



OFFICIAL NOTICE & AGENDA
REGULAR MEETING

MEETING: Plan Commission
DATE/TIME: Wednesday, February 18, 2026 at 5:00 PM
LOCATION: Wausau City Hall — Council Chambers
407 Grant Street, Wausau WI, 54403

MEMBERS:
Mayor Doug Diny (C) Eric Lindman
Sarah Watson Lou Larson
Andrew Brueggeman Bruce Bohlken
George Bornemann

- 1 Public comment on agenda items and reading of the City of Wausau Public Comment Statement.**
- 2 Consideration of the minutes of the preceding meeting(s).**
January 20, 2026 Regular Plan Commission Minutes
- 3 Public Hearing:**
Discussion on rezoning 731 N 1st Street from a (DPMU) Downtown Periphery Mixed Use Zoning District to a (DRMU) Downtown High-Rise Mixed-Use District. (Beacon Resources, LLC)
- 4 Discussion and possible action.**
 - a.** Discussion and possible action on rezoning 731 N 1st Street from a (DPMU) Downtown Periphery Mixed Use Zoning District to a (DRMU) Downtown High-Rise Mixed-Use District. (Beacon Resources, LLC)
- 5 Public Hearing:**
Discussion on approving a Conditional Use Permit for 731 N 1st Street to allow for a 70 unit, 7-story apartment building. (Beacon Resources, LLC)
- 6 Adjournment.**

Mayor Doug Diny, Chair

**NOTICE POSTED AT CITY HALL (407 GRANT STREET) AND
TRANSMITTED TO THE OFFICIALLY DESIGNATED NEWSPAPER**

DATE: February 12, 2026
TIME: 2:30PM
POSTED BY: Michelle Van Krey



This meeting can be viewed on
YouTube and Channel 981 on Cable TV

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 in participating in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6622 or ADAServices@wausauwi.gov to discuss your accessibility needs. We ask your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours before the event the City of Wausau will make a good faith effort to accommodate your request.



City of Wausau
(715) 261-6500 | clerk@wausauwi.gov
wausauwi.gov





OFFICIAL MINUTES
REGULAR MEETING

MEETING: Plan Commission
DATE/TIME: Tuesday, January 20, 2026 at 5:00 PM
LOCATION: Wausau City Hall — Council Chambers
407 Grant Street, Wausau WI, 54403

MEMBERS:
Mayor Doug Diny (C) Eric Lindman
Sarah Watson Lou Larson
Andrew Brueggeman Bruce Bohlken
George Bornemann

Members Present: Doug Diny, Lou Larson, Sarah Watson, Andrew Brueggeman, Bruce Bohlken
Members Not Present: George Bornemann
Members Excused: Eric Lindman
Present 5, Not Present 1, Excused 1

Noting the presence of a quorum, the Chairperson called the meeting to order at 05:03 PM.

- 1 Public comment on agenda items and reading of the City of Wausau Public Comment Statement.
- 2 Consideration of the minutes of the preceding meeting(s).

November 18, 2025 Regular Plan Commission Minutes

Motion by Member Bohlken, seconded by Commission Member Brueggeman, to Approve the minutes. Motion Passed 5-0.

3 Public Hearing.

- a. **PUBLIC HEARING:** Discussion on Amending Sections 23.02.30 (SR-2) Single Family Residential-2 Zoning District, 23.02.31 (SR-3) Single Family Residential-3 Zoning District, 23.02.32 (SR-5) Single Family Residential-5 Zoning District, 23.02.34 (MH-7) Mobile Home Residential-7 Zoning District, 23.02.40 (DR-8) Duplex Residential-8 Zoning District, 23.02.41 (TF-10) Two Flat Residential-10 Zoning District, 23.02.61 (MI) Medium Industrial Zoning District, Section 23.02.62 (HI) Heavy Industrial Zoning District, 23.02.70 (IOS) Intensive Outdoor Storage Zoning District, 23.03.30 Temporary uses, 23.06.06 Off-street parking and traffic circulation, 23.06.20 Exterior lighting standards, 23.06.40 Fencing standards and 23.09.27 Sign permits-Application, enforcement, and revocation.

Mayor Diny opened the public hearing. An emailed comment from Jonathan Smith was read.
Mayor Diny closed the public hearing.

4 Discussion and possible action.

- a. Amending the Zoning Sections listed above

Lenz spoke to the concerns of the comment received via email.

Motion by Member Bohlken, seconded by Commission Member Brueggeman, to approve the amendments to the zoning code. Motion Passed 5-0.

- b. Approving a blade sign at 328 Washington Street (Finishing Touch Signs, LLC)

Motion by Commission Member Brueggeman, seconded by Alderperson Watson, to approve a blade sign at 328 Washington Street. Motion Passed 5-0.

5 Discussion.

- a.** Rescheduling the February Plan Commission meeting to Wednesday, February 18, 2026 due to the Spring Primary

The February meeting will be rescheduled to Wednesday, February 18, 2026 at 5pm due to the Spring Primary.

6 Adjournment.

Motion by Alderperson Watson, seconded by Commission Member Bohlken, to Adjourn. Motion carried. Meeting adjourned at 05:13 PM.

**The recording of this meeting may be viewed on
YouTube [@CityofWausauMeetings](#)**



City of Wausau
(715) 261-6500 | clerk@wausauwi.gov
wausauwi.gov





STAFF REPORT

To: Plan Commission
Prepared By: Brad Lenz, AICP, City Planner
Date: February 18, 2026

REQUESTED ACTION:

Zoning Map Amendment

731 N. 1st Street from DPMU to DRMU

LOCATION: 731 N. First Street

APPLICANT: Beacon Resources, LLC

EXISTING ZONING: **(DPMU) Downtown Periphery Mixed Use Zoning District**

Intent. This district is intended to permit both large- and small-scale established commercial and institutional development at an intensity which provides significant incentives for infill development, redevelopment, and the continued economic viability of existing development. The district is also intended to act as a buffer between the historic and high-rise characteristics of the Central Business District and the lower-density residential neighborhoods surrounding it, however minimum height, maximum parking, and minimum setbacks will be required. These requirements will facilitate higher density development than the existing buildings within the district. Residential uses are intended to occur at a minimum approximate density of ten dwelling units per acre.

EXISTING LAND USE: Office building and surface parking

SIZE OF PARCEL: 3.8 acres

REQUESTED ZONING: **(DRMU) Downtown High-Rise Mixed-Use District**

Intent. This district is intended to permit large-scale established commercial, office, and institutional development at an intensity which provides significant incentives for infill development, redevelopment, and the continued economic viability of existing development. The district is also intended to retain the existing high-rise characteristics of the Central Business District without compromising the historic development areas. Residential uses are intended to occur at a minimum approximate density of 20+

dwelling units per acre and shall be limited to a small portion of the ground floor.

PURPOSE:

To develop 70-unit, 7-story multi-family residential building

COMPREHENSIVE PLAN:

Chapter 3 – Housing

Objective 3 of the Housing Chapter is to encourage a variety of housing types throughout the City without concentrating any particular type of housing within one neighborhood. An action step under this objective is to continue efforts to expand the housing opportunities available within the Central Business District.

Chapter 8 – Downtown

The subject site is identified as Redevelopment Site #2, with potential for residential and/or retail development. It is noted that the existing surface parking lot on this and adjoining properties are a deterrent to pedestrian traffic between the downtown and riverfront.

An objective in the Downtown Chapter is to support investment in Downtown Wausau as an economic engine for the City, with an action step to support a variety of uses, including high-density residential uses.

Future Land Use Map – City Center Transect

A transect provides a geographic cross section of a city or region used to identify a range of environments by their level and intensity of urban character – ranging from rural to urban. A transect provides an indication of expected density and scale, rather than specific uses allowed. The City Center is the most urban/dense transect, reflective of a typical downtown environment. The City Center transect includes, and is found in all directions of, the subject property. The transect contains a variety of zoning districts, including both the existing and proposed zoning districts of the subject property.

OTHER PLANS:

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.

Housing for Older Adults Report 2026

This addendum to the 2022 housing assessment shows significant demand in housing for people 55 and older. Specifically, 771 independent living units (predominantly renter-occupied) are expected to be needed in the market by 2040.

BACKGROUND INFORMATION:

The subject parcel – Lot 2 on the attached Certified Survey Map – was split off from a larger parcel that occupied, essentially, three historic city blocks. The new “Lot 2” contains what is known locally as the Graebel Building, as well as its rear parking lot. “Lot 1” to the north is an adjacent surface parking lot that is not part of the rezoning request. The future plans for the original parcel are to develop Lot 1 with an assisted living facility, and split Lot 2 into a future development site. The proposed independent living building would occupy the western half of Lot 2.

The attached zoning map (provided by the petitioners) shows the current zoning districts of the subject parcel and surrounding area. The proposed zoning change would essentially shift the northern boundary of the high-rise district (purple) to the north, the equivalent of one city block. The new dividing line between zoning districts would not be a city street but a property line between the proposed independent living building and a future assisted living facility. Zoning divisions along property lines internal to a block, as is proposed, are common since they create consistent block faces (i.e., both sides of a street are the same zoning, rather than different zoning districts on opposite sides of the same street). In this case, Grant Street would have consistent zoning on both sides of the street between 1st and 2nd, as well as midway between 2nd and 3rd Streets.

After the proposed zoning change, the periphery zoning district (DPMU), whose intent is to be a buffer between the traditional downtown and the lower-density residential neighborhoods surrounding it, would still exist around the subject property for 1-2 blocks, particularly to the east and north. High-rise zoning currently extends further north (i.e., away from the center of downtown) than the subject property (at 800 N. 1st Street).

The main purpose of the proposed zoning change is to allow for a taller building than is allowed in the current district. The DPMU has a maximum height of 60 feet and maximum number of stories of five. The change to DRMU, with no such maximums, is needed to construct the proposed seven-story building. The uses allowed in both zoning districts (current and proposed) are very similar, with the main difference being the intensity at which they are allowed. Some uses require the additional step of a conditional use permit in one district versus the other. The intent statements of both zoning districts, as listed at the beginning of this report, are also very similar – they are both downtown, mixed-use districts.

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 an appropriate density and intensity of development, as well as economic vitality at a level that is compatible with existing public infrastructure and facilities. It increases the ability to construct much needed housing within the City, while keeping in scale, character, and urban design of the area. 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 goals, objectives, and action steps of the Comprehensive Plan, particularly the Downtown and Housing chapters, as outlined above.

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

The proposed zoning district allows similar land uses (commercial and residential) as the current zoning district. The allowable intensity is increased due to no restrictions on building height, but the proposed zoning district is currently in existence to the south and west of the subject property. The dividing line between high-rise and periphery zoning districts is just shifting north by the equivalent of one city block. The high-rise district would still be buffered/surrounded by the downtown periphery zoning district, in the same manner as it is now.

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 direct response to any of the factors listed above. Recent market studies, however, suggest that allowing denser housing may be justifiable based on current conditions and future projections.

STAFF RECOMMENDATION

The staff recommendation is to approve the proposed Zoning Map Amendment at 731 N. 1st Street from (DPMU) Downtown Periphery Zoning District to (DRMU) Downtown High-Rise Mixed Use Zoning District.

COMMITTEE ACTION

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

January 20, 2026

Bill Hebert
Brad Lenz
City of Wausau
407 Grant Street
Wausau, WI 54403

Subject: Zoning Map Amendment and Conditional Use Permit request, 731 N. First Street, Wausau – Lot 2 of Marathon County Certified Survey Map No. 20260.

Dear Bill and Brad,

Please accept the enclosed materials on behalf of Beacon Resources, LLC for a requested Zoning Map Amendment and Conditional Use request. Beacon Resources' goal is to construct a 70-unit residential apartment building on the referenced parcel for those 55 years old and above. The necessity to obtain the following approvals is predicated on the following:

Zoning Map Amendment Request – The maximum building height in the Downtown Periphery Mixed-Use Zoning District (DPMU is the current district) is 5 stories. The proposed building is 7 stories. The Downtown High-Rise Mixed Use Zoning District (DRMU) has no maximum building height.

Conditional Use Permit Request – 1.) An apartment building with 37 plus living units requires a Conditional Use Permit per City of Wausau Code 23.02.57(3)(b) within the DRMU Zoning District, 2.) Requesting the address of 100 Grant Street, 3.) Requesting the East side of the building be recognized as the rear lot allowing the 10-foot setback. The building entrance faces the intersection of 1st St. and Grant St.

Please place these matters on the February 17, 2026, Planning Commission agenda for review and approval. The enclosed materials submitted for review and approval include the following:

- Check for \$450 for the Zoning Map Amendment

- Check for \$450 for the Conditional Use Permit
- Executed Zoning Map Amendment Application
- Executed Application for a Conditional Use
- Certified Survey Map No. 20260 with highlights/notes
- Zoning Map of the Subject Area
- Proposed Site Plan
- Proposed Building Floor Plans
- Proposed Building Elevations
- Proposed Building Rendering
- Excerpts from the City of Wausau 2017 Comprehensive Plan
- Excerpts from the City of Wausau 2020 Tower Plan

We offer the following comments supporting our proposal to construct the proposed redevelopment efforts:

Conformance with the 2017 City of Wausau Comprehensive Plan

The subject site was identified as Site #2 of Potential Redevelopment Sites within the Comprehensive Plan. The plan suggests residential land use as one of the options for the existing building. The existing building offers little opportunity for a quality residential setting therefore the existing building will be raised to accommodate new development. The proposed redevelopment effort supports over 70% of the Comprehensive Plan goals and objectives for the downtown. We believe the proposed redevelopment effort is in complete concert with the 2017 City of Wausau Comprehensive Plan.

Conformance with the Towers Area Market Study 2020

The area north of Grant Street is identified as a transitional area transitioning from the Central Business District to the residential historic district to the north. Residential density exceeding 10 living units per acre are suggested. The current development plan proposes approximately 30 living units per acre. The plan also recognizes this site as redevelopment site T5 suggesting residential apartments with a parking structure. The proposed plan provides exactly this style of development. The plan goals and the implementation strategy ask that new residential development in the downtown area be supported. We believe the proposed redevelopment effort is in complete concert with the Towers Area Market Study 2020.

Redevelopment Effort

The existing retail facility was constructed around 1964 to accommodate Prange's department store. Upon the construction of the Wausau Mall on the South end of 3rd

Street, retail operations at the North end of 3rd Street became less viable. The building transitioned into office suites being home to two state agencies and various professional services. The aged, under-utilized parking field and dated architecture of the facility leave few attractive revitalization options for the existing facility. Beacon Resources wishes to demolish the existing building to accommodate new facilities. The current plan anticipates removing the existing building, leaving the floor slab in place during site reconstruction efforts using the floor slab to stage building materials. The floor slab would be removed and the site restored following the grant of an occupancy permit for the proposed building.

Proposed Development

The Project consists of the construction of a 7-story adult housing complex. The residential tower grade level contains lobby and amenity spaces and covered parking. Apartment units on Levels 2-6 with additional amenity spaces with exterior terraces on levels 2 and 7 with exterior patio spaces over the roof below.

The residential units include a mix of one-bedroom, one-bedroom + den, two-bedroom, two-bedroom + den, three-bedroom, and penthouse units. At least one unit will be designated as a guest unit for residents.

95 residents secured parking stalls, and 13 enclosed guest stalls are at grade level. EV charging stations will be made available for use in the parking garage. Additionally, there are 10 surface parking stalls provided for public use.

Residential Amenities are planned for several levels of the building. The potential amenities include:

- Residence Lobby
- Leasing Center
- Mail Room, Package Room
- Bike Storage with a Bike Repair Station
- Pet Wash and Pet Run
- Lounge and Coffee Bar
- Demonstration/Catering Kitchen with Lounge Dining
- Makers Space
- Crafts Room
- Library & Puzzle room
- Club Room and Game Room
- Storage Lockers
- Exterior landscaping with residents only patio with grilling and seating areas.

The building will be built with Type IA non-combustible construction including concrete

load bearing foundation walls, concrete structural columns and beams, and post tension floor slabs. Sustainability measures planned for the development proposal include efficient appliances and lighting, and electric vehicle charging.

The proposed building will be connected to a proposed assisted living facility currently under design for Lot 1 of CSM #20260 located directly north. The assisted living facility is currently in the schematic design phase. We anticipate bringing this project before the City for review and approval in 2026. The assisted living facility provides a safe and familiar place to live for those that need additional care and assistance.

Providing healthy lifestyles and activities is a focus for the residents of this residential setting. The offerings of the YMCA and The Landing and connections to these facilities are vital to this redevelopment effort. At grade connections will be provided during this phase with enhanced connections being considered during the redevelopment phase of the easterly portion of Lot 2, CSM 20260.

Project Timeline

We anticipate the completion of tenant relocation efforts within the existing facility be completed by April 1, 2026. Demolition of the building will begin immediately after. Construction of the proposed building is scheduled to begin June 1, 2026, with occupancy anticipated early 2028.

We look forward to working with the City of Wausau on our continued efforts to make downtown first in class. Thank you in advance for your consideration of this matter.

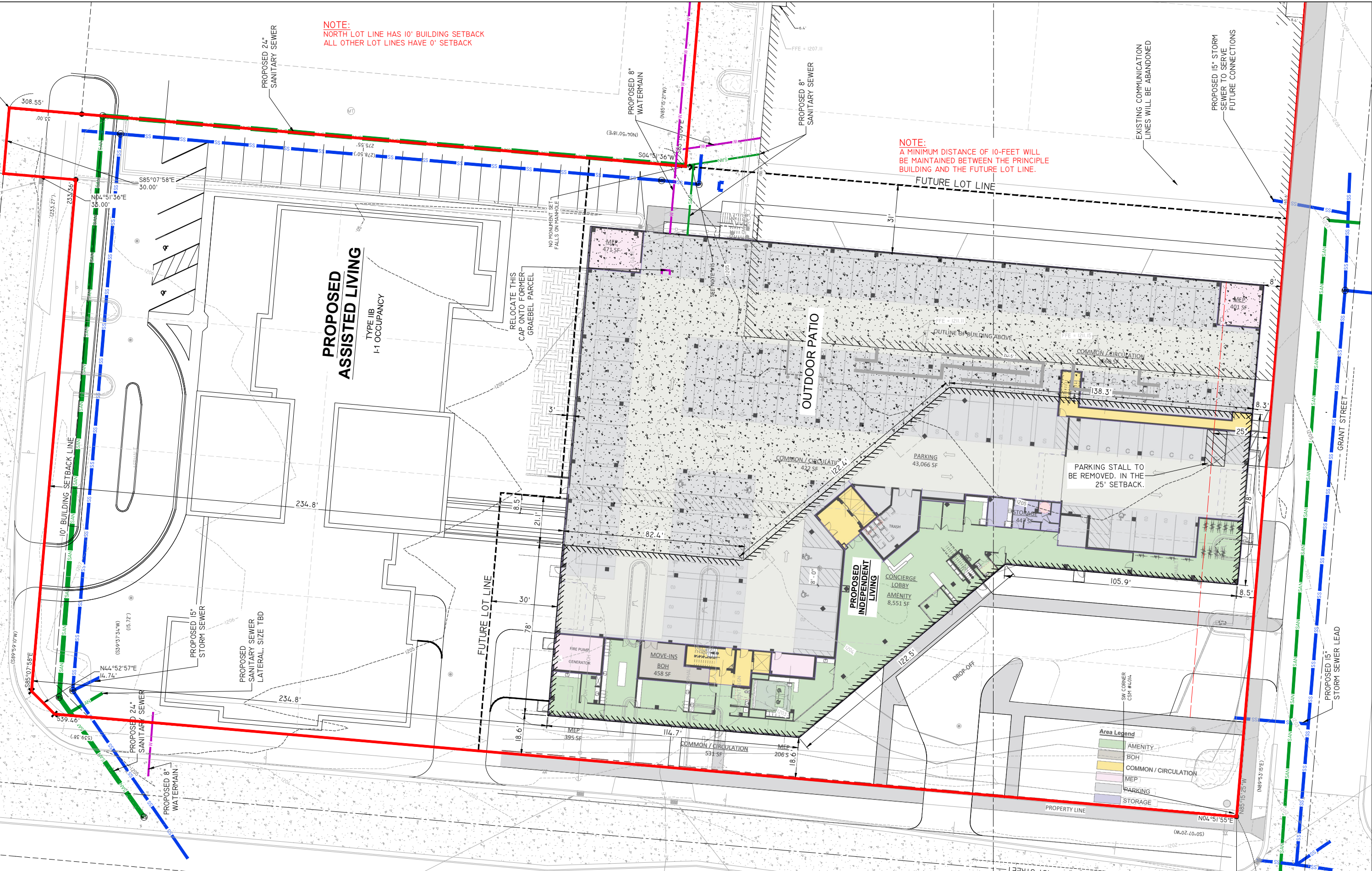
Sincerely,
Land Planning Services, LLC


Tom Radenz, PLS

Enclosures

cc. Jeff Stubbe, Beacon Resources, LLC, 500 N. 1st St., Suite 5500, Wausau, WI 54403
Chuck Ghidorzi, Ghidorzi Construction, 2100 Stewart Avenue, Suite 300, Wausau, WI 54401
Cory Schlosser, REI Engineering, Inc., 9784 20th Avenue, Wausau, WI 54401

DRAWING FILE: P:\4600-4699\4681D - BEACON RESOURCES - ASSISTED LIVING - NORTH 1ST STREET - CITY OF WAUSAU - MARATHON COUNTY\DRAWING DESIGN\4681B-DESIGN.DWG LAYOUT: EXH-1
 PLOTTED: JAN 22, 2026 - 8:39 AM PLOTTED BY: T00DW



NOTE:
 NORTH LOT LINE HAS 10' BUILDING SETBACK
 ALL OTHER LOT LINES HAVE 0' SETBACK

NOTE:
 A MINIMUM DISTANCE OF 10- FEET WILL
 BE MAINTAINED BETWEEN THE PRINCIPLE
 BUILDING AND THE FUTURE LOT LINE.

EXISTING COMMUNICATION
 LINES WILL BE ABANDONED

PROPOSED 15" STORM
 SEWER TO SERVE
 FUTURE CONNECTIONS

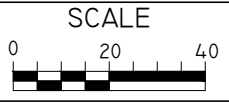
Area Legend

[Green Box]	AMENITY
[Grey Box]	BOH
[Yellow Box]	COMMON / CIRCULATION
[Pink Box]	MEP
[Blue Box]	PARKING
[Purple Box]	STORAGE

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



**CIVIL & ENVIRONMENTAL
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DATE	ISSUANCE	BY	CHKD	SURVEYED BY:	DESIGNED BY:	SURVEY DATE:
				SURVEY CHKD BY:	CIVIL CHKD BY:	CIVIL DATE: 01/16/2026
				SURVEY APVD BY:	CIVIL APVD BY:	DRAWN BY: NAP

PROPOSED INDEPENDENT LIVING FACILITY
 NORTH 1ST STREET
 WAUSAU, WISCONSIN

REI
 REI No. 4681B
 SHEET EXH-1



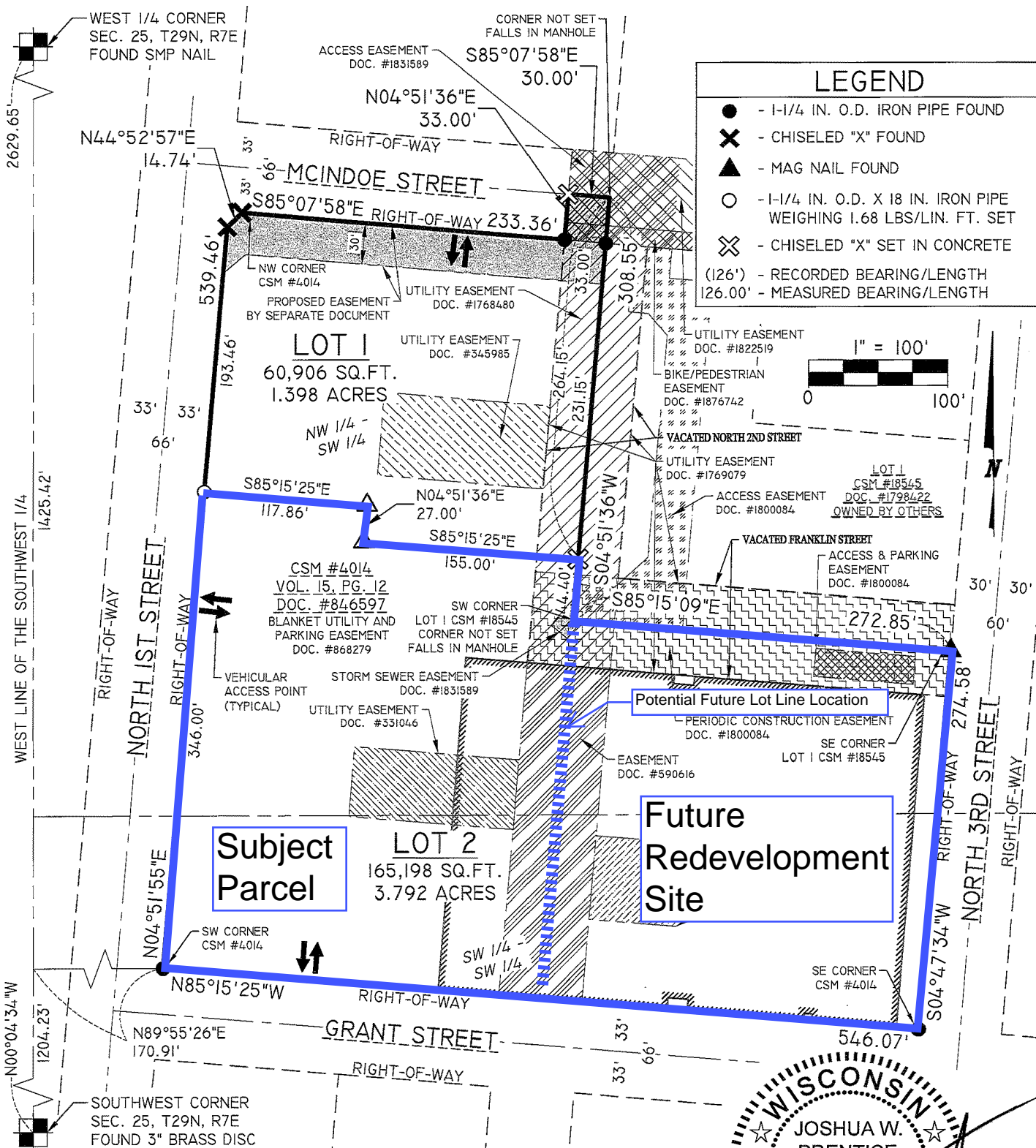
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
 4080 N. 20TH AVENUE, WAUSAU, WI 54401
 (715) 675-9784

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: BEACON RESOURCES LLC
 LANDOWNER: BEACON RESOURCES LLC

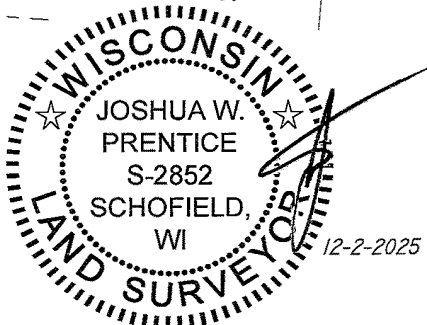
ALL OF CERTIFIED SURVEY MAP NUMBER 4014, RECORDED IN VOLUME 15, ON PAGE 12, AS DOCUMENT NUMBER 846597, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, PART OF VACATED MCINDOE STREET, PART OF VACATED NORTH 2ND STREET, AND PART OF VACATED FRANKLIN STREET; ALL LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.



LEGEND	
●	- 1-1/4 IN. O.D. IRON PIPE FOUND
✕	- CHISELED "X" FOUND
▲	- MAG NAIL FOUND
○	- 1-1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET
✕	- CHISELED "X" SET IN CONCRETE
(126°)	- RECORDED BEARING/LENGTH
126.00'	- MEASURED BEARING/LENGTH

Subject Parcel

Future Redevelopment Site



- NOTES:
1. FIELD SURVEY WAS COMPLETED ON 11-25-2025.
 2. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 29 NORTH, RANGE 7 EAST, MEASURED TO BEAR NORTH 00°04'34" WEST.
 3. THIS CERTIFIED SURVEY MAP DOES NOT TRANSFER PROPERTY OWNERSHIP, AND THE SALE OR TRANSFER OF PROPERTY REQUIRES A RECORDED DEED EXCEPT FOR PUBLIC DEDICATIONS.
 4. RIGHTS-OF-WAY OF SHOWN ARE BASED ON SURVEYS OF RECORDS.

CSM MAP #20260



REI

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

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: BEACON RESOURCES LLC

LANDOWNER: BEACON RESOURCES LLC

ALL OF CERTIFIED SURVEY MAP NUMBER 4014, RECORDED IN VOLUME 15, ON PAGE 12, AS DOCUMENT NUMBER 846597, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, PART OF VACATED MCINDOE STREET, PART OF VACATED NORTH 2ND STREET, AND PART OF VACATED FRANKLIN STREET; ALL LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, 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 ALL OF CERTIFIED SURVEY MAP NUMBER 4014, RECORDED IN VOLUME 15, ON PAGE 12, AS DOCUMENT NUMBER 846597, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, PART OF VACATED MCINDOE STREET, PART OF VACATED NORTH 2ND STREET, AND PART OF VACATED FRANKLIN STREET; ALL LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE NORTH 00°04'34" WEST, COINCIDENT WITH THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 25, 1204.23 FEET; THENCE NORTH 89°55'26" EAST, 170.91 FEET TO THE SOUTHWEST CORNER OF SAID CERTIFIED SURVEY MAP NUMBER 4014, THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF GRANT STREET AND THE EAST RIGHT-OF-WAY LINE OF NORTH 1ST STREET, AND THE POINT OF BEGINNING; THENCE NORTH 04°51'55" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF NORTH 1ST STREET, 539.46 FEET; THENCE NORTH 44°52'57" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF NORTH 1ST STREET, 14.74 FEET TO THE NORTHWEST CORNER OF SAID CERTIFIED SURVEY MAP NUMBER 4014 AND THE SOUTH RIGHT-OF-WAY LINE OF MCINDOE STREET; THENCE SOUTH 85°07'58" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE OF MCINDOE STREET, 233.36 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID MCINDOE STREET; THENCE NORTH 04°51'36" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF MCINDOE STREET, 33.00 FEET TO THE CENTERLINE OF VACATED MCINDOE STREET; THENCE SOUTH 85°07'58" EAST, COINCIDENT WITH SAID CENTERLINE OF VACATED MCINDOE STREET, 30.00 FEET TO THE CENTERLINE OF VACATED NORTH 2ND STREET; THENCE SOUTH 04°51'36" WEST, COINCIDENT WITH SAID CENTERLINE OF VACATED NORTH 2ND STREET, 308.55 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 18545, RECORDED AS DOCUMENT NUMBER 1798422, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE AND THE CENTERLINE OF VACATED FRANKLIN STREET; THENCE SOUTH 85°15'09" EAST, COINCIDENT WITH SAID CENTERLINE OF VACATED FRANKLIN STREET AND THE SOUTH LINE OF SAID LOT 1 OF CERTIFIED SURVEY MAP NUMBER 18545, 272.85 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 OF CERTIFIED SURVEY MAP NUMBER 18545 AND THE WEST RIGHT-OF-WAY LINE OF NORTH 3RD STREET; THENCE SOUTH 04°47'34" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF NORTH 3RD STREET, 274.58 FEET TO THE SOUTHEAST CORNER OF SAID CERTIFIED SURVEY MAP NUMBER 4014 AND SAID NORTH RIGHT-OF-WAY LINE OF GRANT STREET; THENCE NORTH 85°15'25" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF GRANT STREET, 546.07 FEET TO SAID SOUTHWEST CORNER OF CERTIFIED SURVEY MAP NUMBER 4014, SAID EAST RIGHT-OF-WAY LINE OF NORTH 1ST STREET, AND THE POINT OF BEGINNING.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 226,104 SQUARE FEET, OR 5.190 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF BEACON RESOURCES, OWNER OF SAID PARCELS.

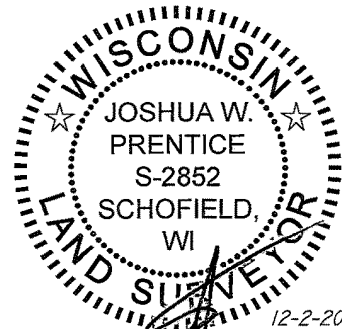
THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

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.

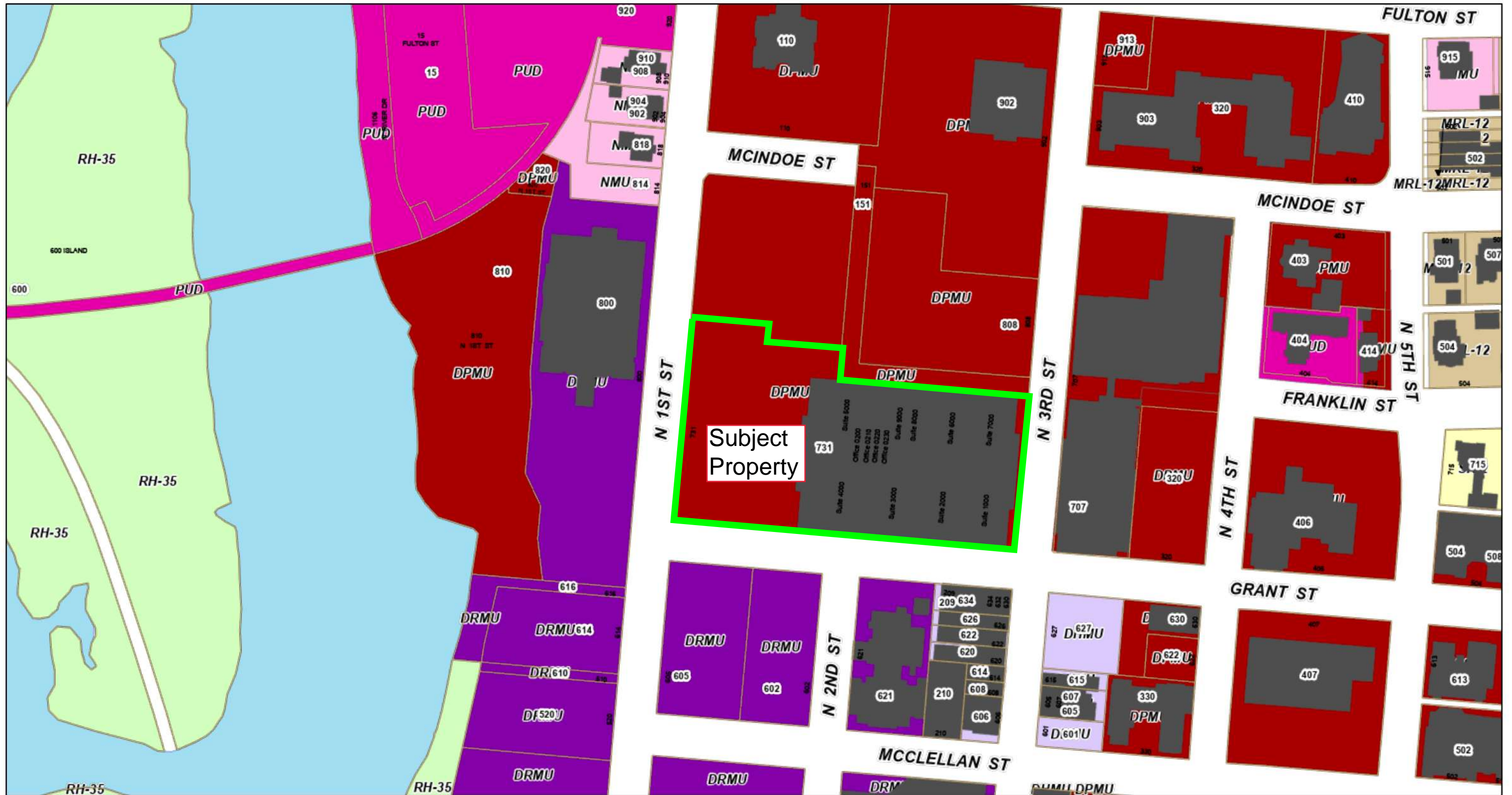
DATED THIS 2ND DAY OF DECEMBER, 2025

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



I, [Signature]
CITY OF WAUSAU ZONING ADMINISTRATOR
BEING DULY APPOINTED BY THE COMMON COUNCIL,
DO HEREBY CERTIFY THAT THE ATTACHED CERTIFIED
SURVEY MAP HAS BEEN REVIEWED AND THERE ARE
NO OBJECTIONS TO RECORDING THIS CERTIFIED
SURVEY IN THE REGISTER OF DEEDS OFFICE.

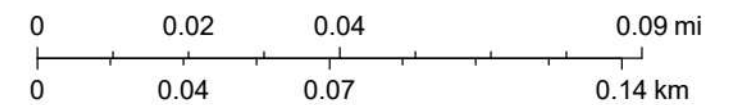
DATE 12/29/2025



1/13/2026, 10:15:57 AM

1:2,557

- | | |
|---|---|
| <ul style="list-style-type: none"> Municipal Label Parcel Address Point Building Zoning (Label Only) | <ul style="list-style-type: none"> SR-2 - Single Family Residential MRL-12 - Multi-Family Residential PUD - Planned Unit Development RH-35 - Rural Holding NMU - Neighborhood Mixed-Use DPMU - Downtown Periphery Mixed-Use DHMU - Downtown Historic Mixed-Use DRMU - Downtown High-Rise Mixed-Use |
|---|---|



Excerpts from: Towers Area Market Study February 2020

ZONING

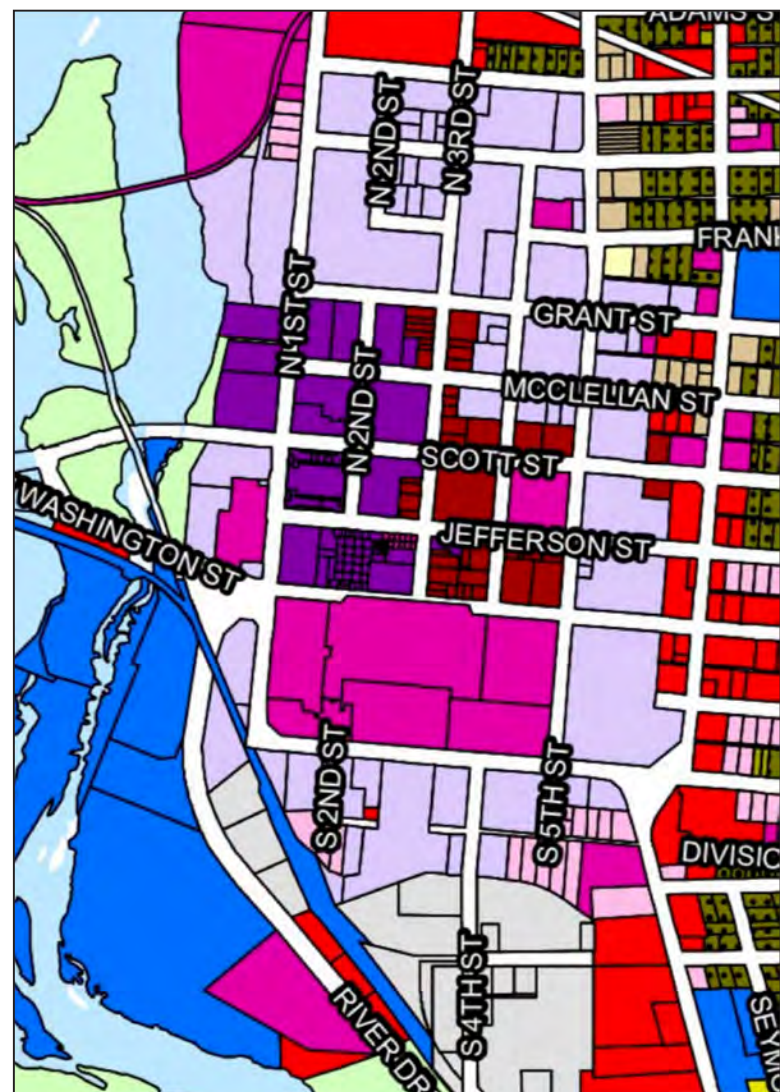
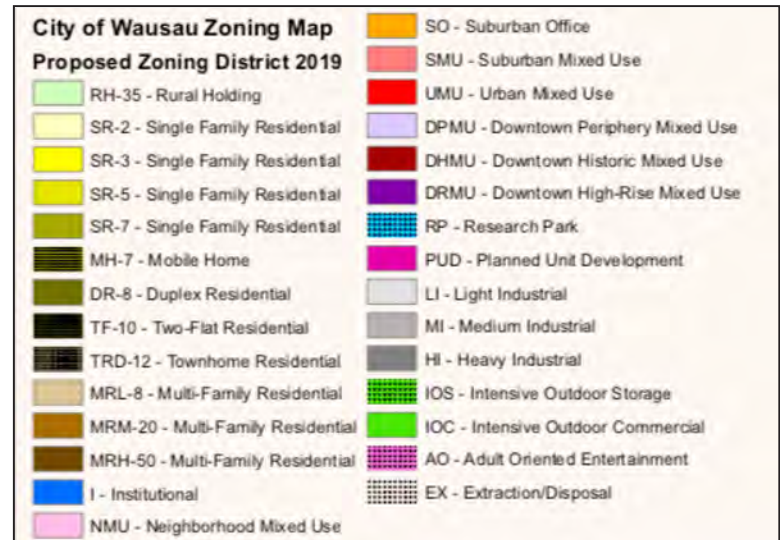
The immediate towers area is proposed as **DRMU-Downtown High-Rise Mixed Use**. This district is intended to permit large-scale established commercial, office, and institutional development at an intensity which provides significant incentives for infill development, redevelopment, and the continued economic viability of existing development. The district is also intended to retain the existing high-rise characteristics of the Central Business District without compromising the historic development areas. Residential uses are intended to occur at a minimum approximate density of 20+ dwelling units per acre.

The area north of Grant St is proposed as **DPMU-Downtown Periphery Mixed Use**. This district is intended to permit both large- and small-scale established commercial and institutional development at an intensity which provides significant incentives for infill development, redevelopment, and the continued economic viability of existing development. The district is also intended to act as a buffer between the historic and high-rise characteristics of the Central Business District and the lower-density residential neighborhoods surrounding it, however minimum height, maximum parking, and minimum floor area ratios will be required. These requirements will facilitate higher density development than the existing buildings within the district. Residential uses are intended to occur at a minimum approximate density of 10 dwelling units per acre.

Most of the 3rd Street Corridor is proposed as **DHMU-Downtown Historic Mixed Use**. This district is intended to permit mid-scale downtown commercial development at an intensity which provides significant incentives for infill development, redevelopment, and the continued economic viability of existing development. The district is also intended to retain the existing “Main Street” characteristics of the core blocks in Wausau’s historic downtown. Residential uses are intended to occur above the first floor at a minimum approximate density of 10 dwelling units per acre.

Representative principal uses permitted by right in all three of the districts include:

- Single family living arrangement
- Apartments with limited commercial
- Mixed-Use Building
- Live/work units
- Office
- Personal + professional services
- Indoor sales or service



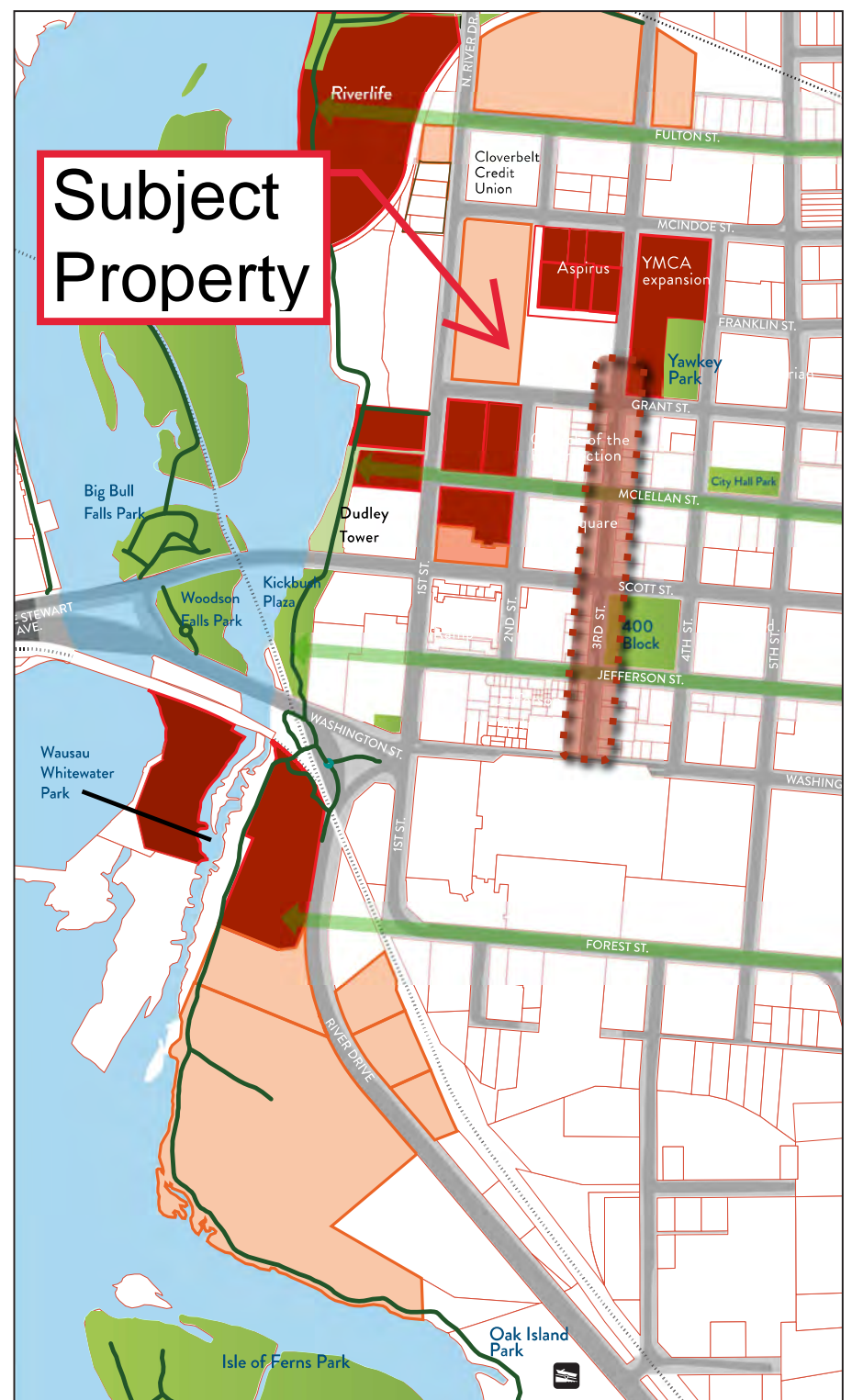
FRAMEWORKS

The frameworks summarize the results of prior and current planning efforts into a coherent diagram. With a more holistic understanding of future planned improvements, decision makers and investors can more effectively shape and respond to evolving market conditions.

REDEVELOPMENT FRAMEWORK

The redevelopment framework identifies mobility, parking, parks/open space, and redevelopment opportunities within the study area. The proposed development scheme seeks to leverage existing assets (proximity to employment, river, outdoor recreational assets) to support the creation of new downtown neighborhoods. The key components of the redevelopment concept include:

1. New residential and mixed-use development in close proximity to downtown amenities including shopping, eating, entertainment, employment, and outdoor recreation along the Wisconsin river. A residential spine along N 1st Ave to N River Drive and River Life provides a strong customer base for a thriving 3rd Street commercial district, and may support a limited number of neighborhood commercial establishments, mainly eating and dining, as part of future mixed-use developments.
2. New office development at the terminus of McClellan Street complimenting the existing Dudley Tower.
3. Pedestrian oriented green streets as well as new trail connections, plazas, and open space linking existing and proposed downtown neighborhoods to the river.
4. Distributed parking solutions which minimizes the need for new large, single block structured parking.
5. Preservation and rehabilitation of historic buildings.
6. Street oriented buildings and well designed streets create comfortable outdoor rooms supporting outdoor dining and entertainment uses.



REDEVELOPMENT FRAMEWORK

REDEVELOPMENT PLAN

VISION

The 2000 Central Business District Master Plan sought to position downtown as the “nerve center of retail trade, financial transactions, and government activities in the region.” This plan recognizes the critical role that central business district functions continue to play in our downtown, bringing thousands of workers into the heart of the City every week day. However, this plan also places emphasis on future residential development as critical to the future success of downtown Wausau. This plan envisions a thriving “central social district” that attracts downtown residents and employees looking for easy access to jobs, outdoor recreation, eating, shopping, and entertainment venues.

Carefully planned and executed residential and mixed-use developments in the Towers Area and beyond will create a vibrant urban neighborhood with access to walkable amenities downtown and along the river, as well as convenient vehicular access to regional shopping, health care, and outdoor recreational amenities.

GOALS + OBJECTIVES

By reviewing, discussing, and prioritizing the challenges and opportunities facing the study area, community leaders can continuously refine specific goals and strategies to help guide future decision making and communicate effectively with the public, downtown businesses, and downtown investors. The following goals and objectives were derived from stakeholder and public feedback, as well as a review of prior documents and input from City staff and elected officials.

1. Create additional tax base for the City
2. Support new residential and mixed-use development
3. Support existing and planned office uses
4. Develop and execute a parking strategy to support growth
5. Improve mobility and access to the river
6. Design and construct a high-quality public realm
7. Strengthen visual connections to the river

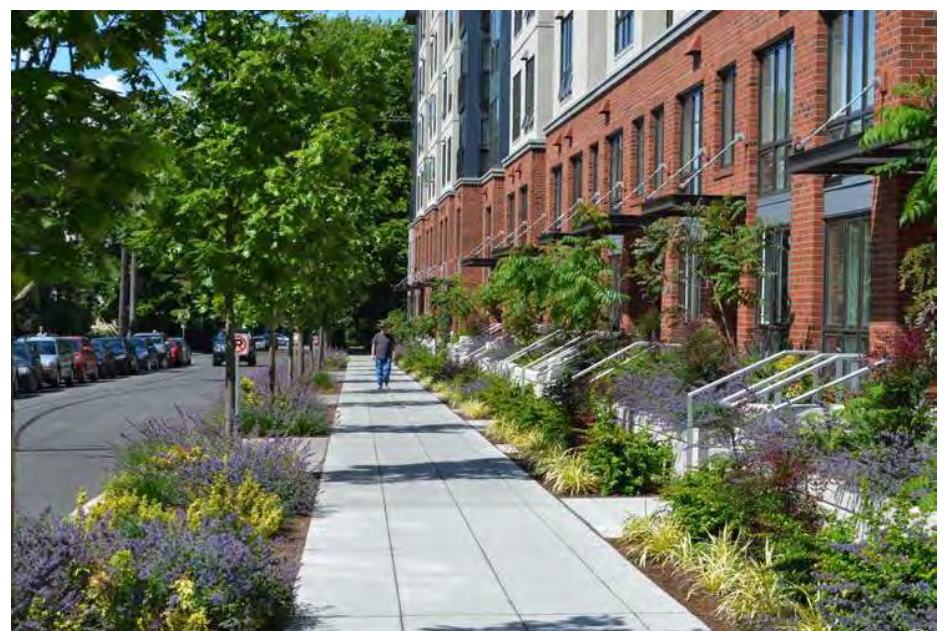
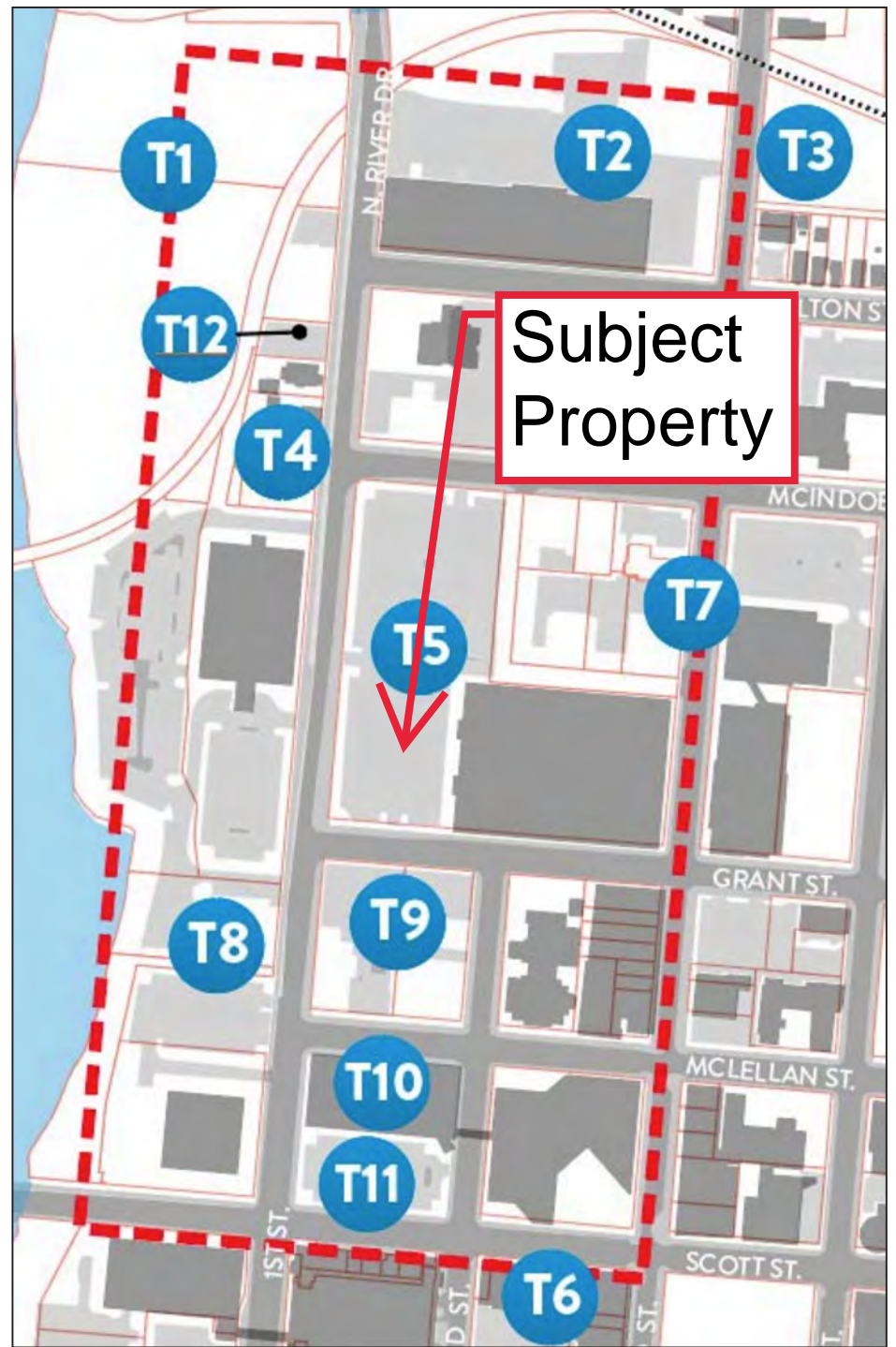
REDEVELOPMENT OPPORTUNITIES

The City's 2000 Master Plan identified higher density residential development adjacent the river north of Scott Street. This concept plan also recommends apartments for the Towers Area. The redevelopment opportunities framework identifies shorter term (<3 years, dark red shaded parcels) and longer term (>3 years, light orange shaded parcels).

T1) Riverlife South. This portion of the overall Riverlife development contains a vacant 4.8-acre site which is permitted and being developed as an upscale residential neighborhood within walking distance of amenities. Higher density apartments with limited commercial space will be developed on both sides of an extended Fulton Street west of 1st Street.

T2) ABC Supply Company. A building supply company currently occupies this roughly 4-acre site north of Fulton Street between, bounded by N River Drive and 3rd Street. Because of the large site, potential longer-term redevelopment opportunities may include medium density multi-family residential, commercial, or mixed-use development. A variety of housing products such as low-rise apartments, townhouses, duplexes, or pocket neighborhoods may be considered for this site given its location at the edge of downtown and proximity to existing neighborhoods.

Buildings should be sited to take advantage of both the proposed green corridor along Fulton Street, as well as the existing trail on the north side of the site providing direct pedestrian access to Riverlife. The site is zoned Urban Mixed Use district, intended for established commercial corridors, that are or are planning to become mixed use in character. The district allows for a variety of employment, retail, and community service opportunities, while allowing some residential uses at an approximate density of up to 36 dwelling units per acre.



T3) 3rd Street & Fulton Street. This site, approximately $\frac{3}{4}$ of an acre, fronts 3rd Street just south of the railroad tracks. The site contains a couple existing single-story commercial buildings near Fulton Street, with open land to the north bordering the railroad tracks. Proximity to the neighborhood commercial node just north of the railroad tracks and nearby trail access to the river makes this an attractive location for residential development, possibly row homes or townhouses oriented toward 3rd Street. The site is zoned Urban Mixed Use district.



T4) Historic single family homes. The three older single-family homes on 1st Street provide a window into the history of the neighborhood north of downtown and should be preserved. This site is part of the Riverlife planned unit development and zoned Single Family Residential.



T5) 1st Street surface parking lot. This site, approximately 2.5 acres in size, is currently used for surface parking. As new development occurs to the south and north, this site may become more attractive for redevelopment. Medium density residential or mixed-use development would complement a growing concentration of residential and office uses, such as 3-4 story apartments with one or two levels of above grade parking below the concrete deck. This site is zoned Downtown Periphery Mixed Use.



T6) Landmark Hotel. A Madison-based developer proposes to renovate the former hotel and downtown Wausau landmark using a combination of funding sources.



IMPLEMENTATION STRATEGY

The City's primary focus should be on incentivizing desired and market driven development that reflects the community's values and future aspirations. The City has control of the McClellan Street parking ramp block, as well as the former Diocese elementary school block within the central towers area. Careful implementation planning will foster intelligent decision making and ensure that new development complements existing uses and parking concerns are pro-actively addressed.

site is not feasible, the City should utilize a RFEI process to identify additional developers with interest in the site. The McClellan block is another potential site for residential or mixed-use development.

4) Determine feasibility of a second office tower north of the Dudley Tower. The site has strong potential synergy with the proposed residential developments in the immediate vicinity. The McClellan green corridor and outdoor plaza would create a compelling location for a new office building. Alternatively, this site remains highly attractive for new residential development as well. The City should establish a positive working relationship with the property owner and investors to identify and address key issues such as financing a potential skyway to a second tower, public access and ownership of the proposed outdoor plaza, and how best to address future parking needs.

5) Pro-actively plan for the demolition and redevelopment of the McClellan ramp. The existing ramp will need to come down within the next four years, so the City should determine if a replacement ramp is needed within that time frame.

The City should continue to update parking assumptions and utilization rates as new development occurs, and compare those results with the parking demand estimates presented in this plan. If a new parking structure is warranted, the City should consider utilizing a PPP approach or incentives to help finance it, ideally as part of a new mixed-use development. This approach may be more cost effective than financing a new, entirely city-owned structure while providing a better parking experience.

6) Implement framework recommendations. Key recommendations to enhance the desirability of Towers Area redevelopment opportunities include:

- Design and construct planned green corridors as depicted in redevelopment framework
- Design and construct Diocese Park in conjunction with proposed residential development
- Establish bike lanes on N 1st Street
- Establish new pedestrian connections to River Edge trail

RECOMMENDATIONS

1) Market potential development opportunities. Using the results of this study, the City should pro-actively engage local and regional investors in order to share the vision and identify potential project partners. This can be done formally through Requests for Expressions of Interest (RFEI) for city-owned properties, and informally through discussions with local investors and presentations to the downtown business community. An annual 'State of the Downtown' event can showcase development trends and opportunities to local and regional developers and investors.

2) Meet with downtown property owners to discuss redevelopment concepts identified in this plan. Identify potential opportunities and challenges associated with the plan's vision.

3) Support new downtown housing development. The redevelopment site with the greatest short-term potential is the former Diocese elementary school block and should therefore be a priority. Key to success will be the integration of the Diocese park open space to the development. If the current development proposal for the



STAFF REPORT

To: Plan Commission
Prepared By: Brad Lenz, AICP, City Planner
Date: February 18, 2026

REQUESTED ACTION:

Conditional Use Permit at 731 N. 1st Street
(Meeting One – Public Hearing)

LOCATION: 731 N. 1st Street

APPLICANT: Beacon Resources, LLC

ZONING DISTRICT: **Downtown High-Rise Mixed Use (DRMU)**

Intent. This district is intended to permit both large- and small-scale established commercial and institutional development at an intensity which provides significant incentives for infill development, redevelopment, and the continued economic viability of existing development. The district is also intended to act as a buffer between the historic and high-rise characteristics of the Central Business District and the lower-density residential neighborhoods surrounding it, however minimum height, maximum parking, and minimum setbacks will be required. These requirements will facilitate higher density development than the existing buildings within the district. Residential uses are intended to occur at a minimum approximate density of ten dwelling units per acre.

EXISTING LAND USE: Office and parking

REQUESTED CONDITIONAL USE: Apartments 37+ Units

COMPREHENSIVE PLAN: **Chapter 3 – Housing**

- Encourage a variety of housing types throughout the city
- Continue efforts to expand the housing opportunities available within the Central Business District

Chapter 8 - Downtown

- Site is identified as a redevelopment site

- Support investment in downtown Wausau as an economic engine for the city
- Support a variety of uses, including high-density residential uses

City Center Transect

The City Center is the most urban/dense transect, reflective of a typical downtown environment that includes a mix of uses at a relatively high density.

OTHER PLANS:

2022 Wausau Metropolitan Area Housing Assessment

Actively pursue new construction of housing of all types and prices

Housing for Older Adults Report 2026

Demand for 771 independent living units for people 55 and older (predominantly renter-occupied) by 2040

BACKGROUND:

The proposed project is a 70-unit, seven story multi-family residential building. It would be geared towards people 55+ years old, and be synergistic with a number of existing and planned developments in the immediate area. The building would include enclosed parking and a variety of amenities for residents. Please see the attached documents for more information.

While the Downtown High-Rise Mixed-Use District (DRMU) does not have a maximum building height or number of stories, an apartment building with 37+ units requires a conditional use permit. The conditional use permit procedure and standards are detailed below.

CONDITIONAL USE PROCEDURE:

The City of Wausau Zoning Code requires two Plan Commission meetings prior to making a ruling:

- 1st meeting: Public Hearing, no action.
- 2nd meeting: Staff report available, final action taken.

This is the first meeting to collect comments from the public hearing.

PUBLIC HEARING

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

REVIEW AND ACTION

FINDINGS

In reviewing and taking final action on a proposed conditional use permit, the Plan Commission shall consider whether the proposed use:

- (a) Is in harmony with the Comprehensive Plan.
- (b) Would result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare.
- (c) Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
- (d) The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public or private agencies serving the subject property.
- (e) The potential public benefits outweigh any potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

SUBSTANTIAL EVIDENCE FROM THE PUBLIC HEARING

To be determined after the Plan Commission Public Hearing on February 18th

STAFF RECOMMENDATION

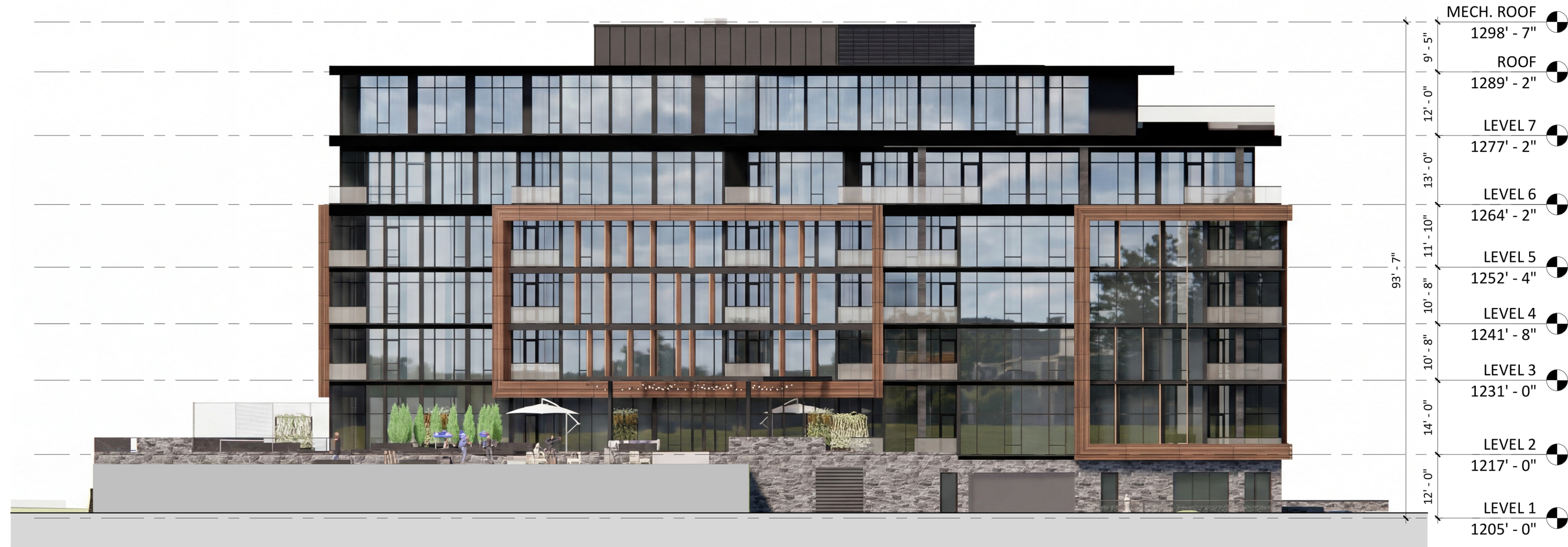
Will be made available at the next Plan Commission meeting

ACTION

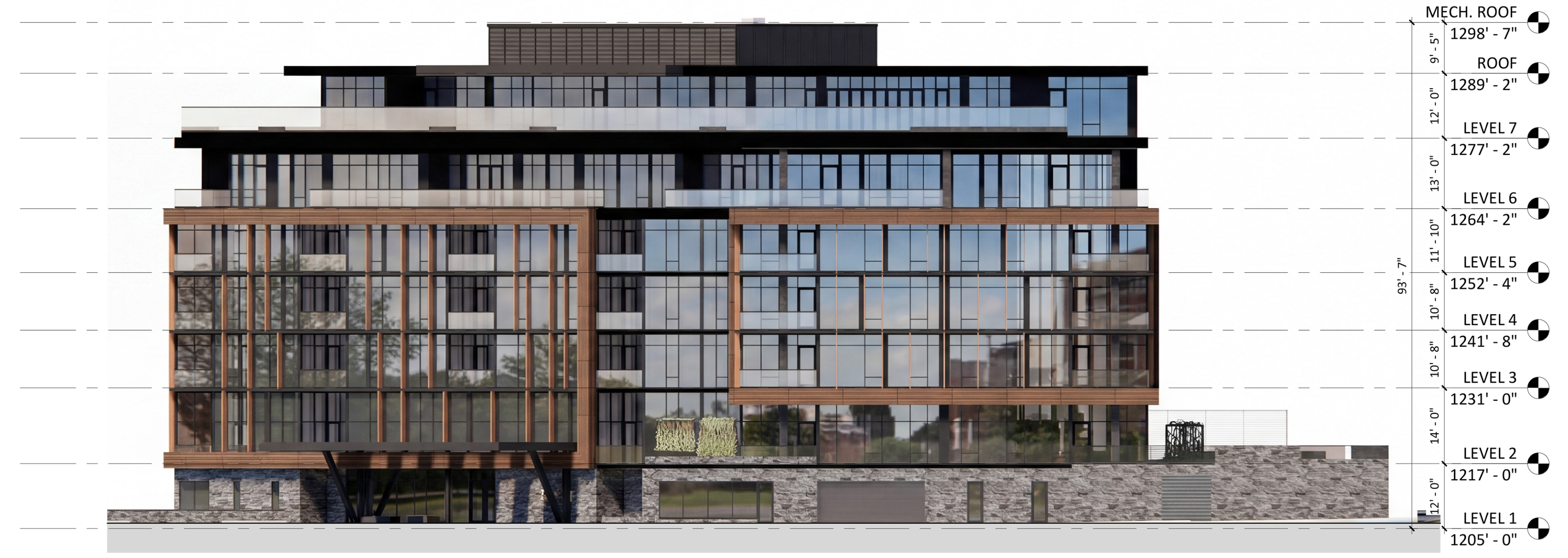
Upon receiving a Findings Report from staff at the next meeting, the Plan Commission may:

- 1. Approve the use as originally proposed,
- 2. Approve the proposed conditional use with modifications and/or conditions, or
- 3. Deny approval of the proposed conditional use.





2 ELEVATION - NORTH
A3.1 1/16" = 1'-0"



3 ELEVATION - SOUTH
A3.1 1/16" = 1'-0"



1 ELEVATION - EAST
A3.1 1/16" = 1'-0"



4 ELEVATION - WEST
A3.1 1/16" = 1'-0"

**NOT FOR
CONSTRUCTION**

**SD SUBMISSION
07/18/25**

ORIGINAL ISSUE:

REVISIONS:
No. Description Date

2025-1653
PROJECT NUMBER

ESG DRAWN BY ESG CHECKED BY

KEY PLAN

WAUSAU 55+

EXTERIOR ELEVATIONS

A3.1

**NOT FOR
CONSTRUCTION**

SD SUBMISSION
07/18/25

ORIGINAL ISSUE:
06/04/25
REVISIONS:
No. Description Date

2025-1653
PROJECT NUMBER

Author _____
DRAWN BY _____ CHECKED BY _____

WAUSAU 55+

PROJECT METRICS
SCHEDULES AND PLANS

T1.4

PARKING SCHEDULE - BIKES	
BIKES	COUNT
LEVEL 1	
BICYCLE FLOOR MOUNTED RACK	22
TOTAL STALLS:	22

PARKING SCHEDULE - PARKING	
Type	Count
LEVEL 1	
ADA (VAN) - 9'-0" x 18'	1
ADA - 9'-0" x 18'	4
COMPACT - 9'-0" x 16'	14
STANDARD - 9'-0" x 18'	89
TOTAL STALLS:	108

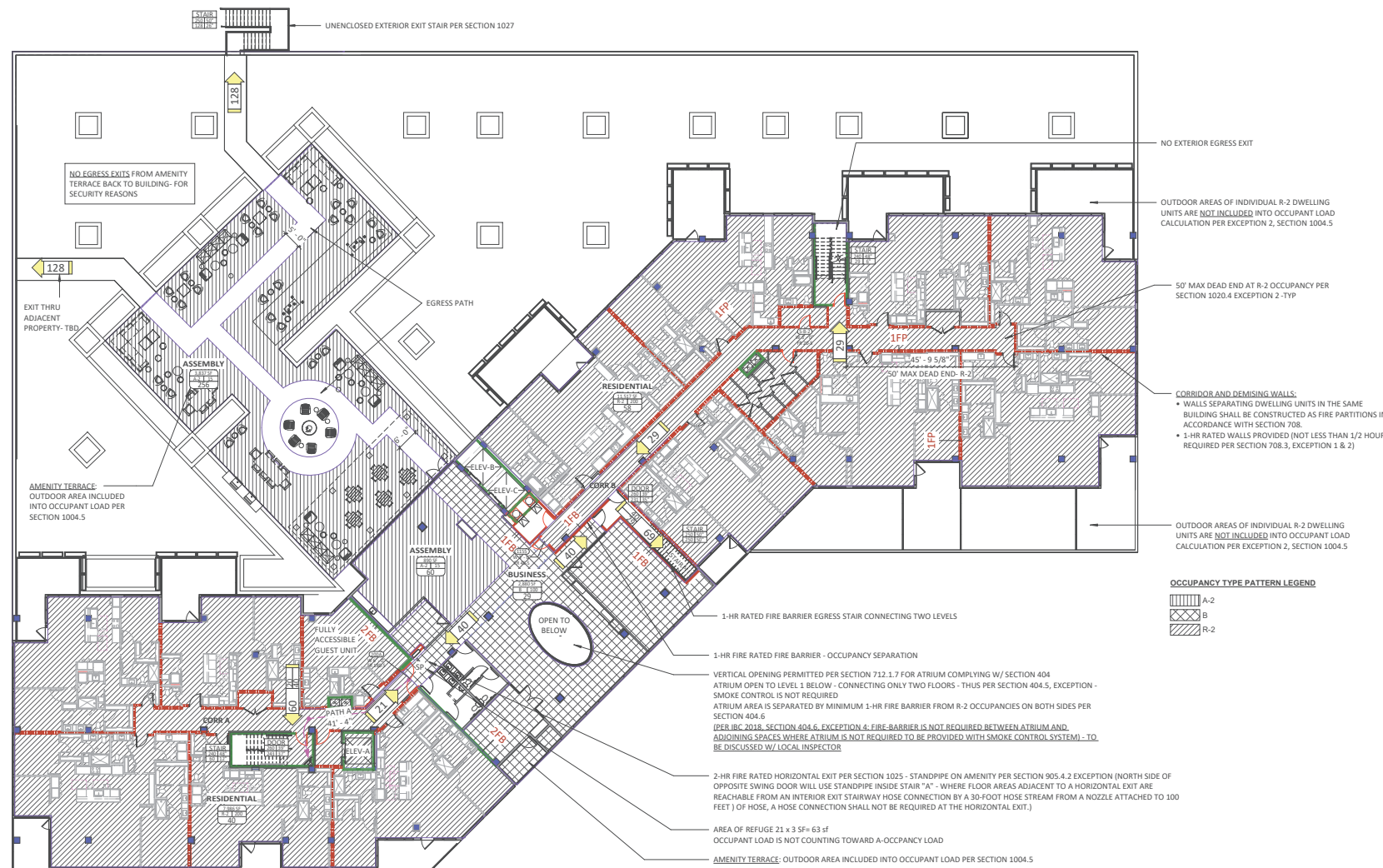
MARKET RATE APARTMENTS GSF	
Level	Area
LEVEL 2	16,812 SF
LEVEL 3	21,211 SF
LEVEL 4	21,211 SF
LEVEL 5	21,211 SF
LEVEL 6	18,633 SF
	99,078 SF

MARKET RATE UNITS - BY LEVEL	
Unit Type	Count
LEVEL 2	
UNIT BB1	2
UNIT BB2	1
UNIT C1	2
UNIT C2	1
UNIT C3	1
UNIT CC1	1
UNIT CC2	1
UNIT CC3	1
UNIT CC4	2
	12

MARKET RATE UNITS - BY UNIT TYPE	
UNIT TYPE	UNIT COUNT
1 BED	6
1 BED + DEN	12
2 BED	22
2 BED + DEN	20
PENTHOUSE	10
Grand total	70

MARKET RATE UNITS - BY UNIT NAME	
UNIT NAME	UNIT TYPE
1 BED	UNIT B1
1 BED + DEN	UNIT BB1
2 BED	UNIT C1
2 BED + DEN	UNIT CC1
PENTHOUSE	UNIT PH1
	UNIT PH2
	UNIT PH3
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	UNIT PH447
	UNIT PH448

**NOT FOR
CONSTRUCTION**



NO EXTERIOR EGRESS EXIT

OUTDOOR AREAS OF INDIVIDUAL R-2 DWELLING UNITS ARE NOT INCLUDED INTO OCCUPANT LOAD CALCULATION PER EXCEPTION 2, SECTION 1004.5

50' MAX DEAD END AT R-2 OCCUPANCY PER SECTION 1020.4 EXCEPTION 2-TYP

CORRIDOR AND DEMISING WALLS:
• WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.
• 1-HR RATED WALLS PROVIDED (NOT LESS THAN 1/2 HOUR REQUIRED PER SECTION 708.3, EXCEPTION 1 & 2)

OUTDOOR AREAS OF INDIVIDUAL R-2 DWELLING UNITS ARE NOT INCLUDED INTO OCCUPANT LOAD CALCULATION PER EXCEPTION 2, SECTION 1004.5

OCCUPANCY TYPE PATTERN LEGEND

- A-2
- B
- R-2

PATH	LENGTH	Max Distance to Exit
LEVEL 1		
PATH A	174' - 6"	400'-0"
PATH B	243' - 8"	400'-0"
PATH C	69' - 8"	100'-0"
LEVEL 2		
PATH A	41' - 4"	130'-0"
LEVEL 3		
PATH A	94' - 11"	150'-0"
PATH B	135' - 11"	250'-0"
PATH C	136' - 9"	250'-0"
LEVEL 6		
PATH A	77' - 7"	150'-0"
PATH B	176' - 10"	250'-0"
PATH C	127' - 3"	250'-0"
LEVEL 7		
PATH A	105' - 7"	250'-0"
PATH B	121' - 8"	250'-0"

CODE TAG AND PATTERN LEGEND

CODE STAIR & DOOR TAGS

- EXIT CAPACITY (# OF OCCUPANTS)
- EXIT WIDTH PROVIDED (INCHES)
- EXIT WIDTH REQUIRED (INCHES)
- EXIT WIDTH USED (# OF OCCUPANTS)
- DOOR NUMBER
- DOOR WIDTH
- FIRE RATING LABEL

EGRESS WIDTH CALCULATED PER IBC SECTION 1005 FOR SPRINKLERED BUILDING:
• 0.2 @ STAIRS
• 0.15 @ OTHER EGRESS COMPONENTS
NOTE: DOOR WIDTHS REDUCED TO ACCOMMODATE DOORS IN OPEN POSITION:
• SINGLE DOORS REDUCED BY 3"
• PAIRS OF DOORS (WITHOUT CENTER MULLION) REDUCED BY 4"
• PAIRS OF DOORS (WITH CENTER MULLION) REDUCED BY 6 1/2"

EGRESS TAGS

OCC LOAD FROM ABOVE
COMBINED LOAD AT DISCHARGE
DIRECTION OF TRAVEL
OCCUPANT LOAD

CODE ROOM TAG

AREA
OCCUPANT LOAD FACTOR
OCCUPANT LOAD

CODE WALL RATING PATTERNS

- S = SMOKE PARTITION
- 1FP = 1 HOUR FIRE PARTITION
- 1FB = 1 HOUR FIRE BARRIER
- 2FB = 2 HOUR FIRE BARRIER
- 3FB = 3 HOUR FIRE BARRIER
- 2FW = 2 HOUR FIRE WALL
- 3FW = 3 HOUR FIRE WALL
- 1 = 1 HOUR WALL (MISC REASONS)
- 2 = 2 HOUR WALL (MISC REASONS)
- 3 = 3 HOUR WALL (MISC REASONS)

POSSIBLY MISC REASONS INCLUDE (BUT NOT LIMITED TO):
• RATED BEARING WALLS
• PROXIMITY TO PROPERTY LINE

SD SUBMISSION
07/18/25

ORIGINAL ISSUE:
06/09/25

REVISIONS:
No. Description Date

2025-1653
PROJECT NUMBER

Author _____
Checked by _____
DRAWN BY _____

KEY PLAN

WAUSAU 55+

ARCHITECTURAL CODE PLAN
- LEVEL 2

AC2.2

Potential Redevelopment Sites

During the same community meeting, members identified key redevelopment opportunities and underutilized sites in the downtown area, see **Figure 5**. Participants identified these various sites as parcels the city should focus on over the next 20 years as they have the best potential to improve the downtown area and spur additional developments. The following is a list of the sites and their current use:

Site 1: The current use of site 1 is a parking lot, both structure and surface lot. The north side of site one includes the old resurrection school and a surface parking lot, the south side of the site includes a surface lot and the McClellan parking structure. The site has the potential to be utilized for mixed use housing and office space to complement the Dudley Tower and is scheduled for a new parking structure. This site is positioned at the gateway for the Riverfront Development and currently the surface parking lots do not encourage pedestrian traffic.

Site 2: Site 2 includes an office building and parking lot. The building has the potential to be used for housing and/or retail. Grant Street has been identified as an access point between the riverfront development and downtown. Remodeling the building to be more attractive will encourage visitors to walk from the downtown to the riverfront. Much like site 1, the surface parking lot deters pedestrian traffic.

Site 3: Site 3 is currently the former Fox 55 news station and is occupied by ABC Supply. This site is directly east of the riverfront and has the opportunity to become market rate housing and office/ retail space. This site will be instrumental in the riverfront development and the connection of that project and the existing downtown.

Site 4: Site 4 includes the entire riverfront on the west side from Pic N Save to the former LS Printing on the south side of Stewart. This site is currently occupied by Eastbay and light manufacturing use. The Pic n Save also includes a large parking lot that has the possibility of being redeveloped into a better use. During past public meetings on the west side residents have identified the potential for multifamily riverfront housing and mixed use opportunities.

Site 5: Site 5 is located by the whitewater kayak course on the east side of the river. Currently, this site houses UW- Extension and Marathon County offices. The site also includes the old Masonic building that is currently vacant. The site has the potential for riverfront development and to enhance recreational opportunities.

Site 6: Site 6 is a combination of a vacant empty lot and a corner lot that includes a vacant restaurant/ bar and a title company on the corner of Forest and Grand. Grand Avenue is one of the gateways into the downtown and this site

has an opportunity to become a better, more welcoming representation of the downtown community.

Site 7: Site 7 is located on the west side of the river between 2nd avenue and 3rd avenue. This neighborhood currently has several empty buildings, dilapidated housing units and buildings, and has great potential to be redeveloped into a walkable community which includes improved market rate housing and retail options.

Site 8: Site 8 primarily includes housing east of 6th street. The downtown area currently has a housing deficiency with an aging housing stock and a lack of multifamily options. This neighborhood has the potential to become a higher density residential neighborhood with housing options that appeal to both young professionals and retirees who value access and close proximity to the downtown district and its amenities.

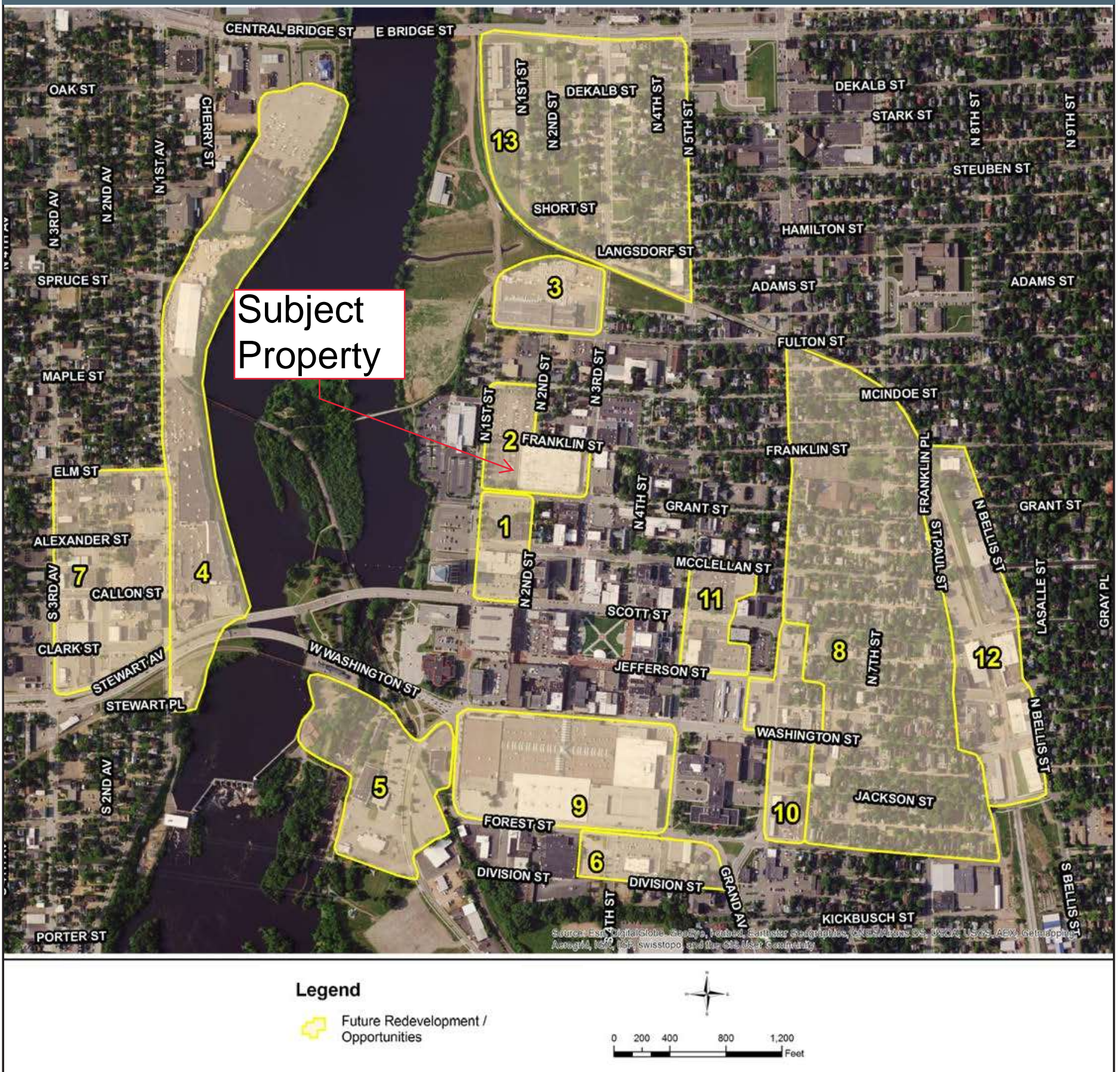
Site 9: The Wausau Mall was identified as a key piece to the downtown area. The mall has seen a number of stores leave in the past year and is in need of revitalization. While many ideas have been discussed, like extending 3rd street to Forest, the city must work with the center's ownership on a long term solution and plan to ensure the mall continues to be an economic driver for the city and the downtown.

Site 10: Site 10 is located on 6th street between Washington Street and Jefferson Street. Roughly 18,000 cars pass by this site every day. Current uses include a fast food restaurant, surface parking lot, and small business (law firms) mainly serving the County Courthouse. Many of the buildings are old and in need of a façade improvement. As a gateway into the downtown for a large majority of visitors, this site must be improved to better represent the downtown community.

Site 11: Site 11 is located between McClellan Street and Jefferson Street west of 6th street. While this site is currently occupied by two banks, Midwest Communications, and Randlin Family Care Homes, the site includes large surface parking lots. Surface parking lots not only discourage pedestrian traffic, but have the potential for a better, higher property value use.

Site 12: Site 12 is located on the railroad on the east side of St Paul Street. Historically, this area was utilized by industrial businesses needing access to rail. While several companies are located within this site, few, if any, currently utilize the rail access. The site still has an industrial feel and is located in the middle of a neighborhood. The businesses in the site also create a visual barrier for residents on the east side of the tracks discouraging them from walking to the downtown area.

Figure 5: Downtown Redevelopment Sites



Site 13: Site 13 is a neighborhood district located north of downtown east of the river. Currently, the site has a number of older homes, many of which are in need of rehabilitation. This community is within walking distance to the city center and the riverfront development. Revitalization of the residences and the redevelopment of the area would attract new ownership and new investment in the community providing a population base with disposable income in close proximity to downtown businesses and restaurants.

Goal, Objectives, and Action Steps

Downtown Goal: The City of Wausau will continue to strengthen downtown Wausau as the heart of the City and surrounding region.

Objective 1: Support development and redevelopment to ensure that Downtown Wausau is a livable, accessible environment for all people.

1. Encourage private development in the Downtown that can be used to support public investment in transit, parking, street improvements, pedestrian improvements, and public space development.
2. Improve public access to Downtown, including improvements in traffic circulation, mass transit, pedestrian and bicycle circulation, commuter and excursion rail, parking, and community way-finding.
3. Continue to enhance the existing wayfinding signs around the City to direct people to downtown, the riverfront, and the City's cultural attractions.
4. Improve the connections to surrounding neighborhoods and community destinations such as the Marathon County Library, the YMCA and YWCA, the Wausau Center Mall, the Grand Theater, and the Leigh Yawkey Woodson Art Museum to strengthen economic opportunities.
5. Continue to implement the recommendations in the River Edge Master Plan, particularly regarding the creation of pedestrian connections between the downtown business district and the riverfront.

Objective 2: Invest in Downtown Wausau as an economic engine for the City and a major place of employment.

1. Support economic revitalization of downtown by encouraging diverse economic activity, including government and professional offices; insurance and financial services; convention, lodging, food/beverage, and entertainment; education and training; retail trade; and high-density residential uses.
2. Support the Main Street programs and Business Improvement District efforts to enhance the vitality of the Central Business District.
3. Help relocate industrial uses from the Central Business District and River Edge Corridor.
4. Build partnerships between the State, County and private sector to accomplish comprehensive redevelopment projects.
5. Continue to provide financial assistance and incentives to encourage private investment in revitalization of downtown and riverfront properties.



Outdoor restaurant seating on 3rd St.




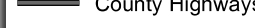
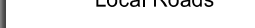
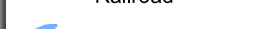
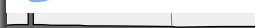

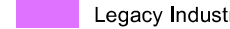
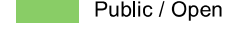
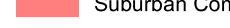
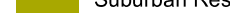
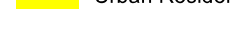
Objective 3: Expand civic uses and activities that make Downtown Wausau a cultural destination for the community and the region.

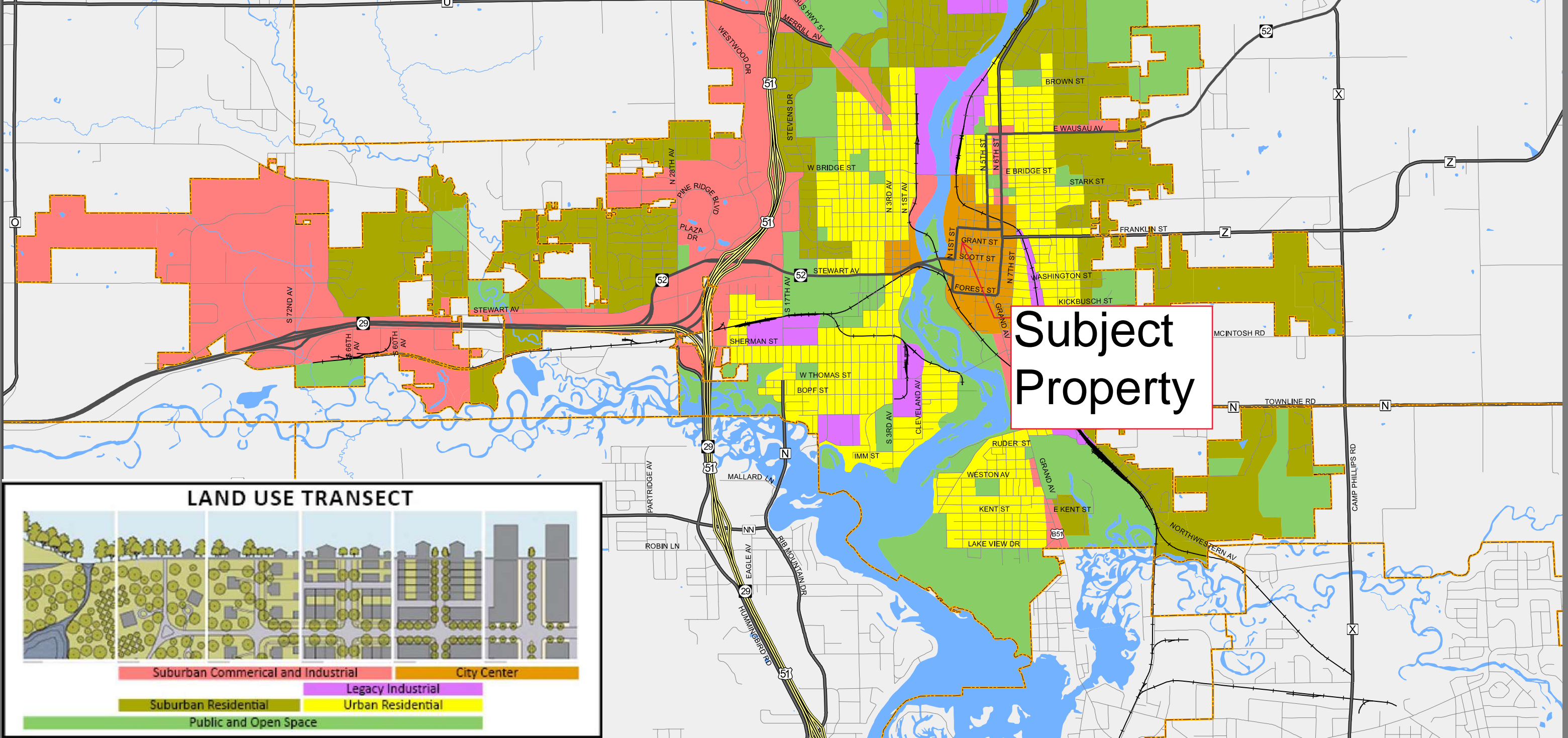
1. Continue to emphasize downtown redevelopment projects that contribute to "round-the-clock" activity in the CBD.
2. Maintain downtown Wausau as an important multi-use activity center for the community and the region including recreational, cultural, residential, retail, entertainment, office, high-tech business, and government land uses.
3. Support efforts of the Historic Preservation Commission to maintain, enhance, and formally recognize historically significant properties in the CBD.
4. Preserve the historic character of downtown buildings while accommodating new urban infill development.
5. Strengthen the historic downtown core as a pedestrian-oriented retail, entertainment, and cultural district.

Future Land Use

City of Wausau, Wisconsin

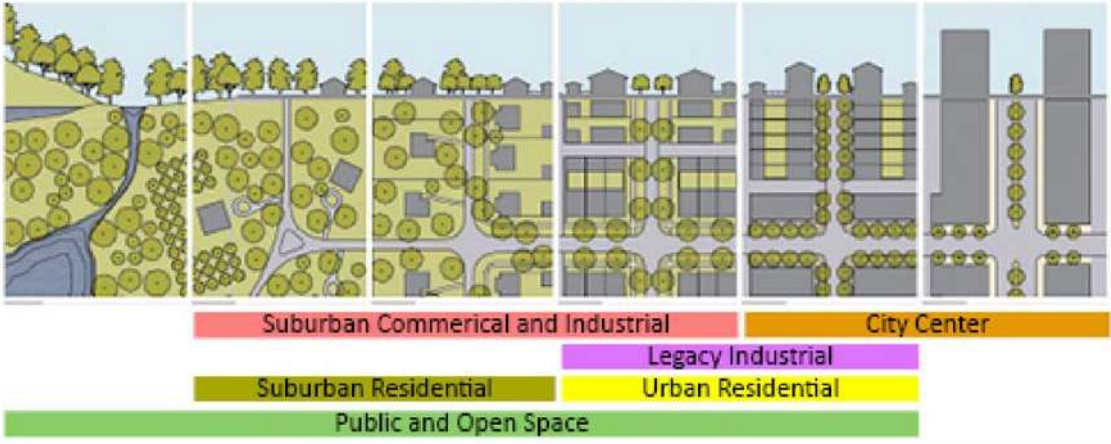
Legend

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



Subject Property

LAND USE TRANSECT



Comprehensive Plan

This map is neither a legally recorded map nor a survey of the actual boundary of any property depicted. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.

SOURCE: NCWRPC, City of Wausau, Marathon County Geo Services

Prepared By:
 North Central Wisconsin Regional Planning Commission
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