



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: Mielke (C), Lindman, Peckham, Gisselman, Bohlken, Zahrt
Location: Common Council Chambers, 407 Grant Street.
Date/Time: Tuesday, August 16, 2016 at 5:00 p.m.

1. Approve the minutes of the July 19, 2016 meeting.
2. **PUBLIC HEARING:** Discussion and possible action on approving a conditional use at 311, 317 East Kent Street, 309, 313, 314, 317, 318, 321, 322 Patrick Street and 307, 308, 311, 312, 315, 316, 319, 320 Michael Street to allow for material storage such as dirt, sand and compost, in a R3, Two Family Residence District. (Jerome M. Brickner)
3. **PUBLIC HEARING:** Discussion and possible action on rezoning 5601 Sherman Street from R1, Single Family Residence District to UDD, Unified Development District and allow for a community living arrangement. (James Straub)
4. **PUBLIC HEARING:** Discussion and possible action on rezoning 310 & 316 East Randolph Street from B2, Community Service District, to B3, General Commercial District. (Walter Gaines)
5. Discuss zoning and text amendments and authorize public hearings for:
 - a. Screening of commercial refuse containers.
 - b. Conditional use for warehousing and storage in B3, General commercial Districts.
6. Next meeting date and future agenda items for consideration.

Adjourn

COMMITTEE CHAIRPERSON: MAYOR ROBERT B. MIELKE

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 12, 2016 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., Schock, County Planning, Brickner, Straub, Gaines

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PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, July 19, 2016, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Mielke, Gisselman, Atwell, Bohlken, Peckham, Lindman

Others Present: Lenz, Hebert, DeSantis, Diedrick, Blenker, Wagner, Lawrence, Priebe

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

Approve the minutes of the June 21, 2016 meeting.

Bohlken motioned to approve the minutes of the June 21, 2016 meeting. Atwell seconded, and the motion carried unanimously 6-0.

PUBLIC HEARING: Discussion and possible action on approving a conditional use at 1104 South 9th Avenue to allow for an updated sign with a new electronic message center, in a R3, Two Family Residence District. (Holy Name Catholic Church)

Tom Diedrick, 3812 Carl Street, representing Finishing Touch Signs and Holy Name Catholic Church, said that they are looking to add an electronic message center to an existing structure. A picture of the proposed sign is included in the packet. The message center will be 45" tall by 118" wide and will be approximately 37 square feet. The top of the sign will be repainted and will be put back on. There will not be any other changes.

Peckham asked if the neighbors were notified and if there was any feedback. Peckham said that there was a lot of feedback when the Marathon County Historic Society wanted something similar. The total sign will be over 7' tall. Lenz said that notices are sent out for any public hearing. According to the city ordinance, the neighbors need to be notified 100' of the proposed change and staff sends out notices to neighbors that are 200' from the proposed change. Lenz and Hebert said that they did not receive any public input.

Peckham asked if the commission should give it a certain hour where the message center would be on. Mayor Mielke said he wouldn't have a problem with that. Diedrick said that they could be automatically dimmed. The message centers are very bright during the day to combat sunlight and automatically sense the change of light. Mayor Mielke asked if someone would need to change it or if there is a timer. Diedrick said that the change could be done by a timer or by light sensitivity and it will be implemented.

Gisselman asked if the sign will be animated or if the messages would stay put. Diedrick said that it is capable of flashing, but according to the city ordinance it cannot be flashing.

Peckham said the sign is proposed to be on 24-hours per day, but will be dimmer at night. Peckham said that he would be interested in having it turned off at a certain hour, since it is residential across the street. Diedrick said the church has interest in that as well, because after a certain hour the desired customer is not reachable. Bohlken said that typically the commission does 8AM-10PM that the signage is lit. Mayor Mielke said that 6-7PM would be a good time to dim or turn the light off and said that he is concerned about the residents.

Peckham motioned to approve a conditional use at 1104 South 9th Avenue to allow for an updated sign with a new electronic message center, in a R3, Two Family Residence District, with the condition that the sign is turned off no later than 10:00 p.m. and comes back on no earlier than 6:00 a.m. Bohlken seconded.

Mayor Mielke closed the public hearing.

The motion carried unanimously 6-0. This item will go to Common Council on August 10, 2016.

PUBLIC HEARING: Discussion and possible action on rezoning 1401 North 12th Avenue from R1, Single Family Residence District to R4, General Residence District. (City of Wausau)

Mayor Mielke closed the public hearing.

Lenz said that this property is owned by the city and is a small corner piece. An entity is interested in acquiring this piece of property to help develop a larger parcel. It is zoned R1, but it is too small for a single family home. It is about half the size that it should be. The general pattern is that 12th Avenue is a border between single family uses and larger lots. This piece when combined with the larger lot will be about the same size parcel as the religious institution and multi-family property to the east. Staff recommends approval.

Bohlken motioned to rezone 1401 North 12th Avenue from R1, Single Family Residence District to R4, General Residence District. Gisselman seconded and the motion carried unanimously 6-0. This item will go to Common Council on August 10, 2016.

PUBLIC HEARING: Discussion and possible action on rezoning 101/103, 201, 205 & 206 Short Street, 1201, 1305, 1309 & 1313/1315 North 2nd Street, and 1202, 1204, 1304, 1308, 1312 & 1314 North 3rd Street from R3, Two Family Residence District, to UDD, Unified Development District and approve the General Development Plan to allow for 30 multi-family residential units. (City of Wausau)

Jason Blenker, Blenker Construction, 500 Lorry Street, Amherst, said that earlier this year they responded to a RFP for townhome development. Copies of the plans are included in the packet, but hard copies are also available. Under the proposal, the property needs to be rezoned to UDD to allow a townhome development. The townhomes will be sold as individual units, not like a condo or homeowners association. They will be relatively small parcels.

Peckham said that it is a handsome project and asked if there were solar panels or other alternative energy to embrace. Blenker said that it would be PV ready and can be installed as an additional option. The construction will be very energy efficient with advanced framing techniques and will be going above the code requirements for energy. Blenker said that with all of their projects, they try to make it solar ready so the option is there in the future.

Hebert asked if these units will be fire sprinkled. Blenker answered that probably not, but they are exploring that with the design team.

Romey Wagner, 3500 Golf View Drive, Council Alderman District #2, said that he would like to encourage the commission to move forward with this as quickly as possible. Houses have been bought and razed by the city and now is the time to rebuild the area.

Mayor Mielke closed the public hearing.

Lenz said that there are two items on the agenda for this project. The first item is for rezoning and approving the general development plan and the second item is for approving the precise implementation plan. Lenz recommended that the commission take the two items separately. The total area is about two acres and will have thirty units. The precise implementation plan will be for the properties along North 3rd Street. The density of R3 zoning, which allows for duplexes, would allow for 28 units. The density will not be increased very much.

Peckham motioned to rezone 101/103, 201, 205 & 206 Short Street, 1201, 1305, 1309 & 1313/1315 North 2nd Street, and 1202, 1204, 1304, 1308, 1312 & 1314 North 3rd Street from R3, Two Family Residence District, to UDD, Unified Development District and approve the General Development Plan to allow for 30 multi-family residential units. Bohlken seconded, and the motion carried unanimously 6-0. This item will go to Common Council on August 10, 2016.

Discussion and possible action on approving a Precise Implementation Plan at 1304, 1308, 1312 & 1314 North 3rd Street to allow for 10 multi-family residential units.

Lenz said that building elevations, site plans, floor plans, and other information are included in the packet. They are seeking approval for the first phase fronting 3rd Street. The design of the buildings fits with the vision from the RFP. They are not brownstones, but match the existing neighborhood in terms of roof lines, materials, detached garages, etc.

Atwell asked if the detached garages will face inward towards the alley. Lenz said that they will face outwards to the alley creating a small backyard between the house and garage. Atwell asked if there are two rows proposed. Lenz answered that there would be one row initially with the townhouses facing 3rd Street. The general plan shows a duplicate plan to the west, facing 2nd Street, which would be Phase II. The Short Street area still needs to be determined, but that would be a future phase.

Bohlken motioned to approve the Precise Implementation Plan at 1304, 1308, 1312 & 1314 North 3rd Street to allow for 10 multi-family residential units. Peckham seconded, and the motion carried unanimously 6-0. This item will go to Common Council on August 10, 2016.

Discussion and possible action on designating the Glass Hat, 1203 North 3rd Street, as a Local Historic Landmark.

Gisselman said that this item is from the Historic Preservation Commission. The Glass Hat is one of the oldest taverns in the city and state. The Historic Preservation Commission did hold a public hearing and the minutes are included in the packet. The owner wishes that the property be landmarked. An article was published in the City Pages in 2009 in regards to the renovations of the Glass Hat and the Historic Preservation Commission would welcome this landmark to the other landmarks.

Gisselman motioned to designate the Glass Hat, 1203 North 3rd Street, as a Local Historic Landmark.

Lenz said the criteria for plan commission were passed out at the beginning of the meeting. The criteria are slightly different than the Historic Preservation Commission's criteria, but are similar to the ones used for rezonings and conditional uses. The three basic factors are how future developments would be impacted, how the general public would be affected, and if it will conflict with parts of the master plan, official map or redevelopment plan. Lenz didn't see any issues with these standards.

Lindman asked if any renovations would be affected if it is landmarked. Hebert said there is an additional process when a building permit is applied for. Any exterior project would need to be reviewed by the Historic Preservation Commission. Lenz said that it is essentially an extra step in the process.

Bohlken asked when the bullet holes in the entry area were from. Gisselman said that it is not from recent activity, probably from the prohibition era.

Atwell seconded, and the motion carried unanimously 6-0. This item will go to Common Council on August 10, 2016.

Discussion and possible action on petition for annexation from the Town of Stettin: City of Wausau (petitioner) – Highland Drive and County Road O.

Lenz said that this item was approved by CISM 5-0. The City purchased 205 acres of land adjacent to the business campus, which will now extend to County Road O. The land is currently in the Town of Stettin. A Master Plan will be done to show where streets and utilities will go. The first step in the process is the annexation.

Atwell asked if it would be developed for similar uses that are currently seen in the business campus. Lenz said that the idea is to expand the business campus with the same type of uses and connect a street to County Road O. Some of it may be reserved for green space and multi-use trails, but the majority of it will likely be light industrial and commercial. Peckham said that the Park and Recreation Committee is looking at this area for a potential dog park.

Peckham motioned to approve the petition for annexation from the Town of Stettin: City of Wausau

(petitioner) – Highland Drive and County Road O. Gisselman seconded, and the motion carried unanimously 6-0. This item will go to Common Council on August 10, 2016.

Update of Wausau Comprehensive Plan: Land Use and Intergovernmental Cooperation chapters.

Dennis Lawrence presented the Land Use chapter to the commission. This chapter is a critical component to the comprehensive plan.

Peckham said that he was most interested in the suggestion about merging Schofield and Wausau. Peckham asked if this idea is adopted, would it be pursued right away. Lawrence asked that was probably taken from the 2006 plan. In that plan, there were strong statements about neighboring jurisdictions. Peckham said that it is located on the second to last page. Lawrence said that is part of the Intergovernmental Cooperation chapter, which Paula will go over.

Paula Priebe went over the Intergovernmental Cooperation chapter with the commission.

Peckham asked if there is not a reforest plan for Marathon Park and asked if this is for the current plan or if it was taken from a previous plan. Priebe said it was in the previous plan that she would double-check.

Gisselman said that he doesn't believe that a Schofield and Wausau merger is in the near-future and should be stricken from the comprehensive plan. Atwell said the language does not give specifics and is just a recommendation to look at. Peckham said it is a possibility, but it doesn't say it is something that needs to be pursued. Mayor Mielke said that we want to be a good neighbor and does not see it happening. It is a nice thought, but we don't want our neighbors thinking we are after them. Atwell said that there are ways to word it to show there is the ability to work with other municipalities. Lenz agreed that it should be made more generic and cooperative.

Priebe said that the results of the survey have been received for a total of 400 responses, over twice as many responses as prior to extending the survey time. Priebe said that she is working on a summary that will be included in each chapter. There was a lot of good feedback. The average age group of the respondents was 25-34.

Lindman said that sewer service planning was discussed with the sewer utility, but not the water distribution center. Water is provided to the Village of Brokaw. Priebe said that she would add this.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for Tuesday, August 16, 2016.

Mayor Mielke recognized Tom Atwell for his service. Atwell will be leaving to obtain his Master's degree in Barcelona.

Adjournment

Peckham motioned to adjourn, seconded by Atwell. Motion carried unanimously 6-0 and the meeting adjourned at 5:55 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on July 19, 2016.



STAFF REPORT

TO: City of Wausau Plan Commission
FROM: Brad Lenz, City Planner
DATE: August 10, 2016

GENERAL INFORMATION

APPLICANT: Jerome M. Brickner

LOCATION: 317 E. Kent Street

EXISTING ZONING: R3, Two Family Residence District

REQUESTED ZONING: Conditional Use

PURPOSE: To allow for outdoor storage of material such as dirt, sand, and compost. Also proposed is occasional (approximately once per year) screening of black dirt. In the R3 District, demolition and construction material disposal sites may be allowed by conditional use.

EXISTING LAND USE: Vacant

SIZE OF PARCEL: Approximately 5.5 acres

SURROUNDING LAND USE AND ZONING:

North: Warehousing; B3, General Commercial District
South: Vacant; R3
East: Warehousing; B3
West: Multi-family residences; UDD, Unified Development District

See attached map

ANALYSIS

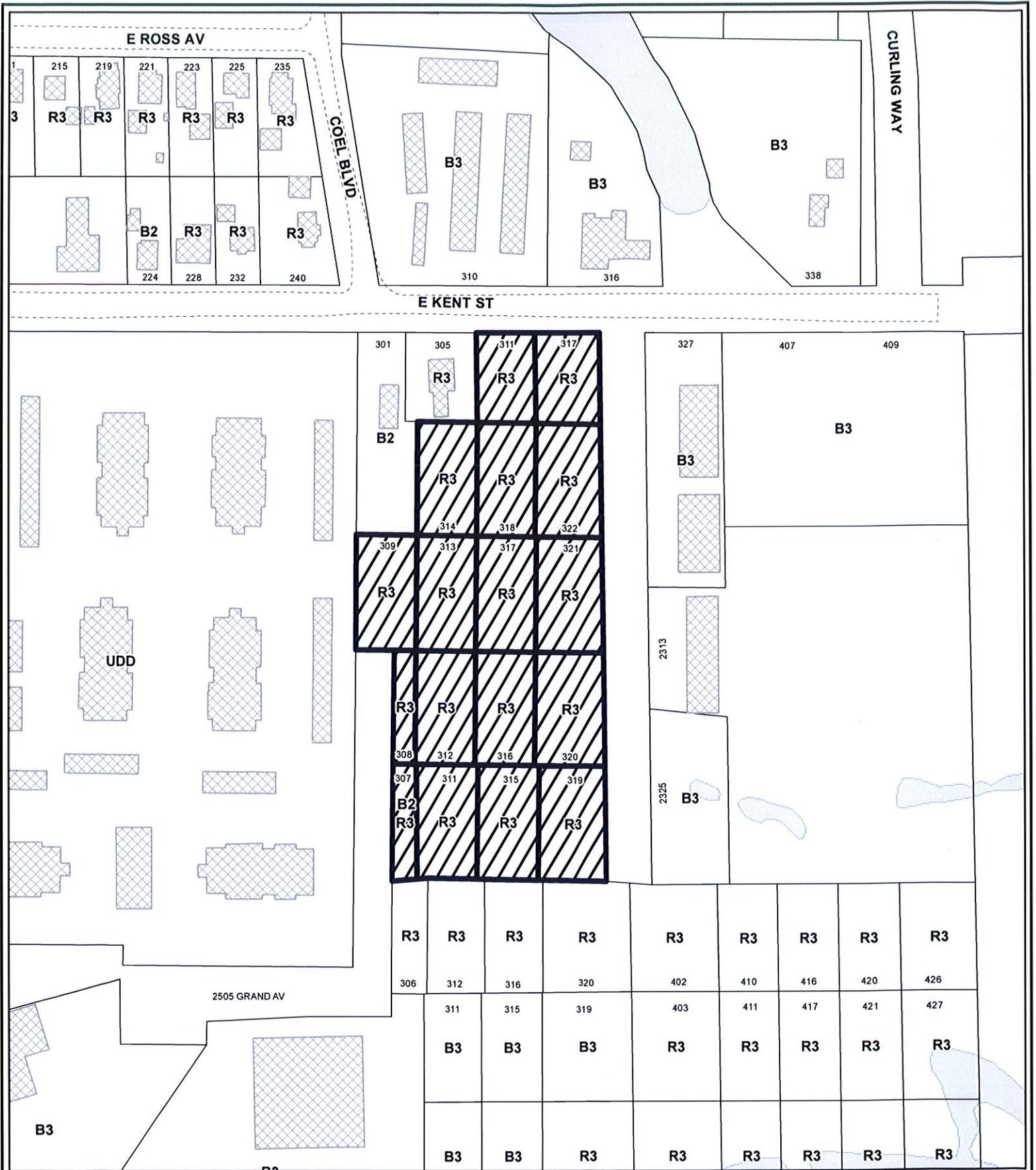
From Wausau Municipal Code 23.72.060, no conditional use shall be recommended by the city plan commission unless the commission finds:

- (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.*

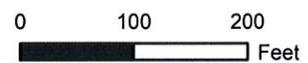
The attached aerial photo shows the uses surrounding the subject property. To the north and east are warehouses and assorted commercial uses. To the south is vacant land behind a car dealership, some of which is wetland.

A multi-family residential development lies to the west of the subject property. This housing development is buffered by its detached garages as well as natural vegetation growing on a hill between properties. The apartments sit approximately 20 feet above the neighboring sites to the east, which provides additional separation.

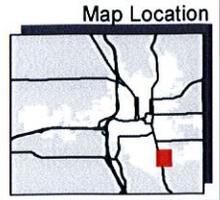
The proposed storage of earthen materials is unlikely to be highly visible from the apartments. The screening of dirt produces noise and perhaps some dust, but it is proposed to occur at infrequent intervals (i.e., approximately once per year). It is unlikely the storage or screening will substantially impact neighboring properties or the general public.



City of Wausau
Marathon County Wisconsin



-  Area of Interest
-  Building





Land Information Mapping System

- HALSEY
- BERN
- BERN
- MAINE
- TEXAS
- HEWITT
- HOLTON
- STETTIN
- WEASTON
- HULL
- WICKAS
- BE
- RANGLE
- BRIGHT
- OSCEOLA
- REID
- DAY
- WISNET
- BEVENT
- FRANZEN
- SPENCER
- BERGEN

Legend

- Parcels
- Right Of Ways
- Road Names
- 2015 Orthos
- Red: Band_1
- Green: Band_2
- Blue: Band_3



Notes

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

141.09 0 141.09 Feet



User_Defined_Lambert_Conformal_Conic



STAFF REPORT

TO: City of Wausau Plan Commission
FROM: Brad Lenz, City Planner
DATE: August 11, 2016

GENERAL INFORMATION

APPLICANT: James Straub
LOCATION: 5601 Sherman Street
EXISTING ZONING: R1, Single Family Residence District
REQUESTED ZONING: UDD, Unified Development District
PURPOSE: To revert the zoning of a parcel containing a residential structure from the R1 district to its initial Unified Development District classification.
EXISTING LAND USE: Single-family home
SIZE OF PARCEL: 1.3 acres
SURROUNDING ZONING AND LAND USE:
North: UDD and R1; Single family home
South: M2, General Industrial District; Railroad right-of-way and industrial warehouse
East: UDD; Multi-family housing
West: UDD; Self-storage units

(See attached Zoning Map)

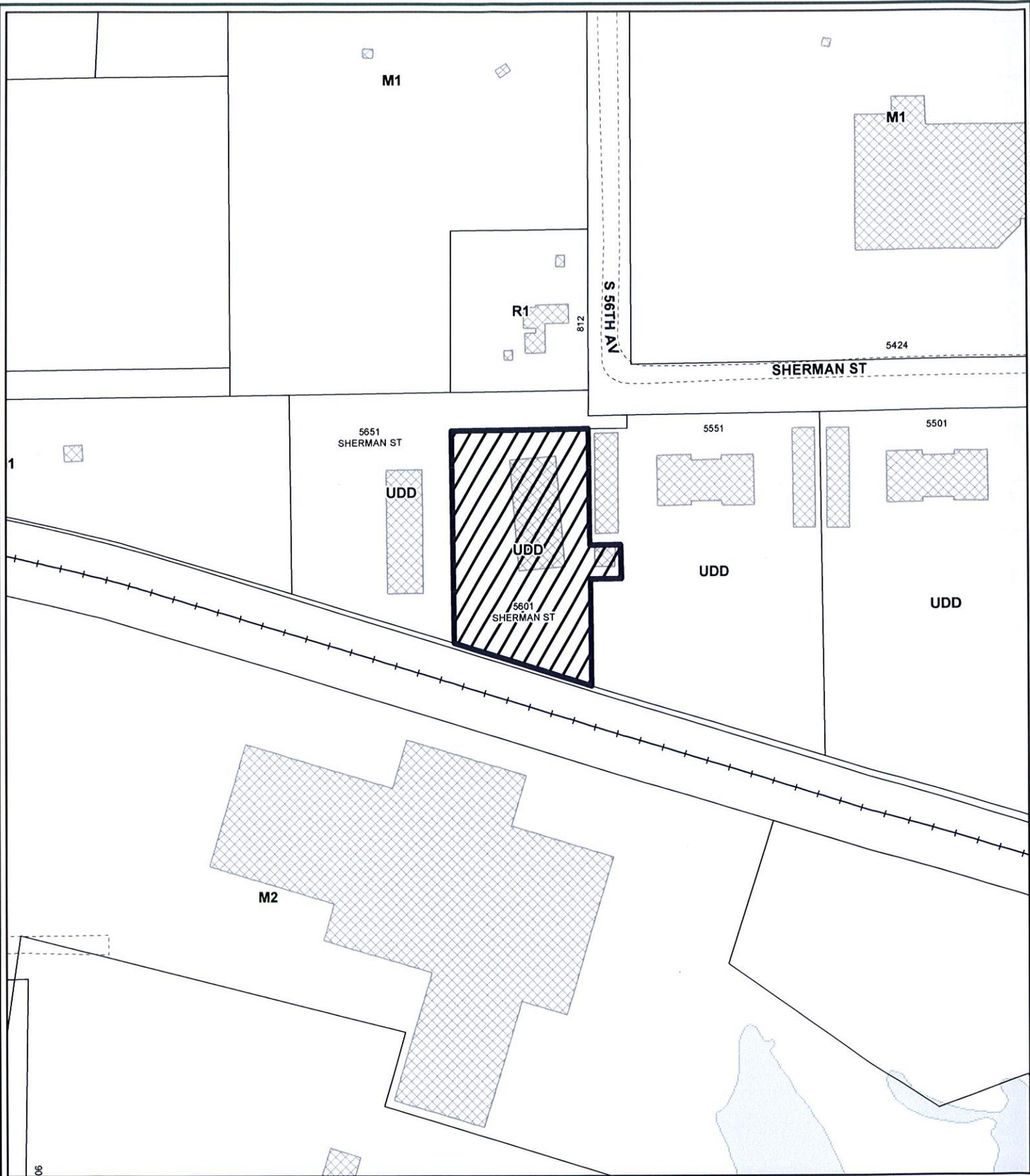
ANALYSIS

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.*

The owner of the property is seeking a reversion of the zoning to its original UDD classification for potential sale as a community living arrangement. The property was annexed to the city in 1997 and was originally proposed as a community-based residential facility. The owner has been using the structure as a single-family home in recent years. In 2015, the owner sought, and was granted, a zoning change to R1 (Single Family Residence District) to satisfy reverse-mortgage requirements.

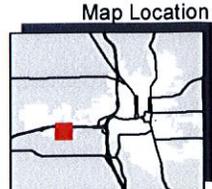
The property was initially part of a larger Unified Development District, with multi-family residential units to the east and storage units to the west. The property is well-screened from neighboring properties, particularly to the east, west, and south. A single-family home lies directly to the north, but it is essentially surrounded by industrial property. The subject property is equipped with adequate infrastructure, including off-street parking, to serve its original intended use. Staff does not anticipate negative impacts of the proposed use to surrounding properties or to the general public.



City of Wausau
 Marathon County Wisconsin

0 100 200
 Feet

-  Area of Interest
-  Building





STAFF REPORT

TO: City of Wausau Plan Commission

FROM: Brad Lenz, City Planner

DATE: August 11, 2016

GENERAL INFORMATION

APPLICANT: Walter Gaines

LOCATION: 310 and 316 E. Randolph Street

EXISTING ZONING: B2, Community Service District

REQUESTED ZONING: B3, General Commercial District

PURPOSE: To allow for a car rental agency in an existing building.

EXISTING LAND USE: Retail store and vacant land

SIZE OF PARCELS: 0.5 acres

SURROUNDING LAND USE and ZONING:

North: Single family residences; R2, Single Family Residence District

South: Manufacturing; M2, General Industrial District

East: Single- and two-family residences; R2 and R3, Two Family Residence District

West: Single-family home; R2.

(See attached *Zoning and Land Use* map)

ANALYSIS

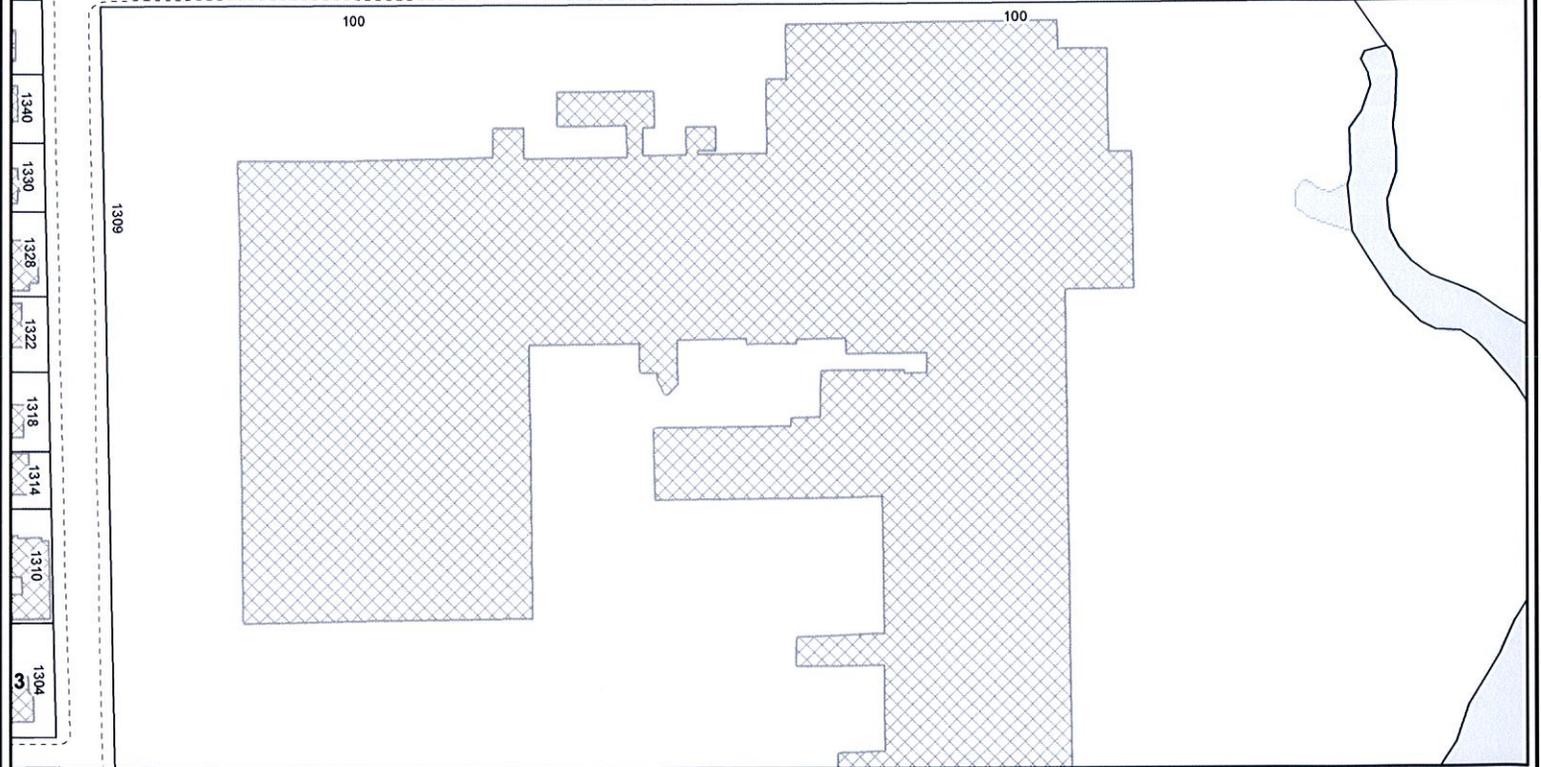
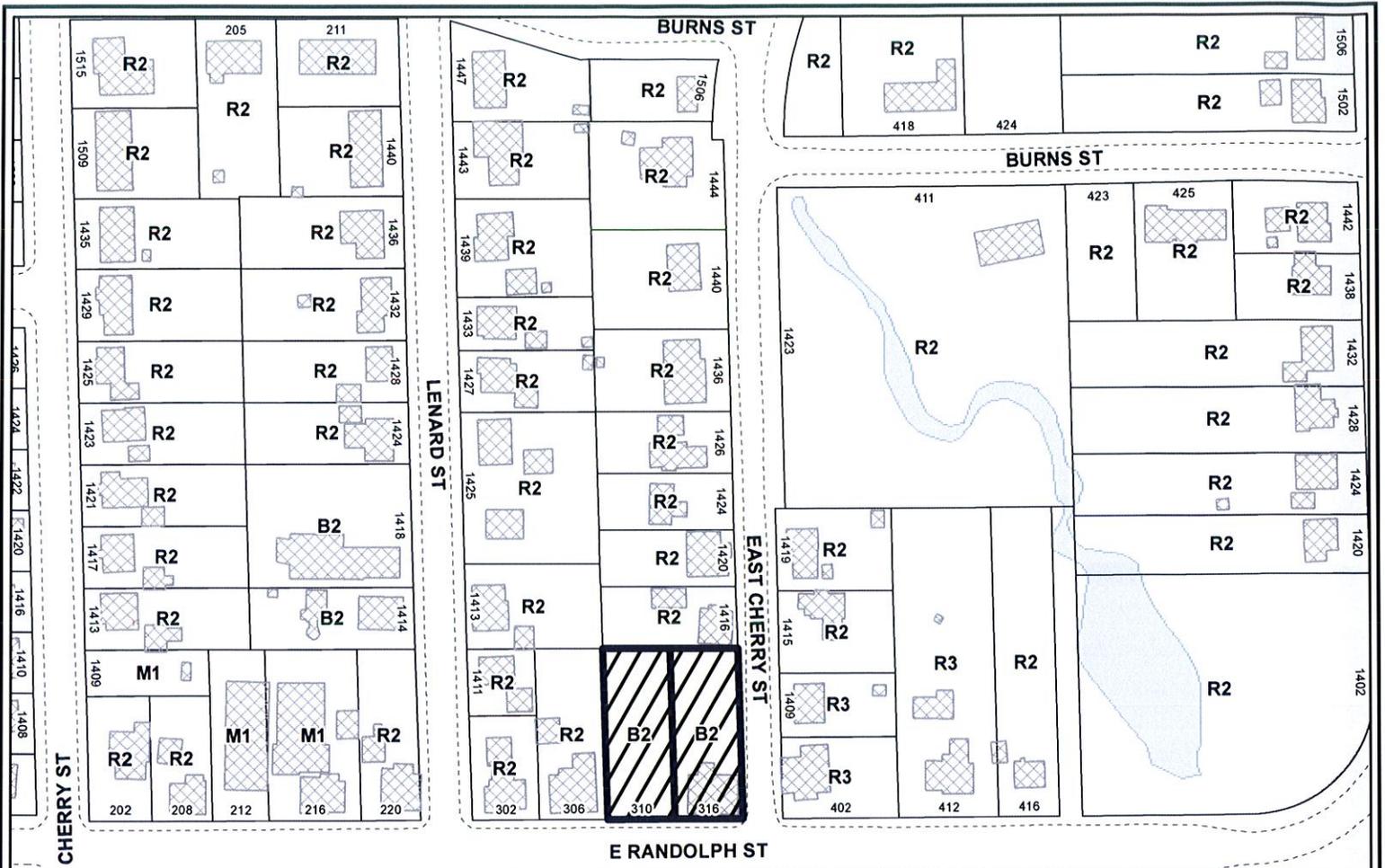
Per Wausau Municipal Code 23.78.060, the plan commission shall make zoning change recommendations based upon the evidence presented in each of the following matters where applicable:

- (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.*

The property owner is seeking the zoning change to B3 so that he may continue a car rental business that was discovered by the City to be in non-compliance with the current B2 zoning district. The proposed B3 district allows utility trailer sales as well as motor vehicle sales, which are similar uses to a car rental agency. The proposed zoning map amendment also includes a vacant lot to the west of the existing business, which is also currently zoned B2.

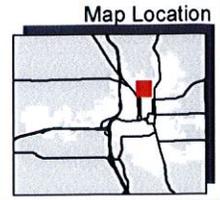
The proposed B3 district is more lenient than the B2, allowing several additional uses by right as well as by conditional use. The immediate area around the subject properties is a mix of different zoning districts and land uses, with residential, commercial and industrial properties being located adjacent to one another. A large manufacturing facility is located directly across the street from the subject properties. The use of the properties will not immediately change as a result of the zoning map amendment.

If the zoning change is approved, staff recommends enforcement of the screening requirements for transitional yards (between commercial and residential properties) which are outlined in the zoning code. Currently, there is no screening between 316 E. Randolph Street and the single-family home directly to the north. Staff does not believe the screening requirement would need to be instituted on 310 E. Randolph Street until this vacant lot is developed.



City of Wausau
Marathon County Wisconsin
0 100 200
Feet

-  Area of Interest
-  Building





MEMO

TO: City Plan Commission
FROM: Brad Lenz, City Planner
DATE: August 11, 2016
SUBJECT: Proposed zoning text amendments

Zoning and Planning staff regularly look for improvements to Wausau’s existing zoning code (i.e., Chapter 23 of the Wausau Municipal Code). The current zoning code was originally adopted in 1967, but has undergone continuous updates over the years. These updates are implemented for a variety of reasons, including: (a) to help clarify certain elements of the code that may be unclear, (b) bring the code up-to-date with current practices, regulations, etc., and/or (c) improve the general functionality of the code as a working document.

Staff is currently proposing two amendments which are explained in more detail below. If the commission is generally in favor of the changes, staff will bring back the specific zoning text amendments to a future meeting where a public hearing will be held.

- (1) In the B3 District (General Commercial District), change the existing “warehousing and wholesale establishments, and storage other than accessory to permitted retail uses” from a permitted use to a conditional use.

Explanation: This change would address mini-storage and similar self-storage facilities that have gained in popularity in recent years. The use is currently permitted by right in any B3 district in the City, meaning that they require no formal City review, other than that which is required for a building permit.

The zoning map of the city of Wausau shows many B3 properties throughout the city. Some of these locations include the downtown area, riverfront, and along arterial gateways into the city. Staff feels that certain locations are questionable for warehouses, particularly where efforts have been made to move in a more residential/mixed-use direction. By moving this use from permitted to conditional in the zoning code, the City can review specific locations for their appropriateness.

- (2) Add regulations for screening of commercial dumpsters.

Explanation: One of the reasons the City went to fully automated residential trash collection was to improve the appearance of city streets on trash day. Commercial properties are not

part of the automated system and have not changed how their refuse is collected. Individual commercial properties contract with a commercial hauler of their choice. Some properties screen their dumpsters in a corral or similar enclosure, while others do not. When properties are zoned UDD, or when incentives are given to businesses, the City has control over the site planning and often requires that dumpsters are screened from city streets and/or adjacent properties. However, there is variation between properties because no mandate currently exists in our zoning code. Staff has heard anecdotally that many other cities do have requirements for screening dumpsters. The recommendation is to add language to the commercial zoning code requiring that dumpsters visible from city streets are screened by a fence, wall, and/or densely planted hedge.