

*** All present are expected to conduct themselves in accordance with our City's Core Values ***



OFFICIAL NOTICE AND AGENDA

of a meeting of a City Board, Commission, Department Committee, Agency, Corporation, Quasi-Municipal Corporation or Sub-unit thereof.

Notice is hereby given that the PLAN COMMISSION of the City of Wausau, Wisconsin will hold a regular or special meeting on the date, time and location shown below.

Meeting of the:	PLAN COMMISSION OF THE CITY OF WAUSAU
Date/Time:	Tuesday, May 16, 2017 at 5:00 pm.
Location:	City Hall (407 Grant Street, Wausau WI 54403) - COUNCIL CHAMBERS
Members:	Mielke (C), Lindman, Peckham, Gisselman, Bohlken, Zahrt, Brueggeman

AGENDA ITEMS FOR CONSIDERATION (All items listed may be acted upon)

1. Approve the minutes of the March 21, 2017 meeting.
2. **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. (Graphic House)
3. Discussion and possible action on vacating a portion of the alley bounded by East Wausau Avenue, Eausau Union Avenue, 6th Street and 7th Street.
4. 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.
5. Discussion and possible action on approving a public hearing to amend the Wausau Urban Sewer Service Area.
6. Next meeting date and future agenda items for consideration.

Adjournment

Mayor Rober B. Mielke - Committee Chairperson

This Notice was posted at City Hall and faxed to the Daily Herald newsroom on 5/10/2017 @ 11:00 a.m. Questions regarding this agenda may be directed to the Planning Department at (715) 261-6760.

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PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, March 21, 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, Bruce Bohlken

Others Present: Brad Lenz, David DeSantis, Bob Heinrich, Mark Heinrich, Edmund Markey, Scott Cyzan, Keith Berens, Hans Zietlow, Heidi Priddy, Joseph Buska, Cindy Brown, Tom Kilian, Father Sloviak, Dennis Smith, Joel Lewis, Ethel Quisler, Ray Jahns, Judith Miller, Summer Krolczyk, Tom Neal, Jon Gilbertson, Faith Winter, Frederick Tealey, Gregory Venne, Dennis Nicoliasen, Marty Haus, Glen Witter, Terry Kilian, Jessica Kirchner, Deb Ryan, Donald Lewandowski, David Wanserski, John Kent, Karen Kellbach

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 February 21, 2017 meeting.

Gisselman motioned to approve the minutes of the February 21, 2017 meeting. Bohlken seconded. The motion carried unanimously 5-0.

PUBLIC HEARING: Discussion and possible action on rezoning 9904, 9906, 9908, 9910, 9912, 9914 & 9916 Highland Drive from unzoned parcels to IP, Industrial Park District.

Bob Heinrich, 9900 Highland Drive, said that he is concerned with the boundaries. Heinrich said that he understands that the city owns more property than what is being discussed here and asked if that is correct. Heinrich asked if the proposed section is shown in the gray of the displayed map. Lenz said that is correct. It is the same portion that was purchased a few months ago. Heinrich asked if there are any immediate plans, other than the rezoning, and asked who applied for the rezoning. Lenz answered that the city initiated the petition. The Plan Commission discussed this last month and it was authorized for a public hearing. Heinrich asked if there are any private parties that have expressed immediate interest. Lenz said that staff hopes there are – the reason for the purchase was to add space to the existing business campus. Lenz added that staff works with companies that are looking for large space and Wausau does not have that currently. There have been some preliminary discussions, but there is nothing set in stone. Heinrich said that nothing is chiseled in stone at this point and said that himself and neighbors have moved here for serenity with no noise or pollution. Heinrich asked where the road would go in the industrial park. Lenz said that preliminary plans are drawn up that show roads, green spaces and said that Development Court, on the east side, will be connected to County Road O. The road would not be right on any of the parcel lines. Heinrich asked if the west boundary line is County Road O. Lenz said that is correct.

Mark Heinrich, 9880 Highland Drive, said that they did not know about this until they received the letter. He said that it is upsetting since they had to buy a certain amount of land and all of a sudden the Industrial Park will be in their back yard. Heinrich said that he heard a rumor that Wausau Chemical will be coming to the industrial park. Mayor Mielke said that is just a rumor and asked where he heard the information. Heinrich answered that it was hearsay. Mayor Mielke said that is part of the problem and said that there have been talks with Wausau Chemical, but that is it, just talks. Mayor Mielke said that he understands the concern but there have been no formal talks. Heinrich said that he just trying to find out how long it will be before there are 20 industrial park buildings in the back yard and said that it took everything they had to build what they have. Lenz said preliminary plans for the area show green buffers and trails and said that they are free to view them in the Board Room on the second floor.

Edmund Markey, 9508 Highland Drive, said that they invested in the property about 20 years ago and said that he is very close to the proposed industrial park. Markey said that the rezoning is premature and it should stay in an agricultural mode. Markey said that he understands how the city was thinking about investing in the property, but said that it is a decision that is not of the best value. There are wetlands that will need to be dealt with and the DNR is fussy about those kinds of things. Markey said the property has

been agricultural and residential for the last 150 years and he doesn't want to see a warehouse in his backyard. It will take a lot of money to develop it. Markey said the city should put a moratorium on development plans for the property. Cost-wise the plan is prohibitive, the city won't get the business it wants and will make a lot of bad neighbors.

Scott Cyzan, 9911 Highland Drive, said that he lives on the south side of Highland Drive and asked if the road right-of-way was also annexed. Lindman answered that the road right-of-way on the south side is still owned by the town of Stettin.

Keith Berens, 705 North 75th Avenue, said that he is curious what the setbacks would be for the south property line. Lenz said that he believes the setback would be 25' or 30' for the rear yard setback. Berens asked if that is something that could be adjusted or changed. Lenz said that a zoning change would be required in order to alter the setback. Under the Unified Development District, the standards can be flexed, but it would require a zoning change with a public hearing. Lenz said that staff generally tries to stick with the standards in the other zoning districts. Berens said that he thinks it would be advantageous to all parties if that were increased and asked if there are preliminary lot sizes. Lenz said that it is broken into bigger chunks with the flexibility to break it up into smaller parcels. The plan will show where the parcels are located and show buffers around the property. There was consideration for the wetlands and they are working with consultants to map those out. Berens asked if the water will require a lift station. Lindman said that a lift station would be required on the southwest corner, but otherwise gravity sewer should be obtained from the west side to the east.

Mayor Mielke closed the public hearing.

Lenz said that the property was purchased with the intent of expanding the business campus. It was a public process. When a property is annexed, the zoning isn't automatically set. The zoning to the east is essentially all IP zoning, with a few UDD parcels. Staff recommends approval. A description of IP zoning is in the packet and it is a higher standard than some zoning districts, such as M2.

Peckham said that is a good plan and does not ruin the quality of life.

Peckham motioned to rezone 9904, 9906, 9908, 9910, 9912, 9914 & 9916 Highland Drive from unzoned parcels to IP, Industrial Park District. Bohlken seconded, and the motion carried unanimously 5-0. This item will go to Common Council on April 11, 2017.

Markey asked if the board is receptive of input from the neighbors and said that the buffer or green space should be at least 150'. Mayor Mielke said that he is always receptive to hear from residents and their concerns and said the city council can be addressed. The alderpersons are very accessible and receptive. Peckham said that he would suggest anyone that is concerned about it to look at the plans in the Board Room.

PUBLIC HEARING: Discussion and possible action on rezoning 2203 North 6th Street & 2215 North 6th Street from B1, Neighborhood Shopping District, and 2209 North 6th Street, 603, 611 & 613 East Union Avenue and 610 & 614 East Wausau Avenue from R3, Two Family Residence District, to UDD, Unified Development District and approve the General Development Plan and Precise Implementation Plan to allow for a convenience store with a fueling canopy.

Hans Zietlow, 1626 Oak Street in La Crosse, said that most everyone is probably familiar with this location. There has been a small Kwik Trip there for a long time and a few years ago, Kwik Trip started purchasing properties as they became available. Zietlow said that they are planning on rebuilding the entire store with a new store. It will encompass the entire property and will look similar to other new stores. East Wausau Avenue and 6th Street will have access points. The access points on East Union Avenue will be eliminated. The alley will be a one-way alley and will be signed. The overhead power lines will be placed underground. Zietlow said that there was a neighborhood meeting and everyone was in support of it, which he hasn't seen before.

Mayor Mielke closed the public hearing.

Lenz said that correspondence and a spreadsheet that shows a breakdown of who sent the correspondence and who is for and who is against the proposals was passed out at the start of the meeting. On this item, one letter was sent by Matt Foss who is against the proposal and one letter was from Daginn Eri and Thomas Brown who are for the proposal. Lenz said that the alley vacation is a separate process that will need to start in the Capital Improvements and Street Maintenance Committee and said the process is underway.

Gisselman said that not everyone attending the meeting was in favor of the proposal. Gisselman said that Matt Foss is a new residence of the district and lives across the street and said that some of the major point that he had made was that investing in property was unfair and he has doubts about it. Gisselman said that he also has doubts about it and said that the invasion of Kwik Trip into half a block of neighborhood is too much. 6th Street has been pretty much a business district and said that he is pretty much opposed to this project. Gisselman said that people have to stand their ground on invasions of businesses into neighborhoods. Mayor Mielke added that he received one letter in support and one letter in opposition.

Lenz said that in the staff report, this Kwik Trip was compared to the one on Kent Street, which was approved a few years ago. The two are very similar in a lot of ways. The city put conditions on the store to make it more compatible with the neighborhood. The city could put on the same conditions, since it would be UDD zoning. A condition of the Kent Street Kwik Trip was that the residential street did not have access, in this case it would be Union Avenue. Lenz said that another condition was that the lit signage was limited on the building facing the residential property. A privacy fence and buffered landscaping will be located on this property.

Nutting asked for a description of the citations issued for the housing that was removed. Lenz said that he does not have the data available, but believed it was in tough shape. Nutting said that it could be considered removal of severe blight. Lenz said that some people may have considered it blighted. Gisselman said that considering that the houses were blighted without the knowledge is unfair to the people that live there. Gisselman said that the facts need to be in order. These were houses and people were living in them and were part of the neighborhood. Matt Foss will now be facing a brightly lit gas station. This extent into the neighborhood is beyond what the city should highlight as a movement into neighborhoods. Kwik Trip has created a dirt pile of these blocks for almost a year and it was unfair of them to do that to the neighborhood. Zietlow said that he could add some clarity to the houses that were there. The neighbors asked Kwik Trip to purchase the last house to get rid of it. There were some drug issues in some of the houses. Zietlow added that he is a bit disappointed that Gisselman didn't let him know his opposition during the neighborhood meeting. Gisselman said that Matt Foss lives at 620 East Union Avenue. Zietlow said that he was at the meeting and told him that he did not know if he was for it or against it. Zietlow added that this is a good development and the alternative is not very good. Kwik Trip is a good company and there is already a store there.

Peckham asked Zietlow if there is anything that can be done to reduce the amount of light for 620 East Union Avenue. Zietlow answered that there will be less light than there is now. From the lot, the back of the unlit building will be visible. The corner will be heavily landscaped. His view will be one nice, big brick building, sidewalk and boulevard trees. The view will look better and some are ecstatic about the changes to the neighborhood.

Lenz said from a zoning and land use perspective, that staff and the commission should look at how compatible the proposal is with the surrounding properties and the neighborhood.

Peckham said that the neighborhood will be better off with the improvements, but would feel the same as Matt Foss if he was in the situation. Kwik Trip worked well with the Kent Street neighbors and he hasn't heard any complaints.

Peckham motioned to rezone 2203 North 6th Street & 2215 North 6th Street from B1, Neighborhood Shopping District, and 2209 North 6th Street, 603, 611 & 613 East Union Avenue and 610 & 614 East Wausau Avenue from R3, Two Family Residence District, to UDD, Unified Development District and approve the General Development Plan and Precise Implementation Plan to allow for a convenience store with a fueling canopy. Bohlken seconded, and the motion carried 4-1. Gisselman voted no. This item

will go to Common Council on April 11, 2017.

PUBLIC HEARING: Discussion and possible action on rezoning 1204 West Bridge Street from IR, Interchange Residence District, to UDD, Unified Development District and approve the General Development Plan at 1140 & 1204 West Bridge Street to allow for a convenience store with a fueling canopy, attached car wash and proposed retail multiple tenant building.

Mayor Mielke told everyone in attendance that there are high emotions, passion and frustration and asked everyone to be respectful.

Hans Zietlow, 1626 Oak Street, said that there is a lot of history to this parcel. Zietlow said that this was before the commission 2 years ago when the corner property was going to be purchased from the Diocese and there was an access easement with Joe Buska. One of the key development issues with this site is that the property line goes right down the driveway on Bridge Street, so an access easement is required. Mayor Mielke said that it came before the commission and Common Council 3 years ago. At that time, a plan was put together to construct an office on the property. Zietlow said that the broker called him asked if he wanted to try it again. The main argument is gone, but the access easement is gone since Annabelle Apartments is for sale. Both properties will be purchased and the traffic will flow much better. The site plan for the convenient store is somewhat similar, but the car wash will be connected. The car wash would operate 6:00 a.m. to 10:00 p.m. The landscaping is quite a bit heavier than the last plan. The area that currently has the apartment building will be a green area until multi-tenant retail building is constructed in the future. This is the most likely use. The sellers of the properties would be the Diocese and Buska. Bridge Street was constructed for this type of development. A photometric plan is located in the packet and no lighting will come off the street. The speakers are now located on the fuel pumps, instead of the canopy. Zietlow showed the commission members and audience members how the property would look. The vacant property has been for sale for quite some time. There is a very well organized effort against it. If nothing is done, the problem remains. Someone needs to do something eventually. Zietlow said that Kwik Trip is a good company and does good things. Zietlow said that there are three entities to help the tenants in the apartment building and Zietlow said that he will not walk away from them.

Heidi Priddy said that she had the privilege of working for Kwik Trip at a Schofield location and said that they are an enjoyable company to work for and coworkers became friends and family. Priddy said that Kwik Trip has a higher standard of pride in their stores. There is a huge appreciation and respect for their guests and employees and they teach their employee to maintain that same responsibility of care. They are an honest and amazing company to work for. This will bring a lot of job opportunities to the Wausau area. This will give the employees skills of excellent customer service. Priddy asked that the zoning be approved.

Joseph Buska said that he owns Annabelle Apartments and he purchased the building from the Diocese in 1989. Buska said he converted the sisters' home to a rooming house. Since then, there have been a lot of improvements, since the building was in bad shape. Buska said that he has a lot of very good tenants and some have been there 20-25 years. Other tenants have come and gone. Buska said that he has always had a policy that if someone was reasonably clean, a roof over their head could be provided. At times, that created a problem because people were not always screened. The police have been at the property many times and there have been evictions because of non-payment. Buska said that a couple of years ago there was an agreement where the building would stand and the common easements would be shared. Buska said that as soon as he had official notification that this would probably happen, he had his manager put a letter together for the tenants indicating that the property may be sold and it may be to their advantage to start looking for other quarters. Buska said that he charges very low rents and understands the problems - - there is no ability to pay the rent and they will need some help and financial incentives. Mayor Mielke asked Buska if he is offering that. Buska answered no and said that he is under obligation to give them 60-day notice. Buska said that all of the rooms are equipped with basic needs including a bed, new mattresses, television, refrigerator and said that the tenants can have them. There have already been 7-8 people that have moved. Buska said he has been told that there should be a community effort for low-income housing.

Cindy Brown, 1201 West Bridge Street, said that she has a few concerns that were not addressed in the

letter. Kwik Trip may have good intentions on the impact in the neighborhood, but they cannot mitigate increased traffic during the evening and throughout the night. That time period is the only break that the residences have of the constant noise. Brown said that she is concerned about 12th Avenue. Currently, there is a left turn lane and a right turn lane onto Bridge Street and said that another lane may want to be added for those that want to go into the development and that would have a huge impact on her. Brown said that one of the reasons she purchased the property were for the trees and there are lovely trees on the edge of 12th Avenue and it would be devastating if the trees were removed for an additional lane. Brown said that her other concerns are in the letter. Brown said that she wouldn't oppose the rezoning if there wasn't another option for the services, but there are 3 major supermarkets and a dozen gas stations. There is the not the need for this type of development in the area and the right type of person for the development just hasn't approached the buyer yet.

Tom Killian, 133 East Thomas Street, said that he opposes this development and said that there is concern for the neighborhood that has already opposed this in the last several years and the tenants of Annabelle Apartments. The neighborhood and the City Council rejected this plan 3 years ago and asked if it will be brought again and again until it passes. It will be a greater cost to the community. Killian said that it was kind of Buska to offer the beds and televisions, but you cannot plug those in when you are on the street, which may be the reality to some. Killian said that he spoke to some of the residents and many of them have been and may be again homeless. Killian said that the city is not in the position to assist the residents. This is not just a private sale – the rezone will need to happen in order for the development to happen. Killian asked the commission to reject the rezoning and reject the plan and be Wausau.

Father Sloviak read a statement from Bishop Callahan. The title of the property is held by St. Anne Parish and the vision of the land has changed and it would be best if the property was sold and placed on the city tax roll. Kwik Trip has a reputation of being responsible and the Diocese has worked with Kwik Trip in the past and has found them to be a top shelf company. They treat the employees well, are good neighbors and treat the communities well. The pastors of catholic parishes in the greater Wausau area support the decision to sell the property to Kwik Trip and this will add tax base.

Dennis Smith, 3516 Polzer Drive and 11th District Alderperson, said that the majority of residents that have contacted him have concerns about the project and there are about 150 signatures requesting denial of the zoning change. The same residents are also concerned about the increased traffic on the corner of Bridge Street and Stevens Drive and the additional noise and lighting that the development will generate. The residents are concerned that the property values will be negatively impacted. All of these factors will negatively affect the general well-being of the citizens of the neighborhood. Smith said that most things can be attached with a price, but you cannot place a price on a person's quality of life. Everyone deserves to return to their home and enjoy a certain lifestyle that makes the daily labor worth doing. Smith said that he believes this will have a negative impact on the surrounding neighborhood. Another point to consider is how this will affect the lives of some lower-income citizens at the apartment building and said that every citizen, no matter their income level, deserves a place to reside. Displacing these citizens will place a terrible burden on them. The city should not be part of a deal that makes citizens homeless. The zoning change would be a start of a slippery slope and would transform the Master Plan from a structured plan to a patchwork quilt. Smith said that he requests that the petition be denied.

Joel Lewis, 2103 North 3rd Street, said he is attending as an organizer for Citizen Action of Wisconsin and said that there is a co-op that is owned by the members and many of the members reached out to him. Lewis said that he respects Kwik Trip as a company and that they pay well above the minimum wage and offer benefits. Lewis said this is more of a housing issue. There are over 40 people that live in the home and the average rent is \$280/month that has a room with a shared common bathroom or shower and \$335/month for room with shower. Lewis said that many of the residents that were there short-term had told him that they had been homeless prior or struggled to find a home to live in. They have a sense of pride that they are able to afford this and fear that they cannot find a place that is affordable. The rent is month-to-month and does not require a security deposit or first month's rent to move in. Lewis said that he respects Buska and said Buska is concerned about the residents. Lewis asked that the building not be taken down and to help the residents find comparable housing.

Ethel Quisler, 222 Lazy Acre, says the Wausau area has changed a lot and she has been a patron of Kwik Trip but said that the end doesn't always justify the means. Quisler said that through the Catholic Schools

in Wisconsin, Kwik Trip has a deal where they fundraise for the schools. Quisler said that she would like to know if there has been an environmental study done and asked if there is a risk of fuel contamination. Quisler said that she is concerned about the high level of traffic. 60 jobs at above minimum wage are different than 60 jobs at living wage. Quisler said that this is a busy intersection and asked if this would set people up for more unfortunate car crashes and insurance issues. Quisler said that she was told by a source that the Kwik Trip family is a supporter of Walker and said she wants it checked out. Quisler said that we need to identify ourselves as a city with city needs and see where the paper trail is and how it will affect the future.

Ray Jahns, 1507 Kenwood Drive, said he lives half a block from the subject property. Jahns said they appreciate the good looking stores and he has empathy with the Diocese of La Crosse and St. Anne's Parish; however other congregations are in the same situation. The gas station or convenience store will not be in conformity with the neighborhood. The building of a Kwik Trip at this location will be out of character for the neighborhood and said that this type of business was not envisioned in the Comprehensive Plan. Jahns asked that the zoning change be denied and said that this is not 'not in my backyard' thoughts. This will definitely increase traffic, noise pollution and light pollution. Jahns said that he is especially concerned about the short strip of Stevens Drive. Jahns said there have been a number of times that they are almost side swiped. Jahns asked if there is different land available that would be better and asked about 17th Avenue south of Marathon Park that is empty.

Judith Miller, 903 Kickbusch Street, said that she is speaking as a member of the community and objects to the development. If the zoning is approved, it is opening a can of worms that may lead to other businesses applying for permits to relocate their businesses in this same exact area. Residences may be lost and pushed out of the area. Miller said that she concurs with Lewis and Killian that this is a housing problem. It is not clear where the residents of Annabelle Apartments would go and it is not clear that there is an organization that would be prepared to offer them financial assistance. Miller said that the owner of the complex has generously offered to give them furniture and appliances, but the owner of the building will be compensated monetarily while the residences lose habitat. This is the biggest issue and asked that the request be denied.

Summer Krolczyk said that she is not directly adjacent but said her children go to the local schools in the area. Krolczyk said that she is concerned about the traffic with young drivers and young children walking home. Krolczyk asked if the additional traffic would endanger the children. Krolczyk said that she is also worried about the next route that some of the young drivers or parents will take and said that people have such a hard time getting up the hill. Krolczyk added that ambulances may have problems getting through with the extra traffic.

Tom Neal, 916 Hamilton Street and 4th District Alderperson, said that the concern of traffic has come up multiple times and asked Zietlow if Kwik Trip is a destination or traffic grabber. Zietlow said that the reason for multiple stores in a municipality is to be where people are already commuting. Zietlow said that if someone was going to come from the highway, they will stop in Rib Mountain, Campus Drive, Merrill, Minocqua, but wouldn't stop at this location. Convenience stores are not a destination.

Jon Gilbertson, 1140 West Bridge Street, said that the folks residing at Annabelle Apartments are good people and Buska has made many improvements. Many of the residents are on fixed incomes and the options are limited. It is more than a place to live. Gilbertson said that he questioned the value of another Kwik Trip when there are several within less than five miles. Gilbertson urged the commission to consider the human aspect and asked that the request be rejected.

Faith Winter, 1014 Holub Street, said that 12th Avenue will really be affected by the Kwik Trip traffic and said that she is very disappointed that Kwik Trip is trying to do this again. It was turned down three years ago and a lot of residents are not in favor of this. Winter said that Gisselman had called Kwik Trip an invasion into a neighborhood and said that this is how they feel. It will stick out like a sore thumb. It would generate 24 hour a day traffic, noise and lights. Winter said that there is a Kwik Trip near Fleet Farm, one on Stewart Avenue near Menards, one on 6th Street that will be fixed up and there is a brand new Holiday near County Market. There are also gas stations near Trigs and Pick N Save. It is already hard to get onto Bridge Street from 12th Avenue certain times of the day. The clinics also generate a lot of traffic. Winter asked the commission how they would feel if a Kwik Trip came to their residential area

and said the city planners knew what they were doing when it was originally zoned. Winter said that she wanted to clarify that St. Anne Parish does not own the lot, but the Dioceses does.

Frederick Tealey, 1411 Marquardt Road, said that he is in favor of the development. Tealey added that he has a Kwik Trip in his neighborhood and right next to the Kwik Trip is a development of 25 condos that were built after the Kwik Trip. Tealey said that Marquardt Road is a fairly busy road in a well-developed neighborhood. Tealey said that he is glad it is there and added that it is not destination. The development would be good; the city needs the tax revenue and 60 new jobs. Tealey said that he doesn't like the idea that the tenants would be displaced and feels for them. Tealey urged to the commission to vote yes.

Gregory Venne, 202 North 12th Avenue, said that the question given to the Kwik Trip representative by Tom Neal was potentially misleading in the answer and said that it will be a traffic grabber with sizable entrances and exits onto a fairly busy road. The math that follows the question needs to be taken into very serious consideration. Venne said that he was curious on the comment made to Gisselman and how he was disingenuous and wonders where the comment came from.

Dennis Nicoliasen, 1813 Crestview Drive, said that he finds it interesting that this situation is being looked at again. It is pretty apparent what the thinking is. There are very limited places for people to get housing if they are in the low-income bracket. There is a significant number of people that are living under bridges. There could be forty additional people that may be out of housing and asked how much housing is there for those with limited income. Nicoliasen said that if the city is going to ignore it, he has a real problem with the thinking of the city. Nicoliasen said that he has been a resident for 50 years and the city has always done well in working with people and is not criticizing the city. Nicoliasen said that we have to worry about the number of people that don't have housing and the low-cost housing. Nicoliasen added that he can think of 12 gas stations and said that there is enough. Nicoliasen encouraged the commission to think seriously of the impact.

Marty Haus, 1140 West Thomas Street, said that he has been a resident of Annabelle Apartments for 4 ½ years. Since the 1880's, it has been about progress and as time goes on progress means more and more money. Haus said that he has been homeless twice and has no desire to be that way again. Haus said that he did not think that Kwik Trip and Buska should be allowed to do this. This is a community of churches. Haus said that the tenants of Annabelle Apartments help each other out with food and money and are a community. Haus said that he would vote no. Haus read a letter dated March 4, 2017 from Buska giving the tenants 60 day notice from the date of approval.

Glen Witter, 800 Imm Street, said that he is the broker/realtor that has been trying to sell the property for the last 3 years. Witter said that they have made an agreement with Catholic Charities to provide relocation assistance and possibly first month's rent and security deposit to help with this. Catholic Charities is not new at this and do this all of the time. There is staff and money available to help these people. Witter reminded the commission that in the 1980's the City of Wausau went through a program when the mall was being constructed and a lot of people were relocated. It was a development that needed to be done to improve the downtown. The owners of the property have had the property for sale for a long time. Every year that goes by, the city is losing tax money. Witter said that the noise that would be created from the Kwik Trip is less than the noise that is there right now due to the off ramps to the highway. Witter said that there aren't any rooming houses like this because it is a hard business. It is management and maintenance intensive. Buska has done it well, but his children do not want it and it could all go away any day.

Terry Kilian, 133 East Thomas Street, said that from the time the meeting has started people have been asking the city to think about the quality of life and to stop thinking about dollars. This is not about money, this is about people.

Jessica Kirchner, 201 Main Street, said that she is the Diocese attorney and is present on behalf of St. Anne Parish. The lot has been up for sale for many years. The land has been a burden to St. Anne Parish and the Diocese. The land is taxed quite significantly because it is vacant land. It hasn't been able to be sold. The significant dollars put a strain on the parish. It is not a secret that non-profits are in difficult times. The dollars could be used for charitable works, but instead need to go to fund the property taxes. The city has lost a lot of money that it could have generated from a development. There has been a lot of

time discussing the residents at Annabelle Apartments and it is a sensitive matter. Kirchner said that Witter touched on the fact that Catholic Charities, which has an office in Wausau, has specific programs on housing placement, and has committed assistance for anyone that would be displaced in connection with this transaction.

Deb Ryan, 702 Elm Street, said that she formerly worked at Catholic Charities as a HUD housing counselor and said that she is aware that other Diocese are selling vacant property to settle some abuse lawsuits and this may be true in the La Crosse Diocese as well. Ryan said that she has dealt with families that are homeless and cannot find affordable housing. One of the standards of Catholic Charities is looking at what someone can afford. People that are paying \$280-\$300 a month in rent may not have any options for housing in the city. Ryan said that she disagrees with adding this Kwik Trip because of the number of them that are available. Ryan said that a stop light would need to be installed on 12th Avenue because of the congestion. Ryan added that they would like Kwik Trip to donate Annabelle Apartments and that a consortium is made up on agencies that will run it. It is something that is possible and polka dot zoning should not be done. Keep this as a residence district and keep Annabelle Apartments going.

Donald Lewandowski, 6626 Mission Lake Road, said that he owns multiple rental properties in the city. The major goal of the public hearing is to listen to the citizens. Lewandowski said that one citizen that lives near a Kwik Trip loves it and everyone else opposes it. The only other people that are for the development are the sellers and developers. Lewandowski reminded the commission that elected officials need to listen to the citizens.

David Wanserski, 2225 Hawthorne Lane, said that he has been practicing orthodontics on the corner of 17th Avenue and Bridge Street and is kitty-corner from the proposed location. Wanserski said that he is very familiar with the traffic flow and the youth that travel the area because of the schools. Wanserski said that the previous city planner was very precise with what was wanted for that area and this area is not a retail part. The buildings are not open past 8:00 p.m. and the lighting is either shut off or decreased after 11:00 p.m. Wanserski said that this property was zoned UDD when Chuck Ghidorzi purchased the property from the Woods family and there was no opposition when he was going to build a 15,000 square foot building. The church stepped in and purchased the property for their expansion. The church paid a premium for the property. Wanserski said that they are not opposed to development. The economy is changing and there will be future opportunities. Wanserski said that the sign was not on the property for 3 years. Wanserski asked the commission if the spot should be used for a commercial development or a convenient store and also asked the commission to look at the human element. There was major opposition three years ago and there still is. Wanserski said to do it right for the citizens.

John Kent, 1311 Pine Street, said that he sent an email to the commission and City Council and read the email for those in attendance.

Karen Kellbach, 502 West Knox Street and 8th District Alderperson, asked the Plan Commission to respect the district's wishes and reject the rezoning.

Mayor Mielke closed the public hearing.

Lenz said that a spreadsheet was passed out at the start of the meeting. Nine different people sent letters or emails about the proposal. There were about 150 signatures on petitions that were also submitted. Glen Witter sent an email in support of the proposal. Lenz said that a report on crashes from the Wausau Police Department was also passed out at the start of the meeting. Since 2011, there have been 60 total crashes. Other intersections in the city have also been reviewed for comparison. He said other intersections had approximately the same number of crashes, while the intersection of Stewart Avenue and 17th Avenue had double the amount of crashes. Lenz said that he spoke with the Engineering Department and they have verified that the current design of the intersection is sufficient. From a capacity standpoint, it is sufficient currently and with the proposed development. The store may or may not generate additional traffic. With UDD zoning, some factors can be controlled to mitigate impacts to the neighbors.

Nutting said that someone had spoken about Stevens Drive going northbound having two lanes that merge into one lane. Nutting asked if there would be reason to stripe it for one lane instead of two lanes.

Lindman answered that striping is one way and that there is right-of-way that is wider. The idea was that there may be people going north and also people turning from the right-turn lane. The traffic on Bridge Street has gone down every year since 2012. The intersection is well controlled. Lindman said that from an engineering side, there aren't any issues.

Gisselman said that he was against this three years ago and said that he doesn't think it fits. There is a certain look to the neighborhood and a gas station does not fit. The neighbors and businesses take great pride in the neighborhood and they need to be listened to. Gisselman thanked the neighbors for attending. The neighborhood is a unique part of the city. The city should not be part of displacing people.

Peckham said that this is a tough one. A responsibility of a city leader is to create jobs and to create tax base. Kwik Trip is a good corporate citizen. Peckham said that if he was looking at what was best for his district in the opposite corner of the city, he said he would favor it. There is more to it. Kwik Trip failed at the attempt to make this palatable. Peckham said that he would oppose this with or without Annabelle Apartments included and said the city did the right thing 3 years ago. The project has gotten worse. The alderperson of the district and citizens oppose it. Peckham said that it should be turned down and Kwik Trip should withdraw the application so it does not get to City Council.

Mayor Mielke said that it was a difficult decision three years ago and it is now. Kwik Trip is a great company and good community partner. Mr. Mielke says that he is usually pro-development, but you cannot ignore 160 people. It was well intentioned. It was irresponsible of Buska to send the letter before discussing this or voting. Kwik Trip came to staff over a month ago and city remains neutral. Mayor Mielke said that he was informed about a month ago that they were interested and Kwik Trip was asked to do informational meetings. Leaders cannot ignore residents' concerns. The tax base and development is needed, but there are other issues. Mayor Mielke said that he was told 3 years ago that an office development would happen, but it hasn't happened yet and he recommended that something happen because it will come back. Mayor Mielke said that he will vote for it next time.

Bohlken motioned to rezone 1204 West Bridge Street from IR, Interchange Residence District, to UDD, Unified Development District and approve the General Development Plan at 1140 & 1204 West Bridge Street to allow for a convenience store with a fueling canopy, attached car wash and proposed retail multiple tenant building. Peckham seconded, and the motion failed 2-3. Peckham, Gisselman and Mayor Mielke voted no. This item will go to Common Council on April 11, 2017.

Discussion and possible action on review of subdivision final plat for Royal Ridge Estates and Royal View Estates.

Lenz said that the commission reviewed the preliminary plat a few months ago. At that time, it was noted that since it was on the other side of Rib Mountain it was too far away to have a real impact on the city. Staff recommends approval of the final plat.

Peckham motioned to approve the subdivision final plat for Royal Ridge Estates and Royal View Estates. Bohlken seconded, and the motion carried unanimously 5-0. This item will go to Common Council on March 28, 2017.

Discussion and possible action on approval of the City of Wausau Comprehensive Plan.

Lenz said the commission reviewed the Comprehensive Plan before, but the plan wasn't in its final state. There were some edits that needed to be made. The council wanted to see the absolute final version. The edits have been made now and the changes from the last version are in bullet points in the memo.

Bohlken motioned to approve the City of Wausau Comprehensive Plan. Peckham seconded, and the motion carried unanimously 5-0. This item will go to Common Council on April 11, 2017.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for Tuesday, April 18, 2017.

Adjournment

Peckham motioned to adjourn, seconded by Gisselman. Motion carried unanimously 5-0 and the meeting adjourned at 7:15 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on April 18, 2017.



STAFF REPORT

TO: City of Wausau Plan Commission
 FROM: Brad Lenz, City Planner
 DATE: May 10, 2017

GENERAL INFORMATION

APPLICANT: Graphic House, Inc.
LOCATION: 1005 N. 28th Avenue
EXISTING ZONING: R1, Single Family Residence District
REQUESTED ZONING: Conditional Use
PURPOSE: To allow signage for a religious institution. In the R1 District, non-flashing, illuminated signs for churches may be allowed by conditional use.
EXISTING LAND USE: Religious institution
SIZE OF PARCEL: 6.7 acres
SURROUNDING ZONING AND LAND USE:
 North: Maine; Farm field
 South: Unified Development District; Residential condominiums
 East: R1; Vacant/agricultural land
 West: R1; Single-family residential
 See attached map

ANALYSIS

From Wausau Municipal Code 23.72.060, no conditional use shall be recommended by the city plan commission unless the commission finds:

(a) That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

(b) That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

(c) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

(d) That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

(e) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and

(f) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as the regulations may, in each instance, be modified by the common council pursuant to the recommendations of the city plan commission.

In residential zoning districts, signs for churches may be allowed by conditional use through the plan commission. The signs can be illuminated, but shall not be flashing. They also shall be set back at least fifteen feet from the property line. The maximum height for church signs in residential districts is not specified in the zoning code like it is for other types of uses. Most other uses state a maximum height of 15 feet above curb level. Other churches in residential districts have generally placed smaller, monument-style signs instead of high building signs.

Church bulletins are also regulated in the residential zoning district. These signs shall not be higher than one story or fifteen feet above the curb level, whichever is lower. There also shall not be more than one bulletin per lot (except on a corner lot). The church currently has a smaller monument sign along 28th Avenue – the same side that the proposed wall signs would face.

VILLAGE
of MAINE

0994

0992

R1

R1

0986

1004

N 28TH AV

1005

R1

0949

0952

R1

0962

R1

0993

0957

0958

0959

0960

UDD

UDD

UDD

UDD

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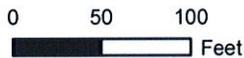
0059

0037



Map Date: April 27, 2017

City of Wausau
Marathon County Wisconsin



- Area of Interest
- Building

Map Location



CLUB
HIGHLAND COMMUNITY CHURCH
WAUSAU, WI

GRAPHIC HOUSE

9204 Packer Drive, Wausau, WI 54401 715-842-0402

www.graphichouseinc.com

SALES REP: MATTHEW W	DATE: 3-2-2017	QUOTE NUMBER: 11701	JOB NUMBER: XX-XXX
SALES APTL:		REVISION: 3-3-2017-A	

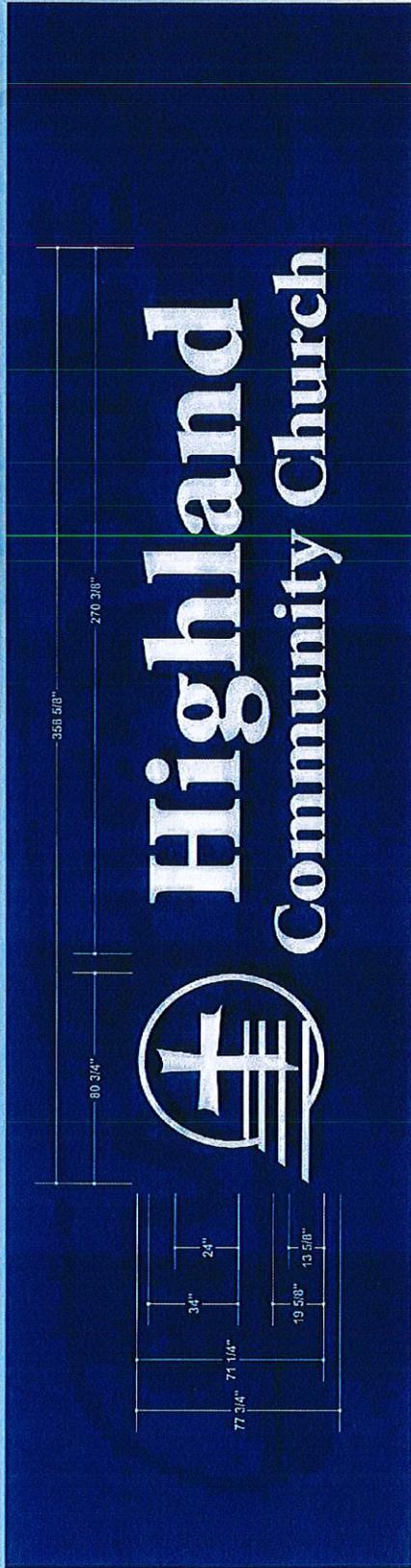
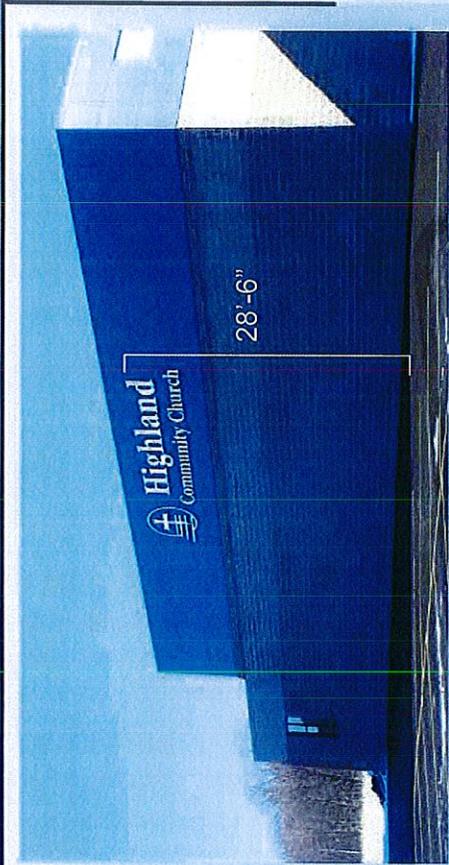
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PLEASE USE THE FOLLOWING:

1. **FLAT ALPHA, BOTTED LETTERS, STUB MOUNTED FLUSH TO BUILDING**

P1 - White

Optional P2 - Metallic Silver



OPTIONAL SILVER LETTERS & LOGO



CLIENT HAS IDENTIFIED THE LOCATION IN WHICH THE SIGNAGE IS TO BE INSTALLED. THE CLIENT HAS THE SOLE RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO SUPPORT THE SIGNAGE.

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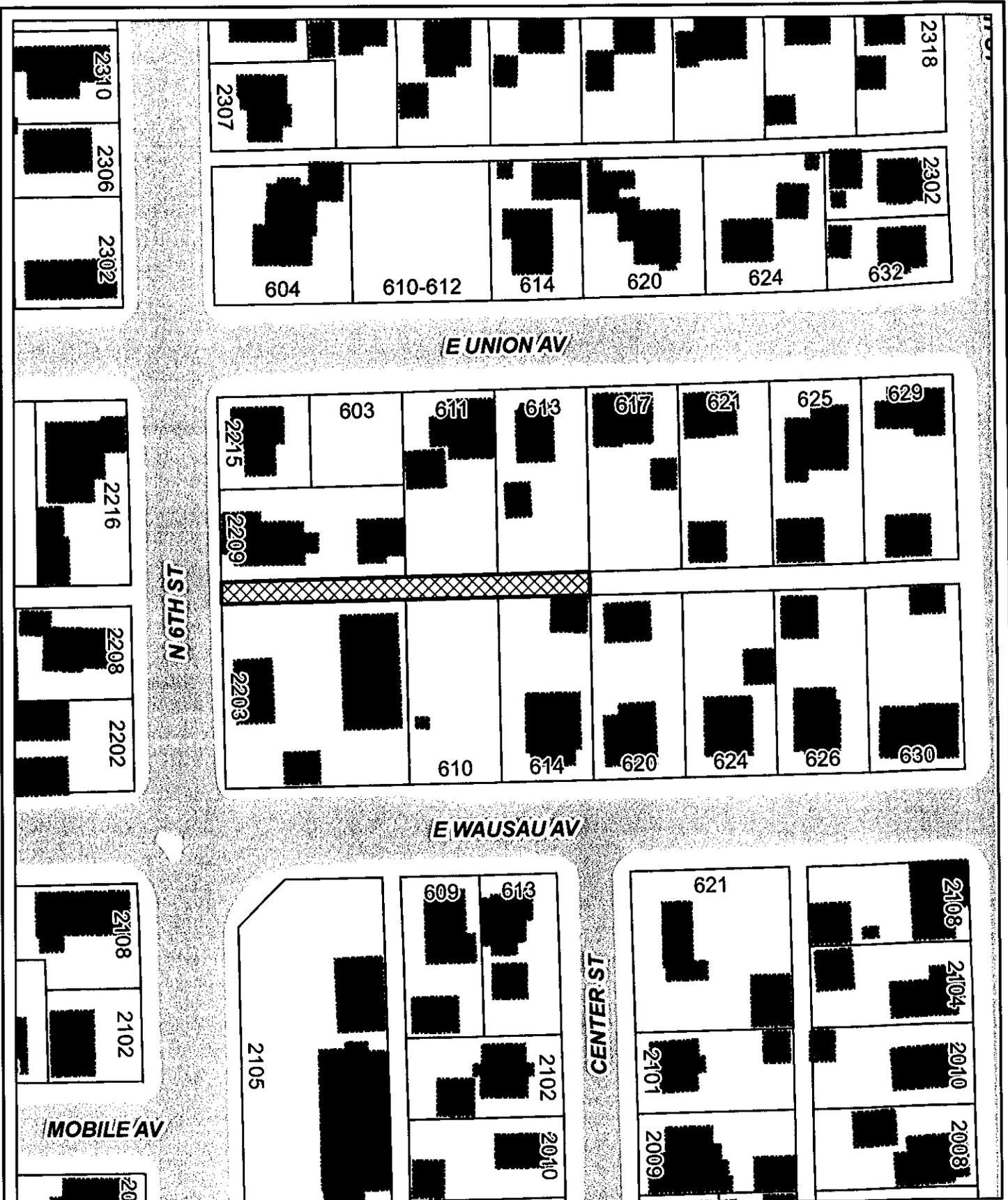
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PLEASE REVIEW SPECS & PROOF CAREFULLY - CHECK FOR TYPOGRAPHICAL ERRORS & OMISSIONS, LAYOUT ACCURACY, ETC. CUSTOMER HAS SOLE RESPONSIBILITY TO CORRECT ANY ERRORS. DISCLAIMER: THE INK COLORS SHOWN IN THIS RENDERING PROVIDE CONCEPTUAL COLORS & GRAPHICS LOCATIONS ONLY. THE COLORS MAY NOT MATCH THE ACTUAL AUTOMOTIVE PAINTS, PANTONE OR VINYL COLORS THAT WILL BE USED ON OR IN THE SIGNS! SHOWING ALL SIZES, SHAPES, COLORS, ETC. ARE CONCEPTUAL & MAY VARY FROM ACTUAL PRODUCT COLORS ONLY.

Agenda Item No.
3

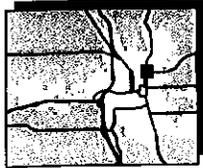
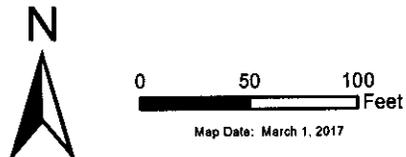
STAFF REPORT TO CISM COMMITTEE - May 4, 2017

AGENDA ITEM
PUBLIC HEARING: Discussion and possible action on vacating a portion of the alley bounded by East Wausau Avenue, East Union Avenue, 6 th Street and 7 th Street
BACKGROUND
The owner of the parcel at 2203 N 6 th Street (Kwik Trip) has requested the portion of the alley as shown on the attached map be vacated. This public hearing will be held to give property owners on the alley an opportunity to speak on the issue.
FISCAL IMPACT
The vacated alley will become part of the parcel and part of the taxable parcel.
STAFF RECOMMENDATION
Staff recommends approval unless testimony indicates objection to the vacated alley.
Staff contact: Allen Wesolowski 715-261-6762



CITY OF WAUSAU
Marathon County, Wisconsin

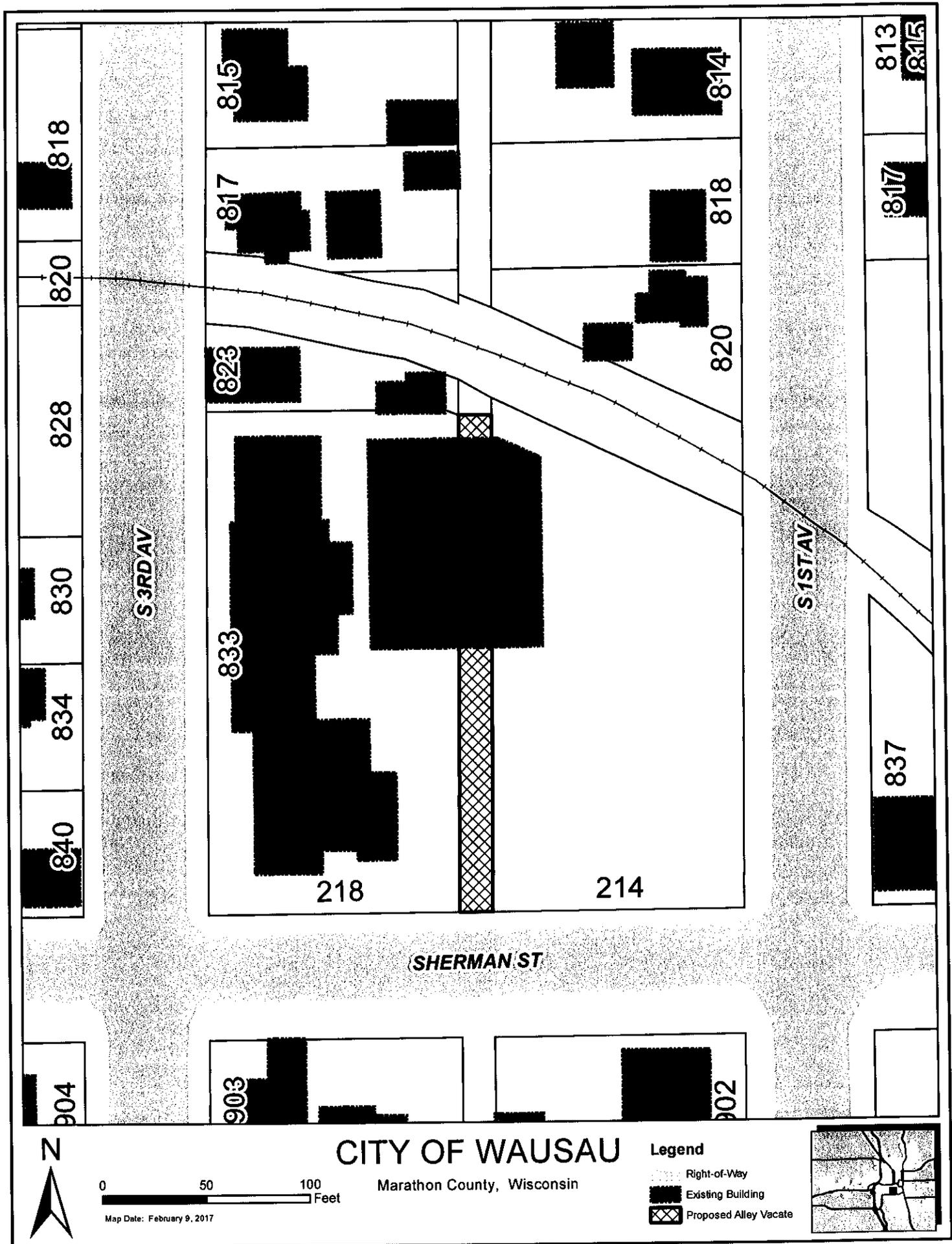
- Legend**
-  Right-of-Way
 -  Existing Building
 -  Alley Vacate



Agenda Item No.
4

STAFF REPORT TO CISM COMMITTEE - May 4, 2017

AGENDA ITEM
PUBLIC HEARING: Discussion and possible action on vacating a portion of the alley south of 823 South 3 rd Avenue between Sherman Street, South 1 st Avenue, and South 3 rd Avenue
BACKGROUND
The City is requesting a portion of the alley as shown on the attached map be vacated. This public hearing will be held to give property owners on the alley an opportunity to speak on the issue.
FISCAL IMPACT
The vacated alley will become part of the parcel and part of the taxable parcel.
STAFF RECOMMENDATION
Staff recommends approval unless testimony indicates objection to the vacated alley.
Staff contact: Allen Wesolowski 715-261-6762

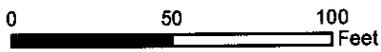


CITY OF WAUSAU

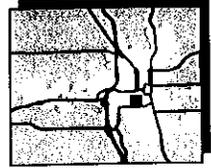
Marathon County, Wisconsin

Legend

-  Right-of-Way
-  Existing Building
-  Proposed Alley Vacate



Map Date: February 9, 2017





Memorandum

From: Brad Lenz
To: Plan Commission
Date: May 10, 2017
Subject: Amending Wausau Urban Sewer Service Area – 2017

Purpose

To authorize a public hearing for the proposed amendments to the Sewer Service Boundary as shown on the attached maps.

Background

The *2025 Wausau Urban Area Sewer Service Plan* is a regional plan that provides for the orderly development of land in the metropolitan area. The plan was last updated by Becher-Hoppe Associates and adopted by the Marathon County Metropolitan Planning Commission in 2007.

The sewer service area represents the area into which communities may extend municipal utilities. The plan allows for updates to the boundaries of the sewer service without increasing the amount of land area within the boundary. In other words, if land is to be added to the service area, an equal amount of land or greater needs to be removed from the service area.

Upon approval by the City, amendments to the sewer service area need to be reviewed and approved by the Marathon County Metropolitan Planning Commission and the Wisconsin Department of Natural Resources.

Discussion

The proposed amendment is being brought forward to include the new Business Campus area that was recently purchased by the City. Some of this area is already within the sewer service area, but much of it is not.

The land being proposed for deletion from the service area is north of the city limits in an area that is not expected to petition for City sewer and water.

Recommendation

Authorize a public hearing on the proposed amendment at the June 2017 Plan Commission meeting.



Map Date: March 6, 2017

Proposed Removal of 208 Sewer Service Area

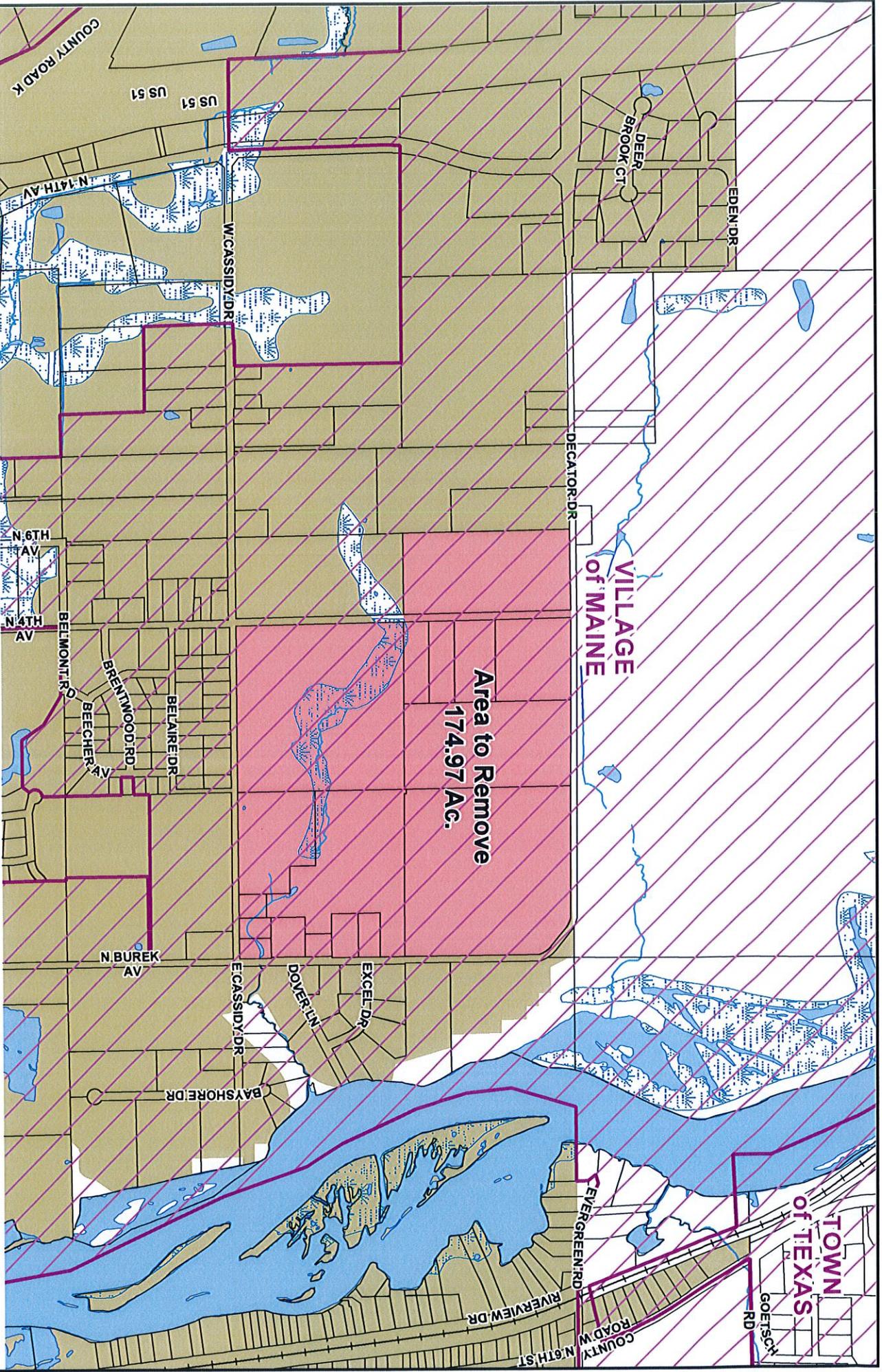
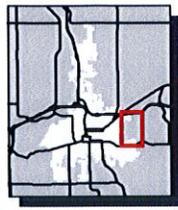
City of Wausau

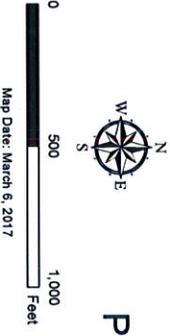
Marathon County Wisconsin

Legend

-  Surrounding Municipality
-  Parcels
-  DNR Wetlands
-  Proposed 208 SSA Removal
-  Existing 208 SSA

Map Location





Proposed Addition to 208 Sewer Service Area

City of Wausau
Marathon County Wisconsin

- Legend**
- Surrounding Municipality
 - Parcels
 - DNR Wetlands
 - Proposed 208 SSA Addition
 - Existing 208 SSA

