

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, August 20, 2024, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Doug Diny, Eric Lindman, Sarah Watson, Bruce Bohlken, Andrew Brueggeman, George Bornemann, Lou Larson.

Staff Present: William Hebert, Brad Lenz, Andrew Lynch, Samantha Kulig.

Others Present: James Douthit

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

Approve the meeting minutes for July 16, 2024.

This is moved to next meeting agenda for Plan Commission.

PUBLIC HEARING: Discussion for the conditional use of 260 S 17th Ave to allow for an instant oil change service facility, in a SMU, Suburban Mixed-Use Zoning District (Valvoline LLC)

Andrew Lynch explained that this petition is requesting a conditional use at 260 S 17th Ave. Lynch stated this first meeting is to observe any substantial evidence that pertains to the requirements and conditions to meet a conditional use. Then on the second meeting, staff will provide a report and recommendation regarding this petition.

James Douthit, representative for Valvoline LLC, explained that Valvoline LLC has over 2,000 locations in U.S. Valvoline facility having no inground storage tanks, minimal exterior lighting, all LED lighting, has a full basement that is enclosed in a liquid proof membrane should any spills occur. All water goes through an oil-water separator, so no oil will go to the sanitary system. Noise is minimal due to a sound-proof room where the compressor is located. Business hours will typically be Monday through Friday 8:00 am -7:00 pm, Saturday 9:00 am – 6:00 pm, sometimes Sunday service based on market. Drops off are not accepted, only drive-through services. All services are in the building. No overnight parking. No outside storage. Product is delivered by straight-bed 26' trucks through port holes leading to basement and into storage tanks in basement. Delivery is limited during business hours. Recycle and Refuse pick up is once a week during business hours. Service Valvoline facilities offer full-service oil change, transmission fluid replacement, radiator fluid replacement, headlight/taillight replacement, fuel system and cleaning service, battery replacement, A/C system recharge, differential fluid replacement, windshield wiper fluid replacement. We do not offer exhaust system, tires, brakes, paint sales/service. Typically, a facility will have 7 full-time and 3 part-time employees.

Mayor Diny opened the public hearing.

No comments.

Mayor Diny closed the public hearing.

Bornemann questioned if this parcel will be a shared development, and Douthit stated that it would be shared with the Cousin Subs that is currently located on that parcel.

Next Meeting Date

Next scheduled meeting is September 17, 2024.

Adjournment

Motion by Bohlken and seconded by Watson. Motion approved unanimously and the meeting adjourned at 5:11 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on Tuesday, September 17, 2024.