

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, September 15, 2015, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Lindman, Gisselman, Atwell, Bohlken

Others Present: Lenz, DeSantis, Hebert, Higginbotham, Rasmussen, Ruffi, Ohrmundt, Lancaster

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

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

Approve the minutes of the August 11, 2015 and August 18, 2015 meeting.

Bohlken motioned to approve the minutes of the August 11, 2015 and August 18, 2015 meeting. Atwell seconded, and the motion carried unanimously 4-0.

PUBLIC HEARING: Discussion and possible action on rezoning 1741, 1749 & 1757 North 3rd Avenue from M1, Limited Industrial District, to R2, Single Family Residence District. (City of Wausau)

Dan Higginbotham, PGA - 156 Kent Street, said the owners have owned the property for 1 ½ - 2 years. The zoning was M1 when the property was purchased from Digman, as it is currently zoned. The lots to the east of the 2nd Ave right-of-way are zoned for single family residential use. The properties were not purchased for single family or industrial use. No one was present during the August meeting when the proposal was B1. Higginbotham said that in hindsight someone should have come to the meeting to state the plans of the properties. The future use is pictured as multi-family or assisted living campus as the best use of the property. With the plans, it was not upsetting to see a rezone from M1 to B1. It would be difficult to develop the lots east of 2nd Avenue as single family. Higginbotham asked that this not be rezoned to R2 and said that he didn't think it could be rezoned to B1 since it was not agendized as such. PGA has a good track record and has not been a bad neighbor and hopes that will speak for itself. It is not an interest to having this property be a demolition yard.

Lisa Rasmussen, 1310 Crescent Drive, said that the commission has heard from her at the last two meetings about the reason for the rezoning. It was never to restrict the marketability or use of the property. It was to get rid of a nonconforming use in the neighborhood. R2 zoning may be the desired use for the neighbors, but the plan commission can rezone to B1 based on the owners statement. Since the public hearing already occurred for B1 zoning, the commission could forward either recommendation to the Common Council

Sarah Ruffi, representing David and Rebecca Hummer, said that under B1 zoning multi-family and elderly living is not a permitted or conditional use. Ruffi said that they would still object since PGA could use this as a demo site.

Lindman closed the public hearing.

Lenz said that a conditional use would not be available for a multi-family development (unrestricted) in B1 or R2 zoning. There are some other uses allowed in the R2 zoning besides single-family homes. Senior housing is not listed in the zoning code, but care facilities are. A demo site would require a conditional use that would go through a separate process similar to this process of rezoning – notices would be sent and Plan Commission and Common Council would need to approve it. It has been discussed if B1 could go to council without another Plan Commission meeting and staff feels that is possible. A public hearing was already held and it is within the 30-day timeframe to send to Common Council. There hasn't been a confirmation from the Attorneys office, but this will reviewed before the Common Council meeting in October.

Hebert clarified that a conditional use in the B1 district can be approved for 2-4 family units. Once the

zoning is B1, it could be subdivided with the potential of several 4-unit buildings on each parcel. Some of the conditional uses for R2 zoning are nursing homes or care for aged or children. It has been typical to have UDD zoning with multi-family developments. The commission would have more authority over buffers, parking, building finishes, landscaping, and other items. A public hearing would need to occur with UDD zoning.

Gisselman questioned if the UDD zoning could be done today. Hebert said it could not. A general development plan is required for the commission's review. There aren't any required plans for straight R2 or B2 zoning. Gisselman asked about the steps for a conditional use. Lenz said that a site plan could be required, but there is more review with UDD zoning. Conditions could be put on a conditional use to protect the public interest. Gisselman said the concept is looked at. Hebert said that is correct, it is not as detailed as UDD zoning.

Lindman said that rezoning the properties to B1 allows for more uses than restricting to R2. B1 zoning would be a good zoning district, but R2 zoning is also an option. Both options would require a conditional use for the future plans discussed by the petitioners and a public hearing would be required. Lenz said that more details would be needed for UDD zoning.

Gisselman motion to rezone 1741, 1749 & 1757 North 3rd Avenue from M1, Limited Industrial District, to B1, Neighborhood Shopping District.

Lenz said that any uses listed as permitted in B1 would be allowed to move in without further review by the committee or Council. Atwell said that a conditional use would need to be approved for a demolition site. Hebert said that is correct. Atwell said that there are no immediate plans for the development, it is just to protect the area. Atwell asked the owners if they are planning on keeping the property. It was confirmed.

Bohlken seconded, and the motion carried unanimously 4-0. This item will go to Common Council on October 13, 2015.

Discussion and possible action on amending the Precise Implementation Plan at 302 Spruce Street to allow for a building expansion. (Helke Funeral Home)

Lenz said that there is information in the packet for an expansion for Helke Funeral Home. The last page of the section shows the expansion to the north that was proposed in 2006. It was approved, but it was not constructed to that level. A small addition onto the garage, listed on the 4th page of the section, was constructed. The new proposal is a small addition that is well within the original proposed expansion. Lenz said that staff wanted to clarify the expansion with the commission and verify that more detailed plans shall be sought. The authority to review the plans can be given to staff by the commission. Staff recommends approval.

John Ohrmundt said that they are willing to do whatever the city requires and doesn't seem to be a complicated project. The necessary drawings will be submitted before anything is started.

Lindman asked if the garage was built a few years ago. Ohrmundt said that is correct. Lindman asked if this will be an expansion to that garage. Ohrmundt said it will be an expansion to the garage for a crematory.

Lindman said the staff is asking the commission to authorize moving forward and giving staff the authorization to approve the detailed plans. Ohrmundt said he didn't want to waste any time. Hebert asked if the finishes will be continued and if landscaping would be continued. Ohrmundt said that a new landscaping plan will be submitted to enhance the area.

Lindman motioned to amend the Precise Implementation Plan at 302 Spruce Street to allow for a building expansion and authorizes staff to approve the detailed plans. Atwell seconded, and the motion carried

unanimously 4-0. This item will go to Common Council on September 22, 2015.

Discussion and possible action on approving signage at 1114 Grand Avenue in a R4, General Residence District. (WSAW & WZAW)

Lenz said that this is not a conditional use with a public hearing, but the petitioners are available for any questions. He said this site has been Channel 7 for years and now FOX will be included also. It is zoned residential and signage is stricter as compared to commercial areas. Staff looked through the ordinances and believes the commission can give final approve of the plans. The proposal is in the packet. There are two different options for the wall signs. There is also a monument sign in the front that will include new signage for FOX. The residential district signage code is included in the packet. There are multiple channels for Channel 7 and FOX, so if those are counted a greater area would be allowed. The building is set back from the street and the site is large and it shouldn't impact the residential properties. The last page of the packets shows the signage that has been on the building in the past. Lenz went over the sign package with the commission. Staff recommends approval. Lenz asked if there was a preference. Lancaster answered Plan A. Lenz added the monument sign is part of the package with one of the wall sign options.

Lindman says he likes the signs together, which would be Plan A.

DeSantis asked where the address numbers were located on the building at this point. Lancaster showed on the images where the address numbers were located. DeSantis said there are a lot of young staff and having a visible address is important. It would be great to see that worked into the monument sign. Lancaster said he will make the address number on the building larger and also put it on the monument sign. DeSantis said that would be perfect.

Lancaster said that \$10,000 was invested in the garden in front of the building to make the area feel like a residential neighborhood. In the years he's been there, there haven't been any complaints that he has any knowledge of.

Atwell asked if the illumination is backlighting. Lancaster said it is internally illuminated. Atwell asked if it will be "disco" bright. Lancaster said it will be lit so it can be seen, but will not be a cause of concern for the neighbors.

Gisselman motioned to approve the "Option A" signage at 1114 Grand Avenue in a R4, General Residence District with the address enlarged and included on the monument sign. Atwell seconded, and the motion carried unanimously 4-0. This item will not need to go to Common Council.

Discussion and action on a petition for annexation – Bruch, 4212 Hilltop Avenue (076-2907-282-0978, Town of Stettin).

Lenz said that the Plan Commission reviews annexation requests after CISM. This went to the last CISM meeting and was approved. It is one residential parcel that is seeking city utilities and part of our policy is to require annexation in order to get city utilities. The Town of Stettin will need to be paid their share of property taxes for 5 years as a result of the annexation. A letter from the State of Wisconsin was included in the packet indicating that this is in the interest of the public. Staff recommends approval.

Bohlken motioned to approve the petition for annexation – Bruch, 4212 Hilltop Avenue (076-2907-282-0978, Town of Stettin). Gisselman seconded, and the motion carried unanimously 4-0. This item will go to Common Council on September 22, 2015.

Discussion and possible action on the dedication of right-of-way for the extension of 1st Street.

Lenz said that this item comes from the CISM committee. The city owns the property that the street

would be on. It is currently under construction. It is being called 1st Street, even though there is another 1st Street in this area. Staff would like to put it on the map as right-of-way to separate the street and sidewalk from the rest of the city parcel, some of which is developable. A map on the 2nd page shows the alignment of the right-of-way. Lindman said the right-of-way is 60' wide, which is normal, and it expands going up the river.

Gisselman motioned to dedicate the right-of-way for the extension of 1st Street. Bohlken seconded.

Gisselman said that there are two 1st Streets and he would like to have this looked at. It is not fair to the city to have two 1st Streets. Gisselman said he will take this up with the City Council to have an amendment at that time.

Lindman said there has been discussion on the name. Hebert gives addresses but not street names. The county is working on redoing some of their addresses. A break could occur at Fulton Street. Lindman said he does not have a timeline at this time, but it will be addressed. Gisselman said a 1st Street is being created with this action and asked for input from DeSantis. DeSantis said that with multiple 1st Streets it creates a lot of problems with dispatch. A lot of phone calls come by cell phones and there isn't the physical place to tie things in. DeSantis said they have been called to 1st Street, when it should be 1st Avenue. It can cause delays for fire and police departments. Any opportunity to end the confusion is welcome.

Atwell asked when the naming of the street would be put into place. Hebert said it is unclear who names the street, since he only assigns the physical address. A final decision should be made by the council. Lenz said that when new subdivisions are created, the street names are proposed by the developers and the plat is approved by the City. In this case, the City is in effect the developer, and he is unaware of precedence for this situation. Bohlken said there are properties on the map with North River Drive addresses. Lenz said that developments like WOW will need a street name.

Atwell asked if it should be useful to approve with the name of the street being North River Drive. Hebert asked Gisselman if he is concerned with North 1st Street jumping the tracks. Gisselman said he would like to keep the streets adjacent as they are. Lindman said that they will look into the procedure that staff needs to follow. Gisselman said he hopes it is taken care of before it goes to council.

The motion passed unanimously. It will go to Common Council on October 13, 2015.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for October 20, 2015.

Adjourn.

Bohlken motioned to adjourn. Gisselman seconded, motion carried unanimously 4-0. The meeting adjourned at 5:45 p.m.

The Plan Commission is next scheduled to meet at 5:00 pm on October 20, 2015.