

## PLAN COMMISSION

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Time and Date: The Plan Commission met on Tuesday, December 20, 2016, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

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

Others Present: Lenz, Hebert, Lawrence

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 November 15, 2016 meeting.**

Brueggeman motioned to approve the minutes of the November 15, 2016 meeting. Peckham seconded, and the motion carried unanimously 6-0.

### **Discussion and possible action on adopting the 2016 City of Wausau Comprehensive Plan.**

Lenz said that a draft copy of the plan was included in the email link of the packet. The draft is the same as what was brought to the commission in November. At the November meeting, Dennis Lawrence from Regional Planning, gave a brief overview of the plan. This was the first time that the plan was brought as a whole to the commission; in the previous months one or two chapters were brought to the commission at a time. At this time, staff would be looking for a recommendation to formally adopt the plan. It is still in draft form, and a public hearing will need to be held, per the state statutes, so there is time for any edits. The strategy is to get a recommendation to adopt the plan, hold a public hearing, and have it go to Common Council on January 24 for adoption. Lenz said that he has been going through and making some minor edits to this draft. The public hearing will be held on January 24<sup>th</sup> at 6:00 p.m. and the Common Council will meet at 7:00 p.m. on that same night.

Zahrt said that in the 4<sup>th</sup> chapter, there was a reference to fiber optic cables insertion, but there hasn't been anything inserted. Lawrence said that there are two or three spots in the plan that need to be added and this is one of those spots. These will be updated prior to the public hearing.

Gisselman said that there are items in the Natural Resources chapter in regards to the Wisconsin River and working with other communities for forest protection. He asked Lawrence how he sees the city doing this, as the plan will be a template for quite a few years. Gisselman asked Lawrence how he sees the city moving in that type of area. Lawrence said that the plan tries to deal with it in two perspectives. One is a broader framework and the other is to identify specific tasks for the city to address. The broader goals should go back to the committees to decide which of the goals are priorities that the city wants to be involved in. Gisselman asked Lawrence if there are certain items in the plan that rose to a high level of needed action. Lawrence said that the implementation chapter identifies thirteen or fourteen priorities that would bubble to the top. There are a lot of the items that the plan addresses that committees could review. Gisselman said that this is a large document that has come from a lot of different places. Lawrence said that some communities will break it down into areas to focus and narrow depending on the available resources.

Gisselman motioned to recommend adoption of the 2016 City of Wausau Comprehensive Plan. Zahrt seconded, and the motion carried unanimously 6-0. This item will go to Common Council on January 24, 2017.

### **Discussion and possible action on designating the Highland Park District as a Class II Local Historic District.**

Lenz said that a map of the proposed Highland Park District is in the packet. The Historic Preservation Commission has been looking at this area for quite a few months and has worked with one of the property owners on the designation. An informational meeting was held. All of the residents of the district were invited to see what it means, ask questions, and to offer feedback. Several neighbors showed up at the informational meeting, but no one was opposed to it. After the informational meeting, someone from the State Historical Society came to the area and toured the district. They gave some suggestions on the boundaries, but it mostly stayed the same. A public hearing was held in November, which is a

requirement of the city ordinance to create a class II local historic district. There were some interested neighbors again, but there was no formal opposition. Lenz said the Plan Commission needs to review the district, as part of the approval process. The standards that the commission should review are included in the staff report. Staff recommends approval of the designation. The city already has three other historic districts which are: Downtown Historic District, Andrew Warrens Historic District and Easthill Residential Historic District. A “Class II” Historic Districts mean that the Historic Preservation Commission needs to issue a Certificate of Appropriateness for any exterior alterations on properties in the districts. The certificate is advisory only and helps with planning for the renovations. Generally, the neighbors feel it is a good thing because there is some oversight on what their neighbors are doing to their houses.

Gisselman motioned to recommend designating the Highland Park District as a Class II Local Historic District. Brueggeman seconded, and the motion carried unanimously 6-0. This item will go to Common Council on January 10, 2017.

**Discuss zoning for city owned property and authorize public hearings for: (a) 503 Grand Avenue (currently zoning B3, General Commercial District; proposed zoning R3, Two Family Residence District) (b) 814 Grand Avenue (currently zoned R3, Two Family Residence District; proposed zoning B3, General Commercial District).**

Hebert said that these are some maintenance items and all that is requested is that public hearings be authorized. Hebert said that 503 Grand Avenue is the old quick oil change. The city purchased the building and the police department uses it for storage. Staff is requesting R3 zoning, so the entire block is zoned the same way. Hebert said that the 814 Grand Avenue is south of Vino Latte. This was a remnant lot in between several smaller pieces of property that are owned by the city. B3 zoning is requested for a possible future development. At this time, an authorization for a public hearing is all that is needed.

Peckham asked why the property adjacent to the police department would be residential zoning. Lenz said that the police department is already zoned R3. There are uses in R3 zoning that are not strictly residential. Mayor Mielke said they use the area as a storage area. Lenz said that it would basically be an accessory use to the principle use. Hebert added that public uses are allowed, but it may be listed as a conditional use. Peckham asked if R3 zoning is what should be used. Hebert said that it doesn't matter, as residential zoning is the most restrictive zoning. This zoning will help protect the neighborhood, as well. Lenz said that the original fire station building was probably there prior to the zoning code.

Zahrt said that the map shows the zoning for 814 Grand Avenue as R4. Lenz said that the existing zoning district will be verified and corrected prior to sending out a public notice.

Zahrt motioned to authorize public hearings to rezone 503 Grand Avenue and 814 Grand Avenue. Peckham seconded, and the motion carried unanimously 6-0.

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

The next meeting is scheduled for Tuesday, January 17, 2017. Mayor Mielke thanked the members for the willingness to serve.

**Adjournment**

Peckham motioned to adjourn, seconded by Zahrt. Motion carried unanimously 6-0 and the meeting adjourned at 5:20 p.m.

**The Plan Commission is next scheduled to meet at 5:00 p.m. on January 17, 2017.**