

## PLAN COMMISSION

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Time and Date: The Plan Commission met on Tuesday, July 16, 2024, 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, George Bornemann.

Staff Present: William Hebert, Tara Alfonso, Andrew Lynch, Samantha Kulig, Brooke Mueller.

Others Present: Ashley Dadabo (DNA Taverns), Jay Cricks (MAC Ventures), Tom Diedrick (Finishing Touch Signs), Jim Paul (resident)

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 meeting minutes from June 18, 2024**

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Motion by Andrew Brueggeman and seconded by Sarah Watson. Motion approved unanimously.

### **Discussion and possible action for rezoning 1208 N 3rd St from part of a Two-Flat Residential - 10 (TF-10) Zoning District to an Urban Mixed-Use (UMU) Zoning District to allow for additional parking. (DNA Taverns)**

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Mayor Diny opened the public hearing.

Andy Lynch spoke about the rehab of the brick residential building and the addition of parking for the brick building and the former Polack Inn. Stated that this zoning change would be appropriate for this location.

Ashley Dadabo (DNA Taverns) stated that she reached out to neighbors and other residents, they all agree that the off-street parking would be beneficial to the area.

Mayor Diny closed the public hearing.

Motion by Lou Larson and seconded by Andrew Brueggeman. Motion approved unanimously.

### **Discussion and possible action for rezoning 1210 N 3rd St from part of a Two-Flat Residential - 10 (TF-10) Zoning District to an Urban Mixed-Use (UMU) Zoning District to allow for additional parking. (DNA Taverns)**

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Mayor Diny opened the public hearing.

Andy Lynch spoke stating this is a city-owned lot but is too small for the city to do anything with. Economic Development agreed to the sale with approval for rezoning.

Mayor Diny asked if this property went through the remnant distribution policy, Andy Lynch stated yes.

George Bornemann asked Ashley Dadabo (DNA Taverns) how many parking spots will be located here, Ashley stated 8-10 spots so as not to make it too congested and unsafe. George also asked about how many units will be in the brick building to which Ashley stated they are planning to keep it a single-family residence.

Mayor Diny closed the public hearing.

Motion by Lou Larson and seconded by Sarah Watson. Motion approved unanimously.

### **Discussion and possible action for rezoning 1713 Burek St from SR-2, Single-Family Residential-2 Zoning District to SR-5, Single-Family Residential-5 Zoning District to allow for the construction of a single-family residence. (MAC Ventures)**

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Mayor Diny opened the public hearing.

Brad Lenz gave a brief introduction to the location. This is a larger lot and would fit splitting it into 2 lots to add another single-family residence.

Jim Paul (resident of neighboring parcel) was questioning if the construction of an additional residence will destroy the root structure of the trees that line the two properties causing them to fall. Jay Cricks (MAC Ventures) stated that the additional residence will be a slab-built property, no basement, so there will be very minimal ground disturbance. He also stated that they are planning to keep the tall trees along the property line and only some of the smaller trees will need

removal.

Jim Paul asked who would be responsible for any damage caused by potential fallen trees, to which it was stated that it would be a private discussion between the property owners, unless the tree is on City-Owned land.

Mayor Diny closed the public hearing.

Motion by Bruce Bolken and seconded by Andrew Brueggeman. Motion approved unanimously.

**Discussion and possible action on Transportation Project Plat for Project ID 6999-00-16/76, West Wausau Avenue, Stevens Drive to North 10th Avenue.**

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Eric Lindman stated that this is partially funded by the DOT but they will need some temporary limited easements.

Motion by George Borneman and seconded by Andrew Brueggeman. Motion approved unanimously.

**Discussion and Possible action on request for signs at 1100 Lakeview Dr/2400 Marshall St. (Finishing Touch Signs)**

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Bill Hebert stated that these are directional signs for the NCHC campus. The signs are taller than the ordinance states but due to the numerous facilities on campus the taller height is needed. Lou Larson asked for clarification as to why the city is planning to do work on County-owned land and who is responsible for paying for it. Brad Lenz responded that the city is just approving the size of the signage, the county is paying for the signs.

Motion by Andrew Brueggeman and seconded by George Borneman. Motion approved unanimously.

**Next Meeting Date**

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Tuesday, August 20, 2024 at 5:00pm

**Adjournment**

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*Motion by Bruce Bohlken and seconded by George Bornemann. Motion approved unanimously, and the meeting adjourned at 5:24 p.m.*

**The Plan Commission is next scheduled to meet at 5:00 p.m. on Tuesday, August 20, 2024.**