

## PLAN COMMISSION

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Time and Date: The Plan Commission met on Tuesday, May 17, 2016, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

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

Others Present: Lenz, Hebert, DeSantis, Woller, Lawrence, Seubert, Preibe

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 approximately 5:10 p.m. noting that a quorum was present.

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

Bohlken motioned to approve the minutes of the April 19, 2016 meeting. Atwell seconded, and the motion carried unanimously 6-0.

### **Discussion and possible action on approving an amendment to the Precise Implementation Plan for 211 Lavina Drive to allow for construction of an 8-unit building, in a UDD, Unified Development District.**

Lenz said that the petitioner is available for any questions. An aerial photo was shown to the commission members. Lenz said that this UDD zoned property was approved in the late 1970's for four buildings. One building was recently damaged by fire and torn down. A new building would be constructed with approximately the same size and same number of units. The general development plan is not changing because it is a replacement of a building in the same location. The landscape will remain the same. There will be a more modern look to the building, but it will be the same size. Staff recommends approval of the amendment.

Peckham motioned to approve an amendment to the precise implementation plan for 211 Lavina Drive to allow for construction of an 8-unit building, in a UDD, Unified Development District. Atwell seconded, and the motion carried unanimously 6-0. This item will go to Common Council on June 14.

### **Discussion and possible action on approving an amendment to the Precise Implementation Plan for 425 Wind Ridge Boulevard to allow for the replacement of a freestanding sign, in a UDD, Unified Development District.**

Lenz said that the property is zoned UDD and there aren't specific zoning regulations for signs in this district. Signage is normally approved as part of the plan. Signage changes should be reviewed by the commission. Aspirus would be replacing existing signs on their campus and adding the Emergency lettering to this sign. He said the sign would be located off-premises, which is generally frowned upon, but emergency signs can be approved with a conditional use, at least in residential districts. A rendering of the proposed signage is located in the packet. The sign would be located on the northwest corner of Bridge Street and Westwood Drive.

Peckham asked if the height would be changed. Woller answered that the overall height will be increased slightly. The proposed sign is 18'6", whereas the existing sign is 16'9". The sign would have the same position and setback off of Westwood Boulevard and Bridge Street. The existing sign does not meet the new branding requirements. The Emergency signage would be added, but otherwise would look the same, with different verbiage. With the corridor changing, the main entrance has also changed. Woller said that Aspirus does not want to confuse anyone and wants to make it simpler. It is very crucial to identify the emergency entrance. The overall height and footage will be increased slightly.

Peckham motioned to approve an amendment to the precise implementation plan for 425 Wind Ridge Boulevard to allow for the replacement of a freestanding sign, in a UDD, Unified Development District.

Gisselman said that the agenda item states 425 Wind Ridge Boulevard and asked if that is the correct address. Lenz said that is the street address that is used and showed the property on an aerial map.

Gisselman seconded, and the motion carried unanimously 6-0. This item will go to Common Council on June 14.

**Discuss updates to the City of Wausau Comprehensive Plan – Transportation and Utilities & Community Facilities chapters.**

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Lenz said that the Comprehensive Plan is being updated and two more chapters have been drafted. The current plan was adopted in 2006 and needs to be updated every 10 years. Staff has been working with Regional Planning and they have presented chapters to the commission as they are available. The transportation and utilities chapters were included in this month's packet.

Dennis Lawrence said the update will probably add a few chapters to the plan. Demographics, natural resources, housing, economic development, and downtown have already been discussed. Lawrence went over the transportation chapter with the commission. The comprehensive plan will include the Long-Range Transportation Plan, MPO Bicycle/Pedestrian Plan and the Regional Livability Plan. Lawrence spoke to the commission about modes of transportation, transportation costs, road improvements, sidewalks, bicycle routes, and street network.

Peckham said that it was stated that there are concerns of Franklin Street and 28<sup>th</sup> Avenue and asked about upgrades and what the issues are. Lawrence said that Franklin Street has steep slopes, lack of sidewalks and lack of connection. 28<sup>th</sup> Avenue has similar issues.

Lenz said with the plan, staff is trying to look at other modes of transportation, other than just automobiles, as well as issues of properties along street projects. Gisselman asked how road diets could be included. Lawrence said that a likely candidate for a road diet would be where there is less than a 20,000 traffic count. The concept will be included in the plan. Lawrence went over the goals, objectives, and actions of the transportation chapter.

Seubert said that he was glad to see other modes in the planning process and would like to see an addition of demographic issues in the transportation issue. It is a big issue. In the goals section, quality of life should be added to why public transit should be used. There have been people that had to move because of the loss of public transportation. It gives access to more basic benefits of public transit. Wisconsin is the only midwest state that cannot create a Regional Transit Authority. Peckham asked if these changes could be submitted in writing and Seubert said he will do so.

Paula Preibe said the Utilities & Community Facilities chapter is a pretty straight-forward chapter. Preibe went over the chapter and what types of services are included in this chapter. The Sewer Service Plan is currently being updated by the MPO. The issues that were identified in the chapter are: utilities service extensions, groundwater quality protection, aging infrastructure replacement, sewer service area plan, and community facilities.

Atwell asked when the last time a TMDL study was done. Preibe said she was not certain. Atwell said that a lot of treatment plants around the state are struggling with a phosphorus load and said he wonders where Wausau stands. Lindman said the last study was done in 2006 or 2008 and they currently did a RFP and the plan is proposed for 2017. This will have significant impact on the city. Atwell said this may be one to include as an issue. Preibe said it will be included. Lindman said that he appreciates that stormwater is in there. Under public water service, wholesale water service is provided to Brokaw.

Preibe went over the goals, objectives, and actions of the utilities & community facilities chapter. Preibe said the map included is difficult to read, but asked the commission to let her know if anything appears to be out of place.

Gisselman said that it speaks about a community center and asked where this came from. Preibe answered it came from the previous plan.

Peckham said that there is an icon for a school nearby the office of regional planning. Gisselman said that is for the Church of the Resurrection school. Preibe said that it would get removed. Gisselman said that the red flag represents a college. Preibe said this is something that she noted as it is easily misrepresented on the printed version because it is a different shade of red.

Atwell asked if Wi-Fi broadband infrastructure would be included in this chapter. Preibe said it would be in this chapter and said it could be included. Peckham asked if fiber optic lines also would be part of this chapter. Preibe confirmed this.

Preibe said that a community survey was conducted as part of the public participation portion of the plan. There were 171 responses, which is lower than expected. There were positive remarks about the schools, downtown, and historic preservation. The residents seem to be active with walking, gardening, and kayaking. There are about 70 pages of data to review. Mayor Mielke asked about the comments listed on the survey for improvements. Preibe said the answers for improvements would be about the state of the roads, potholes, speeding, taxes, responsiveness of city government and the mall. Mayor Mielke said he appreciates the feedback. Atwell asked where the survey was advertised. Preibe answered that it was in the city newsletter, on the city website, on the city Facebook page, and the River District included it in their newsletter. Atwell asked if it was published in the newspaper and asked if it is too late to expand the number of responses. Mayor Mielke asked if it would be plausible for this year or next year. Preibe said it is on Survey Monkey and is just a matter of pressing a button. Peckham said it would be possible to interest the media and said that he will work with Mayor Mielke to get something to the media.

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

Mayor Mielke said that Northcentral Technical College is going to be doing some additions. Lenz said that it has been in the paper and the college is thinking about adding some housing. It will need to come to this commission for a zoning change, and may come here next month. Mayor Mielke said he has an outline of the plans.

Mayor Mielke said that the Higginbotham and Northwestern Avenue is being brought back to the commission. Peckham asked what the concerns of the council were and if it would need to be presented to Higginbotham. Lenz said the item was sent back to Plan Commission due to a number of issues. The majority of the issues were about Northwestern Avenue and perceived safety issues. It is a bit outside of the zoning aspect of the property. It will be placed on the next CISM agenda. Lindman said another thing that came out is the amount of detail in the plans, which will need to be discussed with Higginbotham. The council was looking for a bit more detail. Peckham said that there were concerns about the drop off from the roadway to the development area.

The next meeting is scheduled for Tuesday, June 21, 2016.

#### **Adjournment**

Bohlken motioned to adjourn, seconded by Atwell. Motion carried unanimously 6-0 and the motion adjourned at 6:15 p.m.

**The Plan Commission is next scheduled to meet at 5:00 p.m. on June 21, 2016.**