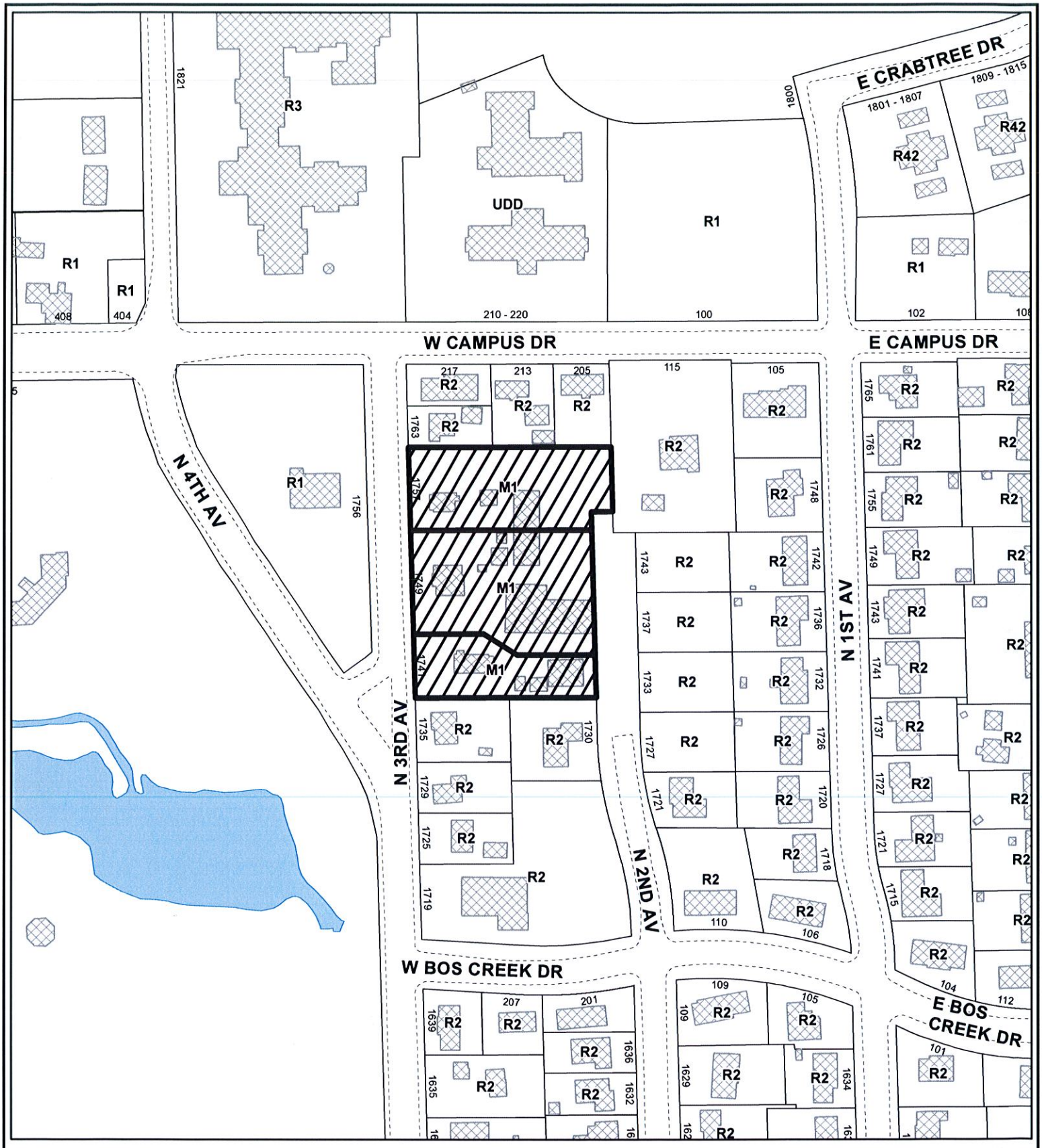
Per Wausau Municipal Code 23.78.060, the plan commission shall make zoning change recommendations based upon the evidence presented in each of the following matters where applicable:

(a) Existing use of property within the general area of the property in question and the effect the proposed rezoning is likely to have on these land uses;
(b) The compatibility of the land uses which would be permitted by the zone change with the existing or planned land uses within the general area of the property in question;
(c) The zoning classification of property within the general area of the property in question;
(d) The suitability of the property in question to the uses permitted under the existing zoning classification;
(e) The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place since the day the property in question was placed in its present zoning classification;
(f) Whether the proposed zone change is generally consistent with the goals, objectives and policies identified in the City of Wausau Comprehensive Plan
(g) The nature and extent of the input received at the public hearing regarding the proposed zone change;
(h) The precedence, if any, that approval of the requested zoning could have on similar requests made elsewhere in the city; and
(i) If the property was recently annexed, the zoning classification of the property prior to annexation.

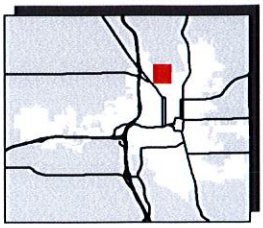
As discussed at a previous plan commission meeting, the properties represent a somewhat unique zoning situation in the city. They are a small pocket of industrially-zoned properties surrounded by residential zoning. A change in zoning would ensure future uses of the property are more compatible with the surrounding residential neighborhood. Existing uses of the property that are permitted in the M1, would be allowed to continue as legal, non-conforming uses, but new uses established on the property would need to conform to the new zoning district.

The proposed zoning is B1, Neighborhood Shopping District, which would allow some commercial use of the property, particularly uses that would serve the nearby residential population. It would also allow single family homes by right, and multi-family units (up to four-family dwellings) by conditional use. It would not allow heavier commercial or industrial uses that would be permitted in the M1 district.

The City's Comprehensive Plan seems to support the idea of rezoning small pockets of industrial properties within a residential area. In the Land Use chapter of the plan, an industrial development goal is to "Segregate industrial areas from other activities to reduce the extent of possible land use conflicts." A policy from the same section of the plan states: "The City encourages clustering of industrial activity in planned industrial parks or in areas adjacent to existing industrial activities." Although the site does not lend itself to large-scale industrial development, the current zoning district of M1 would allow some uses, particularly a variety of manufacturing activities, that could potentially conflict with neighboring residential uses.



Map Location



City of Wausau

Marathon County Wisconsin

Area of Interest

Building

0 200 400

Feet

Map Date: August 3, 2015

/citybase/projects/planning/mxds/rezone.mxd

Time and Date: The Plan Commission met on Tuesday, July 21, 2015, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Tipple, Lindman, Gisselman, Oberbeck, Bohlken, Atwell

Others Present: Lenz, Hebert, DeSantis, Huotari, Clauss, Firkus, Johnson, Scholfield, Baregi

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 and welcomed Tom Atwell as the newest member of the commission.

Discussion and possible action on approving a public hearing for rezoning 1741, 1749 & 1757 North 3rd Avenue.

Lenz said that this item is to authorize a public hearing for the rezoning, which would be held at a subsequent meeting if we agree that it should be done. The alderperson for the area is available to answer any questions. The property is currently zoned M1, Limited Industrial District, which is shown on the map as a grey shaded area. This is a unique situation; it is not something that would be done with today's standards. Public comments would be taken during the public hearing. This is the first step. Staff is willing to consider B1 zoning or to look at another zoning that is not manufacturing. The property around the subject property is essentially all residential.

Rasmussen said that the email that is in the packet speaks for itself. In the last 1960's, 1970's, and 1980's, Digman owned dwellings for the workers. The children inherited the property and sold it to two partners, who are parting ways and selling the property again. If this is zoned manufacturing when a new owner purchases and has an intended manufacturing use that is allowed per the zoning code, it could not be stopped. The neighboring owners are not anti-business, and the property is conducive to light commercial.

Bohlken asked if the soil is contaminated. Rasmussen said that it could be. There is currently a mechanic business being run, but not sure of the contamination. Mayor Tipple said one resident is in favor of responsive zoning and the public hearing would be appropriate.

Gisselman asked if there is an active business operating now. Hebert answered there is one auto garage on the north end of the property and three houses on the 3rd Avenue that are being rented. One building on the aerial is gone and several small sheds on the aerial have also been torn down. Mayor Tipple said that it was a lumber yard at one time.

Atwell motioned to approve a public hearing to rezone 1741, 1749 & 1757 North 3rd Avenue. Bohlken seconded, and the motion carried unanimously 6-0.