



## **Village of Maine Minutes**

**Monday, April 23, 2018  
Special Village Board Meeting**

**Maine Municipal Center  
6111 N. 44<sup>th</sup> Avenue  
Wausau, WI 54401**

**The Board of Trustees of the Village of Maine will attend the April 23, 2018 Plan Commission meeting and Public Hearing that is scheduled for 6:00 p.m. at the Maine Municipal Center, 6111 N. 44th Avenue, Wausau, WI. A Special Board Meeting will commence immediately following the adjournment of the Plan Commission Meeting to allow the Board of Trustees to take action on the agenda items below.**

### **AGENDA**

1. Call the Special Board Meeting to order - President Hoenisch
2. Business Items:
  - A. Discussion and possible action on petition by the Village of Maine to create a IBD-Interstate Business District for properties that are adjacent to the I-39 corridor and amend the Village of Maine Zoning Regulation Chart to include the newly created district.
  - B. Discussion and possible action on petition by Jay Nieuwenhuis, owner of Back Forty Properties, LLC to rezone a 6.65 acre parcel located on N. 14th Avenue from the R-1 Single Family Residential to the IBD-Interstate Business District.
  - C. Discussion and possible action on petition by Jay Nieuwenhuis, owner of Back Forty Properties, LLC for a Conditional Use Permit that will allow him to build a mini-storage facilities on his 6.65 acre parcel located on N. 14th Avenue.
  - D. Discussion and possible action on petition by the Village of Maine to amend the setbacks for the PUL-Public or Utility Lands District and amend the Village of Maine Zoning Regulation Chart to reflect the proposed setback revisions.
  - E. Discussion and possible action on petition by Wisconsin Public Service Corp. to rezone a parcel located at 510 Decator Drive from the AG-Agriculture District with a Mining Overlay to the PUL-Public or Utility Lands District.
3. Adjournment

I certify that this agenda was posted at Red Granite Bar & Grill, Richard's Restaurant & Bar, Schmidt's Bar and the Maine Municipal Center, 6111 N. 44<sup>th</sup> Avenue, Wausau, WI on April 21, 2018.

*Betty Hoenisch*, Village of Maine of President

## **April 23, 2018 - Village of Maine Board of Trustees Special Board Meeting**

The Board of Trustees of the Village of Maine attended the April 23, 2018 Plan Commission meeting and Public Hearing that was held at 6:00 p.m. at the Maine Municipal Center, 6111 N. 44th Avenue, Wausau, WI. A Special Board of Trustees meeting commenced immediately following the adjournment of the Plan Commission meeting to allow the Board of Trustees to take action on the agenda items below.

### **Call the Special Board Meeting to order**

President Hoenisch called the Special Board of Trustees meeting to order at 8:32 p.m.

### **Business Items:**

#### **Discussion and possible action on petition by the Village of Maine to create a IBD- Interstate Business District for properties that are adjacent to the I-39 corridor and amend the Village of Maine Zoning Regulation Chart to include the new district.**

President Hoenisch explained that the Plan Commission made a recommendation that the Village Board approve the Interstate Business District with Attorney Frokjer's amendment to sub(3) Conditional Uses and add (3)(A) Mini Storage Facilities and (3)(B) Any uses allowed as a Conditional Use in the B1 and B2 Business Districts shall be allowed as a Conditional Use in the IBD- Interstate Business District. She asked if the Trustees were prepared to make a motion on this item or if additional discussion was needed.

Trustee Schult made a motion to approve the IBD-Interstate Business District with Attorney Frokjer's recommendations to amend sub (3) and add (3)(A) and (3)(B). Motion was seconded by Trustee Graveen. Motion carried.

#### **Discussion and possible action on petition by Jay Nieuwenhuis, owner of Back Forty Properties, LLC to rezone a 6.65 acre parcel located on N. 14th Avenue from the R-1 Single Family Residential to the IBD-Interstate Business District.**

President Hoenisch explained that the Plan Commission had recommended that the Village Board approve Mr. Nieuwenhuis' request to rezone his N. 14th Avenue parcel from the R-1 Single Family Residential to the IBD-Interstate Business District. She asked if the Board was prepared to make a motion on this item or if additional discussion was needed.

Trustee Graveen made a motion to approve Mr. Nieuwenhuis' request to rezone his N. 14th Avenue parcel from the R-1 Single Family Residential to the IBD-Interstate Business District. Motion was seconded by Trustee Mullaley. Motion carried.

## **April 23, 2018 - Village of Maine Board of Trustees Special Board Meeting**

### **Discussion and possible action on petition by Jay Nieuwenhuis, owner of Back Forty Properties, LLC for a Conditional Use Permit that will allow him to build a mini-storage facilities on his 6.65 acre parcel located on N. 14th Avenue.**

President Hoenisch explained that the Plan Commission had recommended that the Village Board approve the Conditional Use Permit for Jay Nieuwenhuis' mini storage facilities. She explained that there were Conditional Use Permit items that the Plan Commission had left opened ended because the information had not been provided to allow them to make a decision. If the Village Board approves the Conditional Use without have adequate information it could become an enforcement issue for the Village and Mr. Grefe.

Discussion followed between the Village Board and Mr. Nieuwenhuis' business partner Jennifer Hardell regarding landscaping, lighting and signage.

President Hoenisch had questions on the lighting they were proposing. Ms. Hardell explained that the best option for their facility was lighting provided by WE Energy. WPS would install twelve wooden poles with lights in the areas marked on their site plan. President Hoenisch asked why they were proposing that type of lighting rather than wall mounted lights. Ms. Hardell explained that by using the WE Energy pole lighting system they would not need to run electrical conduit to the buildings. WE Energy will install the poles, electrical conduit to the poles and the lights, plus they will take care of all lighting maintenance for a monthly fee.

President Hoenisch explained that their property is at the entrance to our new village and we would like to have a facility that is aesthetically pleasing. She asked if WE Energy had a metal pole option or if there was an option to have lights mounted to the building and/or the roof. She referenced the type of light mounted on Maine's public works building as an option because they are on metal poles and have a low profile.

Discussion followed between the Board members and Ms. Hardell on the height of the wooden poles in contrast to the height of the buildings, wall mounted lights, light pollution and amount of lighting needed for security purposes.

Zoning Administrator Grefe also had question for Ms. Hardell on the signage they were proposing for the facility. She stated her brother Mr. Nieuwenhuis would be able to answer that questions, however he had another commitment tonight which prevented him from attending the meeting.

The Board determined it would be best to table this item and placed it on the May 14, 2018 Board Meeting agenda.

**April 23, 2018 - Village of Maine Board of Trustees Special Board Meeting**

Zoning Administrator Grefe suggested that Mr. Nieuwenhuis provide lighting and signage information for the May 14, 2018 Board of Trustees meeting.

**Discussion and possible action on petition by the Village of Maine to amend the setbacks for the PUL-Public or Utility Lands District and amend the Village of Maine Zoning Regulation Chart to reflect the proposed setback revisions.**

President Hoenisch explained that the Plan Commission recommended that the Village Board approve the setbacks for the PUL-Public or Utility Lands District as shown in red on the meeting packet chart, except for the Principal and Accessory building height which they recommended amending from 40(a) to 50'(h). The Plan Commission also recommended amending the Village of Maine Zoning Regulation Chart to reflect the PUL-Public or Utility Lands District setbacks revisions.

Trustee Mullaley made a motion to approve the PUL-Public or Utility Lands District setbacks and amend the Village of Maine Zoning Regulation Chart to reflect the proposed setback revisions.

**Discussion and possible action on petition by Wisconsin Public Service Corporation to rezone a parcel located at 510 Decator Drive from the AG-Agriculture District with a Mining Overlay to the PUL-Public or Utility Lands District.**

President Hoenisch explained that the Plan Commission had recommended that the Village Board approve Wisconsin Public Service Corporation's request to rezone from the AG-Agriculture District with a Mining Overlay to the PUL-Public or Utility Lands District.

Trustee Schult made a motion to rezone the Wisconsin Public Service Corporation parcel located at 510 Decator Drive from the AG-Agriculture District with a Mining Overlay to the PUL-Public or Utility Lands District. Motion was seconded by Trustee Graveen. Motion carried.

**Adjournment**

**President Hoenisch called for a motion to adjourn.**

Trustee Mullaley made a motion to adjourn at 8:59 p.m. Motion was seconded by Trustee Graveen. Motion carried.

Respectfully submitted and approved May 14, 2018.

*Betty Hoenisch,*  
Village President