

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, July 15, 2025, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall

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

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

Others Present: Mark Thompson (Marathon Technical Services, LLC), Ken Jensen, Wayne Peters, and Jed Walker

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 June 17, 2025

Motion by Bohlken and seconded by Bornemann. Motion approved unanimously 5-0

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)

Mayor Diny opened the public hearing.

Mark Thompson provided a project overview and stated that he thought the higher density was compatible with the surrounding area based upon the location. Ken Jensen stated that he lives in the neighborhood and had concerns about the street conditions in the area.

Mayor Diny closed the public hearing.

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)

Motion by Watson and seconded by Bohlken. Motion approved unanimously 5-0

Assistant City Planner Edmondson provided a project overview and stated that the item for consideration is the Zoning Map Amendment, and the project concept is informational at this point only. The Plan Commission should look at whether or not the proposed rezone meets the standards of review. She stated that she and City Planner Lenz had walked the site and believed the access proposed in the concept plan would work well. The assortment of multi-family uses permitted within the proposed zoning district would provide a nice buffer between South 17th Avenue and the single-family homes to the east.

Alder Watson asked what the height requirement is for the proposed district. Staff confirmed the maximum height is 35 feet.

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)

Mayor Diny opened the public hearing.

Wayne Peters stated he is the owner of the property and that he had researched the zoning when he purchased the property in 2015. It was heavy industrial at that time and had been operating as a foundry.

Mayor Diny closed the public hearing.

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)

Motion by Watson and seconded by Bornemann. Motion approved unanimously 5-0

City Planner Lenz clarified that the Zoning Code had a comprehensive revision in 2020, and properties were rezoned Citywide.

Alder Watson asked for clarification about density and environmental impacts. Edmondson stated that density is not as much of a concern with a developed site, but that the increased potential for intensity in uses should be an area of consideration.

Alder Watson thanked Lenz for the thought that went into the Zoning Code update.

PUBLIC HEARING: Discussion on rezoning 809 South 62nd Avenue from (MI) Medium Industrial Zoning District to (HI) Heavy Industrial Zoning District (Brian Randall)

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

Discussion and possible action on rezoning 809 South 62nd Avenue from (MI) Medium Industrial Zoning District to (HI) Heavy Industrial Zoning District (Brian Randall)

Motion by Bornemann and seconded by Bohlken. Motion approved unanimously 5-0

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

Motion by Bohlken and seconded by Bornemann. Motion approved unanimously 5-0

Zoning Administrator Hebert noted that the staff report was updated to include a written public comment and that staff recommends approval.

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

Motion by Bornemann and seconded by Watson. Motion approved unanimously 5-0

Discussion and possible action on vacating and discontinuing Pine Ridge Boulevard from North 28th Avenue to Westhill Drive

Motion by Watson and seconded by Bornemann. Motion approved unanimously 5-0

Next Meeting Date

August 19, 2025, 5:00 p.m. - Regular Meeting

Adjournment

Motion by Watson and seconded by Bornemann. Motion approved unanimously 5-0, and the meeting adjourned at 5:30 p.m.