



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:	Thursday, April 29, 2021 at 4:30 pm.
Location:	City Hall (407 Grant Street, Wausau WI 54403) - COMMON COUNCIL CHAMBERS
Members:	Katie Rosenberg (C), Eric Lindman, Pat Peckham, Tom Neal, Bruce Bohlken, Andrew Brueggeman, George Bornemann

AGENDA ITEMS FOR CONSIDERATION (All items listed may be acted upon)

1. Approve the minutes of the March 16, 2021 meeting.
2. **PUBLIC HEARING:** Discussion and possible action on approving a conditional use at 1900 Townline Road to allow for cultivation, in a SR-2, Single Family Residential-2 Zoning District. (Townline CTH-N LLC)
3. **PUBLIC HEARING:** Discussion and possible action on approving a conditional use at 2130 Northwestern Avenue to allow for cultivation, in a SR-2, Single Family Residential-2 Zoning District. (NWA Holdings LLC)
4. **PUBLIC HEARING:** Discussion and possible action on rezoning 117 & 119 East Chellis Street from SR-5, Single Family Residential-5 Zoning District to HI, Heavy Industrial Zoning District.
5. **PUBLIC HEARING:** Discussion and possible action on rezoning 209, 211 & 215 Short Street and 1214 North 3rd Street from TF-10, Two-Flat Residential-10 Zoning District to PUD, Planned Unit Development Zoning District and approve the General Development Plan to allow for a four-unit multi-family development with associated parking. (Aedifix Builds Inc.)
6. **PUBLIC HEARING:** Discussion and possible action on rezoning 617 & 621 Forest Street from NMU, Neighborhood Mixed Use Zoning District to PUD, Planned Unit Development Zoning District and approve the General Development Plan to allow for office space, vehicles sales and parking lot. (AOK Property LLC)
7. **PUBLIC HEARING:** Discussion and possible action on rezoning 1520 Elm Street from SMU, Suburban Mixed-Use Zoning District to PUD, Planned Unit Development District and approve the General Development Plan to allow for a new mixed-use apartment development. (Lokre)
8. **PUBLIC HEARING:** Discussion and possible action on rezoning 1601 Elm Street from SMU, Suburban Mixed-Use Zoning District to PUD, Planned Unit Development District and approve the General Development Plan to allow for off-street parking for a new multi-family residential development. (Lokre)
9. **PUBLIC HEARING:** Discussion and possible action on amending various sections of Chapter 23 of Wausau Municipal Code.
10. Discussion and possible action on approving the Specific Implementation Plan at 2101 & 2105 Grand Avenue to allow for two 16-unit apartment buildings.
11. Discussion and possible action on approving a dual post sign at 1106 North 5th Street in a HI, Heavy Industrial Zoning District.
12. Next meeting date and future agenda items for consideration.
13. Adjournment

Due to the COVID-19 pandemic, this meeting is being held in person and via teleconference. Members of the media and the public may attend in person, subject to the social distancing rules of maintaining at least 6 feet apart from other individuals, or by calling 1-408-418-9388. The Access Code is 187 375 6872. Individuals appearing in person will either be seated in the Council Chambers or an overflow room, subject to the social distancing rules. Space available will be on a first come, first served basis. All public participants' phones will be muted during the meeting. Members of the public who do not wish to appear in person may view the meeting live over the internet at <https://tinyurl.com/wausaucitycouncil>, on the City of Wausau's YouTube Channel https://www.youtube.com/channel/UC-Nigpdco_i8sq5FbbJD_aw, live by cable TV, Channel 981, and a video is available in its entirety 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 4/26/2021 @ 4:00 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 Planning Department at (715) 261-6760 or the City's ADA Coordinator at (715) 261-6620 or e-mail clerk@ci.wausau.wi.us at least 48 hours prior to the scheduled meeting or event to request an accommodation.

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, Plover River Land Company Inc., Aedifix Builds Inc., AOK Property LLC, Lokre, Marathon Technical Services