



*** 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, August 19, 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 July 15, 2025.
- 2) **PUBLIC HEARING:** Discussion on rezoning 405 South 8th Avenue from (I) Institutional Zoning District to (MRM-20) Multi-Family Residential-20 Zoning District (City of Wausau Community Development Department and Community Development Authority)
- 3) Discussion and possible action on rezoning 405 South 8th Avenue from (I) Institutional Zoning District to (MRM-20) Multi-Family Residential-20 Zoning District (City of Wausau Community Development Department and Community Development Authority)
- 4) Discussion and possible action on approving a Permanent Business Sign at 205 Callon Street to allow a blade sign within the Urban Mixed-Use (UMU) Zoning District (CWI Construction, LLC)
- 5) Discussion and possible action on approving a Permanent Business Sign at 3101 North 13th Street to allow an institutional information sign within the Institutional (I) Zoning District (Stratford Sign Company, LLC)
- 6) Discussion and possible action on dedication of a portion of right-of-way of Westhill Drive between North 28th Avenue and Pine Ridge Boulevard and dedication of a portion of right-of-way of Pine Ridge Boulevard east of the intersection with Westhill Drive (Aspirus Wausau Hospital, Inc.)
- 7) Next meeting date September 16, 2025
- 8) 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 Commission Chair.

This Notice was Posted at City Hall and Emailed to Local Media Outlets on 8/13/25 @ 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, July 15, 2025, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall

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

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

Others Present: Mark Thompson (Marathon Technical Services, LLC), Ken Jensen, Wayne Peters, and Jed Walker

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 June 17, 2025

Motion by Bohlken and seconded by Bornemann. Motion approved unanimously 5-0

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)

Mayor Diny opened the public hearing.

Mark Thompson provided a project overview and stated that he thought the higher density was compatible with the surrounding area based upon the location. Ken Jensen stated that he lives in the neighborhood and had concerns about the street conditions in the area.

Mayor Diny closed the public hearing.

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)

Motion by Watson and seconded by Bohlken. Motion approved unanimously 5-0

Assistant City Planner Edmondson provided a project overview and stated that the item for consideration is the Zoning Map Amendment, and the project concept is informational at this point only. The Plan Commission should look at whether or not the proposed rezone meets the standards of review. She stated that she and City Planner Lenz had walked the site and believed the access proposed in the concept plan would work well. The assortment of multi-family uses permitted within the proposed zoning district would provide a nice buffer between South 17th Avenue and the single-family homes to the east.

Alder Watson asked what the height requirement is for the proposed district. Staff confirmed the maximum height is 35 feet.

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)

Mayor Diny opened the public hearing.

Wayne Peters stated he is the owner of the property and that he had researched the zoning when he purchased the property in 2015. It was heavy industrial at that time and had been operating as a foundry.

Mayor Diny closed the public hearing.

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)

Motion by Watson and seconded by Bornemann. Motion approved unanimously 5-0

City Planner Lenz clarified that the Zoning Code had a comprehensive revision in 2020, and properties were rezoned Citywide.

Alder Watson asked for clarification about density and environmental impacts. Edmondson stated that density is not as much of a concern with a developed site, but that the increased potential for intensity in uses should be an area of consideration.

Alder Watson thanked Lenz for the thought that went into the Zoning Code update.

PUBLIC HEARING: Discussion on rezoning 809 South 62nd Avenue from (MI) Medium Industrial Zoning District to (HI) Heavy Industrial Zoning District (Brian Randall)

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

Discussion and possible action on rezoning 809 South 62nd Avenue from (MI) Medium Industrial Zoning District to (HI) Heavy Industrial Zoning District (Brian Randall)

Motion by Bornemann and seconded by Bohlken. Motion approved unanimously 5-0

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

Motion by Bohlken and seconded by Bornemann. Motion approved unanimously 5-0

Zoning Administrator Hebert noted that the staff report was updated to include a written public comment and that staff recommends approval.

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

Motion by Bornemann and seconded by Watson. Motion approved unanimously 5-0

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

Motion by Watson and seconded by Bornemann. Motion approved unanimously 5-0

Next Meeting Date

August 19, 2025, 5:00 p.m. - Regular Meeting

Adjournment

Motion by Watson and seconded by Bornemann. Motion approved unanimously 5-0, and the meeting adjourned at 5:30 p.m.

DRAFT



STAFF REPORT

To: Plan Commission
Prepared By: Carrie Edmondson, AICP Assistant City Planner
Date: August 19, 2025

REQUESTED ACTION:

Zoning Map Amendment

405 South 8th Avenue from I to MRM-20

| | |
|----------------------------|--|
| LOCATION: | 405 South 8 th Avenue |
| APPLICANT: | City of Wausau Community Development Department and Community Development Authority |
| EXISTING ZONING: | (I) Institutional Zoning District <i>Intent.</i> This district is intended to permit both large- and small-scale institutional development including those on single sites within larger areas of both residential and nonresidential zoning districts. Residential uses are intended to occur at an approximate density of one dwelling unit per acre or a density similar to the adjacent zoning districts, whichever is less restrictive. This district avoids the creation of commercial spot zone intrusions in primarily residential or industrial areas where spots of commercial zoning may be incompatible. |
| EXISTING LAND USE: | Parking Lot |
| SIZE OF PARCEL: | .65 acres |
| REQUESTED ZONING: | (MRM-20) Multi-Family Residential - 20 Zoning District <i>Intent.</i> This district is intended to create, preserve, and enhance areas for multi-family uses in small and mid-sized buildings such as townhomes, multiplexes or apartments at medium densities, up to 20 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 –

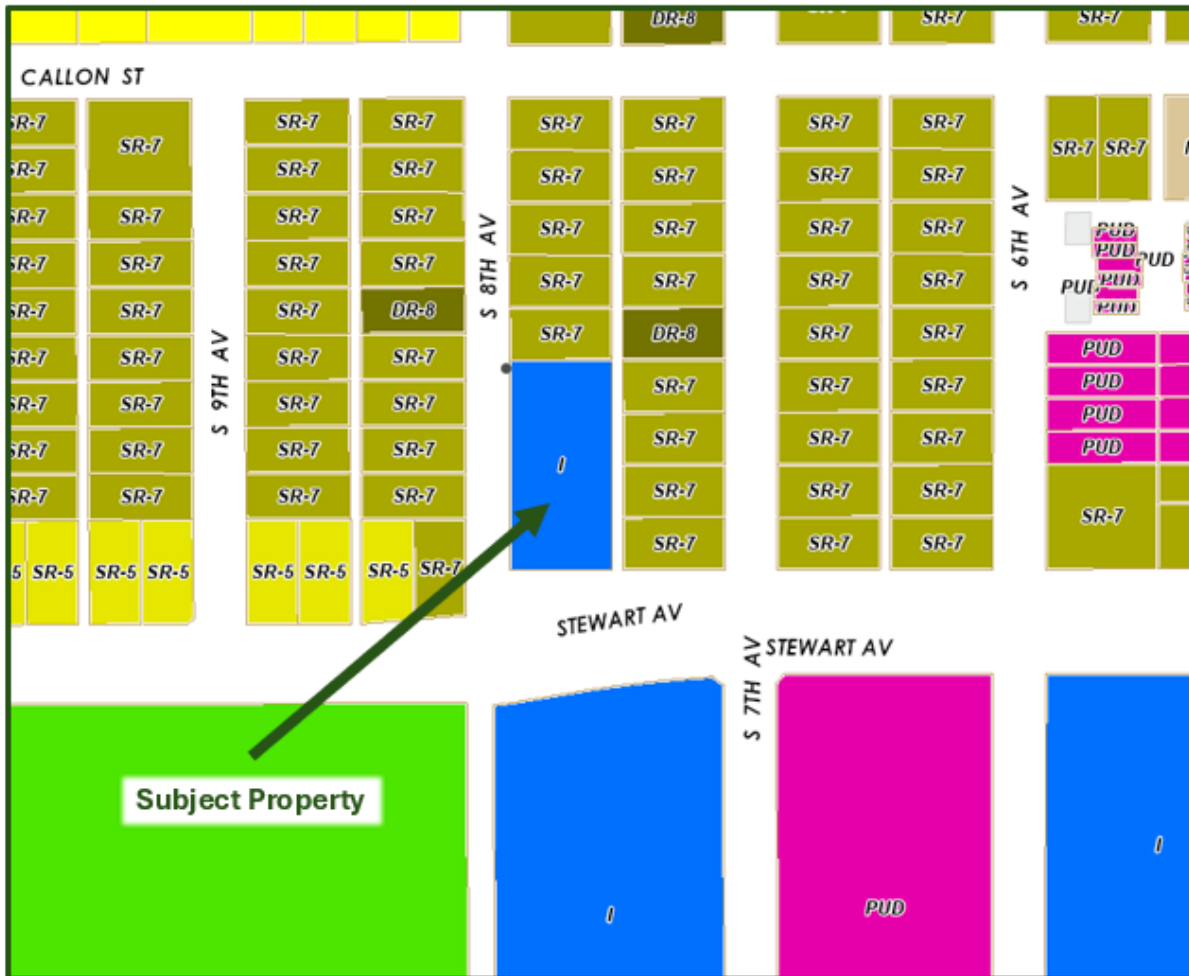
Housing Goal: The City of Wausau will continue to offer equal access to quality, affordable housing.

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 property is a .65 acre parcel that has served as a parking lot for the University of Wisconsin Stevens Point (UWSP) Wausau Campus. UWSP no longer has need for the parking lot. The property is under the ownership of the City of Wausau Community Development Authority, with the intent being the construction of housing.

The property is currently located within the Institutional (I) Zoning District. This district has a somewhat limited array of permitted and conditionally permitted uses. The uses are primarily indoor institutional, office, and personal and professional service-related uses. This parcel is surrounded by Single-Family Residential-7 (SR-7) Zoning District to the north, east, and west and Institutional (I) Zoning District to the south (the University). The SR-7 district includes moderate single-family detached dwellings. The parcel is adjacent to Stewart Avenue to the south. Stewart Avenue is a heavily traveled principal arterial.

Zoning Code Section 23.02.04 provides an Interpretation of Zoning District Boundaries. Because of the high predominance of SR-7 in this block area, staff has determined that this property would fall within the General Urban Zone.

| | Natural Zone | Rural Zone | Sub-Urban Zone | General Urban Zone | Urban Center Zone | Urban Core Zone | Special District |
|-------------|--------------|------------|--|---|--------------------------------------|-----------------|-------------------------|
| | | | | | | | |
| | RH-35 | RH-35 | SR-2 SR-3 SR-5 MH-7 DR-8 MRL-12 | SR-7 TR-10 TDR-12 MRL-12 MRM-20 | TDR-12 MRL-12 MRM-20 MRH-50 | MRH-50 | |
| Residential | | | I NMU SO SMU | I NMU UMU DPMU | DPMU DHMU DRMU | DHMU DRMU | I |
| Mixed-Use | | | RP | | | | |
| Industrial | | | LI MI | MI | | | HI |
| Other | | | | | | | IGS IOC AOC EX |

The Zoning Map Amendment would enable permitted and conditional uses and dimensional standards for the MRM-20 district to apply. The MRM-20 district permits a range of multi-family uses including townhomes, multiplexes (three or more attached units with individual entrances), and apartments (shared entrances). Townhomes and multiplexes up to eight units and apartments up to 20 units are permitted by right. However, the density maximum of 2,178 square feet per dwelling unit would limit the number of units to 13 based upon the size of the lot. Additionally dimensional standards including setbacks, impervious surface area ratio, and parking would need to be met.

The application is for a Zoning Map Amendment. However, a preliminary project proposal has been provided. The project includes a six-unit Townhouse (rowhome style) development. The proposal includes three one-bedroom units, two two-bedroom units, and one three-bedroom unit. Ten surface parking spaces and one ADA-accessible parking space are proposed. One way ingress and egress is proposed from South 8th Avenue. The proposed project would be permitted by right in the district.

Staff provided information about the project proposal at the District 11 Neighborhood Meeting on July 14. The information was well received. Most questions related to parking, green space, and privacy fencing.

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.

Density or the number of dwelling units per acre is somewhat difficult to compare, as the Institutional Zoning District does not permit dwelling units. However, an office, personal or professional service business, or indoor institutional use would be permitted under the current zoning district if dimensional standards including setbacks, building height, and maximum impervious surface ratio were met. The density of this type of project would depend on the extent to which the site was maximized with that specific project proposal. The proposed zoning district requires 2,178 square feet per dwelling unit, for a maximum of 13 units if all dimensional standards were met.

Intensity refers to the amount of gross floor area or landscaped area on a lot compared to the overall site area. Commercial, office, and institutional uses are typically considered more intense than residential uses due to increased traffic, parking demand, signage, building scale and size, and increased demands on infrastructure. Therefore, the intensity will be lessened with the proposed Zoning Map Amendment. Additionally, the changes to density and intensity would still be in keeping with scale and character of the existing neighborhood, and the ability to offer a greater range of housing styles and types would create public benefit.

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.**

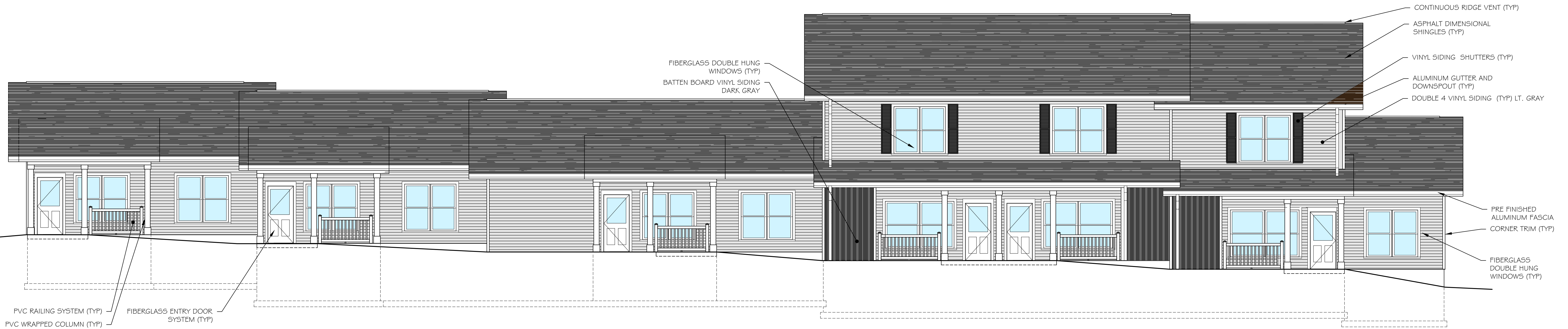
The proposed Zoning Map Amendment is not a result of any of the factors listed above. However, allowing a greater variety of housing styles better meets current housing market needs.

STAFF RECOMMENDATION

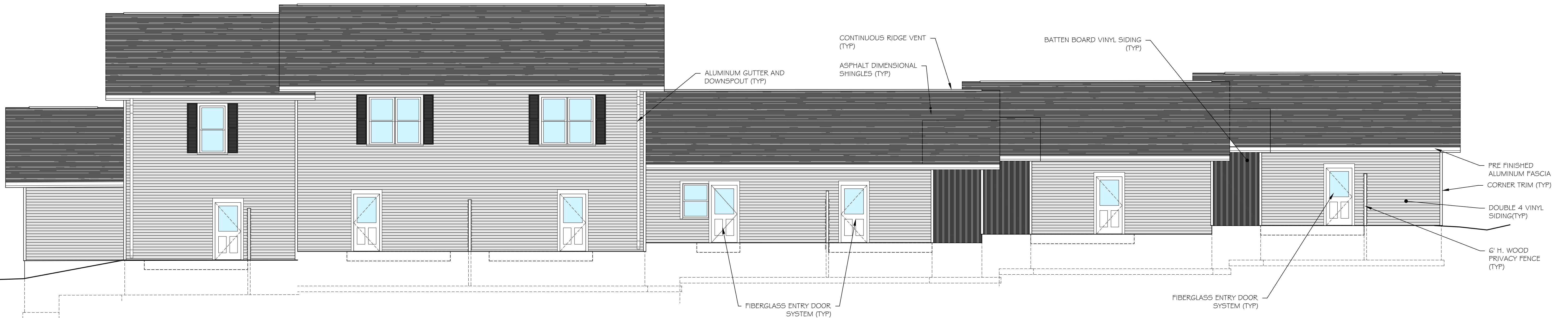
The staff recommendation is approval of the proposed Zoning Map Amendment to rezone the property located at 405 South 8th Avenue from (I) Institutional Zoning District to (MRM-20) Multi-Family Residential – 20 Zoning District.

COMMITTEE ACTION

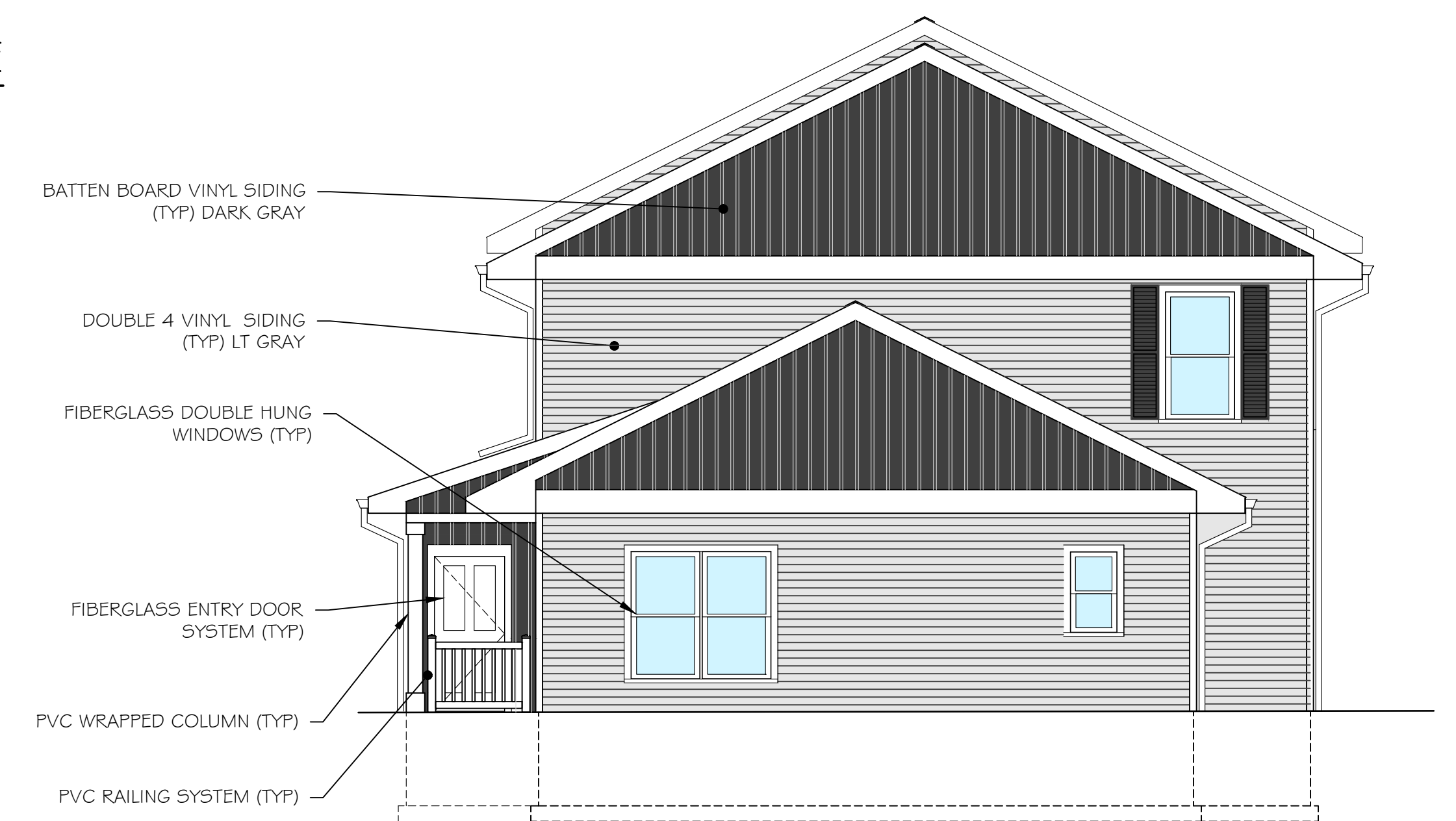
Plan Commission shall make a recommendation for approval or denial to the City Council. The City Council will then determine whether to approve, approve with modifications, or deny the proposed Zoning Map Amendment.



WEST ELEVATION - 8TH AVE FRONT SIDE



EAST ELEVATION - PARKING LOT SIDE



SOUTH ELEVATION - STEWART AVENUE SIDE

WAUSAU CDA MULTIFAMILY PROJECT
PROPOSED ELEVATIONS

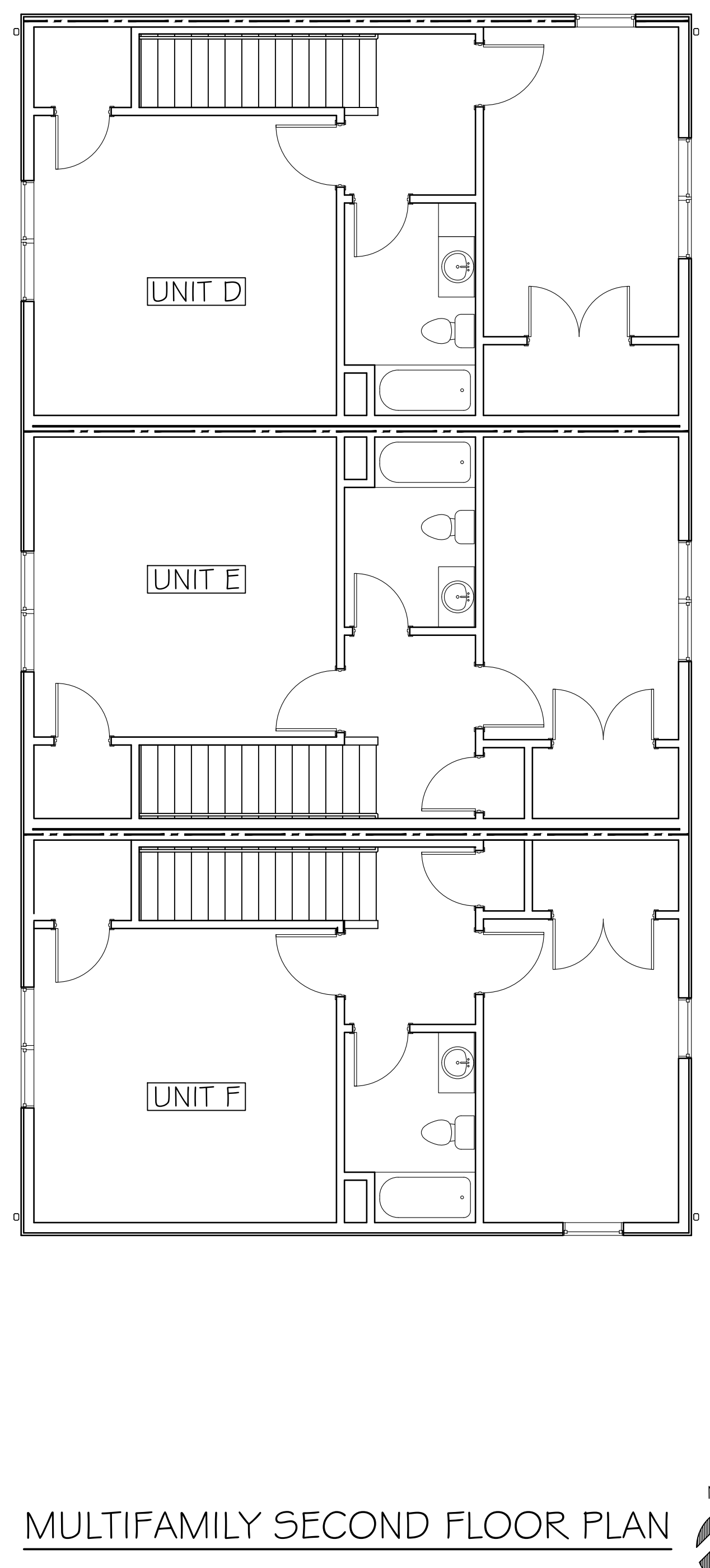
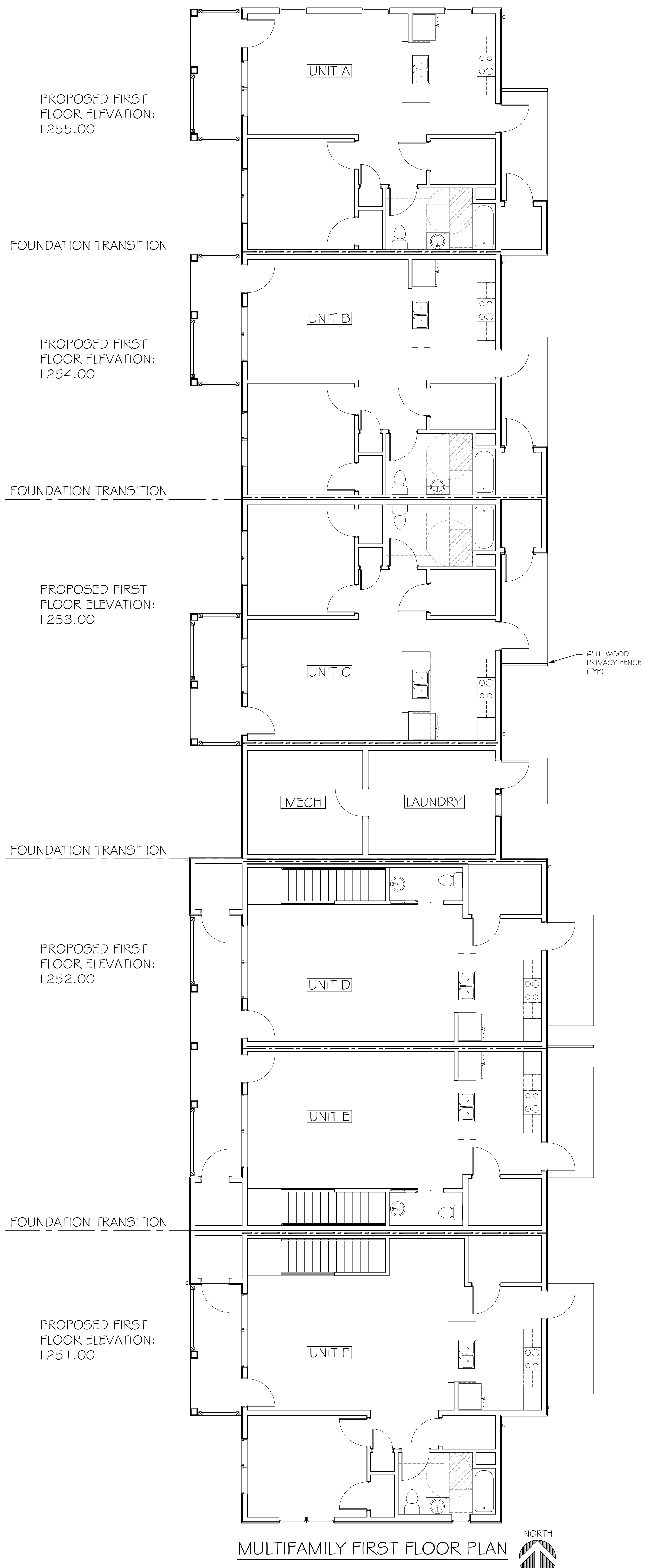
Prepared By

FUNKTION
Design Studio

1806 Woodland Ridge Road, Wausau, WI 54403
Cell: 715.571.8122
funktiondesignstudio.com

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14 JULY 2025



WAUSAU CDA MULTIFAMILY PROJECT
PROPOSED PLAN

Prepared By



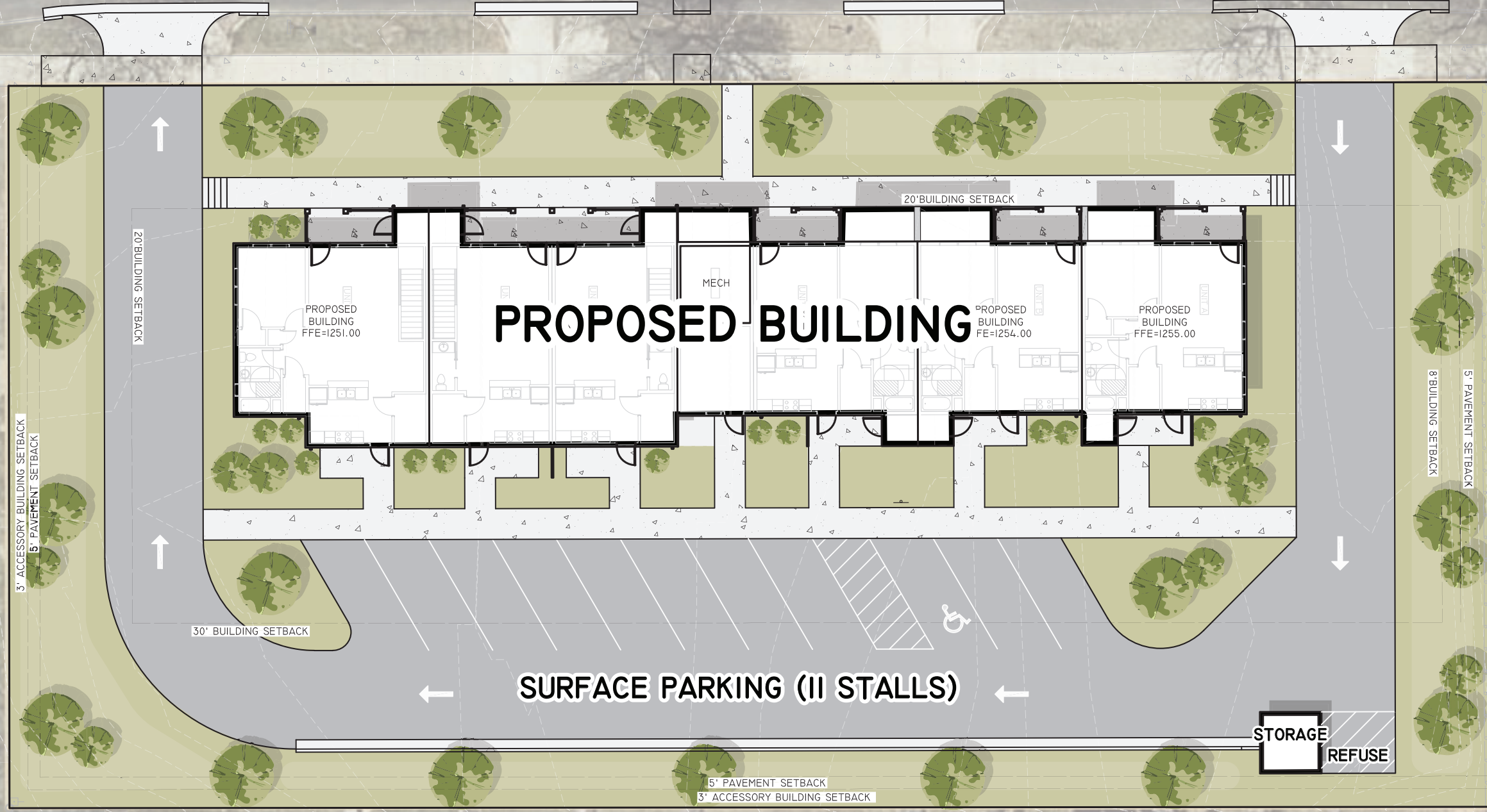
1806 Woodland Ridge Road, Wausau, WI 54483
Cell: 715.571.8122
funktiondesignstudio.com

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14 JULY 2025

SOUTH 8TH AVE

STEWART AVE



PROPOSED BUILDING

SURFACE PARKING (11 STALLS)

EXISTING ALLEY

DRAWING FILE: Q:\1900-1999\1979 - FUNKTION - WAUSAU MULTIFAMILY - CITY OF WAUSAU - MARATHON COUNTY\DRAWING\DESIGN\1979-DESIGN.DWG LAYOUT: DC
 PLOTTED: JUL 10, 2025 - 2:41PM PLOTTED BY: NATHANP

4' DIA. CONC. SANITARY DROP MANHOLE
 8" CONC. ADJ. RINGS
 INV 8" CLAY N = 1235.49
 INV 8" CONC. S = 1231.13

S. 8TH AVENUE

STEWART AVENUE

11,474 SF
 GREENSPACE
 (40.5%)
 28,309 SF
 PARCEL
 AREA

PROPOSED
 BUILDING
 FFE=1251.00

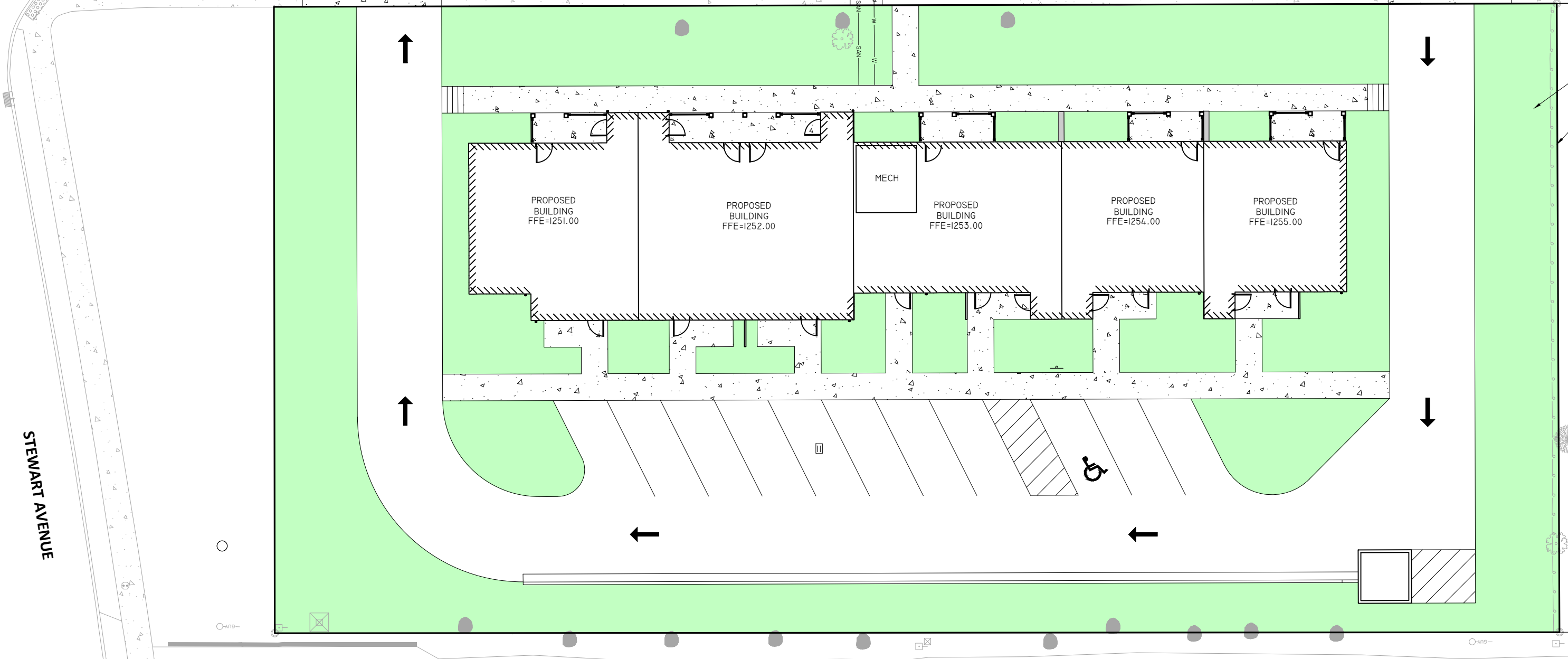
PROPOSED
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MECH

PROPOSED
 BUILDING
 FFE=1255.00

PROPOSED
 BUILDING
 FFE=1254.00

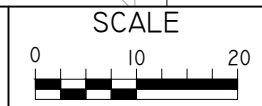
PROPOSED
 BUILDING
 FFE=1255.00



REI Engineering, Inc.
 4080 N. 20TH AVENUE
 WAUSAU, WISCONSIN 54401
 PHONE: 715.675.9784, FAX: 715.675.4060
 EMAIL: MAIL@REIENGINEERING.COM



**CIVIL & ENVIRONMENTAL
 ENGINEERING, SURVEYING**



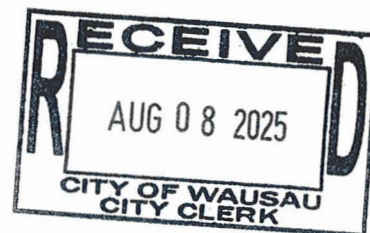
| DATE | ISSUANCE | BY | CHKD | SURVEYED BY: | OTHERS | DESIGNED BY: | CSS | SURVEY DATE: | 05/20/25 |
|------|----------|----|------|-----------------|--------|----------------|-----|--------------|----------|
| | | | | SURVEY CHKD BY: | | CIVIL CHKD BY: | JJB | CIVIL DATE: | 07/10/25 |
| | | | | SURVEY APVD BY: | | CIVIL APVD BY: | JJB | DRAWN BY: | NAP |

DESIGN
 WAUSAU MULTIFAMILY
 S. 8TH AVENUE
 WAUSAU, WISCONSIN

REI
 REI No. 11979
 SHEET DC

August 8, 2025

HUD Milwaukee Field Office
MKE-ENV@hud.gov



CC:

Doug Diny, Mayor
City of Wausau
Development Dept.
407 Grant Street
Wausau, Wi. 54403
(715) 261-6682
wausaudevelopment@wausauwi.gov

Project Name: 405 S. 8th Avenue redevelopment project

Basis of Objection: safety of our residents and children in neighborhood and quality of the human environment.

There are several concerns/objections to the proposed apartment project located at 405 S. 8th Ave., Wausau, WI 54401:

Limited parking - no parking on the street

8th Avenue is a very narrow, steep street with no parking half of the year (Nov - April). It is only 24' wide. If we allow 8' of parking on one side in the summer, that leaves only 16' feet max width. Existing residences already overuse this space for parking, as many of these homes have 2 - 3 cars. This project will only increase the demand for this space. Larger trucks and emergency vehicles find it challenging today, before further development. Adjacent Stewart Avenue is a 35mph, four-lane city thoroughfare with no parking.

The project proposes 11 parking spaces, including 9 (1.5 cars per unit), one handicap parking, and (an inadequate) one visitor parking space for 6 units. The concern is the average number of cars per household in the U.S. is 1.8. There is no evidence to show that people in these units will own less cars than the average. They may be cheaper, older cars, but will still likely average 1.8 per unit. They still need to get to work, school, etc. Eleven spaces may be adequate for a 5 unit project, but if keeping it at 6 units, this needs to be increased to 13-14 spaces (1.8 per unit, 1 handicapped, 1-2 visitors)

Water run off from property.

Currently the property is 4 individual, paved, terraced, parking lots that are flat with a sewer in the center edge of each. They are proposing a single level, graded, paved drive through tapered down hill. There are concerns about water run off from the property, over powering sewers, possibly onto Stewart Avenue. This property is built on bedrock. Where does the water go? No storm water retention.

(2)

Snow placement /removal: Wausau, WI averages 64" of snow per year. The city didn't have an answer for where this snow would be plowed to. The concern is that it will further reduce the number of allotted parking spaces.

Safety Risk to children: There will very likely be numerous children living in the complex. Yet there is no common green space. For safety, they need some outdoor space to use. Not a playground, just a lawn. City planners cited a park across the major thoroughfare. But you don't want kids crossing that street to play. A child was hit by a car and killed at this location in 2013.

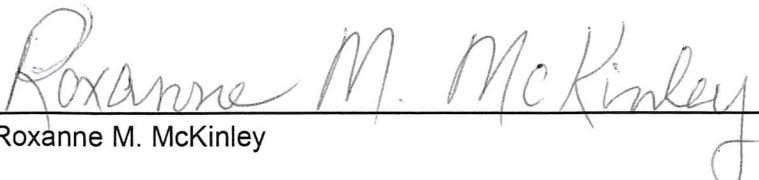
This is a single family residential neighborhood; new zoning would make it multi-family residential. Apartments are not required to have green spaces but single family residences usually do. If it was modified to 4-5 units, there would likely be room for appropriate parking, green space for children, and snow removal.

A copy of this objection was delivered to Doug Diny, Mayor, City of Wausau, 407 Grant Street, Wausau wi. 54403 on August 8, 2025.

A copy of this objection was emailed to: City of Wausau Development Dept., wausaudevelopment@wausauwi.gov on August 8, 2025

This objection is submitted by:

Roxanne McKinley
402 S. 8th Avenue
Wausau, Wisconsin
54401
Telephone: 707 738-9221


Roxanne M. McKinley

8-08-2025

Date



STAFF REPORT

TO: City of Wausau Plan Commission
FROM: William Hebert, Chief Inspector / Zoning Administrator
DATE: August 12, 2025

GENERAL INFORMATION

APPLICANT: Tyler Tate, TSC Property Group LLC

LOCATION: 205 Callon St

EXISTING ZONING: Urban Mixed Use

PURPOSE: Plan Commission Approval

EXISTING LAND USE: Commercial Office

SURROUNDING ZONING AND LAND USE:

All property surrounding this parcel is zoned Urban Mixed Use. Existing land uses are commercial retail, tavern, apartments and institutional. Vacant parcels are next to and south of this building.

ANALYSIS

The business owner proposes to install a blade sign above the business entry door on Callon Street. The sign will be approximately 3 feet by 3 feet. A metal bracket will hang the sign off of the front of the building over the entry way. It will extend over the sidewalk and provide a minimum 8 foot walking clearance. The sign image and front view of the entry is on the next page.

No lighting is proposed for this sign.

Recommendation

Staff recommends approval of the sign as proposed.





STAFF REPORT

TO: City of Wausau Plan Commission
FROM: William Hebert, Chief Inspector / Zoning Administrator
DATE: August 13, 2025

GENERAL INFORMATION

APPLICANT: Shelly Handrick, Stratford Sign Company
LOCATION: 3101 N 13th St
EXISTING ZONING: Institutional
PURPOSE: Plan Commission Approval
EXISTING LAND USE: K-8 Charter School

SURROUNDING ZONING AND LAND USE:

This property is home to Horace Mann Junior High School and the Wausau Area Charter School. The parcel is 38.5 acres. All surrounding property is residential single family zoning.

ANALYSIS

Horace Mann has a monument sign with an electronic message center (EMC) along 13th Street. The Montessori School would like to have separate sign to communicate to the parents about upcoming events. The zoning code allows only one EMC per property. The code does allow a separate monument sign that can be used as an institutional sign if approved by the plan commission.

The sign will be located at the main entrance for the school, off of Sell St. The proposed location is outside of the vision triangle.

No lighting is proposed for this sign.

Recommendation

Staff recommends approval of the sign as proposed.



phone 888-264-4459 ▶ 715-687-3250
fax 715-687-4657



July 31st, 2025

Dear City of Wausau Planning Commission,

We are looking to manufacture and install a monument sign for Wausau Area Montessori Charter School. They are a new school, and the sign would be for identification purposes. The monument sign features a letter track cabinet integrated into the sign's construction. The letter track cabinet was an alternative solution, as an Electronic Message Center was originally denied.

The school's request for the Letter Track Monument Sign is so that they have the proper identification and are able to promote events, school updates, etc.

Best Regards,

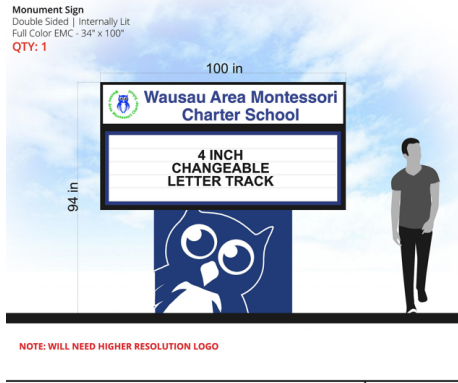
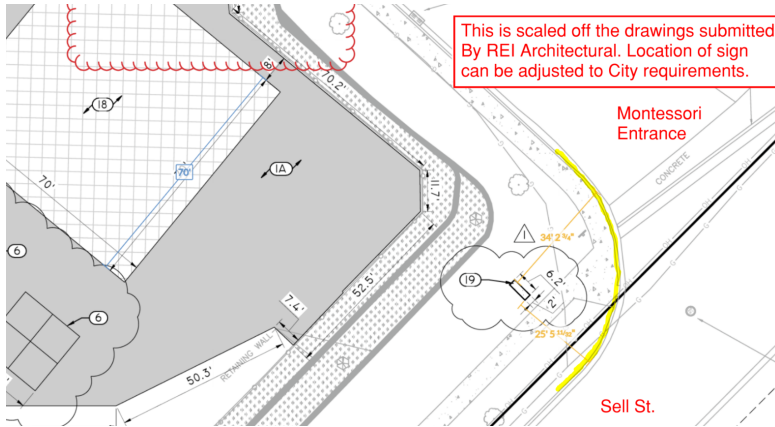
Jake Drexler
Stratford Sign Company, LLC



TOTAL SIGN SOLUTIONS
www.stratfordsign.com



Wausau School District



S&S
SIGNAGE & EQUIPMENT

ART PROOF
SHEET 1 of 1

PO#: 400 Numbers
Client: Totus Solutions
Project: Horace Mann MS
Contact: Tom Smith
Phone: 715-596-7955
Email: tom@sssign.com
Project Mgr: John
Drawn By: Hilary

PROOF DATES
P1: 01.18.25 P2: 02.25.25
P3: 03.05.25 P4: 06.05.25
P5: 08.05.25 P6: 09.05.25

File Name: H HoraceMann MS
Horizontal Sign

APPROVED
 Approved and needed revisions
 Revise and submit new proof

Bill,

The school district would like to have a non-lighted sign at the corner of Sell St. and the Montessori - Horace Mann Entrance. This sign will be used to highlight special events and school schedules. The location of the sign is open for discussion along with any other design issue that the city may have a recommendation for.

Ryan Urmanski
 Director of Buildings and Grounds
 Wausau School District
 rurmanski@wausauschools.org
 w 715-261-0802
 c 715-297-7444

Agenda Item No.

6

**STAFF REPORT TO INFRASTRUCTURE & FACILITIES
COMMITTEE – August 14, 2025**

AGENDA ITEM

Discussion and possible action on dedication of a portion of right-of-way of Westhill Drive between North 28th Avenue and Pine Ridge Boulevard and dedication of a portion of right-of-way of Pine Ridge Boulevard east of the intersection with Westhill Drive (Aspirus Wausau Hospital, Inc.)

BACKGROUND

With the Aspirus Hospital expansion and the abandonment of the Pine Ridge Boulevard right-of-way between Westhill Drive and N. 28th Avenue, a plan to realign Westhill Drive and Pine Ridge Boulevard has been developed. The plan has been developed by REI Engineering and reviewed by the City Engineering Department. This proposed realignment requires the dedication of right-of-way. The map showing the right-of-way dedication is attached.

FISCAL IMPACT

None, Aspirus Wausau Hospital is donating the land.

STAFF RECOMMENDATION

Engineering staff recommends approving the dedication of land.

Staff contact: Allen Wesolowski 715-261-6762



CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
 4080 N. 20TH AVENUE, WAUSAU, WI 54401
 (715) 675-9784

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

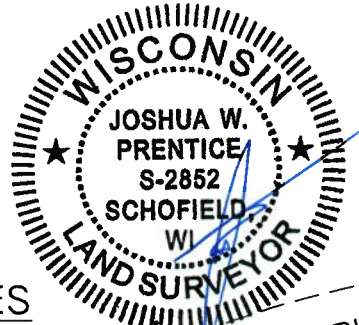
PREPARED FOR: WAUSAU HOSPITALS INC.
 LANDOWNER: WAUSAU HOSPITALS INC.

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

NOTES:

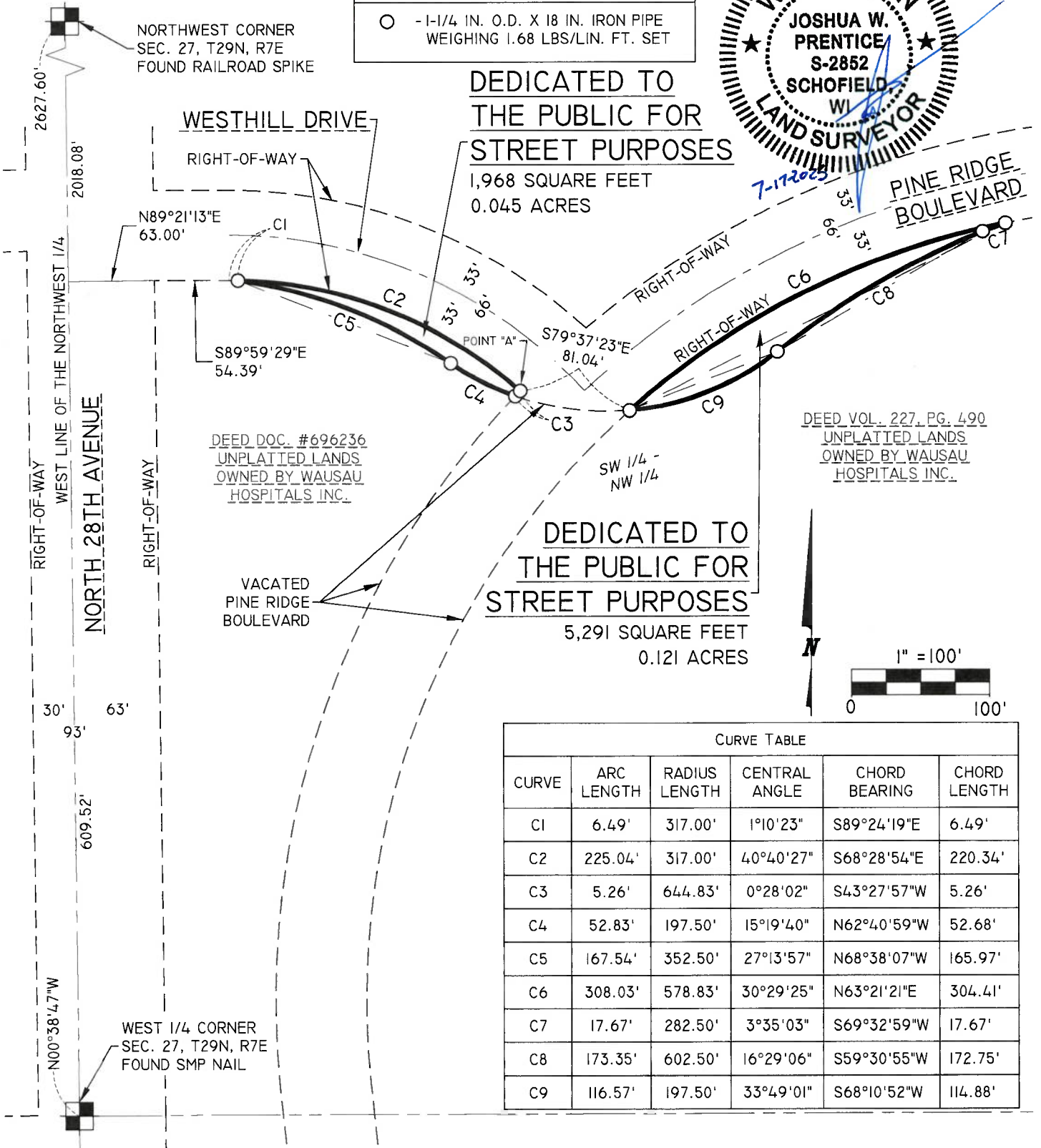
1. FIELD SURVEY WAS COMPLETED ON 04-11-2025.
2. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 7 EAST, MEASURED TO BEAR NORTH 00°38'47" WEST.
3. THIS CERTIFIED SURVEY MAP TRANSFERS PROPERTY OWNERSHIP OF THE SURVEYED PARCELS UPON RECORDING OF THIS MAP, BASED ON WISCONSIN STATE STATUTE 236.29.

| LEGEND | |
|--------|--|
| ○ | - 1-1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET |

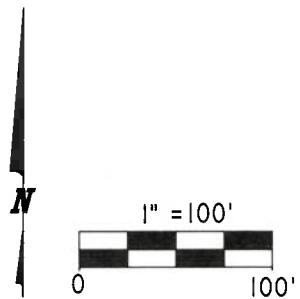


DEDICATED TO THE PUBLIC FOR STREET PURPOSES
 1,968 SQUARE FEET
 0.045 ACRES

DEDICATED TO THE PUBLIC FOR STREET PURPOSES
 5,291 SQUARE FEET
 0.121 ACRES



DEED VOL. 227, PG. 490
 UNPLATTED LANDS
 OWNED BY WAUSAU
 HOSPITALS INC.



| CURVE TABLE | | | | | |
|-------------|------------|---------------|---------------|---------------|--------------|
| CURVE | ARC LENGTH | RADIUS LENGTH | CENTRAL ANGLE | CHORD BEARING | CHORD LENGTH |
| C1 | 6.49' | 317.00' | 1°10'23" | S89°24'19"E | 6.49' |
| C2 | 225.04' | 317.00' | 40°40'27" | S68°28'54"E | 220.34' |
| C3 | 5.26' | 644.83' | 0°28'02" | S43°27'57"W | 5.26' |
| C4 | 52.83' | 197.50' | 15°19'40" | N62°40'59"W | 52.68' |
| C5 | 167.54' | 352.50' | 27°13'57" | N68°38'07"W | 165.97' |
| C6 | 308.03' | 578.83' | 30°29'25" | N63°21'21"E | 304.41' |
| C7 | 17.67' | 282.50' | 3°35'03" | S69°32'59"W | 17.67' |
| C8 | 173.35' | 602.50' | 16°29'06" | S59°30'55"W | 172.75' |
| C9 | 116.57' | 197.50' | 33°49'01" | S68°10'52"W | 114.88' |



REI

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4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: WAUSAU HOSPITALS INC.

LANDOWNER: WAUSAU HOSPITALS INC.

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

SURVEYOR'S CERTIFICATE

I, JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED, MAPPED, AND DIVIDED PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 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 NORTH 00°38'47" WEST, COINCIDENT WITH THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 27, 609.52 FEET; THENCE NORTH 89°21'13" EAST, 63.00 FEET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF NORTH 28TH AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF WESTHILL DRIVE; THENCE SOUTH 89°59'29" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE OF WESTHILL DRIVE, 54.39 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE 6.49 FEET, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 317.00 FEET, A CENTRAL ANGLE OF 1°10'23", AND A CHORD THAT BEARS SOUTH 89°24'19" EAST FOR A DISTANCE OF 6.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING 225.04 FEET, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE OF WESTHILL DRIVE AND THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 317.00 FEET, A CENTRAL ANGLE OF 40°40'27", AND A CHORD THAT BEARS SOUTH 68°28'54" EAST FOR A DISTANCE OF 220.34 FEET TO THE WEST RIGHT-OF-WAY LINE OF PINE RIDGE BOULEVARD, THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, AND A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE 5.26 FEET, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF PINE RIDGE BOULEVARD AND THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 644.83 FEET, A CENTRAL ANGLE OF 0°28'02", AND A CHORD THAT BEARS SOUTH 43°27'57" WEST FOR A DISTANCE OF 5.26 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST; THENCE 52.83 FEET, COINCIDENT WITH THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 197.50, A CENTRAL ANGLE OF 15°19'40", AND A CHORD THAT BEARS NORTH 62°40'59" WEST FOR A DISTANCE OF 52.68 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE 167.54 FEET, COINCIDENT WITH THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 352.50 FEET, A CENTRAL ANGLE OF 27°13'57", AND A CHORD THAT BEARS NORTH 68°38'07" WEST FOR A DISTANCE OF 165.97 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF WESTHILL DRIVE AND THE POINT OF BEGINNING;

AND,
COMMENCING AT THE AFOREMENTIONED POINT "A"; THENCE SOUTH 79°37'23" EAST, 81.04 FEET TO THE EAST RIGHT-OF-WAY LINE OF PINE RIDGE BOULEVARD, THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, AND THE POINT OF BEGINNING; THENCE 308.03 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 578.83 FEET, A CENTRAL ANGLE OF 30°29'25", AND A CHORD THAT BEARS NORTH 63°21'21" EAST FOR A DISTANCE OF 304.41 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE 17.67 FEET, COINCIDENT WITH THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 282.50 FEET, A CENTRAL ANGLE OF 3°35'03", AND A CHORD THAT BEARS SOUTH 69°32'59" WEST FOR A DISTANCE OF 17.67 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE 173.35 FEET, COINCIDENT WITH THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 602.50 FEET, A CENTRAL ANGLE OF 16°29'06", AND A CHORD THAT BEARS SOUTH 59°30'55" WEST FOR A DISTANCE OF 172.75 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST; THENCE 116.57 FEET, COINCIDENT WITH THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 197.50 FEET, A CENTRAL ANGLE OF 33°49'01", AND A CHORD THAT BEARS SOUTH 68°10'52" WEST FOR A DISTANCE OF 114.88 FEET TO SAID EAST RIGHT-OF-WAY LINE OF PINE RIDGE BOULEVARD AND THE POINT OF BEGINNING.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 7,259 SQUARE FEET, OR 0.166 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF WAUSAU HOSPITALS, INC., OWNER OF SAID PARCELS.

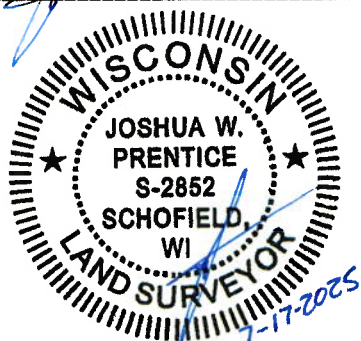
THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES, WISCONSIN ADMINISTRATIVE CODE A-E7, AND THE SUBDIVISION REGULATIONS OF THE CITY OF WAUSAU.

THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCEL, AND OF THE DIVISION THEREOF MADE.

DATED THIS 17TH DAY OF JULY, 2025

REI
JOSHUA W. PRENTICE
WI P.L.S. S-2852





REI

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 678-9784

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: WAUSAU HOSPITALS INC.

LANDOWNER: WAUSAU HOSPITALS INC.

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



CORPORATE OWNER'S CERTIFICATE OF DEDICATION

ASPIRUS WAUSAU HOSPITALS, INC., A CORPORATION FORMED UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AND ROADS DEDICATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. IN WITNESS WHEREOF, THE SAID WAUSAU HOSPITALS, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY MATTHEW F. HEYWOOD, ITS PRESIDENT AND COUNTERSIGNED BY MICHAEL HOLZHUETER, ITS ASSISTANT SECRETARY

AT _____, WISCONSIN, AND ITS CORPORATE SEAL HEREUNTO AFFIXED ON THIS _____, DAY

OF _____, 2_____.

IN THE PRESENCE OF: WAUSAU HOSPITALS, INC.

_____ MATTHEW F. HEYWOOD, PRESIDENT

_____ MICHAEL HOLZHUETER, ASSISTANT SECRETARY

STATE OF WISCONSIN)

SS

_____ COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2_____, THE

ABOVE NAMED MATTHEW F. HEYWOOD, PRESIDENT, AND MICHAEL HOLZHUETER, SECRETARY, OF THE ABOVE NAMED CORPORATION TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY OF SAID CORPORATION, AND ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

_____ NOTARY PUBLIC

STATE OF WISCONSIN

MY COMMISSION EXPIRES _____

CITY OF WAUSAU COMMON COUNCIL APPROVAL CERTIFICATE:

RESOLVED, THAT THE CERTIFIED SURVEY MAP, IN THE CITY OF WAUSAU, ASPIRUS WAUSAU HOSPITALS, INC., OWNERS, IS HEREBY APPROVED BY THE CITY OF WAUSAU COMMON COUNCIL.

DATE _____ APPROVED _____
MAYOR

DATE _____ SIGNED _____
MAYOR

I HEREBY CERTIFY THAT THE AFOREMENTIONED CERTIFIED SURVEY MAP HAS BEEN APPROVED BY THE CITY OF WAUSAU COMMON COUNCIL.

_____ CITY OF WAUSAU CLERK