

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: September 14th, 2026
SUBJECT: Initial Review and Scheduling of a Public Hearing for a Rezoning Request

A rezoning requested by Fred Bachmann, agent for FNB Properties LLC, to change the zoning on parcels located at 1200 and 1202 Wakoka St. Parcel PIN(s): 291-0815-0443-014 & 291-0815-0443-015.

SITE DETAILS:

Acres: 0.91 & 1.59
Current Zoning: General Industrial (GI) & General Business (GB)
Existing Land Use: Parking Lot and Warehouse
Future Land Use Designation: Planned Mixed Use

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to change the zoning designation from General Industrial (GI) to General Business (GB) for the parcel located at 1200 Wakoka Street to construct a multi-tenant commercial building. The building will house the Bachmann Pools and Spas Service Center, an auto repair business, and two other future tenant spaces. A future Conditional Use Permit (CUP) will be required to approve the auto repair business at this site.

The applicant is also proposing to change the zoning designation from General Business (GB) to General Industrial (GI) for the parcel located at 1202 Wakoka Street. This parcel contains the existing Bachmann Pools and Spas warehouse. This zoning change will bring the existing warehouse use into conformance with the zoning code.

In addition to these zoning changes, the applicant will be proposing a Certified Survey Map (CSM) and a Planned Development (PD) Overlay Rezoning in association with this project. The proposed CSM will adjust the property line between the two properties and the PD Overlay Zoning will request zoning flexibilities for the new commercial building and the existing warehouse. These items will come before the Plan Commission at a future meeting date.

STAFF EVALUATION:

Land Use and Zoning:

Nearby Comprehensive Plan Future Land Use (FLU) designations include Planned Mixed Use to the north, Mixed Industrial and Planned Mixed Use to the east, Neighborhood Mixed Use to the south and Single Family Residential to the west.

Nearby Zoning Districts include General Industrial Zoning to the north and south, General Industrial and Heavy Industrial Zoning to the east, and Two-Family Residential Zoning to the west.

Zoning Code

The zoning code requires the Plan Commission to conduct an initial review of the rezonings and schedule a public hearing before the Common Council.

Per Section § 550-141E:

E. Initial review by the Plan Commission and scheduling of Common Council public hearing. The Common Council shall not make an amendment to the Official Zoning Map without allowing for a recommendation from the Plan Commission per the provisions of this subsection.

- (1) The Plan Commission shall schedule a reasonable time and place for a public meeting to hear the application within 45 days of the acceptance and determination of the complete application as determined by the Zoning Administrator. The applicant may appear in person, by agent and/or by attorney.

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- (2) Within 60 days after the public meeting (or within an extension of said period requested in writing by the applicant and granted by the Plan Commission), the Plan Commission shall schedule a public hearing before the Common Council.
- (3) If the Plan Commission recommends approval of an application, it shall state in the minutes or in a subsequently issued written decision its conclusion and any finding of facts supporting its conclusion as to the following: that the potential public benefits of the proposed amendment outweigh any and all potential adverse impacts of the proposed amendment, as identified in Subsection **D(3)(a)** through (c) above, after taking into consideration the proposal by the applicant

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Set public hearing date for October 6th, 2026
2. Set public hearing to a later date.

STAFF RECOMMENDATION:

- Staff recommends setting the public hearing date at the Common Council for October 6th, 2026.

ATTACHMENTS:

- Application materials.