



OFFICIAL NOTICE & AGENDA
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

- 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

- 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.
- 4 Discussion and possible action.
 - a. Amending the Zoning Sections listed above
 - b. Approving a blade sign at 328 Washington Street (Finishing Touch Signs, LLC)
- 5 Discussion.
 - a. Rescheduling the February Plan Commission meeting to Wednesday, February 18, 2026 due to the Spring Primary
- 6 Adjournment.

Mayor Doug Diny, Chair

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

DATE: January 14, 2026
TIME: 1:30pm
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@ci.wausau.wi.us 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

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DATE/TIME: Tuesday, November 18, 2025 at 5:00 PM
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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, Eric Lindman, Lou Larson, Sarah Watson, George Bornemann, Andrew Brueggeman, Bruce Bohlken
Members Not Present:
Members Excused:
Present 7, Not Present 0, Excused 0

Noting the presence of a quorum, the Chairperson called the meeting to order at 05:00 PM.

1 Public comment on agenda items and reading of the City of Wausau Public Comment Statement.

No public comment was given.

2 Consideration of the minutes of the preceding meeting(s).

September 16, 2025 Regular Plan Commission Minutes

Motion by Brueggeman, seconded by Bohlken, to approve the minutes from September 16, 2025. Motion carried unanimously, 7-0.

3 Public hearing.

4 Discussion and possible action.

- a. Discussion and possible action on vacating and discontinuing a portion of the 28th Avenue Corridor Right-of-Way

Motion by Brueggeman, seconded by Bornemann, to vacate and discontinue a portion of the 28th Avenue Corridor Right-of-way. Motion carried unanimously, 7-0.

- b. Discussion and possible action amending the Official City Map by removing lands - 28th Avenue Corridor Right-of-Way

Motion by Brueggeman, seconded by Bornemann to amend the Official City Map by removing lands-28th Avenue Corridor Right-of-Way. Motion carried unanimously, 7-0.

5 Discussion.

- a. Informational presentation to summarize City of Wausau for Older Adults Report 2025 prepared by the North Central Wisconsin Regional Planning Commission (NCWRPC)

Sam Wessel from North Central Wisconsin Regional Planning Commission gave a presentation on the City of Wausau Housing for Older Adults report. His presentation highlighted five recommendations in regard to housing for older adults:

1. Recruit developers who specialize in housing for older adults, especially continuum of care. Enable flexibility as demand shifts.
2. Work with healthcare systems, health organizations, schools, and workforce training/upskilling programs to address housing, care, and staffing needs.
3. Development transit, parks, outdoor facilities/amenities, and other public facilities.
4. Support the maintenance, rehabilitation, and upgrading of existing housing stock through City services along with aging-in-place and telehealth capabilities.
5. Identify and re-purpose vacant sites and structures.

6 Adjourment.

Motion by Bohlken, seconded by Brueggeman to adjourn. Motion carried. Meeting adjourned at 05:27 PM.



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





Memorandum

From: William Hebert, Chief Inspector/Zoning Administrator
To: Plan Commission / Common Council
Date: November 12, 2025
Subject: Zoning Code Amendments

Staff is recommending several changes to the zoning code. Most of the changes are being proposed for clarity. The drafted ordinance shows additions and deletions to the current code.

Plan commission will hold a public hearing on these changes. After the hearing a recommendation will be sent to common council for final approval.

Section 3. That Section 23.02.32 (SR-5) Single Family Residential-5 Zoning District, is hereby amended to read as follows:

- (7) *Density, intensity, and bulk regulations for the (SR-5) Single-Family Residential-5 District.*

	Requirement
....	
Minimum Lot Depth	120- 110 feet

Section 4. That Section 23.02.34 (MH-7) Mobile Home Residential-7 Zoning District, is hereby amended to read as follows:

- (7) *Density, intensity, and bulk regulations for the (MH-7) Mobile Home Residential-7 District. (A mobile home that is replacing an existing unit can meet either the following table or the setbacks met by the existing unit, whichever are less restrictive.)*

	Requirement
....	
Minimum Lot Depth	120- 110 feet

Section 5. That Section 23.02.40 (DR-8) Duplex Residential-8 Zoning District, is hereby amended to read as follows:

- (7) *Density, intensity, and bulk regulations for the (DR-8) Duplex Residential-8 District.*

	Requirement
....	
Minimum Lot Depth	120- 110 feet

Section 6. That Section 23.02.41 (TF-10) Two Flat Residential-10 Zoning District, is hereby amended to read as follows:

- (3) *Principal uses permitted as conditional use. Refer to article III for detailed definitions and requirements for each of the following land uses.*

....

~~(m) — Off street parking lot.~~

and reletter (n) and (o) to (m) and (n).

....

- (7) *Density, intensity, and bulk regulations for the (TF-10) Two Flat Residential-10 District.*

	Requirement
.....	
Minimum Lot Depth	120- 110 feet

Section 7. That Section 23.02.61 (MI) Medium Industrial Zoning District, is hereby amended to read as follows:

.....

- (2) *Principal uses permitted by right.* Refer to article III for detailed definitions and requirements for each of the following land uses.

(a) Commercial animal boarding/daycare

and reletter (a) through (r) to (b) through (s).

- (3) *Principal uses permitted by right as Conditional Use.* Refer to article III for detailed definitions and requirements for each of the following land uses.

- (a) — Office.
- (b) — Personal or professional service.
- (c) — Outdoor display
- (d) — Artisan production shop.
- (e) — Commercial kitchen.
- (f) — Indoor maintenance service.
- (g) — Commercial animal boarding/daycare.
- (h) — Vehicle service and repair.
- (i) — Outdoor open space institutional.
- (j) — Passive outdoor recreation.
- (k) — Essential services.
- (l) — Light industrial.
- (m) — Indoor storage and wholesaling.

- (a) Drive-through & in-vehicle sales or service.
- (b) Large scale public services and utilities.
- (c) Production greenhouse.
- (d) Indoor food cultivation and farming.
- (e) Indoor food production and processing.
- (f) Personal storage facility.
- (g) Transit center.
- (h) Distribution center.
- (i) Off-site parking lot.
- (j) Off-site structured parking.
- (k) Communication tower.
- (l) Cultivation.
- (m) Community garden.

Section 8.
read as follows:

That Section 23.02.62 (HI) Heavy Industrial Zoning District, is hereby amended to

- (2) *Principal uses permitted by right.* Refer to article III for detailed definitions and requirements for each of the following land uses.

(a) Commercial animal boarding/daycare

and relettering (a) through (r) to (b) through (s).

- (3) *Principal uses permitted as by-right Conditional Use.* Refer to article III for detailed definitions and requirements for each of the following land uses.

- (a) — Office.
- (b) — Personal or professional service.
- (c) — Outdoor display.
- (d) — Artisan production shop.
- (e) — Commercial kitchen.
- (f) — Commercial animal boarding/daycare.
- (g) — Indoor maintenance service.
- (h) — Outdoor maintenance service.
- (i) — Vehicle service and repair.
- (j) — Outdoor open space institutional.
- (k) — Passive outdoor recreation.
- (l) — Essential services.
- (m) — Light industrial.
- (n) — Heavy industrial.
- (o) — Production greenhouse.
- (p) — Indoor food production and processing.
- (q) — Indoor storage and wholesaling.
- (r) — Outdoor storage and wholesaling.
- (s) — Distribution center.

- (a) Drive-through & in-vehicle sales or service.
- (b) Adult-oriented entertainment business.
- (c) Active outdoor recreation.
- (d) Large scale public services and utilities.
- (e) Indoor food cultivation and farming.
- (f) Transit center.
- (g) Freight terminal.
- (h) Airport.
- (i) Heliport.
- (j) Off-site parking lot.
- (k) Off-site structured parking.
- (l) Communication tower.
- (m) Composting.
- (n) Recycling and waste disposal.
- (o) Salvage or junkyard.
- (p) Sand and mineral processing.
- (q) Large wind energy system.
- (r) Large solar energy system.
- (s) Cultivation.

(t) Community garden.

Section 9. That Section 23.02.70 (IOS) Intensive Outdoor Storage Zoning District, is hereby amended to read as follows:

- (2) *Principal uses permitted by right.* Refer to article III for detailed definitions and requirements for each of the following land uses.

....

(i) — Light industrial.

(j) — Heavy industrial.

and reletter (k) through (o) to (i) through (m).

Section 10. That Section 23.03.30 Temporary uses, is hereby amended to read as follows:

- (2) *Temporary outdoor storage container (nonresidential).* Enclosed, lockable storage containers such as shipping containers, semi-trailers, storage pods, or other fully enclosed trailers for use on a limited basis on a nonresidential property. Other forms of forms of temporary outdoor storage containers are prohibited.

Section 11. That Section 23.06.06 Off-street parking and traffic circulation, is hereby amended to read as follows:

....

- (23) *Limitations on uses of residential off-street parking areas.* In residential districts and on lots associated with residential uses, accessory off-street parking facilities shall be solely for the parking of passenger vehicles, which shall be regulated as follows:

....

- (c) A recreational vehicle (RV) associated with and customary to residential uses may be parked as if a passenger vehicle but shall not be utilized for the storage of goods, materials, or equipment other than that which is considered part of the RV or essential to its function.

1. No person shall park or store any recreational equipment vehicle within the front yard or corner side yard of any residential zoning district unless the equipment vehicle is parked on a driveway which meets all of the requirements in section 23.06.06, off-street parking and traffic circulation.
2. A Recreational equipment vehicle may be stored on any type of surface in the rear yard or the interior side yard areas. If the rear yard of a corner lot abuts the side yard of an adjacent residence, any recreational equipment vehicle stored in said rear yard shall not be closer to the street than the required front yard setback distance for said adjacent residence.

3. A Recreational equipment vehicle longer than 30 feet shall not be stored anywhere outdoors in any residential zoning district unless the piece of recreational equipment vehicle is being loaded, unloaded, cleaned or otherwise prepared for use or extended storage. The time period that a recreational equipment vehicle longer than 30 feet may be kept outdoors shall not exceed seven days during any 30-day period. For purposes of this subsection, the length of a piece of recreational equipment vehicle shall include any portion of a trailer that the equipment is loaded onto.

Section 12. That Section 23.06.20 Exterior lighting standards, is hereby amended to read as follows:

....

- (5) *Exterior lighting requirements.*

....

- (d) Fixtures and luminaries.

....

4. The maximum fixture mounting height by zoning district shall be:

....

- c. Twenty feet in the I, SO, SMU, UMU, DPMU, DHMU, DRMU, RP, IOS, IOC, AO, and EX Zoning Districts.

....

- (7) *Additional lighting requirements for intensive outdoor recreation uses.*

....

- (b) The mounting height for light fixtures shall be no greater than one-fourth time the distance to the nearest property line from where the light fixture is located.

Section 13. That Section 23.06.40 Fencing standards, is hereby amended to read as follows:

....

- (5) *Design and materials.*

- (a) *Materials.*

....

3. Rules related to specific materials.

....

- b. Wire mesh and ~~non-coated/non-galvanized~~ chain link fencing is not permitted within front yards in the SR-2, SR-3, SR-5, SR-7, MH-7, DR-8, TF-10, TRD-12, MR-12, MR-20, and MR-50 titles, except when used in conjunction with parks, schools, airports, or other institutional uses.

....

- e. Coated Chain link fences shall have a minimum nine-gauge thickness, and a top rail support is required. Coated Chain link fences shall not be permitted in front or street yards and shall not extend toward the street beyond the front of the building.

Section 14. That Section 23.09.27 Sign permits-Application, enforcement, and revocation, is hereby amended to read as follows:

(1) *Applicability.*

- (a) No freestanding sign listed under section 23.09.05(1)(a), on-building sign listed under section 23.09.05(1)(b), bulletin board or order board sign under section 23.09.05(1)(d), or optional miscellaneous sign under section 23.09.05(3)(b) shall be erected, installed, or constructed without approval from the ~~City of Wausau Plan Commission~~ Zoning Administrator.

Section 15. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 16. This ordinance shall be in full force and effect on the day after its publication.

Adopted:
 Approved:
 Published:
 Attest:

Approved:

 Doug Diny, Mayor

Attest:

 Kaitlyn A. Bernarde, Clerk



STAFF REPORT

TO: City of Wausau Plan Commission
FROM: William Hebert, Chief Inspector / Zoning Administrator
DATE: January 14, 2026

GENERAL INFORMATION

APPLICANT: MacKenzie Landwehr
LOCATION: 328 Washington St
EXISTING ZONING: DHMU
PURPOSE: Plan Commission Approval
EXISTING LAND USE: Mixed Use Business

SURROUNDING ZONING AND LAND USE:

This parcel is located in the downtown central business district. Small businesses and shops are located on the north side of Washington St and the Foundry on 3rd mixed use apartment building is on the south side.

ANALYSIS

The business owner proposes to install a blade sign above the storefront at 328 Washington St. The sign will be approximately 30 inches by 30 inches. A metal bracket will hang the sign off of the front of the building. It will extend over the sidewalk and provide a minimum 8 foot walking clearance. The sign image and front view of the entry is on the next page.

Recommendation

Staff recommends approval of the sign as proposed.



5111 Sherman St.
Wausau, WI 54401
Office: 715-845-0500

Customer: Whimsy and Wonder
Job Location: Wausau
Job #: 21010
Proof Date: 11.19.25
Sales Rep: Pat
Designer: Evelyn
Client Approval:

Substrate:

- Double Sided
- Single Sided
- Lit Sign
- Non Lit
- Opaque Vinyl
- Translucent Vinyl
- Frosted
- Painted
- Exterior
- Interior

Colors:

- TBD
- TBD
- TBD
- TBD
- TBD
- TBD



Sign Specifications:

- (1) D/S flag-style sign to be mounted above canopy
-
-

FINAL DRAWING APPROVAL

These drawings will be released to manufacturing once signed and returned. Any detail or dimension changes will delay fabrication and incur extra charges. Once the design is approved Finishing Touch will not be responsible for errors. Colors shown for representation only. Actual paint or vinyl graphics may not match ink colors on layout.

This artwork is copyrighted and may not be reproduced or used without written permission. Design fees will be charged without authorized use.

