

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, May 16, 2017, at 5:00 p.m. in the Council Chambers of Wausau City Hall.

Members Present: Mayor Robert Mielke, Eric Lindman, Patrick Peckham, Gary Gisselman, Ron Zahrt, Andrew Brueggeman

Others Present: Brad Lenz, William Hebert, Matt Woller

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 March 21, 2017 meeting.

Brueggeman motioned to approve the minutes of the March 21, 2017 meeting. Zahrt seconded. The motion carried unanimously 6-0.

PUBLIC HEARING: Discussion and possible action on approving the conditional use at 1005 North 28th Avenue to allow for signage in a R1, Single Family Residence District.

Matt Woller, Graphic House, said that he is representing Highland Community Church. There was a recent renovation that added rooms, gymnasium and enhanced the entire building. The signage is the completion of the project. A set of non-lit, aluminum letters would be stud-mounted to the west-facing side of the building. The goal of the signage is to enhance the building and identify the building. The letters will be flush to the side of the building so there will be no weather-related issues. There would be no illumination to the neighboring properties.

Lenz said that the zoning of the property is residential and therefore has tighter signage restrictions. Signage for churches is allowed with a conditional use. The signage would be non-illuminated. There isn't a height restriction specifically for churches, but the sign is pushing thirty feet tall. The signage would be mounted on the building, instead of freestanding.

Peckham asked if the sign would be placed on the west face of the building. This was confirmed. Peckham said that in the packet, it states that an illuminated sign could be applied for, but they are not. Lenz said that signs could be illuminated in residential districts, but they cannot be flashing. Electronic message centers, that were not flashing, have been permitted. Peckham asked if the neighbors were notified of the application. Lenz said that they were. There was a call from someone to the south of the property but they had no issues. Mayor Mielke said that he and Mr. Zahrt both know the owner that would be directly affected and that person does not have any issues.

Mayor Mielke closed the public hearing.

Brueggeman motioned to approve the conditional use at 1005 North 28th Avenue to allow for signage in a R1, Single Family Residence District. Peckham seconded, and the motion carried unanimously 6-0. This item will go to Common Council on June 13, 2017.

Discussion and possible action on vacating a portion of the alley bounded by East Wausau Avenue, East Union Avenue, 6th Street and 7th Street.

Lindman said that this vacation is for the alley portion of the Kwik Trip. This went through the last CISM meeting and was approved 4-0.

Peckham asked if the building will be north of the vacated alley. This was confirmed. The canopies will be located south of the alley.

Brueggeman motioned to approve the vacation of a portion of the alley bounded by East Wausau Avenue, East Union Avenue, 6th Street and 7th Street. Peckham seconded, and the motion carried unanimously 6-0. This item will go to Common Council on May 23, 2017.

Discussion and possible action on vacating a portion of the alley south of 823 South 3rd Avenue between Sherman Street, South 1st Avenue and South 3rd Avenue.

Lindman said this item went through CISM and was approved 4-0. This is a housekeeping item. There is a building over the top of the alley. There were no objections at the public hearing.

Brueggeman motioned to approve the vacation of a portion of the alley south of 823 South 3rd Avenue between Sherman Street, South 1st Avenue and South 3rd Avenue. Zahrt seconded, and the motion carried unanimously 6-0. The item will go to Common Council on May 23, 2017

Discussion and possible action on approving a public hearing to amend the Wausau Urban Sewer Service Area.

Lenz said that this item is to amend the Wausau Urban Sewer Service Area Plan. The Wausau region adopted the current plan in 2007. Municipalities can amend the boundaries through an amendment process. In this case, some parts of the recently purchased business campus land are outside of the area. A public hearing will need to be held and it will need to be adopted by Common Council. It will then need to be approved by Metropolitan Planning Organization and then the DNR. He said that whenever land is added, an equal area needs to be removed. The removed area will be an area in Maine that is not expected to want City utilities in the next few months. Lenz said that they are in the process of updating the Sewer Service Plan and will have an entirely new plan. The new plan will be larger and both areas will be included in the plan.

Peckham asked why there is the requirement of removing the same amount of acreage when adding acreage. Lenz answered that it is for managing infrastructure and controlling outward growth. Lenz said that to get to the area that would be removed, one would have to go through already developed areas – all of the between in between would have to petition to get city sewer and water, which is not envisioned in the short-term.

Zahrt motioned to approve a public hearing to amend the Wausau Urban Sewer Service Area. Brueggeman seconded, and the motion carried unanimously 6-0.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for Tuesday, June 20, 2017.

Adjournment

Peckham motioned to adjourn, seconded by Brueggeman. Motion carried unanimously 6-0 and the meeting adjourned at 5:15 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on June 20, 2017.