

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, February 21, 2017, at 5:00 p.m. in the Board Room of Wausau City Hall.

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

Others Present: Lenz, Hartjes, Mortensen, Hoppe, Jensen, Jasper, Macdonald, Groat, Schock, Solheim

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 January 17, 2017 meeting.

Brueggeman motioned to approve the minutes of the January 17, 2017 meeting. Bohlken seconded. The motion carried unanimously 7-0.

PUBLIC HEARING: Discussion and possible action on rezoning 2401 North Third Street from M1, Limited Industrial District, to B2, Community Service District.

Mayor Mielke closed the public hearing.

Lenz said that the Samuels Group, with Mr. Macdonald, is looking to rezone 2401 North Third Street, which is adjacent to Athletic Park. The building would be converted to office space to be associated with the Wausau Woodchucks. The lot is currently zoned M1 which does not allow for the office type use. The property is between M2 and residential areas. B2 zoning would be more restrictive than M1 and would serve as a buffer zone. The trend in the area is going to commercial zoning. The ballpark is zoned industrial, but is not that type of use. Staff recommends approval.

Brueggeman motioned to rezone 2401 North Third Street from M1, Limited Industrial District, to B2, Community Service District. Bohlken seconded, and the motion carried unanimously 7-0. This item will go to Common Council on February 28, 2017.

PUBLIC HEARING: Consideration of Proposed Amendment of Boundaries and Project Plan for Tax Incremental District Number Six.

Mayor Mielke closed the public hearing.

Lenz said Tax Incremental District Number Six if being amended. In order to amend a TID, Plan Commission needs to hold a public hearing. The Joint Review Board, which is composed of the city, county, school district, and technical college, has met once and will meet once more to approve the plan. The Economic Development Committee and Finance Committee have already reviewed and recommended the plan. This amendment adds one parcel into the boundary. This will help with Liberty Mutual's new development. The resolution is included in the packet.

Peckham said that some of the planned uses for the increment will be for the reconstruction of 1st Avenue at a cost of \$1.88 million. Peckham asked if it would be the increment for this parcel that is paying for the project or the whole tax increment district. Lenz said that it would be the increment from the whole district and showed a map of the overall district.

Zahrt motioned to approve "Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment of Tax Incremental District Number Six, City of Wausau, Wisconsin." Brueggeman seconded, and the motion carried unanimously 7-0.

Consideration of "Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment of Tax Incremental District Number Six, City of Wausau, Wisconsin".

This item was discussed under the previous item.

Zahrt motioned to approve "Resolution Designating Proposed Amended Boundaries and Approving a

Project Plan Amendment of Tax Incremental District Number Six, City of Wausau, Wisconsin.” Brueggeman seconded, and the motion carried unanimously 7-0. This item will go to Common Council on February 28, 2017.

Discussion and possible action on amending the Precise Implementation Plan at 916/918/924/940 South 17th Avenue to allow for signage, in a UDD, Unified Development District.

Lenz said that the zoning for this property was amended a couple months ago for Health in Motion to begin construction. At that time, the signage was still up in the air. Plan Commission and Common Council approved the plans without the signage. The sign package is now included in the packet. Staff reviewed other signage in the area and staff found that the monument signs in the area are 7-10’ in height – the proposed sign is 9’. Some businesses had signs on the buildings, while others did not. The signage proposed for the building is similar to lettering in the area. Staff feels that the signage is consistent with the businesses in the area. Lenz showed the commission the site plan of where the signs would be placed. Lenz said previous plans had shown another building on the property with a continuous driveway where the sign would be located.

Ben Solheim said that the site plan that is shown is the original site plan. The building has been extended by 15’. The additional building may be developed at some time, but it is not planned yet. With the drainage change, the entrance on the north side is going to be abandoned and a different existing cutout will be used. A green space will be located around the monument.

Peckham asked Solheim if he owned the property to the north. Solheim answered yes and said that at one time it was four residential lots. Peckham said that no one will have an issue with the signage or lighting. Solheim said that is correct and they own everything from the corner of Rosecrans Street to the lot line of Time Federal. Lenz said that they may need to work around the signage for any future expansion. Solheim said that it will not get in the way. This is potentially a multi-tenant sign for the lot and the signage placed at the center of the property would be best. Solheim said that the site plan is deceiving because it shows the building at 60’, instead of the corrected 75’. Gisselman said that the sign will be just north of the building. Solheim said that it is correct.

Brueggeman motioned to amend the Precise Implementation Plan at 916/918/924/940 South 17th Avenue to allow for signage, in a UDD, Unified Development District. Peckham seconded, and the motion carried unanimously 7-0. This item will go to Common Council on March 14, 2017.

Discussion and possible action on amending the Precise Implementation Plan at 1418 North First Street, in a UDD, Unified Development District.

Lenz said that this is the Sav-O Supply building, future Atrium Lofts. The plan is being modified slightly. The dumpster location is the main change. The location was previously located at the back of the site. A wall of gas meters is also being proposed between the building and driveway. There is a concrete pad for a transformer in the island. The overall parking lot has not changed, items are just being relocated. Details of the trash and recycling coral are located on the second page of the packet. The dumpster will be enclosed with a masonry wall. There will be signage on the east side of the masonry wall.

Marijean Hoppe said that she wanted to make sure that this gets reviewed by the commission since the dumpsters will be moved to the front of the parcel and that a sign would be added.

Gisselman asked how many parking spaces there will be. Hoppe answered that there are 50 parking spaces and that number is unchanged. Hoppe said that they did not want the same issues of Trolley Quarter Flats and wanted to have more parking than is required by the code. Peckham asked why the trash and recycling area was moved. Hoppe answered that the trash and recycling area was moved to allow for the signage. Lindman asked if the block will be a flat block. Hoppe said that at one time it was proposed to be a brick, but was changed to block. Lindman asked if it could be a split face. Hoppe said that it could be requested.

Lindman motioned to amend the Precise Implementation Plan at 1418 North First Street. Peckham

seconded, and the motion carried unanimously 7-0.

Peckham said that the triangle area is the parcel that was just given and asked if a gazebo would be constructed. This was confirmed. Hoppe said that she wasn't sure if it would go in immediately or later on. There will be a trail that will go along the right-of-way so people wouldn't need to travel through the parking lot to get to the gazebo. Gisselman asked what the land between the existing fence and the walkway will be. Hoppe and the commission discussed the railroad right-of-way area.

This item will go to Common Council on March 14, 2017.

Discuss the Business Campus Master Plan.

Lenz said that the Business Campus Master Plan is included in the packet and it is a preliminary plan. The property was acquired for an expansion of the business campus. There is a lot of planning in order to bring development into the area. The utilities will need to be extended and an access road will need to be put in. The wetlands and natural features of the area will be preserved. The plan has been shown to a few different committees and has received good feedback. The zoning of this area will need to be established and this would be a good time to do that.

Mayor Mielke said that there was an open house to present the plan prior to this meeting and most of the members were in attendance and said that it is a great plan.

Peckham asked Lenz what the change was in the road from the Economic Development Committee meeting to now. The path was originally shown as a sidewalk, but has been changed to 8'-10' path. Lenz said that it will be an 8' multi-use path. Trees will be located on the inside of the right-of-way; trees had been previously shown on the outside of the right-of-way. There are a lot of wetlands that need to be navigated around. The utilities will come from 84th Avenue, but development will probably move west to east. It is a heavily wooded area with elevation changes. The utilities will follow the street route. Peckham asked if the utilities would run through the west section and if the road would be built later. This was confirmed. Lenz said there are different options for roads on the west side and it will be done in phases.

Discussion and Authorization of Public Hearing for Zoning of Business Campus.

Lenz said that the zoning of the current business campus is mainly Industrial Park District, but there are some Unified Development Districts and industrial zoning districts. Industrial Park zoning would be appropriate. The city bought the property with the intent of extending the business campus. The zoning could be changed at a later time to suite a specific need. If nothing is done with the zoning, it will be residentially zoned, which was not the original purpose.

Gisselman said that there is a vision for this property and asked what else could be happening besides light manufacturing. Lenz said that it was purchased for commercial and industrial development, but there are a lot of different types. This is a unique area and we probably do not want it to look like the average industrial park. Brueggeman said that this would be the starting point. Lenz said that is correct. There are Unified Development Districts in the existing business campus. Gisselman asked if the lots being shown will be rezoned or the entire property. Lenz said that every parcel should have an underlying zoning, even if some of it is used as green space. Gisselman asked if the same rules would remain as the existing business campus. Schock answered yes. Lenz said that the city owns the land and that is an added level of control, through developer agreements

Brueggeman motioned to authorize the public hearing for a zoning change of the business campus. Zahrt seconded, and the motion carried unanimously 7-0.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for Tuesday, March 21, 2017.

Adjournment

Peckham motioned to adjourn, seconded by Zahrt. Motion carried unanimously 7-0 and the meeting adjourned at 5:40 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on March 21, 2017.