



OFFICIAL MINUTES REGULAR MEETING

MEETING: Plan Commission
DATE/TIME: Tuesday, June 16, 2026, at 5:00 PM
LOCATION: Wausau City Hall — Council Chambers
407 Grant Street, Wausau WI, 54403

MEMBERS:
Mayor Doug Diny George Bornemann
(C) Bornemann
Sarah Watson Bruce Bohlken
Bruce Trueblood Eric Lindman
Andrew
Brueggeman

Members Present: Doug Diny, Sarah Watson, George Bornemann, Bruce Bohlken, Bruce Trueblood

Members Not Present:

Members Excused: Eric Lindman, Andrew Brueggeman

Present 5, Not Present 0, Excused 2

Noting the presence of a quorum, the Chairperson called the meeting to order at 05:02 PM.

1 Public comment on agenda items and reading of the City of Wausau Public Comment Statement.

2 Consideration of the minutes of the preceding meeting(s).

April 21, 2026 Regular Plan Commission Minutes

Motion by Member Bohlken, seconded by Commission Member Bornemann, to approve Regular Plan Commission Minutes. Motion Passed 5-0.

3 Public Hearing.

- a.** Discussion on approving a Conditional Use Permit for 1740 Business Highway 51, 1820 Business Highway 51, and 1735 Merrill Avenue to allow Vehicle Sales use in the Suburban Mixed-Use (SMU) Zoning District (LeadCar Wausau, Inc)

Chair Diny opened the public hearing.

A representative from LeadCar Wausau, Inc explained the proposed project of a car dealership and clarified that the Merrill Ave lot will be for staff parking and overflow inventory. Sales and traffic will be done from a lot facing Business Highway 51

Amanda Nitzsche, 1740 Merrill Ave, expressed concerns on congestion, traffic flow and safety, construction noise, light pollution, and a potential decrease in property value.

Chair Diny closed the public hearing.

- b.** Discussion on rezoning 1010 S 16th Avenue from a (SR-5) Single-Family Residential – zoning district, to a PUD, Planned Unit Development zoning district to allow for expansion of a commercial business (Brass Properties, LLC)

Chair Diny opened the public hearing.

Brandon from Brass Properties/ThunderLube provided a description of the project. The following people commented their concerns about the project. Citing increased neighborhood traffic, pedestrian and child safety and commercial activity encroaching on a residential neighborhood as concerns. All commenters were against the rezoning.

David Burna, 1600 Sheridan Road

Gordy Burna, 1600 Sheridan Road

Douglas Burna, 1600 Sheridan Road

Commenter, 1009 S 16th Avenue
Sherry Burna, 1600 Sheridan Road
A written comment from Marcia Niewlony, 16th Ave, opposed to the rezone was also received.
Chair Diny closed the public hearing.

4 Discussion and Possible Action.

- a. Approving rezoning 1010 S 16th Avenue from a (SR-5) Single-Family Residential – 5 zoning district, to a PUD, Planned Unit Development zoning district to allow for expansion of a commercial business (Brass Properties, LLC)

Edmondson explained the application, project and reviewed the staff memo. Bornemann asked the applicant to describe the general traffic pattern. Applicant clarified that most traffic uses Rosecrans Street due to the ability to travel north or south on 17th Ave and clarified that the lot will only be staff parking with no lights. Trueblood inquired about trash service. Applicant explained that this will allow easier access for trash collection and avoid missed weeks due to snow or vehicle blocking the current receptacle. Trueblood asked what type of fencing the parking lot will have. Applicant explained fencing, grass and trees will surround the parking lot. Trueblood asked about a traffic study or any data that exists. Lenz explained that staff checked the DOT website and they did not have data for Sheridan as it is a local neighborhood street.

Motion by Member Bohlken, seconded by Commission Member Bornemann, to approve rezoning 1010 S 16th Avenue from a (SR-5) Single-Family Residential – 5 zoning district, to a PUD, Planned Unit Development zoning district to allow for expansion of a commercial business (Brass Properties, LLC). Motion Passed 4-1, with Alderperson Trueblood opposed.

5 Public Hearing.

- a. Discussion on amending sections 23.03.05 Table of Land Uses, 23.03.14 Industrial Land Uses, and 23.06.06 Off-Street Parking and Traffic Circulation to define and create regulations for data centers in the zoning ordinance

Chair Diny opened the public hearing.

Mary Kluz, 127 Kent St, appreciates the pro-activeness of the Plan Commission and asked that they take their time and listen to residents before making a decision. Shared common concerns of data centers which include increased water use, increased utility use, increased noise and environmental concerns. Suggested consulting with SEEC and having a well publicized conversation.

Les Bearstail, Wausau, spoke against the development of data centers and asked that the code amendment build in protections against the negative impacts of data centers.

Jay Coldwell, 1508 Merrill Ave, pointed out that there are various sizes of data centers, which can be used to support small businesses, but asked that the commission draws a line in the sand that they will not consider a data center greater than a certain size and that Wausau take a regional leadership position in this topic.

Andrew Passehl, 1221 S 7th St, spoke in favor of code amendments that create control and limit data centers. Asked that the commission consider adding a provision in the application that would require a plan for what happens if the data center shuts down.

Chair Diny closed the public hearing.

6 Discussion and possible action.

- a. Amending sections 23.03.05 Table of Land Uses, 23.03.14 Industrial Land Uses, and 23.06.06 Off-Street Parking and Traffic Circulation to define and create regulations for data centers in the zoning ordinance

Edmondson explains that these changes would limit the possibility of a data center to two zoning districts (Medium and Heavy Industrial) in the city in which there is limited land availability and requires a conditional use permit to be approved by the commission.

Edmondson clarified that this would not change the zoning of properties where a data center would be an ancillary use, like a large hospital with an onsite data center. These changes are for projects where a data center is the principal use for the property. Trueblood supports this

as a jumping off point with a frequent review of the ordinance in an effort to keep up with technology changes. Edmondson stated that if there is a desire to create an ordinance that is stricter, she would recommend only allowing a conditional use permit in heavy industrial which would limit the land availability even more. Edmondson clarified that these changes create a much more intensive application process than currently exists and allows the commission to have more information like a sustainability plan and water usage.

Motion by Alderperson Watson, seconded by Member Bohlken, to approve amending sections 23.03.05 Table of Land Uses, 23.03.14 Industrial Land Uses, and 23.06.06 Off-Street Parking and Traffic Circulation to define and create regulations for data centers in the zoning ordinance. Motion Passed 5-0.

b. Approve Meeting-in-a-Box Template - public engagement Wausau Comprehensive Plan

Edmondson shared the meeting in a box template that staff intends to use in the Comprehensive Plan process. Trueblood asked to add "other comments not covered" to the end in order to capture any additional comments. Edmondson will add that to the template.

Motion by Alderperson Watson, seconded by Commission Member Bornemann, to approve Meeting-in-a-Box Template - public engagement Wausau Comprehensive Plan. Motion Passed 5-0.

7 Discussion.

8 Adjournment.

Motion by Alderperson Watson, seconded by Member Bohlken, to adjourn. Motion carried. Meeting adjourned at 06:32 PM.

**The recording of this meeting may be viewed on
YouTube [@CityofWausauMeetings](#)**



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