

## PLAN COMMISSION

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Time and Date: The Plan Commission met on Tuesday, August 16, 2016, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

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

Others Present: Lenz, Hebert, Holzem, Matzke, Sadowski, Brickner, Straub, Walter Gaines, Rose Gaines, Pagel

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 and welcomed new commission member Ron Zahrt.

### **Approve the minutes of the July 19, 2016 meeting.**

Peckham motioned to approve the minutes of the July 19, 2016 meeting. Zahrt seconded, and the motion carried unanimously 6-0.

### **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)**

Kenneth Holzem, 240 East Kent Street, said that residential properties should be placed here. There is constantly a cloud of dust day after day. Holzem said that Mr. Brickner is a nice guy, but he wouldn't want the vehicles coming through the car lot the way the dust rolls around. Holzem said that his wife needs to constantly clean the windows and they get dirty right away from all the dust. Holzem said that it should be residential and shouldn't be worse than it already is. Dirt is hauled seven days a week; County Materials only hauls 6 days a week.

Kevin Matzke, 6812 Apache Lane, said that he along with Mr. Brickner have been using the property for 25 years. There hasn't been a change in how things are practiced. Matzke said they met with city staff and have installed track pads and have done what the city asked. There is a lot of traffic coming in and out because of the Curling Club. There isn't any additional noise and he explained to the commission how they had determined that during a test. The test was taped, but did not bring it along because there is nothing to hear. Matzke said they are not operating seven days a week. There is a lot of activity near the Curling Club and Soccer Complex.

Mike Sadowski said that he has nothing negative to say. The area is looking great.

Holzem said that he lives right on the hill. There are several trucks coming in including a tandem truck and trucks that are hauled from Highway 29. Holzem said that sandblasting also occurs. Matzke said that sandblasting is done at his shop on Kent Street that is zoned B1. The property in question is owned by Mr. Brickner and they do not own a tandem truck and do not do work on Highway 29. Matzke said that he only has one dump truck. Holzem asked if there is a bathroom in the garage as there is no sewer or water piped into the place. Hebert said that property is not part of the conditional use request and is not pertinent to the conversation.

Jerome Brickner said this has been going on for 25 years and was a disaster when the work first started. Matzke cleans up as he goes. There haven't been any complaints that haven't been addressed and resolved. Brickner said that at times Matzke will come through his lot and has had no problems with dirty cars. The biggest entrance is off of Kent Street and it is now looking pretty good. Holzem said that if it works so well, they should go through the car lot.

Mayor Mielke closed the public hearing.

Hebert said that he received one call. The caller had asked what the use was for and they had no problem with this. Hebert said that this application started as a result of Alderman Wagner receiving some complaints. Staff met with Mr. Brickner and Mr. Matzke and asked that a conditional use permit be obtained so the use that has been occurring gets the proper approval.

Peckham asked what will change. Matzke answered that nothing will change.

Bohlken motioned to approve 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. Peckham seconded, and the motion carried unanimously 6-0. This item will go to Common Council on September 13, 2016.

**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)**

James Straub, 5601 Sherman Street, said that he had wanted to get a reverse mortgage and needed to get it rezoned to residential zoning for the reverse mortgage. Straub said that he wasn't able to get the reverse mortgage because it is not a single family dwelling. Marathon County is somewhat interested and the previous zoning is required.

Mayor Mielke closed the public hearing.

Hebert said that staff recommends approval. The building was built as a CBRF building and the rezoning makes sense.

Peckham motioned to rezone 5601 Sherman Street from R1, Single Family Residence District to UDD, General Residence District and allow for a community living arrangement. Gisselman seconded and the motion carried unanimously 6-0. This item will go to Common Council on September 13, 2016.

**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)**

Walter Gaines, 316 East Randolph Street, said they are using this property as a U-Haul satellite location. Marathon Electric is across the street. Gaines said that he did not know that the property needed to be rezoned to B3 and said that he should have checked. He would like it rezoned if possible.

Hebert said that staff met with Gaines and that B3 zoning is required to do the trailer rentals. Hebert said that what complicates the situation is that his site alone is not big enough for the application. The neighboring property, which is also vacant, is petitioning for B3 zoning. Staff recommends approval. This business has been in place for a few months. There haven't been any issues. He said a condition of the recommendation is that fencing is installed to separate these properties from the residential property to the north. Gaines said that they have been discussing installing a fence.

Rose Gaines, 316 East Randolph Street, said that they have spoken to Pete Hoff, who owns the residential property, and he is fine the fence installation.

Patty Pagel, 306 East Randolph Street, said that she has no problem with the rezoning to accommodate the Gaines business.

Mayor Mielke closed the public hearing.

Bohlken motioned to rezone 310 & 316 East Randolph Street from B2, Community Service District, to B3, General Commercial District. Zahrt seconded, and the motion carried unanimously 6-0. This item will go to Common Council on September 13, 2016.

**Discussion zoning and text amendments and authorize public hearings for: (a) Screening of commercial refuse containers (b) Conditional use for warehousing and storage in a B2, General Commercial Districts.**

Lenz said that from time to time, staff reviews the Wausau Municipal Code and looks for improvements to it. The first item would require a conditional use permit for warehousing and storage units in B3

districts. It is currently a permitted use. It would give Plan Commission and Common Council an opportunity to review them. B3 is a fairly common district in the city. The change is being proposed tonight and a public hearing can be held in the future, if the commission feels it is needed.

Lenz said the second item would make screening of dumpsters a requirement. When there is a development agreement or UDD, a screening requirement is usually included. With projects in regular zoning districts, it is not currently required. Other communities have this requirement. This would add some control to screening dumpsters. Garbage collection was changed this year and one reason was to improve the appearance of the city on trash day.

Peckham said that he likes the first item, but asked if the second item would pertain to new permits. Lenz said that it would be for new projects. Hebert said that it would be for new applications and redevelopment sites. It can be strongly suggested for existing sites.

Gisselman asked if this would be for dumpsters or could it be for commercial carts. Hebert said that it could be drafted either way. The smaller carts can be hidden much easier. The dumpster is harder to hide.

Peckham motioned to authorize public hearings for the text amendments changes to screening of commercial refuse containers and conditional uses for warehousing and storage in a B2, General Commercial Districts. Bohlken seconded, and the motion carried unanimously 6-0.

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

The next meeting is scheduled for Tuesday, September 20, 2016.

#### **Adjournment**

Gisselman motioned to adjourn, seconded by Peckham. Motion carried unanimously 6-0 and the meeting adjourned at 5:25 p.m.

**The Plan Commission is next scheduled to meet at 5:00 p.m. on September 20, 2016.**