



OFFICIAL MINUTES REGULAR MEETING

MEETING: Plan Commission
DATE/TIME: Tuesday, July 21, 2026, at 5:00 PM
LOCATION: Wausau City Hall — Council Chambers
407 Grant Street, Wausau WI, 54403

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

Attendees: Mayor Doug Diny, Sarah Watson, Bruce Trueblood, George Bornemann, Bruce Bohlken, and Eric Lindman

Excused: Andrew Brueggeman

Staff: Brad Lenz, William Hebert, Shahn Kariger, Carrie Edmondson, and staff representative Sam Wessel (North Central Wisconsin Regional Planning Commission)

Public: Tom Radenz

Mayor Diny called the meeting to order at 5:00 p.m.

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

No public comment was received or presented.

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

- a. June 16, 2026 Plan Commission and June 23, 2026, Special Plan Commission meeting Minutes

Motion/second Trueblood/Bornemann to approve the June 16, 2026, and June 23, 2026, meeting minutes, approved unanimously 6-0.

3 Public Hearing.

- a. Discussion on approving a Conditional Use Permit for 151 McIndoe Street to allow for the construction of an assisted living facility in a Downtown Periphery Mixed-Use (DPMU) Zoning District. (Beacon Resources, LLC)

Tom Radenz presented an overview of the project. He said the existing structure has been demolished and building remnants will be removed shortly. They are set to start the project in late fall. The proposed assisted living portion will work in concert with the previously approved apartment building.

The Mayor opened and closed the public hearing with no speakers present.

City Planner Lenz said that this meeting included the public hearing portion and that the item will be back in August for a Plan Commission determination.

4 Discussion and possible action.

- a. Discussion and possible action approving the Specific Implementation Plan (SIP) for 1010 S. 16th Avenue

Assistant City Planner Edmondson presented an overview of the Specific Implementation Plan and discussed the minor exceptions requested by the applicant. She stated that after staff review the benefits outweigh the

exceptions and met criteria for approval for a Planned Unit Development. Motion/second Bohlken/Bornemann approved 5-1, Alder Trueblood with the no vote.

5 Discussion.

a. City of Wausau Comprehensive Plan Update Chapter 1: Issues and Opportunities

Edmondson provided an update on public engagement strategies currently underway. Sam Wessel said that 56 people have already taken the survey, it closes September 30, and that it is open to all members of the public. Results will be aggregated separating residents from non-residents. Chapter 1: Issues and Opportunities mirrors the 2017 draft structure. However, data has been updated and maps will be coming soon.

Topics discussed included addressing concerns of youth, determining the best peer communities, reducing data heavy paragraph segments, and evaluating the best way to display graph axes.

Chapters will continue to be brought before the Plan Commission for review and discussion.

6 Adjournment.

Alder Trueblood asked that the data center ordinance be added to the August Plan Commission agenda.

Motion/second Bornemann/Bohlken to adjourn at 5:54 p.m., approved unanimously 6-0.

Mayor Doug Diny, Chair

**NOTICE POSTED AT CITY HALL (407 GRANT STREET) AND
TRANSMITTED TO THE OFFICIALLY DESIGNATED NEWSPAPER**

DATE: July 15, 2026

TIME: 3:00 p.m.

POSTED BY: Carrie Edmondson, AICP, Assistant Planner



This meeting can be viewed on
YouTube and Channel 981 on Cable TV

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