



\*\*\* 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.*

<b>Meeting:</b>	<b>PLAN COMMISSION OF THE CITY OF WAUSAU</b>
<b>Date/Time:</b>	<b>Tuesday, September 16, 2025, at 5:00 PM</b>
<b>Location:</b>	<b>City Hall (407 Grant Street, Wausau, WI 54403), Council Chambers</b>
<b>Members:</b>	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 August 19, 2025.
- 2) Discussion and possible action on landmarking Eastgate Hall (Marathon Park) (Historic Preservation)
- 3) Discussion and possible action on landmarking Irving School (833 S 3rd Ave) (Historic Preservation)
- 4) Discussion and possible action on approving a sculpture on the River Edge Trail (Parks & Rec, Arts Commission)
- 5) Informational presentation to summarize the Zoning Review completed by SolSmart
- 6) Next meeting date: October 21, 2025
- 7) 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 City Planner: [brad.lenz@wausauwi.gov](mailto: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 09/09/2025**

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](mailto: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.

# MINUTES

## Plan Commission Meeting

---

**Date / Time:** Tuesday, August 19, 2025, at 5:00 P.M. | **Meeting called to order by** Mayor Diny at 5:01 P.M.

---

### In Attendance

---

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

**Staff Present:** Brad Lenz, Carrie Edmondson, Shahn Kariger, William Hebert, Tammy Stratz, Juli Birkenmeier

### Others Present:

*In accordance with Chapter 19, Wisc. Statutes, notice of this meeting was posted and sent to the Daily Herald in the proper manner.*

---

### Agenda Item 1 – Approve the meeting minutes for July 15, 2025

---

Motion by Bohlken and seconded by Bornemann. **Motion carried unanimously 6-0.**

---

### Agenda Item 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)

---

Mayor Diny opened the public hearing.

Tammy Stratz provided a project overview. The proposed affordable housing development will have six units and possibly be managed by a nonprofit housing agency. A neighborhood meeting was held to gather feedback from residents. Concerns included parking, traffic and pedestrian safety.

Cheryl Zopel, 410 S 8<sup>th</sup> Ave, spoke in opposition, citing:

- Insufficient public notice of the project.
- Parking concerns, emergency vehicle access and snow removal issues on the narrow roadway.
- Lack of designated outdoor play space for children.
- Increased traffic and pedestrian safety risks, including near John Muir school crossings.

Mayor Diny closed the public hearing

---

### Agenda Item 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)

---

Motion by Bornemann and seconded by Brueggeman. **Motion carried unanimously 6-0.**

Carrie Edmondson provided an overview of the rezoning request and clarification that the density of housing would be comparable if the lot was subdivided into SR-7 zoning.

---

### Agenda Item 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)

---

Motion by Brueggeman and seconded by Bohlken. **Motion carried unanimously 6-0.**

William Hebert explained that the sign complies with zoning requirements.

---

**Agenda Item 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)**

---

Motion by Brueggeman and seconded by Bornemann. **Motion carried unanimously 6-0.**

---

**Agenda Item 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.)**

---

Motion by Watson and seconded by Larson. **Motion carried unanimously 6-0.**

Staff noted that this item was reviewed and recommended by the Infrastructure and Facilities Committee.

---

**Agenda Item 7 – Next meeting date**

---

The next Plan Commission meeting is scheduled for Tuesday, September 16, 2025 at 5:00 p.m. in the Council Chambers.

---

**Agenda Item 8 – Adjournment**

---

*Brueggeman motioned to adjourn, seconded by Larson. Motion Carried 6-0.*

**Meeting Adjourned at 5:22 PM**



## Memorandum

From: Brad Lenz  
To: Plan Commission  
Date: September 16, 2025  
Subject: Historic Landmark Designations – Eastgate Hall and Irving School

The Historic Preservation Commission held public hearings in August for the designations of two properties: Eastgate Hall in Marathon Park and the former Irving School at 833 S. 3<sup>rd</sup> Avenue. The commission found both properties to be historically significant and recommended moving forward with landmark designation.

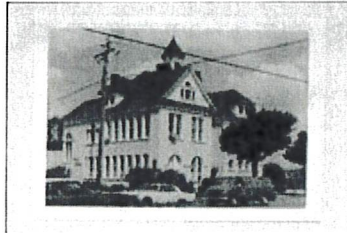
While no one expressed verbal opposition at the public hearing, representatives of each property expressed written concerns. Both of those letters are attached.

The next step in the landmarking process is for Plan Commission to review the recommendation from the Historic Preservation Commission, and forward its own recommendation to the Common Council for consideration. Per Wausau Municipal Code 2.82.050(b)(3), the Plan Commission shall consider the following factors in formulating a recommendation:

- (A) Will the designation of the property as a landmark or historic site interfere with the orderly, coordinated, and harmonious development of the city;
- (B) Will the designation of the property as a landmark or historic site conflict with parts of the master plan, official map or redevelopment plans;
- (C) Will the designation of property as a landmark or historic site promote the general public health, safety and general welfare.

Based on these criteria, staff recommends approval of the landmark designations by the Plan Commission. The comprehensive plan acknowledges the value of preserving the city's history. Also, Wausau's municipal code (2.82.010) states that it is a matter of public policy that the protection, enhancement, perpetuation and use of buildings of special architectural character or special historical interest or value is a public necessity and is required in the interest of the health, prosperity, safety and welfare of the people.

**PROPERTY RECORD**  
**833 S 3RD AVE**  
**Architecture and History Inventory**



**NAMES**

Historic Name: **Irving School**

Other Name:

Contributing:

Reference Number: **50396**

**PROPERTY LOCATION**

Location (Address): **833 S 3RD AVE**

County: **Marathon**

City: **Wausau**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

**PROPERTY FEATURES**

Year Built: **1883**

Additions: **1894 1962**

Survey Date: **19832018**

Historic Use: **school – elem/middle/jr high/high**

Architectural Style: **Queen Anne**

Structural System:

Wall Material: **Brick**

Architect: **Henry J. Van Ryn**

Other Buildings On Site:

Demolished?: **No**

Demolished Date:

## NATIONAL AND STATE REGISTER OF HISTORIC PLACES

National/State Register Listing Name: **Not listed**

National Register Listing Date:

State Register Listing Date:

## NOTES

**Additional Information:** Irving School is an important example of Queen Anne School design popular in the later part of the 19th century. The building has a complicated silhouette with gabled and hip roof sections as well as dormers and a cupola with tent roof and flared slopes. The main gable is decorated with shingles, a Palladian motif, and modillions. Fenestration is both rectangular and round. Henry J. Van Ryn, the building's architect, is a noteworthy regional master responsible for much school design in Milwaukee.

Wausau's first kindergarten opened in Irving School in 1897.

2018: windows replaced. Building now serves as offices.

2018 survey report write-up: This former schoolhouse consists of an 1894 , two(+)-story, Queen Anne-style, brick-clad block on the south and a one-story wing (1962) to the rear. The 1894 block, which is oriented to Sherman Street, consists of two projecting rectangular wings between which is a recessed entrance that carries a replacement plate-glass door and sidelights. Above the doorway is a Palladian-like window arrangement with plate-glass windows, the roofline above includes a frame-constructed, square belltower. The front-gabled west portion rises two-and-one-half stories and the gabled peak is sheathed with decorative shinglework and bracket trim. Windows throughout this wing are either rectangular or round-arched examples, all of which carry replacement glass. The entrance elevation of the two-story, hipped-roof block to the east

features a series of four, small, round-arched windows on the first floor and four small square windows along the second level. A hipped-roof dormer rises from the roofline along this wing; another such dormer is evident along S. 3rd Avenue. Historic images of the school from 1897 and 1900 indicate that the building looks much like it did when it was remodeled to its current appearance in 1894.

As recorded in various sources, the first public school classes were held in the early 1850s. The first schoolhouse building erected in Wausau was built in 1862 and was located at 408 N. 5th Street; it was demolished in 1889. The first brick-constructed school building was the Humboldt School, which was completed in 1874 at the northwest corner of N. 6th and Jefferson streets; that building was destroyed by fire in 1924. Following erection of the 1881 Grant School (no longer extant), came the 1883 construction of Irving School which, at that time, was reportedly known as the Tannery School, based on its proximity to an existing tannery. Consisting of just two classrooms, that structure was expanded in 1894 to reflect the building that now stands at 833 S. 3rd Avenue. The architect responsible for its Queen Anne design was Henry Van Ryn of Milwaukee. Although construction of a new school was contemplated in 1930 (sources indicate that the playground was thought to be inadequate), the original block of the subject structure remained in use and largely unchanged until a one-story addition was completed in 1962. That addition included a principal's office, kitchen and storage, as well as a new entrance to the building. The school continued serving students through 1970, at which time the structure was utilized as the school district offices. In 1987, the school district sold the building to Streich Equipment Company, which continues to own the structure.

**Bibliographic References:** A. Central Wisconsin, November 24, 1894. In Aucutt, Hettinga & Jansen, "Wausau Beautiful" (2nd ed., 2010), 170. "Irving School 'Open House' for New All-Purpose Room," Wausau Daily Record-Herald, 13 November 1962, 15/4-5, cites the one story wing was completed in spring. It included a multi-purpose room, principal's office, kitchen, storage and a new main entrance. Citations for survey information below: Jim Lee, "Irving School Served Wausau for 86 Years," Wausau Daily Record-Herald, 21 May 1969, 3/1-3; "After 87 Years, Irving School to Close Doors," Wausau Daily Record-Herald, 29 May

1970, 2/1-2; "Use Irving School for Offices, Shops," Wausau Daily Record-Herald, 15 October 1970, 3/5-6; Malaguti & Norton, "Final Report: Intensive Historic Survey," 121; Aucutt, Hettinga & Jansen, Wausau Beautiful, 170. City in the Pinery, A Guide to Wausau's Historic Architecture, The City of Wausau, 1984.

## RECORD LOCATION

**Wisconsin Architecture and History Inventory, State Historic Preservation Office, Wisconsin Historical Society, Madison, Wisconsin**

### Have Questions?

If you didn't find the record you were looking for, or have other questions about historic preservation, please email us and we can help:

[leah.penzkover@wisconsinhistory.org](mailto:leah.penzkover@wisconsinhistory.org)

If you have an update, correction, or addition to a record, please include this in your message:

- AHI number
- Information to be added or changed
- Source information

Note: When providing a historical fact, such as the story of a historic event or the name of an architect, be sure to list your sources. We will only create or update a property record if we can verify a submission is factual and accurate.

### How to Cite

For the purposes of a bibliography entry or footnote, follow this model:

#### **Wisconsin Architecture and History Inventory Citation**

Wisconsin Historical Society, Wisconsin Architecture and History Inventory, "Historic Name", "Town", "County", "State",

"Reference Number"

---

Address	AHI#	NRHP Evaluation
833 S. 3 <sup>rd</sup> Avenue	50396	Potentially Eligible <sup>53</sup>

---

Description and Statement of Significance

This former schoolhouse consists of an 1894<sup>54</sup>, two(+)-story, Queen Anne-style, brick-clad block on the south and a one-story wing (1962) to the rear. The 1894 block, which is oriented to Sherman Street, consists of two projecting rectangular wings between which is a recessed entrance that carries a replacement plate-glass door and sidelights. Above the doorway is a Palladian-like window arrangement with plate-glass windows, the roofline above includes a frame-constructed, square belltower. The front-gabled west portion rises two-and-one-half stories and the gabled peak is sheathed with decorative shinglework and bracket trim. Windows throughout this wing are either rectangular or round-arched examples, all of which carry replacement glass. The entrance elevation of the two-story, hipped-roof block to the east features a series of four, small, round-arched windows on the first floor and four small square windows along the second level. A hipped-roof dormer rises from the roofline along this wing; another such dormer is evident along S. 3<sup>rd</sup> Avenue. Historic images of the school from 1897 and 1900 indicate that the building looks much like it did when it was remodeled to its current appearance in 1894.



Irving School (1894), 833 S. 3<sup>rd</sup> Avenue.

As recorded in various sources, the first public school classes were held in the early 1850s. The first schoolhouse building erected in Wausau was built in 1862 and was located at 408 N. 5<sup>th</sup> Street; it was demolished in 1889. The first brick-constructed school building was the Humboldt School, which was completed in 1874 at the northwest corner of N. 6<sup>th</sup> and Jefferson streets; that building was destroyed by fire in 1924. Following erection of the 1881 Grant School (no longer extant), came the 1883 construction of Irving School which, at that time, was reportedly known as the Tannery School, based on its

proximity to an existing tannery. Consisting of just two classrooms, that structure was expanded in 1894 to reflect the building that now stands at 833 S. 3<sup>rd</sup> Avenue. The architect responsible for its Queen Anne design was Henry Van Ryn of Milwaukee. Although construction of a new school was contemplated in 1930 (sources indicate that the playground was thought to be inadequate), the original block of the subject structure remained in use and largely unchanged until a one-story addition was completed in 1962. That addition included a principal's office, kitchen and storage, as well as a new entrance to the building. The school continued serving students through 1970, at which time the structure was utilized as the school district offices. In

---

<sup>53</sup> Pending an interior inspection.

<sup>54</sup> Although a portion of the school building was built in 1883, the building, as it stands, achieved its current appearance as of 1894.

1987, the school district sold the building to Streich Equipment Company, which continues to own the structure.<sup>55</sup>

Irving School was recommended as potentially eligible for the Register as a result of the 1984 survey but, like other recommendations, it did not identify a criterion for its significance. Although the building reflects the Queen Anne style of architecture, the window replacement, as well as the addition to the rear negatively affects its overall integrity and, as a result, the building is not considered potentially eligible under Criterion C: Architecture (Queen Anne architecture). However, the building stands as a testament to Wausau's educational history and, specifically, to its pre-twentieth century educational history. When compared to Longfellow School (AHI#51356) at 415 Seymour Street--which was also built in 1894--Irving School retains a greater degree of overall integrity (due to the 1990 addition to Longfellow). Admittedly, Irving School also includes an addition; however, that addition was added while the school still functioned as such and that addition is of a significantly smaller scale than that built at Longfellow. Although sources indicate that as of 1987, Irving School's interior continued to maintain such features as original tin ceilings as well as wainscoting, an interior site visit would need to confirm that enough of the original schoolhouse features remain extant such that its function as a school is still evident. Also requiring confirmation would be whether or not the 1962 addition, which created new entrance to the school along S. 3<sup>rd</sup> Avenue, resulted in any significant interior alteration to the building's 1894 block.<sup>56</sup>

Address	AHI#	NRHP Evaluation
500 N. 4 <sup>th</sup> Avenue	49711	Potentially Eligible
Description and Statement of Significance		



Sixth Ward School/Grant Elementary School (1910), 500 N. 4<sup>th</sup> Avenue.

Reflecting a modest Classical Revival influence, this two-story plus raised basement school building features a stone water table above the basement level that wraps around the entire structure. Likewise, the cornice includes continuous stone trim around the structure, beneath which is dentil-like stonework. Shaped parapets are located somewhat regularly around the building, three of which identify the building's three original entrances that feature stone surrounds. A one-story bay projection (this space reportedly

<sup>55</sup> Jim Lee, "Irving School Served Wausau for 86 Years," *Wausau Daily Record-Herald*, 21 May 1969, 3/1-3; "After 87 Years, Irving School to Close Doors," *Wausau Daily Record-Herald*, 29 May 1970, 2/1-2; "Use Irving School for Offices, Shops," *Wausau Daily Record-Herald*, 15 October 1970, 3/5-6; Malaguti & Norton, "Final Report: Intensive Historic Survey," 121; Aucutt, Hettinga & Jansen, *Wausau Beautiful*, 170.

<sup>56</sup> Maryanne C. Norton, "Preservation Alive, Well in Wausau," *Wausau Daily Herald*, 6 December 1987, 8C/4.

PROPERTY RECORD  
1201 STEWART AVE  
Architecture and History Inventory



#### NAMES

Historic Name: **Marathon Park - Youth Building**  
Other Name: **Marathon County Fairgrounds**  
Contributing: **Yes**  
Reference Number: **51402**

#### PROPERTY LOCATION

Location (Address): **1201 STEWART AVE**  
County: **Marathon**  
City: **Wausau**  
Township/Village:  
Unincorporated Community:  
Town:  
Range:  
Direction:  
Section:  
Quarter Section:  
Quarter/Quarter Section:

#### PROPERTY FEATURES

Year Built: **1939**  
Additions:  
Survey Date: **19832013**  
Historic Use: **recreational building/gymnasium**  
Architectural Style: **Other Vernacular**  
Structural System:  
Wall Material: **Granite Stone**  
Architect:  
Other Buildings On Site: **Y**  
Demolished?: **No**  
Demolished Date:

#### NATIONAL AND STATE REGISTER OF HISTORIC PLACES

National/State Register Listing Name: **Not listed**  
National Register Listing Date:  
State Register Listing Date:

#### NOTES

##### Additional Information:

**Bibliographic References:** Marathon County Historical Society History Files.

#### RECORD LOCATION

**Wisconsin Architecture and History Inventory**, State Historic Preservation Office, Wisconsin Historical Society, Madison, Wisconsin

#### Have Questions?

If you didn't find the record you were looking for, or have other questions about historic preservation, please email us and we can help:

[leah.penzkover@wisconsinhistory.org](mailto:leah.penzkover@wisconsinhistory.org)

#### RESOURCE DESCRIPTIONS

##### About the National Register and State Register of Historic Places

All Wisconsin National Register of Historic Places listings are searchable on our website.

##### About Our Wisconsin Architecture and History Inventory (AHI)

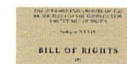
Search digital records on more than 153,000 historic buildings, structures and objects throughout Wisconsin.

#### RELATED ARTICLES

##### Is Your Property Eligible for the National Register or State Register of Historic Places?

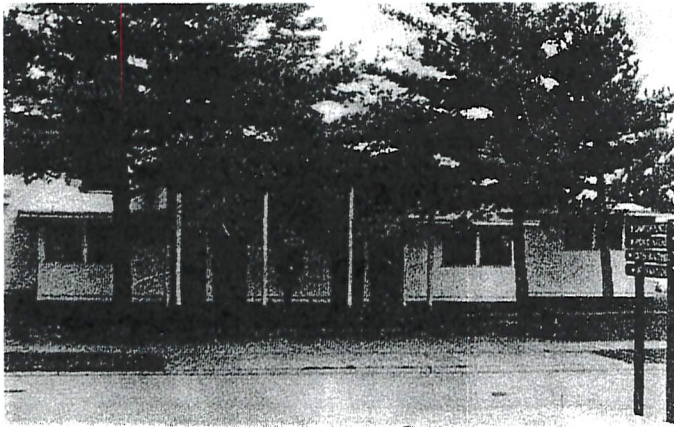
Eligible properties must retain the essential physical appearance of the period in which they were important, and meet one of four criteria.

Related products from our Online Store:

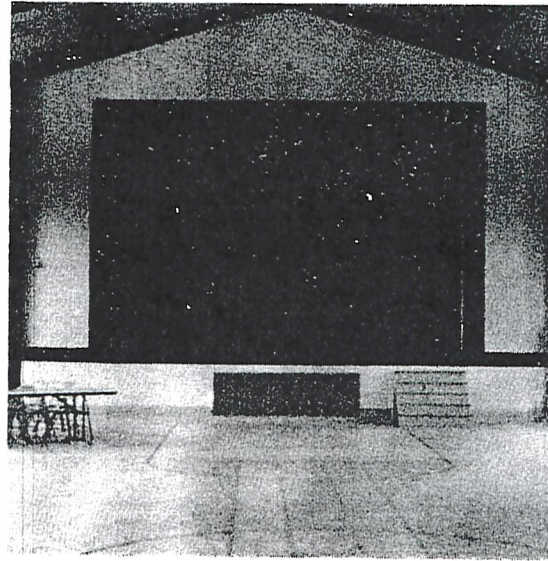


## MARATHON COUNTY PARK SYSTEM

# MARATHON PARK YOUTH BUILDING AND STONE WING



Park Department, Courthouse,  
Wausau, Wisconsin 54401  
Telephone Area Code 715 - 842 - 0471



The Youth Building Stage

Marathon Park's Youth Building is one of the largest and most versatile public buildings in the City of Wausau. It is spacious (seating 800), heated for year-round use, equipped with toilets, dressing areas and showers, and provided with a stage, sound system, removable tables for dining, and athletic installations for indoor winter sports.

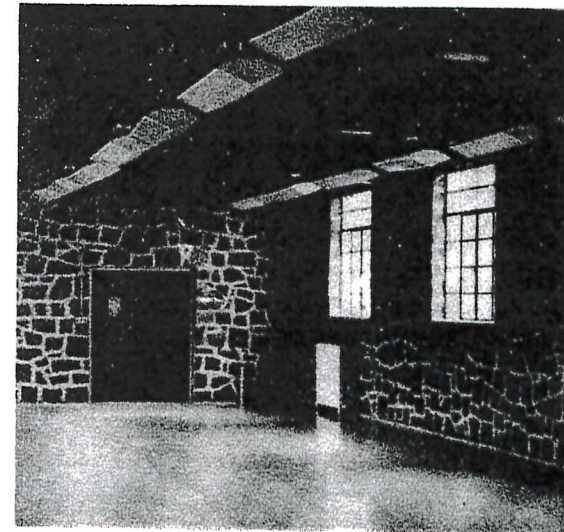
Seating capacity depends on the nature of the event. Sufficient tables are available to seat 500 for dining. Food can be catered in and served from the "wings" on the east or west sides of the main hall, where electrical receptacles, wired for heavy loads, are available to supply food warmers.

Folding chairs for 800 are set up by park personnel for lectures, dramatic productions, movies or concerts. The stage is equipped with overhead lights, movable backdrop and motion picture screen, and two sliding curtains. Drapes are provided for the windows to darken the hall for movies, and a sound system with microphones and podium is available for bands or lectures.

Basketball hoops or volleyball nets are provided during the winter season for athletic programs, while the basement area serves as a locker area for our youth hockey program.

In addition, the building is still widely used for private and public dances, trade shows, fairs, and exhibitions.

The Stone Wing is a large, unfurnished stone-walled structure adjacent to the main hall. It can be rented separately, or used in conjunction with the Youth Building. Chairs and tables can be reserved to furnish the Stone Wing for meetings or similar events.



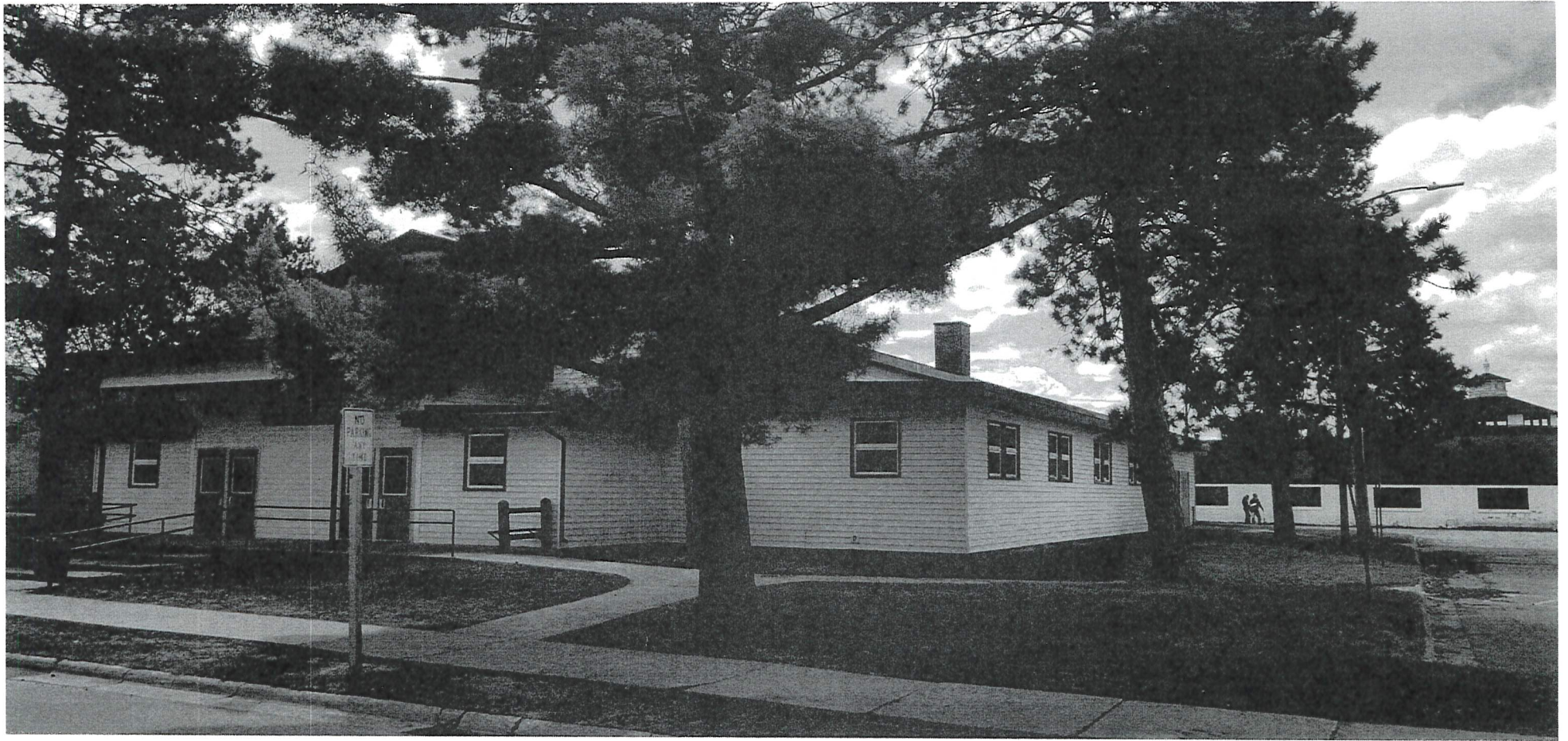
The Stone Wing

Fees for the use of the Youth Building and Stone Wing are dependent on the commercial or non-commercial nature of the event being held. Fees, regulations, and reservations can be obtained by calling our Park Department office in the Courthouse. Reservations are available up to one year in advance of the event. Prepayment, the signing of a use contract, and liability insurance may be required.

Our Marathon Park brochure (P-513) provides additional details about Marathon Park facilities and Youth Building parking.







led her son to the east.

---

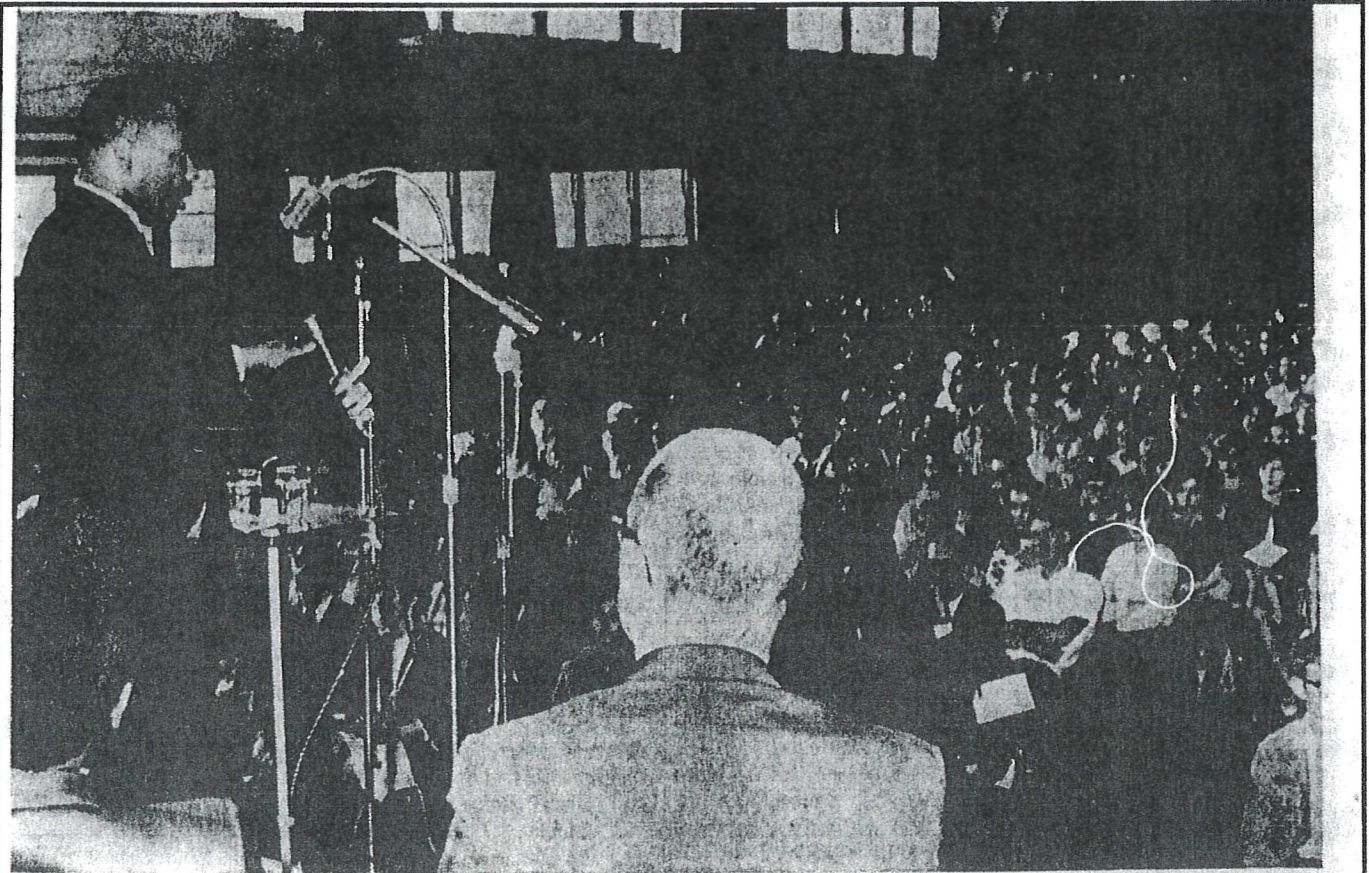
**TO SUPPLY LABOR**—The national youth administration for Wausau and rural Marathon county will supply 700 hours of labor to the 4-H clubs of Marathon county in preparing booths for the 4-H exhibits at the exposition building at Marathon park for the Wisconsin Valley Fair and Exposition and to supply clerks for the judges during the judging of the exhibits. W. H. Thompson, supervisor of the national youth administration in Wausau, and G. F. Riley, supervisor for the county, will be in charge and about thirty boys and girls will compose the crew.

---

## Milwaukee Lawyers File

CL. Against Limit

re  
r,  
r-  
go  
J.  
s.  
e,  
th  
24  
nk  
ad  
  
ls-  
ed  
ng  
ld  
ck  
ill  
ne



... R-H Photo by Bob Radunz

### DR. KING SPEAKS AT MCUC

More than 1,100 persons gathered at the Youth Building here Friday afternoon to hear Dr. Martin Luther King say the American Negro has gone a long way but has yet a long

way to go. He also defended his peace movement against the Vietnam war.

# Supervisors Vote Funds Toward Construction of Four-Unit Youth Center

Site in Marathon Park;  
Will Include Dormitory,  
Dining Hall and Gym

A National Youth administration center, which will be used for 4-H club activities and other civic enterprises, was a step closer today, following action of the Marathon county board of supervisors yesterday afternoon.

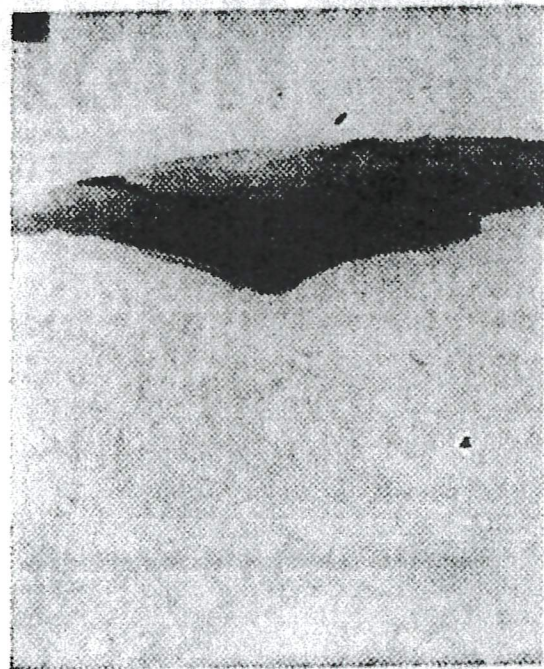
The board appropriated \$32,500 toward the four-unit project, which will cost approximately \$105,000. The NYA will furnish the remainder, it was said.

### Replaces WPA Plans

The NYA center, which will be built in Marathon park, replaces plans for a youth building that was to be partly financed through a WPA project.

Last spring the county board appropriated \$23,000 toward a youth building, expecting the WPA would come through with a \$15,000 grant. This structure was to be a large, arena-type building, which could be used as an exhibition building for 4-H club members during the Wisconsin Valley Fair and Exposition and as a convention hall and an indoor hockey rink during the remainder of the year.

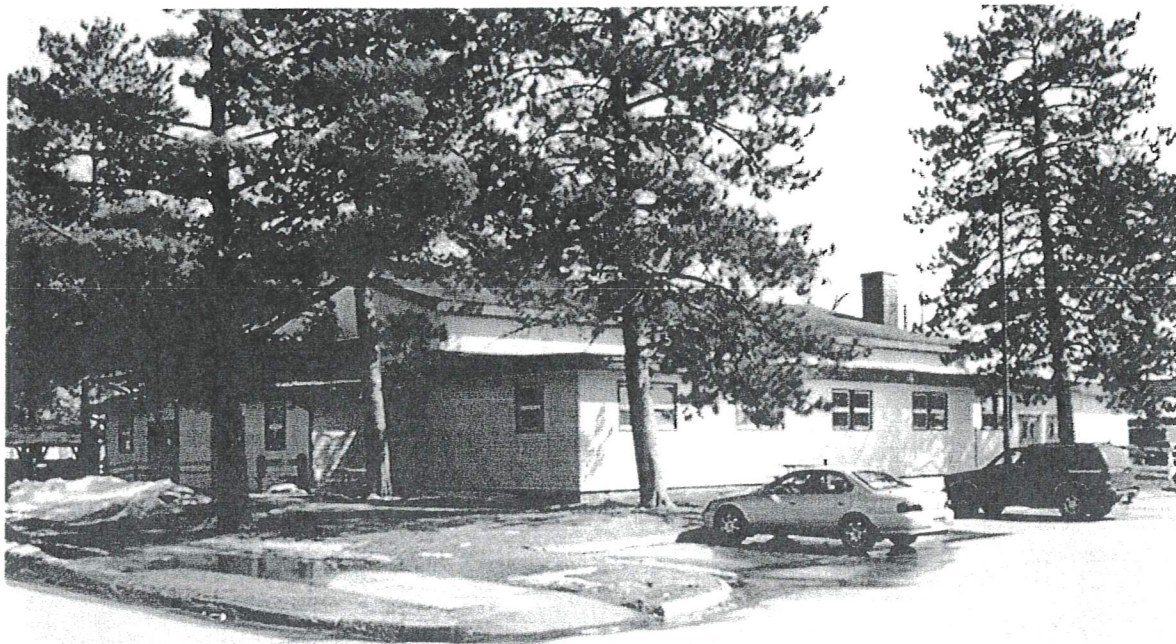
William H. McNeight, town of

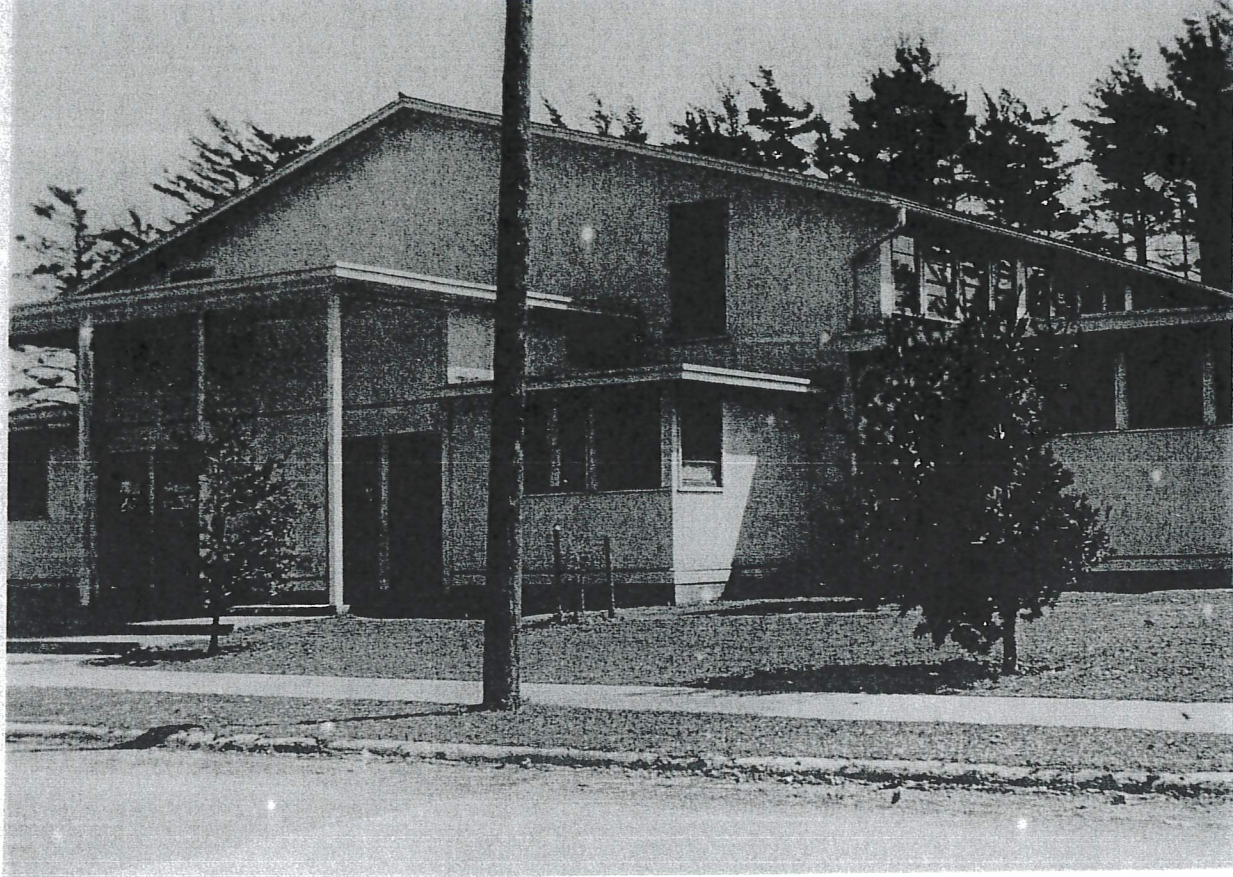


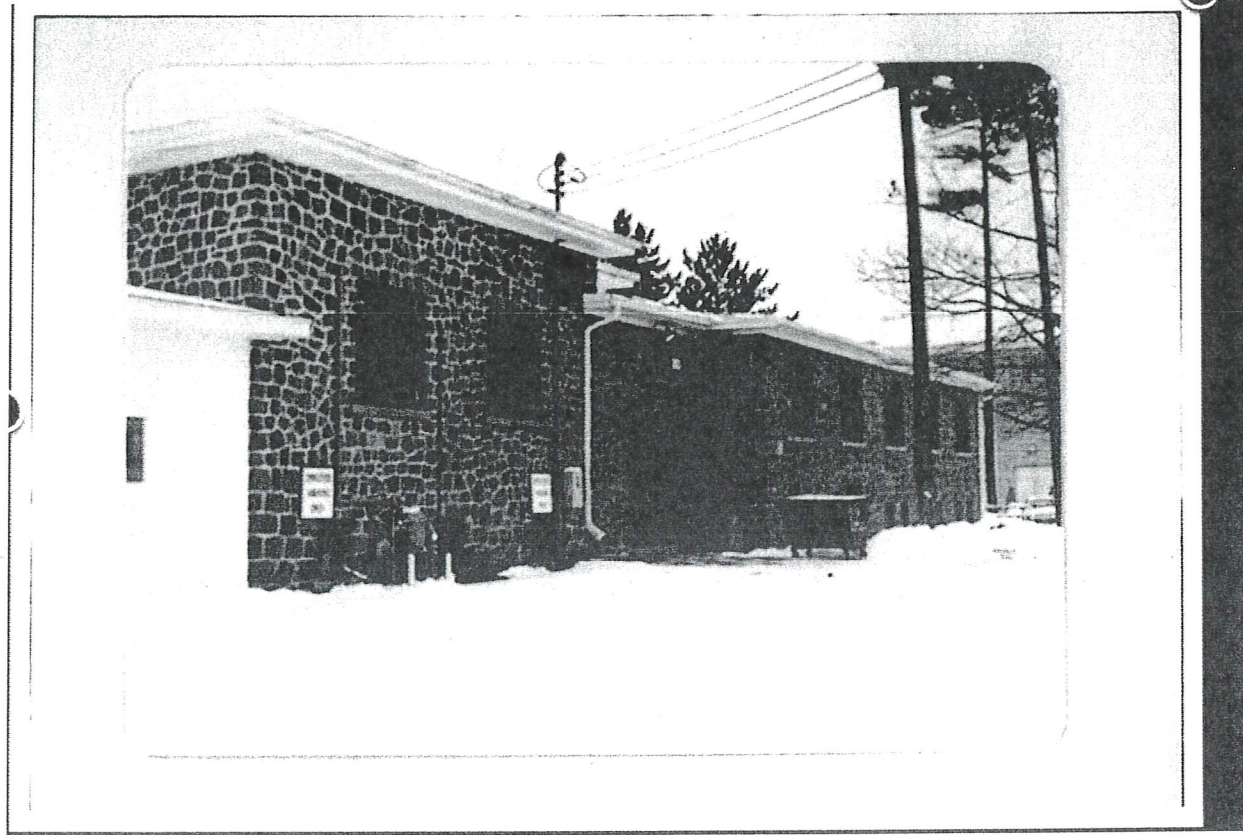
SNOW TRAPS CARS IN MINNESOTA  
drifts in Minnesota's first blizzard of  
munities. Over the mid-west, 18 ducl

## Armed Br To Death

C D II









## HISTORIC PRESERVATION COMMISSION

---

Time and Date: The Historic Preservation Commission met on Wednesday, August 17, 2025, at 4:00 p.m. in the Council Chambers of Wausau City Hall.

Members Present: Kevin Crooks, Blake Opal-Wahoske, Christine Martens, Steven Miller, Linda Tryczak and Patrick Bacher

Staff Present: Brad Lenz,

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

Assistant Chairperson Kevin Crooks called the meeting to order at approximately 4:00 p.m. noting that a quorum was present.

### **Approve meeting minutes for July 30, 2025**

---

Motion by Martens to approve the minutes and seconded by Miller. Approved 6-0

### **PUBLIC HEARING: Discussion on potential landmarking of Irving School at 833 S 3<sup>rd</sup> Avenue**

---

Crooks opened the public hearing.

Crooks closed the public hearing.

### **Discussion and Possible Action on potential landmarking of Irving School at 833 S 3<sup>rd</sup> Avenue**

---

Brad Lenz shared that he received communication from the building owner and the owners would prefer to not have the building designated as a historic landmark. Crooks reminded the commission that late Alder Gisselman shared at the previous Historic Preservation meeting that the commission didn't usually landmark buildings if the owner was opposed to it. Crooks doesn't believe that this should be a policy of the commission and it can be appropriate to make the designation even when opposed by the property owner. Miller agrees. Lenz reviewed the designation criteria with the commission. Crooks commented that he believes the property meets multiple criteria, Martens agrees.

Motion Martens by seconded by Tryczak. Approved 6-0

### **PUBLIC HEARING: Discussion on potential landmarking of East Gate Hall in Marathon Park**

---

Crooks opened the public hearing.

Crooks closed the public hearing.

### **Discussion and Possible Action on potential landmarking of East Gate Hall in Marathon Park**

---

Crooks inquired if staff had heard any further comments from the property owner, Marathon County. Lenz shared that no other comments had been received outside of those made at the last commission meeting.

Motion Martens by seconded by Bacher. Approved 6-0

### **Next Meeting Date**

---

Wednesday, September 24, 2025 at 4:00pm

### **Adjournment**

---

Motion by Tryczak, second by Opal-Wahoske. Approved 6-0 Meeting adjourned at 4:14 p.m.



City of Wausau Plan Commission  
407 Grant Street  
Wausau, WI 54403

**Re: Historic Designation of Eastgate Hall**

Dear Members of the Plan Commission,

On behalf of Marathon County, I am writing to provide clarification and a formal request regarding the proposed historic designation of Eastgate Hall at Marathon Park.

**Specific Request**

Marathon County respectfully requests that, should the City of Wausau seek to designate Eastgate Hall as a local historic landmark, the city limit the historic designation to the stone wing of the facility.

**Background and Rationale**

Eastgate Hall consists of two distinct sections: the main building and the attached stone wing. The main building, while similar in character to its original construction, has undergone significant changes over the years. In contrast, the stone wing—constructed by the National Youth Administration—remains unchanged and features original stonework consistent with other historic features throughout the park. Both sections of Eastgate Hall were utilized by Dr. Martin Luther King Jr. during his 1967 visit to Wausau, underscoring the cultural and historical importance of the facility.

Following careful consideration, the Marathon County Park Commission voted on July 29, 2025, to recommend to the City of Wausau that only the stone wing of Eastgate Hall be designated as a local historic landmark. The County's Human Resources, Finance and Property Committee reaffirmed this recommendation on August 26, 2025. Unfortunately, due to timing, County staff were unable to submit these actions prior to the Historic Preservation Commission's public hearing on August 27, at which time the Commission recommended designating the entire building.

We respectfully ask the Plan Commission to reconsider this matter and, if historic designation is deemed appropriate, to limit that designation to the stone wing only. This approach ensures recognition and protection of the most historically significant and intact portion of Eastgate Hall, while also providing flexibility for the County to meet community needs and manage the altered main section of the facility in a practical and sustainable way.

Thank you for your consideration of this request and for your continued efforts to preserve Wausau's heritage while balancing the operational and community needs of our public facilities. Please feel free to contact me with any questions or if additional information would be helpful.

Sincerely,

*Jamie Polley*

Jamie Polley, Director of Wausau/Marathon County Parks, Recreation & Forestry Department

Cc: Lance Leonhard, County Administrator  
Doug Diny, Mayor

**From:** [Steve Streich](#)  
**To:** [Brad Lenz](#)  
**Cc:** [Jon Streich](#)  
**Subject:** historic designation  
**Date:** Tuesday, August 26, 2025 11:23:03 AM

---

You don't often get email from [steve@streichequipment.com](mailto:steve@streichequipment.com). [Learn why this is important](#)

Good morning Brad, after much discussion between Jon and myself [the owners of the old Irving School] we would prefer to not have our building designated as a historic landmark.

Thank you

**RESOLUTION OF THE PLAN COMMISSION, PARKS & RECREATION COMMITTEE, AND ARTS COMMISSION**

Accepting a public sculpture along River Edge Parkway north of bridge to Barker Stewart Island.

Committee Action:

Fiscal Impact:           None.

**File Number:**

**Date Introduced:**   September 23, 2025

**WHEREAS**, the Plan Commission met on September 16, 2025, to review a request from the Walter Alexander Foundation, to accept donation of a public sculpture in Riverlife Park in Wausau; and

**WHEREAS**, Wisconsin Statutes [62.23(5)] state: *"The council... shall refer to the city plan commission, for its consideration and report before final action is taken by the council ... the following matters: ... the location of any statue or memorial."*; and

**WHEREAS**, the city's Parks & Recreation Committee and the Arts Commission also reviewed the proposal and both recommended accepting the sculpture; and

**WHEREAS**, the Walter Alexander Foundation, together with the Judd S. Alexander Foundation, are seeking to donate the sculpture to commemorate the city's logging history that occurred along this part of the Wisconsin River; and

**WHEREAS**, the sculpture would add an historic and artistic element to the River Edge Parkway, further contributing to a unique sense of place; and

**WHEREAS**, public art enriches the lives of residents and visitors, and can provide economic benefits to a community; and

**WHEREAS**, the proposed sculpture would be located along the east bank of the river, north of the bridge to Barker Stewart Island; and

**WHEREAS**, the specific location will not interfere with operation of the River Edge Parkway nor with future private development; and

**WHEREAS**, a legal agreement will be executed outlining the details of ownership, maintenance, insurance/liability, timelines, and other rights and responsibilities of the parties; now therefore

**BE IT RESOLVED** that the Common Council of the City of Wausau hereby approves the acceptance of the sculpture, as presented; and

**BE IT FURTHER RESOLVED** that the Common Council authorizes City Staff to execute a legal agreement outlining the rights and responsibilities of all parties involved.

Approved:

---

Doug Diny, Mayor

DRAFT



## Memorandum

From: Brad Lenz, City Planner  
To: Arts Commission  
Date: August 13, 2025  
Subject: Proposed “Log Driver” Sculpture for RiverLife

The Walter Alexander Foundation has been pursuing a new public sculpture for Wausau’s riverfront, as a complement to the previous “In the Pines” sculpture they also funded. The proposed “Log Driver” sculpture would be a more realistic depiction of the logging history that took place along this part of the Wisconsin River.

The proposed sculpture would be made of bronze and sit atop a concrete base. It would be located on the east bank of the river, north of the bridge to Barker-Stewart Island. See attached map and renderings for more detail. The logger would be slightly larger than life-size at approximately 7 feet tall. The overall height of the sculpture would be 10 to 11 feet, with an additional 1- to 2-foot-tall pedestal. It would be placed approximately 6 feet off the RiverEdge Parkway in a flat, grassy area.

The Walter Alexander Foundation would provide funding for the sculpture and base, donating it to the City as a public sculpture. They are requesting that the City relocate the decorative boulders that currently sit on the site, as well as provide a single spotlight (to the City’s specifications) to illuminate the sculpture at night. Upon taking ownership of the sculpture, the City would assume long-term maintenance, which is suggested to include annual cleaning and waxing of the bronze.

Upon final approval of the acceptance of the sculpture by the Common Council, the final product would be delivered to the city within 11 months. The proposed location of the sculpture would not interfere with future development of RiverLife or with the functioning of the River Edge Parkway. The sculpture would add another artistic and historic asset to the riverfront, along with other pieces already located along the trail.

## Proposed "Log Driver" Sculpture



- Bronze sculpture
- Height of logger = 7 feet
- Overall height = 10.5 feet
- Concrete/stone pedestal = additional 1-2 feet high
- Base of sculpture = 8' wide x 8' deep
- Lighting = external spotlight
- Setback = 6 feet from RiverEdge Parkway















## CITY OF WAUSAU – PARKS AND RECREATION COMMITTEE MEETING MINUTES

Date/Time: Sep 2, 2025, at 4:15 pm

Location: Council Chambers, City Hall

Parks and Recreation Committee Members Present: Lou Larson (c), Carol Lukens, Tom Neal, Sarah Watson, Lisa Rasmussen

Others Present: Jamie Polley-Parks Director, Anne Jacobson - City Attorney, Brad Lenz – City Planner

In accordance with Chapter 19, Wisc. Statutes, notice of this meeting was posted and sent to the Daily Herald in the proper manner. A quorum was present, and the meeting was called to order at 4:17 pm.

1. Public Comment – None
2. Approve Minutes – August 4, 2025 – **Motion** by Neal, second by Watson to approve the Park and Recreation Committee August 4, 2025, minutes. Motion **carried** by voice vote; vote reflected as 5-0.
3. Discussion and Possible Action Related Usage of Bikes – The Committee discussed the usage of e-Bikes, state statutes, and the merits of traffic/speed signs, speed bumps/humps, trail rules, and/or education. **Consensus** ask for a proposal to add speed limit signage by spring 2026 for e-Bike usage.
4. Discussion and Education of Recreational Immunity – Attorney Jacobson, City Attorney provided the Committee with information regarding recreational and governmental immunity and how it relates to the City of Wausau. In Wisconsin, Recreational immunity under Wis. Stat. § 895.52 provides board protection for municipalities against liability when individuals are injured during a recreational activity on property. Liability may only be attached if a municipality maliciously fails to warn of a known hazard, charges a fee and something happens, or equipment is negligently maintained. Even though it is not without risk, it is a completely discretionary decision to place signage and safety equipment anywhere desired. More information can be put in place where swimming is prohibited. The city pools are the only areas where swimming is not prohibited in the city. There are four beaches in Marathon County where swimming is allowed: Sunnyvale, Big Eau Pleine, Dells of Eau Claire, and Mission Lake. These are not staffed and are signed as “swim at your own risk.” They are monitored for water quality only. The Committee suggested putting “No Swimming” signage up where the public is encouraged to access the water such as boat launches and city docks/piers.
5. Discussion and Possible Action Approving a Sculpture on the River Edge Trail – Brad Lenz presented. The Walter Alexander Foundation has been pursuing a new public bronze sculpture for Wausau’s riverfront. See attached for complete description of what is needed for installation. Approving a sculpture on the River Edge Trail will mean the sculpture becomes the city’s property and responsibility for all maintenance. Lenz is looking into a traveling bronze sculpture maintenance company to estimate the cost of cleaning every two years for this and the existing bronze sculpture the City maintains. **Motion** by Rasmussen, second by Luken to recommend approval of the installation of the sculpture and the acceptance of the maintenance to Arts Commission of the “Log Driver” Sculpture on the River Edge Trail. Motion **carried** by voice vote; vote reflected as 5-0.
6. Education Items –
  - A. Project Update – Alexander Airport Park – Pickleball courts are completed. An additional fence to separate the courts was requested and will be installed. Athletic Park – The first baseball and softball season is complete. The many tasks of shutting down are underway. Pools – The bee/hornet issue at Kaiser continues to be remediated with the contractor. Pools are drained for the season. Oak Island – Skate park concrete is complete. Restoration and relocation of the old ramps continue. A new water fountain has been installed at the Rose Bowl, main shelter, and playground. Rose Bowl – Cut the infield to correct specifications and added approximately 75 yards of new ball mix to complete the restoration. Riverlife/River Edge Trail – Stained pergolas and picnic tables by the firepit. Fixed the 1” concrete lip on the north side of the walking bridge. Sylvan Hill – The traffic pattern has been modified by cutting a path through the berm on hill one. Problems with wet areas are also being addressed. Yawkey – Electrical service has been moved to accommodate parking stalls. Mowing – Continue to manage routes, the growing season has been consistent. This will continue right into mulching season. Seasonals – Most seasonal employees have returned to school. Big Eau Pleine – Repairs to the main shelter went well. Repairs to the major rutting in the campground and trails have been completed. Cherokee – The restoration work around the new restroom have been completed. DC Everest – The interior and exterior of the restroom have been re-clear coated. Marathon Park – The Hockey boards are all raised. Starting

September 8, Rink will start the ice installation. The first reservation is on September 15. Work began with Modern Mechanical in the compressor room. Splash Pad work is underway by the contractor. Oak wilt was found, and tree and stump were removed immediately. 89Q event hosted on August 21, in the Grandstand which was projecting 6,000-7,000 in attendance. Gearing up to host the Art Weekend on September 6-7 in Marathon Park and the 400 Block. Mountain Bay Trail – Seasonal mowing is complete. Rib Falls – Rocks were moved to eliminate public access to the north. Peoples Sports Complex – Annual aerating, overseeding and topdressing the complex is complete, and the final tournament of the season will be done in a couple of weeks. SunnyVale Softball – Three of the five fields at the complex are being rehabbed. The infield radius is being cut to specification and new ball mix is being added. Next year, the last two fields will be rehabbed. Softball season has ended for the season.

- B. Skate Park Grand Opening Recap – The grand opening was a success with over 100 in attendance. The mayor cut the ribbon and Central Board Shop held a cash/prize for tricks competition which was very well received.
- C. Pool End of Season Update – Polley gave an update on the 2025 pool season. Please see the attached in the packet.
- 7. Future Agenda Items – Sign plan for swimming signs and speed limit signs, mowing overview (mowing schedule; what is mowed and when), wharf discussion, Adirondack chairs.
- 8. Next Meeting: Monday October 6, 2025, at 5:15 pm, Council Chambers, City Hall 407 Grant St, Wausau, WI 54403
- 9. Adjournment – **Motion** by Watson, second by Lukens to adjourn at 6:35 pm. Motion **carried** by voice vote, vote reflected as 5-0.



## **STAFF REPORT**

TO: City of Wausau Plan Commission

FROM: Carrie Edmondson, AICP, Assistant City Planner

DATE: September 16, 2025

### **GENERAL INFORMATION**

PURPOSE: Informational presentation to the Plan Commission to summarize the Zoning Review completed by SolSmart

### **ANALYSIS**

The City has recently begun the process of seeking SolSmart designation at the recommendation of the Sustainability, Energy, and Environment Committee (SEEC). The SolSmart designation criteria encourages the growth of solar energy at the local level using established best practices.

The SolSmart Criteria pathway is organized into five categories:

- Permitting and Inspection
- Planning and Zoning
- Government Operations
- Community Engagement
- Market Development

SolSmart recently completed a review of the City of Wausau's zoning and land use regulations to analyze the use of best practices, possible barriers (height restrictions, setback requirements, etc.) and gaps related to solar development. In summary, the conclusion was that the City of Wausau Zoning Code is overwhelmingly favorable for solar development. In the vast majority of categories including definitions, roof-mounted solar, ground-mounted accessory use solar, and ground mounted primary use solar, the conclusion was that the current Zoning Code aligns with SolSmart recommendations.

The only item identified that needed improvement was inclusion of a solar purpose statement. This statement would provide an opportunity to include goals related to solar to link solar energy development to specific community goals and plans. After staff review,

we agree that this idea has merit. However, we think this would be better suited and more impactful within the City of Wausau Comprehensive Plan. The City's Comprehensive Plan is due to be updated in 2027, with plan development throughout 2026. We anticipate sustainability goals being a focused objective during the plan revision.

In summary, we are pleased to find that the City of Wausau Zoning Code is aligned with SolSmart recommendations and feel the goals of a purpose statement can be integrated into the City of Wausau Comprehensive Plan revision.

# PZ-1 Zoning Review

Community: Wausau, WI



**PZ-1: Review zoning requirements and identify restrictions that intentionally or unintentionally prohibit solar PV development. Compile findings in a memo. (Required for Bronze)**

To assist your local government, the national solar experts at SolSmart have conducted a review of your community's zoning and land use regulations to assess the use of best practices, possible barriers (i.e. height restrictions, set-back requirements, etc.) and gaps related to solar PV development. The Wausau [Zoning Code](#) was accessed and reviewed during August 2025. The code was accessed via the [Wausau website](#) (with a redirect to the [Municode Library](#) website).

Below, please find the outcome of the review.

As the SolSmart expert reviewed your community's zoning and land use regulations, they have provided recommendations for improvements and additional language that can support growth of the solar market in your community. Zoning codes should provide clear and transparent regulations on the development and use of solar energy within the jurisdiction. Recognizing that zoning codes must be specific to each community to address unique needs and local factors, SolSmart recommended language may need additional local context. Incorporating clear and transparent solar PV guidelines and regulations into zoning codes can help streamline development processes and reduce costs related to new solar PV installations.

By reading the narrative and signing the statement at the bottom of the page, your community will satisfy the PZ-1 pre-requisite and be one step closer to achieving SolSmart designation.

## **Summary**

---

- A search for "photovoltaic" yielded 0 results.
- A search for "solar" yielded 33 results.
- A search for "renewable energy" yielded 0 results.
- A search for "clean energy" yielded 0 results.

## **Next Steps**

---

We recommend the following steps to best utilize the zoning review.

- 1) This zoning review can be presented to the Planning & Zoning Commission or relevant zoning body to achieve credit PZ-2.
- 2) Based on the zoning review and the dialogue from the Planning Commission meeting, staff can draft proposed language for changes to the zoning code to achieve credit PZ-3.
- 3) SolSmart staff are available to help present the zoning review and/or provide guidance and feedback on draft language.

## **Best Practice Review & Recommendations**

---

The code was reviewed to determine if it incorporates best practice regulations for solar energy. Incorporating best practices improves transparency of processes and clarity of development standards and can enhance the growth of the local solar market in an organized and efficient manner. The review

is split into four sections: **Solar Purpose and Definition, Roof-mounted Solar, Ground-mounted Solar Accessory Use, and Ground-mounted Solar Primary Use.** Each section reviews code language applicable to that topic area or type of solar PV. Where needed, the review will include suggested language that the community could adopt to align the code with SolSmart recommendations. Codifying zoning code best practices for solar development can help prevent misinterpretation, changes in how the code is read, or future challenges to solar installations.

## Solar Purpose and Definitions

<b>Purpose or Intent</b>		
The code does NOT contain a purpose or intent for including solar energy regulations in the code.		
<b>Code Language</b>	Section:	
<b>Reviewer Comments</b>	Aligned with SolSmart Recommendations: <input type="checkbox"/>	Needs Improvement: <input checked="" type="checkbox"/>
The purpose section of the zoning code provides an opportunity to include goals related to solar to link solar energy development to specific community goals and plans. Referencing specific goals and plans in the purpose section can create a stronger foundation for future solar projects.		
<b>Suggested Language</b>		
<p><i>Below are examples of how solar energy could be included in the zoning purpose.</i></p> <p>Wausau has adopted the following regulations to encourage the efficient and effective development and use of solar energy systems while protecting the public health, safety, and welfare of its residents.</p> <p>Solar energy is a renewable energy resource and valuable economic resource that can be utilized throughout the city of Wausau for the following purposes (<i>the following bullet points are optional depending on community goals and plans</i>):</p> <ol style="list-style-type: none"> <li>1) To implement the following objectives of the Comprehensive Plan:             <ol style="list-style-type: none"> <li>a) Encourage the use of local renewable energy resources.</li> <li>b) Promote sustainable building design and practices.</li> <li>c) Encourage economic development while preserving the community’s historic resources and character.</li> </ol> </li> <li>2) To meet the goals of the Climate Action Plan, Sustainability Plan, Clean Energy Resolution.             <ol style="list-style-type: none"> <li>a) [REFERENCE GOALS OR TARGETS]</li> </ol> </li> <li>3) To decrease the community’s reliance on fossil fuel power sources and reduce greenhouse gas emission/achieve carbon reduction goals.             <ol style="list-style-type: none"> <li>a) [REFERENCE SPECIFIC GOALS OR TARGETS]</li> </ol> </li> <li>4) To enhance the reliability and resiliency of the local power grid and make more efficient use of the local electric distribution infrastructure.</li> <li>5) To promote consumer choice and allow residents and businesses to use local, renewable energy while displacing fossil fuel generation.</li> <li>6) To improve air quality and protect public health.</li> </ol>		

Definitions		
The code contains definitions for solar energy.		
Code Language	Section: 23.03.28 - Accessory land uses and structures.	
<p>(22) <i>Small solar energy system</i>: Equipment and associated facilities that directly convert and then transfer or store solar energy into usable forms of thermal or electrical energy. Small solar energy systems are accessory to a principal land use on a property and are designed primarily to generate energy for said principal land use.</p> <p>23.03.24 - Energy production land uses and structures.</p> <p>(2) <i>Large Solar Energy System</i>: Equipment and associated facilities that directly convert and then transfer or store solar energy into usable forms of thermal or electrical energy. Large Solar Energy Systems generate energy for commercial sale off-site.</p>		
Reviewer Comments	Aligned with SolSmart Recommendations: <input checked="" type="checkbox"/>	Needs Improvement: <input type="checkbox"/>
Definitions form the basis of understanding for the terms used throughout the solar energy section of the code and reduce the chance for misinterpretation. At a minimum, a local government should include definitions that distinguish between solar energy system type (roof-mounted vs ground-mounted) and use (accessory vs primary) to provide clarity and a foundation on which to specify permissible uses in specific zoning districts and provide development standards. Additional definitions that may be beneficial for communities to include in their zoning codes are provided.		
Suggested Language		
<ol style="list-style-type: none"> <li>1) <i>Solar energy system</i>: A device, array of devices, or structural design feature, the purpose of which is to provide for generation or storage of electricity from sunlight, or the collection, storage, and distribution of solar energy for space heating or cooling, daylight for interior lighting, or water heating.</li> <li>2) <i>Solar photovoltaic system</i>: A solar energy system that converts solar energy directly into electricity, the primary components of which are solar panels, mounting devices, inverters, and wiring.</li> <li>3) <i>Grid-connected solar energy system</i>: A solar photovoltaic system that is connected to an electric circuit served by an electric utility company.</li> <li>4) <i>Roof-mounted solar energy system</i>: A solar photovoltaic system mounted on a rack that is ballasted on, or is attached to, the roof of a building or structure. Roof-mount systems are accessory to the primary use.</li> <li>5) <i>Ground-mounted solar energy system (Accessory Use)</i>: A solar photovoltaic system mounted on a rack or pole that is ballasted on, or is attached to, the ground and the system is accessory to the primary use.</li> <li>6) <i>Ground-mounted solar energy system (Primary Use)</i>: A solar photovoltaic system mounted on a rack or pole that is ballasted on, or is attached to, the ground and is the primary land use for the parcel(s) on which it is located. Primary use systems are permitted through a discretionary approval process.</li> <li>7) <i>Community-scale solar energy system</i>: A solar photovoltaic system that qualifies for the [STATE COMMUNITY SOLAR PROGRAM NAME – if applicable].</li> </ol>		

## Roof-Mounted Solar

### Roof-mounted Accessory Use Solar

The code explicitly permits accessory use roof-mounted solar PV systems as a by-right or allowed use.		
<b>Code Language</b>	Section: 23.03.28 - Accessory land uses and structures.	
(22) Small solar energy system: (a) Solar energy systems (rooftop, building-mounted, and freestanding) are permitted uses in all zoning districts as accessory structures.		
<b>Reviewer Comments</b>	Aligned with SolSmart Recommendations: <input checked="" type="checkbox"/>	Needs Improvement <input type="checkbox"/>
<b>Aligned with SolSmart Recommendations</b> This aligns with SolSmart best practices. Codifying roof-mounted accessory use solar as a permitted use provides clarity and transparency. This action will allow the local government to submit for PZ-5, the Planning and Zoning pre-requisite for Gold designation.		
<b>Applicable SolSmart Credit: PZ-5, Codify in the zoning ordinance that accessory use rooftop solar PV is explicitly allowed by-right in all major zones.</b>		
<b>Suggested Language</b>		
Roof-mounted solar energy systems are a permitted accessory use within <b>all zoning districts</b> , subject to the following development standards.		

<b>Roof-mounted Solar Height</b>		
The code allows roof-mounted solar PV to exceed height restrictions by a defined number		
<b>Code Language</b>	Section: 23.03.28 - Accessory land uses and structures.	
(22) Small solar energy system: (c) Rooftop and building-mounted solar energy systems shall comply with the height limits and setbacks for primary structures. 1. Any small solar energy system attached to a sloped roof may exceed the maximum height limits of the structure by up to five feet, but in no instance shall the panel be taller than the peak of the roof. 2. Any small solar energy system attached to a flat roof may exceed the maximum height limit of the structure by up to ten feet, but the panel must be setback from the edge of the roof a minimum height equal to or greater than the height of the panel.		
<b>Reviewer Comments</b>	Aligned with SolSmart Recommendations: <input checked="" type="checkbox"/>	Needs Improvement <input type="checkbox"/>
<b>In Line with SolSmart Recommendations</b> This aligns with SolSmart best practices. Either exempting solar energy systems from height limits or permitting solar energy systems to exceed the maximum building height in all applicable districts can improve system design and performance.		
<b>Applicable SolSmart Credit: PZ-6, Ensure the zoning ordinance language does not include intentional or unintentional barriers to accessory use rooftop solar PV.</b>		
<b>Suggested Language</b>		
<b>Sloped Roof</b> On a pitched/sloped roof, solar energy systems shall be installed parallel to the roof surface and may not extend beyond the edge of the roof peak.		
<b>Flat Roof</b>		

*For flat roofs, local governments can select from one of the following two options depending on how the zoning ordinance addresses the height of rooftop appurtenances, chimneys, antennas, and/or rooftop mechanical equipment.*

- 1. If the ordinance exempts certain features/structures from height limits, then it is recommended that roof-mounted solar energy systems also be exempted from height limits.*

On a flat roof, solar energy systems are exempt from zoning district height limits.

- 2. If the ordinance does not include any exemptions, then it is recommended to allow roof-mounted solar energy systems to exceed a districts height limit.*

On a flat roof, solar energy systems are permitted to exceed the zoning district height limits by up to 10 feet.

## **Ground-mounted Accessory Use Solar**

<b>Ground-mounted Accessory Use Solar</b>		
The code explicitly permits accessory use ground-mounted solar PV systems as a by-right or allowed use in at least 1 zoning district.		
<b>Code Language</b>	Section: 23.03.28 - Accessory land uses and structures.	
(22) Small solar energy system: (a) Solar energy systems (rooftop, building-mounted, and freestanding) are permitted uses in all zoning districts as accessory structures.		
<b>Reviewer Comments</b>	Aligned with SolSmart Recommendations: <input checked="" type="checkbox"/>	Needs Improvement <input type="checkbox"/>
<b>In Line with SolSmart Recommendations</b>		
This aligns with SolSmart best practices. Sometimes a property is not suitable for a roof-mounted solar system because the building has structural limitations, or the rooftop is shaded. In these instances, a small ground-mounted solar PV system can still allow the property owner to install solar and enjoy the benefits.		
<b>Applicable SolSmart Credit: PZ-7, Ensure the zoning ordinance permits small ground-mounted solar PV as an accessory use in at least one zoning district.</b>		
<b>Suggested Language</b>		
Ground-mounted solar energy systems are a permitted accessory use within all zoning districts, when incidental to one or more permitted primary and/or accessory structure(s), subject to the following development standards.		

<b>Ground-mounted Solar Setbacks and Placement</b>		
The code contains setback or placement standards for accessory use ground-mounted solar PV.		
<b>Code Language</b>	Section: 23.03.28 - Accessory land uses and structures.	
Table: Minor Accessory Structures Permitted in Required Yard Setbacks		

Small Solar Energy System permitted in side and rear setbacks.		
<b>Reviewer Comments</b>	Aligned with SolSmart Recommendations: <input checked="" type="checkbox"/>	Needs Improvement: <input type="checkbox"/>
<p>Setback standards or placement requirements should not hinder the efficiency and effectiveness of accessory use ground-mounted solar. Accessory use ground-mounted solar energy systems should have similar setback requirements to other residential accessory use structures. These setbacks generally allow accessory structures to be built closer to a property line than primary structures. Applying less restrictive setback requirements allow a ground-mounted solar PV system to operate efficiently through appropriate sizing, optimal siting, and ensuring access to adequate sunlight. Depending on the character and typical lot size of the community, it may be appropriate to encourage the siting of accessory use ground-mounted PV systems in the side or rear yard of a property. Rural communities or those with large lots can be less restrictive and allow solar energy systems to encroach into established residential accessory use setbacks. <b>Zoning codes should be clear on the standards and placement requirements that apply to accessory use ground-mount solar.</b></p>		
<p><b>Applicable SolSmart Credit: PZ-8, Ensure the zoning ordinance exempts small ground-mounted solar PV from certain restrictions on accessory uses (e.g. setbacks, coverage or impervious surface calculations, or other restrictions).</b></p>		
<b>Suggested Language</b>		
Ground-mounted solar energy systems shall comply with the accessory structure setback requirements of the zoning district in which it will be installed.		

<b>Ground-mounted Solar Lot Coverage/Impervious Surface</b>		
The code exempts accessory use ground-mounted solar PV from lot coverage and/or impervious surface standards.		
<b>Code Language</b>	Section: 23.03.28 - Accessory land uses and structures.	
(22) Small solar energy system:		
<ol style="list-style-type: none"> <li>1. They shall not be considered an impervious surface in the measurement of the maximum impervious surface ratio if the surface under the panels is pervious.</li> </ol>		
<b>Reviewer Comments</b>	Aligned with SolSmart Recommendations: <input checked="" type="checkbox"/>	Needs Improvement <input type="checkbox"/>
<b>In Line with SolSmart Recommendations</b>		
This aligns with SolSmart best practices. It is a best practice to exempt ground-mounted solar energy systems from lot coverage and impervious surface requirements as long as the area beneath the system is pervious (e.g. grass).		
<p><b>Applicable SolSmart Credit: PZ-8, Ensure the zoning ordinance exempts small ground-mounted solar PV from certain restrictions on accessory uses (e.g. setbacks, coverage or impervious surface calculations, or other restrictions).</b></p>		
<b>Suggested Language</b>		
Ground-mounted solar energy systems are exempt from lot coverage and impervious surface requirements if the area under the system contains vegetative ground cover.		

## Ground-mounted Solar Primary Use

<b>Ground-mounted Solar Primary Use</b>		
The code includes standards for primary use ground-mounted solar PV.		

Code Language	Section:	
	<p>(2) Large Solar Energy System: Equipment and associated facilities that directly convert and then transfer or store solar energy into usable forms of thermal or electrical energy. Large Solar Energy Systems generate energy for commercial sale off-site.</p> <p>(a) Rooftop, ground-mounted, and building-mounted large solar energy systems shall comply with the height limits and minimum required yards for principal structures.</p> <p>(b) Large solar system structures shall be finished in a rust-resistant, non-obtrusive finish, and color that is non-reflective.</p> <p>(c) All electrical connections shall be located underground or within a building.</p> <p>(d) No large solar energy system shall be lighted unless required by the Federal Aviation Administration.</p> <p>(e) Clearing of natural vegetation for the purposes of installing a large solar energy system shall be limited to that which is necessary for the construction, operation and maintenance of the large solar energy system and as otherwise prescribed by applicable laws, regulations, and ordinances.</p> <p>(f) All access doors or access ways and electrical equipment shall be lockable.</p> <p>(g) A large solar energy system shall require a building permit before installation. Building permit applications shall include the following information in addition to that required by the Building Code:</p> <ol style="list-style-type: none"> <li>1. A site plan drawn to scale showing the location of the proposed large solar energy system and per the requirements of section <a href="#">23.10.42</a>.</li> <li>2. Elevations of the site drawn to scale showing the height, design, and configuration of the large solar energy system and the heights of all existing structures, buildings and electrical lines in relation to property lines and their distance from the small solar energy system.</li> <li>3. A standard foundation design along with specifications for the soil conditions at the site.</li> <li>4. Specific information on the type, size, rated power output, performance, and safety characteristics of the system, including the name and address of the manufacturer, model, and serial number.</li> <li>5. A description of emergency and normal shutdown procedures.</li> <li>6. A line drawing of the electrical components of the system in sufficient detail to establish that the installation conforms to all applicable electrical codes and this subsection.</li> <li>7. Evidence that the provider of electrical service to the property has been notified of the intent to install an interconnected electricity generator, except in cases where the system will not be connected to the electricity grid.</li> <li>8. Evidence of compliance with Federal Aviation Administration requirements.</li> </ol> <p>(h) The requirements of Wisconsin Statutes, including but not limited to Wis. Stats. §§ 66.0401 and 66.0403, shall apply to all solar energy systems.</p> <p>(i) Solar energy systems are a conditional use. The City will apply Wis. Stats. §§ 66.0401 and 66.0403 of the Wis. Admin. Code as amended, in the evaluation of such requests.</p> <ol style="list-style-type: none"> <li>1. No restriction shall be placed, either directly or in effect, on the installation or use of a solar energy system, unless the restriction satisfies one of the following conditions: <ol style="list-style-type: none"> <li>a. Serves to preserve or protect the public health or safety.</li> <li>b. Does not significantly increase the cost of the system or significantly decrease its efficiency.</li> <li>c. Allows for an alternative system of comparable cost and efficiency.</li> </ol> </li> </ol>	
<b>Reviewer Comments</b>	Aligned with SolSmart Recommendations: <input checked="" type="checkbox"/>	Needs Improvement <input type="checkbox"/>
<b>In Line with SolSmart Recommendations</b>		

This aligns with SolSmart best practices. This section provides helpful details about the standards for primary use solar systems and the review process. Key information provided includes the need for a [e.g. conditional use permit] and standards that should be followed for [setbacks, decommissioning plans, height restrictions, screening requirements, security, and mitigation of construction impacts.]

**Applicable SolSmart Credits: PZ-9, Ensure the zoning ordinance establishes a clear regulatory pathway for large-scale solar PV (e.g. through a special use permit or through inclusion among allowed conditional uses).**

**Suggested Language**

See pages 12 -13 in SolSmart’s [Best Practice Guidance for Solar and Zoning](#) for a list of state model solar ordinances that contain template language for primary use solar energy systems.

**Barrier Review**

Solar energy standards should serve to guide and enable solar development, not create ambiguity, or restrict solar development. Certain design and performance standards can create significant barriers to solar PV. The inclusion of any of the following standards are not best practices and will likely impact the local government’s ability to achieve SolSmart Gold designation. The statements containing NOT align with best practices. In addition to removing existing barriers, this review can help ensure that barriers are not introduced if the community updates their zoning code to include additional solar language.

Roof-mounted Solar Screening		
The code does NOT require screening for roof-mounted solar PV systems.		
<b>Code Language</b>	Section:	
<b>Reviewer Comments</b>	Aligned with SolSmart Recommendations: <input checked="" type="checkbox"/>	Barrier: <input type="checkbox"/>
It is not best practice to require screening for roof-mounted solar energy systems. Screening requirements may increase installation costs and decrease system efficiency. Solar PV performance depends on optimal siting of the system and clear access to solar radiation. Screening requirements could negatively impact system performance if the screening results in shading. Screening requirements could also hide the location of important system components that are necessary to shut off a system in case of a fire or other type of emergency.		

Limits to System Visibility		
The code does NOT include standards to limit system visibility (e.g. not visible from public rights of way).		
<b>Code Language</b>	Section:	
<b>Reviewer Comments</b>	Aligned with SolSmart Recommendations: <input checked="" type="checkbox"/>	Barrier: <input type="checkbox"/>
It is not a best practice to suggest the placement of solar panels should be done to reduce their visibility. In fact, it could severely limit where solar energy systems are installed. Solar PV performance depends on panel location with the best performance occurring when panels are located on a southerly exposure. Less than optimal siting for solar panels can decrease the amount of sunlight a system receives and thereby negatively impact performance.		

Aesthetic Standards		
The code does NOT include aesthetic standards for solar PV systems.		
Code Language	Section:	
Reviewer Comments	Aligned with SolSmart Recommendations: <input checked="" type="checkbox"/>	Barrier: <input type="checkbox"/>
<p>It is not a best practice to require systems to blend into the architecture of the structure, be camouflaged from public view, be constructed of dull or dark colors, or be non-reflective. Aesthetic requirements can increase installation costs but would most likely prohibit a solar energy system from being installed since key system components like solar panels cannot be altered or painted to blend into the architecture or color scheme of a building. Aesthetic requirements could also hide the location of important system components that are necessary to shut off a system in case of a fire or other type of emergency.</p>		

Glare, Glint, and/or Noise Standards		
The code does NOT include glare, glint, and/or noise standards for solar PV systems.		
Code Language	Section:	
Reviewer Comments	Aligned with SolSmart Recommendations: <input checked="" type="checkbox"/>	Barrier: <input type="checkbox"/>
<p>It is not a best practice to require a glare study prior to the installation of a solar energy system. Solar PV panels are designed to absorb incoming solar radiation and limit the amount of reflected light. Solar panels are designed with anti-reflective glass. A glare study will increase installation costs.</p> <p>It is not a best practice to suggest the placement of solar panels should be done to minimize glare. In fact, it could severely limit where solar energy systems are installed. Solar PV performance depends on panel location with the best performance occurring when panels are located on a southerly exposure. Less than optimal siting for solar panels can decrease the amount of sunlight a system receives and thereby negatively impact performance. Additionally, solar PV panels are designed to absorb incoming solar radiation and limit the amount of reflected light. Solar panels are designed with anti-reflective glass.</p> <p><a href="#">The glare from a solar panel is similar to that of smooth water.</a> A glare study is recommended if solar panels will be sited close to an airport but otherwise the analysis is usually unnecessary, adding time and cost to a project.</p> <p>It is not a best practice to require an acoustic study or have maximum level of noise the system can produce. Roof-mounted solar energy systems produce very minimal noise. An acoustic study will increase installation costs.</p>		

Roof Space Coverage Limit		
The code does NOT limit solar PV system coverage to a percentage/part of the available roof space.		
Code Language	Section:	
Reviewer Comments	Aligned with SolSmart Recommendations: <input checked="" type="checkbox"/>	Barrier: <input type="checkbox"/>
<p>It is not a best practice to limit the coverage of a roof-mounted solar energy system. All buildings should have the opportunity to install a roof-mounted solar energy system to the maximum extent possible, so long as the roof is structurally capable of holding the load and applicable emergency access requirements are maintained. Maximizing a solar PV systems roof coverage is important goal</p>		

since buildings are transitioning to electric appliances and systems and incorporating electric vehicle charging equipment.

### Prohibition on Flat or Low Sloped Roofs

The code does NOT prohibit solar PV systems on flat or low sloped roofs.

**Code Language** | Section:

**Reviewer Comments** | Aligned with SolSmart Recommendations:  | Barrier:

It is not a best practice to prohibit solar energy systems on flat or low sloped roofs. All buildings should have the opportunity to install a roof-mounted solar energy system regardless of roof slope, so long as the roof is structurally capable of having a solar energy system. Many buildings with flat roofs like warehouses, data centers, distribution centers, and big box retail stores are excellent candidates for roof-mounted solar energy systems.

### Limits on Electricity Production

The code does NOT include limits on how much electricity a solar PV system can produce.

**Code Language** | Section:

**Reviewer Comments** | Aligned with SolSmart Recommendations:  | Barrier:

It is not a best practice to include limits on the amount of electricity a solar energy system can produce. Regulations and policies like this are normally set by a state entity (Public Utility Commission/Public Service Commission) and/or local electric utility and are not appropriate for zoning codes.

### Limits on Electricity Consumption

The code does NOT include limits on where a solar PV system's energy is consumed.

**Code Language** | Section:

**Reviewer Comments** | Aligned with SolSmart Recommendations:  | Barrier:

It is not a best practice to include limits on where a solar energy system's electricity can be consumed. Regulations and policies like this are normally set by a state entity (Public Utility Commission/Public Service Commission) and/or local electric utility and are not appropriate for zoning codes.

### Discretionary Review Process

The code does NOT identify a discretionary review process for accessory use solar PV.

**Code Language** | Section:

**Reviewer Comments** | Aligned with SolSmart Recommendations:  | Barrier:

It is not a best practice to have a discretionary review process for accessory use solar PV. This has the potential to be an onerous and/or subjective process for accessory-use solar energy systems and could increase a project's timeline and costs. Roof-mounted systems should be an allowed or by-right use and only need to go through the building permit process to ensure compliance with applicable building and electrical codes. Depending on the complexity of a conditional use permit process, the time it takes to permit a small, accessory-use solar energy system may increase the cost of the project and therefore decrease the ability of all residents and business to be able to access and afford solar.

\_\_\_\_\_

**Conclusions**

The Wausau Zoning Code provides comprehensive standards for the development of solar energy. The code could be enhanced by explaining the purpose of including solar systems in the zoning ordinance.

Please see [Best Practice Guidance for Solar and Zoning - Accessory Use](#) for additional recommendations.

I, [full name] as [title] of [community], [state] have received the zoning review and read its findings.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Please note that this review is not an endorsement or recommendation for changing and/or updating the zoning code. This is an informational review only.**

**If the local government has clarifying comments, please provide them in a memo to the SolSmart team.**