



## OFFICIAL NOTICE AND AGENDA

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

**Meeting:** **PLAN COMMISSION**  
**Members:** Tipple (C), Lindman, Rosenberg, Valitchka, Oberbeck, Bohlken, Gisselman  
**Location:** Common Council Chambers, 407 Grant Street.  
**Date/Time:** **Wednesday, April 29, 2015 at 5:00 p.m.**

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1. Approve the minutes of the March 17, 2015 meeting.
2. **PUBLIC HEARING:** Amend Wausau Urban Sewer Service Area
3. **PUBLIC HEARING:** Amend Title 23.16.030 of the *Wausau Municipal Code* to reduce the minimum parcel size for educational institutions.
4. **PUBLIC HEARING:** Rezone 6815 Stewart Avenue from M1-P, Limited Industrial Park District to M1, Limited Industrial District. (Brian Luedtke Properties LLC)
5. **PUBLIC HEARING:** Approve a conditional use at 2221 Grand Avenue to allow for a community center for the elderly, in a B2, Community Service District. (Chong Tou's Elderly Center)
6. **PUBLIC HEARING:** Rezone 1550 Westwood Drive from R1, Single Family Residence District, to UDD, Unified Development District, and approve the General Development Plan to allow for a 132-unit multi-family residential development. (S.C. Swiderski)
7. **PUBLIC HEARING:** Rezone 404 South 3<sup>rd</sup> Avenue & 308 Stewart Avenue from B2, Community Service District, to UDD, Unified Development District, and approve the General Development Plan to allow for a convenience store and an 11-unit multi-family residential development. (Schierl Sales Corp.)
8. Approve the Precise Implementation Plan at 404 South 3<sup>rd</sup> Avenue & 308 Stewart Avenue to allow for a convenience store and an 11-unit multi-family residential development.
9. Discussion and possible action on City of Wausau Design Standards.
10. Next meeting date and future agenda items for consideration.

Adjourn

### COMMITTEE CHAIRPERSON: MAYOR JAMES E. TIPPLE

Questions regarding this agenda may be directed to the City Planning Office @ (715) 261-6760.

This Notice was posted at City Hall and faxed to the *Wausau Daily Herald* newsroom on April 24, 2015 at 3:00 p.m.

**It is possible that members of, and possibly a quorum of members of, other committees of the Common Council of the City of Wausau may be in attendance at the above-mentioned meeting to gather information. No action will be taken by any such group(s) at the above-mentioned meeting other than the committee specifically referred to in this notice.**

Distribution: *Wausau Daily Herald*, *City Pages*, Common Council, Department Heads, Plan Commission, Hebert, Lenz, DeSantis, Parks

Dept., Werth, Schock, County Planning, Gehin, Brian Luedtke Properties LLC, Chong Tou's Elderly Center, S.C. Swiderski, Schierl Sales Corp.

Please note that upon reasonable notice efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For information or to request this service, please contact the City Clerk, 407 Grant Street, Wausau WI 54403, phone 715-261-6620.