



*** 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, July 15, 2025, at 5:00 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) Approve the meeting minutes for June 17, 2025.
- 2) **PUBLIC HEARING:** Discussion on rezoning 1427 Lake Street from (SR-5) Single-Family Residential - 5 Zoning District to (TRD-12) Townhome Residential Zoning District and 1601, 1607, and 1611 Chellis Street from (SR-2) Single-Family Residential - 2 Zoning District to (TRD-12) Townhome Residential Zoning District (Wausau Real Estate, LLC)
- 3) Discussion and possible action on rezoning 1427 Lake Street from (SR-5) Single-Family Residential - 5 Zoning District to (TRD-12) Townhome Residential Zoning District and 1601, 1607, and 1611 Chellis Street from (SR-2) Single-Family Residential - 2 Zoning District to (TRD-12) Townhome Residential Zoning District (Wausau Real Estate, LLC)
- 4) **PUBLIC HEARING:** Discussion on rezoning 903/907 South 60th Avenue from (MI) Medium Industrial Zoning District to (HI) Heavy Industrial Zoning District (Wausau Warehousing, LLC)
- 5) Discussion and possible action on rezoning 903/907 South 60th Avenue from (MI) Medium Industrial Zoning District to (HI) Heavy Industrial Zoning District (Wausau Warehousing, LLC)
- 6) **PUBLIC HEARING:** Discussion on rezoning 809 South 62nd Avenue from (MI) Medium Industrial Zoning District to (HI) Heavy Industrial Zoning District (Brian Randall)
- 7) Discussion and possible action on rezoning 809 South 62nd Avenue from (MI) Medium Industrial Zoning District to (HI) Heavy Industrial Zoning District (Brian Randall)
- 8) Discussion and possible action 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
- 9) Discussion and possible action 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
- 10) Discussion and possible action on vacating and discontinuing Pine Ridge Boulevard from North 28th Avenue to Westhill Drive
- 11) Next meeting date August 19, 2025
- 12) 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 to Assistant City Planner: carrie.edmondson@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 7/9/25 @ 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.