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, September 15, 2015 at 5:00 p.m.**

1. Approve the minutes of the August 11, 2015 and August 18, 2015 meetings.
2. **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)
3. Discussion and possible action on amending the Precise Implementation Plan at 302 Spruce Street to allow for a building expansion. (Helke Funeral Home)
4. Discussion and possible action on approving signage at 1114 Grand Avenue in a R4, General Residence District. (WSAW & WZAW)
5. Discussion and action on a petition for annexation – Bruch, 4212 Hilltop Avenue (076-2907-282-0978, Town of Stettin).
6. Discussion and possible action on the dedication of right-of-way for the extension of 1st Street.
7. 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 September 10, 2015 at 10:00 a.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

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 Tuesday, August 11, 2015, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.
Members Present:	Mayor Tipple, Lindman, Gisselman, Oberbeck, Bohlken, Atwell (arrived at 5:10 p.m.)
Others Present:	Lenz, Halverson, Mudrovich

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.

Amend the General Development Plan and approve the Precise Implementation Plan at 404 South 3rd Avenue & 308 Stewart Avenue to allow for a convenience store and a multi-family residential development.

Lenz said that this is not a public hearing. The item is to amend the General Development Plan that was brought to the commission and council before and was approved. The Precise Implementation Plan was not part of the last submittal, and the petitioners are ready to submit details of the plan for approval.

Andrew Halverson said they intend to break ground and pull permit as soon as they can. There are no issues with Clark Street, as this was previously an issue with the neighbors. It is a great middle ground. There are now accommodations for onsite parking. Initially, the residents were very concerned about the impact the apartment and the parking. This allows for parking to stay onsite and is not reliant on Clark Street or area to the west of the clinic. The original plan shows 4 parking spots and is not going to be pursued, at this time. Various plans were submitted already and the landscaping plan and lighting plan will be submitted to planning staff as soon as it is finished. The developer's agreement is very close to being completed.

Lindman said there was a question from REI about the south side of Stewart Avenue encroaching on the right-of-way and is part of the Department of Transportation's right-of-way. Halverson the triangle is an area of question. This can be resolved by an acquisition or right-of-way occupancy through the Engineering Department or Department of Transportation. It is quite clear that the existing sign is in that real estate. There are some conversations that will need to be completed.

Lenz said that the petitioners have been at several committees and are working on a developer's agreement. Specifics of the site can be reviewed with the Precise Implementation Plan. It is one solid packet of information. The previous plan was included in the packet so the different plans can be compared. The main difference is that Clark Street is not being utilized. The number of units was reduced from 11 units to 9 units. Updates elevations and floors plans were handed out at the start of the meeting.

Tom Mudrovich showed different plans. The building has been made a little bigger. A concrete slab is a roof over a mechanical room of the lower level was used to enlarge some units.

Atwell arrived at 5:10 p.m.

Mudrovich said the face of the enclosed apartment's area has been moved back. A screen wall roof projects out and looks like a balcony. Mayor Tipple asked if that would be the area facing east. Mudrovich answered yes. These are basic architecture that adds interest to the building. A net gain of 8' on the building went into the units. The west side of the building took advantage of allowing porches on the west to park the vehicle and come right through the unit. There is a variety of the type of units. Mudrovich said it is a nice addition to the neighborhood and is fired up this and the CoVantage project. It is the west sides turn to get some work done. Mudrovich said the he was with CBL at the mall and they were very impressed with the beautiful Wausau morning with the view. The west side needs some of the

same success to start the public private engagement.

Lenz said the landscaping plan and lighting plan are not included and recommends submittal to staff. These can be reviewed at staff level or approved by the Plan Commission. Lenz said it is also recommended that the sign package be submitted to staff. There is an access issue onto the site and it is asked that this gets worked with the Engineering Department. Lenz said the terrace area should be reviewed by staff. In the current plan, concrete is located on the terrace and it is suggested that it would be a grassy terrace.

Mayor Tipple asked when the sign, landscaping, and lighting plans would be submitted. It was answered that the plans would be submitted in the following week. Mudrovich said that he thought areas of brick on Stewart Avenue would spruce the area up. Lindman said that could be looked at.

Atwell motioned to amend the General Development Plan and approve the Precise Implementation Plan at 404 South 3rd Avenue & 308 Stewart Avenue to allow for a convenience store and a multi-family residential development. Bohlken seconded, and the motion carried unanimously 6-0. This item will go to Common Council on August 11, 2015. Mayor Tipple thanked the petitioner for their investment in the community and applauded their patience with the process

Adjourn.

Bohlken motioned to adjourn. Oberbeck seconded, motion carried unanimously 6-0. The meeting adjourned at 5:20 p.m.

PLAN COMMISSION

Time and Date:	The Plan Commission met on Tuesday, August 18, 2015, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.
Members Present:	Mayor Tipple, Lindman, Gisselman, Atwell, Oberbeck (arrived at 5:05 p.m.)
Others Present:	Lenz, DeSantis, Schwantes, Tierney, Johnson, Ruffi, Buch, Rasmussen, Scheel, Frickenstein, Hummer

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.

Approve the minutes of the July 21, 2015 meeting.

Gisselman motioned to approve the minutes of the July 21, 2015 meeting. Atwell seconded, and the motion carried unanimously 4-0.

PUBLIC HEARING: Discussion and possible action on approving a conditional use at 319 North 3rd Avenue to allow for a two-family dwelling in a B2, Community Service District. (Schwantes)

Oberbeck arrived at 5:05 p.m.

Paul Schwantes, 604 Birch Street, said that he brought the property 6 years ago. Up until 6 months ago, Community Corner Clubhouse was occupying the building. Prior to this, it was a duplex or triplex at one time. It was remodeled to fit the needs of Community Corner Clubhouse. The building is currently vacant and he has tried unsuccessfully to rent it out as commercial space. Schwantes asked that a conditional use be approved for a duplex and said that he has approximately 30 rental units in the city. Schwantes said that he is on the board for the Community Corner Clubhouse and is quite likely that their members will be renting in the duplex.

Mayor Tipple closed the public hearing.

Lenz said that a map is in the packet and showed the audience an aerial photo. There is a mix of uses in the area. It is zoned for commercial use, but a conditional use can be approved for a duplex. There are other duplexes in the area. The use will be for a two-family dwelling and will not be a rooming house or other living arrangement. There will be separate kitchen and bathroom facilities in the units. He said this is an arterial street and there are commercial and residential uses along it. Staff recommends approval.

DeSantis asked how many bedrooms would be in each unit. Schwantes answered that there will be 3 bedrooms upstairs and 2 bedrooms downstairs. DeSantis said that in the purpose of the report, it states that dwelling units below grade may be allowed with a conditional use. Schwantes said he believes this is an error and that the conditional use is for the 1st floor residency. This was confirmed.

Gisselman motioned to approve a conditional use at 319 North 3rd Avenue to allow for a two-family dwelling in a B2, Community Service District. Oberbeck seconded, and the motion carried 4-0. Atwell abstained from the vote. This item will go to Common Council on September 8, 2015.

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)

Sherry Rogers Tierney, Mid-Western Wheels, franchise of Avis Budget Rent-a-car, said that they are located at Central Wisconsin Airport and are looking to add a location at 2505 Stewart Avenue. There will be both car and truck rentals. The cars will be daily-use and have a number of large accounts in the downtown area that they will be serving. This will also be a truck dealer to stage a few budget trucks that could be used for business use or for moving purposes. Tierney said they also offer one-way service out of Wausau. The location at the Central Wisconsin Airport has been operating for 15 years. The

conditional use would be for the car rental.

Dan Johnson, 1602 Skyline Lane, said the facility would bring 10 jobs to the community and is very impressive. This location has had 4 restaurants recently that could not make it.

Mayor Tipple closed the public hearing. Mayor Tipple read an email from Randy Bailey, Trek Bicycle Store. In the email, Bailey questioned which entrances would be used, how safety of cyclists would be addressed, how many cars would be located on the property and how they would be parked, and asked a question about the easement on the two properties.

Lenz said in the zoning code, a car rental agency is listed as a potential allowable use. This is a relatively small operation and should provide enough space to park the cars, along with employees and customers. Lenz showed an aerial photo and said that with no barrier between the properties, people may float back and forth between the properties. Lenz said it appears that the vehicles will be parked in such a way that the correct entrance would be used.

Tierney said the east driveway would be used exclusively and curb stops could be installed. Once the area is marked with parking stripes, the flow of traffic can be easily taken care of. Tierney said that the bicyclist safety is a high concern and they do not want any issues.

Lenz said that according to the application, there will be 20 cars and 5 trucks and asked what type of trucks these would be. Tierney said they would be 10 and 12 foot box trucks. There could be a 24 foot box truck, but that would be very rare. Cargo vans may also be used.

Johnson said that there are two easements. A ten foot no build easement starts at the curb and went with Trek Bicycle Store. There is a twenty foot strip near the back of the part of the strip that cannot be built on. There was a cross easement years ago that went away when Burger King was demolished.

Gisselman asked how the car washing will be done. Tierney said that they are looking at building a small garage to the south side of the building. The cars would be pulled into the garage in the winter and the majority of cleaning is done by hand, unless they take it off-site to a car wash. Lenz said that would be an accessory to the use and would be within the conditional use.

Oberbeck motioned to approve a conditional use at 2505 Stewart Avenue to allow for a car rental agency in an IB, Interchange Business District. Atwell seconded, and the motion carried unanimously 5-0. This item will go to Common Council on September 8, 2015.

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)

Mayor Tipple closed the public hearing.

Lenz said that this is for the Landmark building. A rendering is located in the packet and they are looking to update the awning with lettering. The conditional use is for the lettering. The lettering will be simple and it meets the criteria in the ordinance. There have been other such awnings approved in the downtown area and they have not proven to be an issue.

Mayor Tipple asked if it is lit. Lenz answered that it would be visible because of ambient street light, but would not have its own light source.

Oberbeck motioned to approve the conditional use at 221 Scott Street to allow for signage on three sides of an awning in a B4-1, Central Business District. Atwell seconded, and the motion carried unanimously

5-0. This item will go to Common Council on September 8, 2015.

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)

Mayor Tipple read an email from John and Rita Woller. In the email, it was stated that they preferred residential zoning as the first choice, B1 zoning as a second choice, but not industrial zoning.

Sarah Ruffi, 627 Jackson Street, representing David and Becky Hummer, asked if there is an actual purpose for this change, as a proposed land use needs to be known.

Phillip Buch, 1721 North 2nd Avenue, said the area has been residential for all these years, other than the Digman Properties. There was a lot of air pollution with Digman Properties. There are numerous violations and there hasn't been any paving done to the property. Buch said he would like the zoning of the properties be residential. Buch asked who received the letters because some neighbors didn't receive the letter and asked what the distance of the notification is.

Lisa Rasmussen, 1310 Crescent Drive, said she initiated the process on behalf of the residents in this neighborhood. The Digman properties have been zoned M1 for several decades and it is a nonconforming use. The uses that have been done at these properties are very disruptive to a residential area. Today, M1 zoning would be never be near a residentially zoned area. There isn't the ability to control noise, hours of operation, disruption, or smell. The neighborhood is not unfriendly to business, but a reasonable land use needs to be on these sites. B1 is the most restrictive commercial use. These uses are not open late hours and do not manufacture things. The types of businesses would be office, light retail, or clinics. The neighbors would probably tell you that they want residential zoning, but do not want the same uses to continue. If a commercial use would be necessary, it would be the most restrictive commercial use. It will be less invasive. The current property owners are splitting ways and will soon be for sale and this is the time to address the grandfathered nonconforming use.

Jim Scheel, 1736 North 1st Avenue, said he and his wife are both against the rezoning and it should be residential zoning. Since Mr. Digman has passed away, the path near the fence is not kept up and branches are blowing into his yard. Scheel said he would like to keep it residential.

Jerry Frickenstein, 1720 North 1st Avenue, said that everyone complained about the dust and dirt from Digmans. It should never have been zoned M1, but it was approved. It is a blighted area and the city has torn down barns on Campus Drive. The two barns on these properties should have been torn down a long time ago. Frickenstein said he doubted that any of these buildings are code compliant. Frickenstein said he had a question about the legal description since it didn't make sense. Frickenstein said the properties should be R1 or R2 so it is a residential area.

David Hummer, 115 West Campus Drive, said he and his wife are the largest property owners, except for the Digman properties. They have gone through great lengths to rehab the property and are very proud of it. Hummer said they are against anything that is not residential zoning. A demolition material disposal site is a conditional use for B1 zoning and Hummer said he absolutely disagrees with that, if that is the intention.

Frickenstein said that Digman sold insulation and paint and asked if there has been any testing on the ground pollution in the area and asked if it should be done.

Scheel said that there is an error in the map, just south of 115 West Campus Drive. The 1748 North 1st Avenue and 1743 North 1st Avenue lot lines are not correct or the Digman fence is not located on the

Digman property. The owner of 1748 North 1st Avenue confirmed this. Mayor Tipple said that it is possible.

Hummer said that 1974 is the last time that the entire neighborhood was surveyed and there are several survey markers along different properties. Hummer said the survey marker for the southeast corner of his property is in the middle of a neighbor's property. Hummer said it doesn't make sense. This is all hearsay and long feud between deceased persons. Hummer said the lot lines of 1733, 1737 and 1743 North 3rd Avenue may be wrong because of the northern lot. Hummer said he would like it cleared up.

Rasmussen said that B1 zoning is most commercial restrictive use and there isn't a plan for any of the conditional uses. The original plan was to rezone for single family homes, but that type of zoning change may hinder the owner's ability to market and sell the property. If the commission is interested in zoning to residential based on feedback and the process needs to be done it needs to be started right away.

Scheel asked if the lot lines on 2nd Avenue are true. Mayor Tipple said this would be addressed.

Mayor Tipple closed the public hearing.

Lenz said that since it was noticed as a B1 zoning, the commission could change it to residential since it would be more restrictive. He said a recommendation could be made to Common Council right away to rezone to residential, if that is the wish of the commission. There isn't a specific proposal for the property. The city is proposing the zoning change but is not the developer; it was proposed to restrict the future uses of the property. There are several uses that would be permitted without review of the commission; others would need additional approval. He said the property line issues sound major, but the city surveyor is not present and would not normally get involved with neighbor-to-neighbor disputes. Private land surveyors would need to be contacted because the work is very detailed and city does not have this capacity. Mayor Tipple said that he would check out the surveying capabilities because public right-of-way is in question. Hummer said the legal description does not match the survey.

Lenz said that there were comments about the conditional use and a demolition business. It would be a conditional use and the same process of a rezoning would be followed, so the neighbors would be notified. It would be doubtful that the city would approve that type of business because the point of the rezoning is to make the property compatible with the neighborhood. A notification map was shown to the audience. According to the ordinance, property owners within 100 feet need to be notified. A notice was sent to property owners within 200 feet around the properties. All the properties that are immediately around the property were sent a notice. The notices go to property owners so if it is a rental property, tenants would not be sent a copy of the notice. Lenz said the pollution issue is hard to assess. If the city owned the property, testing would be done, but unless it is severely contaminated, we may not know the extent of it. He said the nuisance ordinance should be followed, particularly in terms of the dust.

Hummer said that 2nd Avenue does not run all the way up as shown on the map. Lenz said that it is city right-of-way as shown and a street could be put there in the future even though there isn't one there now. Mayor Tipple said that the pollution could be remedied as a condition of sale.

Oberbeck asked if there has been any contact with the owner or any comments from the owner. Lenz said that word was passed along to them and they also received a written notice, as the neighbors did. Gisselman said he would like to think about a residential zoning and agendize it as a specific item.

Gisselman motioned to postpone this item to the next meeting and have a public hearing for it to be rezoned to a residential zoning district.

Lenz said that R1 and R2 and both single family residential districts. Gisselman said that since the

neighbors are R2 zoning, that may be best. Lenz said the only difference is the lot sizes and setbacks. Gisselman asked that the planning office come back with a suggestion at the next meeting. Lenz said that the neighbors are all zoned R2, so that would be the most consistent. Mayor Tipple asked if another public hearing would need to be held. Oberbeck asked if the B1 zoning would need to be voted down; since that is the way it is agendized. Mayor Tipple said that if it is voted down, it would need to go to Common Council as such. Gisselman said that he would like to have a public hearing to make sure all the neighbors are aware of the zoning change.

Atwell asked if the primary reasoning for B1 is the marketability of the property. The owners may take more interest in the zoning change if it were to be rezoned as residential. Lenz said that staff looked at B1 to give the owners some options. The city has the ability to rezone property, but does not typically do it without the owner's consent. Lenz said the B1 offers options for convenience businesses into a neighborhood, such as a corner store. He said this district is generally seen as compatible with residential neighborhoods. Atwell said that it would be a different outcome and a lot of the residents seem to want the residential zoning. Atwell asked if there are other properties in this area that are owned by the same owner. Lenz said that there are single lots to the east of the 2nd Ave right-of-way that are owned by the same owners and are divided for single family homes. The lots are vacant and the street would be extended if developed. Some developers had looked at these lots, but were having a hard time making it work economically because of the demolition and cleanup costs plus extending the infrastructure. Atwell asked if the buildings would need to be demolished if the rezoning is done and a new owner obtains the property. Lenz answered that the use could stay; zoning does not go with the ownership of the property, but the use of the property. Atwell asked if some of the buildings are vacant. It was confirmed that some of the uses are vacant. The continuation clause will need to be confirmed. Mayor Tipple said that the city would look at the code violations of the property. Mayor Tipple said that if the properties are rezoned to R2, the properties may sit as they currently are. Atwell asked if certain conditions could be ruled out in B1 district. Lenz said that Common Council has the final vote and staff cannot guarantee that it would or wouldn't be allowed.

Oberbeck seconded, and the motion carried unanimously 5-0. A public hearing will be held during the September 15, 2015 meeting.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for September 15, 2015. Lenz said that the Economic Development Manager has initiated a special joint Plan Commission and Economic Development Committee to look at the Comprehensive Plan on September 1. A notice and more information will be sent in the near future. Mayor Tipple added that a joint meeting makes the most sense.

Adjourn.

Atwell motioned to adjourn. Gisselman seconded, motion carried unanimously 5-0. The meeting adjourned at 6:10 p.m.

The Plan Commission is next scheduled to meet at 5:00 pm on September 15, 2015.

#2

Memorandum

From: Brad Lenz
To: Plan Commission
Date: September 9, 2015
Subject: Rezoning of N. 3rd Avenue properties

At last month's Plan Commission meeting, the properties at 1741, 1749, and 1757 North 3rd Avenue were the subject of a rezoning petition initiated by the City. The proposal was to rezone the properties from their current industrial zoning to B1, Neighborhood Shopping District to make the properties more compatible with surrounding residential properties while still allowing viable redevelopment opportunities. The action by the Plan Commission was to postpone a recommendation and set up a public hearing this month to consider R2, Single Family Residence District zoning. Please see the attached minutes from last month's meeting, along with the staff report and its accompaniments.

It is expected that the owners of the subject properties will testify at this month's public hearing against the rezoning to R2. This zoning district is very restrictive in terms of the uses allowed. Although several neighbors at the last public hearing expressed a strong preference for the properties to be developed with single-family homes, a zoning change to R2 will not automatically produce this result. One reason is that, besides single-family dwellings, other uses are permitted by right in the R2 district. Examples of these uses are community living arrangements as well as a variety of educational, cultural, and religious institutions. Although the City may control the underlying zoning of the property, in this case the City does not own the properties and will not be developing them. The private market may or may not deem these particular lots suitable for single-family homes, given the small number of buildable lots and their expected sales prices, versus the costs to clean up the properties and install needed infrastructure.

The properties may continue to be used legally as they are now (as "non-conforming uses") even if the new zoning district prohibits them. If the goal is to remove the existing uses from the properties by redeveloping them with something better for the neighborhood, it may be most beneficial for the properties to have a zoning district that would allow more economically viable options that are still compatible with the neighborhood.

Staff recommends that the Plan Commission discuss potential zoning options in more detail following testimony at the public hearing.

PLAN COMMISSION

Time and Date:	The Plan Commission met on Tuesday, August 18, 2015, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.
Members Present:	Mayor Tipple, Lindman, Gisselman, Atwell, Oberbeck (arrived at 5:05 p.m.)
Others Present:	Lenz, DeSantis, Schwantes, Tierney, Johnson, Ruffi, Buch, Rasmussen, Scheel, Frickenstein, Hummer

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.

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)

Mayor Tipple read an email from John and Rita Woller. In the email, it was stated that they preferred residential zoning as the first choice, B1 zoning as a second choice, but not industrial zoning.

Sarah Ruffi, 627 Jackson Street, representing David and Becky Hummer, asked if there is an actual purpose for this change, as a proposed land use needs to be known.

Phillip Buch, 1721 North 2nd Avenue, said the area has been residential for all these years, other than the Digman Properties. There was a lot of air pollution with Digman Properties. There are numerous violations and there hasn't been any paving done to the property. Buch said he would like the zoning of the properties be residential. Buch asked who received the letters because some neighbors didn't receive the letter and asked what the distance of the notification is.

Lisa Rasmussen, 1310 Crescent Drive, said she initiated the process on behalf of the residents in this neighborhood. The Digman properties have been zoned M1 for several decades and it is a nonconforming use. The uses that have been done at these properties are very disruptive to a residential area. Today, M1 zoning would be never be near a residentially zoned area. There isn't the ability to control noise, hours of operation, disruption, or smell. The neighborhood is not unfriendly to business, but a reasonable land use needs to be on these sites. B1 is the most restrictive commercial use. These uses are not open late hours and do not manufacture things. The types of businesses would be office, light retail, or clinics. The neighbors would probably tell you that they want residential zoning, but do not want the same uses to continue. If a commercial use would be necessary, it would be the most restrictive commercial use. It will be less invasive. The current property owners are splitting ways and will soon be for sale and this is the time to address the grandfathered nonconforming use.

Jim Scheel, 1736 North 1st Avenue, said he and his wife are both against the rezoning and it should be residential zoning. Since Mr. Digman has passed away, the path near the fence is not kept up and branches are blowing into his yard. Scheel said he would like to keep it residential.

Jerry Frickenstein, 1720 North 1st Avenue, said that everyone complained about the dust and dirt from Digmans. It should never have been zoned M1, but it was approved. It is a blighted area and the city has torn down barns on Campus Drive. The two barns on these properties should have been torn down a long time ago. Frickenstein said he doubted that any of these buildings are code compliant. Frickenstein said he had a question about the legal description since it didn't make sense. Frickenstein said the properties should be R1 or R2 so it is a residential area.

David Hummer, 115 West Campus Drive, said he and his wife are the largest property owners, except for the Digman properties. They have gone through great lengths to rehab the property and are very proud of it. Hummer said they are against anything that is not residential zoning. A demolition material disposal site is a conditional use for B1 zoning and Hummer said he absolutely disagrees with that, if that is the

intention.

Frickenstein said that Digman sold insulation and paint and asked if there has been any testing on the ground pollution in the area and asked if it should be done.

Scheel said that there is an error in the map, just south of 115 West Campus Drive. The 1748 North 1st Avenue and 1743 North 1st Avenue lot lines are not correct or the Digman fence is not located on the Digman property. The owner of 1748 North 1st Avenue confirmed this. Mayor Tipple said that it is possible.

Hummer said that 1974 is the last time that the entire neighborhood was surveyed and there are several survey markers along different properties. Hummer said the survey marker for the southeast corner of his property is in the middle of a neighbor's property. Hummer said it doesn't make sense. This is all hearsay and long feud between deceased persons. Hummer said the lot lines of 1733, 1737 and 1743 North 3rd Avenue may be wrong because of the northern lot. Hummer said he would like it cleared up.

Rasmussen said that B1 zoning is most commercial restrictive use and there isn't a plan for any of the conditional uses. The original plan was to rezone for single family homes, but that type of zoning change may hinder the owner's ability to market and sell the property. If the commission is interested in zoning to residential based on feedback and the process needs to be done it needs to be started right away.

Scheel asked if the lot lines on 2nd Avenue are true. Mayor Tipple said this would be addressed.

Mayor Tipple closed the public hearing.

Lenz said that since it was noticed as a B1 zoning, the commission could change it to residential since it would be more restrictive. He said a recommendation could be made to Common Council right away to rezone to residential, if that is the wish of the commission. There isn't a specific proposal for the property. The city is proposing the zoning change but is not the developer; it was proposed to restrict the future uses of the property. There are several uses that would be permitted without review of the commission; others would need additional approval. He said the property line issues sound major, but the city surveyor is not present and would not normally get involved with neighbor-to-neighbor disputes. Private land surveyors would need to be contacted because the work is very detailed and city does not have this capacity. Mayor Tipple said that he would check out the surveying capabilities because public right-of-way is in question. Hummer said the legal description does not match the survey.

Lenz said that there were comments about the conditional use and a demolition business. It would be a conditional use and the same process of a rezoning would be followed, so the neighbors would be notified. It would be doubtful that the city would approve that type of business because the point of the rezoning is to make the property compatible with the neighborhood. A notification map was shown to the audience. According to the ordinance, property owners within 100 feet need to be notified. A notice was sent to property owners within 200 feet around the properties. All the properties that are immediately around the property were sent a notice. The notices go to property owners so if it is a rental property, tenants would not be sent a copy of the notice. Lenz said the pollution issue is hard to assess. If the city owned the property, testing would be done, but unless it is severely contaminated, we may not know the extent of it. He said the nuisance ordinance should be followed, particularly in terms of the dust.

Hummer said that 2nd Avenue does not run all the way up as shown on the map. Lenz said that it is city right-of-way as shown and a street could be put there in the future even though there isn't one there now. Mayor Tipple said that the pollution could be remedied as a condition of sale.

Oberbeck asked if there has been any contact with the owner or any comments from the owner. Lenz said

that word was passed along to them and they also received a written notice, as the neighbors did. Gisselman said he would like to think about a residential zoning and agendize it as a specific item.

Gisselman motioned to postpone this item to the next meeting and have a public hearing for it to be rezoned to a residential zoning district.

Lenz said that R1 and R2 and both single family residential districts. Gisselman said that since the neighbors are R2 zoning, that may be best. Lenz said the only difference is the lot sizes and setbacks. Gisselman asked that the planning office come back with a suggestion at the next meeting. Lenz said that the neighbors are all zoned R2, so that would be the most consistent. Mayor Tipple asked if another public hearing would need to be held. Oberbeck asked if the B1 zoning would need to be voted down; since that is the way it is agendized. Mayor Tipple said that if it is voted down, it would need to go to Common Council as such. Gisselman said that he would like to have a public hearing to make sure all the neighbors are aware of the zoning change.

Atwell asked if the primary reasoning for B1 is the marketability of the property. The owners may take more interest in the zoning change if it were to be rezoned as residential. Lenz said that staff looked at B1 to give the owners some options. The city has the ability to rezone property, but does not typically do it without the owner's consent. Lenz said the B1 offers options for convenience businesses into a neighborhood, such as a corner store. He said this district is generally seen as compatible with residential neighborhoods. Atwell said that it would be a different outcome and a lot of the residents seem to want the residential zoning. Atwell asked if there are other properties in this area that are owned by the same owner. Lenz said that there are single lots to the east of the 2nd Ave right-of-way that are owned by the same owners and are divided for single family homes. The lots are vacant and the street would be extended if developed. Some developers had looked at these lots, but were having a hard time making it work economically because of the demolition and cleanup costs plus extending the infrastructure. Atwell asked if the buildings would need to be demolished if the rezoning is done and a new owner obtains the property. Lenz answered that the use could stay; zoning does not go with the ownership of the property, but the use of the property. Atwell asked if some of the buildings are vacant. It was confirmed that some of the uses are vacant. The continuation clause will need to be confirmed. Mayor Tipple said that the city would look at the code violations of the property. Mayor Tipple said that if the properties are rezoned to R2, the properties may sit as they currently are. Atwell asked if certain conditions could be ruled out in B1 district. Lenz said that Common Council has the final vote and staff cannot guarantee that it would or wouldn't be allowed.

Oberbeck seconded, and the motion carried unanimously 5-0. A public hearing will be held during the September 15, 2015 meeting.

#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

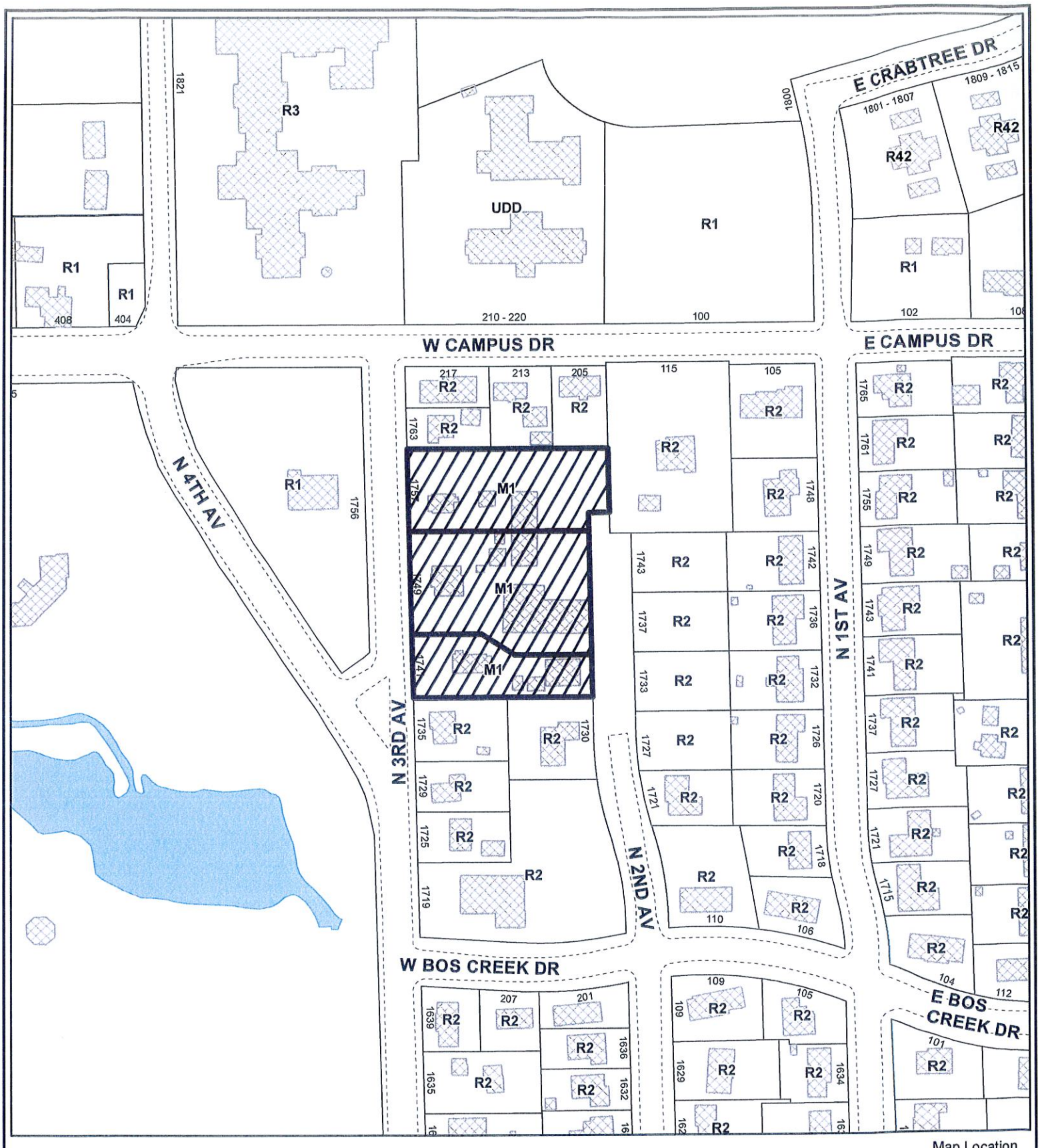
Per Wausau Municipal Code 23.78.060, the plan commission shall make zoning change recommendations based upon the evidence presented in each of the following matters where applicable:

(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.

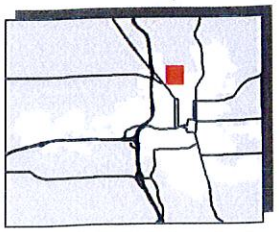
As discussed at a previous plan commission meeting, the properties represent a somewhat unique zoning situation in the city. They are a small pocket of industrially-zoned properties surrounded by residential zoning. A change in zoning would ensure future uses of the property are more compatible with 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.

Melissa Engen

From: Brad Lenz
Sent: Tuesday, August 18, 2015 1:03 PM
To: Melissa Engen
Subject: FW: Rezoning hearing for 1741, 1749, & 1757 North 3rd Ave.

Melissa,
Please print for plan commissioners...

Thanks,
Brad

From: Lisa Rasmussen
Sent: Monday, August 17, 2015 9:27 PM
To: Brad Lenz
Subject: Fwd: Rezoning hearing for 1741, 1749, & 1757 North 3rd Ave.

Hi Brad,
See below for Plan Comm regarding the Digman site. Please include the email as public feedback.
Lisa

Sent from my iPad

Begin forwarded message:

> **From:** JOHN WOLLER <woller04@yahoo.com>
> **Date:** August 17, 2015 at 6:17:12 PM CDT
> **To:** Jim Tipple <Jim.Tipple@ci.wausau.wi.us>
> **Cc:** Lisa Rasmussen <Lisa.Rasmussen2@ci.wausau.wi.us>
> **Subject: Rezoning hearing for 1741, 1749, & 1757 North 3rd Ave.**
> **Reply-To:** JOHN WOLLER <woller04@yahoo.com>
>
> Dear Mayor Tipple
>
> My wife and I will be out of town when the hearing is being held but I wanted to voice our opinion on the matter. As far as the rezoning of the properties at 1741, 1749, & 1757 North 3rd Ave. our preference is for the properties to be zoned residential. Our second preference would be the option of B1. Our feeling is that because the properties have not been used for Industry for quite some time that it should go to residential.
>
> John & Rita Woller

#3

Memorandum

From: Brad Lenz
To: Plan Commission
Date: September 9, 2015
Subject: Amending UDD zoning at 302 Spruce Street

Unified Development District (UDD) zoning was approved at this location in 2006 to allow for a substantial expansion of Helke Funeral Home. The UDD zoning was amended in 2008 to allow for a garage addition to the building. The current proposal is to again amend the UDD to allow for another expansion, which would be adjacent to the previous expansion.

The packet of information submitted by the petitioner includes a brief explanation of the proposed addition, a Plan Commission Resolution from the 2008 project, a site plan showing the new addition, floor plans of the building, and a map showing the property and location of the new addition.

Staff also included in the packet a memo from 2008 that includes two maps. Map II shows the original planned expansion for the funeral home, which was approved but has not been built to the scale at which it was originally proposed.

The proposed expansion still fits within the larger, formerly approved expansion area, and therefore staff recommends approval of the new expansion. However, details of the proposed expansion should be discussed at Plan Commission to ensure compatibility with the existing building and grounds. Staff is seeking authority to review building elevations, detailed site plans, and a landscaping plan prior to issuance of a building permit.

City of Wausau
407 Grant St.

To: Plan Commission
From: John Ohrmundt Construction Inc.
Owner: Helke Funeral Home
302 Spruce St.

John Ohrmundt Construction Contractor and Developer for Helke Funeral Home hereby request a review of the precise implementation plan to allow for the construction of a new 928 sq. ft addition to the north side of there existing business. The addition is simply needed to meet the increase and the changing needs of there business.

I have enclosed for your review RESOLUTION OF THE PLAN COMMISION for November 11, 2008 which should allow for conformance.

I have enclosed a site plan which will show the location of the addition and a floor elevation of the new garage.

I will conform to all zoning and building requirements presented by the city.

In addition I will be at the meeting to answer any questions that may come up

John Ohrmundt
1200 W Campus Dr.
Wausau, Wisc. 54401

715-432-6856

65,000 / 80,000

Damn

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

RESOLUTION OF THE PLAN COMMISSION			
Amending the general development plan and approving the precise implementation plan for 302 Spruce Street. (Helke Funeral Home)			
Committee Action:	Approved 6 – 0		
Fiscal Impact:	None		
File Number:	02-0410	**Date Introduced:**	November 11, 2008

WHEREAS, the Plan Commission met on October 21, 2008 to review a request by Helke Funeral Home to amend the existing general development plan and approve the precise implementation plan for 302 Spruce Street to allow for construction of a new, approximately 870 square foot, two-stall garage attached to the north side of the existing funeral home building and for expansion and reconstruction of their parking lot, in an existing Unified Development District; and

WHEREAS, the previously-approved general development plan included construction of a large addition to the north side of the existing funeral home building which would have approximately doubled its size; and

WHEREAS, the Plan Commission determined that the proposed changes to the general development plan are not significant enough to warrant a public hearing; and

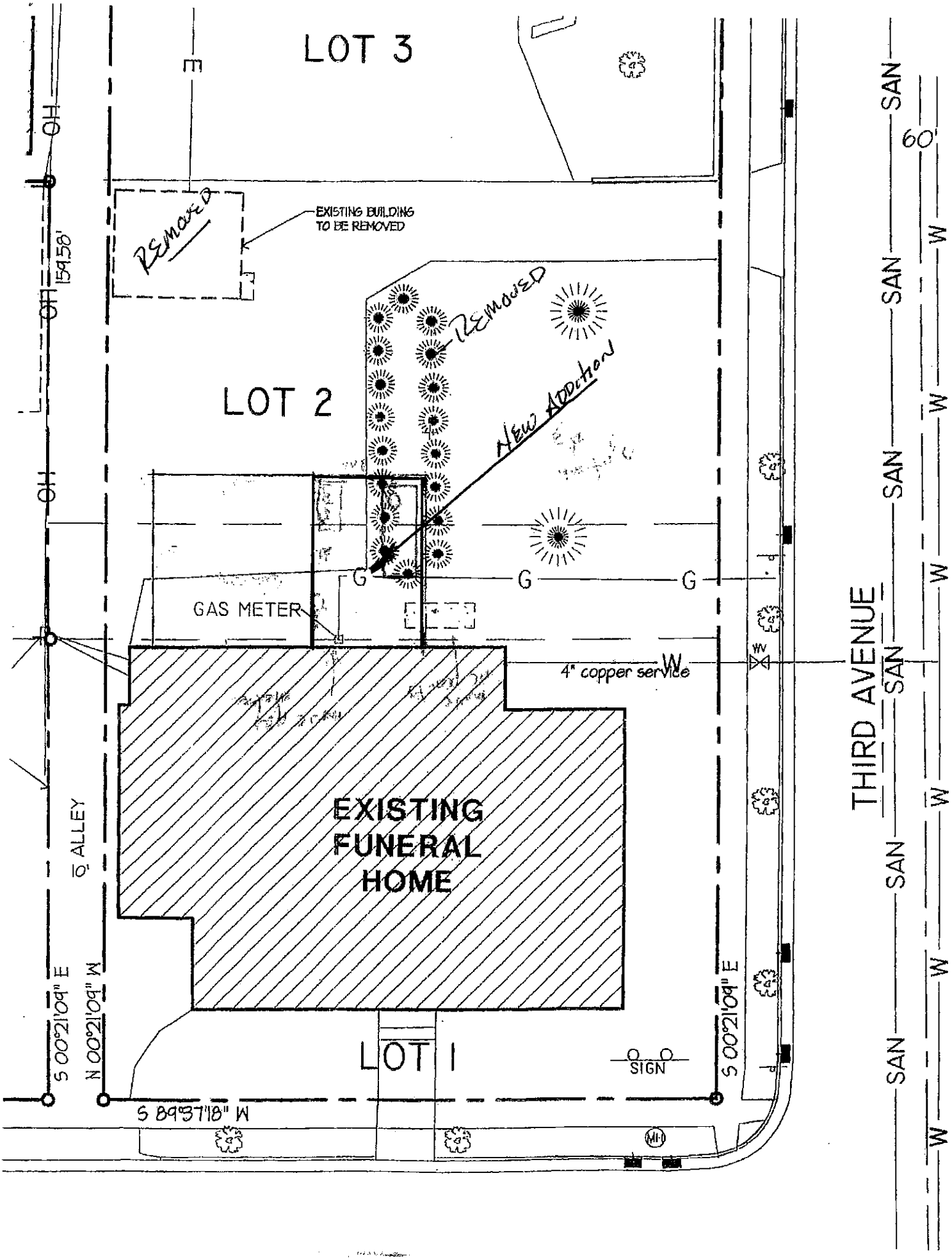
WHEREAS, sufficient information has been submitted to determine that the precise implementation plan largely conforms with the approved general development plan; now therefore

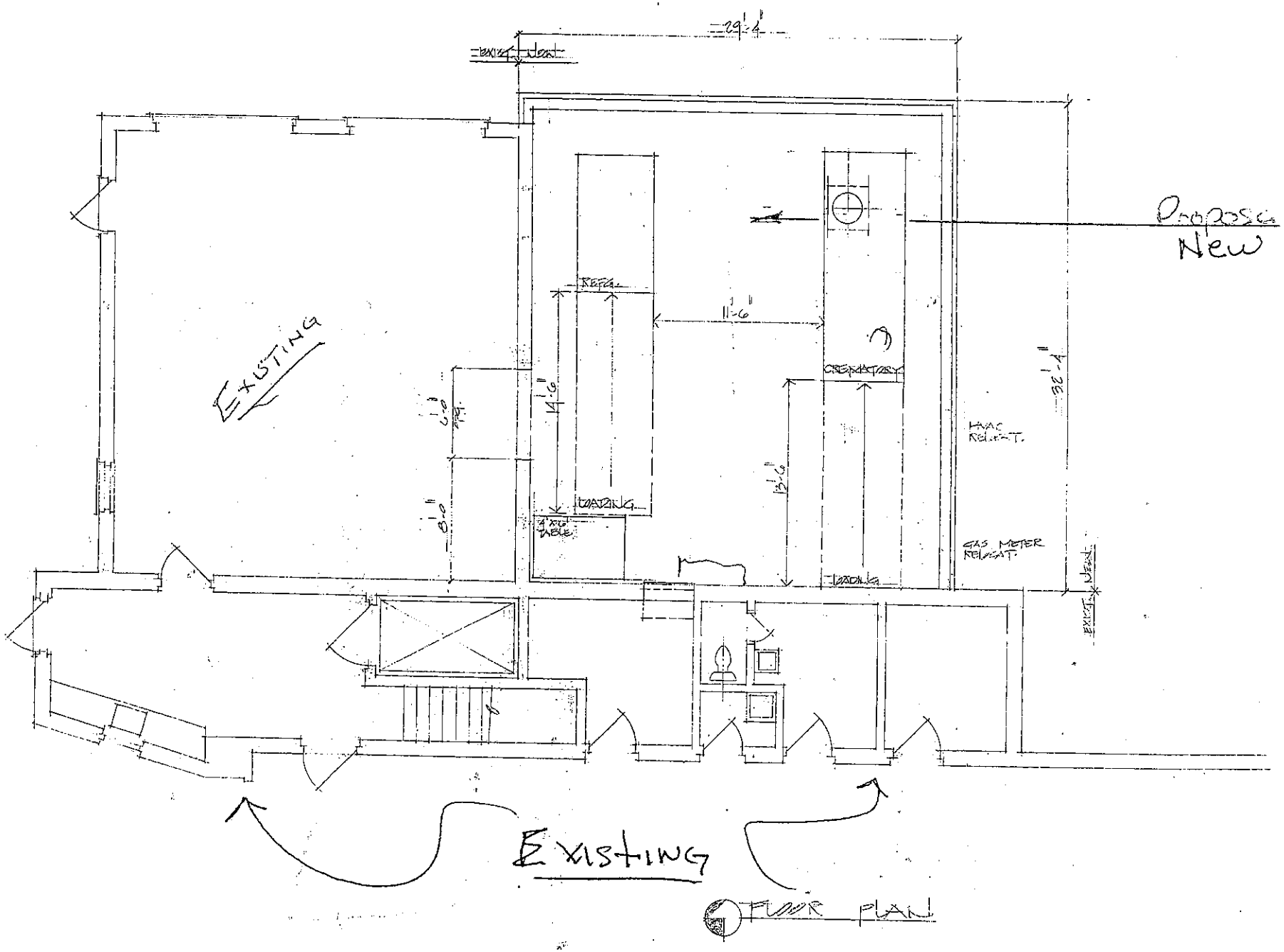
BE IT RESOLVED that the Common Council of the City of Wausau hereby approves amending the general development plan, as presented, and approving the precise implementation plan, as presented, for 302 Spruce Street, subject to the condition that a detailed parking lot lighting plan and plan for the fence to be located along the northwest boundary of the property, adjacent to an existing residence, shall be submitted to the Zoning Administrator for review and, if found acceptable, approval prior to construction of the fence and installation of the parking lot lighting.

Approved:

James E. Tipple

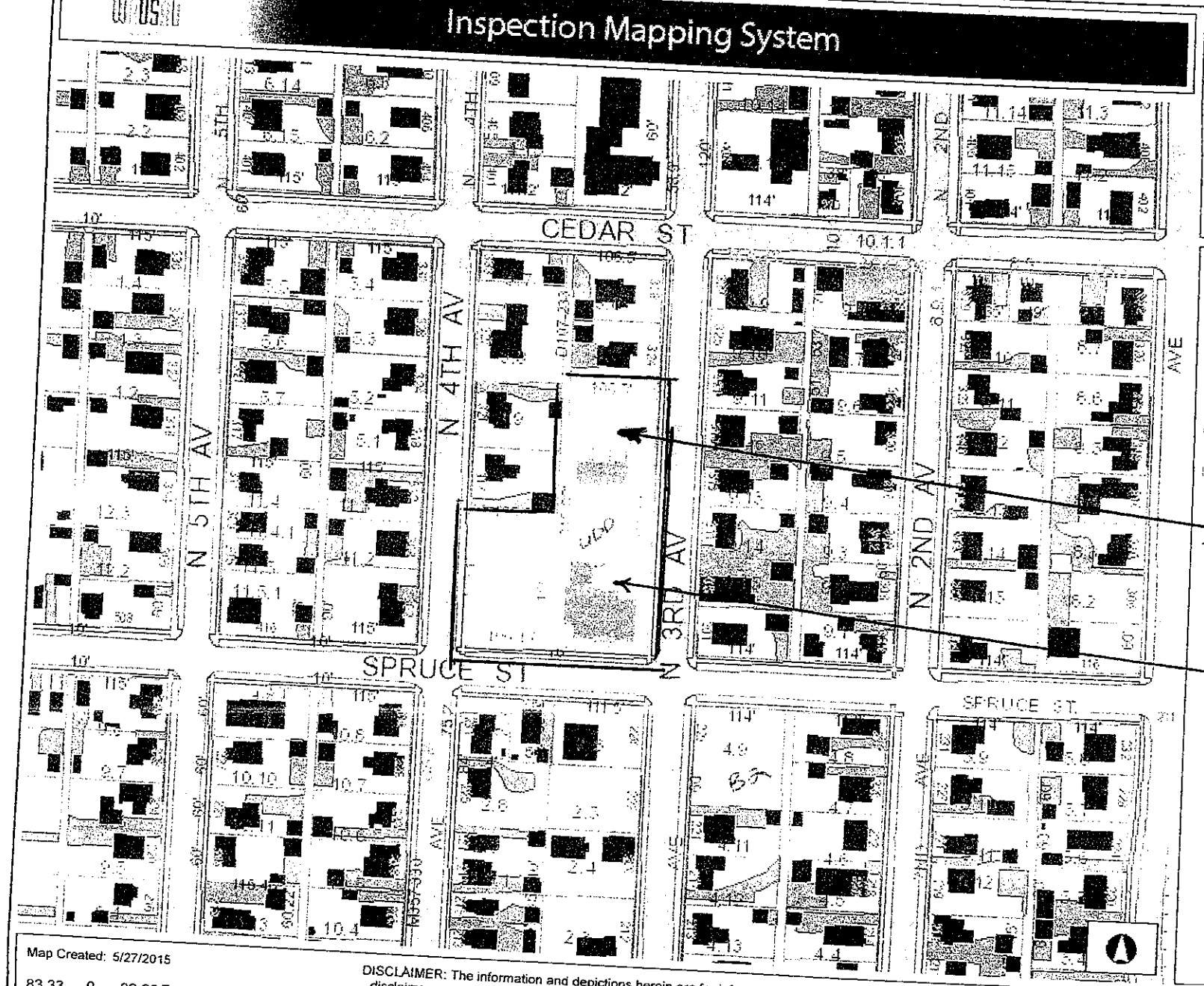
James E. Tipple, Mayor

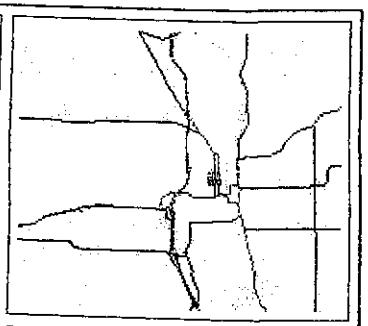

LOT 3
LOT 2
LOT 1
EXISTING BUILDING TO BE REMOVED
REMOVED
REMOVED
NEW ADDITION
GAS METER
4" copper service
EXISTING FUNERAL HOME
SIGN
THIRD AVENUE
SAN
W
60'
159.58'
S 00°21'09" E
N 00°21'09" W
S 89°37'18" W
S 00°21'09" E
ALLEY
OH
G
E



29'-4"
EXIST. NEWT.
Proposed New
REFG.
11'-6"
CREMATORY
14'-6"
13'-6"
32'-4"
HVAC RELOCAT.
GAS METER RELOCAT.
LOADING
LOADING
4'x6' TABLE
6'-0" TYP.
8'-0"
EXISTING
EXIST. NEWT.
Existing
FLOOR PLAN

Inspection Mapping System





Legend

- Parcels
- Building
- Railroad
- Paved Road
- Divided Highway
- Driveway
- Sidewalk
- Stream - River
- Pond - Lake
- Wausau Wetland

This is the property.

This is the proposed Addition

Map Created: 5/27/2015

83.33 0 83.33 Feet

User_Defined_Lambert_Conformal_Conic

DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

{ RE ZONED 2006 }
{ R3 - ALL U.D.D } B1 & B2 - SAME

Department of Public Works
Planning Division

Joseph M. Pribanich
City Planner

MEMO

TO: Members of City Plan Commission

FROM: Joe Pribanich, City Planner

DATE: October 15, 2008

SUBJECT: Amend General Development and Approve Precise Implementation Plan for 302 Spruce Street (Helke Funeral Home)

In April, 2006, a Unified Development District was established at 302 Spruce Street to allow for expansion of the Helke Funeral Home building and parking facilities. At that time, the general development plan submitted for the project anticipated an expansion of the funeral home that would have approximately doubled the size of the structure. Attached Map I shows the location of the petitioner's property and Map II is a copy of the general development plan that was approved in 2006. Also attached are the minutes of the public hearing for creating the UDD.

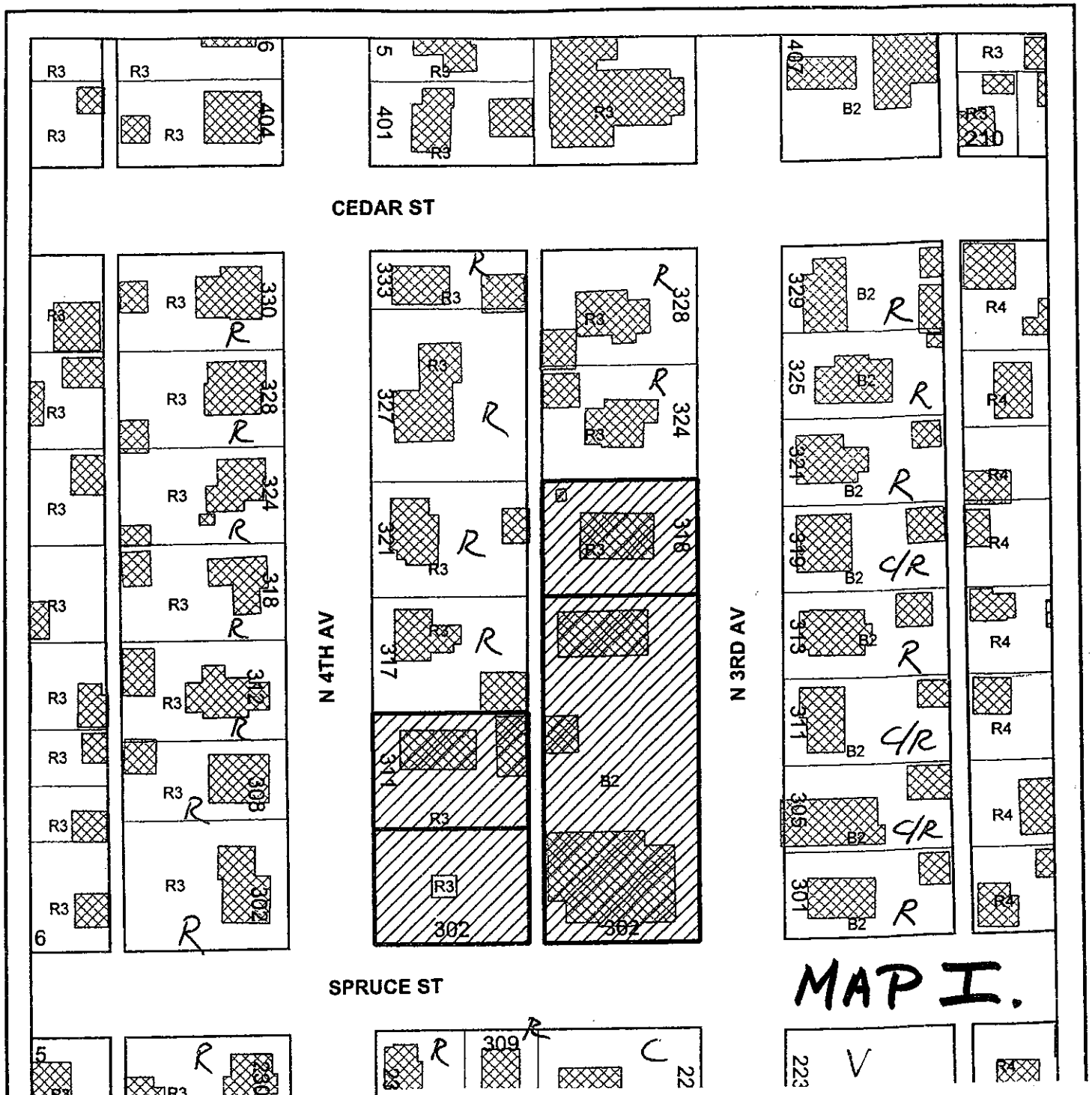
Since establishment of the UDD, the owner of Helke Funeral Home has decided not to complete the large expansion of the building shown on Map II but, instead, would like to construct a new two-stall attached garage on the north side of the funeral home building, thus downsizing the earlier proposal. Plans for the parking lot as well as a handicapped accessible ramp and demolition of an existing garage are still part of the current development program. The attached project narrative for the general plan amendment, revised site plan labeled Map III. and building elevations provide additional information about the proposed changes to the previously-approved plan.

Staff recommends the Plan Commission determine that the proposed changes to this Unified Development District are not significant enough to warrant a public hearing on the amended general development plan.

With respect to the precise implementation plan, sufficient information has been submitted to determine that the plan conforms with the approved general development plan, with two exception: details for the parking lot lighting and a design detail for the 6-foot high fence which will be located along the northwest boundary of the property, adjacent to an existing residence, should be reviewed by the Zoning Administrator and, if found acceptable, approved prior to construction of the fence and installation of the light(s).

Staff recommends approval of the precise plan with the above condition.

302SpruceHelkeAmendGen&Precise2008StfRpt10.21/JMP:ca



ZONING AND LAND USE IN THE VICINITY OF HELKE FUNERAL HOME UDD

****

//////- Petitioner's Property
R- Single or Two-Family Residence
C- Commercial
C/R- Commercial- Residential

WAUSAU

CITY OF WAUSAU
Department of Public Works
GIS Division
407 Grant St
Wausau, WI 54403
(715) 261-6752
gis@ci.wausau.wi.us

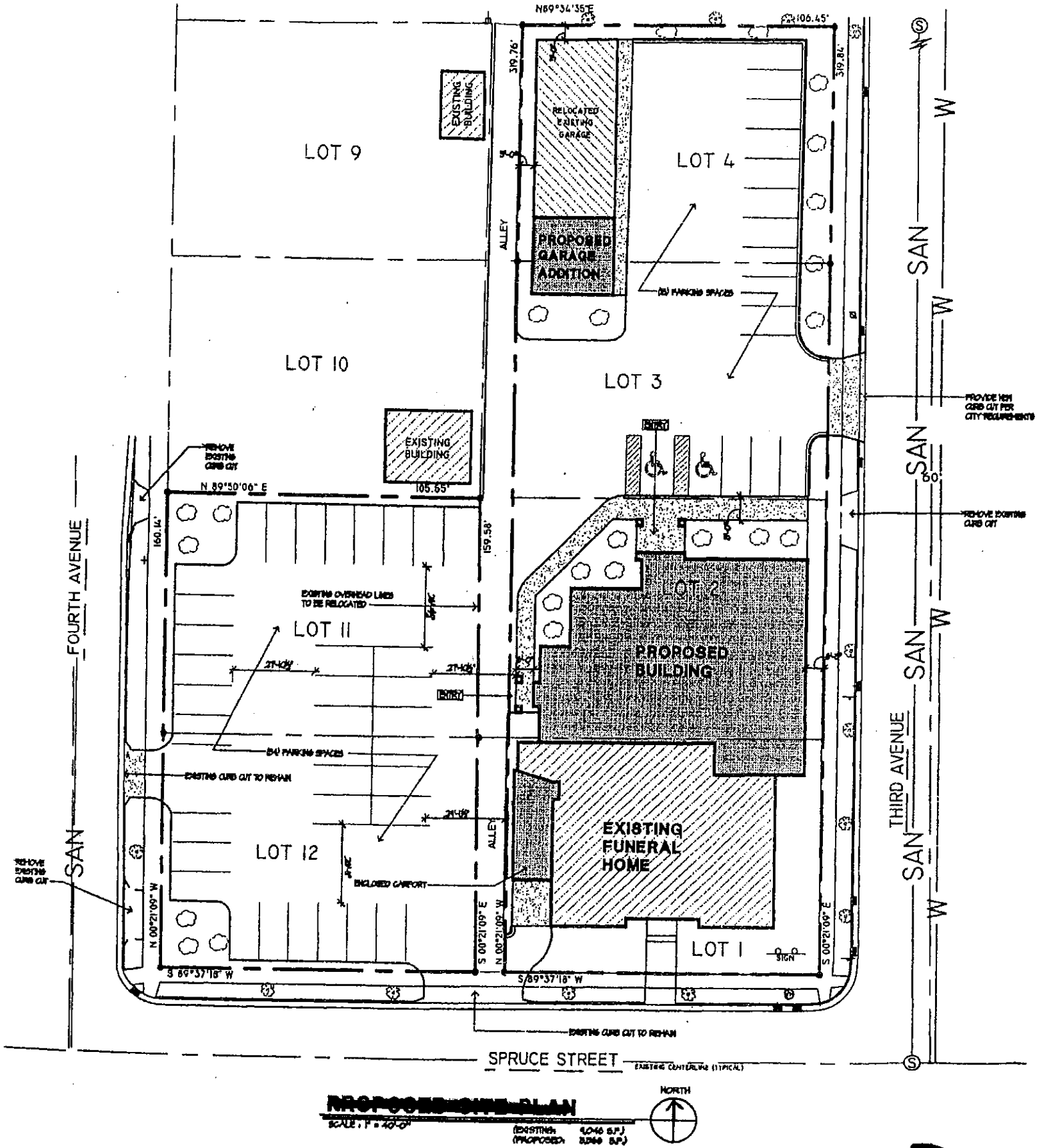
Map Date: April 13, 2006

Marathon County Wisconsin

Subject Parcel

0 100 200 Feet

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



PROPOSED SITE PLAN

SCALE: 1" = 40'-0"

(EXISTING: 4,046 S.F.)
(PROPOSED: 8,249 S.F.)

MAP II - APPROVED GENERAL PLAN: APRIL, 2006

#4

Memorandum

From: Brad Lenz
To: Plan Commission
Date: September 9, 2015
Subject: Signs at 1114 Grand Avenue for Channels 7 and 55

The building at 1114 Grand Avenue that has historically housed Channel 7 (television station) will now be accommodating Fox stations. The petitioners are seeking to add signage to the property to identify this new arrangement.

The property is in a residential zoning district, and as such, the signage regulations are relatively strict. Chapter 23.14.060(b)(3) of the zoning code speaks directly to signs for radio and television stations in residential districts. Please see the attached page from the Municipal Code.

Staff's interpretation of the zoning code is that Plan Commission has authority over signs in residential districts – either through direct committee action or through the conditional use process, when specified. For radio and television stations, a conditional use permit is not specifically mentioned, and Plan Commission is listed as having authority over certain aspects of the signs, such as setback distance and illumination.

The code may at first seem to restrict the new signs as they are proposed, particularly in terms of area and height, but looser interpretations of the code could make them congruent with the regulations. For example, if Channel 7 is broken down into channels 7.1, 7.2, and 7.3, one could argue that signage should be allowed for three channels instead of one. The same logic could apply to Fox with its multiple channels. Applying the allowable area for three signs to one signs would make the proposed signs consistent with the area regulations in the code.

Applying the height regulations to the proposed signs is perhaps more problematic given that the signs would be higher than 15 feet. One could argue that the signs on the building are not above the first floor, depending on how the space on the inside is used. It could also be argued that the word "project" in the height restriction does not apply to building signs mounted flat against a façade, but rather to "projecting signs" (as defined in Wausau Municipal Code 15.48.020), which are not parallel to the wall of a building, or to free-standing signs.

The large setback of the building to the front property line is another aspect to consider. The building is approximately 150 feet away from the front property line; the zoning code would allow a 20-foot setback for a new TV station. The long distance to the building from the public right-of-way reduces the perceived height and area of the signs on the building.

Staff feels that at face value, the signs are generally consistent with what would be expected for a facility of this type. If the property were to be located in a commercial zoning district, the allowable signage by code would be much more lenient and approval by Plan Commission would not be necessary. Even though the property is in a residential district, and homes exist directly across Grand Avenue, the proposed signage is not expected to greatly impact these properties. The existing and former signs have existed on the property seemingly without impacts to the neighboring properties or to the general public's health, safety, or welfare.

GRAPHIC HOUSE INC
9204 Packer Drive, Wausau, WI 54401 715-842-0402
www.graphichouseinc.com

CLIENT:
WSAW TV - CHANNEL 7
WAUSAU, WI

SALES REP:	DATE:	QUOTE NUMBER:
MATTHEW W	7-13-2015	MW-8666
SALES AUTHORIZATION:	JOB NUMBER:	REVISION:
	XXX	9-3-2015-D

SALES DRAWINGS: WSAW TV CHANNEL 7 - (8666) MONUMENT SIGN
WSAW-8666-05-1.jpg

SIGN SPECIFICATIONS
(1) NEW S/F INTERN. ILLUM. WALL SIGN
* INDIVIDUAL SIGN CABINETS ARE TO BE FORMED OF ALUM. PAINTED BLACK. FACES ARE TO BE WHITE POLYCARBONATE.
* ALL GRAPHICS ARE TO BE DOUBLE PRINTED ONTO VINYL w/ LAMINATE.
* ALUM. FORMED CLADDING & CAP ARE TO BE PAINTED MATTHEWS STANDARD METALLIC SILVER & #18149 DARK NICKEL METALLIC SILVER.

VECTORIZED ART REQUIRED TO ACCURATELY REPRODUCE LOGO GRAPHICS

EXISTING CABINET 84 1/2" x 71"

EXISTING SIGN

CLIENT HAS IDENTIFIED THE LOCATION IN WHICH THE SIGNAGE IS TO BE INSTALLED. THE CLIENT HAS THE SOLE RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO SUPPORT THE SIGNAGE.

ALL RIGHTS RESERVED THIS IS AN ORIGINAL DESIGN CREATED BY GRAPHIC HOUSE, INCORPORATED. THE SUBMITTED DESIGN IS ORIGINAL AND PROTECTED UNDER COPYRIGHT LAWS OF THE UNITED STATES, TITLE 17 UNITED STATES CODE. YOU AGREE NOT TO COPY, PHOTOGRAPH, MODIFY OR SHARE DIRECTLY OR INDIRECTLY ANY OF THE FOREGOING HELD BY YOU WITH ANY OTHER PARTY NOR WILL YOU PERMIT ANY THIRD PARTY TO DO ANY OF THE FOREGOING WITHOUT THE WRITTEN CONSENT OF GRAPHIC HOUSE, INC. A DESIGN FEE OF NOT LESS THAN $5000 WILL BE INVOICED IF THIS DRAWING IS SHARED OR COPIED BY ANYONE WHILE IN YOUR POSSESSION. THIS DOES NOT EXCLUDE ADDITIONAL COMPENSATION THAT MAY BE AWARDED DUE TO COPYRIGHT INFRINGEMENT.

RELEASE AUTH: _____

DISCLAIMER: THE INK COLORS SHOWN IN THIS RENDERING PROVIDE CONCEPTUAL COLORS & GRAPHICS LOCATIONS ONLY. THE COLORS MAY NOT MATCH THE ACTUAL AUTOMOTIVE PAINTS OR THE VINYL COLORS THAT WILL BE USED ON OR IN THE SIGN(S) SHOWN. ALL SIZES, SHAPES, COLORS, ETC. ARE CONCEPTUAL & MAY VARY FROM ACTUAL PRODUCT

GRAPHIC HOUSE INC
9204 Packer Drive, Wausau, WI 54401 715-842-0402
www.graphichouseinc.com

CLIENT:
WSAW TV - CHANNEL 7
WAUSAU, WI

SALES REP:	DATE:	QUOTE NUMBER:
MATTHEW W	7-13-2015	MW-8666A
SALES AUTHORIZATION:	JOB NUMBER:	REVISION:
	XXX	9-3-2015-D

SALES DRAWINGS - WSAW TV CHANNEL 7 - (8666) MONUMENT SIGN
WSAW-8666A-05-1.jpg

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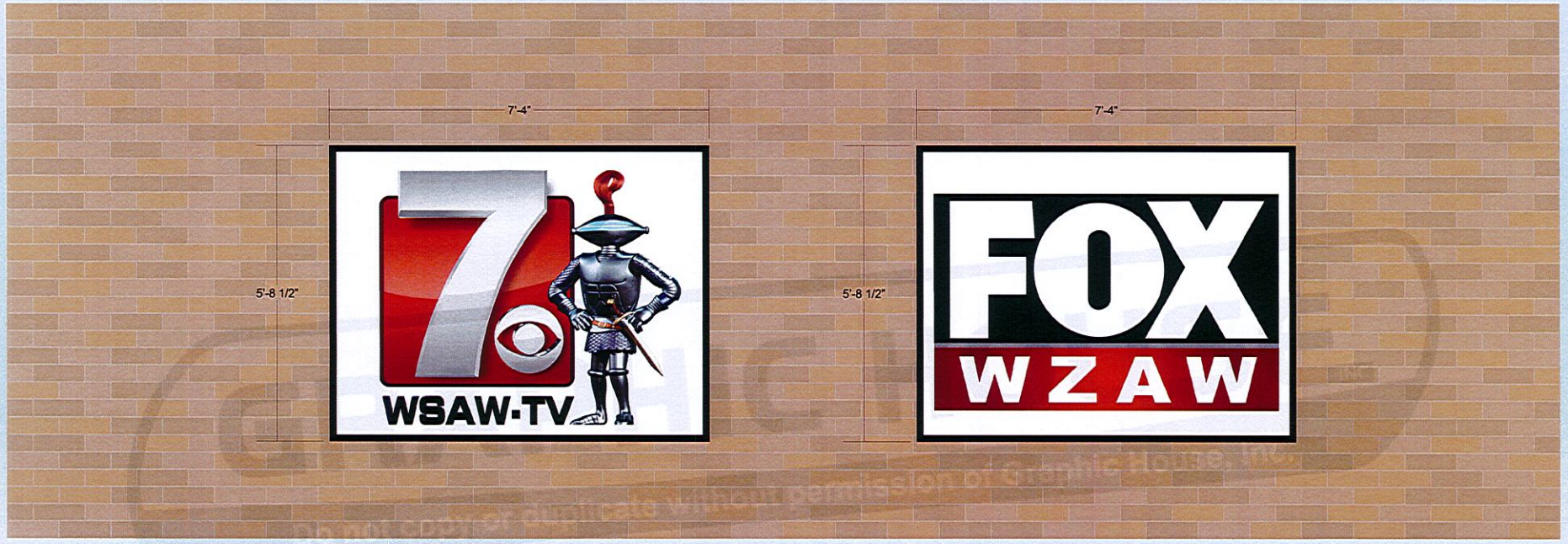
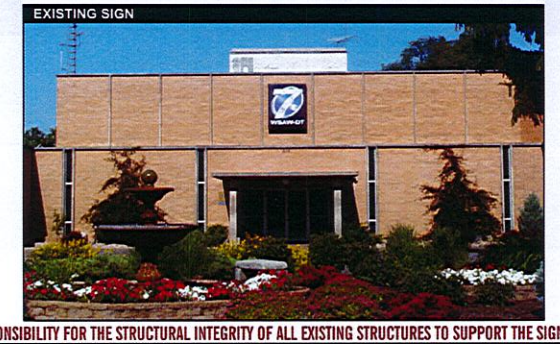
VECTORIZED ART REQUIRED TO ACCURATELY REPRODUCE LOGO GRAPHICS



EXISTING CABINET 84 1/2" x 71"

EXISTING SIGN



CLIENT HAS IDENTIFIED THE LOCATION IN WHICH THE SIGNAGE IS TO BE INSTALLED. THE CLIENT HAS THE SOLE RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO SUPPORT THE SIGNAGE.

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RELEASE AUTH:

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GRAPHIC HOUSE INC.
9204 Packer Drive, Wausau, WI 54401 715-842-0402
www.graphichouseinc.com

CLIENT:
WSAW TV - CHANNEL 7
WAUSAU, WI

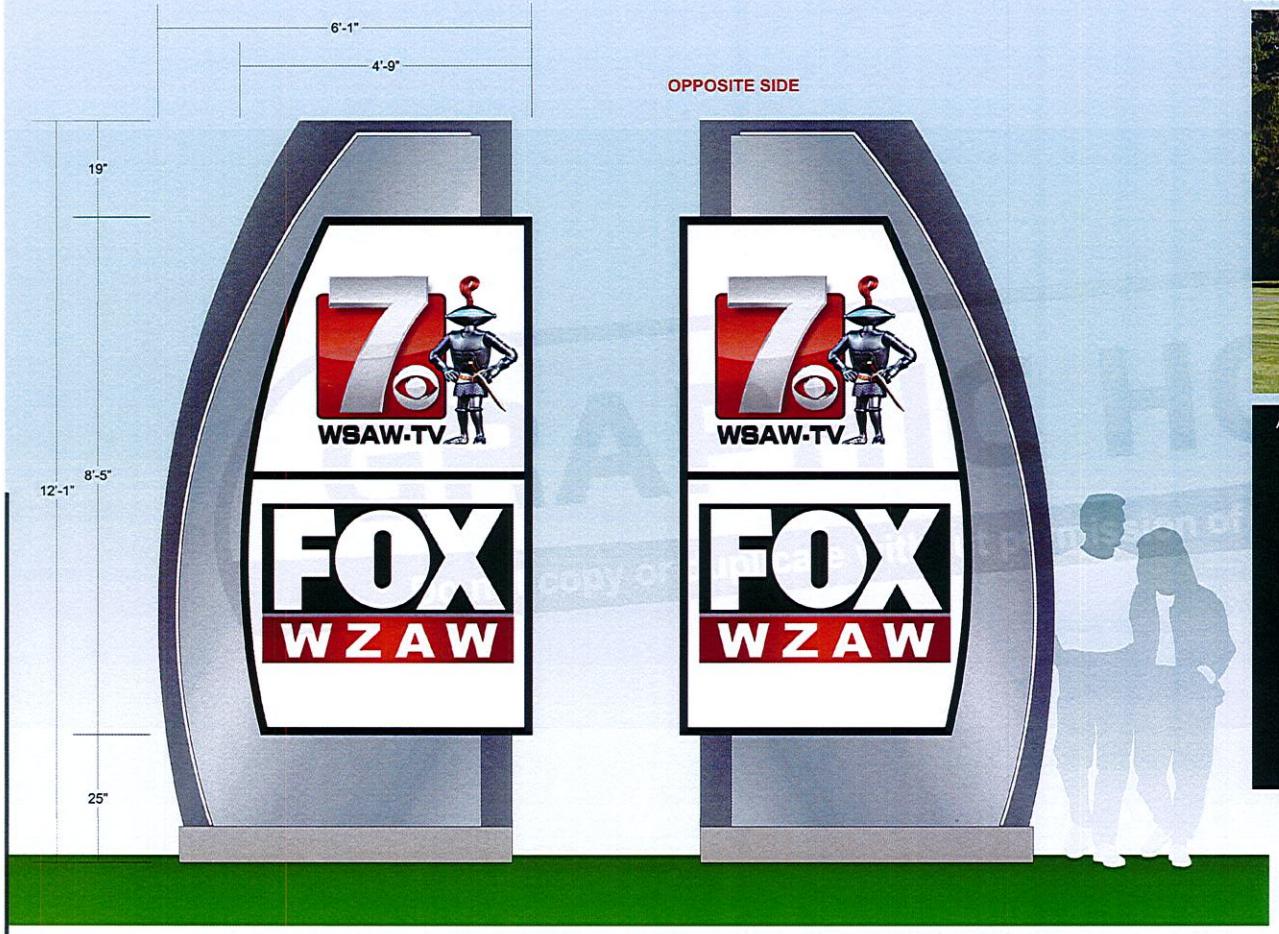
SALES REP:	DATE:	QUOTE NUMBER:
MATTHEW W	7-13-2015	MW-8665
SALES AUTHORIZATION:	JOB NUMBER: XXX	REVISION: 9-4-2015-D

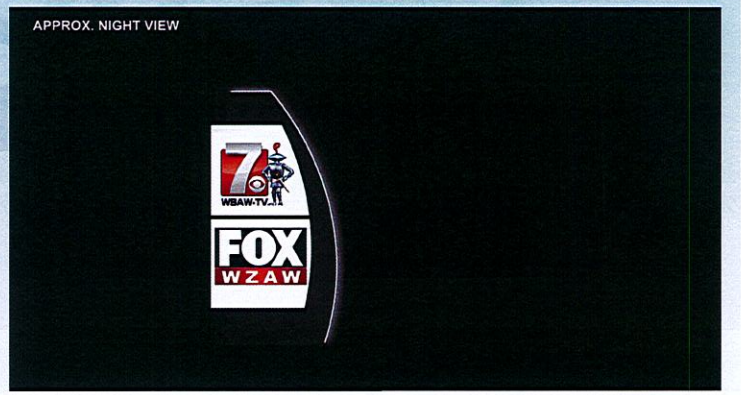
SALES DRAWINGS: WSAW TV CHANNEL 7 (8665) MONUMENT SIGN
WSAW-8665 05 1.jpg

SIGN SPECIFICATIONS
(2) S/F INTERN. ILLUM. SIGN CABINETS MOUNTED TO EXISTING MASONRY BASE
* SIGN CABINETS ARE TO BE FORMED OF ALUM. PAINTED BLACK. FACES ARE TO BE WHITE POLYCARBONATE w/ T-BAR DIVIDER.
* ALL GRAPHICS ARE TO BE DOUBLE PRINTED ONTO VINYL w/ LAMINATE.
* ALUM. FORMED CLADDING IS TO BE PAINTED MATTHEWS STANDARD METALLIC SILVER & #18149 DARK NICKEL METALLIC SILVER.
* OPTIONAL WHITE LED STRIPING ALONG ROADSIDE END & TOP OF SILVER CLADDING.

VECTORIZED ART REQUIRED TO
ACCURATELY REPRODUCE LOGO GRAPHICS

FIELD VERIFY REQUIRED PRIOR TO PRODUCTION TO DETERMINE ADEQUATE
EXISTING STRUCTURE & SAFE MOUNTING METHODS FOR NEW SIGNAGE




APPROX. NIGHT VIEW

EXISTING SIGN

EXISTING CABINET
45 1/8" x 48"
65 3/4" OVERALL HEIGHT
(SIGN WILL BE 10' FROM SIDEWALK)

CLIENT HAS IDENTIFIED THE LOCATION IN WHICH THE SIGNAGE IS TO BE INSTALLED. THE CLIENT HAS THE SOLE RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO SUPPORT THE SIGNAGE.

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conditional use permit issued by the plan commission. The size shall be no greater than necessary to display the pertinent information. The plan commission shall determine the size and placement of the signs, and where desirable for public benefit, the signs may be situated at strategic locations in residential areas to provide direction to the emergency facilities. The design of the sign and its illumination characteristics shall be approved by the plan commission.

(2) Church bulletins—subject to the following:

(A) Area and number. There shall be not more than one sign per lot, except that on a corner lot, two signs, one facing each street, are permitted. No sign shall exceed sixteen square feet in area nor be closer than eight feet from any other zoning lot;

(B) Projection. No sign shall project beyond the property line into the public way;

23.14.060(b)

(C) Height. No sign shall project higher than one story or fifteen feet above the curb level, whichever is lower.

(3) Radio and television stations—except towers:

(A) Area and content. There shall be not more than two signs, not to exceed twenty square feet per sign for each station, indicating the name, address, and/or logo of the station. No product or commercial advertising shall be allowed.

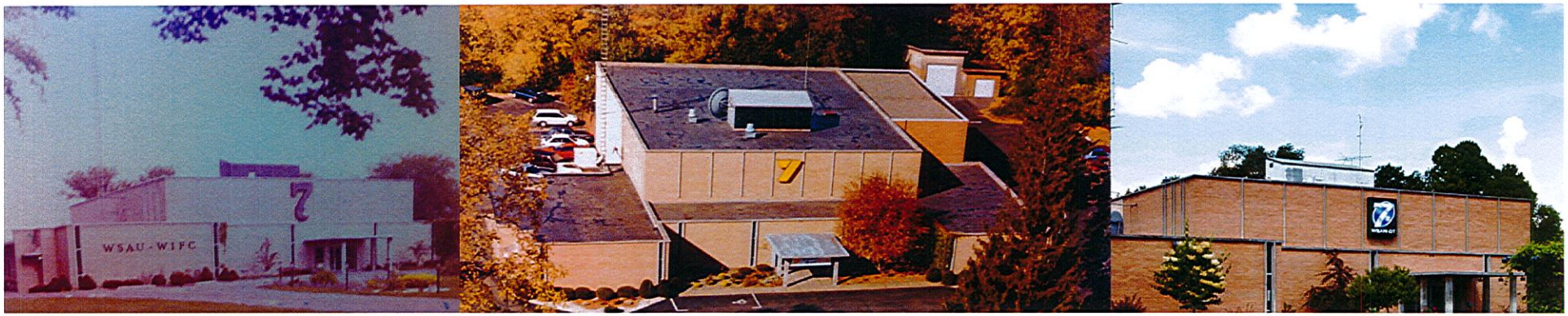
(B) Height. No sign shall project higher than one story or fifteen feet above curb level, whichever is lower.

(C) Setback. The setback shall be determined by the city plan commission; however, no sign shall be located within five feet of the street right-of-way.

(D) Illumination. The type and intensity of illumination shall be determined by the plan commission.

(4) Signs for public, municipal, educational and cultural institutions. Signs designating public or municipal institutions such as churches, city hall, public museums, schools, etc. may be allowed in a residential district subject to issuance of a conditional use permit by the plan commission. Such signs may be freestanding and shall be set back at least fifteen feet from the property line.

(5) Neighborhood identification signs may be allowed in a residential district subject to issuance of a conditional use permit by the plan commission. Such


WSAU - WIFC

#5

Agenda Item No.
1D

STAFF REPORT TO CISM COMMITTEE – September 10, 2015

AGENDA ITEM
Action on a petition for annexation – Bruch, 4212 Hilltop Avenue (076-2907-282-0978, Town of Stettin)
BACKGROUND
The City received a petition to annex the parcel at 4212 Hilltop Avenue. The petition and annexation map are attached for your reference.
FISCAL IMPACT
The City will pay the Town of Stettin for a period of five years an amount equal to the value of the town taxes received from the annexation area at the time the annexation petition is final. Presently, the estimated fair market value of the annexation area is approximately $103,400. City tax on this annexation would be approximately $905.47; Town tax is approximately $325.50; net to City for five years will be approximately $580 per year.
STAFF RECOMMENDATION
Staff recommends the annexation be approved.
Staff contact: Brad Lenz 715-261-6753

PETITION FOR ANNEXATION

The undersigned, constituting 100 percent of the owners and electors of the following-described territory located in the Town of Stettin, Marathon County, Wisconsin, lying contiguous to the City of Wausau, petition the Honorable Mayor and Common Council of said city to annex the territory described below and shown upon the attached scale map, as permitted by Chapter 66 of the Wisconsin Statutes, to the City of Wausau, Marathon County, Wisconsin:

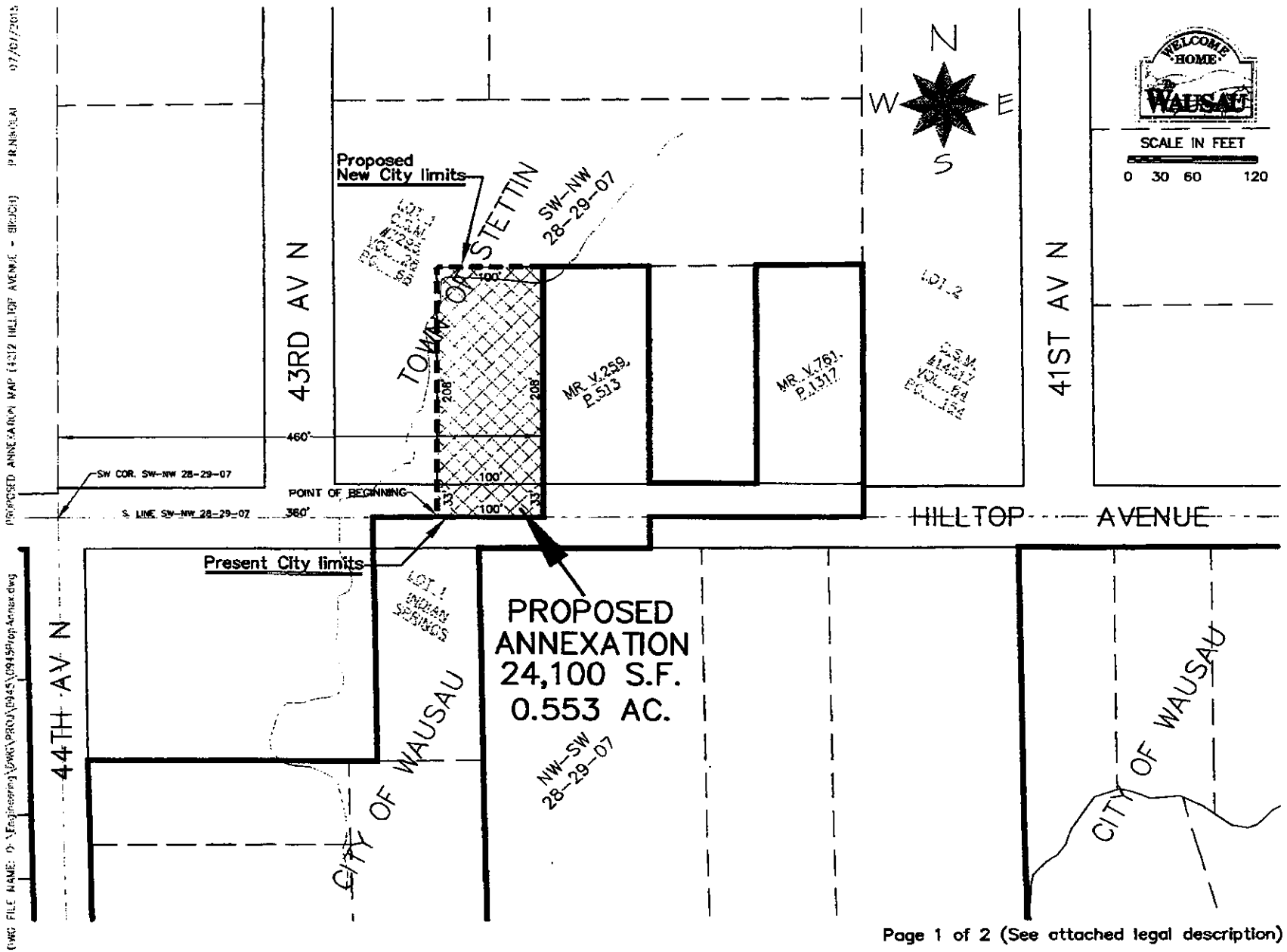
SEE ATTACHED MAP AND LEGAL DESCRIPTION

The current population of such territory is four (4).

Dated this 14 day of August, 2015.

Travis Bruch, Owner-Elector
4212 Hilltop Avenue
Wausau WI 54401

Rebecca Bruch, Elector
4212 Hilltop Avenue
Wausau WI 54401



Page 1 of 2 (See attached legal description)

Legal Description for Proposed Annexation
4212 Hilltop Avenue (Bruch)

Part of the SW¼ of the NW¼, Section 28, Township 29 North, Range 7 East, Town of Stettin, Marathon County, Wisconsin, described as follows:

Commencing at the Southwest corner of said SW¼ of the NW¼; thence East, along the South line of said SW¼ of the NW¼, 360 feet to the East line of Lot 1 of Certified Survey Map No. 7295 recorded in the office of Register of Deeds for Marathon County in Volume 28 of Certified Survey Maps on page 68 extended Southerly, the point of beginning:

Thence continuing East, along said South line and along the existing boundary of the City of Wausau, 100 feet to a line 460 feet East of and parallel with the West line of said SW¼ of the NW¼; thence North, along said parallel line and along the existing boundary of the City of Wausau, 241 feet to the South line of said Lot 1; thence West, along said South line, 100 feet to the east line of said Lot 1; thence South, along said East line and said East line extended Southerly, 241 feet to said South line of the SW¼ of the NW¼, the point of beginning.

4212 Hilltop Avenue
Wausau WI 54401

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Toni Rayala, Clerk
City of Wausau
407 Grant Street
Wausau, WI 54403

Julaine Zunker, Clerk
Town of Stettin
12004 Stettin Drive
Marathon, WI 54448

Yvonne Henning, Clerk
Wausau School District
415 Seymour Street
P.O. Box 359
Wausau, WI 54402-0359

Mr. Erich Schmidtke
Division of Intergovernmental Relations
Municipal Boundary Review
Wisconsin Department of Administration
101 East Wilson Street, 10th Floor
Madison, WI 53702-0001

Re: Annexation-4212 Hilltop Avenue

Ladies/Gentlemen:

Enclosed to each of you please find copy of a petition for direct annexation of territory in the Town of Stettin to the City of Wausau, pursuant to Chapter 66, Wisconsin Statutes. Also enclosed is a scale map of the real estate which is located in the Town of Stettin, Marathon County, Wisconsin. The petition contains the signatures of the sole owner of the property within the territory and the sole elector residing within the territory.

At this time I am also submitting to the Department of Administration a completed "Request for Annexation Review" form and check payable to the Department of Administration totaling $400.00 for their review fee.

Sincerely,

Travis Bruch

Enclosures

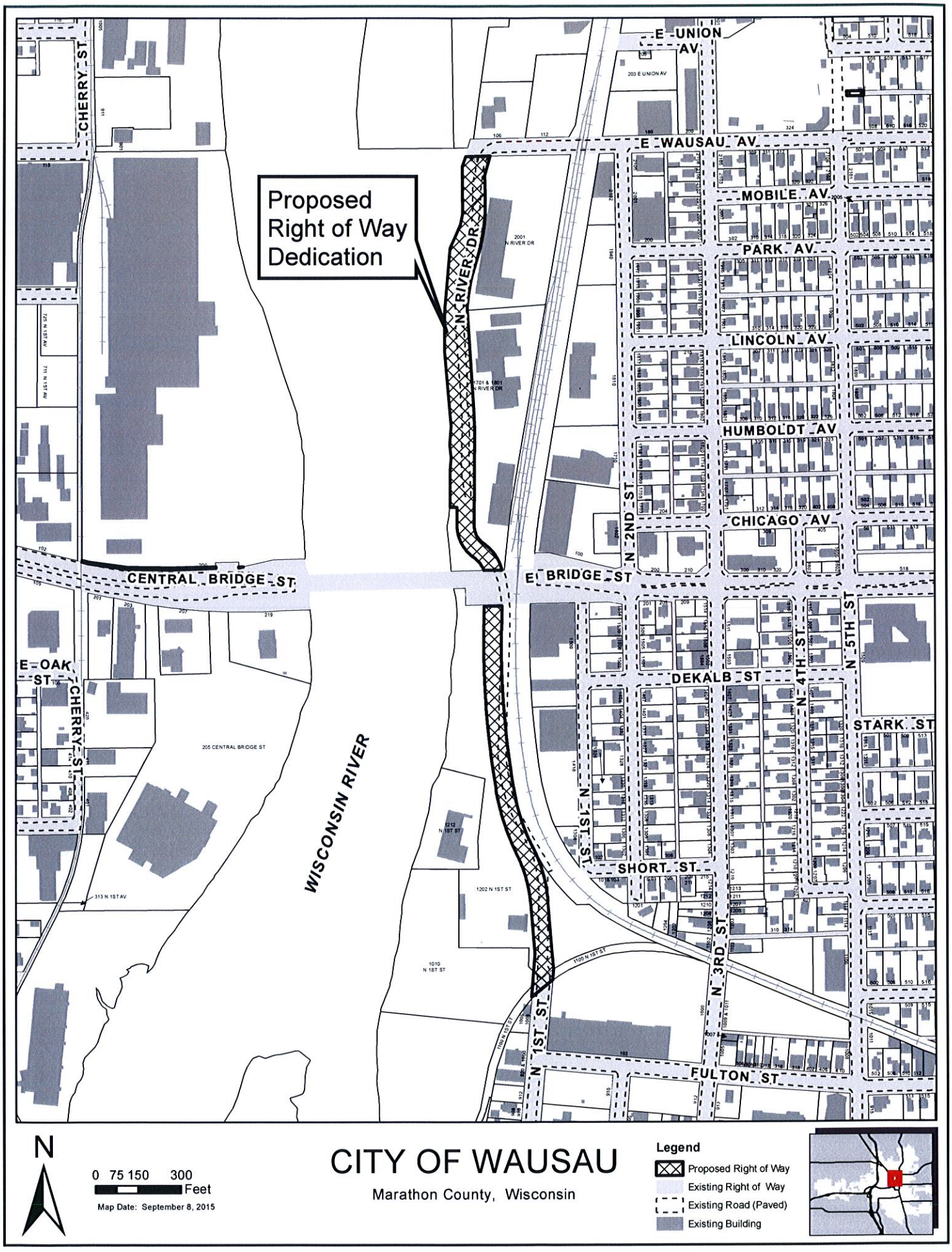
Ms. Rayala, To you I enclose the original, signed petition for filing.

#10

Agenda Item No.
5

STAFF REPORT TO CISM COMMITTEE – September 10, 2015

AGENDA ITEM
Discussion and possible action on the dedication of right-of-way for the extension of 1st Street
BACKGROUND
The City is currently constructing the extension of 1st Street from approximately 300' north of Fulton Street to approximately 200' north of Bridge Street. The proposed dedication, as shown on the attached map, would dedicate the land for this extension and the land north of this past the water treatment plant.
FISCAL IMPACT
No fiscal impact. The City currently owns the parcels of land which will be dedicating the land.
STAFF RECOMMENDATION
Staff recommends approving the proposed dedication.
Staff contact: Allen Wesolowski 715-261-6762


Proposed
Right of Way
Dedication
E UNION AV
E WAUSAU AV
MOBILE AV
PARK AV
LINCOLN AV
HUMBOLDT AV
CHICAGO AV
CENTRAL BRIDGE ST
E BRIDGE ST
DEKALB ST
SHORT ST
STARK ST
FULTON ST
CHERRY ST
N RIVER DR
N 2ND ST
N 1ST ST
N 3RD ST
N 4TH ST
N 5TH ST
E OAK ST
WISCONSIN RIVER
203 E UNION AV
2001 N RIVER DR
1701 & 1801 N RIVER DR
205 CENTRAL BRIDGE ST
313 N 1ST AV
1212 N 1ST ST
1202 N 1ST ST
1010 N 1ST ST
1100 N 1ST ST
N
0 75 150 300
Feet
Map Date: September 8, 2015
CITY OF WAUSAU
Marathon County, Wisconsin
Legend
Proposed Right of Way
Existing Right of Way
Existing Road (Paved)
Existing Building