

## PLAN COMMISSION

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Time and Date: The Plan Commission met on Tuesday, January 21, 2025 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, George Bornemann, Lou Larson

Staff Present: William Hebert, Brad Lenz, Andrew Lynch, Brooke Mueller

Others Present: Tyler (Commonwealth), Josh (M+A)

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 December 21, 2024**

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Motion by Bohlken and seconded by Borneman. Motion approved unanimously

### **Discussion and possible action on Approving the Specific Implementation Plan for 700, 804/806, 810, 814, 816 Grand Ave (M+A Design)**

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Lynch gave introduction on project. The Specific Implementation Plan goes into more detail about every aspect of the building proposed for the site. There have been concerns about the traffic at this corner. After studies, it was found that the apartments located on the corner of Thomas St and Grand Ave won't be a significant issue. There are times of the day when that corner is busier than usual, but that will always be the case, regardless of the addition of this plan.

Tyler, from Commonwealth Management, addressed some of the concerns. He spoke with the construction team about the concerns with road closures. He stated that any road closures will be minimal and stated that there won't be a lot of materials stored at the site due to its size. They will work with a Just-In-Time model, so the materials will be delivered as they are needed.

Larson stated that he is not in favor of this project on this lot due to the traffic concerns. He is concerned that the materials will be delivered at the busiest times of the day instead of early morning or at night when traffic is not at its busiest.

Lindman stated that there are permits required to close a lane of the roadway. He requested that the team puts together a traffic plan to help alleviate any significant traffic burdens.

Commonwealth Management is currently expecting a 15-month timeline for this project.

Motion by Watson and seconded by Bohlken. Motion passed 3-2

### **Next Meeting Date**

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Tuesday February 18, 2025 5:00pm

### **Adjournment**

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*Motion by Watson and seconded by Bohlken. Motion approved unanimously, and the meeting adjourned at 5:15p.m.*

**The Plan Commission is next scheduled to meet at 5:00 p.m. on Tuesday, February 18, 2025**