

\*\*\* All present are expected to conduct themselves in accordance with our City's Core Values \*\*\*



## OFFICIAL NOTICE AND AGENDA

of a meeting of a City Board, Commission, Department Committee, Agency, Corporation, Quasi-Municipal Corporation or Sub-unit thereof.

Notice is hereby given that the PLAN COMMISSION of the City of Wausau, Wisconsin will hold a regular or special meeting on the date, time and location shown below.

Meeting of the: **PLAN COMMISSION OF THE CITY OF WAUSAU**  
Date/Time: **Tuesday, September 17, 2024 5:00pm**  
Location: **City Hall (407 Grant Street, Wausau WI 54403) - COMMON COUNCIL CHAMBERS**  
Members: Mayor Doug Diny (C), Eric Lindman, Sarah Watson, Lou Larson, Bruce Bohlken, Andrew Brueggeman, George Bornemann

### AGENDA ITEMS FOR CONSIDERATION

- 1 Approve the meeting minutes for July 16, 2024 and August 20, 2024.
- 2 **PUBLIC HEARING:** Discussion for rezoning 1 Menard Plaza from part of a Suburban Mixed-Use (SMU) Zoning District to a Light Industrial (LI) Zoning District to allow for self-storage units. (Menard, Inc)
- 3 Discussion and possible action for rezoning 1 Menard Plaza from part of a Suburban Mixed-Use (SMU) Zoning District to a Light Industrial (LI) Zoning District to allow for self-storage units. (Menard, Inc)
- 4 **PUBLIC HEARING:** Discussion for rezoning 406 Winton St from part of a Heavy Industrial (HI) Zoning District to an Urban Mixed-Use (UMU) Zoning District to allow for indoor sales and service. (MCP 2023)
- 5 Discussion and possible action for rezoning 406 Winton St from part of a Heavy Industrial (HI) Zoning District to an Urban Mixed-Use (UMU) Zoning District to allow for indoor sales and service. (MCP 2023)
- 6 Discussion and possible action on Conditional use for 260 S 17th Ave to allow for an instant oil change service facility, in a SMU, Suburban Mixed-Use Zoning District (Valvoline LLC)
- 7 Discussion and possible action on landmarking the former DAUV (540 S. 3rd Avenue).
- 8 Discussion and possible action for the Specific Implementation Plan for 1327, 1331, 1333, 1337, 1341, 1355, 1361, 1363, 1371 S 8th Ave and 706 Flieth St. also known as 8th Ave Workforce Housing (Kolbe & Kolbe)
- 9 Next Meeting Date: Tuesday, October 15, 2024 5:00pm
- 10 Adjournment

### MAYOR DOUG DINY - COMMITTEE CHAIR

NOTICE: It is possible that members of, and possibly a quorum of members of the Committee of the Whole or other committees of the Common Council of the City of Wausau may be in attendance at the above-mentioned meeting. No action will be taken by any such groups.

Members of the public who do not wish to appear in person may view the meeting live over the internet and can be accessed at <https://tinyurl.com/wausaucitycouncil>. Any person wishing to offer public comment who does not appear in person to do so, may e-mail [samantha.kulig@ci.wausau.wi.us](mailto:samantha.kulig@ci.wausau.wi.us) with "Plan Commission public comment" in the subject line prior to the meeting start. All public comment, either by email or in person, will be limited to items on the agenda at this time. The messages related to agenda items received prior to the start of the meeting will be provided to the Chair.

This Notice was posted at City Hall and emailed to the Daily Herald newsroom on **09/10/2024 @ 4:00 p.m.** Questions regarding this agenda may be directed to the Planning Department at (715) 261-6760.

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6622 or [ADAServices@ci.wausau.wi.us](mailto:ADAServices@ci.wausau.wi.us) to discuss your accessibility needs. We ask your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours before the event the City of Wausau will make a good faith effort to accommodate your request.

Distribution List: City Website, Media, Committee Members, Council Members, Assessor, Attorney, City Clerk, Community Development, Finance, Metro Ride, Human Resources, Police Department, Hebert, Lenz, Lynch, Stahl, Polley, Menard Inc, MCP 2023, Valvoline, Kolbe & Kolbe, Emmerich & Assoc.