



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 17, 2022 at 5:00 pm.
Location:	City Hall (407 Grant Street, Wausau WI 54403) - COMMON COUNCIL CHAMBERS
Members:	Katie Rosenberg (C), Eric Lindman, Sarah Watson, Bruce Bohlken, Andrew Brueggeman, George Bornemann

AGENDA ITEMS FOR CONSIDERATION

1. Approve the minutes from the April 19, 2022 meeting.
2. **PUBLIC HEARING:** Request to approve a conditional use at 101/103 North 3rd Avenue to allow for an outdoor event space and beer garden, in a UMU, Urban Mixed-Use Zoning District. (Brewer Entertainment)
3. Discussion on request to approve a conditional use at 101/103 North 3rd Avenue to allow for an outdoor event space and beer garden, in a UMU, Urban Mixed-Use Zoning District. (Brewer Entertainment)
4. **PUBLIC HEARING:** Request to approve a conditional use at 1700 North Business Highway 51 to allow for an auto body paint and repair shop, in a SMU, Suburban Mixed-Use Zoning District. (Caliber Collision)
5. Discussion on request to approve a conditional use at 1700 North Business Highway 51 to allow for an auto body paint and repair shop, in a SMU, Suburban Mixed-Use Zoning District. (Caliber Collision)
6. **PUBLIC HEARING:** Request to approve a conditional use at 414 South 1st Avenue to allow for an off-site parking lot, in an UMU, Urban Mixed-Use Zoning District. (Bond Realty LLC)
7. Discussion on request to approve a conditional use at 414 South 1st Avenue to allow for an off-site parking lot, in an UMU, Urban Mixed-Use Zoning District. (Bond Realty LLC)
8. Discussion and possible action on approving a blade sign at 608 Washington Street.
9. Next meeting date.
10. Adjournment

MAYOR KATIE ROSENBERG - COMMITTEE CHAIR

Members of the public who do not wish to appear in person may view the meeting live over the internet and can be accessed at <https://tinyurl.com/wausaucitycouncil>. Any person wishing to offer public comment who does not appear in person to do so, may e-mail melissa.engen@ci.wausau.wi.us with "Plan Commission public comment" in the subject line prior to the meeting start. All public comment, either by email or in person, will be limited to items on the agenda at this time. The messages related to agenda items received prior to the start of the meeting will be provided to the Chair.

This Notice was posted at City Hall and emailed to the Daily Herald newsroom on 5/12/2022 @ 3:30 p.m. Questions regarding this agenda may be directed to the Planning Department at (715) 261-6760.

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6590 or ADAServices@ci.wausau.wi.us to discuss your accessibility needs. We ask your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours before the event the City of Wausau will make a good faith effort to accommodate your request.

Distribution List: City Website, Media, Committee Members, Council Members, Assessor, Attorney, City Clerk, Community Development, Finance, Metro Ride, Human Resources, Police Department, Hebert, Lenz, Stahl, Polley, County Planning, Brewer Entertainment, Caliber Collision, Bond Realty LLC

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, April 19, 2022, at 3:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Katie Rosenberg, Eric Lindman, Pat Peckham, Tom Neal, Bruce Bohlken, George Bornemann

Others Present: Brad Lenz, Melissa Engen, Dan Higginbotham, Randy Fifrick.
By WebEx: William Hebert

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 Katie Rosenberg called the meeting to order at approximately 3:00 p.m. noting that a quorum was present.

Approve the minutes from March 15, 2022 meeting.

Neal motioned to approve the minutes from the March 15, 2022 meeting. Bornemann seconded, and the motioned carried unanimously 6-0.

PUBLIC HEARING: Request to rezone 915 North 6th Street from TF-10, Two Flat Residential-10 Zoning District to NMU, Neighborhood Mixed-Use Zoning District.

Lenz said that the property is located along the railroad and the petitioner has requested the NMU zoning district to match the neighboring property. The same zoning district is required to combine the parcels. Staff feels that this is a good fit.

Mayor Rosenberg opened the public hearing.

Dan Higginbotham, 2625 Northwestern Ave, said that he is available for any questions.

Mayor Rosenberg closed the public hearing.

Discussion and possible action to approve the rezone request at 915 North 6th Street from TF-10, Two Flat Residential-10 Zoning District to NMU, Neighborhood Mixed-Use Zoning District.

Neal motioned to rezone 915 North 6th Street from TF-10, Two Flat Residential-10 Zoning District to NMU, Neighborhood Mixed-Use Zoning District. Bornemann seconded.

Peckham asked if the use will be residential or commercial. Lenz answered that it will be used as residential with commercial storage. Higginbotham added that that they will be combining the parcel and plan to use it as a residential use.

The motion carried unanimously 6-0.

PUBLIC HEARING: Request to rezone 180 East Wausau Avenue from HI, Heavy Industrial Zoning District to UMU, Urban Mixed-Use Zoning District.

Lenz said that the parcel is owned by the city and is directly north of Thrive and west of Athletic Park. A Request for Proposals has been released and the city is looking for commercial uses.

Mayor Rosenberg opened the public hearing.

Mayor Rosenberg closed the public hearing.

Discussion and possible action to approve the rezone request at 180 East Wausau Avenue from HI, Heavy Industrial Zoning District to UMU, Urban Mixed-Use Zoning District.

Bohlken motioned to rezone 180 East Wausau Avenue from HI, Heavy Industrial Zoning District to UMU, Urban Mixed-Use Zoning District.

Peckham asked if the environmental contaminants in the area have been explored and if it is included in the RFP. Lenz said that it was brought up in the Economic Development meeting to be addressed by staff. Fifrlick said that a Phase 1 Environmental Analysis was completed and included in the RFP.

The motion carried unanimously 6-0.

Discussion and possible action on request to approve a conditional use at 110 South 1st Avenue & 110 Alexander Street to allow for offices, chapel, community center with a kitchen and separate living accommodations for up to 36 men/women and up to 6 families, in a UMU, Urban Mixed-Use Zoning District.

Lenz said that the public hearing was held during the meeting last month. The residential components need the approval. The site plan is not being approved and will be reviewed at the staff level when details are available.

Neal motioned to approve the conditional use at 110 South 1st Avenue and 110 Alexander Street to allow for offices, chapel, community center with a kitchen and separate living accommodations for up to 36 men/women and up to 6 families, in a UMU, Urban Mixed-Use Zoning District. Bornemann seconded, and the motion carried unanimously 6-0.

Discussion and possible action on vacating and discontinuing excess public right-of-way located on the east side of 17th Avenue, abutting the west property line of 1607 Chellis Street, the south property line of 1427 Lake Street, and a portion of the south property line of 1425 Lake Street.

Lindman said that this item is for a section of right-of-way. The developer would like to use this for access to 1601 and 1607 Chellis Street and for 50' of additional land to develop the area and to have access off of Lake Street. A townhome development is being planned.

Peckham asked where the driveway would be. Lindman answered that it would be from Lake Street.

Peckham motioned to approve vacating and discontinuing excess public right-of-way located on the east side of 17th Avenue, abutting the west property line of 1607 Chellis Street, the south property line of 1427 Lake Street, and a portion of the south property line of 1425 Lake Street. Neal seconded, and the motion carried unanimously 6-0.

Discussion and possible action on accepting dedication of right-of-way map for Timber Trail Drive.

Lenz said that this property is located in the Fountain Hills subdivision and there is interest in creating an additional lot and dedicating public right-of-way for future expansion. Staff is in favor of this item.

Bohlken motioned to accept the dedication of right-of-way map for Timber Trail Drive. Neal seconded.

Lindman said that there is an error on the map. The location is on Aspen Grove Lane and is further to the south just north of the intersection.

The motion carried unanimously 6-0.

Next meeting date.

The next meeting is scheduled for May 17, 2022.

Mayor Rosenberg thanked Peckham and Neal for their service.

Adjournment.

Neal motioned to adjourn, seconded by Peckham. The motion carried unanimously 6-0 and the meeting adjourned at 5:20 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on May 17, 2022.



Memorandum

From: Brad Lenz
To: Plan Commission
Date: May 12, 2022
Subject: 101/103 N. 3rd Avenue – Conditional Use Application

Introduction

Brewer Entertainment, DBA Matt's 101 Pub, is looking to add an outdoor patio area that will be enclosed by a privacy fence. The area, adjacent to an alley on the backside of the building, is paved and currently used to park a small number of vehicles. The business has an off-street parking lot to the north (at 105 N. 3rd Avenue). New paving blocks will be installed for the patio. Please see attached plans and renderings. Detailed parking lot plans are currently being developed by an engineering firm. The petitioners will need to obtain permits for parking lot construction and fencing. They will also need to acquire the proper license through the City Clerk's office pertaining to outdoor activities, such as entertainment and the serving of alcohol.

Conditional Use Procedure

The City of Wausau zoning code requires two Plan Commission meetings to approve or deny a conditional use. This meeting will serve as the first of two meetings, where a public hearing will be held. The second meeting where a final decision will be sought, is expected at next month's regularly scheduled meeting.

Substantial Evidence

"Substantial evidence" means facts and information, other than personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion (W.M.C. § 23.10.32(6)(a)). Statements of personal preferences or speculation not based on substantial evidence must be disregarded by the Plan Commission.

Recommended Findings

When deciding on a proposed conditional use permit the Plan Commission must consider whether the conditional use:

- Is in harmony with the Comprehensive Plan
- Would result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public

- improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare.
- Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
 - Is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public or private agencies serving the subject property.
 - The potential public benefits outweigh any potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

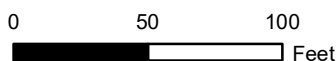
Recommended Motion

No motion is required at this meeting. Staff will compile facts and evidence related to tonight's discussion in a report for the next Plan Commission meeting. Plan Commission will move to approve, approve with conditions, or deny the Conditional Use Permit request at the next meeting.

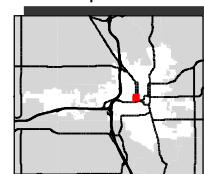


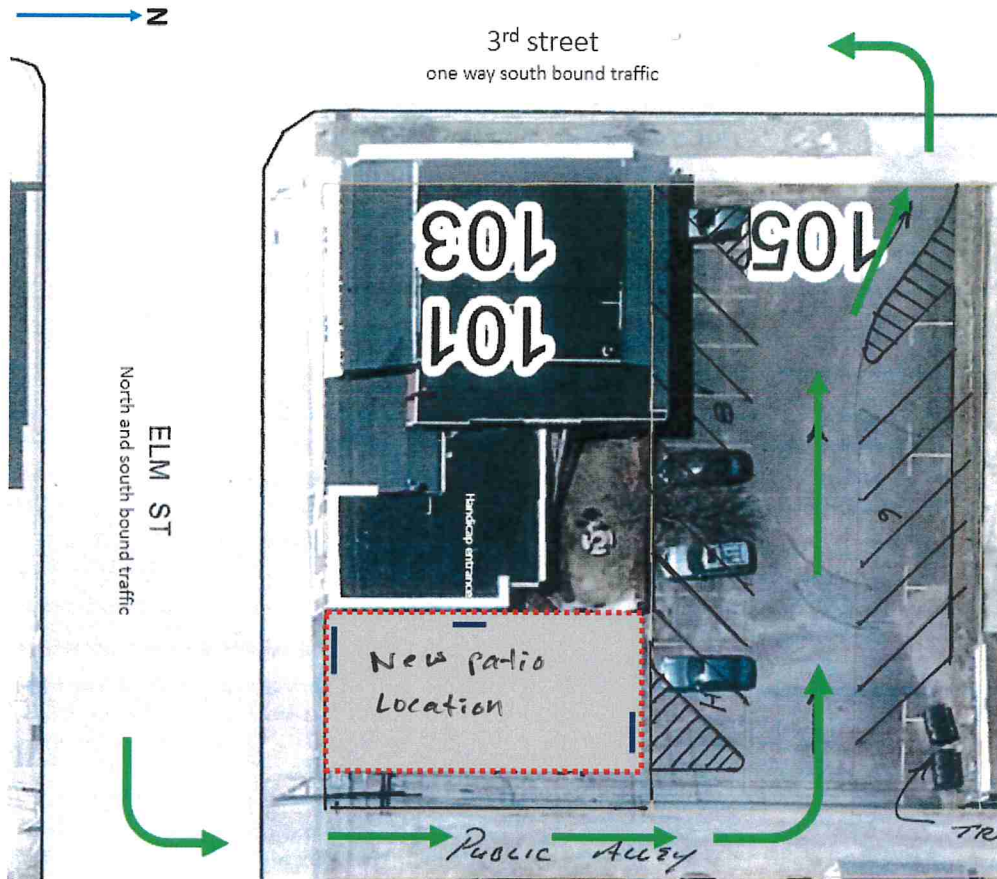
Map Date: May 3, 2022

City of Wausau
Marathon County Wisconsin



Map Location





- Approx. 25' x 50' area
- Working with REI for parking lot design

3RD AVE

BAR

Matt's 101 Pub
101 N 3RD AVE
WAUSAU WI

1 SQUARE = 2 FEET

N

ELM
ST

28

4' BARN DOOR
ACCESS

29

6' tall

36

4' BARN DOOR
ACCESS

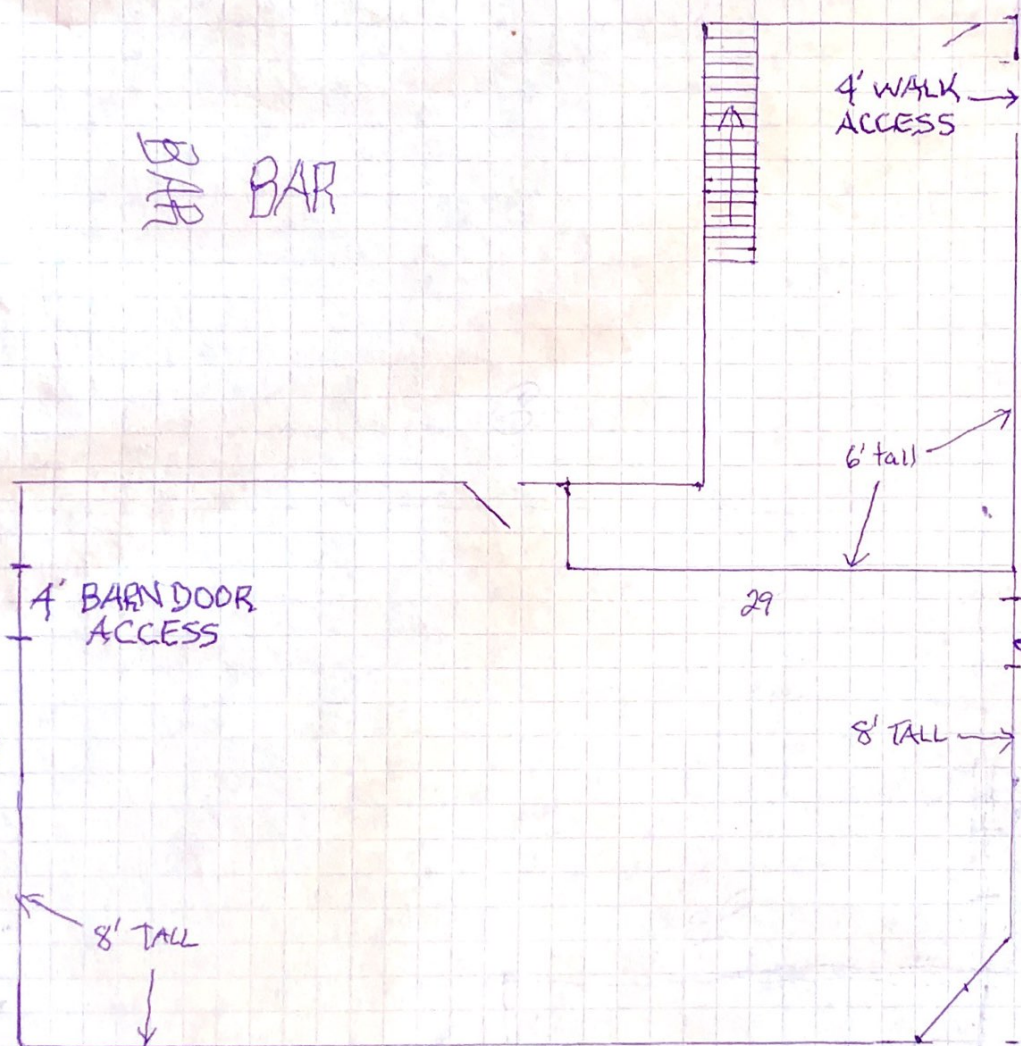
8' TALL

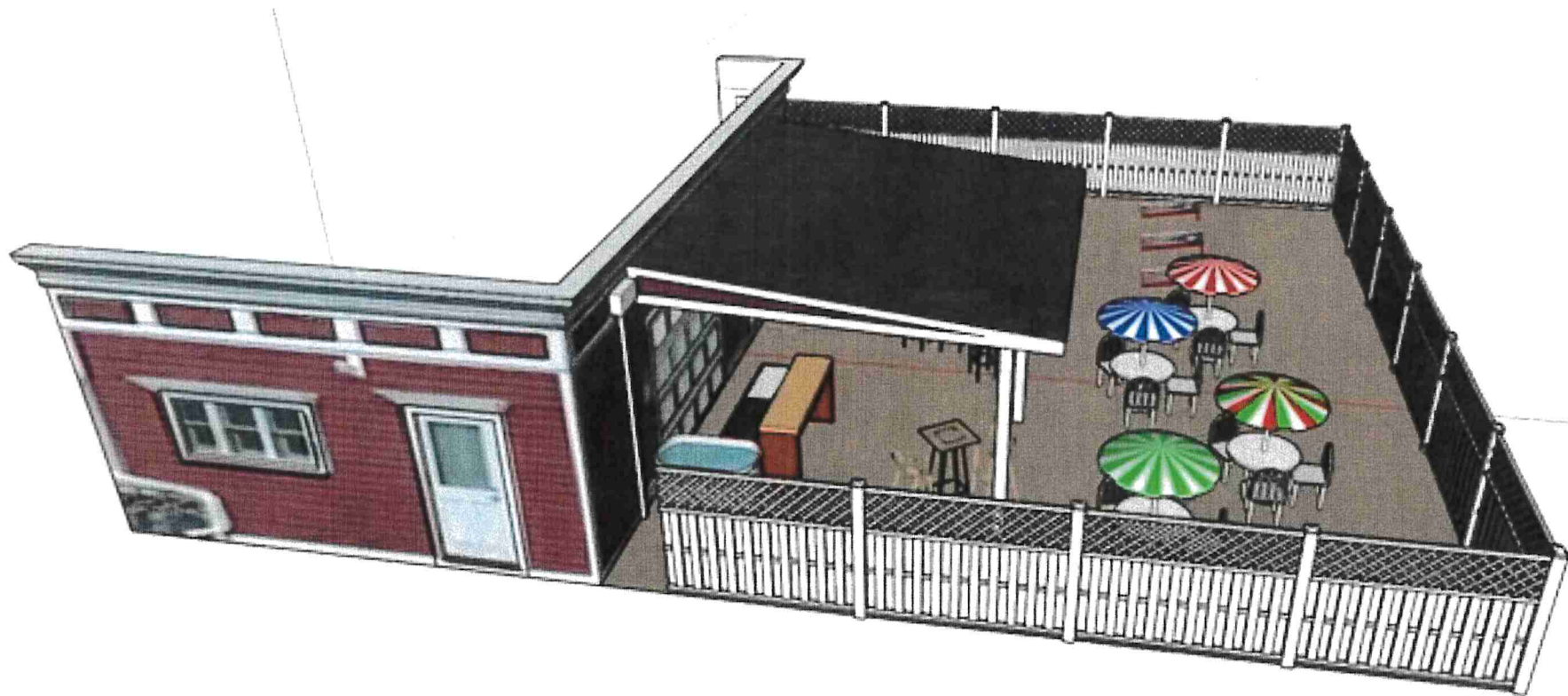
22

8' TALL

ALLEY

52

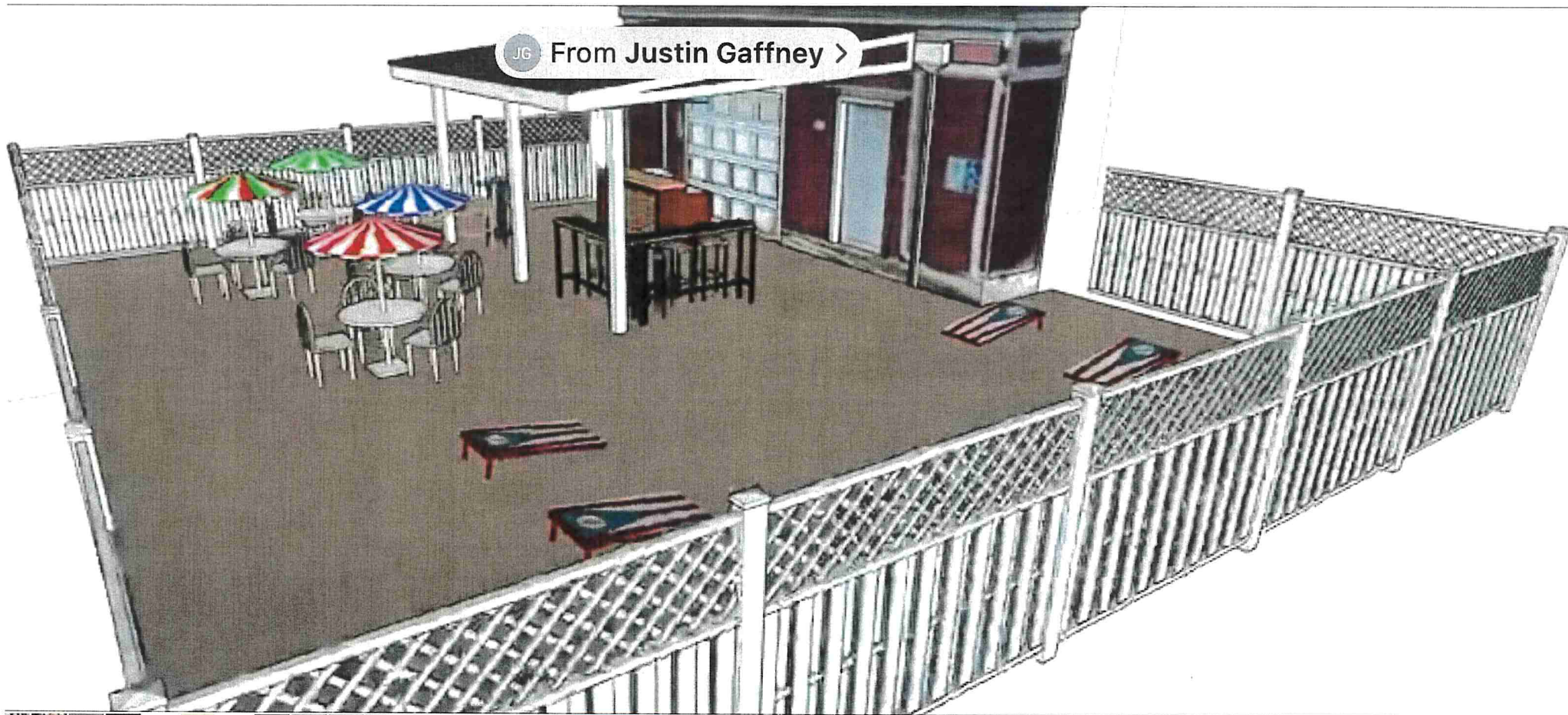






JG

From Justin Gaffney >







Memorandum

From: Brad Lenz
To: Plan Commission
Date: May 12, 2022
Subject: 1700 N. Business Highway 51 – Conditional Use Application

Introduction

Caliber Collision is proposing to operate an auto body paint and repair shop at 1700 N. Business Highway 51. The existing building and property were formerly used as a car dealership. The proposed use would include an outdoor area for storing vehicles. The vehicles would be screened from the public with a fence, and all work on the cars would take place inside the building. Please see the attached description and plans for more information.

“Vehicle service and repair” is a land use that is only permitted by right in the medium and heavy industrial districts. It is potentially allowable by conditional use permit in the Suburban and Urban Mixed Use districts, as well as the Light Industrial district. The subject property is located amongst other commercial properties along Business Highway 51, and sits across the divided highway from the technical college.

Conditional Use Procedure

The City of Wausau zoning code requires two Plan Commission meetings to approve or deny a conditional use. This meeting will serve as the first of two meetings, where a public hearing will be held. The second meeting where a final decision will be sought, is expected at next month’s regularly scheduled meeting.

Substantial Evidence

“Substantial evidence” means facts and information, other than personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion (W.M.C. § 23.10.32(6)(a)). Statements of personal preferences or speculation not based on substantial evidence must be disregarded by the Plan Commission.

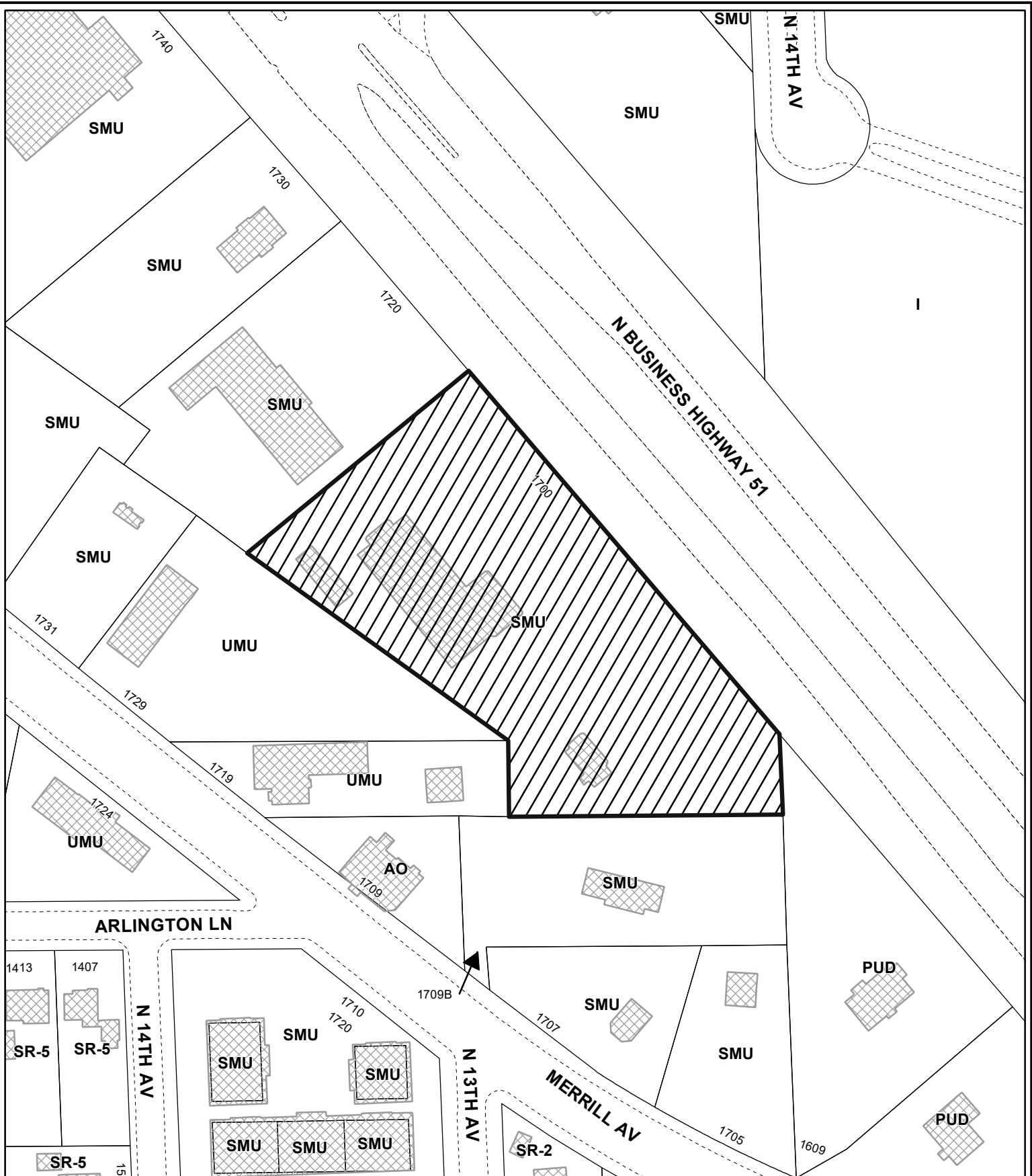
Recommended Findings

When deciding on a proposed conditional use permit the Plan Commission must consider whether the conditional use:

- Is in harmony with the Comprehensive Plan
- Would result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare.
- Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
- Is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public or private agencies serving the subject property.
- The potential public benefits outweigh any potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

Recommended Motion

No motion is required at this meeting. Staff will compile facts and evidence related to tonight's discussion in a report for the next Plan Commission meeting. Plan Commission will move to approve, approve with conditions, or deny the Conditional Use Permit request at the next meeting.





TO: City of Wausau
City Planning Department
407 Grant Street
Wausau, WI 54403
715-261-6680

RE: Project Narrative – Proposed Caliber Collision located at
1700 N Business Hwy 51, Wausau, WI

DATE: April 21, 2022

This letter serves to accompany the application for Conditional Use Permit and provides a description of this proposed project and Caliber Collision.

I. PROJECT NARRATIVE:

Site consists of platted 1.97-acres of developed land, which is part of general plan zoned Suburban Mixed Use (SMU). We are requesting a Conditional Use Permit to allow Caliber Collision at this location. Site is accessible by a 2- way driveway along N Business Hwy 51 (Badger Ave). Proposed use is an Auto Body Paint and Repair Shop with fenced outdoor vehicle storage. It is the intent of the owner and all consultants to construct a quality project within the standards set by the City of Wausau for Planning, Building and Engineering Design.

a. Details about the type of proposed operation (including hours of operation)

All repair activities will be conducted in-doors and completely screened from public view. Public parking will be located in the front drive/parking field. All vehicles received for repair will remain behind the 6'-0" chain link fence with black vinyl slats. Vehicles that are taken in for repairs are typically admitted by tow truck which limits our customers coming to this location.

b. Facility Information:

- Site Area: 1.97 Acre Lot
- Bldg SF: 11,900 SF +/-
- Hours of Operation: 7:30 a.m. – 5:30 p.m. Monday through Friday
- Total Full-Time Employees on-site: approximately 18
- Yearly Salary Ranges:
 - Site Manager = \$90K Base (+ incentive bonuses/commissions)
 - Support/Office Admin Staff: 4-5 Count @ \$25K average = \$100K to \$125K
 - Junior Shop Techs = 10-12 Count @ \$50K average = \$500K to \$600K
 - Senior Shop Painters = 4 Count @ \$110K average = \$440K
 - Anticipated Employee Base Payout = \$1,220,000 to \$1,445,000

c. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.

• **Noise** – The type of facility proposed shall be limited to vehicle body “prep”, parts replacement and finishing work room. Typical repairs include hood replacement, fender repair, hail damage, light interior, molding and windshield replacement. Inherently, these types of repairs are not loud enough to project recognizable sound beyond the proposed property lines. Furthermore, this facility shall operate with all exterior doors closed. The shop contains a full HVAC System that shall provide climate control year-round. With all doors closed, there should be no nuisance to neighboring properties in the way of noise.

• **Dust** – Within the facility, light dust is to be expected. The amount of dust is akin to a classroom chalkboard. Regularly scheduled cleaning ensures control. All sanding is performed with a filtered vacuum assist sanding machine.

- Exterior – the only dust that would be on this facility would be that which blew in from adjacent properties. This facility has adequate paving, perimeter landscaping and screening walls. Nothing that occurs within the premises this site generates dust. Any dust that enters the site would likely attach to perimeter landscaping and not pass through to the adjacent properties.

d. Project Compatibility with the Comprehensive Plan and Zoning District

- The project will enhance the built commercial frontage along the Southern Gateway entrance corridor and is consistent with the Retail Commercial future land use designation per the City of Wausau Comprehensive Plan. The project will revitalize the site without deviating from the overall design features of the surrounding neighborhood. It will promote further success to existing businesses, provide expanded job growth and assurance of good custodial care.
- It is the intent of the owner and all consultants to construct a quality project within the standards set by the City of Wausau Planning, Building & Engineering design. The project will have no negative impact to surrounding areas. The project will perform a function, and provide a service that is essential and beneficial to the community.
- The parcel is zoned Suburban Mixed Use (SMU). Adjacent parcels are zoned (SMU) and (UMU)
- All services shall be performed within an enclosed building. All repair activities will be conducted in-doors and completely screened from public view.
- All parts, materials and equipment shall be stored within an enclosed building. There will be no visible equipment, parts and materials outside the building.
- All vehicles received for repair will remain behind a fence with privacy mesh to be screened from public view. Vehicles that are taken in for repairs are typically admitted by tow truck which limits customers coming to this location.
- No vehicle awaiting repair shall be located on any portion of the site so as to be visible from any public street, and shall be limited to locations designated on the approved site plan.
- As a multi-state/multi-operator of Body Shops, Caliber Collision is well versed in the procedures and requirements to divert any operational hazards. Prior to opening for business, Caliber Collision will secure a Business License to operate said facility. Any hazardous material shall be documented, handled and/or stored per local, state and federal

requirements. The proposed facility (site and building) will be designed by licensed Architects/Engineers who are thoroughly versed in Body Shop Designs. Final interior designs shall be designed by same Architects/Engineers. Interior Lighting, HVAC Ventilation, and Storm Sewer oil/sand interceptors shall be properly placed to facility safe conditions within and outside the entire property. These designs shall receive City of Wausau a Plans Review/Permit Approval to ensure structural, life safety, ADA and Building Code compliance for the proposed operations. Furthermore, the operator implements specific operational and safety guidelines that secure on-going daily assurance of employee, customer, property and surrounding area safety. Refer to Section 2 of the narrative.

2. Operator and Safety Guidelines:

The operator implements specific operational and safety guidelines that secure on-going daily assurance of employee, customer, property and surrounding area safety. These include:

- a. **Drug Testing** – Applicants are required to pass drug screening. Once employed, Caliber reserves the right to perform both random and/or employee-specific testing. Any failure results in immediate loss of employment.
- b. **Authorized Employment** – Applicants are required to provide proof of citizenship and/or verification that they are authorized to be lawfully employment in the US.
- c. **Background Checks** – Applicants are required to pass a background check. This includes but is not limited to any incidents involving sexual crime, child endangerment, and other acts of violent nature.
- d. **Facility Management** – Each facility is managed with adequate and competent staff to oversee and monitor the repair services and customer interface.
- e. **Safety Training** – Given the nature of using automated machinery and restoration supplies, each employee is required to complete and continue ongoing safety training. All equipment used is state of the art and properly maintained. This instruction safeguards the employees, the environment, the clients, their vehicles and all neighboring facilities.
 - e.1 All training guidelines ensure prevention of the following:
 - i. Loud noise, fumes, odors, dust, vibration, illumination
 - ii. Fire, explosions, flooding,
 - iii. Contamination of persons, property or nearby equipment
- f. **Environmental Protection Agency and other Governmental Regulations** – All products used, services rendered, and disposals of waste are highly regulated to prevent unwanted affects. All products and equipment are designed to ensure compliance. Laws and limitations are monitored and enforced so that any employee, clientele and passerby may be assured of a safe environment.

3. COMPATIBILITY OF PROPOSED FACILITY WITH SURROUNDING PROPERTIES AND COMMUNITY

Applicant suggests that this facility will serve as the single-most compatible site with the types of uses permitted in the surrounding area. As such, it will promote further success to existing businesses, provide expanded job growth and assurance of good custodial care.

Please note the contributions that Caliber Collision brings surrounding communities for all of their locations. Among their traditions of charity and community enrichment programs (<http://calibercollision.com/about-us/community-involvement/>), Caliber Collision actively supports:

- American Heart Association Heart Walk, American Heart Association Cotes Du Coeur, and Children's Advocacy Center of Collin County
- Assisted military service members transition out of active duty and into a collision/auto body industry career through Changing Lanes Program.
- Supplied local food banks with more than 275,000 meals for needy families in 2013
- Gifted 13 fully-refurbished vehicles to needy families through the Caliber Collision Recycled Rides program in 2012. Plan on gifting 25 in 2013
- Gifted more than 500 vehicles to veterans, active-duty service members and others in need of reliable transportation through the Caliber Collision Recycled Rides program since 2012.

This year, as part of their Restoring You program, they are focusing on helping the medical workers, medical support staff and first responders battling COVID-19 who are doing so much to help all of our communities

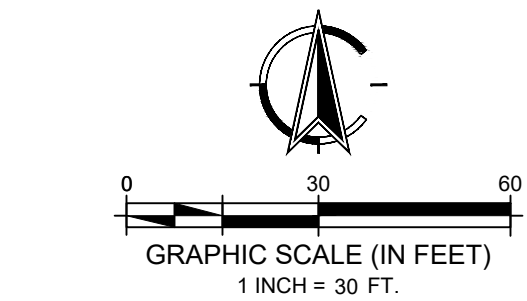
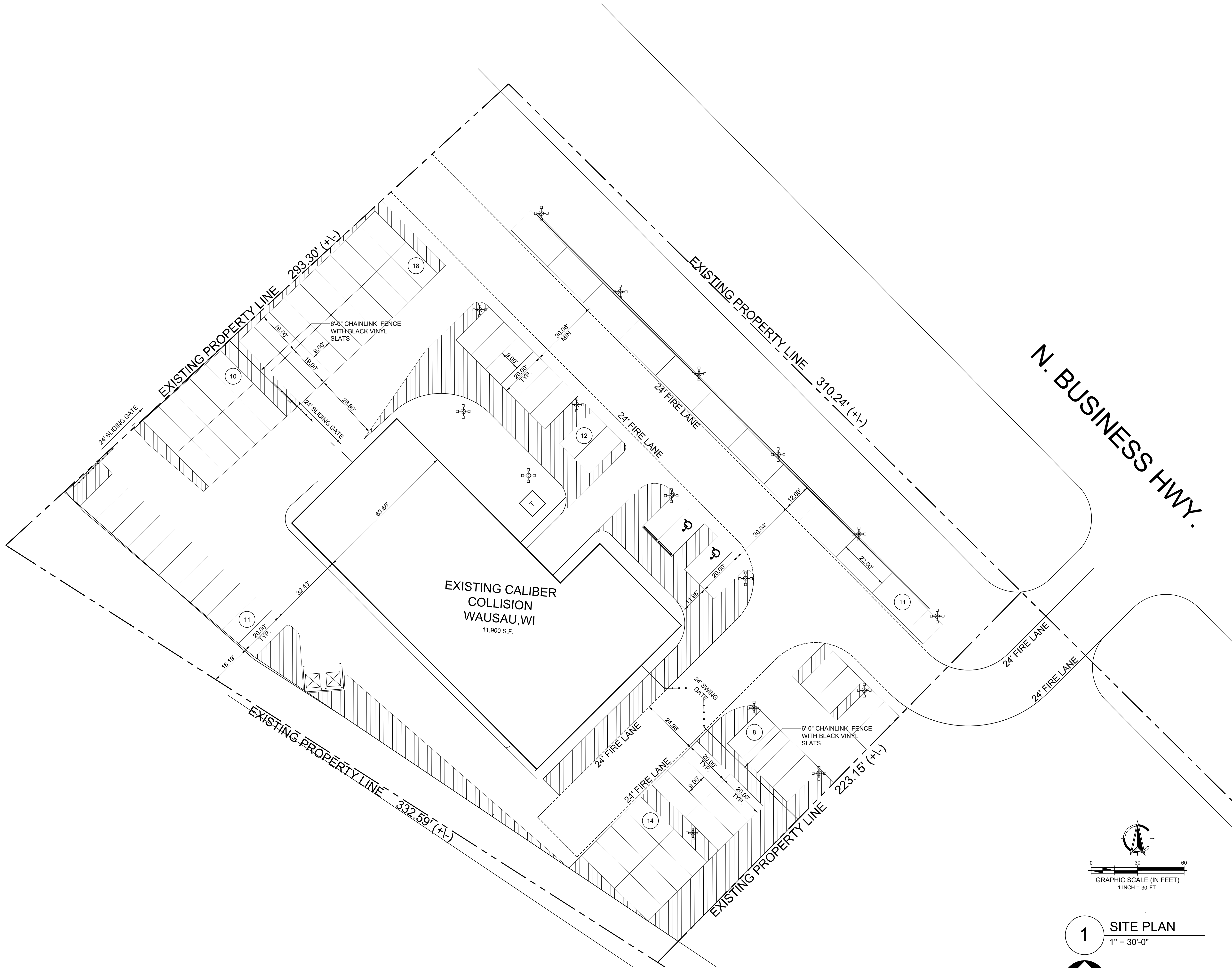
Finally, to further endorse their commitment to excellence, USAA has identified Caliber Collision as having "an exceptionally high standard when it comes to service delivery.

Respectfully,

Bret Flory

blory@crossarchitects.com

972.467.9749



1

SITE PLAN
1" = 30'-0"

NORTH

015'60'

7.5'30'

SITE DATA			
OFFICE SQ. FT.	=	2,188 SQ. FT. ±	
SHOP FLOOR SQ.FT.	=	9,712 SQ. FT. ±	
TOTAL BUILDING SQ.FT.	=	11,900 SQ. FT. ±	
ACREAGE TOTAL	=	1.97 ACRES	
PARCEL CONTROL NUMBER: 291-2907-221-0132			

FLOOD ZONE 'X' (OUTSIDE 500 YEAR PLAIN)			
SETBACKS:			
FRONT: 10'	REAR: 10'	SIDES: 10'	
PROPOSED HEIGHT	=	16'-0"±- (EXIST)	
MAX. HEIGHT	=	50'-0"	
ZONING	SMU (SUBURBAN MIXED USE)		
USE	AUTO BODY PAINT & REPAIR SHOP		
WATER	(UTILITY DISTRICT)		
SEWER	(UTILITY DISTRICT)		

PARKING CALCULATIONS			
OFFICE/SHOP @ 1 / 400 SF OF GROSS FLOOR AREA IN EXCESS OF 2,000 SF			
CITY TOTAL REQUIRED	=	25	
TOTAL PARKING SHOWN	=	84	
BICYCLE CALCULATIONS			
OFFICE @ 5% OF 10	=	X	
SHOP @ 5% OF 47	=	X	
CITY TOTAL REQUIRED	=	X	
TOTAL BICYCLE SHOWN	=	X	

Bret

FLORY

BRET FLORY

1913 GARDENGROVE COURT

PLANO, TEXAS 75075

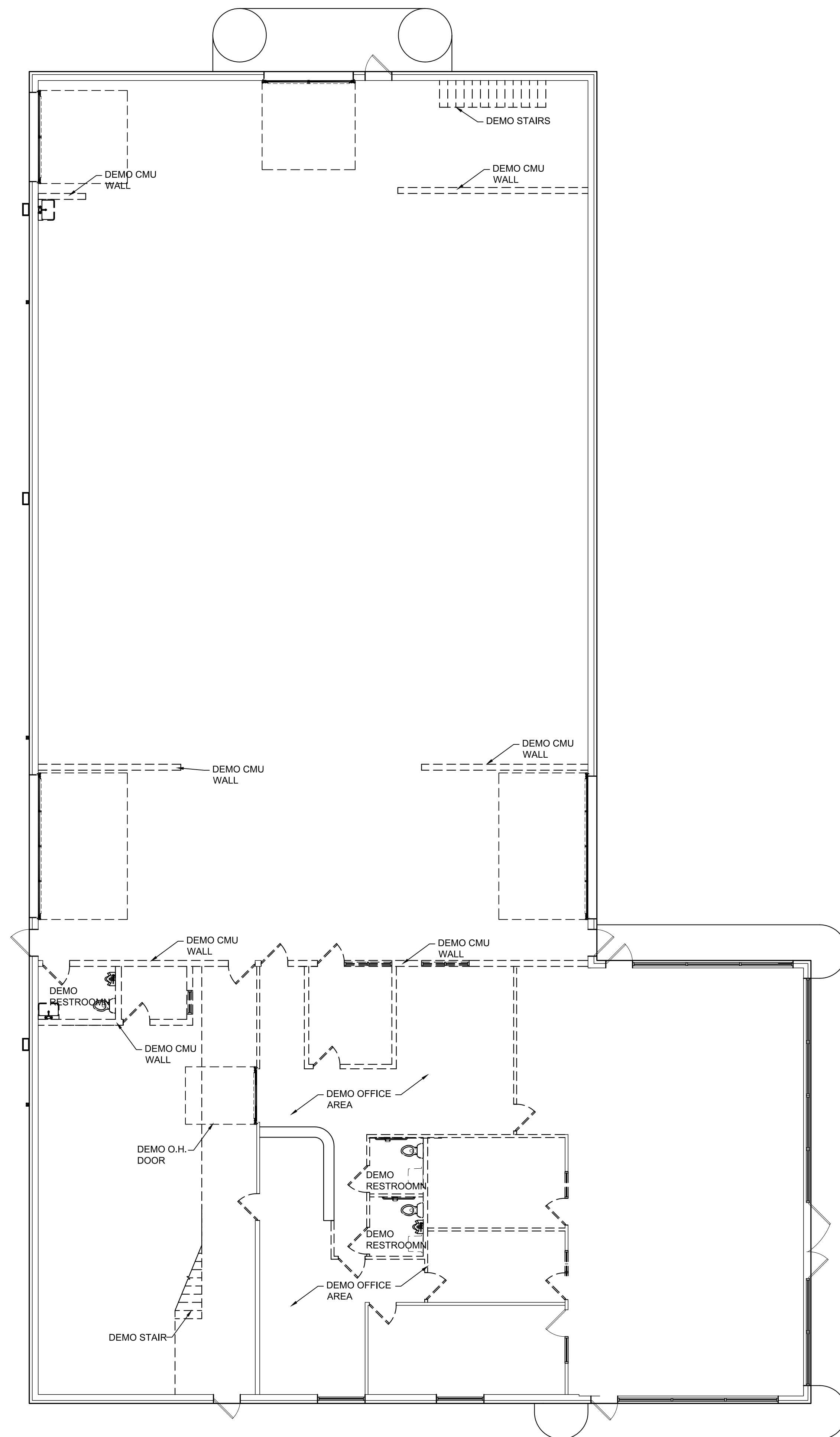
PH: 972.467.9749

CALIBER COLLISION

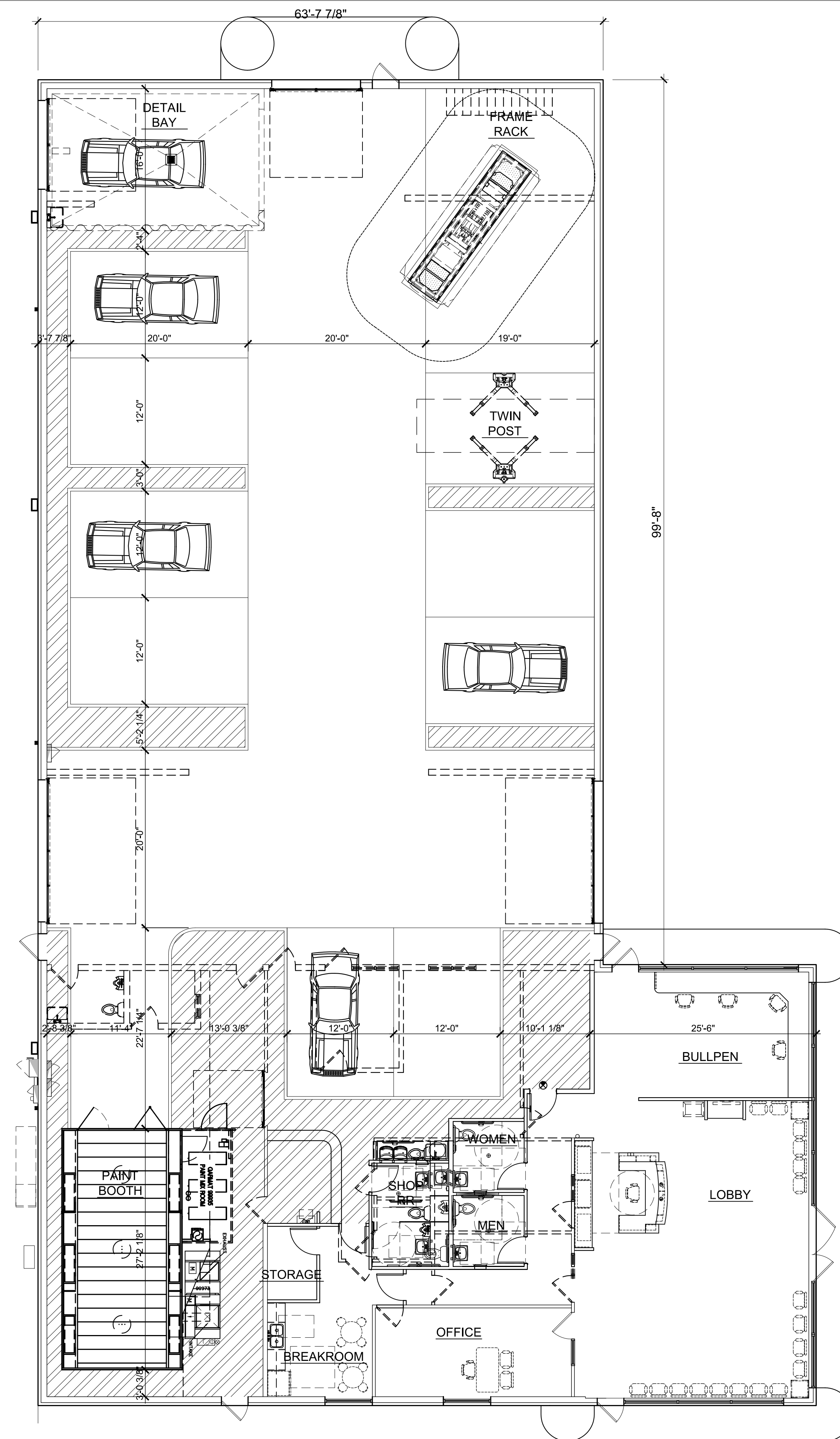
CONCEPTUAL SITE PLAN

WAUSAU, WI

DRAWN: CVO	PROJECT #: 22045	DATE: 22.03.31
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1 DEMO PLAN
1/8" = 1'-0"



1 FLOOR PLAN
1/8" = 1'-0"

WALL LEGEND

NEW WALL —
EXISTING WALL ==

BUILDING DATA

OFFICE = 2,188 SQ. FT.
SHOP AREA = 9,712 SQ. FT.
TOTAL AREA = 11,900 SQ. FT.

STALL DATA

TOTAL TECH STALLS = 8
TOTAL TECHS = 8/2 = 4



BRIAN RUMSEY
1255 W. 15TH ST. SUITE-125
PLANO, TEXAS 75075
PH: 972.398.6644

CALIBER COLLISION

CONCEPTUAL FLOOR PLAN

1700 N BUSINESS HWY.
Wausau, WI

DRAWN: CVO PROJECT #: 22045 DATE: 22.03.28



Memorandum

From: Brad Lenz
To: Plan Commission
Date: May 12, 2022
Subject: 414 S. 1st Avenue – Conditional Use Application

Introduction

Gorman & Company is proposing to build an off-site parking lot at 414 S. 1st Avenue. The small, triangular property sits across the street from a potential multi-family development (at 415 S. 1st Ave) that the developer is currently planning. The subject lot would serve as additional parking for the multi-family development. Currently, the parcel is vacant, except for a billboard, which is considered a nonconforming sign by the zoning code.

As a land use, an “off-site parking lot” is a conditional use in all non-residential zoning districts in the city. The attached site plan is a preliminary sketch of the lot which would contain as many as 20 spaces. The detailed design of the parking lot would need to go through the permitting process, and meet specific zoning standards in terms of landscaping, setbacks, fencing, etc.

Conditional Use Procedure

The City of Wausau zoning code requires two Plan Commission meetings to approve or deny a conditional use. This meeting will serve as the first of two meetings, where a public hearing will be held. The second meeting where a final decision will be sought, is expected at next month’s regularly scheduled meeting.

Substantial Evidence

“Substantial evidence” means facts and information, other than personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion (W.M.C. § 23.10.32(6)(a)). Statements of personal preferences or speculation not based on substantial evidence must be disregarded by the Plan Commission.

Recommended Findings

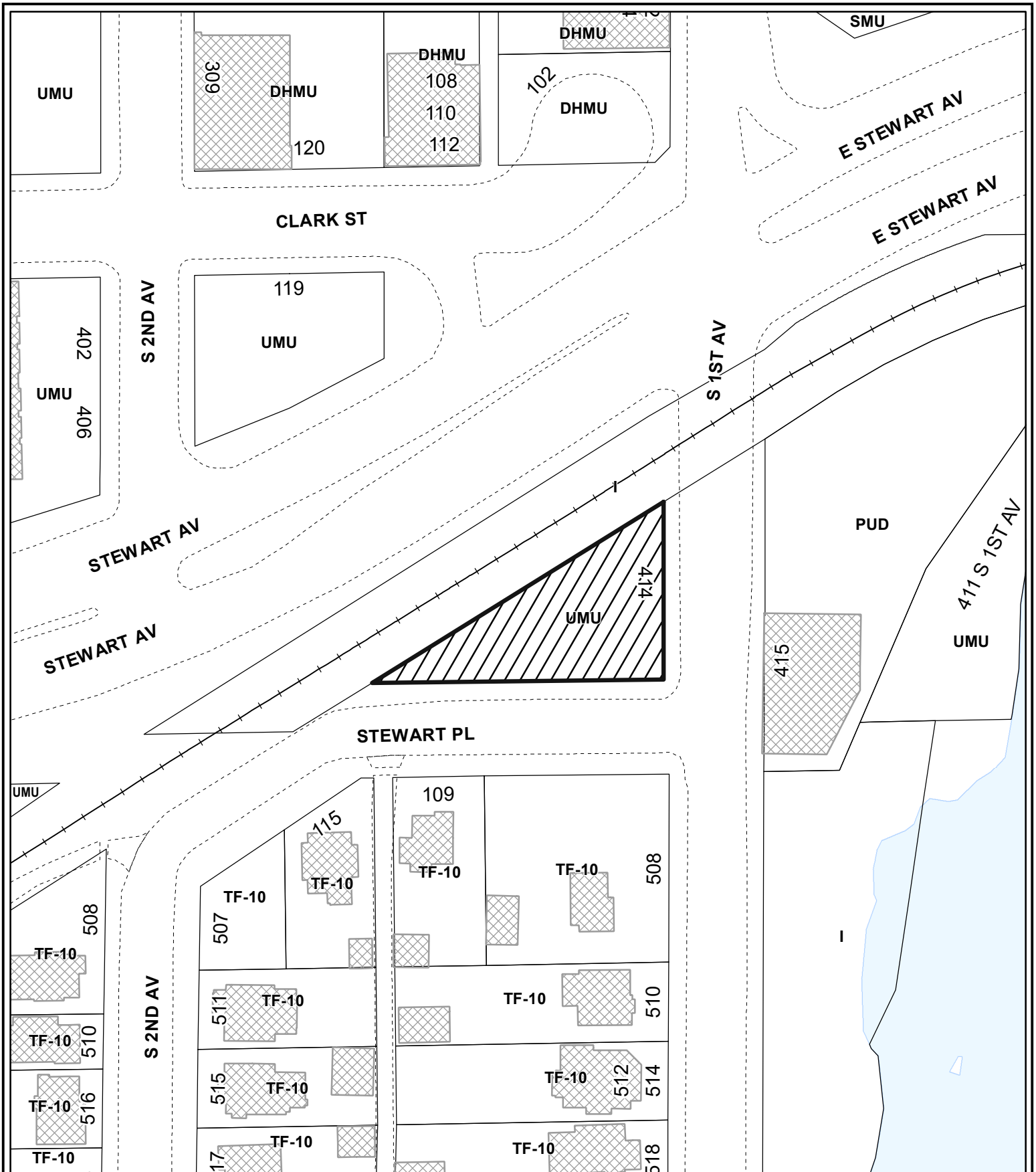
When deciding on a proposed conditional use permit the Plan Commission must consider whether the conditional use:

- Is in harmony with the Comprehensive Plan
- Would result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public

- improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare.
- Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
 - Is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public or private agencies serving the subject property.
 - The potential public benefits outweigh any potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

Recommended Motion

No motion is required at this meeting. Staff will compile facts and evidence related to tonight's discussion in a report for the next Plan Commission meeting. Plan Commission will move to approve, approve with conditions, or deny the Conditional Use Permit request at the next meeting.



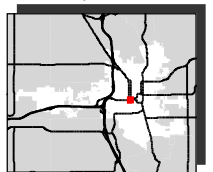
Map Date: May 3, 2022

City of Wausau
Marathon County Wisconsin

0 50 100
Feet

Area of Interest
 Building

Map Location







STAFF REPORT

TO: City of Wausau Plan Commission

FROM: William Hebert, Chief Inspector / Zoning Administrator

DATE: May 11, 2022

GENERAL INFORMATION

APPLICANT: Julie Navarro, JN Creations, LLC

LOCATION: 608 Washington St.

EXISTING ZONING: UMU, Urban Mixed Use

PURPOSE: Plan Commission Approval

EXISTING LAND USE: Commercial / Office

SIZE OF PARCEL: Approximately .2 acres

SURROUNDING ZONING AND LAND USE:

This parcel is located Washington Street, just off of N 6th Street and next to Red Eye Brewing Company.



ANALYSIS

The business owner proposes to install a blade sign above the business entry door. The sign will be 18 inches in diameter. It will not extend into the sidewalk. Sign image is below. A view of the front entry area is on the next page.



Staff recommends approval of the blade sign.



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DECOR
SUPPLIES