

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, March 18, 2025, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall

Members Present: Mayor Doug Diny, Eric Lindman, Bruce Bohlken, Andrew Brueggeman, George Bornemann,

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

Others Present: Dave Reidel (Wangard), Pastor Cripps (St John's Episcopal)

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 January 21, 2025

Motion by Borneman and seconded by Brueggeman. Motion approved unanimously

PUBLIC HEARING: Discussion on amending the GDP for 920 N 1st St and 15 Fulton St to accommodate multifamily apartment buildings and a clubhouse. (Wangard Properties Inc)

Dave from Wangard gave a brief introduction to the amendment.

Mayor Diny opened the public hearing.

Kathy Volkmann, Chief Compliance Officer – Cloverbelt CU, spoke about her companies concerns over the current intersection that will be impacted by this housing. They are in favor of the properties but want to be sure that the City does more studies on that intersection if the traffic is going to increase even more.

Mayor Diny closed the public hearing.

Discussion and possible action on amending the GDP for 920 N 1st St and 15 Fulton St to accommodate multifamily apartment buildings and a clubhouse. (Wangard Properties Inc)

Lenz stated that this is an amendment to the GDP from about 10 years ago. The updated design will offer better views and have more apartments than previously planned. Fulton St from 1st to 7th is going to be reconstructed this year. Lindman stated that they will do some traffic counts to see about adding a 4-way stop to the intersection of concern.

REI spoke to the Clubhouse driveway on 1st Ave, due to the 9' drop from where the Clubhouse would be to the main apartment parking lot it isn't feasible to have the 2 lots connected which is why they have it opening on 1st. The clubhouse parking lot isn't expected to be exceptionally busy so they don't foresee this to contribute any problems to the current intersection concerns.

Motion by Brueggeman and seconded by Borneman. Motion approved unanimously

Discussion and possible action on landmarking the Little Red Schoolhouse (Marathon Park) (Historic Preservation)

Motion by Bohlken and seconded by Borneman. Motion approved unanimously

Discussion and possible action on landmarking St. John's Episcopal Church (330 McClellan) (Historic Preservation)

Pastor Cripps gave a brief history of the church to the group.

Motion by Bohlken and seconded by Borneman. Motion approved unanimously

Discussion and possible action for the Specific Implementation Plan for 315, 319, & 325 N 1st Ave also known as the old Pied Piper Building (Bridge St Mission)

Lenz briefly described the changes requested, which would be adding windows to the 2nd floor to accommodate the expansion of the women's program.

Motion by Borneman and seconded by Brueggeman. Motion approved unanimously

Discussion and possible action for the Specific Implementation Plan for 905 E Thomas St (Bull Falls Brewery)

Motion by Brueggeman and seconded by Bohlken. Motion approved unanimously

Next Meeting Date

April 29, 2025 4:30pm (due to updates in Council Chambers)

Adjournment

Motion by Brueggeman and seconded by Borneman. Motion approved unanimously, and the meeting adjourned at 5:30 p.m.

The Plan Commission is next scheduled to meet at 4:30 p.m. on Tuesday April 29, 2025.