

## PLAN COMMISSION

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Time and Date: The Plan Commission met on Tuesday, August 12, 2014, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Bohlken, Gisselman, Oberbeck, Rosenberg, Tipple, Valitchka

Others Present: Kent Olson, Lenz, Hebert, DeSantis, Jacobson

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and transmitted to the *Wausau Daily Herald* in the proper manner.

Tipple called the meeting to order at approximately 5:00 p.m. noting that a quorum was present.

### **PUBLIC HEARING: Rezone 3515 Stewart Avenue from R4, General Residence District, to B3, General Commercial District (Olson)**

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Kent Olson, 601 Forest Street, said he has an accepted offer to purchase the former Stettin school building and they have a few hurdles to finish up this week but so far the offer and the project is a go. This building facility will be a service facility, very similar to their existing facility, along with a carwash for their clients and a restaurant, to be announced very soon, is also included. They've met with the city as far as the site development and storm water management. Olson just got an email this afternoon that the building is 15,300 square feet with room to expand another 6,000 feet in the future.

Lenz said this item is for rezoning of the property and the City has been working with Olson on other aspects of the development including request through the Finance and Economic Development Committees. This item is just for rezoning of the property which is currently an R4 but is surrounded by commercial zoning districts. There are B3 districts on either side of it and across the street is a B2 and the UDDs across Stewart Avenue are used commercially. To the south is State Highway 29. The uses on Stewart Avenue are commercial along the corridor and some have changed from residential so zoning to commercial seems to make sense. The proposed uses for an automotive service center includes incidental uses such as a commercial carwash, which is not a retail carwash where people can come in and plug it with quarters. The restaurant is also an accessory use, which is permitted in this district anyway. This is a rezoning to a B3 without any conditional uses. Staff recommends approval.

Rosenberg motioned to approve the rezoning at 3515 Stewart Avenue. Bohlken seconded, and the motion carried unanimously 6-0.

This item will go to Common Council on August 13, 2014.

### **Amending the precise implementation plan for 713 Grant Street to allow for a building addition to an existing business (Hiawatha)**

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Lenz stated that in the packet there is a floor plan and site plan for the Hiawatha along with a zoning map which shows it is a Unified Development District. The boundaries for this property recently changed expanding it to the west to make it larger. This is a minor amendment to the UDD zoning to add onto the southwest side of the building, largely for functional space. The addition will be for storage and relocating a cooler as well as adding stairs. Staff felt this was a minor amendment and doesn't warrant a public hearing for this change. Staff recommends that the precise plans be amended as presented.

Valitchka motioned to approve the amendment of the precise implementation plan for 713 Grant Street. Rosenberg seconded, and the motion carried unanimously 6-0.

This item will go to Common Council on August 13, 2014.

**Adjourn.**

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Tipple reminded the commission that the regular Plan Commission meeting is next week Tuesday, August 19, 2014.

Valitchka apologized to the commission that his schedule has been such that he has missed about three meetings in a right of way being out of town. He said it's not his intention to miss meetings but he will miss the meeting on August 19, 2014 for the same reason.

Tipple thanked Valitchka for the information and asked members to give advanced notice if they will be unable to attend meetings to avoid issues with quorum.

Valitchka moved to adjourn, seconded by Rosenberg. Motion carried unanimously 6-0 and the meeting adjourned at 5:10 pm.

**The Plan Commission is next scheduled to meet at 5:00 pm on Tuesday, August 19, 2014.**