



OFFICIAL NOTICE AND AGENDA

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

Meeting: PLAN COMMISSION
Members: Tipple (C), Rosenberg, Valitchka, Oberbeck, Bohlken, Gisselman
Location: Common Council Chambers, 407 Grant Street.
Date/Time: Tuesday, August 12, 2014, at 5:00 p.m.

ADDENDUM

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

Adjourn

COMMITTEE CHAIRPERSON: MAYOR JAMES E. TIPPLE

Questions regarding this agenda may be directed to the City Planning Office @ (715) 261-6760.

This Notice was posted at City Hall and faxed to the *Wausau Daily Herald* newsroom at 1:15 p.m. on August 7, 2014.

It is possible that members of, and possibly a quorum of members of, other committees of the Common Council of the City of Wausau may be in attendance at the above-mentioned meeting to gather information. No action will be taken by any such group(s) at the above-mentioned meeting other than the committee specifically referred to in this notice.

Distribution: *Wausau Daily Herald*, *City Pages*, Common Council, Department Heads, Plan Commission, Hebert, Lenz, DeSantis, Parks Dept., County Planning, Olson, Hiawatha

Please note that upon reasonable notice efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For information or to request this service, please contact the City Clerk, 407 Grant Street, Wausau WI 54403, phone 715-261-6620.



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Location: Common Council Chambers, 407 Grant Street.
Date/Time: Tuesday, August 12, 2014, at 5:00 p.m.

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

Adjourn

COMMITTEE CHAIRPERSON: MAYOR JAMES E. TIPPLE

Questions regarding this agenda may be directed to the City Planning Office @ (715) 261-6760.

This Notice was posted at City Hall and faxed to the *Wausau Daily Herald* newsroom at 2:45 p.m. on July 31, 2014.

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STAFF REPORT

TO: City of Wausau Plan Commission
FROM: Brad Lenz, City Planner
DATE: July 31, 2014

GENERAL INFORMATION

APPLICANTS: Kent Olson, Olson Tire & Auto Service, Inc.

LOCATION: 3515 Stewart Avenue

EXISTING ZONING: R4, General Residence District

REQUESTED ZONING: B3, Community Service District

PURPOSE: To allow for a new retail automotive service center, including tire shop, commercial car wash, and fast food retailer. In the B3 District, garages for repair and servicing of motor vehicles are permitted. Other uses incidental to the repair garage are permitted as accessory uses.

EXISTING LAND USE: Vacant school building

SIZE OF PARCEL: 2.5 acres

SURROUNDING ZONING AND LAND USE:

North: B2, Community Service District; Mixed office use
South: State Highway 29 right of way
East: B3, General Commercial District; Automobile dealer
West: B3, General Commercial District; Medical office

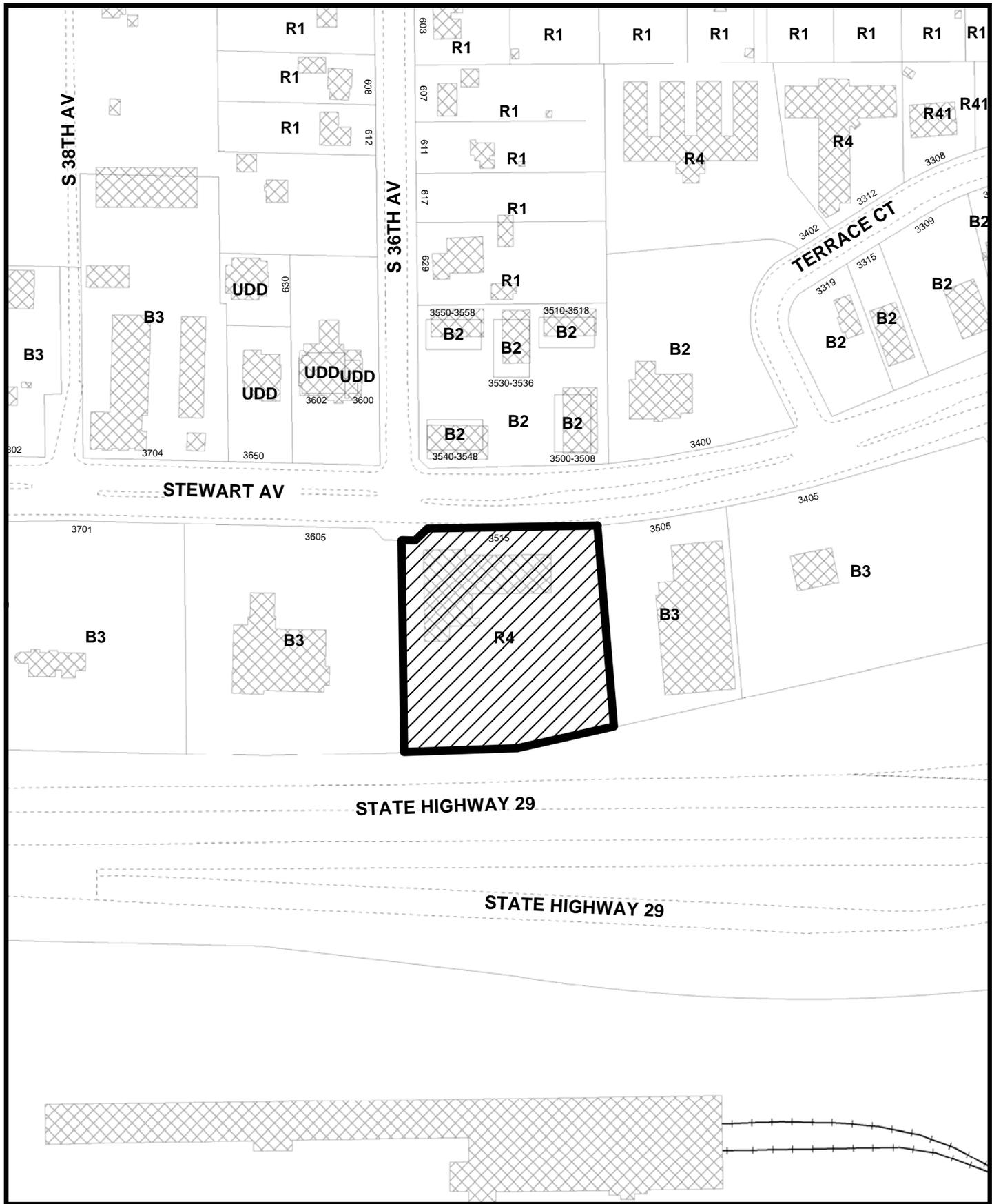
See attached Zoning Map

ANALYSIS

Per Wausau Municipal Code 23.78.060, the plan commission shall make a recommendation based upon the evidence presented in each of the following matters where applicable:

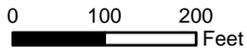
- (a) Existing use of property within the general area of the property in question and the effect the proposed rezoning is likely to have on these land uses;*
- (b) The compatibility of the land uses which would be permitted by the zone change with the existing or planned land uses within the general area of the property in question;*
- (c) The zoning classification of property within the general area of the property in question;*
- (d) The suitability of the property in question to the uses permitted under the existing zoning classification;*
- (e) The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place since the day the property in question was placed in its present zoning classification;*
- (f) Whether the proposed zone change is generally consistent with the goals, objectives and policies identified in the City of Wausau Comprehensive Plan*
- (g) The nature and extent of the input received at the public hearing regarding the proposed zone change;*
- (h) The precedence, if any, that approval of the requested zoning could have on similar requests made elsewhere in the city; and*
- (i) If the property was recently annexed, the zoning classification of the property prior to annexation.*

The subject property is bordered to the east and west by B3 zoning. Across Stewart Avenue, the land is zoned B2 and UDD, and is used commercially. This property, on the north side of Stewart Avenue, was historically zoned for residential use, but started to change to commercial zoning in the mid 1980's. So, the trend in development, especially along Stewart Avenue has been towards commercial use. Stewart Avenue is a major commercial corridor in the city, with a large number of properties zoned and used commercially. The subject property sits between Stewart Avenue and State Highway 29, making it suitable for commercial use. The property is shown in the future land use map in the *City of Wausau Comprehensive Plan* as a commercial property, and nothing in the plan seems to indicate that this parcel should remain a residential property.

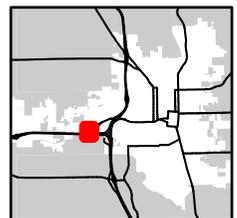


Date: 30 Jul 2014

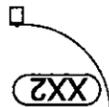
City of Wausau
Marathon County Wisconsin

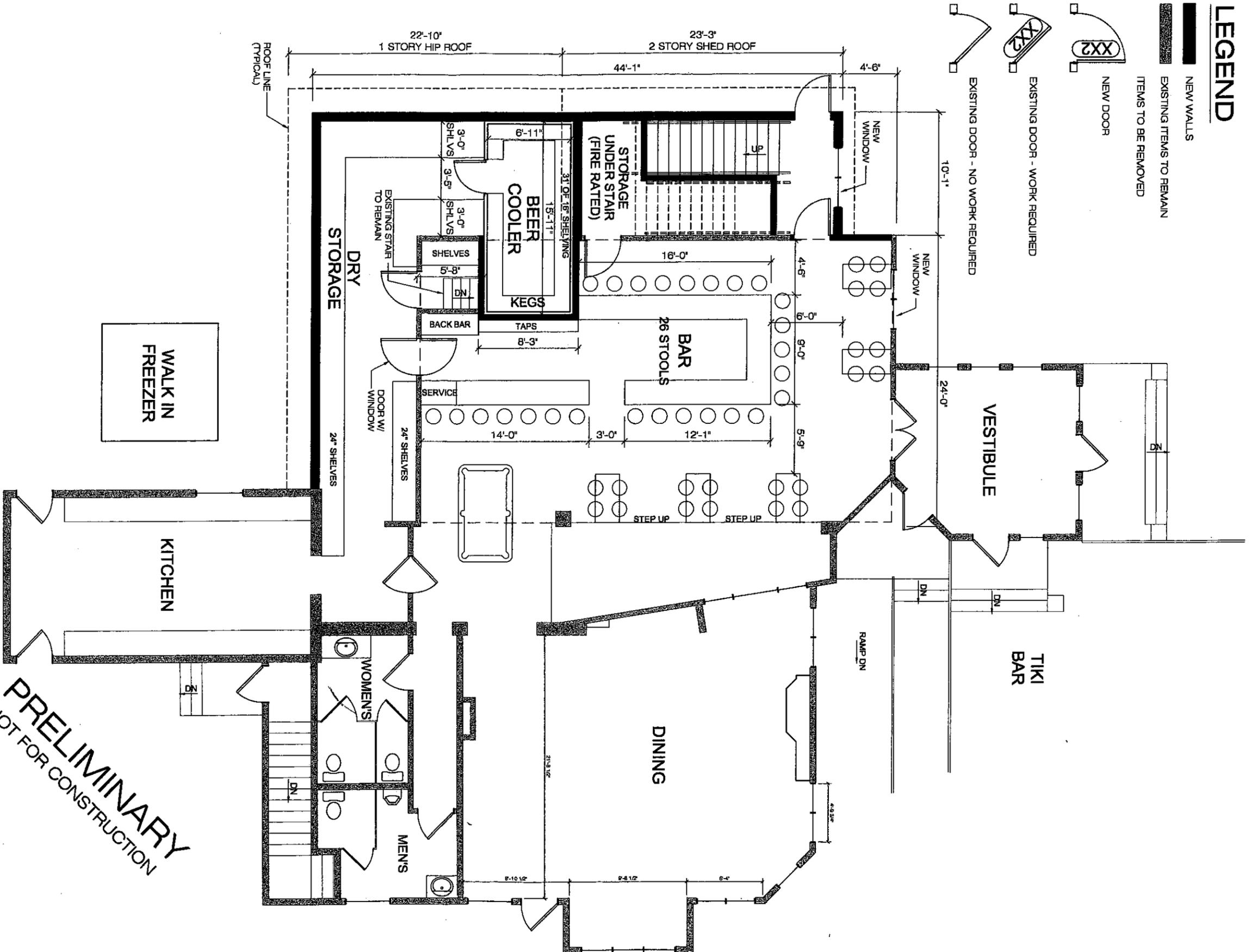


-  Road Paved
-  Building
-  Petitioner's Property



LEGEND

-  NEW WALLS
-  EXISTING ITEMS TO REMAIN
-  ITEMS TO BE REMOVED
-  NEW DOOR
-  EXISTING DOOR - WORK REQUIRED
-  EXISTING DOOR - NO WORK REQUIRED

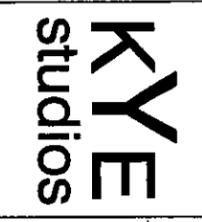


PRELIMINARY
NOT FOR CONSTRUCTION



PRELIMINARY FLOOR PLAN OPTION B
1/8" = 1'-0"

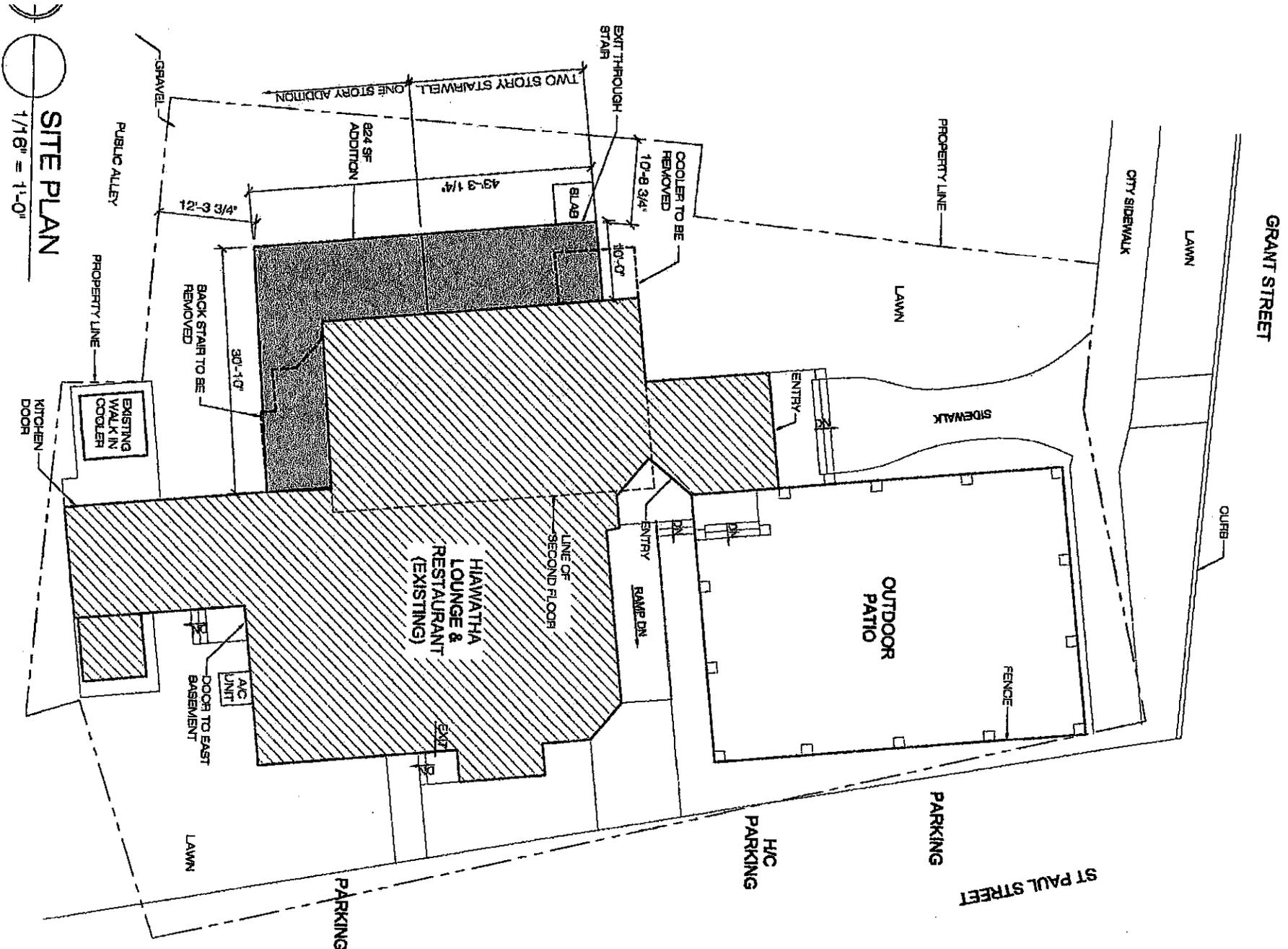
06.17.14



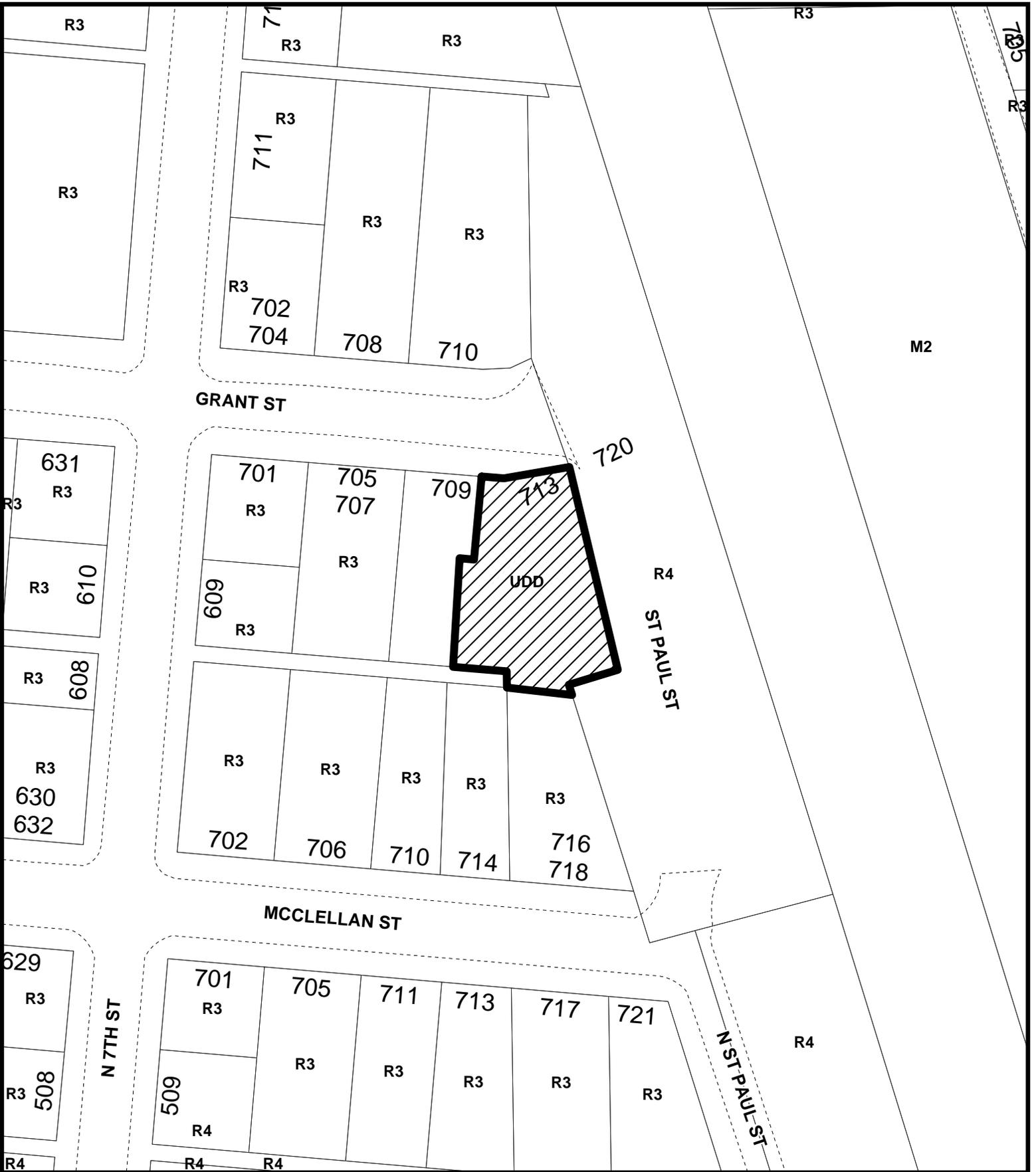
**HIAWATHA LOUNGE
ADDITION AND REMODEL**
713 GRANT STREET WAUSAU, WI 54403

PROJECT #:
14,008
DATE:
08.01.14

SITE PLAN
SO.0



SITE PLAN
1/16" = 1'-0"



Date: 07 Aug 2014

City of Wausau
Marathon County Wisconsin



-  Road Paved
-  Petitioner's Property

