



*** 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.

Meeting:	PLAN COMMISSION OF THE CITY OF WAUSAU
Date/Time:	Tuesday, July 15, 2025, at 5:00 PM
Location:	City Hall 407 Grant Street, Wausau, WI 54403, Council Chambers
Members:	Mayor Doug Diny (C), Eric Lindman, Sarah Watson, Lou Larson, Bruce Bohlken, Andrew Brueggeman, George Bornemann

AGENDA ITEMS FOR CONSIDERATION

(All items listed may be acted upon)

- 1) Approve the meeting minutes for June 17, 2025.
- 2) **PUBLIC HEARING:** Discussion on rezoning 1427 Lake Street from (SR-5) Single-Family Residential - 5 Zoning District to (TRD-12) Townhome Residential Zoning District and 1601, 1607, and 1611 Chellis Street from (SR-2) Single-Family Residential - 2 Zoning District to (TRD-12) Townhome Residential Zoning District (Wausau Real Estate, LLC)
- 3) Discussion and possible action on rezoning 1427 Lake Street from (SR-5) Single-Family Residential - 5 Zoning District to (TRD-12) Townhome Residential Zoning District and 1601, 1607, and 1611 Chellis Street from (SR-2) Single-Family Residential - 2 Zoning District to (TRD-12) Townhome Residential Zoning District (Wausau Real Estate, LLC)
- 4) **PUBLIC HEARING:** Discussion on rezoning 903/907 South 60th Avenue from (MI) Medium Industrial Zoning District to (HI) Heavy Industrial Zoning District (Wausau Warehousing, LLC)
- 5) Discussion and possible action on rezoning 903/907 South 60th Avenue from (MI) Medium Industrial Zoning District to (HI) Heavy Industrial Zoning District (Wausau Warehousing, LLC)
- 6) **PUBLIC HEARING:** Discussion on rezoning 809 South 62nd Avenue from (MI) Medium Industrial Zoning District to (HI) Heavy Industrial Zoning District (Brian Randall)
- 7) Discussion and possible action on rezoning 809 South 62nd Avenue from (MI) Medium Industrial Zoning District to (HI) Heavy Industrial Zoning District (Brian Randall)
- 8) Discussion and possible action on approving a Conditional Use Permit for 2811 West Wausau Avenue to allow construction of a Multiplex (3-4 units per building) within the Two-Flat Residential-10 (TF-10) Zoning District
- 9) Discussion and possible action on approving a Conditional Use Permit for 508 East Wausau Avenue to allow construction of an off-street parking lot within the Two-Flat Residential-10 (TF-10) Zoning District
- 10) Discussion and possible action on vacating and discontinuing Pine Ridge Boulevard from North 28th Avenue to Westhill Drive
- 11) Next meeting date August 19, 2025
- 12) Adjournment

Mayor Doug Diny, Chairperson

It is likely that members of, and a quorum of the Council and/or members of other committees of the Common Council of the City of Wausau will be in attendance at the above-mentioned meeting to gather information. **No action will be taken by any such groups.**

Members of the public may view the meeting live or after the fact on the City of Wausau's YouTube Channel: <https://tinyurl.com/WausauCityCouncil> or live on Cable TV, Channel 981. Any person who wishes to make a public comment but is unable to or does not wish to appear in person may direct their comment via email to Assistant City Planner: carrie.edmondson@wausauwi.gov or City Planner: brad.lenz@wausauwi.gov with "PC Public Comment" in the subject line by the start of the meeting. All public comments received, either by email or in person, will be limited to items on the agenda only. Messages related to agenda items received prior to the start of the meeting will be provided to the Committee Chair.

This Notice was Posted at City Hall and Emailed to Local Media Outlets on 7/9/25 @ 4:00 PM

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (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 to participate in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6622 or email ADAServices@wausauwi.gov to discuss your accessibility needs. We ask that your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours beforehand, the City of Wausau will make a good faith effort to accommodate your request.

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, June 17, 2025, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall

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

Staff Present: William Hebert, Shahn Kariger, Brad Lenz, and Carrie Edmondson

Others Present: Jay Cricks, Northstar Restoration Services, Craig and Curt Lang, Lang Investments

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and transmitted to the *Wausau Daily Herald* in the proper manner.

Mayor Doug Diny called the meeting to order at approximately 5:00 p.m. noting that a quorum was present.

Approve the meeting minutes for May 20, 2025

Motion by Bornemann and seconded by Brueggeman. Motion approved unanimously 7-0

PUBLIC HEARING: Discussion on approving a Conditional Use Permit for 2811 West Wausau Avenue to allow construction of a Multiplex (3-4 units per building) within the Two-Flat Residential-10 (TF-10) Zoning District

Mayor Diny opened the public hearing.
No public hearing comments were received.
Mayor Diny closed the public hearing.

PUBLIC HEARING: Discussion on approving a Conditional Use Permit for 508 East Wausau Avenue to allow construction of an off-street parking lot within the Two-Flat Residential-10 (TF-10) Zoning District

Mayor Diny opened the public hearing.
Staff distributed and provided an overview of one public comment item that was submitted in writing. City Planner Lenz stated this was received from the owner of the property directly east at 510 East Wausau Avenue, and that he had spoken with the owner Shannon Jaeger. She had concerns about landscaping, snow removal, lighting, firewood removal, property damage, and bike rack placement.
Mayor Diny closed the public hearing.

Discussion and possible action for the Specific Implementation Plan for 1040 South 12th Avenue

City Planner Lenz noted that updated plans have been received and were distributed to the Plan Commissioners. The changes were minimal and included additional windows in response to staff comment. Staff confirmed 18 foot long driveways which enables the driveway to function as additional parking. Trees are shown, specific species and sizes are not identified. Staff asked for more specifics on impervious surface percentage, as the percentage maximum for the district is 55 percent. Zoning Administrator Hebert confirmed that he did a rough calculation and believes they are under the maximum percentage.

Mr. Cricks mentioned the stormwater is being managed and stated that they are willing to take suggestions for landscaping species. He stated that green space is being incorporated to a large degree compared to the surrounding properties.

Alder Larson thanked the contractor for incorporating Plan Commission comments and being sensitive to the surrounding residences.

Motion by Brueggeman and seconded by Larson. Motion approved unanimously 7-0

Next Meeting Date

July 15, 2025, 5:00 p.m. - Regular Meeting

Adjournment

Motion by Bohlken and seconded by Larson. Motion approved unanimously 7-0, and the meeting adjourned at 5:18 p.m.



STAFF REPORT

To: Plan Commission
Prepared By: Carrie Edmondson, AICP Assistant City Planner
Date: July 15, 2025

REQUESTED ACTION:

Zoning Map Amendment

1427 Lake Street from SR-5 to TRD-12
1601, 1607, 1611 Chellis Street from SR-2 to TRD-12

LOCATION: 1427 Lake Street, 1601 Chellis Street, 1607 Chellis Street, and 1611 Chellis Street

APPLICANT: Wausau Real Estate, LLC

EXISTING ZONING: **(SR-2) Single-Family Residential – 2 Zoning District**
Intent. This district intended to preserve and enhance existing areas of very low-density single family detached dwellings. Unlike the case for the (RH-35) Rural Holding District, the land use standards for this district permit primarily single-family detached residential development at an approximate density of two dwelling units per acre and a variety of related institutional land uses.

(SR-5) Single Family Residential – 5 Zoning District
Intent. This district intended to create, preserve, and enhance areas for moderate density single family detached dwellings at an approximate density of five dwelling units per acre.

EXISTING LAND USE: Vacant

SIZE OF PARCEL: 1.23 acres

REQUESTED ZONING: **(TRD-12) Townhome Residential - 12 Zoning District**
Intent. This district intended to create, preserve, and enhance areas for townhome multi-family uses in small buildings oriented to the street, at low densities up to 12 dwelling units per acre.

PURPOSE: To develop as a Townhouse 5-8 unit use

COMPREHENSIVE PLAN: **Urban Residential** (Future Land Use Map)
These are areas primarily for residential uses with small lots, sidewalks, and a street grid, including single-family and multi-family

units. These areas may include some neighborhood-serving commercial, institutional, and public/semi-public uses within the area. It is not expected that significant new growth will occur, but replacement of existing buildings and infill of similar density is encouraged.

OTHER PLANS:

2017 Comprehensive Plan –

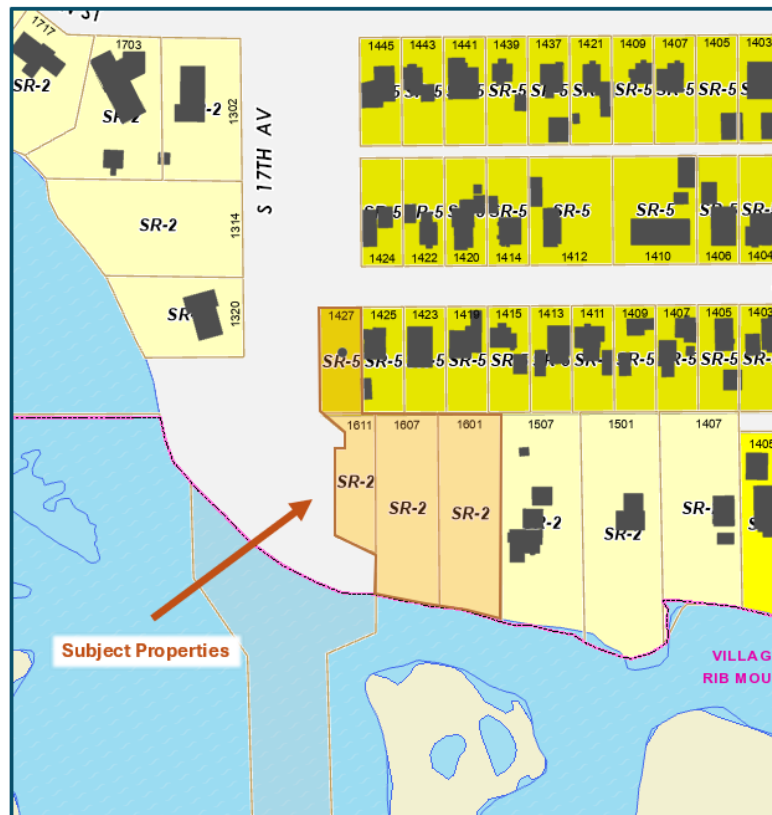
Housing Goal: The City of Wausau will continue to offer equal access to quality, affordable housing.

Objective 3: Encourage a variety of housing types throughout the City without concentrating any particular type of housing within one neighborhood.

2022 Wausau Metropolitan Area Housing Assessment –

This study recommends that all eight municipalities actively pursue new construction of housing of all types and prices while encouraging the preservation of existing housing.

VICINITY MAP



BACKGROUND INFORMATION:

This Zoning Map Amendment was before the Plan Commission in late 2022 (recommended approval) and before the City Council in January of 2023 when the application was denied. After denial, a 365 day waiting period is required before submittal of the same application. That timeframe has been met, and the Zoning Map Amendment application is again before the Plan Commission.

The proposed Zoning Map Amendment includes four parcels. The northern parcel is zoned SR-5 and the other three are zoned SR-2. The proposed amendment is to TRD-12 for all four parcels. The Zoning Map Amendment retains consistency with the Comprehensive Plan Future Land Use Map.

The Zoning Map Amendment would enable uses and dimensional standards for the TRD-12 district to apply. The TRD-12 district permits a range of multi-family uses including duplexes, twin homes, two-flat, townhomes, and multiplex homes. Some are permitted by right and 5-8 unit townhomes and 3-8 unit multiplexes (individual exterior entrances) and apartments (shared hallway entrances) are permitted with a conditional use permit. See the table on the following page for reference. Additionally, the permitted density would be higher with a 15,000 square foot lot minimum required and a minimum of 3,630 square feet per dwelling unit.

The application is for a Zoning Map Amendment. However, the applicant has provided a preliminary project proposal. The project includes an eight-unit Townhouse (rowhome style) development. All units would be 3-bedroom 2.5 bathroom units, with one attached garage stall. A second accessory building is proposed that would include an additional single garage stall per unit. Access would be provided from the lot on Lake Street. The proposed project would require Conditional Use Permit approval and would be considered separately at that time.

Section 23.03.05: Table of Land Uses

Rural Holding (RH-35)	Single Family Residential – 2 (SR-2)	Single Family Residential – 3 (SR-3)	Single Family Residential – 5 (SR-5)	Single Family Residential – 7 (SR-7)	Mobile Home Residential – 7 (MH-7)	Duplex Residential – 6 (DR-6)	Two Flat Residential – 10 (TF-10)	Townhome Residential – 12 (TRD-12)	Multi-Family Residential – 12 (MR-12)	Multi-Family Residential – 20 (MR-20)	Multi-Family Residential – 50 (MR-50)	Institutional (I)	Neighborhood Mixed Use (NMU)	Suburban Office (SO)	Suburban Mixed Use (SMU)	Urban Mixed Use (UMU)	Downtown Periphery Mixed Use (DPMU)	Downtown Historic Mixed Use (DHMU)	Downtown High-Rise Mixed Use (DRMU)	Research Park (RP)	Light Industrial (LI)	Medium Industrial (MI)	Heavy Industrial (HI)	Intensive Outdoor Storage (IOS)	Intensive Outdoor Commercial (IOC)	Adult-Oriented Entertainment (AO)	Extraction/Disposal (EX)	Land Uses Permitted: Refer to the detailed definitions and requirements listed for each and use on the following pages. P: By Right C: By Conditional Use Permit P/C: Refer to specific requirements for that land use to determine if a Conditional Use Permit is required
																												Residential Land Uses (§23.03.06)*
P																												Single Family 35-acre lot
C	P	P	P	P	P	P	P						P															Single Family 15,000 sq. ft. lot
		P	P	P	P	P	P						P															Single Family 10,000 sq. ft. lot
			P	P	P	P	P						P															Single Family 7,000 sq. ft. lot
				P	P	P	P						P															Single Family 4,000 sq. ft. lot
					P																							Mobile Home 5,000 sq. ft. lot
					P/C																							Mobile Home Subdivision or Park 5 acres
	P	P	P	P																								Existing Two-Family Land Use (as of adoption date)
																	P											Existing Single-Family or Two-Family Land Use (as of the adoption of this code)
						P	P	P					C															Duplex 9,600 sq. ft. lot
						P	P	P					P															Twin House 9,600 sq. ft. lot
						P	P	P					P															Two-Flat 7,200 sq. ft. lot
							P	P	P	P			P															Townhouse 2-4 units
							C	C	P	P																		Townhouse 5-8 units
							C	P	P	P			C															Multiplex 3-4 units
							C	C	P	P																		Multiplex 5-8 units
							C	P	P	P			C															Apartment 3-4 units
							C	P	P	P																		Apartment 5-8 units
										P	P																	Apartment 9-12 units
										P	P						P	P										Apartment 13-16 units
										P	P						P	P										Apartment 17-20 units
										C	P						C	P	C									Apartment 21-36 units
										C							P		C									Apartment 37+ units

CRITERIA FOR APPROVAL

Section 23.10.31(4)(b) of the zoning code outlines the review criteria for review of a Zoning Map Amendment. Staff has provided an analysis below:

- 1. Advances the purposes of this title as outlined in section 23.01.03 and the applicable rules of the Wisconsin Department of Administration and the Federal Emergency Management Agency.**

This proposal encourages a mix of land uses and economic vitality at a level that is compatible with existing public infrastructure and facilities. It increases the ability to construct much needed housing stock within the City, while keeping in scale, character, and urban design of the existing neighborhood. Additionally, the proposed Zoning Map Amendment is consistent with the applicable rules of the Wisconsin Department of Administration and the Federal Emergency Management Agency.

- 2. Is in harmony with the Comprehensive Plan.**

The proposed zoning district aligns with the future land use designation in the Comprehensive Plan. It presents no conflict with goals, objectives, and action steps outlined in the Comprehensive Plan and aids in the facilitation of many of the goals and objectives outlined in the plan.

- 3. Maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts.**

The density resulting from the Zoning Map Amendment would be increased. The existing minimum lot area is 15,000 square feet (SR-2) and 7,000 square feet (SR-5), with one single-family dwelling per lot permitted. The proposed district's minimum lot area is 15,000 square feet with 3,630 square feet required per dwelling unit. Intensity would also be increased as a range of multi-family uses are permitted by right or conditionally permitted depending on the building style and number of units. However, the parcels are adjacent to South 17th Avenue which is a heavily traveled corridor. A higher density/intensity district would provide a nice buffer between the roadway and the lower density properties to the east. Additionally, the arguably minimal potential overall increase to density and intensity would still be in keeping with scale and character of the existing neighborhood, and the overall public benefit would outweigh any potential adverse impacts.

- 4. Addresses any of the following factors that are not properly addressed on the current Official Zoning Map:**
 - a. The designations of the Official Zoning Map are not in conformance with the Comprehensive Plan.**
 - b. A mapping mistake was made, including the omission on the Official Zoning Map of an approved zoning map amendment.**
 - c. Factors have changed (such as new data, infrastructure, market conditions, development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.**
 - d. Growth patterns or rates have changed, creating the need for an amendment to the Official Zoning Map.**

The proposed Zoning Map Amendment is not a result of any of the factors listed above. However, allowing a greater variety of housing styles better meets current housing market needs.

STAFF RECOMMENDATION

The staff recommendation is approval of the proposed Zoning Map Amendment to rezone the property located at 1427 Lake Street from (SR-5) Single-Family Residential – 5 Zoning District to (TRD-12) Townhome Residential – 12 Zoning District and 1601, 1607, and 1611 Chellis Street from (SR-2) Single-Family Residential – 2 Zoning District to (TRD-12) Townhome Residential – 12 Zoning District.

COMMITTEE ACTION

Plan Commission shall make a recommendation for approval or denial to the City Council. The City Council will then determine whether to approve, approve with modifications, or deny the proposed Zoning Map Amendment.



Marathon Technical Services LLC
1699 Schofield Ave.
Suite 115
Schofield, WI 54476

Consulting Engineers
Municipal Infrastructure, Site Design and Commercial Building Design

May 30, 2025

Mr. William Hebert
City of Wausau
Inspections Department
407 Grant St
Wausau, WI 54403

RE: 1427 Lake St rezoning

Dear Mr. Hebert,

On behalf of Wausau Real Estate LLC and its member Gizo Ujarmeli, please find attached an application for a zoning map amendment for 1601 and 1607 Chellis St, 1427 Lake St and a vacated right of way parcel (1611 Chellis), adjacent to these parcels. Wausau Real Estate owns all of the parcels. In November of 2022 a request to rezone these parcels was denied.

The existing parcels have SR-2 and SR-5 single family zoning. The combined parcels abut 17th Ave., at the north end of the bridge over the Rib River. North on 17th Ave., beginning on the south side of Thomas St., the parcels abutting 17th Ave., are transitioning to retail and service type commercial activities. We believe the area along 17th Ave, south of Thomas St will remain residential. However, with the increasing traffic counts we believe the highest and best use of the subject parcels is a higher density residential growth.

We propose a zoning change to a townhome TRD-12 district, for a proposed condominium development, each unit will be individually owned. The structure exterior and the common elements will be managed by a homeowners association. The TRD-12 district allows a four-unit townhome by right. Later, when building plans are completed, we will request a conditional use to develop an eight-unit condominium building. For reference we have enclosed preliminary floor plans, building elevations and a site plan.

Please contact us if there are any questions.
Sincerely

MARK W THOMPSON

Mark W. Thompson

CC: Gizo Ujarmeli

**CITY OF WAUSAU
APPLICATION FOR ZONING MAP AMENDMENT**

If you are requesting a zoning map amendment, please provide the following information. Note that a different application is required if you are requesting a conditional use and additional information is required if you are requesting Planned Unit Development District zoning. Should you have any questions about this form or the City's rezoning process, please call 715-261-6780 (Zoning) or 715-261-6760 (Planning).

1. Primary petitioner's Name (PRINT): Wausau Real Estate LLC
 Primary petitioner's Address (PRINT): 101 Scott St Wausau WI 54403
 Primary petitioner's Telephone Number (with Area Code): 715-680-0600
 Primary petitioner's representative to contact in case of questions about this petition:
Gizo Ujarmeli
(Name - PRINT)
101 Scott St
(Address - PRINT)
715-680-0600 gem@amaximmo.com
(Telephone No. with Area Code) Email Address

Names of additional petitioners, if any:

<small>(PRINTED Name)</small>	<small>(PRINTED Name)</small>
<small>(PRINTED Address)</small>	<small>(PRINTED Address)</small>
<small>(Telephone No. / Email Address)</small>	<small>(Telephone No. / Email Address)</small>

2. Name, Address, and Telephone Number of EACH additional property owner within the area proposed to be rezoned. If the primary petitioner owns all of the property proposed to be rezoned, merely indicate "NONE." (Add an additional page, if necessary)

Name (PRINT): _____
 Address (PRINT): _____
 Phone No.: _____ Email Address: _____

Name (PRINT): _____
 Address (PRINT): _____
 Phone No.: _____ Email Address: _____

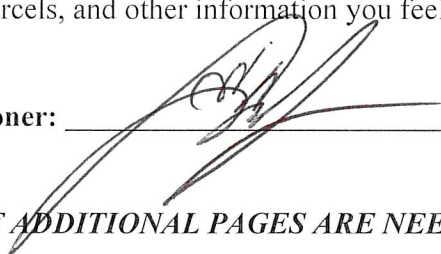
3. **ADDRESS(ES)** of property to be rezoned: 1427 Lake, 1601, 1607 & 1611 Chellis
 (Please attach a legal description for all the area(s) proposed to be rezoned. This may be available from the City Assessment Department or City Engineering Department.)

4. A. **Existing** zoning district classification(s) of the land included within the petition: SR2 and SR5
 B. **Proposed** zoning district classification(s) of the land included within the petition: TRD-12
 C. Existing land uses on land included within the petition: vacant

D. Proposed land use(s) following rezoning: 8 unit condominium townhome

5. Please provide a brief narrative justifying the rezoning of this property. (Attach an additional sheet if necessary): see attached summary sheets, tables, maps and concept building 

6. Please attach a map of the area showing the parcels proposed to be rezoned, adjacent streets, existing zoning on the parcels, and other information you feel might be helpful in evaluating your proposal.

Signature of Petitioner: 

Date: 6.09.2025

IF ADDITIONAL PAGES ARE NEEDED, PLEASE ATTACH HERETO

Please return this completed form with the information indicated above and the publication fee of **\$425** to the City Planning Office (or the Department of Inspections) located in Wausau City Hall, 407 Grant Street, Wausau WI 54403.
Checks should be made payable to "City of Wausau".

Please note: ⇒ The fee for a requested **special Plan Commission meeting** is **\$550**.
⇒ All fees are subject to increase each year on January 1.

Should you have any questions regarding this form or the City's rezoning process, please phone 715-261-6780 (Zoning) or 715-261-6760 (Planning).

For City Use Only

Date received at City Hall: 6/9/25

Received by: Carrie Edmondson

Amount submitted with application: \$ 425.00

Check Number: 2120

Month requested for public hearing: _____

Requested Common Council meeting date for final approval: _____

Notes: _____



Marathon Technical Services LLC
1699 Schofield Ave.
Suite 115
Schofield, WI 54476

Consulting Engineers
Municipal Infrastructure, Site Design and Commercial Building Design

1427 Lake St Zoning Map Amendment Request

23.10.31(3)

(a) Maps

1. The subject parcels, highlighted in yellow, are shown in the attached Exhibit 1.
2. The subject parcel PIN's are listed in the attached Table 1.
3. The subject parcels are currently zoned SR-2 and SR-5, the Zoning District of each parcel is listed in the attached Table 1.
4. The lot dimensions of the subject parcels are shown on Exhibit 1. The total of the combined parcels is approximately 1.25 acres.
5. Exhibit 1 includes a north arrow and a bar scale.

(b) Legal Descriptions

The legal description of each of the subject parcels is listed in Table 1.

(c) Justification

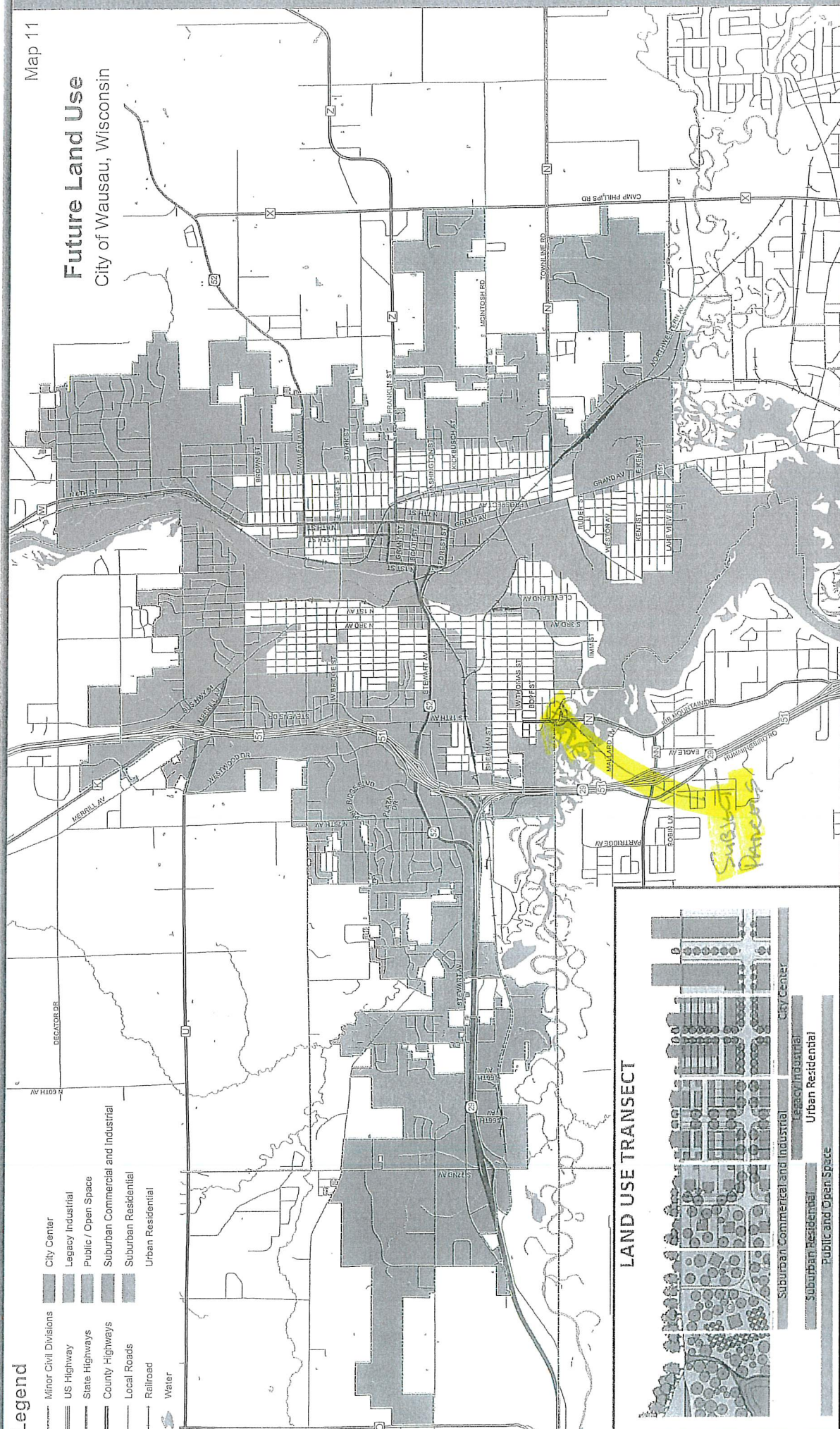
The subject parcels are in an "Urban Residential" area, as shown on the "Future Land Use" map. Map 11 of the City Comprehensive Plan is attached as Exhibit 2. The location of the subject parcels are highlighted.

The proposed request maintains a residential land use. The proposed project is an eight-unit condominium townhome building. Each unit is independently owned and is proposed as a three bedroom, 2.5 bath, with an attached garage and a second garage space in a detached garage building. Preliminary building elevations and floor plans are attached. A preliminary site plan is also included.

The allowed density in each zoning district increases from the existing 2 to 5 units per acre to a 12 units per acre. However, due to the parcel shape and the steep banks to the river, the proposed development of eight townhomes has a projected density of only 6.4 units per acre, just slightly more than allowed in many of the existing parcels.

With the increasing regional traffic flow on the adjacent 17th Ave., we believe the highest and best use of the properties is a slightly higher residential density than the existing districts allow.

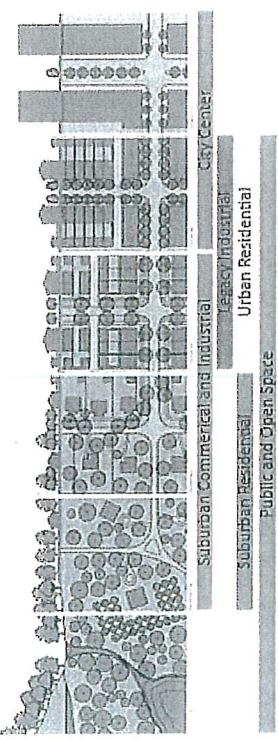
Future Land Use City of Wausau, Wisconsin



Legend

- Minor Civil Divisions
- US Highway
- State Highways
- County Highways
- Local Roads
- Railroad
- Water
- City Center
- Legacy Industrial
- Public / Open Space
- Suburban Commercial and Industrial
- Suburban Residential
- Urban Residential

LAND USE TRANSECT



Comprehensive Plan

This map is neither a legally recorded map nor a survey of the actual boundary of any property depicted. This drawing is a compilation of records, information and responsible for any inaccuracies herein contained.

SOURCE: NCMWRPC, City of Wausau, Marathon County GIS Services

Prepared By:
North Central Wisconsin Regional Planning Commission
210 McCallahan St. Wausau, WI 54403 - www.ncwrpc.org
Date Printed: Wednesday, May 31, 2017

EXHIBIT 2

Rezoning 1427 Lake & 1601, 1607 and 1611 Chellis

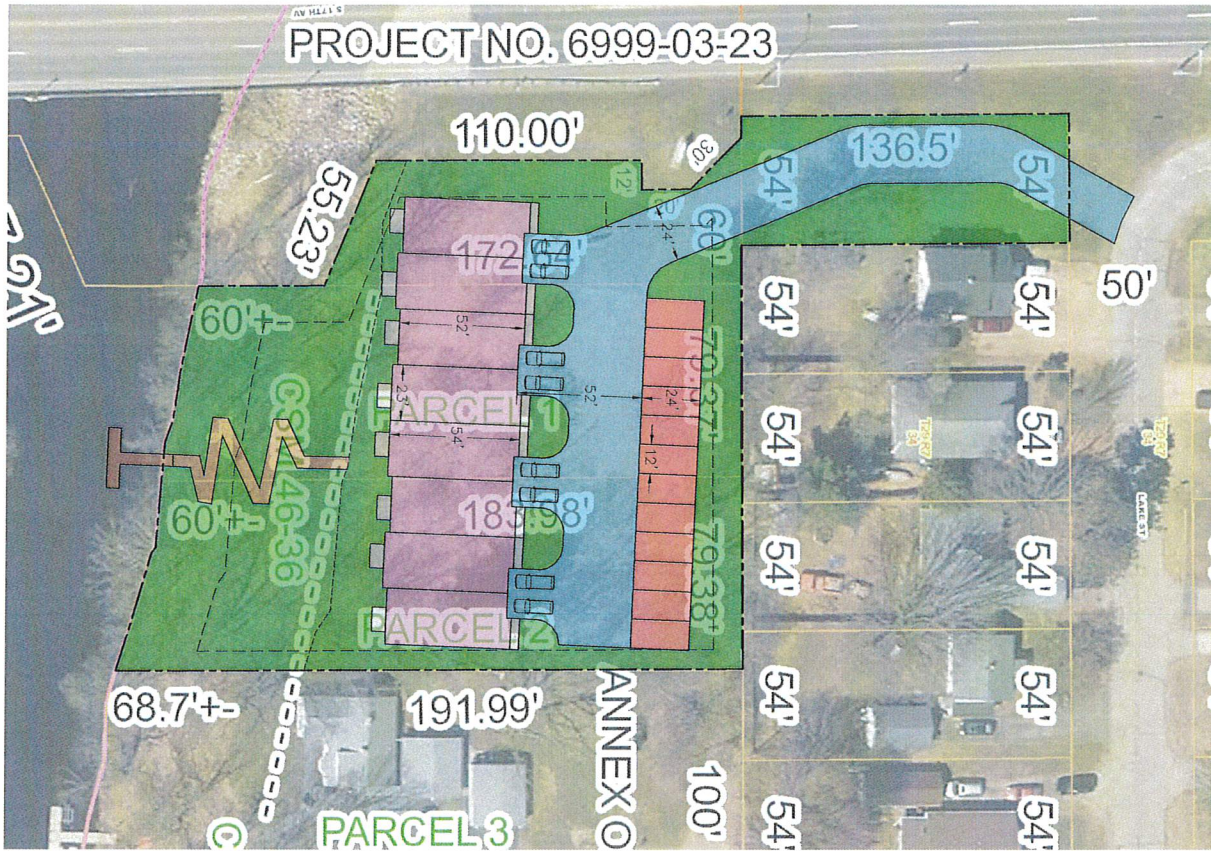
2025-05-30

Map No.	PIN Number	Address No.	Street Name	Description	Zoning	Property Owner	Area ac.
1	29129073440315	1427	Lake	Lot 12 Blk 6 Roosevelt 2nd Add	R-5	Wausau Real Estate LLC	0.17
2	29128070310945	1611	Chellis	Prt of NE 1/4 Frac NE 1/4 Section 3-28-7 Doc. No. 1861792		Wausau Real Estate LLC	0.183
3	29128070310948	1607	Chellis	Lot 1 CSM Vol 46-36 (10984)	SR-2	Wausau Real Estate LLC	0.44
4	29128070310949	1601	Chellis	Lot 2 CSM Vol 46-36 (10984)	SR-2	Wausau Real Estate LLC	0.46
5	29128070310950	1507	Chellis		SR-2	Alexander P Jarrow	
6	29129073440311	1415	Lake		SR-2	Yia Lor	
7	29129073440212	1419	Lake		R-5	Cody & Lacy Betz	
8	29129073440313	1423	Lake		R-5	Thad W Krohn	
9	29129073440314	1425	Lake		R-5	Welcome Home Rentals LLC	
10	29129073440294	1424	Lake		R-5	Jarod Borchardt	
11	29129073440295	1422	Lake		R-5	Scott L. Sodke	

Subject Parcels







C1	SHEET NO.	SCALE	1" = 50'	SURVEYED: N/A DESIGNED: MTS DRAWN BY: NSB APPROVED: MWT	REVISION DATE	MARATHON TECHNICAL SERVICES LLC CONSULTING ENGINEERS 1699 SCHOFIELD AVE - SCHOFIELD, WI 54476 PHONE - (715)843-7292 WWW.MTSLLC.NET
			PRELIMINARY SITE PLAN		WAUSAU LAKE VIEW CONDOS	









STAFF REPORT

To: Plan Commission
Prepared By: Carrie Edmondson, AICP Assistant City Planner
Date: July 15, 2025

REQUESTED ACTION:

Zoning Map Amendment

903/907 South 60th Avenue from MI to HI

LOCATION:	903/907 South 60 th Avenue
APPLICANT:	Wausau Warehousing, LLC.
EXISTING ZONING:	(MI) Medium Industrial Zoning District <i>Intent.</i> This district is intended to permit mid-scale to large-scale industrial and office development at an intensity which is consistent with economic development objectives and compatible with adjacent residential and commercial development. The primary distinguishing feature of this district is that it is geared toward indoor industrial activities with some raw materials or finished products stored outside. This district tends to be heavy, but not typically a nuisance for adjoining properties.
EXISTING LAND USE:	Heavy Industrial
SIZE OF PARCEL:	20.644 acres
REQUESTED ZONING:	(HI) Heavy Industrial Zoning District <i>Intent.</i> This district is intended to provide space for self-contained and isolated manufacturing and industrial operations which are incompatible with residential and commercial uses because of potential nuisance or hazard generation.
PURPOSE:	Outdoor Storage and Wholesaling
COMPREHENSIVE PLAN:	Suburban Commercial and Industrial (Future Land Use Map) These are areas with major employers, knowledge-intensive employers, industrial/business parks, industrial uses, and a range of commercial uses. These areas are generally served by cars not pedestrians, and not well suited for mixed use developments that include residential. Includes both single and multi-tenant commercial buildings, often located at major intersections and

along arterial streets, and serve both neighborhood and regional commercial needs.

OTHER PLANS:

Comprehensive Plan –

Land Use Goal: The City of Wausau will balance the land use needs of the community to maximize the land's potential.

Objective 1: Maintain a harmonious balance of existing land uses within the City.

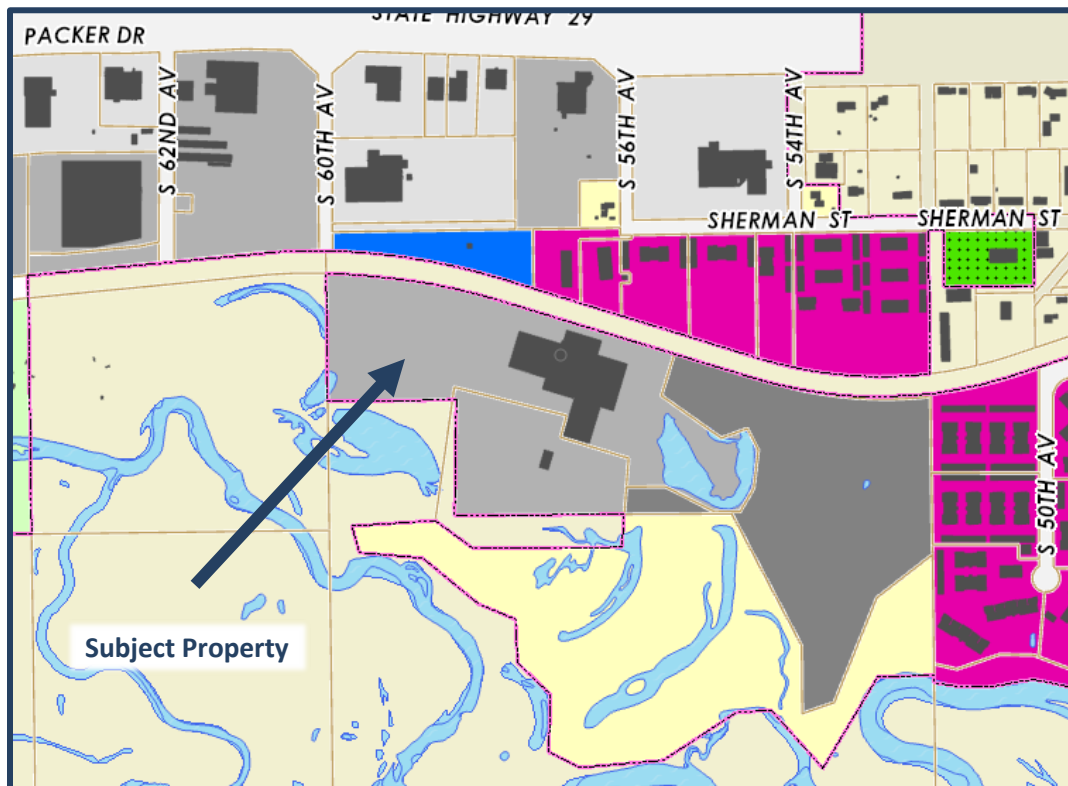
- 3. Buffer industrial areas from other activities to reduce the extent of possible land conflicts.

Economic Development Goal: The City of Wausau has a diverse economy that is a place of opportunities where people and businesses can grow and be successful.

Objective 1: Encourage business expansion, retention, and vertical integration, especially in our competitive sectors such as manufacturing, information technology, insurance, healthcare, and construction.

BACKGROUND INFORMATION:

The property is located south of the railroad corridor with access from South 60th Avenue. It is bounded by the Town of Stettin to the west and partial south, Medium Industrial District Zoning to the south, Heavy Industrial Zoning District to the east and the railroad corridor to the north. When the City underwent the Zoning Code rewrite in 2020, three industrial zoning districts were created to include uses that were previously under two zoning districts. Therefore, determinations were made for each parcel depending on location, site configuration, and use history. Therefore, there is high probability



that some individual parcels will come through the Zoning Map Amendment process to be reassigned. However, this enables the City to review these proposals on a case-by-case basis.

The use history on this parcel is primarily heavy industrial. However, due to vacancy/discontinuation of those uses, proposed uses are now considered under the current Zoning Code. The proposed use is Outdoor Storage and Wholesaling. This use is not permitted in the Medium Industrial Zoning District. The use is permitted under the Heavy Industrial Zoning District and is defined as follows:

Outdoor storage and wholesaling: Land uses primarily oriented to the receiving, holding, and shipping of packaged materials for a single business or a single group of businesses. Such a land use, in which any activity beyond loading and parking is located outdoors, is considered an Outdoor Storage and Wholesaling land use. Examples of this land use include, but are not limited to, storage yards, equipment yards, lumber yards, and coal yards.

CRITERIA FOR APPROVAL

Section 23.10.31(4)(b) of the zoning code outlines the review criteria for review of a Zoning Map Amendment. Staff has provided an analysis below:

1. Advances the purposes of this title as outlined in section 23.01.03 and the applicable rules of the Wisconsin Department of Administration and the Federal Emergency Management Agency.

The proposed Zoning Map Amendment creates a potential increase to intensity of uses but due to the location and size of the parcel, it is still keeping with the scale, use mix, and character of the existing neighborhood. Potential uses would be adequately served by the existing infrastructure and there would not be disproportionate negative impact to the surrounding area. Additionally, the proposal is consistent with the applicable rules of the Wisconsin Department of Administration and the Federal Emergency Management Agency.

2. Is in harmony with the Comprehensive Plan.

Both Medium Industrial and Heavy Industrial Zoning Districts are well aligned with the Suburban Commercial and Industrial Future Land Use Map. The designation calls for larger employers with more substantial transportation corridors. Additionally, it presents no conflict with goals, objectives, and action steps outlined in the Comprehensive Plan.

3. Maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts.

This parcel is substantially developed so it is unlikely that the density will change. However, if redevelopment did occur, dimensional standards are generally more restrictive in the (HI) Heavy Industrial Zoning District as compared to the (MI) Medium Industrial Zoning District, so the density may be lessened. There is a greater range of land uses permitted, including higher intensity land uses. Therefore, intensity would likely be increased with the proposed Zoning Map Amendment. However, the land uses permitted within the (HI) Heavy Industrial Zoning District would still be in harmony with the surrounding land use districts and land uses. Therefore, staff has determined that compatibility and consistency would be maintained, and that public benefit would

outweigh any potential adverse impacts.

4. **Addresses any of the following factors that are not properly addressed on the current Official Zoning Map:**
 - a. **The designations of the Official Zoning Map are not in conformance with the Comprehensive Plan.**
 - b. **A mapping mistake was made, including the omission on the Official Zoning Map of an approved zoning map amendment.**
 - c. **Factors have changed (such as new data, infrastructure, market conditions, development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.**
 - d. **Growth patterns or rates have changed, creating the need for an amendment to the Official Zoning Map.**

The proposed Zoning Map Amendment is being proposed to align with the current market and the use is within an industry that is currently in high demand.

STAFF RECOMMENDATION

The staff recommendation is approval of the proposed Zoning Map Amendment to rezone the property located at 903/907 South 60th Avenue from (MI) Medium Industrial to (HI) Heavy Industrial.

COMMITTEE ACTION

Plan Commission shall make a recommendation for approval or denial to the City Council. The City Council will then determine whether to approve, approve with modifications, or deny the proposed Zoning Map Amendment.

inspections@wausauwi.gov
Send Wayne Peters a notice of when Plan Commission will meet.

CITY OF WAUSAU
APPLICATION FOR ZONING MAP AMENDMENT

If you are requesting a zoning map amendment, please provide the following information. Note that a different application is required if you are requesting a conditional use and additional information is required if you are requesting Planned Unit Development District zoning. Should you have any questions about this form or the City's rezoning process, please call 715-261-6780 (Zoning) or 715-261-6760 (Planning).

1. Primary petitioner's Name (PRINT): WAUSAU WAREHOUSING LLC
Primary petitioner's Address (PRINT): P.O. Box 85, Eau Claire, WI 54702
Primary petitioner's Telephone Number (with Area Code): 715-559-1989

Primary petitioner's representative to contact in case of questions about this petition:
WAYNE R. PETERS, SOLE AND MANAGING MEMBER
(Name - PRINT)
1077 BITTERSWEET ROAD, EAU CLAIRE, WI 54701
(Address - PRINT)
715-559-1989 ccim1197@gmail.com
(Telephone No. with Area Code) Email Address

Names of additional petitioners, if any:

(NONE)

(PRINTED Name) (PRINTED Name)

(PRINTED Address) (PRINTED Address)

(Telephone No. / Email Address) (Telephone No. / Email Address)

2. Name, Address, and Telephone Number of EACH additional property owner within the area proposed to be rezoned. If the primary petitioner owns all of the property proposed to be rezoned, merely indicate "NONE." (Add an additional page, if necessary)

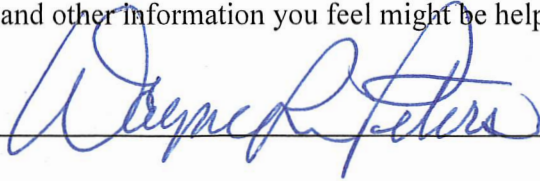
Name (PRINT): (NONE)
Address (PRINT): _____
Phone No.: _____ Email Address: _____

Name (PRINT): _____
Address (PRINT): _____
Phone No.: _____ Email Address: _____

3. ADDRESS(ES) of property to be rezoned: 903 AND 907 S. 60TH AVE., WAUSAU
(Please attach a legal description for all the area(s) proposed to be rezoned. This may be available from the City Assessment Department or City Engineering Department.) SEE MAPS ATTACHED.

4. A. Existing zoning district classification(s) of the land included within the petition: MI
B. Proposed zoning district classification(s) of the land included within the petition: HI
C. Existing land uses on land included within the petition: INSIDE AND OUTSIDE WAREHOUSING, PRODUCT STORAGE AND DISTRIBUTION "WHOLESALE" BY ZONING DEFINITION.
D. Proposed land use(s) following rezoning: SAME

5. Please provide a brief narrative justifying the rezoning of this property. (Attach an additional sheet if necessary): PROPERTY HAS BEEN ZONED AND USED FOR HEAVY INDUSTRIAL SINCE BEING DEVELOPED. PREVIOUSLY MURRAY FOUNDRY PRIOR TO 2000. PROPERTY IS ISOLATED ON S. END OF S. 60TH AVE - OVER THE TRACKS S. 60TH BECOMES DEAD END STREET, NOT ADJACENT TO RESIDENTIAL USE OR OTHER STREETS.
6. Please attach a map of the area showing the parcels proposed to be rezoned, adjacent streets, existing zoning on the parcels, and other information you feel might be helpful in evaluating your proposal.

Signature of Petitioner: 

Date: JUNE 18, 2025

IF ADDITIONAL PAGES ARE NEEDED, PLEASE ATTACH HERETO

Please return this completed form with the information indicated above and the publication fee of \$425 to the City Planning Office (or the Department of Inspections) located in Wausau City Hall, 407 Grant Street, Wausau WI 54403. Checks should be made payable to "City of Wausau".

Please note: ⇒ The fee for a requested **special Plan Commission meeting** is \$550.
⇒ All fees are subject to increase each year on January 1.

Should you have any questions regarding this form or the City's rezoning process, please phone 715-261-6780 (Zoning) or 715-261-6760 (Planning).

For City Use Only

Date received at City Hall: 6/19/25

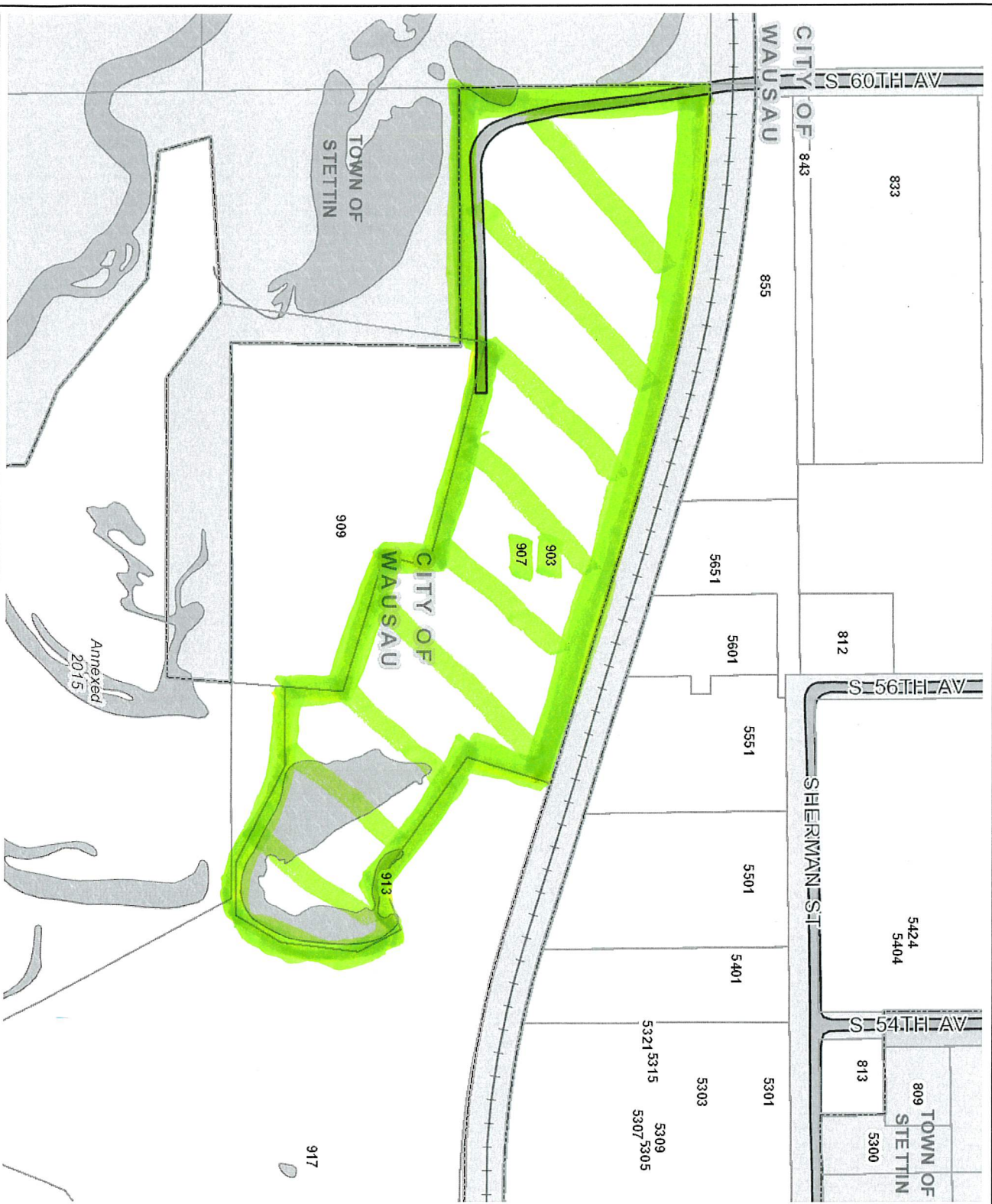
Received by: Carnie Edmondson

Amount submitted with application: \$ 425.00 Check Number: 4172

Month requested for public hearing: July

Requested Common Council meeting date for final approval: August

Notes: _____

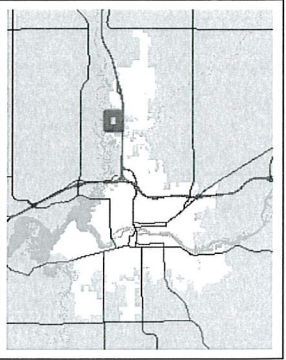


Map Created: 6/18/2025
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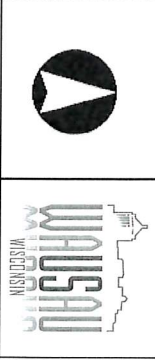
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DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.

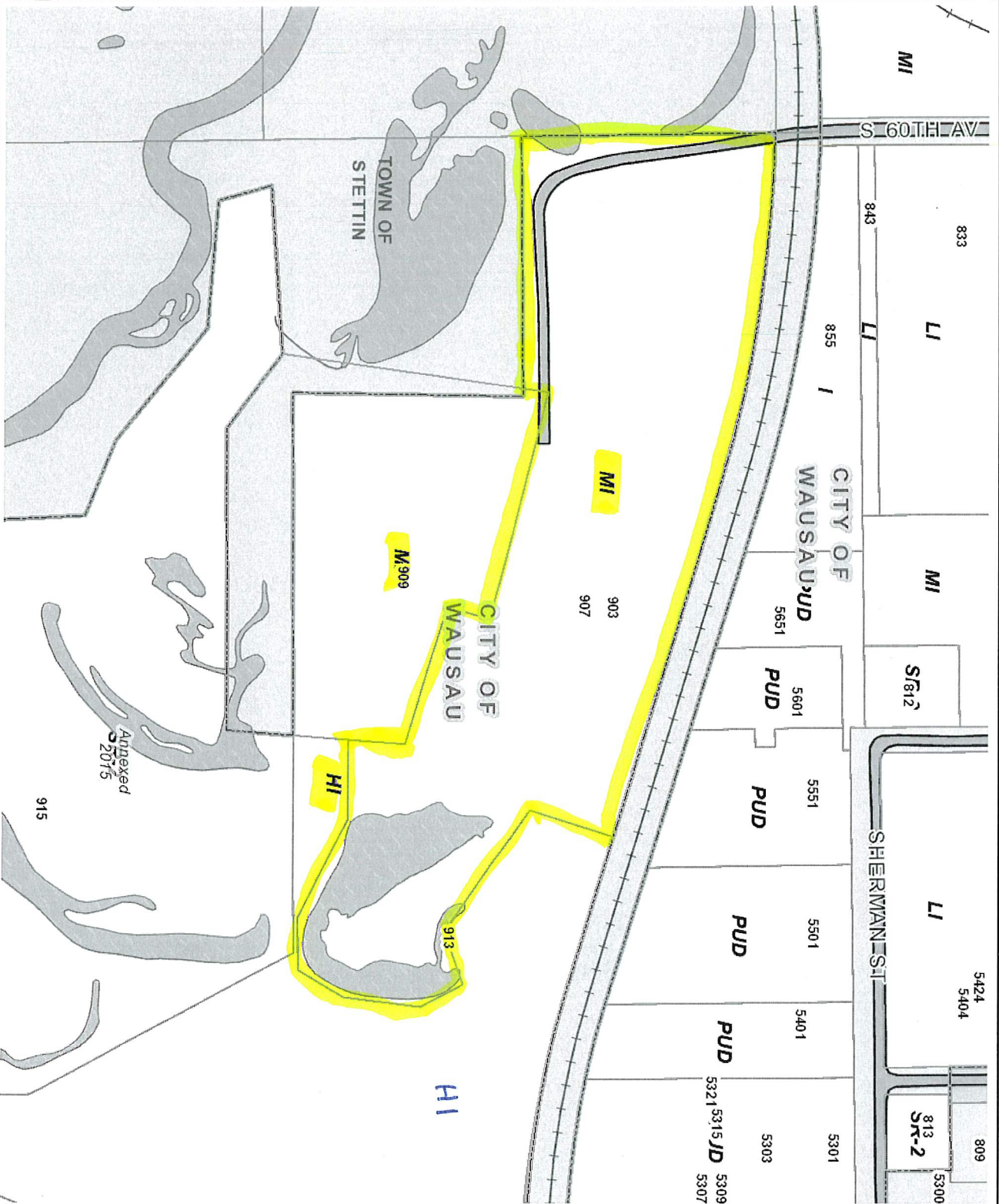
THIS MAP IS NOT TO BE USED FOR NAVIGATION



- Legend**
- Muni-Outline (FullExtent)
 - Parcel
 - Address Point
 - Annexation
 - 2016
 - 2017
 - 2018
 - 2019
 - 2020
 - 2021
 - Street Name
 - Railroad
 - Bridge
 - Overpass
 - Paved Road
 - Divided Highway
 - Right Of Way
 - Lake - Pond
 - River - Stream
 - Wausau Wetland
 - Swamp



Notes PARCEL TO BE REZONED IS SHOWN IN GREEN ABOVE 903-907 S 60TH AVE



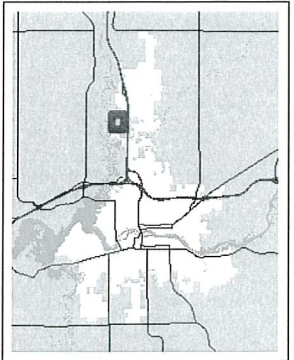
Map Created: 6/18/2025

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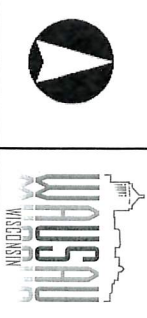
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Legend

- Muni-Outline (FullExtent)
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- Street Name
- + Railroad
- Bridge
- Overpass
- Paved Road
- Divided Highway
- Right Of Way
- Lake - Pond
- River - Stream
- Wausau Wetland
- Swamp



Notes MAP OF PRESENT ZONING FOR 903-907 S. 60TH AVE. AND FOR ADJACENT PROPERTY

Re: Zoning Map Amendment - 903/907 S. 60th Avenue

From Carrie Edmondson <Carrie.Edmondson@wausauwi.gov>

Date Tue 7/1/2025 8:07 AM

To Wayne Peters <ccim1197@gmail.com>

Hi Wayne,

Thank you for the summary, this is helpful. See you at the Plan Commission meeting on July 15 at 5:00 p.m.

Thanks,
Carrie

From: Wayne Peters <ccim1197@gmail.com>

Sent: Tuesday, July 1, 2025 7:40 AM

To: Carrie Edmondson <Carrie.Edmondson@wausauwi.gov>

Subject: Re: Zoning Map Amendment - 903/907 S. 60th Avenue

Carrie:
We talked, but here is my reply in written form.

Property has been used as Heavy Industrial since the 1950's when property was developed as Murray Foundry.

Existing and proposed future use is industrial - uses as permitted under Heavy Industrial zoning.

Ownership has not changed since 2015 when I purchased it, at which time it was zoned Heavy Industrial, but was vacant, vandalized and sold by Anchor Savings & Loan, having been foreclosed. Uses prior to foreclosure were industrial. Property has been and continues to be renovated. It is currently occupied by 3 industrial users, including Beacon/QSO Sales which has outdoor storage of shingles on about 1 acre of fenced in paved area.

Wayne Peters, Managing Member, for
WAUSAU WAREHOUSING LLC

From: Carrie Edmondson <Carrie.Edmondson@wausauwi.gov>

Date: Friday, June 27, 2025 at 8:31 AM

To: ccim1197@gmail.com <ccim1197@gmail.com>

Subject: Zoning Map Amendment - 903/907 S. 60th Avenue

Hello Wayne,

I am working on preparing the staff report for the Zoning Map Amendment at 903/907 S. 60th Avenue in Wausau. Just so that I better understand the application, can you give me a better idea of your proposed use of the property? Is the use changing or is it now under new ownership? What was the property used for previously or was it vacant?

Feel free to give me a call or email - whatever works best.

Thanks,
Carrie

Carrie Edmondson, AICP
Assistant City Planner
City of Wausau
407 Grant Street
Wausau, WI 54401
715-261-6009

***** WAUSAU'S 2025 COMMUNITY ENGAGEMENT SURVEY - [Click here](#) to make your voice heard!*****

===== Statement of Confidentiality This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you are not the intended recipient of this email, any use, dissemination, forwarding, printing, or copying of this email is prohibited. Please notify the sender of this email of the error and delete the email. =====



STAFF REPORT

To: Plan Commission
Prepared By: Carrie Edmondson, AICP Assistant City Planner
Date: July 15, 2025

REQUESTED ACTION:

Zoning Map Amendment

809 South 62nd Avenue from MI to HI

LOCATION:	809 South 62 nd Avenue
APPLICANT:	Brian Randall
EXISTING ZONING:	(MI) Medium Industrial Zoning District <i>Intent.</i> This district is intended to permit mid-scale to large-scale industrial and office development at an intensity which is consistent with economic development objectives and compatible with adjacent residential and commercial development. The primary distinguishing feature of this district is that it is geared toward indoor industrial activities with some raw materials or finished products stored outside. This district tends to be heavy, but not typically a nuisance for adjoining properties.
EXISTING LAND USE:	Vacant
SIZE OF PARCEL:	13.003 acres
REQUESTED ZONING:	(HI) Heavy Industrial Zoning District <i>Intent.</i> This district is intended to provide space for self-contained and isolated manufacturing and industrial operations which are incompatible with residential and commercial uses because of potential nuisance or hazard generation.
PURPOSE:	Outdoor Storage and Wholesaling
COMPREHENSIVE PLAN:	Suburban Commercial and Industrial (Future Land Use Map) These are areas with major employers, knowledge-intensive employers, industrial/business parks, industrial uses, and a range of commercial uses. These areas are generally served by cars not pedestrians, and not well suited for mixed use developments that include residential. Includes both single and multi-tenant commercial buildings, often located at major intersections and

along arterial streets, and serve both neighborhood and regional commercial needs.

OTHER PLANS:

Comprehensive Plan –

Land Use Goal: The City of Wausau will balance the land use needs of the community to maximize the land's potential.

Objective 1: Maintain a harmonious balance of existing land uses within the City.

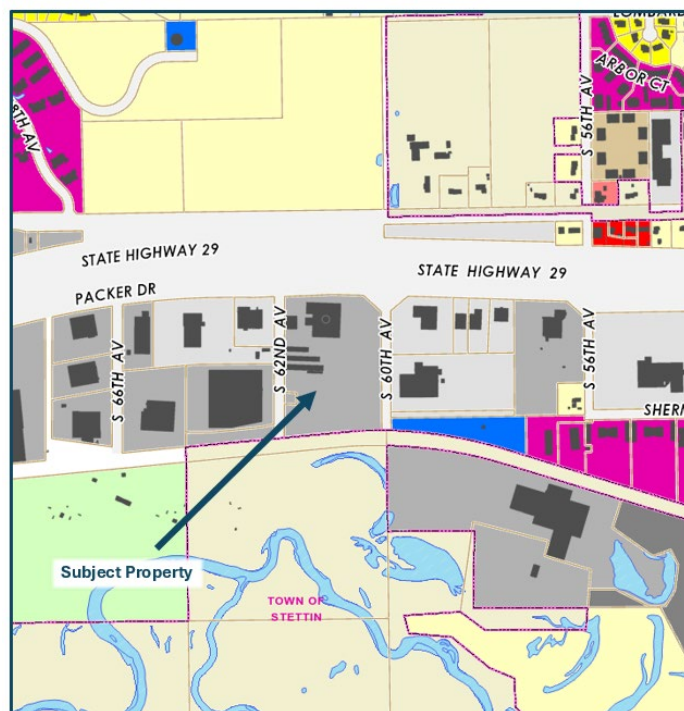
- 3. Buffer industrial areas from other activities to reduce the extent of possible land conflicts.

Economic Development Goal: The City of Wausau has a diverse economy that is a place of opportunities where people and businesses can grow and be successful.

Objective 1: Encourage business expansion, retention, and vertical integration, especially in our competitive sectors such as manufacturing, information technology, insurance, healthcare, and construction.

BACKGROUND INFORMATION:

The subject property is located north of the railroad corridor with rail spurs extending into the property. Access is from 62nd Avenue. It is bounded by the Town of Stettin to the south, STH 29 to the north and a combination of Light Industrial and Medium Industrial to the east and west. When the City underwent the Zoning Code rewrite in 2020, three industrial zoning districts were created to include uses that were previously under two zoning districts. Therefore, determinations were made for each parcel depending on location, site configuration, and use history. Therefore, there is high probability that some individual parcels will come through the Zoning Map Amendment process to be reassigned. However, this enables the City to review these proposals on a case-by-case basis.



The use history on this parcel is primarily storage and distribution. If contained to the inside of the building, this is permitted in the Medium Industrial Zoning District. However, if outdoor storage and wholesaling is to occur, this use is only permitted in the Heavy Industrial Zoning District. The proposed use is Outdoor Storage and Wholesaling and is defined as follows in our Zoning Code:

Outdoor storage and wholesaling: Land uses primarily oriented to the receiving, holding, and shipping of packaged materials for a single business or a single group of businesses. Such a land use, in which any activity beyond loading and parking is located outdoors, is considered an Outdoor Storage and Wholesaling land use. Examples of this land use include, but are not limited to, storage yards, equipment yards, lumber yards, and coal yards.

CRITERIA FOR APPROVAL

Section 23.10.31(4)(b) of the zoning code outlines the review criteria for review of a Zoning Map Amendment. Staff has provided an analysis below:

1. Advances the purposes of this title as outlined in section 23.01.03 and the applicable rules of the Wisconsin Department of Administration and the Federal Emergency Management Agency.

The proposed Zoning Map Amendment creates a potential increase to intensity of uses but due to the location and size of the parcel, it is still keeping with the scale, use mix, and character of the existing neighborhood. Potential uses would be adequately served by the existing infrastructure and there would not be disproportionate negative impact to the surrounding area. Additionally, the proposal is consistent with the applicable rules of the Wisconsin Department of Administration and the Federal Emergency Management Agency.

2. Is in harmony with the Comprehensive Plan.

Both Medium Industrial and Heavy Industrial Zoning Districts are well aligned with the Suburban Commercial and Industrial Future Land Use Map. The designation calls for larger employers with more substantial transportation corridors. Additionally, it presents no conflict with goals, objectives, and action steps outlined in the Comprehensive Plan.

3. Maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts.

This parcel is substantially developed so it is unlikely that the density will change. However, if redevelopment did occur, dimensional standards are generally more restrictive in the (HI) Heavy Industrial Zoning District as compared to the (MI) Medium Industrial Zoning District, so the density may be lessened. There is a greater range of land uses permitted, including higher intensity land uses. Therefore, intensity would likely be increased with the proposed Zoning Map Amendment. However, the land uses permitted within the (HI) Heavy Industrial Zoning District would still be in harmony with the surrounding land use districts and land uses. Therefore, staff has determined that compatibility and consistency would be maintained, and that public benefit would outweigh any potential adverse impacts.

4. **Addresses any of the following factors that are not properly addressed on the current Official Zoning Map:**
- a. **The designations of the Official Zoning Map are not in conformance with the Comprehensive Plan.**
 - b. **A mapping mistake was made, including the omission on the Official Zoning Map of an approved zoning map amendment.**
 - c. **Factors have changed (such as new data, infrastructure, market conditions, development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.**
 - d. **Growth patterns or rates have changed, creating the need for an amendment to the Official Zoning Map.**

The proposed Zoning Map Amendment is being proposed to align with the current market and the use is within an industry that is currently in high demand.

STAFF RECOMMENDATION

The staff recommendation is approval of the proposed Zoning Map Amendment to rezone the property located at 809 South 62nd Avenue from (MI) Medium Industrial to (HI) Heavy Industrial.

COMMITTEE ACTION

Plan Commission shall make a recommendation for approval or denial to the City Council. The City Council will then determine whether to approve, approve with modifications, or deny the proposed Zoning Map Amendment.

5. Please provide a brief narrative justifying the rezoning of this property. (Attach an additional sheet if necessary): _____

6. Please attach a map of the area showing the parcels proposed to be rezoned, adjacent streets, existing zoning on the parcels, and other information you feel might be helpful in evaluating your proposal.

Signature of Petitioner: _____ **Date:** _____

IF ADDITIONAL PAGES ARE NEEDED, PLEASE ATTACH HERETO

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 Checks should be made payable to "City of Wausau".

Please note: ⇒ The fee for a requested **special Plan Commission meeting** is **\$550**.
 ⇒ All fees are subject to increase each year on January 1.

Should you have any questions regarding this form or the City's rezoning process, please phone 715-261-6780 (Zoning) or 715-261-6760 (Planning).

For City Use Only

Date received at City Hall: _____

Received by: _____

Amount submitted with application: \$ _____ Check Number: _____

Month requested for public hearing: _____

Requested Common Council meeting date for final approval: _____

Notes: _____

Attachment to City of Wausau Application for Zoning Map Amendment

Property Address:

809 S. 62nd Avenue

Tax Key:

291-2907-311-0969

Legal Description:

SEC 31-29-07 PT SE 1/4 NE 1/4 & PT NE 1/4 SE 1/4 - LOT 1 CSM #19809 DOC #1898966

Brief summary justifying the rezoning of the property:

For decades the property was used by BlueLinx-Georgia Pacific for storage and distribution, then most recently for general storage, and is currently vacant. A new business at the property will use both indoor and outdoor areas for storage (building materials) for warehousing, wholesaling, and distribution but an update to the current Medium Industrial zoning designation to Heavy Industrial will properly classify the indoor and outdoor storage operations under the City's current zoning code.



STAFF REPORT

To: Plan Commission
Prepared By: William Hebert, Chief Inspector/Zoning Administrator
Date: June 20, 2025

REQUESTED ACTION:

Conditional Use Permit at 2811 W. Wausau Ave

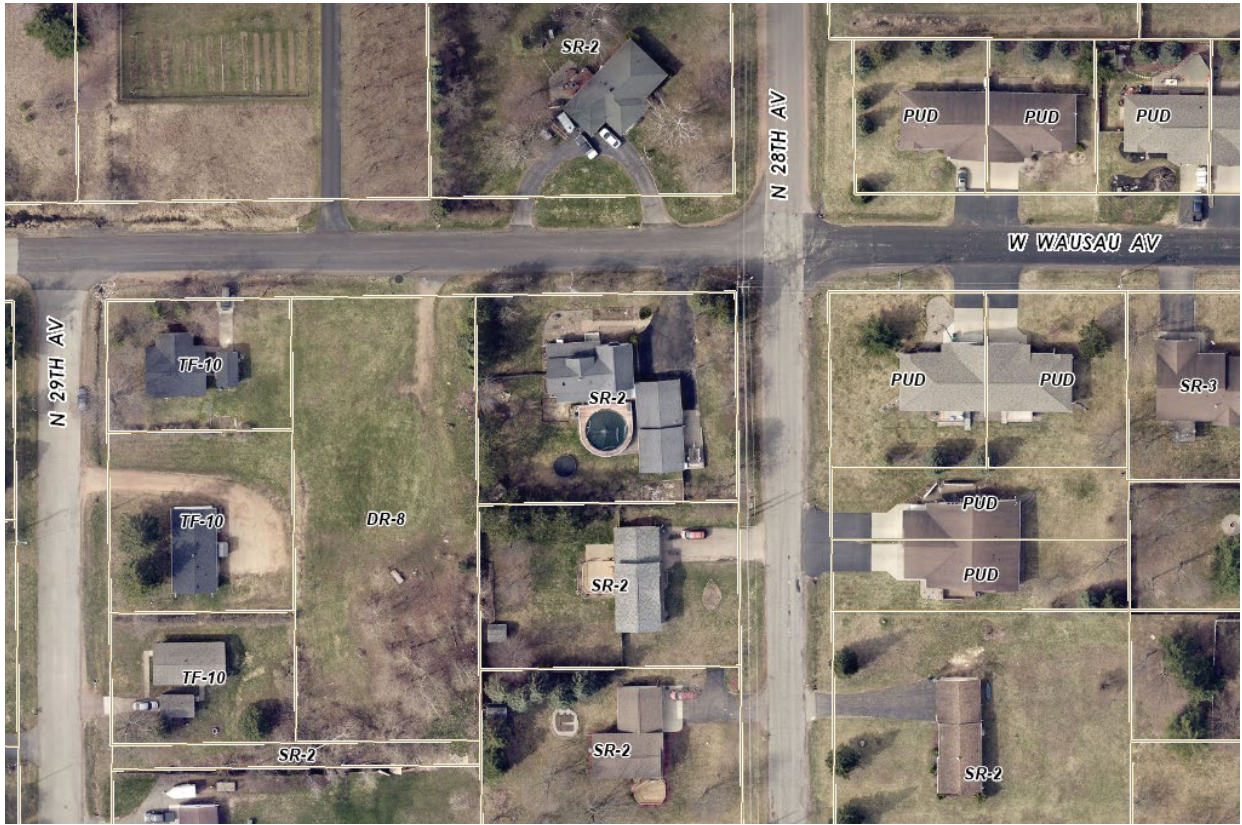
LOCATION: 2811 W Wausau Ave
APPLICANT: Craig Lang, Lang Investments LLC
EXISTING ZONING: **TF-10, Two Flat Residential**
EXISTING LAND USE: Vacant
REQUESTED CONDITIONAL USE: 3-4 unit multiplex
COMPREHENSIVE PLAN: This area is mapped as suburban residential
OTHER PLANS: n/a

PURPOSE:

Lang Investments is requesting a conditional use permit for a 3-4 unit multiplex development at 2811 W Wausau Ave. The site is approximately .76 acres. TF-10 zoning district is intended to allow a density of 10 dwelling units per acre.

The applicant has included both a 3 and 4 unit layout. The preference is to have a 4 unit development. Each unit is proposed to have 2 bedrooms and 2 bathrooms. Depending on bedrock, the units will either have a basement or be built with slab on grade construction.

Included in the packet is a floor plan layout with a street facing elevation. The site plan appears to meet our typical setback requirements for development and gives adequate yards for the tenants.



*View of 2811 West Wausau Avenue and surroundings
2023 City of Wausau Imagery*

CONDITIONAL USE PROCEDURE:

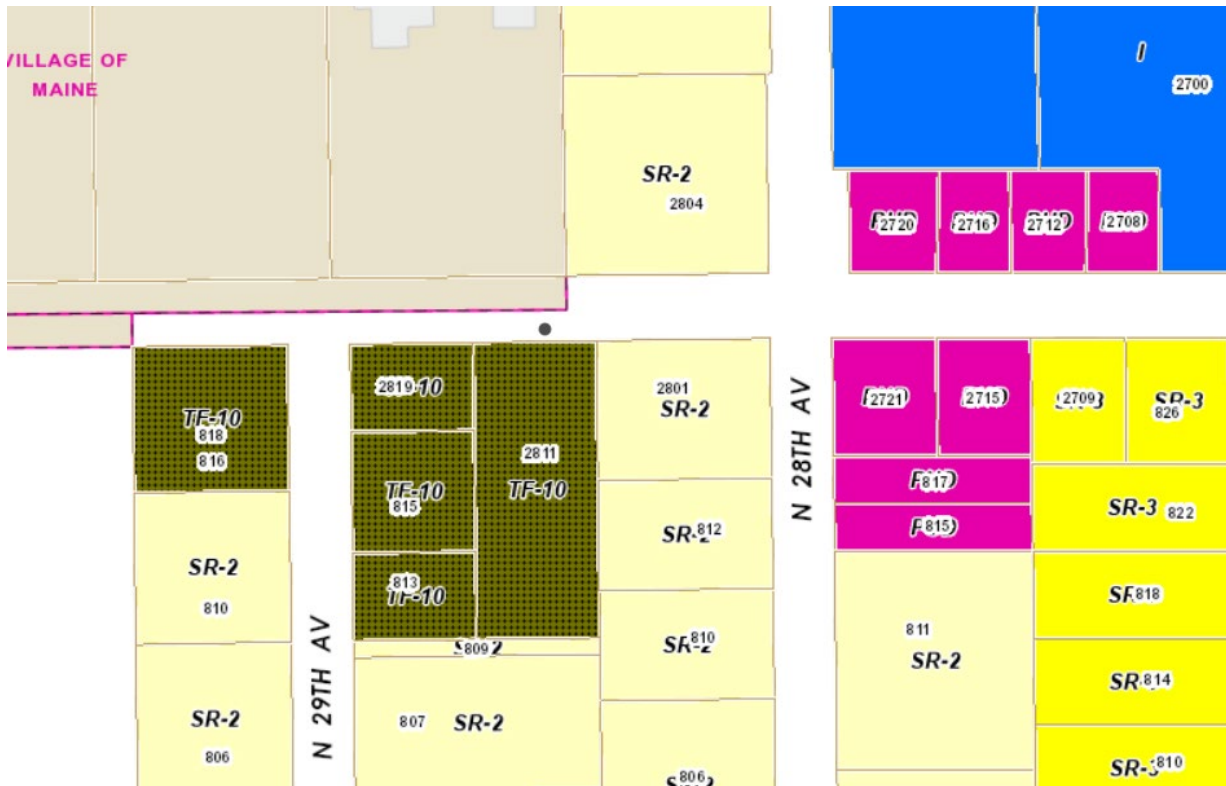
The City of Wausau zoning code requires two Plan Commission meetings to approve or deny a conditional use.

1st meeting: Public Hearing, no action.

2nd meeting: Staff report available, Final action taken.

PUBLIC HEARING

During the Public Hearing: Statements of personal preferences or speculation not based on substantial evidence must be disregarded by the Plan Commission. 'Substantial evidence' means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion. (W.M.C. 23.10.32(6)(a)).



Area zoning map of 2811 W. Wausau Ave
2025 City of Wausau GIS

REVIEW AND ACTION

STANDARDS

(8) <i>Findings.</i> In reviewing and taking final action on a proposed conditional use permit, the Plan Commission shall consider whether the proposed conditional use: (W.M.C. 23.10.32(8))	
(a) Is in harmony with the Comprehensive Plan.	Yes
(b) Would result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare.	No
(c) Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.	Yes
(d) The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public or private agencies serving the subject property.	Yes

- (e) The potential public benefits outweigh any potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

Yes

SUBSTANTIAL EVIDENCE FROM THE PUBLIC HEARING

A neighboring property owner has provided an email outlining concerns about the proposed development. We have included the letter in the packet. To summarize his concerns:

1. Loss of neighborhood greenspace.
2. Significant privacy intrusion.
3. Incompatibility with residential character
4. Concerns over precedent.

STAFF RECOMMENDATION

This property has been privately owned for a long time. It was always intended to be developed. The City of Wausau ensures that greenspace is incorporated into projects through dimensional standards such as maximum impervious surface ratio, minimum setbacks, and minimum pavement setbacks. Additionally, parkland fees are collected when residential building permits are issued to ensure that parkland is created and maintained. Vacant lots zoned for development are not intended to be a source of greenspace. Therefore, the past and future expectation for this lot is that it will be developed in accordance with the City's Zoning Code.

The density for this lot is lower due to the Zoning Code rewrite in 2020. The original intent of the owner was to split this lot from one to two. However, the minimum lot frontage in this zoning district is 60 feet and the lot width of 119 feet does not allow for the split.

In either the 3 or 4 unit layout, the required setbacks, maximum impervious surface, unit density, and other bulk regulations will be met. With a 4 unit development, the overall density will be lower in comparison to some of the other single family homes and duplexes.

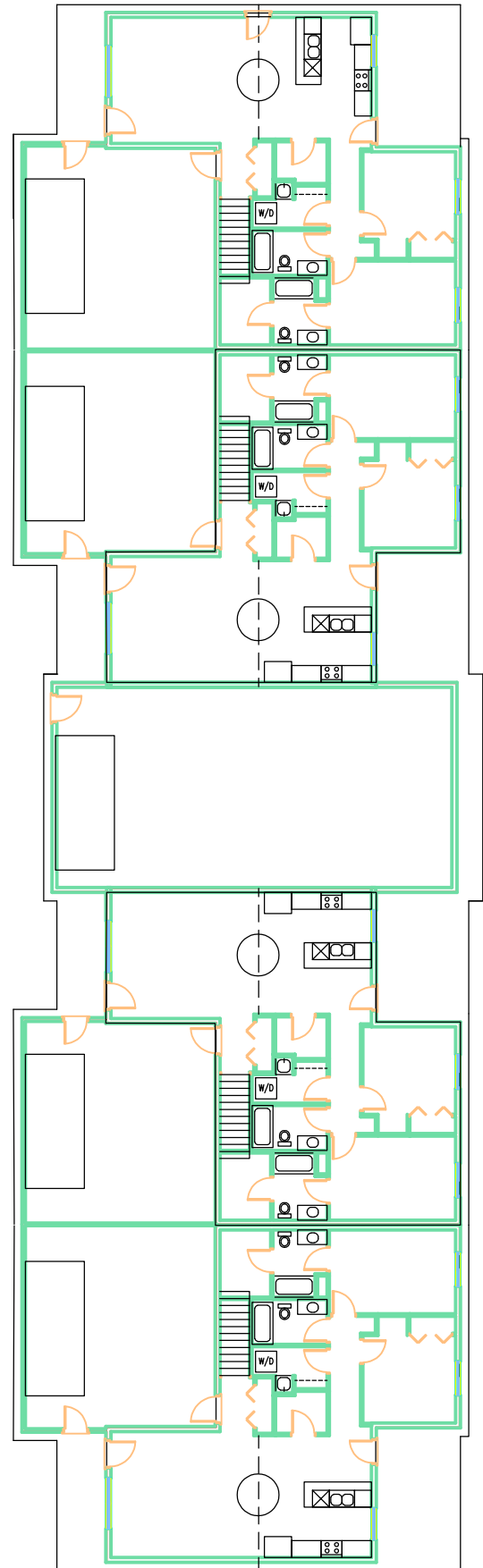
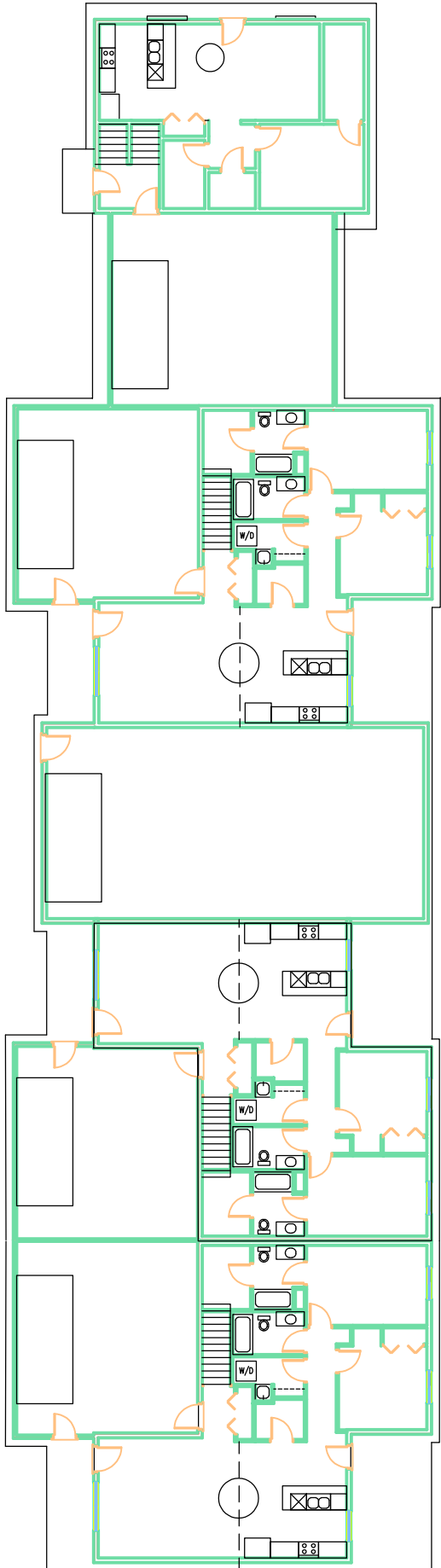
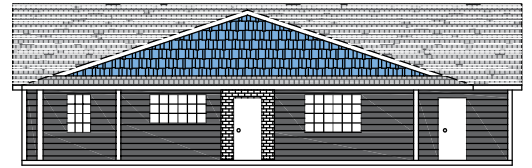
The intent of the TF-10 Zoning District is to allow for a mix of single-family and two-family dwellings. In addition, higher density townhomes, multiplexes, and apartments are allowed with a conditional use permit. TF-10 zoning is along the intersection of North 28th Avenue and West Wausau Avenue as well as the homes bordering this property on North 29th Avenue. Several duplexes are in the vicinity of this development which has created a mix of housing common developments today. Staff find the request for a conditional use for a 4 unit building reasonable and recommends approval.

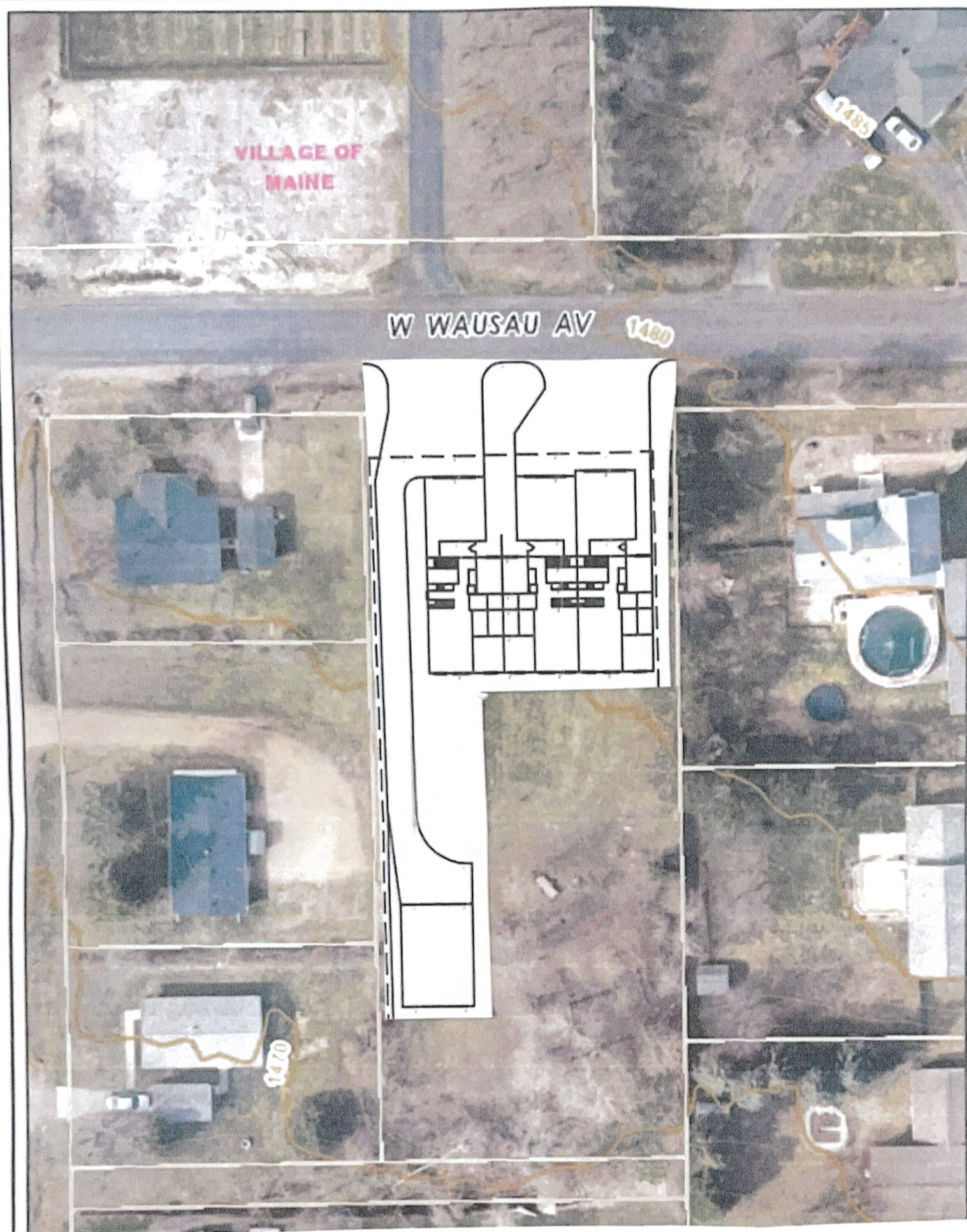
PLAN COMMISSION ACTION

Approval of up to 4 units, or

Approval of 3 units, or

Deny the conditional use request.

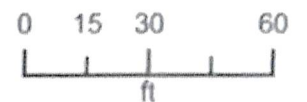




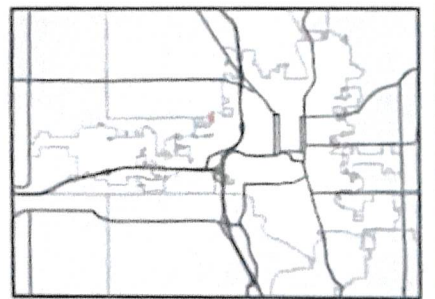
ArcGIS Web Map

City of Wausau

Date Printed: 3/23/2025



- Parcel
- Intermediate
- Intermediate Depression
- Index



Concept Plan

Change zoning from DR-8 to TF-10 to construct multiplex (three or four unit) through a conditional use permit. 1-2 bedroom units.

Three unit concept has three units facing the street using 8' side setbacks and two driveways on West Wausau Avenue.

Four unit concept has four units facing shared driveway. The front unit would be single story facing street with front door and split level to the rear due to elevation change. Since the rear of the units would be facing what is typically the side of the lot, the TF-10 25' rear setback would be used on the rear of the building.

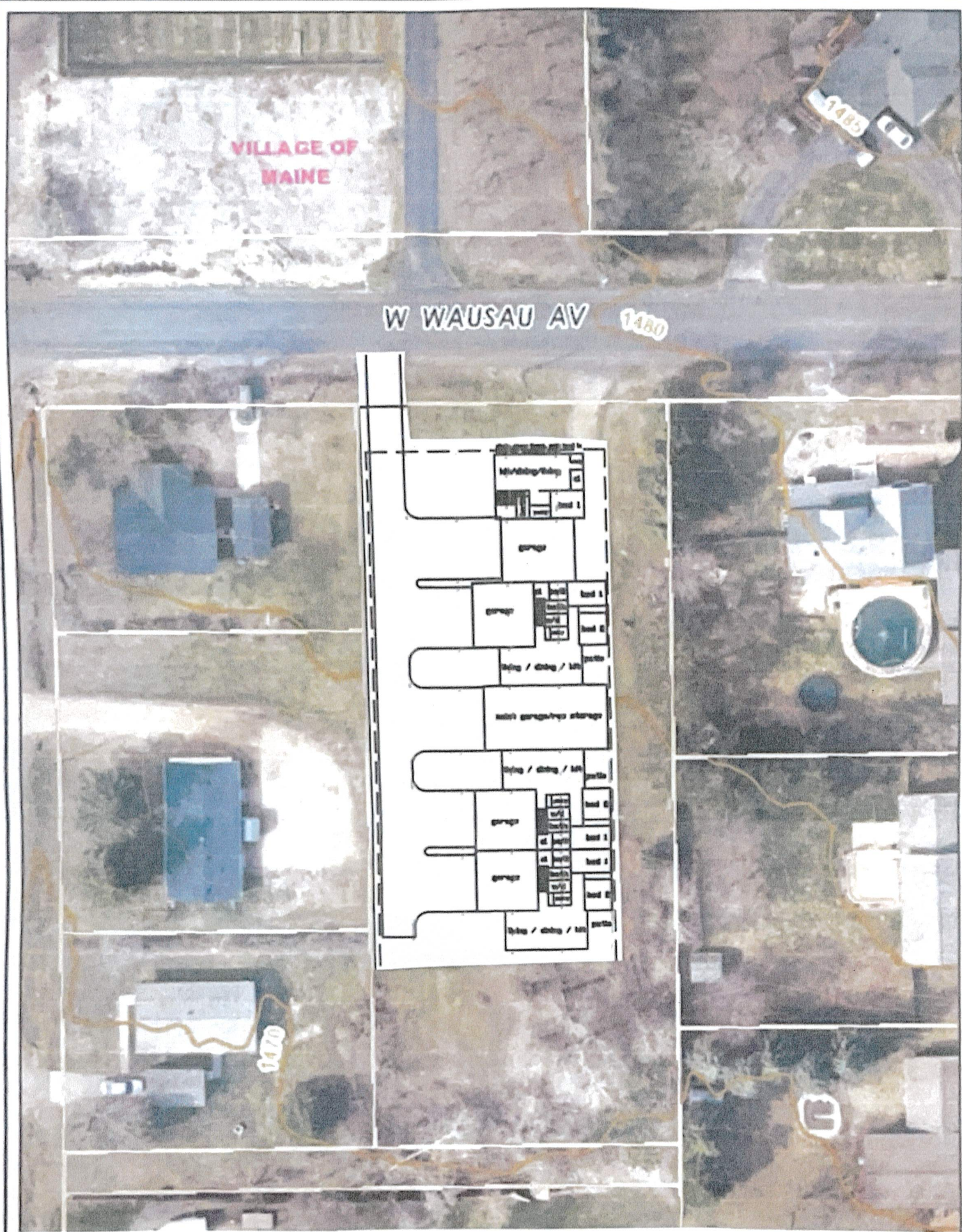


WAUSAU

NOTES:
 Duplication of this map is prohibited without the written consent of the City of Wausau DPW / GIS Dept

This map was compiled and developed by the City of Wausau and Marathon County GIS. The City and County assume no responsibility for the accuracy of the information contained herein.

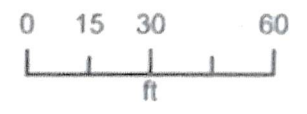
City of Wausau
 Public Works / GIS Division
 17 Grant St
 Wausau, WI 54403
www.ci.wausau.wi.us



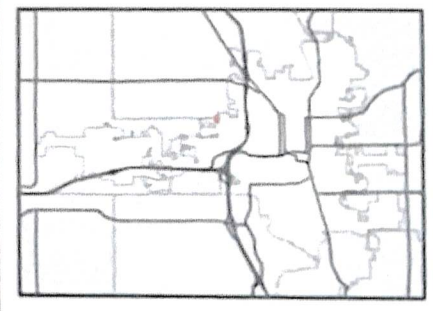
ArcGIS Web Map

City of Wausau

Date Printed: 3/23/2025



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Concept Plan

Change zoning from DR-8 to TF-10 to construct multiplex (three or four unit) through a conditional use permit. 1-2 bedroom units.

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City of Wausau
Public Works / GIS Division
17 Grant St
Wausau, WI 54403
WWW.CITYOFWAUSAU.WI.US

CITY OF WAUSAU

APPLICATION FOR A CONDITIONAL USE

For background on the conditional use process and other important information, please read the “*Information and Instructions for City of Wausau Conditional Use Process*” carefully before completing this application.

Please provide all of the information requested below, including a site plan, a written description of the conditional use including type of activities, buildings, structures and off-street parking, as well as the number of employees, written justification for conditional use including evidence that the application is consistent with the City of Wausau Comprehensive Plan and a Traffic Impact Analysis for group and large development projects. If you have questions during the course of preparing the application, contact either the Zoning Administrator at 715-261-6783 or the City Planner at 715-261-6753. (PLEASE PRINT OR TYPE)

1. Address of the property where the conditional use is requested:

2811 West Wausau Ave

2. Provide a legal description of subject property in the space below or attach a copy of the legal description to this application. (For example, the legal description might be the lot, block, and name of a subdivision, or a Certified Survey volume and page number, or some other type of legal description. The City Assessor, at 715-261-6600, may be able to provide this information):

3. Name(s) of Applicant Business: Lang Investments LLC

Name of Contact Person (PLEASE PRINT): Craig Lang

Mailing Address: 2212 West Wausau Ave

Email Address: KCLang@live.com

Daytime Phone No. of Contact Person: 715-551-6097

Evening Phone No. of Contact Person: 715-551-6097

What is your interest in the subject property? (For example, owner, prospective owner, renter, attorney for owner, etc.)

Owner

4. Property Owner Name(s) if Different from Applicant: _____

Mailing Address: _____

Email Address: _____

Owner's Daytime Phone Number: _____

Owner's Evening Phone Number: _____

5. What is the area, in square feet, of the property on which the establishment of the conditional use is requested? 34,153 SF

6. What is the present zoning of the subject property? TF-10

7. What is (are) the present use(s) of the subject property? Vacant Land

8. Proposed use(s) of property: Residential

Primary Use (reason for conditional use request): Construct 3 - 4 Multiplex

Secondary use (if any) of property in addition to the conditional use: _____

Other use(s): _____

9. Describe in detail the nature of your proposed conditional use request. Include information regarding construction of new buildings, remodeling of existing buildings, location and amount of parking, number of employees, hours of operation, proposed type, size, location, and style of any new sign(s), and other pertinent information. (This information may be provided on a separate sheet or sheets)

Generally, a site plan and more detailed information about any buildings will need to be submitted in order to more accurately explain your proposal. This is described in greater detail in the attached section, "*Site Plan and Building Information*".

This application, the site plan and all other information provided by the applicant, including testimony made at the public hearing, become part of the public record of your conditional use request. Any material variations from this application could be cause for the Plan Commission to void this application and require the applicant to reapply for the conditional use. Therefore, do not make written or verbal statements regarding the proposed use(s) that are not entirely accurate. (Include additional page(s) if necessary)

We are seeking approval to construct a 3 - 4-unit multiplex consisting of two-bedroom two-bathroom units. Both the three and four unit schematics with layout on the lot were included as part of the original zoning change request. As part of this conditional use application, we are also submitting the four-unit layout with updated street facing elevations for review.

If approved our primary goal is to develop a four-unit structure, with the front of the units orientated west and the rear facing east. The design includes a 25' rear setback at the east side of the lot in compliance with TF-10 zoning requirements. The Northernmost unit is planned with a street facing front door and windows to enhance the streetscape and neighborhood compatibility. All units are proposed to be constructed on slab foundations; however, basements may be incorporated depending on rock depth and composition encountered during excavation

If extremely shallow bedrock is encountered, we may need to adjust the project to a three unit with the building facade orientated north

NOTE: If you are submitting an application for a community living arrangement (group home, community based residential facility, etc.) please request a copy of the City's *Policy Regarding Location and Distribution of Community Living Arrangements* (April, 1996). This policy is available from the Inspections Department and identifies additional information that MUST be submitted with your conditional use application for this type of use.

10. I (we), the undersigned, do hereby make application and petition the Plan Commission to approve the conditional use as requested above and shown on the site plan and building plans submitted with this application:


Signature of Applicant _____ Date 5/28/2025

Craig Lang
PRINTED Name _____

Additional Applicant Signature _____ Date _____

PRINTED Name _____

Please return your completed application with site and building plans and a check made payable to "City of Wausau" (for the City's publication fee costs) to the Community Development Office on the Second Floor of Wausau City Hall, 407 Grant Street, Wausau WI 54403 (or to the Inspections Department located on the Second Floor of Wausau City Hall).

The publication fee is \$425 for a public hearing at a regularly scheduled Plan Commission meeting (and \$550 if you request a special Plan Commission meeting). Please contact the City Planner (715-261-6753) or Inspections Department (715-261-6780) to determine if these fees are current since they are subject to change.

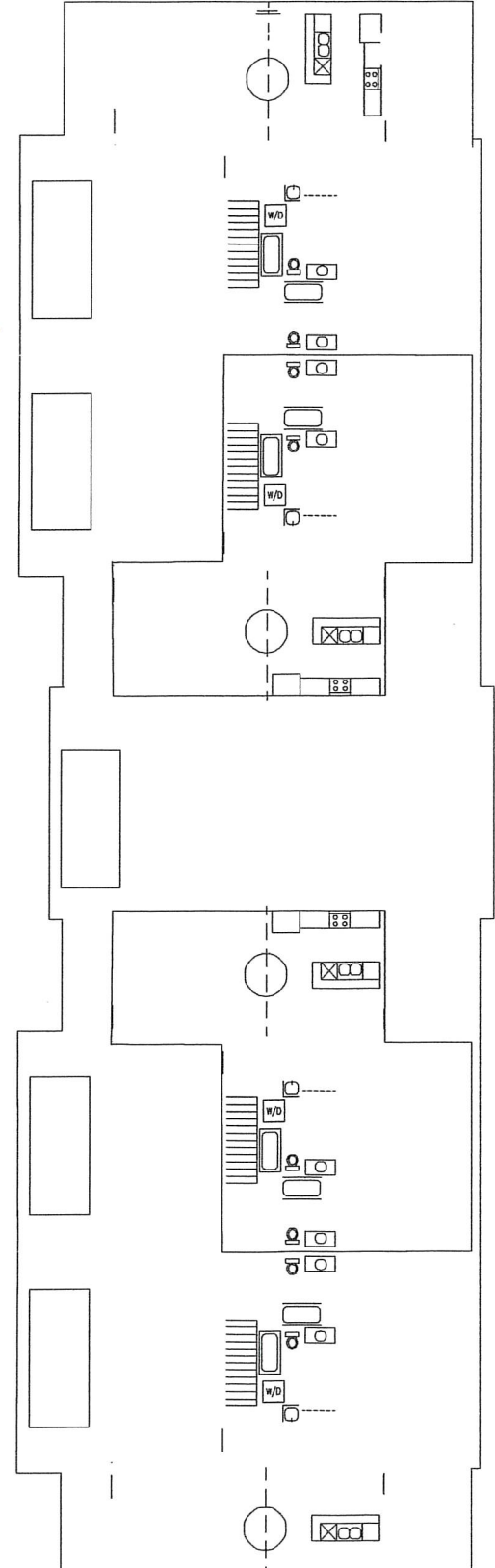
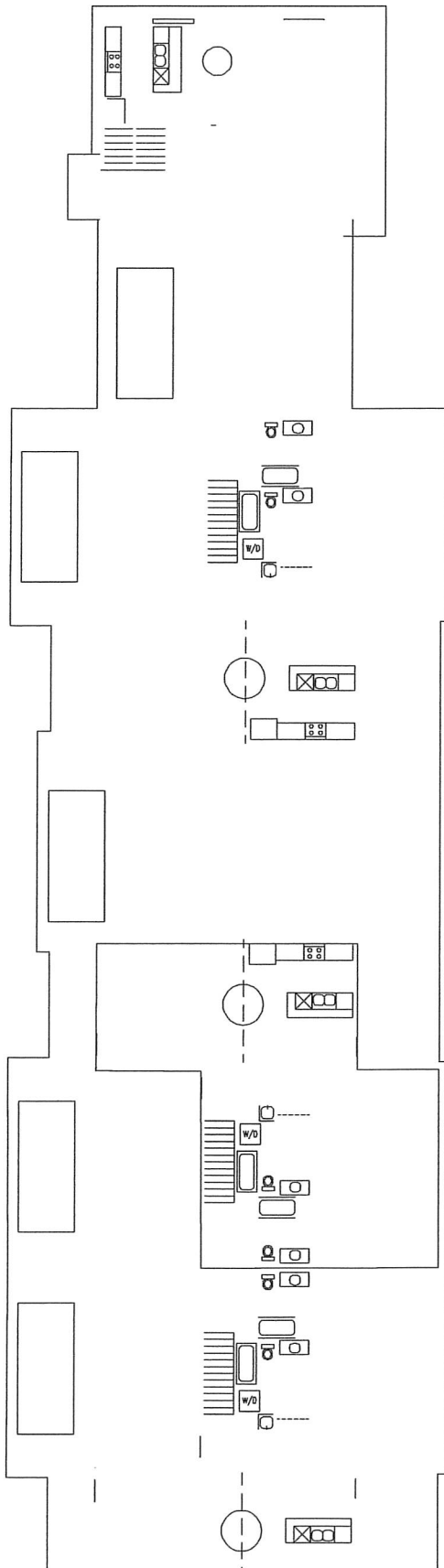
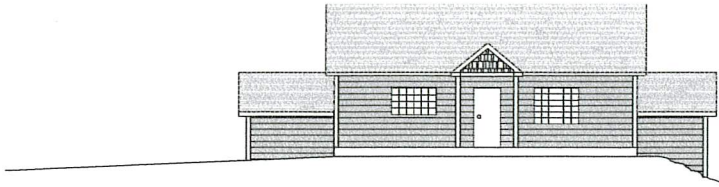
<p>For City Use Only Date Received at City Hall: _____ Received By: _____ Amt. Submitted w/Application: \$ _____ Check Number: _____ Month Requested for Hearing: _____ Plan Commission Meeting Date for Expected Final Approval: _____ Other: _____</p>

In order to facilitate the review and approval of a conditional use, the applicant must provide a site plan and building information at the time the "*Application for a Conditional Use*" is submitted. Providing this information will help ensure that the Plan Commission is able to act upon your request at the public hearing meeting. If you fail to submit this information in advance, the Plan Commission may need to table action in order to receive and adequately review the information. Therefore, a site plan must be provided at a scale of 1 inch = 20 feet (or less than 20 feet) and, where applicable, should show the following information:

1. Property lines with dimensions in feet.
2. Location of existing and proposed structures relative to the property lines and the exterior dimensions of said structures.
3. Building setback dimensions – that is, the distance the existing and/or proposed buildings are located from the front, side and rear lot lines.
4. Location and dimensions of any loading areas and off-street parking areas, as well as the location and width of driveways and the layout of parking stalls and interior traffic circulation.
5. Location of proposed and existing stormwater drainage facilities for the building and parking lot. If the parking lot is larger than 7,500 square feet, on-site stormwater drainage plans will be needed.
6. Location and size of any proposed outside storage areas.
7. Location, size, height, and type of any proposed landscaping, fences, signs, parking lot lighting, and other pertinent exterior features proposed as part of the conditional use.

Generally, the building information should include:

1. An elevation of all exterior walls if the building is to be new construction.
2. The height of the structure in feet.
3. An indication of the types of building materials which will be used for the facade and roof.
4. A floor plan of the building.
5. Details of any changes which will be made to the building if the proposed use will be located in an existing building.



FW: Objection to Conditional Use Permit Request – 2811 West Wausau Avenue

From Brad Lenz <Brad.Lenz@wausauwi.gov>

Date Fri 6/27/2025 1:09 PM

To Doug Diny <Doug.Diny@wausauwi.gov>; William Hebert <william.hebert@wausauwi.gov>

Cc Carrie Edmondson <Carrie.Edmondson@wausauwi.gov>

Forwarding...

From: Jonathan Davis <flash15jd@gmail.com>

Sent: Friday, June 27, 2025 12:47 PM

To: Brad Lenz <Brad.Lenz@wausauwi.gov>

Subject: Fwd: Objection to Conditional Use Permit Request – 2811 West Wausau Avenue

You don't often get email from flash15jd@gmail.com. [Learn why this is important](#)

----- Forwarded message -----

From: Jonathan Davis <flash15jd@gmail.com>

Date: Fri, Jun 27, 2025 at 10:43 AM

Subject: Objection to Conditional Use Permit Request – 2811 West Wausau Avenue

To: <bradlenz@wausauwi.gov>

Mayor Doug Diny

City of Wausau

407 Grant Street

Wausau, WI 54403

Dear Community Development and Wausau Planning Department,

I am Jonathan Davis, the homeowner at 815 North 29th Avenue in Wausau. My property is directly adjacent to and centered behind the proposed development site at 2811 West Wausau Avenue. I am writing to express my strong opposition to the petition by Lang Investments, LLC seeking a conditional use permit to construct a four-unit multiplex on this parcel.

This narrow, mid-block strip of land currently serves as an undeveloped greenspace behind seven existing homes, including mine. The proposed conditional use configuration is unprecedented in Wausau. To my knowledge, there is no instance in the city where a narrow strip of land between existing backyards has ever been developed into multi-family housing. The proposed development is an aberration and a fundamental departure from the way residential growth has been planned and executed in our city. I urge the City to deny this request for the following reasons:

Loss of Neighborhood Greenspace

The parcel provides one of the only open green corridors on the block, offering a vital environmental and visual buffer between the backyards of seven homes. It plays an essential role in stormwater absorption,

shade, and neighborhood aesthetics, and supports Wausau's planning goals of maintaining livable, healthy neighborhoods.

The Wausau and Marathon County Parks, Recreation and Forestry Plan states that greenspaces "nourish the character of residential areas and add scenic and aesthetic value to the community." Replacing this with pavement, structures, and parking erodes that character and eliminates an irreplaceable natural amenity.

Significant Privacy Intrusion

The proposed building would border the backyards of seven homes, introducing multiple residential units, lighting, windows, balconies, and vehicle traffic where none currently exist. As the homeowner most directly centered behind this lot, I am especially impacted. A fourplex structure would overlook my home's outdoor living space and dramatically reduce the privacy and peace enjoyed today.

The zoning ordinance clearly states that conditional uses must not "substantially impair or diminish the uses, values and enjoyment of other property in the neighborhood." This development clearly violates that standard. It would degrade quality of life and contribute to neighborhood dissatisfaction and decreased property values.

Incompatibility with Residential Character

The TF-10 zoning district was established to "create, preserve and enhance areas for single-family detached and two-flat dwellings." A four-unit multiplex exceeds that vision in both form and density.

The City's own infill development guidance emphasizes that new housing should be "compatible in form and scale with the surrounding neighborhood," accounting for height, massing, and setbacks. This narrow, mostly landlocked parcel was never intended for dense housing. It lacks significant street presence, buffer space, and integration into the neighborhood fabric. It is surrounded not by public infrastructure, but by seven private homes' small backyards.

Approving this would not only defy planning norms but encourage future developments that ignore the zoning district's intent.

An Unwelcome and Dangerous Precedent

Allowing this development would create a slippery slope for "spot" infill projects across Wausau. It could encourage developers to pursue high-density units on narrow or awkward lots that were never meant to accommodate them.

The City should safeguard against precedent that rewards piecemeal development over long-term planning. Upholding zoning principles and respecting the context of existing neighborhoods is essential for preserving Wausau's character and the trust of its homeowners.

Conditional Use Criteria Are Not Met

Under Wisconsin Statute §62.23(7)(de), a conditional use must be supported by substantial evidence that all applicable standards are met. The local ordinance requires that:

- The proposed use "not be detrimental to or endanger the public health, safety, comfort, or general welfare," and
- It must not "substantially impair or diminish the uses, values and enjoyment of other property in the neighborhood."

This proposed four-plex fails both criteria. It will increase density, traffic, and runoff in an area not designed for it, and will diminish the enjoyment and value of every adjacent home. No one in Wausau wants to live or purchase a home with a 4-plex in the backyard. That is a Madison or Milwaukee trend.

Moreover, the parcel's configuration makes basic infrastructure—such as parking, emergency access, and drainage—very difficult to implement safely or effectively. Not to mention, the children on the block, including my own, currently use it as the park to run and play. There is no playground or park within a 2 mile walk of the block.

In conclusion, this proposal undermines neighborhood stability, quality of life, privacy, environmental quality, and zoning integrity. It removes a valued greenspace and imposes a type of development that is completely

out of scale with the homes around it. It sets a harmful precedent and fails to meet the legal and planning standards required for conditional use approval.

Please reject this petition. Wausau's growth can and should continue, but it must do so with respect for the people, places, and patterns that define our neighborhoods.

Thank you for your time and service to our city. I am available to provide additional input. Unfortunately, I will not be able to attend the hearing.

Sincerely,

Jonathan Davis

815 North 29th Avenue

Wausau, WI 54401

flash15jd@gmail.com

STAFF REPORT



To: Plan Commission

Prepared By: Andrew Lynch, AICP, Econ. Development Manager
Carrie Edmondson, AICP, Assistant City Planner

Date: July 15, 2025

REQUESTED ACTION:

Conditional Use Permit at 508 E Wausau Ave

LOCATION:	508 E. Wausau Ave
APPLICANT:	City of Wausau
EXISTING ZONING:	Two Flat Residential 10 (TF-10)
EXISTING LAND USE:	Vacant lot with no structures
REQUESTED CONDITIONAL USE:	Off-street parking lot
COMPREHENSIVE PLAN:	Suburban Commercial and Industrial (Future Land Use Map)
OTHER PLANS:	<u>2023 City of Wausau Comprehensive Outdoor Recreation Plan</u> – recommended creation of a future parking plan for Athletic Park and considered it a high priority item. <u>2017 Comprehensive Plan</u> Transportation Goal: The City of Wausau will provide a safe and efficient transportation network that will facilitate the movement of people and goods throughout the community. Objective B: Create an environment that is safe and conducive to walking and bicycling throughout the entire city. 4. Prioritize bicycle and pedestrian improvement projects that enhance connectivity between important destinations within the community, and to regional and pedestrian networks.

OVERVIEW AND ANALYSIS:

This parcel was donated to the City contingent that it be utilized as an ADA parking lot for Athletic Park. Staff prepared the attached design to construct seven ADA parking stalls and a bike parking pad. This parking lot is expected to be constructed after the Woodchucks season has concluded at Athletic Park. Construction of this lot will help fulfill the parking requirements of the development agreement between the City and the MacDon Ventures LLC, aka the Woodchucks organization.

Dimensional Standards

The proposal includes seven ADA accessible parking spaces (four van and three car). Dimensional standards including accessible space dimensions, drive aisle width, and pavement setbacks are met.

Landscaping

The project does not meet the threshold for street frontage plantings but will still include one tree along East Wausau Avenue. The project requires approximately 25 points of paved area landscaping, and the proposed tree and hedge row well meets this requirement. Screening requirements will be met by the dense hedge/evergreen border at a height between 5 and 8 feet high along the east property line adjacent to a residential district. The maximum impervious surface area permitted is 55 percent and the proposal meets this requirement.

Lighting

Headlights will shine to the north and west away from the existing residential properties. Two light poles are proposed, one on the north section of the parcel and one of the east side of the parcel. Lighting will be required to comply with requirements as outlined in the Zoning Code.

CONDITIONAL USE PROCEDURE:

The City of Wausau zoning code requires two Plan Commission meetings to approve or deny a conditional use.

1st meeting: Public Hearing, no action.

2nd meeting: Staff report available, Final action taken.

PUBLIC HEARING

During the Public Hearing: Statements of personal preferences or speculation not based on substantial evidence must be disregarded by the Plan Commission. 'Substantial evidence' means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion. (W.M.C. 23.10.32(6)(a)).



REVIEW AND ACTION

STANDARDS

(8) <i>Findings.</i> In reviewing and taking final action on a proposed conditional use permit, the Plan Commission shall consider whether the proposed conditional use: (W.M.C. 23.10.32(8))	
(a) Is in harmony with the Comprehensive Plan.	
(b) Would result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare.	

(c) Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.	
(d) The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public or private agencies serving the subject property.	
(e) The potential public benefits outweigh any potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.	

SUBSTANTIAL EVIDENCE FROM THE PUBLIC HEARING

There was one written comment received for the public hearing. The comment was from the owner directly east of the subject parcel. The resident detailed concerns about the hedge row proposed between the properties, snow removal, lighting, and bike rack placement. They also noted personal property concerns including firewood removal and turf damage.

The Engineering Department has addressed the firewood concern, and the turf damage concern will be better addressed through identification of the property line location. The Zoning Code outlines landscaping and lighting standards that will address the landscaping and lighting concerns. The area to the north is required to be screened to include a five-foot green area that includes evergreen and deciduous species. The property line to the east must include a fence or dense evergreen/shrub border between five feet and eight feet high at maturity. Lighting fixtures cannot exceed eight feet in height and light is not permitted to transmit onto adjacent properties.

STAFF RECOMMENDATION

Staff recommends approval with the following conditions:

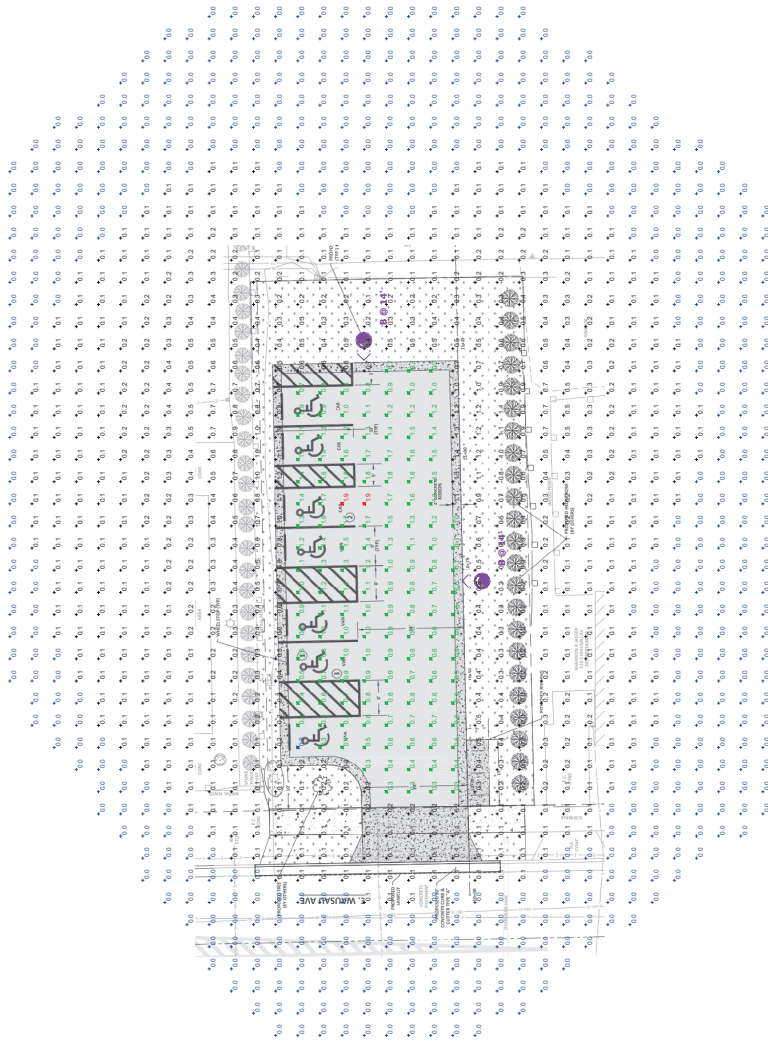
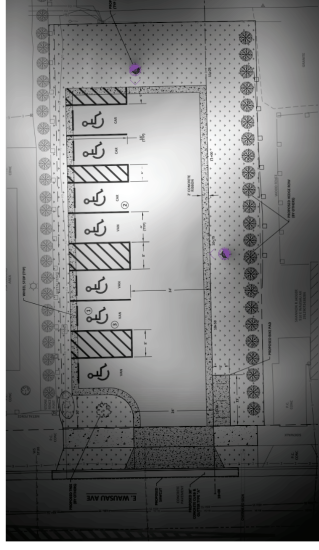
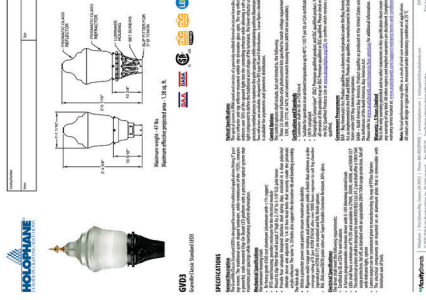
1. A landscape plan must be submitted to be reviewed and approved by staff.

The landscape plan will be reviewed based on Zoning Code standards.

ACTION

The Commission may

1. approve the use as proposed in the staff recommendation,
2. approve the proposed conditional use with modifications and/or conditions,
3. or deny approval of the proposed conditional use.



Plan View
Scale - 1" = 14ft

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BASE GRID	+	0.2 fc	1.9 fc	0.0 fc	N/A	N/A
PARKING LOT	✗	1.0 fc	1.9 fc	0.2 fc	9.5:1	5.0:1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power	Distribution
⊖	B	2	Holophone	GVD3 P40 40K XXXX GLS GVDHS18	Granville Gm3, P40 Performance Package, 6619, 80, 0.91, 1.9, 1.9, 0.2, 9.5, 1, 5.0, 1, TYPE IV, VERY SHORT, BUG RATING: B2, - US - G4	6619	0.91	80	

Background Image Disclaimer:
This application is not a professional engineering drawing and the design, including associated data and calculated results, is provided for informational purposes only, without any warranty as to accuracy, completeness, safety or otherwise. The design is the result of calculations made using Visual Lighting application software, photometric data measured in a laboratory, and certain computational and modeling assumptions. Field performance projections in a 2D ambient based on 10,000 lux of LED testing (per IESNA LM-79-09 and LM-80-08) and projected per IESNA TM-21-13).
These types of forecasts can negatively impact accuracy when scaled resulting with inconsistent measurement of lighting levels on project. Activity Brands strongly suggests the use of AutoCAD formats for all design requests.

GENERAL NOTES - EXTERIOR:
1. All calculations are based on provided data and assumptions. Actual lighting readings may vary.
2. Performance projections are based on provided data and assumptions. Actual lighting readings may vary.
3. Performance projections are based on provided data and assumptions. Actual lighting readings may vary.
4. Performance projections are based on provided data and assumptions. Actual lighting readings may vary.
5. Performance projections are based on provided data and assumptions. Actual lighting readings may vary.
6. Calculations do not account for topography and possible obstructions such as old growth trees or other foliage. Actual lighting readings may vary.

CITY OF WAUSAU

APPLICATION FOR A CONDITIONAL USE

For background on the conditional use process and other important information, please read the “*Information and Instructions for City of Wausau Conditional Use Process*” carefully before completing this application.

Please provide all of the information requested below, including a site plan, a written description of the conditional use including type of activities, buildings, structures and off-street parking, as well as the number of employees, written justification for conditional use including evidence that the application is consistent with the City of Wausau Comprehensive Plan and a Traffic Impact Analysis for group and large development projects. If you have questions during the course of preparing the application, contact either the Zoning Administrator at 715-261-6783 or the City Planner at 715-261-6753. (PLEASE PRINT OR TYPE)

1. Address of the property where the conditional use is requested:

508 E. Wausau Ave

2. Provide a legal description of subject property in the space below or attach a copy of the legal description to this application. (For example, the legal description might be the lot, block, and name of a subdivision, or a Certified Survey volume and page number, or some other type of legal description. The City Assessor, at 715-261-6600, may be able to provide this information):

KIEFER MILLER & RINGLES ADD LOT 2 BLK 6

3. Name(s) of Applicant Business: City of Wausau

Name of Contact Person (PLEASE PRINT): Andrew Lynch

Mailing Address: 407 Grant St Wausau WI 54403

Email Address: andrew.lynch@wausauwi.gov

Daytime Phone No. of Contact Person: 715-261-6686

Evening Phone No. of Contact Person: _____

What is your interest in the subject property? (For example, owner, prospective owner, renter, attorney for owner, etc.)

City of Wausau is the property owner.

4. Property Owner Name(s) if Different from Applicant: _____

Mailing Address: _____

Email Address: _____

Owner's Daytime Phone Number: _____

Owner's Evening Phone Number: _____

5. What is the area, in square feet, of the property on which the establishment of the conditional use is requested? 7,116 sqft

6. What is the present zoning of the subject property? TF-10

7. What is (are) the present use(s) of the subject property? Former residential, now vacant lot due to house fire.

8. Proposed use(s) of property: ADA Parking lot for Athletic Park visitors.

Primary Use (reason for conditional use request): Construct ADA parking lot for Athletic Park visitors.

Secondary use (if any) of property in addition to the conditional use: _____

Other use(s): _____

9. Describe in detail the nature of your proposed conditional use request. Include information regarding construction of new buildings, remodeling of existing buildings, location and amount of parking, number of employees, hours of operation, proposed type, size, location, and style of any new sign(s), and other pertinent information. (This information may be provided on a separate sheet or sheets)

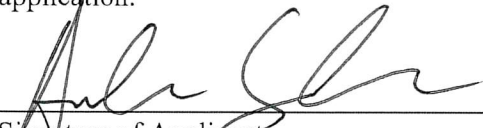
Generally, a site plan and more detailed information about any buildings will need to be submitted in order to more accurately explain your proposal. This is described in greater detail in the attached section, "*Site Plan and Building Information*".

This application, the site plan and all other information provided by the applicant, including testimony made at the public hearing, become part of the public record of your conditional use request. Any material variations from this application could be cause for the Plan Commission to void this application and require the applicant to reapply for the conditional use. Therefore, do not make written or verbal statements regarding the proposed use(s) that are not entirely accurate. (Include additional page(s) if necessary)

This parking lot will hold 7 ADA parking stalls, at least one will be van accessible. Appropriate landscaping and lighting will be included. Egress will only be from Wausau Ave, no access to the alley. A bike parking pad with appropriate racks will be located near the mouth of the lot.

NOTE: If you are submitting an application for a community living arrangement (group home, community based residential facility, etc.) please request a copy of the City's *Policy Regarding Location and Distribution of Community Living Arrangements* (April, 1996). This policy is available from the Inspections Department and identifies additional information that **MUST be submitted with your conditional use application for this type of use.**

10. I (we), the undersigned, do hereby make application and petition the Plan Commission to approve the conditional use as requested above and shown on the site plan and building plans submitted with this application:


Signature of Applicant

May 29/2025
Date

ANDREW LYNCH
PRINTED Name

Additional Applicant Signature Date

PRINTED Name

Please return your completed application with site and building plans and a check made payable to "City of Wausau" (for the City's publication fee costs) to the Community Development Office on the Second Floor of Wausau City Hall, 407 Grant Street, Wausau WI 54403 (or to the Inspections Department located on the Second Floor of Wausau City Hall).

The publication fee is \$425 for a public hearing at a regularly scheduled Plan Commission meeting (and \$550 if you request a special Plan Commission meeting). Please contact the City Planner (715-261-6753) or Inspections Department (715-261-6780) to determine if these fees are current since they are subject to change.

For City Use Only
Date Received at City Hall: _____
Received By: _____
Amt. Submitted w/Application: \$ _____
Check Number: _____
Month Requested for Hearing: _____
Plan Commission Meeting Date for Expected Final Approval: _____
Other: _____

In order to facilitate the review and approval of a conditional use, the applicant must provide a site plan and building information at the time the "*Application for a Conditional Use*" is submitted. Providing this information will help ensure that the Plan Commission is able to act upon your request at the public hearing meeting. If you fail to submit this information in advance, the Plan Commission may need to table action in order to receive and adequately review the information. Therefore, a site plan must be provided at a scale of 1 inch = 20 feet (or less than 20 feet) and, where applicable, should show the following information:

1. Property lines with dimensions in feet.
2. Location of existing and proposed structures relative to the property lines and the exterior dimensions of said structures.
3. Building setback dimensions – that is, the distance the existing and/or proposed buildings are located from the front, side and rear lot lines.
4. Location and dimensions of any loading areas and off-street parking areas, as well as the location and width of driveways and the layout of parking stalls and interior traffic circulation.
5. Location of proposed and existing stormwater drainage facilities for the building and parking lot. If the parking lot is larger than 7,500 square feet, on-site stormwater drainage plans will be needed.
6. Location and size of any proposed outside storage areas.
7. Location, size, height, and type of any proposed landscaping, fences, signs, parking lot lighting, and other pertinent exterior features proposed as part of the conditional use.

Generally, the building information should include:

1. An elevation of all exterior walls if the building is to be new construction.
2. The height of the structure in feet.
3. An indication of the types of building materials which will be used for the facade and roof.
4. A floor plan of the building.
5. Details of any changes which will be made to the building if the proposed use will be located in an existing building.

Dear City Planner-Brad Lenz,

I hope this message finds you well. Please share the letter below at the public hearing today at 5:00pm regarding 508 E. Wausau Ave.

I have reviewed the proposed plans for the ADA parking lot adjacent to my property at 510 E. Wausau Avenue and would like to express my general support for the project. However, I do have several concerns and questions that I hope can be addressed as the planning progresses.

Landscaping and Property Separation

I understand that a 15-foot strip of hedges is being considered along the property line. Could you please clarify the type and height of the hedges being proposed? I've noticed the tall hedges near the park fence and am concerned that, without a similar fence, they may not provide adequate separation or security. Given the frequent activity from children during games, I respectfully request that a fence be installed along this boundary to ensure a clear and safe division between the parking lot and my property.

Snow Removal and Maintenance

Could you provide details on how snow removal and lawn maintenance debris will be managed, especially since the lot appears to have only a street exit? Will the lot be plowed during winter, and if so, where will the snow be placed? Additionally, I would like confirmation that any hedges planted will remain entirely within the 508 E. Wausau Ave property line and not encroach onto my property.

Property Damage and Cleanup

During the removal of the fence at 508 E. Wausau Ave, work extended beyond the property line, resulting in damage to my lawn and leftover debris from the demolition and fire site. I would appreciate information on when this area will be cleaned up and when grass will be replanted to restore the affected portion of my yard.

Firewood Removal

Additionally, when the fence at 508 E. Wausau Ave was removed, all of the firewood I had stored on my property—wood that I had paid for and paid to have split—was taken by the city, despite being clearly on my property and covered with a tarp. I spoke with City Planner Brad Lenz, who acknowledged the issue and advised that wood would be delivered to me. While some wood was delivered, it amounted to only about 25–30 pieces, which is far less than what was taken. I expressed that I should receive the full amount of wood that was removed, and Brad informed me that Eric Linnemann, the Public Works Director, would be handling the matter. This issue remains unresolved and needs to be addressed and corrected.

Lighting Installation

I was informed that two small lights are included in the plans. Could you please confirm their height, exact placement, and the hours they will be operational? I am particularly concerned about potential light intrusion into my home and would appreciate assurance that the lighting will be limited to game times or appropriately shielded.

Bike Rack Placement

I am opposed to the proposed location of the bike rack near the handicapped parking and busy street. This placement could increase child traffic in an already congested area. I believe a more suitable location would be on the opposite side of the park or in front of Woodchucks Park, as it was previously. If the bike rack must be included, I strongly recommend it be placed within the fenced area of the parking lot for safety and containment.

Thank you for your time and consideration. I look forward to your response and to working together to ensure this project benefits the community while respecting the needs of adjacent property owners.

Sincerely,

Shannon Jaeger
510 E. Wausau Ave Wausau, WI 54403
715-574-7475
shanarae7@yahoo.com

Agenda Item No.

2 & 3

**STAFF REPORT TO INFRASTRUCTURE & FACILITIES
COMMITTEE – July 10, 2025**

AGENDA ITEM

#2 - Public Hearing: Vacating and Discontinuing Pine Ridge Boulevard from North 28th Avenue to Westhill Drive

#3 – Discussion and possible action on vacating and discontinuing Pine Ridge Boulevard from North 28th Avenue to Westhill Drive

BACKGROUND

Aspirus has submitted a petition to vacate Pine Ridge Boulevard from North 28th Avenue to Westhill Drive. The petition and map are attached. Vacating this segment of Pine Ridge Boulevard would allow Aspirus to expand the current campus with additional buildings and parking lots.

FISCAL IMPACT

Additional development of the Aspirus Campus.

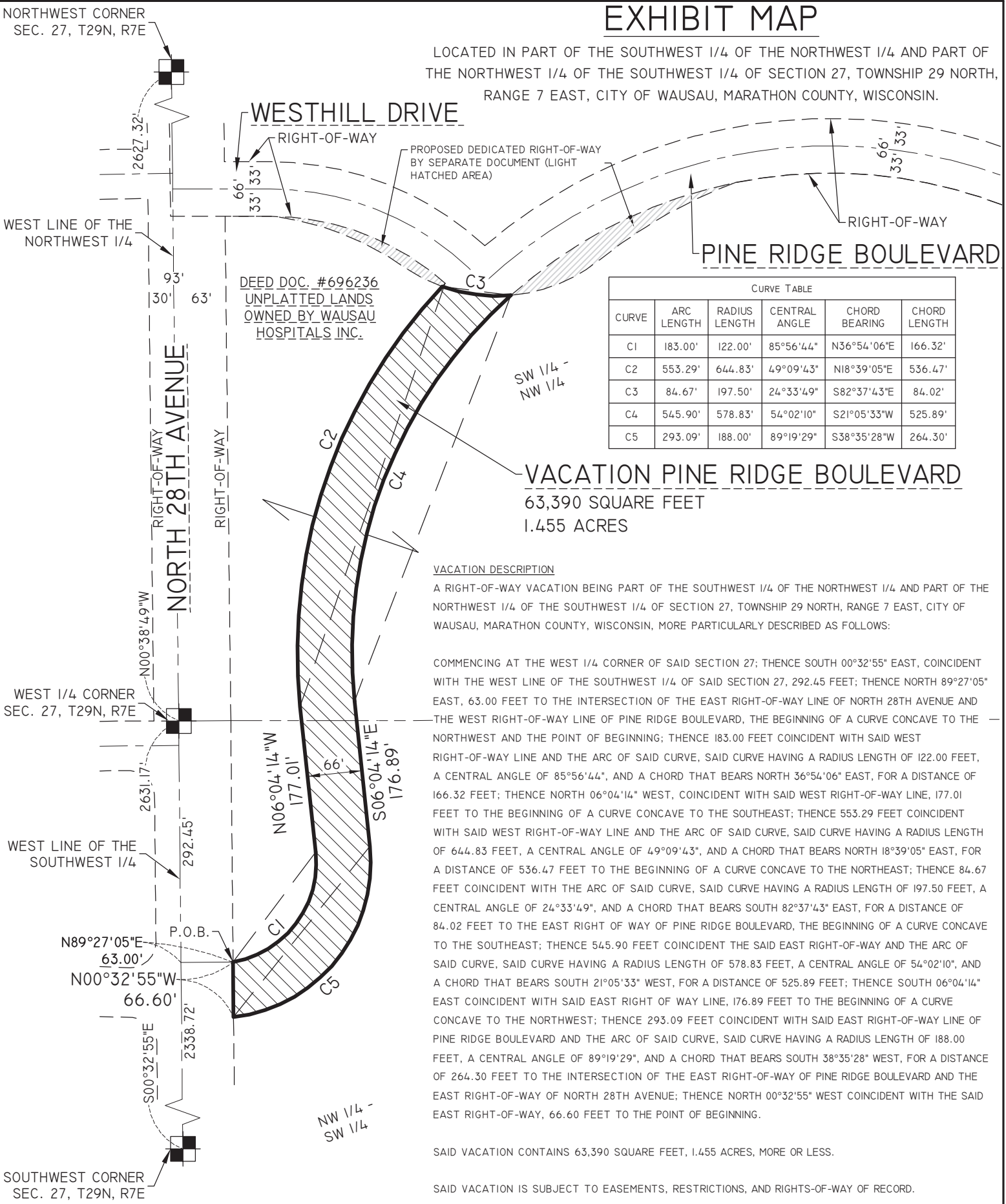
STAFF RECOMMENDATION

Staff recommends approval contingent upon public comment. Additionally, a development agreement is needed to address the relocation of sewer, water and storm sewer utilities in the vacated right of way and the reconstruction and reconfiguration of Westhill Drive from N. 28th Avenue to Pine Ridge Boulevard.

Staff contact: Allen Wesolowski 715-261-6762

EXHIBIT MAP

LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	183.00'	122.00'	85°56'44"	N36°54'06"E	166.32'
C2	553.29'	644.83'	49°09'43"	N18°39'05"E	536.47'
C3	84.67'	197.50'	24°33'49"	S82°37'43"E	84.02'
C4	545.90'	578.83'	54°02'10"	S21°05'33"W	525.89'
C5	293.09'	188.00'	89°19'29"	S38°35'28"W	264.30'

VACATION PINE RIDGE BOULEVARD
 63,390 SQUARE FEET
 1.455 ACRES

VACATION DESCRIPTION

A RIGHT-OF-WAY VACATION BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 27; THENCE SOUTH 00°32'55" EAST, COINCIDENT WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, 292.45 FEET; THENCE NORTH 89°27'05" EAST, 63.00 FEET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF NORTH 28TH AVENUE AND THE WEST RIGHT-OF-WAY LINE OF PINE RIDGE BOULEVARD, THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST AND THE POINT OF BEGINNING; THENCE 183.00 FEET COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 122.00 FEET, A CENTRAL ANGLE OF 85°56'44", AND A CHORD THAT BEARS NORTH 36°54'06" EAST, FOR A DISTANCE OF 166.32 FEET; THENCE NORTH 06°04'14" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, 177.01 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE 553.29 FEET COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 644.83 FEET, A CENTRAL ANGLE OF 49°09'43", AND A CHORD THAT BEARS NORTH 18°39'05" EAST, FOR A DISTANCE OF 536.47 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST; THENCE 84.67 FEET COINCIDENT WITH THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 197.50 FEET, A CENTRAL ANGLE OF 24°33'49", AND A CHORD THAT BEARS SOUTH 82°37'43" EAST, FOR A DISTANCE OF 84.02 FEET TO THE EAST RIGHT OF WAY OF PINE RIDGE BOULEVARD, THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE 545.90 FEET COINCIDENT THE SAID EAST RIGHT-OF-WAY AND THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 578.83 FEET, A CENTRAL ANGLE OF 54°02'10", AND A CHORD THAT BEARS SOUTH 21°05'33" WEST, FOR A DISTANCE OF 525.89 FEET; THENCE SOUTH 06°04'14" EAST COINCIDENT WITH SAID EAST RIGHT OF WAY LINE, 176.89 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST; THENCE 293.09 FEET COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF PINE RIDGE BOULEVARD AND THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 188.00 FEET, A CENTRAL ANGLE OF 89°19'29", AND A CHORD THAT BEARS SOUTH 38°35'28" WEST, FOR A DISTANCE OF 264.30 FEET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF PINE RIDGE BOULEVARD AND THE EAST RIGHT-OF-WAY OF NORTH 28TH AVENUE; THENCE NORTH 00°32'55" WEST COINCIDENT WITH THE SAID EAST RIGHT-OF-WAY, 66.60 FEET TO THE POINT OF BEGINNING.

SAID VACATION CONTAINS 63,390 SQUARE FEET, 1.455 ACRES, MORE OR LESS.

SAID VACATION IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

REI Engineering, INC.
 4080 N. 20TH AVENUE
 WAUSAU, WISCONSIN 54401
 PHONE: 715.675.9784
 EMAIL: MAIL@REIENGINEERING.COM

SCALE
 0 150



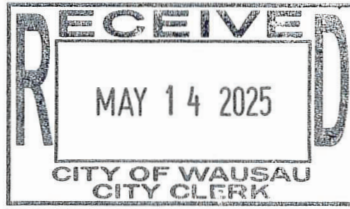
DATE:	10-9-2024
DRAWN BY:	JWP
SURVEY DATE:	NA

RIGHT-OF-WAY VACATION
 ASPIRUS
 333 PINE RIDGE BLVD.
 WAUSAU, WISCONSIN 54401

REI No. **4511K**
 SHEET **1** OF **1**



May 14, 2025



City of Wausau
Attn: Allen Wesolowski
City Engineer
407 Grant Street
Wausau, WI 54402



cc: Engineering

Subject: Executed Petition to Vacate a Portion of Pine Ridge Blvd. – Aspirus Wausau Hospital Facility Expansion

Dear Allen,

On behalf of Aspirus Wausau Hospital, please find the executed petitions to vacate the subject portion of Pine Ridge Blvd. from West Hill Drive to 28th Avenue. We request this matter be brought before the City Council at the May 27, 2025 City Council meeting.

Enclosed you will find:

- Executed Petition from Pine Ridge Blvd. landowners located West of 28th Avenue
- Executed Petition from Pine Ridge Blvd. landowners located East of 28th Avenue
- Supporting documents for people signing on behalf of corporate entities

We look forward to working through the street vacation process with your team. Please contact us if you need any additional information.

Sincerely,
REI Engineering, Inc.

Thomas A. Radenz (handwritten signature)

Tom Radenz, PLS
Senior Consultant

cc. Rene Gorski and Barbara Burnette, Aspirus Wausau Hospital, 2000 Westwood Drive, Suite 103, Wausau, WI 54401

PETITION

For Office Use

TO THE MAYOR AND COMMON COUNCIL OF THE CITY OF WAUSAU, WISCONSIN



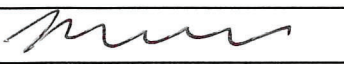
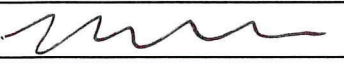
A Petition For:

Date Filed with City Clerk

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Alley Vacation | <input type="checkbox"/> Sanitary Sewer | <input type="checkbox"/> Storm Sewer | <input type="checkbox"/> Other as Follows: _____ |
| <input type="checkbox"/> Blacktop Paving | <input type="checkbox"/> Street Light | <input type="checkbox"/> Watermain | |
| <input type="checkbox"/> Curb and Gutter | <input checked="" type="checkbox"/> Street Vacation | <input type="checkbox"/> Zoning Change | _____ |

The undersigned petitioners respectfully request that your honorable body take such action as will cause the:

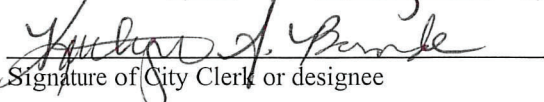
The vacation of Pine Ridge Blvd. from West Hill Drive to 28th Avenue

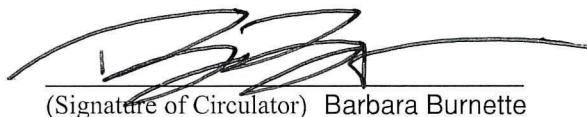
Signature of Electors / Landowner	Print Name Clearly	Print Home Address	Date of Signing
1. 	Michael Holzhueter	333 Pine Ridge Blvd. Wausau Hospital.	5/13/2025
2.			
3. 	Michael Holzhueter	2550 Pine Ridge Blvd. Wausau Hospital, Inc.	5/13/2025
4.			
5.		2500 Pine Ridge Blvd. Pine Ridge Surgery Center, LLC	
6.			
7. 	Michael Holzhueter	2400 Pine Ridge Blvd. 2400 Pine Ridge Blvd., LLC	5/13/2025
8.			
9. 	Michael Holzhueter	2000 Westwood Drive Aspirus Wausau Hospital, Inc.	5/13/2025
10.			
11.			
12.			
13.			
14.			
15.			

AFFIDAVIT OF CIRCULATOR

STATE OF WISCONSIN
CITY OF WAUSAU
Barbara Burnette _____ being duly sworn disposes and says that ~~he is a resident~~ ^{she represents Wausau Hospital, Inc., a landowner in} of the affected area, residing at 333 Pine Ridge Blvd in the City of Wausau; that he is personally acquainted with the persons who have signed the foregoing petition; that he knows them to be residents of the affected area; that they signed the same with full knowledge of the contents thereof; that their respective residents are stated therein; that each signer signed the same on the date stated opposite his name; and that he intends to support the petition.

Filed in the Office of the City Clerk and sworn to before me this 14 day of May, 2025


Signature of City Clerk or designee


(Signature of Circulator) Barbara Burnette

333 Pine Ridge Blvd., Wausau, WI 54401
(Address of Circulator)

PETITION

For Office Use

TO THE MAYOR AND COMMON COUNCIL OF THE CITY OF WAUSAU, WISCONSIN

A Petition For:

Date Filed with City Clerk

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Alley Vacation | <input type="checkbox"/> Sanitary Sewer | <input type="checkbox"/> Storm Sewer | <input type="checkbox"/> Other as Follows: _____ |
| <input type="checkbox"/> Blacktop Paving | <input type="checkbox"/> Street Light | <input type="checkbox"/> Watermain | |
| <input type="checkbox"/> Curb and Gutter | <input checked="" type="checkbox"/> Street Vacation | <input type="checkbox"/> Zoning Change | _____ |

The undersigned petitioners respectfully request that your honorable body take such action as will cause the:

The vacation of Pine Ridge Blvd. from West Hill Drive to 28th Avenue

Signature of Electors/Landowner	Print Name Clearly	Print Home Address	Date of Signing
1.	GARY DEIBERT	2903 RIDGE BLVD.	5-6-25
2.	Nicole Chirkerino	2918 Pine Ridge Blvd	5.6.25
3.	Bill Zastray	3004 Pine Ridge Blvd	5-6-25
4.	Kelly Dilliard	3012 Pine Ridge Blvd	5/6/25
5.	Kelly Nolan	3015 Pine Ridge Blvd.	5/6/25
6.			
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14.			
15.			

AFFIDAVIT OF CIRCULATOR

STATE OF WISCONSIN
CITY OF WAUSAU

Barbara Burnette being duly sworn disposes and says that he is a resident of the affected area, residing at 333 Pine Ridge Blvd in the City of Wausau; that he is personally acquainted with the persons who have signed the foregoing petition; that he knows them to be residents of the affected area; that they signed the same with full knowledge of the contents thereof; that their respective residents are stated therein; that each signer signed the same on the date stated opposite his name; and that he intends to support the petition.

she represents Wausau Hospital, Inc., a landowner in

Filed in the Office of the City Clerk and sworn to before me this 14 day of May, 2025

Signature of City Clerk or designee

(Signature of Circulator) Barbara Burnette

333 Pine Ridge Blvd., Wausau, WI 54401
(Address of Circulator)



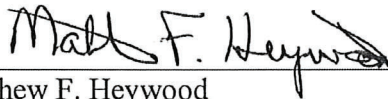
ASPIRUS™

Passion for excellence.
Compassion for people.

2200 Westwood Drive, Wausau, WI 54401
715.847.2118 | 800.283.2881 | aspirus.org

INCUMBENCY AND OFFICER AUTHORITY CERTIFICATE

I hereby attest that Michael Holzhueter serves as an officer in the capacity of the duly appointed Assistant Secretary of Aspirus Wausau Hospital, Inc. (Aspirus Wausau Hospital), and in such capacity is authorized to execute documents on behalf of Aspirus Wausau Hospital, and where required, to bind Aspirus Wausau, Hospital, Inc. to the duties, obligations, and privileges thereby affected.



Matthew F. Heywood
President and Chief Executive Officer, Aspirus, Inc.
Director, Aspirus, Inc. Board of Directors

Date: 5/22/25