

## PLAN COMMISSION

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Time and Date: The Plan Commission met on Tuesday, December 17, 2024, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Doug Diny, Eric Lindman, Bruce Bohlken, Andrew Brueggeman, George Bornemann.

Staff Present: William Hebert, Brad Lenz, Andrew Lynch, Randy Fifrick, Samantha Kulig.

Others Present: Ryan Gallagher, Tim Schmidt, Christine Martens, Alderperson Gary Gisselman.

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 5:01 p.m. noting that a quorum was present.

### **Discussion and possible action approving the meeting minutes for November 26, 2024.**

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Motion by Bornemann and seconded by Bohlken. Approved 5-0.

### **PUBLIC HEARING: Discussion on rezoning 327 N 3rd St from a DRMU to DHMU to allow for a restaurant and event space. (Clyde & Co Holdings)**

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Mayor Diny opened the public hearing.

Christine Martens, resident of 1228 Arthur St and representative of Friends of Wausau Historical Landmark (FWHL). Martens wanted to clarify what was addressed to media regarding this petition. FWHL stated that the H T Cobblery is part of the historic downtown and is, therefore, of interest. Though this building is not a landmark candidate, FWHL believes that the building should be repurposed or revitalized with necessary alteration, if possible, rather than being razed. FWHL recommends developer to consider options, 1 or 2 that was provided in proposal rather option 3 which stated to rebuild current foundation walls which entails razing. FWHL does not disagree on the rezoning but want to bring close attention for the future possibilities of this property.

Alderperson Gary Gisselman, 319 Park Ave addressed that this property does get reviewed by the Historic Preservation Commission due to the property being in the Downtown Historic District.

Ryan Gallagher, owner of 327 N 3rd St, stated that there are in the planning stage currently. The business owner of H T Cobblery which currently occupies this property is looking to retire in the coming months. Gallagher stated that there are renovations to be made for the condition of the building.

Tim Schmidt, project manager from Boldt Company is working with Gallagher on this project. Schmidt explained that one of the reasons for rezoning is to conform with the zoning district. Currently the DHMU allows 4 or more stores, whereas the proposed zoning will conform with our vision of having a 2<sup>nd</sup> story. Schmidt provided 3 different options for renovating the space. Option 1 and 2 are utilizing the existing masonry that is currently in place and fishing in a structural steel into the facility in order to add on the 2<sup>nd</sup> level. Option 3 is to remove the masonry walls because we do not know the extent of the structural capacity of those walls currently and the vision is to have new openings but that will lead to potential structural steel and masonry issues. Lots of uncertainty of the masonry makes this project challenging. The vision is to reutilize the existing footings, foundation, and flooring system by reinforcing it with structural columns, but the roof would be removed to add the 2<sup>nd</sup> level that overlooks the 400-block. The current structure would have to be heavily modified in order to accommodate that, and option 3 provides more flexibility & capability of making thing right, sustainable, and designed-appropriately for that use of space.

Gallagher also stated that there is a lot of asbestos within the building as well.

Mayor Diny closed the public hearing.

## **Discussion and possible action on rezoning 327 N 3rd St from a DRMU to DHMU to allow for a restaurant and event space. (Clyde & Co Holdings)**

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Brad Lenz explained that the property is currently zoned as DRMU, but the rest of the block is zoned as DHMU. Lenz also stated the issue with the vision for a 2-story building will not conform to its current zoning DRMU where a minimum of 4-stories is required.

Bornemann asked staff if there is a design standard that must be met for review. Lenz stated that there is a building design standard for all zoning districts, especially commercial zoning districts. For instance, downtown zoning districts must be made of masonry and glass. There is also a review done by the Historic Preservation Commission, but the review is advisory only. The city is able to enforce zoning codes and exterior design standards towards the look of the building.

Bornemann asked staff if there were some intentions years back of having a building 4-or-more-stories on this location. Lenz responded there were conceptual plans and discussion with developers and staff, but it never came to fruition. Bornemann also asked for confirmation that the action is to decide if the proposed zoning district aligns with the neighborhood and the comprehensive plan provided. Lenz confirmed and stated staff recommended approval of rezoning since proposal met those conditions. Lenz also stated that the proposed zoning is slightly more restrictive than the current zoning because it only allows 2-4 stories whereas current allows 4 or more stories.

Lindman asked staff if this will go through Plan Commission again as a general development plan or does this get handled by city staff and city's zoning requirements if this plan goes forward. Lenz responded that if the rezoning is approved by Council, then it will go through staff and follow zoning ordinances; it does not follow the example of a PUD zoning district where it comes back to Plan Commission for review.

Motion by Brueggeman and seconded by Bornemann. Approved 5-0.

## **Next Meeting Date**

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Next meeting date: January 21, 2025.

## **Adjournment**

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*Motion by Bohlken and seconded by Brueggeman. Motion approved unanimously 5-0 and the meeting adjourned at 5:21 p.m.*

**The Plan Commission is next scheduled to meet at 5:00 p.m. on Tuesday, January 21, 2025.**