



*** All present are expected to conduct themselves in accordance with our City's Core Values ***

OFFICIAL NOTICE AND AGENDA

of a meeting of a City Board, Commission, Department, Committee, Agency, Corporation, Quasi-Municipal Corporation, or sub-unit thereof.

Meeting:	PLAN COMMISSION OF THE CITY OF WAUSAU
Date/Time:	Tuesday, April 29, 2025, at 4:30 PM
Location:	City Hall (407 Grant Street, Wausau, WI 54403), Council Chambers
Members:	Mayor Doug Diny (C), Eric Lindman, Sarah Watson, Lou Larson, Bruce Bohlken, Andrew Brueggeman, George Bornemann

AGENDA ITEMS FOR CONSIDERATION

(All items listed may be acted upon)

- 1) Approved the meeting minutes for March 18, 2025.
- 2) **PUBLIC HEARING:** Discussion on rezoning 2811 W Wausau Ave from a DR-8 to a TF-10 to allow for a 3-4 unit multiplex. (Lang Investments LLC)
- 3) Discussion and possible action on rezoning 2811 W Wausau Ave from a DR-8 to a TF-10 to allow for a 3-4 unit multiplex. (Lang Investments LLC)
- 4) **PUBLIC HEARING:** Discussion on rezoning 1040 S 12th Ave from a TF-10 to a PUD to allow for 2 duplexes. (MAC Ventures)
- 5) Discussion and possible action on rezoning 1040 S 12th Ave from a TF-10 to a PUD to allow for 2 duplexes. (MAC Ventures)
- 6) **PUBLIC HEARING:** Discussion on approving a Conditional Use permit for 903 3rd St (First United Methodist Church) to allow for the use of their basement as an emergency night shelter. (Wausau PD)
- 7) **PUBLIC HEARING:** Discussion regarding Tax Increment District No. 3 Project Plan Amendment #6 In Order to Add Projects and Project Costs. (Finance)
- 8) Discussion and possible action regarding Tax Increment District No. 3 Project Plan Amendment #6 in Order to Add Projects and Project Costs. (Finance)
- 9) **PUBLIC HEARING:** Discussion regarding Tax Increment District No. 7 Project Plan Amendment #4 in Order to share surplus increments with Tax Increment District #12 for the year 2026. (Finance)
- 10) Discussion and possible action regarding Tax Increment District No. 7 Project Plan Amendment #4 in Order to share surplus increments with Tax Increment District #12 for the year 2026. (Finance)
- 11) **PUBLIC HEARING:** Discussion regarding Tax Increment District No. 8 Project Plan Amendment #5 in Order to Add Projects and Project Costs. (Finance)
- 12) Discussion and possible action regarding Tax Increment District No. 8 Project Plan Amendment #5 in Order to Add Projects and Project Costs. (Finance)
- 13) Discussion and possible action on dedication of land as Right of Way at 700 Grand Avenue. (IAFC)
- 14) Next meeting date May 20, 2025
- 15) Adjournment

Mayor Doug Diny, Chairperson

It is likely that members of, and a quorum of the Council and/or members of other committees of the Common Council of the City of Wausau will be in attendance at the above-mentioned meeting to gather information. **No action will be taken by any such groups.**

Members of the public may view the meeting live or after the fact on the City of Wausau's YouTube Channel: <https://tinyurl.com/WausauCityCouncil> or live on Cable TV, Channel 981. Any person who wishes to make a public comment but is unable to or does not wish to appear in person may direct their comment via email samantha.kulig@wausauwi.gov or City Planner: brad.lenz@wausauwi.gov with "PC Public Comment" in the subject line by the start of the meeting. All public comments received, either by email or in person, will be limited to items on the agenda only. Messages related to agenda items received prior to the start of the meeting will be provided to the Committee Chair.

This Notice was Posted at City Hall and Emailed to Local Media Outlets on 4/22/25 @ 4:00 PM

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (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 to participate in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6622 or email ADAServices@wausauwi.gov to discuss your accessibility needs. We ask that your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours beforehand, the City of Wausau will make a good faith effort to accommodate your request.