

# MINUTES

## Plan Commission Meeting

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**Date / Time:** Tuesday, August 19, 2025, at 5:00 P.M. | **Meeting called to order by** Mayor Diny at 5:01 P.M.

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### In Attendance

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

**Staff Present:** Brad Lenz, Carrie Edmondson, Shahn Kariger, William Hebert, Tammy Stratz, Juli Birkenmeier

### Others Present:

*In accordance with Chapter 19, Wisc. Statutes, notice of this meeting was posted and sent to the Daily Herald in the proper manner.*

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### Agenda Item 1 – Approve the meeting minutes for July 15, 2025

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Motion by Bohlken and seconded by Bornemann. **Motion carried unanimously 6-0.**

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### Agenda Item 2 – PUBLIC HEARING: Discussion on rezoning 405 South 8th Avenue from (I) Institutional Zoning District to (MRM-20) Multi-Family Residential-20 Zoning District (City of Wausau Community Development Department and Community Development Authority)

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Mayor Diny opened the public hearing.

Tammy Stratz provided a project overview. The proposed affordable housing development will have six units and possibly be managed by a nonprofit housing agency. A neighborhood meeting was held to gather feedback from residents. Concerns included parking, traffic and pedestrian safety.

Cheryl Zopel, 410 S 8<sup>th</sup> Ave, spoke in opposition, citing:

- Insufficient public notice of the project.
- Parking concerns, emergency vehicle access and snow removal issues on the narrow roadway.
- Lack of designated outdoor play space for children.
- Increased traffic and pedestrian safety risks, including near John Muir school crossings.

Mayor Diny closed the public hearing

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### Agenda Item 3 – Discussion and possible action on rezoning 405 South 8th Avenue from (I) Institutional Zoning District to (MRM-20) Multi-Family Residential-20 Zoning District (City of Wausau Community Development Department and Community Development Authority)

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Motion by Bornemann and seconded by Brueggeman. **Motion carried unanimously 6-0.**

Carrie Edmondson provided an overview of the rezoning request and clarification that the density of housing would be comparable if the lot was subdivided into SR-7 zoning.

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### Agenda Item 4 – Discussion and possible action on approving a Permanent Business Sign at 205 Callon Street to allow a blade sign within the Urban Mixed-Use (UMU) Zoning District (CWI Construction, LLC)

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Motion by Brueggeman and seconded by Bohlken. **Motion carried unanimously 6-0.**

William Hebert explained that the sign complies with zoning requirements.

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**Agenda Item 5 – Discussion and possible action on approving a Permanent Business Sign at 3101 North 13th Street to allow an institutional information sign within the Institutional (I) Zoning District (Stratford Sign Company, LLC)**

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Motion by Brueggeman and seconded by Bornemann. **Motion carried unanimously 6-0.**

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**Agenda Item 6 – Discussion and possible action on dedication of a portion of right-of-way of Westhill Drive between North 28th Avenue and Pine Ridge Boulevard and dedication of a portion of right-of-way of Pine Ridge Boulevard east of the intersection with Westhill Drive (Aspirus Wausau Hospital, Inc.)**

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Motion by Watson and seconded by Larson. **Motion carried unanimously 6-0.**

Staff noted that this item was reviewed and recommended by the Infrastructure and Facilities Committee.

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**Agenda Item 7 – Next meeting date**

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The next Plan Commission meeting is scheduled for Tuesday, September 16, 2025 at 5:00 p.m. in the Council Chambers.

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**Agenda Item 8 – Adjournment**

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*Brueggeman motioned to adjourn, seconded by Larson. Motion Carried 6-0.*

**Meeting Adjourned at 5:22 PM**