

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, June 17, 2025, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall

Members Present: Mayor Doug Diny, Eric Lindman, Sarah Watson, Lou Larson, Bruce Bohlken, Andrew Brueggeman, and George Bornemann

Staff Present: William Hebert, Shahn Kariger, Brad Lenz, and Carrie Edmondson

Others Present: Jay Cricks, Northstar Restoration Services, Craig and Curt Lang, Lang Investments

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 May 20, 2025

Motion by Bornemann and seconded by Brueggeman. Motion approved unanimously 7-0

PUBLIC HEARING: Discussion on approving a Conditional Use Permit for 2811 West Wausau Avenue to allow construction of a Multiplex (3-4 units per building) within the Two-Flat Residential-10 (TF-10) Zoning District

Mayor Diny opened the public hearing.
No public hearing comments were received.
Mayor Diny closed the public hearing.

PUBLIC HEARING: Discussion on approving a Conditional Use Permit for 508 East Wausau Avenue to allow construction of an off-street parking lot within the Two-Flat Residential-10 (TF-10) Zoning District

Mayor Diny opened the public hearing.
Staff distributed and provided an overview of one public comment item that was submitted in writing. City Planner Lenz stated this was received from the owner of the property directly east at 510 East Wausau Avenue, and that he had spoken with the owner Shannon Jaeger. She had concerns about landscaping, snow removal, lighting, firewood removal, property damage, and bike rack placement.
Mayor Diny closed the public hearing.

Discussion and possible action for the Specific Implementation Plan for 1040 South 12th Avenue

City Planner Lenz noted that updated plans have been received and were distributed to the Plan Commissioners. The changes were minimal and included additional windows in response to staff comment. Staff confirmed 18 foot long driveways which enables the driveway to function as additional parking. Trees are shown, specific species and sizes are not identified. Staff asked for more specifics on impervious surface percentage, as the percentage maximum for the district is 55 percent. Zoning Administrator Hebert confirmed that he did a rough calculation and believes they are under the maximum percentage.

Mr. Cricks mentioned the stormwater is being managed and stated that they are willing to take suggestions for landscaping species. He stated that green space is being incorporated to a large degree compared to the surrounding properties.

Alder Larson thanked the contractor for incorporating Plan Commission comments and being sensitive to the surrounding residences.

Motion by Brueggeman and seconded by Larson. Motion approved unanimously 7-0

Next Meeting Date

July 15, 2025, 5:00 p.m. - Regular Meeting

Adjournment

Motion by Bohlken and seconded by Larson. Motion approved unanimously 7-0, and the meeting adjourned at 5:18 p.m.