



OFFICIAL NOTICE & AGENDA
REGULAR MEETING

MEETING:	Board of Zoning Appeals	MEMBERS:	
DATE/TIME:	Wednesday, March 18, 2026 at 4:00 PM	Nancy Hoffman (c)	Jerry Jarosz
LOCATION:	Wausau City Hall — Council Chambers 407 Grant Street, Wausau WI, 54403	David Burke	Arlene Katz
		Mark Dillman	Nan Giese

1 Consideration of the minutes of the preceding meeting.

Consideration of August 20, 2025, meeting minutes

2 Public Hearing

Bible Truth Chapel, requesting a street yard setback variance for a new addition, at 1600 N 1st Avenue.

3 Discussion and possible action.

a. Regarding the street yard setback variance at 1600 N 1st Ave, Wausau.

4 Adjournment.

Nancy Hoffman, Chair

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

DATE: 03/12/2026
TIME: 9:00 am
POSTED BY: Lea Wilde

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



BOARD OF ZONING APPEALS

Time and Date: Wednesday, August 20, 2025, at 4:00 p.m. in the Council Chambers at Wausau City Hall
Members Present: Nancy Hoffmann, David Burke, Mark Dillman, Jerry Jarosz
Members Absent: Arlene Kaatz, & Nanette Giese (Alternate)
Others Present: William Hebert

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

Nancy Hoffmann called the meeting to order at approximately 4:00 p.m. and a quorum was present.

Review the minutes of May 21, 2025, meeting

Dillman motioned to approve the minutes, and Burke seconded. The minutes are approved 4-0.

Hoffmann opened the public hearing.

Tyler Tate, owner of 205 Callon St, requesting a side yard variance for the parking lot.

Tyler Tate spoke about the variance request. Currently the way the cars are parked, there are only a couple of spaces available to park. Several new businesses are tenants in the building and people come from out of town. The parking lot to the east of the building is privately owned. They were unable to come to a lease or purchase agreement for parking. The owner to the west is ok with expanding the parking lot. In the alley it is very difficult for people to park. Concern is there are customers that park in other areas and they walk over a block away. A lot of the customers are older and for them to park a block away and walk here is difficult. They would like to pave the space and have a privacy fence. Having a privacy fence allows for separation of the buildings. Tate wants to make the best use for the space and esthetically pleasing for the tenants.

Dillman asked how the building is currently being used. Tate replied there are several tenants in the building. The current anchor tenant is Lora with the Story Cellar Bookstore in the center lower level of the building. There is a massage therapist in the front. Tate's real estate office is in the lower level in the back. Upstairs there is office space that is currently unused, but they are looking for a tenant.

Dillman asked how many square feet the building is. Tate replied that it is 4500 square feet roughly.

Tate stated that with several tenants everyone has at least 1 employee and customers parking in the alleyway you can only get 4 cars in there. Even if it was a single tenant building it is still not enough for a couple of employees to park.

Jarosz asked if the proposed parking meets the standard. Hebert stated that as proposed it does meet the standard. It would need to be a 45-degree angle parking space. The drive aisle would be one way out through the public alley.

Tate stated that there is a sign showing only 1 way driving to prevent collisions. If there are areas that parking cannot be put there will be landscaping to meet the requirements. The fence is vinyl white, 6 feet tall for privacy and it will look appealing.

Dillman suggested that the green space be more appropriate in the front of building and to put vertical green on the building.

Tate responded that they are willing to lose a couple parking spaces to meet the green space requirement.

Callie Wulk at 316 Scott St, Executive Director Wausau River District. Is in full support of the project. River District focuses a lot on downtown revitalization, community development, and strong support for small business owners as well. This is a great opportunity to directly address accessibility and parking challenges that they are currently facing. It is a great beautification effort when I think of downtown revitalization. It could transform that area, making it visually appealing, address some safety concerns, keep the customers shopping, which helps the local economy.

Laura Spaeth, Owner of The Story Cellar at 205 Callon St. Need accessibility and safety for our customers. There were a couple social media videos that went viral and there were a lot of people stopping by. They are checking out other businesses in the area. Having accessible parking makes it easier and safer for people to get in and out of the building. During the week some of the clientele are retired librarians and retirees in the community. It would be easier for them to park near the door. They do purchase used books and it is a lot easier to carry a box of books to right outside the building versus a block away. There are over 300 people signed up for the book club. Having even 30 or 40 people in person at eight o'clock at night now when it's starting to get a little darker going out into that alleyway. Having the privacy fence with additional lighting would be safer and more secure than having to walk a few blocks to your vehicle.

Hoffman closed the public hearing

Hebert said that we did get a phone call from Larry Hemauer from Emmerich's and Associates. They are in support of the request. They are not interested in leasing the property they want to sell it. City staff worked with Tyler in meeting the green space requirement. There is a lot of pavement on this block. Hopefully when properties sell and redevelops we can get the softening of the asphalt areas.

Burke asked why is the green space required? Hebert said there is a maximum of impervious surface, which is 90% for this district. This variance is for a side yard setback request to go from 10 feet to 0 feet.

Jarosz motion to approve the variance as submitted and Dillman seconded. Motion carried 4-0

Adjournment

The meeting was adjourned at 4:25 pm.

VARIANCE APPLICATION

City of Wausau Zoning Board of Appeals

Part 1: General information and alternatives analysis

To be completed jointly by the applicant and zoning staff.

Petition # _____ Date filed _____ \$225.00 fee paid (payable to: City of Wausau)

	<u>Owner/Agency</u>	<u>Contractor</u>
Name:	<u>BIBLE TRUTH CHAPEL INC</u>	<u>FUNKTION & REI ENGINEERING</u>
Address:	<u>1600 N 1ST AVE, WAUSAU, WI</u> <u>54401</u>	<u>4080 N 20TH AVE, WAUSAU, WI</u> <u>54401</u>
Phone:	_____	_____

Legal description: REFER TO ATTACHED

Lot area & dimensions: 75,360 sq. ft., _____ x _____ ft.

Zoning district: (I) INSTITUTIONAL

Current use and improvements:
CHURCH, SCHOOL & NURSERY

Description of any prior petition for appeal, variance or conditional use:
NONE THAT WE ARE AWARE OF.

Description and location of all nonconforming structures and uses on the property:
NEW ADDITION IS PROPOSED TO ENCROACH ON BUILDING SETBACKS ALONG
WEST & SOUTH PROPOERTY LINES. (REFER TO PLAN)

Ordinance standard from which variance is being sought (section number and text):
23.02.50 - (I) Institutional Zoning District - (7)Density, intensity, and bulk regulations for the
(I) Institutional District.

Describe the variance requested:

NEW ADDITION IS PROPOSED TO ENCROACH ON BUILDING SETBACKS
ALONG WEST & SOUTH PROPOERTY LINES. WE ARE PROPOSING
REDUCTION IN SETBACK REQUIREMENTS ALONG THOSE TWO
PROPERTY LINES PER THE ATTACHED PLANS.

Type of variance requested:

- use variance** – permits a landowner to put a property to an otherwise prohibited use.
- area variance** – provides an increment of relief (normally small) from a physical dimensional restriction such as a building height or setback.

Describe the effects on the property if the variance is not granted:

IF NOT GRANTED, THE OWNER WILL NOT BE ABLE TO ADD APPROPRIATE
ADDITION TO SUPPORT FACILITY NEEDS/DEMANDS AND MAINTAIN ENOUGH
ON SITE PARKING TO SUPPORT FACILITY.

Alternatives

Describe alternatives to your proposal such as other locations, designs and construction techniques. Attach a site map showing alternatives you considered in each category below.

- a. Alternatives you considered that comply with existing standards. If you find such an alternative, you can move forward with this option with a regular permit. If you reject compliant alternatives, provide the reasons you rejected them.

NO ALTERNATE BUILDING ADDITION PLANS SUPPORTED THE
FACILITY'S CURRENT NEEDS AS TOO MUCH PARKING WOULD BE
ELIMINATED. THE ONLY OTHER OPTION WOULD BE RELOCATING
TO A COMPLETLY DIFFERENT SITE, WHICH THE OWNER
CURRENTLY WOULD PREFER TO AVOID.

- b. Alternatives you considered that require a lesser variance and reasons you rejected them. If you reject such alternatives, provide the reasons you rejected them.

THE PROPOSED BUILDING ADDITION WAS REDUCED TO EVERY
EXTENT POSSIBLE, WHILE STILL MAINTAINING THE INTERNAL
SPACIAL REQUIREMENTS NEEDED FOR THE FACILITY. ANY
FURTHER REDUCTIONS WOULD MAKE THE ADDITION INEFFICIENT
AND LESS FUNCTIONAL.



Part 2. Three-Step Test

To qualify for a variance, the applicant must demonstrate that their property meets ALL of the following three requirements.

1) **Unique property limitations** *(To be completed by the applicant)*

Unique physical limitations of the property such as steep slopes or wetlands that are not generally shared by other properties must prevent compliance with ordinance requirements. The circumstances of an applicant (growing family, need for a larger garage, etc.) are not a factor in deciding variances. Nearby ordinance violations, prior variances or lack of objections from neighbors do not provide a basis for granting a variance. Property limitations that prevent ordinance compliance and are common to a number of properties should be addressed by amending the ordinance.

Do unique physical characteristics of your property prevent compliance with the ordinance?

Yes. Where are they located on your property? Please show the boundaries of these features on the site map that you used to describe alternatives you considered.

No. A variance cannot be granted.

2) **No Harm to Public Interests** *(To be completed by zoning staff)*

A variance may not be granted which results in harm to public interests. In applying this test, the zoning board must consider the impacts of the proposal and the cumulative impacts of similar projects on the interests of the neighbors, the entire community and the general public. These interests are listed as objectives in the purpose statement of an ordinance and may include:

- Public health, safety and welfare
- Water quality
- Fish and wildlife habitat
- Natural scenic beauty
- Minimization of property damages
- Provision of efficient public facilities and utilities
- Achievement of eventual compliance for nonconforming uses, structures and lots
- Any other public interest issues

Ordinance purpose:

Public health and safety, separation of buildings and vision clearances at streets and intersections.

Purpose(s) of standard from which variance is requested:

Limited site development area in current configuration of the building and off street parking lot. The owner wishes to build closer to street than current district allows.

Analysis of Impacts

Discuss impacts that would result if the variance was granted. For each impact, describe potential mitigation measures and the extent to which they reduce project impact (completely, somewhat, or minor). Mitigation measures must address each impact with reasonable assurance that it will be reduced to an insignificant level in the short term, long term and cumulatively.

Short term impacts: (through the completion of construction)

Impact: Noise and blocking the street.
Mitigation: Limit construction hours to 7 a.m. to 5 p.m. Monday - Friday and parking in lot.
Extent to which mitigation reduces project impact: Completely.

Impact: _____
Mitigation: _____
Extent to which mitigation reduces project impact: _____

Long term impacts: (after construction is completed)

Impact: Less bufferyard between houses and church.
Mitigation: Landscaping. Building is not used daily in excessive fashion.
Extent to which mitigation reduces project impact: Somewhat

Impact: Fire hazard since buildings are closer than normal setbacks.
Mitigation: Non-combustible exterior materials reduces fire hazard to neighbors.
Extent to which mitigation reduces project impact: _____

Cumulative impacts: (What would happen if a similar variance request was granted for many properties?)

Impact: Other districts allow a 10 foot setback to street, but open up many land uses
Mitigation: _____
Extent to which mitigation reduces project impact: By allowing a reduced setback, the neighboring properties would still have the church as a neighbor. If variance is not approved owner could consider a zoning change to SMU, which allows restaurants, taverns, and churches.

Impact: _____
Mitigation: _____
Extent to which mitigation reduces project impact: _____

Will granting the variance harm the public interest?

Yes. A variance cannot be granted.

No. Mitigation measures described above will be implemented to protect the public interest.

3) **Unnecessary hardship** *(To be completed by the applicant)*

An applicant may not claim unnecessary hardship because of conditions which are self-imposed or created by a prior owner (for example, excavating a pond on a vacant lot and then arguing that there is no suitable location for a home). Courts have also determined that economic or financial hardship does not justify a variance. When determining whether unnecessary hardship exists, the property as a whole is considered rather than a portion of the parcel. The property owner bears the burden of proving unnecessary hardship.

- For an area variance, unnecessary hardship exists when compliance would unreasonably prevent the owner from using the property for a permitted purpose (leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome. The board of appeals must consider the purpose of the zoning restriction, the zoning restriction's effect on the property, and the short-term, long-term and cumulative effects of a variance on the neighborhood, the community and on the public interests.
- For a use variance, unnecessary hardship exists only if the property owner shows that they would have no reasonable use of the property without a variance.

Note: While Wisconsin Statutes do not specifically prohibit use variances, there are a number of practical reasons why they are not advisable:

- Unnecessary hardship must be established in order to qualify for a variance. This means that without the variance, no reasonable use can be made of the property.
- Many applications for use variances are in fact administrative appeals. Often the zoning board is asked to determine whether a proposed use is included within the meaning of a particular permitted or conditional use or whether it is sufficiently distinct as to exclude it from the ordinance language. Such a decision is not a *use variance* but an appeal of the administrator's interpretation of the ordinance text.
- Zoning amendments are a more comprehensive approach than use variances. Elected officials consider the larger land area to avoid piecemeal decisions that may lead to conflict between adjacent incompatible uses or may undermine land use plan and ordinance objectives. Towns have meaningful input (veto power) for zoning amendments to general zoning ordinances.
 - Zoning map amendments can change zoning district boundaries so as to allow uses provided in other zoning districts.
 - Zoning text amendments can add (or delete) permitted or conditional uses allowed in each zoning district.

Is unnecessary hardship present?

Yes. Describe.

DUE TO CURRENT SITE CONDITIONS & SPATIAL LIMITATIONS, THERE IS NO OTHER SUITABLE AREA TO EXPAND THE FACILITY WHILE MAINTAINING THE ON SITE PARKING NEED/DEMAND FOR THE SITE.

No. A variance cannot be granted.

Part 3: Construction Plans

To be completed and submitted by the applicant.

Attach construction plans detailing:

- Property lines
- Vegetation removal proposed
- Contour lines (2 ft. interval)
- Ordinary high water mark
- Floodplain & wetland boundaries
- Dimensions, locations & setbacks of existing & proposed structures
- Utilities, roadways and easements
- Well and sanitary system
- Location and extent of filling/grading
- Location and type of erosion control measures
- Any other construction related to your request
- Anticipated project start date

I certify that the information I have provided in this application is true and accurate.

Signed: Mike Melcher
(Applicant/Agent/Owner)

Digitally signed by Mike Melcher
DN: c=US, E=mmelcher@outlook.com, CN=Mike Melcher
Reason: I have reviewed this document
Date: 2026.01.15 11:58:29 -0600

Print name: Mike Melcher

Date signed: 1/15/26

**Remit to: Wausau City Hall
Inspections Department
407 Grant Street
Wausau, WI 54401**



STAFF REPORT

TO: City of Wausau Zoning Board of Appeals

FROM: William Hebert, Zoning Administrator

DATE: March 10, 2026

GENERAL INFORMATION

APPLICANT: Bible Truth Chapel, Inc. / REI Engineering

LOCATION: 1600 N 1st Ave

EXISTING ZONING: Institutional

PURPOSE: Expansion of church, school and nursery

EXISTING LAND USE: Church

SIZE OF PARCEL: 75,360 sq. ft. / 1.73 acres

VARIANCE BEING REQUESTED: Street side setback variance from required 20 feet to 10 feet.

ANALYSIS

1. Evaluate whether the request is in harmony with the Comprehensive Plan or other relevant plans.

According to the applicant, the church has outgrown the existing building, and an addition is needed for a children's nursery during church services, additional storage, and moving the stage. New restrooms and offices are being added to the south.

The comprehensive plan encourages a mixture of complementary land uses in a neighborhood. The church has been in place for many decades and has previously expanded.

2. Evaluate the request based upon the criteria used by the Zoning Board of Appeals in their review. Would it be a hardship or practical difficulty to meet the zoning code requirements, due to the physical surroundings, shape, or topography of the property.

The church property is on top of a hill, with land sloping away to the north and west. The current footprint of the building does not provide many other available options for additions other than coming out closer to the city streets.

Current off-street parking spaces are 52. Based on an occupancy load of 300 people, this is the minimum off street parking required for a church. An addition to the north would have removed parking spaces and would disrupt the current parking configuration.

The only homes on North 2nd Avenue are located on the west side of the block. For the southern addition, the building would generally line up with the existing homes on Lucille Street.

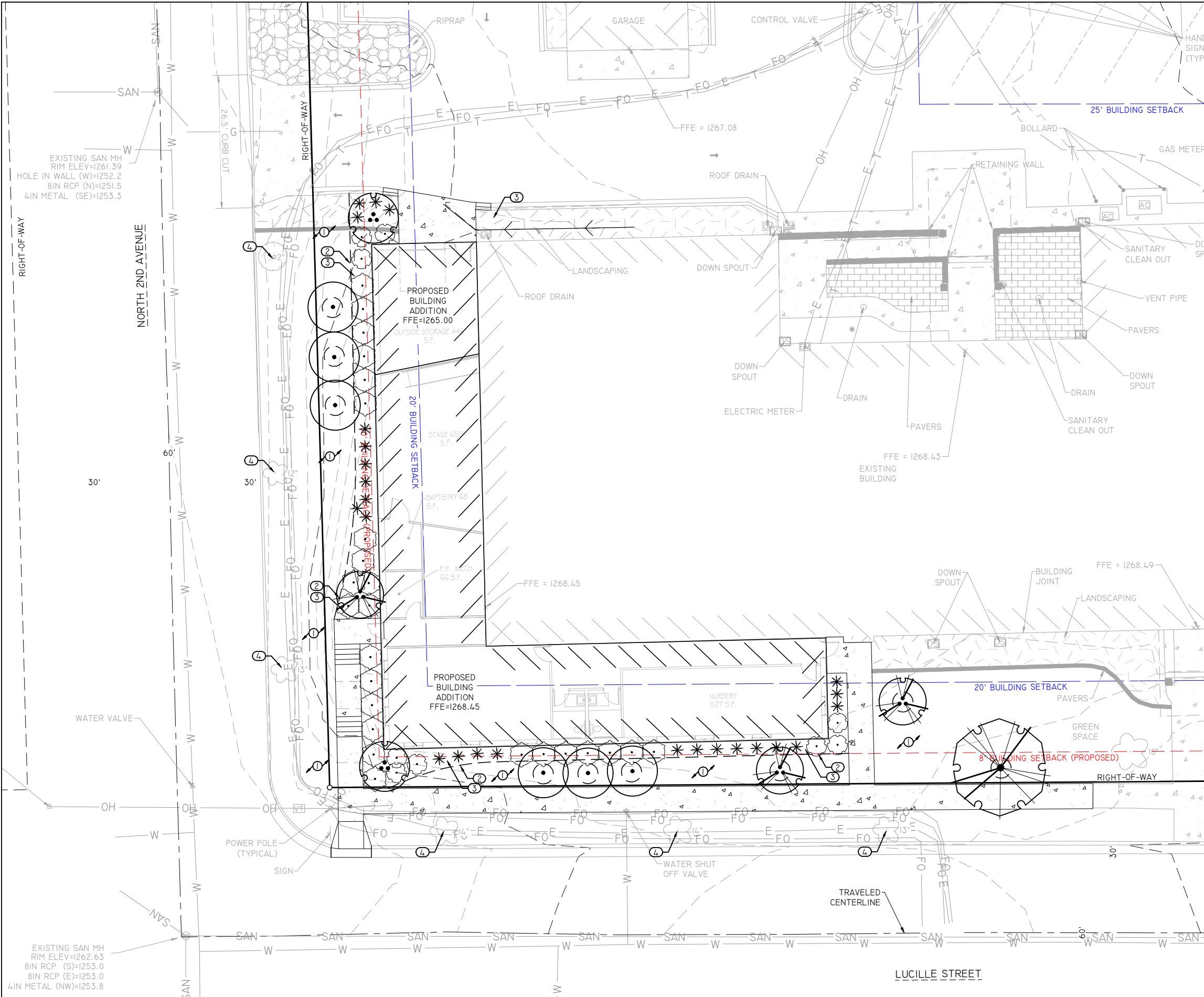
POSSIBLE ACTION

Approve as proposed.

Approve with amendments.

Deny.

DRAWING FILE: Q:\12000-12099\12024 - FUNKTION - BIBLE TRUTH CHAPEL - 1600 N 1ST AVENUE - CITY OF WAUSAU - MARATHON COUNTY\DRAWING\LANDSCAPE.DWG LAYOUT: C400
 PLOTTED: MAR 02, 2026 - 3:34PM PLOTTED BY: KURTS



KEYED NOTES

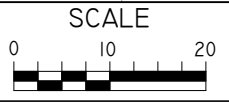
1. SEED, FERTILIZER & MULCH, *ALL AREAS NOTED ON PLAN & ALL DISTURBED AREAS DUE TO CONSTRUCTION ACTIVITY.
2. ALUMINUM EDGING, CURV-RITE 200- SERIES, BRONZE COLOR. *INSTALL PER MANUFACTURER SPECIFICATION.
3. DECORATIVE STONE MULCH, TO MATCH EXISTING. *WITH COMMERCIAL GRADE WEED BARRIER FABRIC UNDERLAYMENT.
4. PRESERVE & PROTECT EXISTING STREET TREES, TYP.

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	CONT.	PTS/PLANT	QTY
DECIDUOUS TREES						
	Heritage® River Birch	Betula nigra 'Cully'	6'-8' Ht. (Multistem)	B&B	30	3
	Regal Prince® Oak	Quercus x warei 'Long'	1.25' Cal.	B&B	30	6
	Sugar Maple	Acer saccharum	1.25' Cal.	B&B	50	1
ORNAMENTAL TREES						
	Autumn Brilliance Apple Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	6' Ht. (Multistem)	B&B	10	2
DECIDUOUS SHRUBS						
	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	3 gal.	Pot	1	25
	Tiny Wine® Ninebark	Physocarpus opulifolius 'SMPOTW'	3 gal.	Pot	3	9
PERENNIALS						
	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal.	Pot	1	25

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



CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

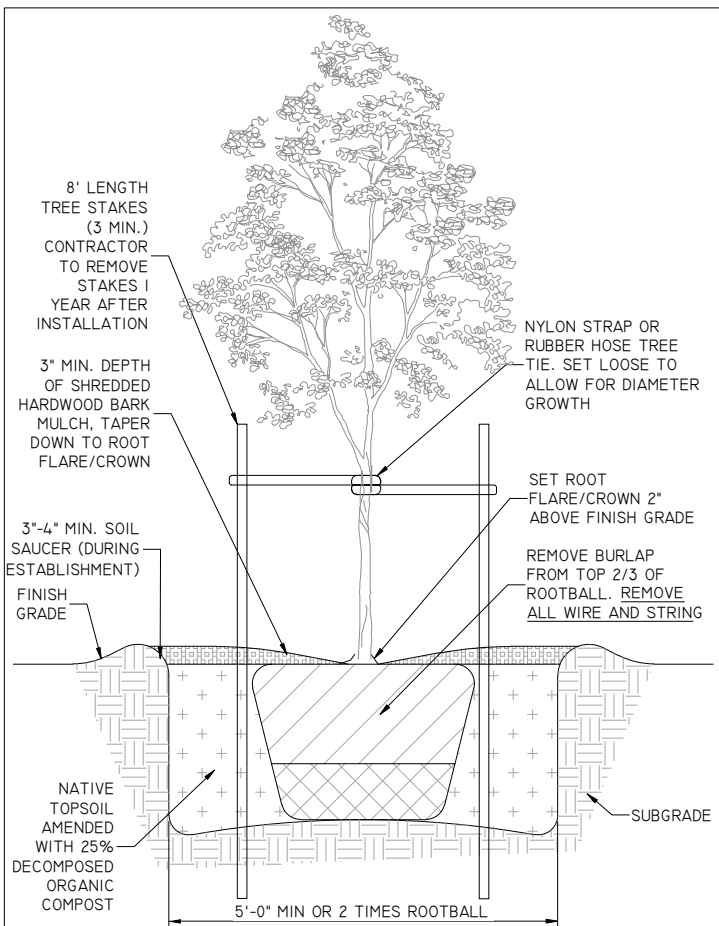


DATE	ISSUANCE	BY	CHKD	SURVEYED BY:	DESIGNED BY:	SURVEY DATE:
				JAF,DJG		5-5-2025
				SURVEY CHKD BY: JWP	CIVIL CHKD BY:	CIVIL DATE: 12-30-2025
				SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: NAP

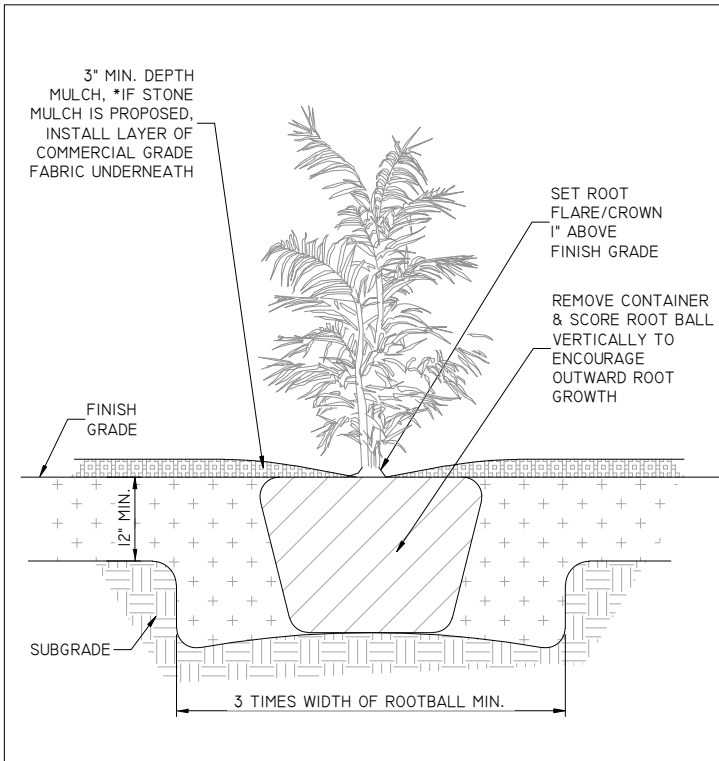
LANDSCAPE PLAN
 BIBLE TRUTH CHAPEL PROPERTY
 1600 N. 1ST AVENUE
 WAUSAU, WI 54401

REI
 REI No. 12024
 SHEET C400

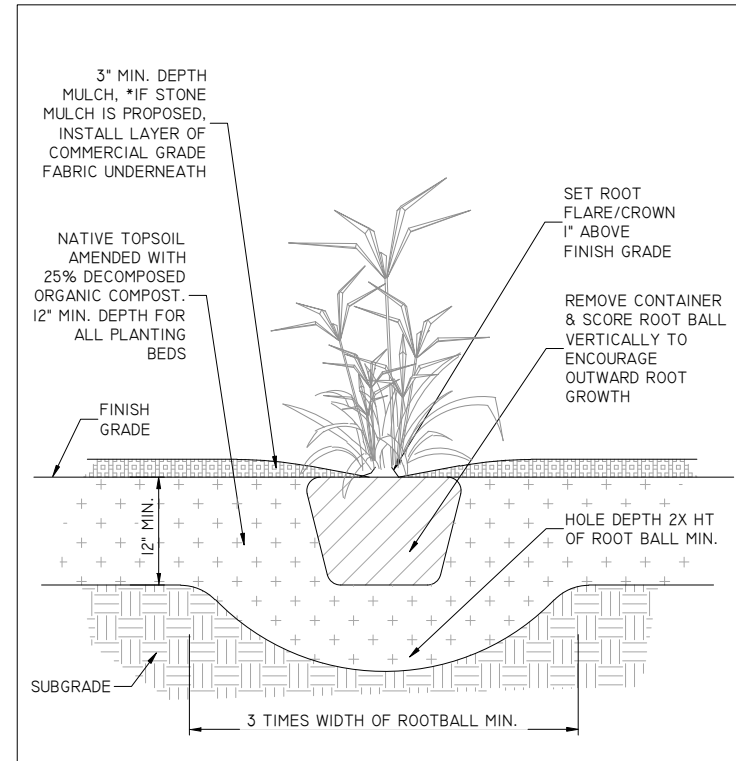
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 PLOTTED: MAR 02, 2026 - 3:34PM PLOTTED BY: KURTS



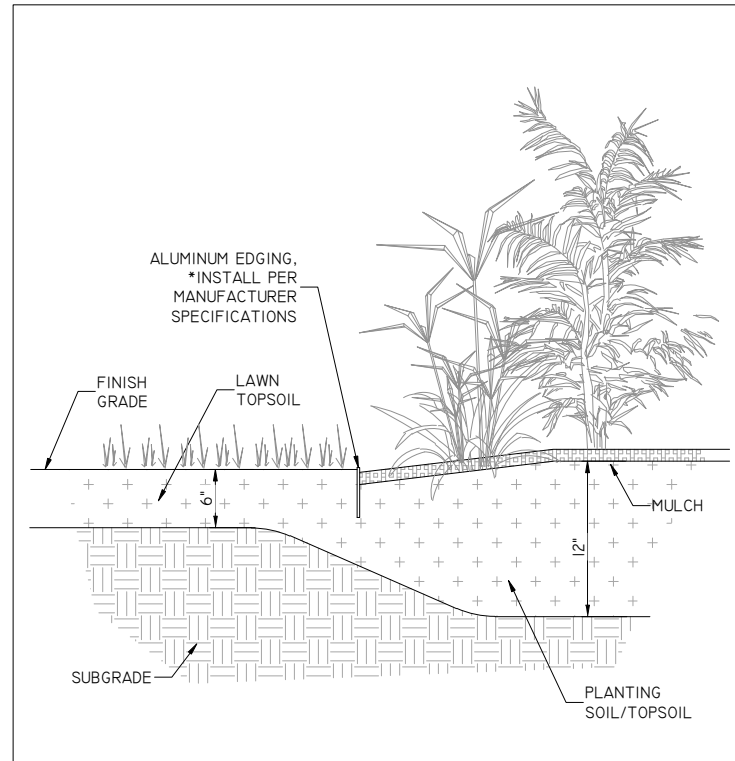
DECIDUOUS TREE - PLANTING DETAIL



SHRUB - PLANTING DETAIL



PERENNIAL - PLANTING DETAIL



PLANTING BED & EDGING - DETAIL

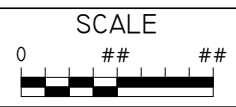
GENERAL NOTES:

- (A) NO PLANT OR MATERIAL SUBSTITUTIONS WILL BE ACCEPTED *UNLESS APPROVED IN ADVANCE BY LANDSCAPE DESIGNER OR OWNER.
- (B) LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING & VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
- (C) CALL DIGGERS HOTLINE @ 811 OR 1-800-242-8511 AT LEAST 5 WORKING DAYS PRIOR TO DEMOLITION, EXCAVATION OR ANY CONSTRUCTION ACTIVITY.
- (D) ALL PLANT MATERIAL SHALL BE GUARANTEED ONE (1) FULL GROWING SEASON FOLLOWING TOTAL COMPLETION OF PROJECT AND ACCEPTANCE BY OWNER. PLANT INSTALLATION INCLUDES A ONE TIME REPLACEMENT WARRANTY UPON REQUEST BY OWNER DUE TO DEATH, UNSATISFACTORY GROWTH OR SIGNIFICANT DIEBACK. WARRANTY EXPIRES AFTER FIRST FULL GROWING SEASON FOLLOWING PROJECT COMPLETION.
- (E) LANDSCAPE CONTRACTOR SHALL VERIFY MINIMUM 6" TOPSOIL DEPTH FOR ALL AREAS TO BE SEEDED/SODDED THROUGHOUT PROJECT SITE. CONTRACTOR IS REQUIRED TO CORRECT ANY DEFICIENCIES PRIOR TO SEED/SOD. TOPSOIL SHALL BE CLEAN AND FREE OF STONES, WEEDS AND OTHER UNDESIRABLE DEBRIS.
- (F) LANDSCAPE CONTRACTOR SHALL VERIFY MINIMUM 12" PLANTING SOIL DEPTH FOR ALL PROPOSED PLANTING BED AREAS THROUGHOUT THE PROJECT SITE. CONTRACTOR IS REQUIRED TO CORRECT ANY DEFICIENCIES PRIOR TO PLANT INSTALLATION. PLANTING SOIL & AREA SHALL BE CLEAN AND FREE OF STONES, WEEDS, CONCRETE WASTE AND OTHER UNDESIRABLE DEBRIS.
- (G) LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING TOPSOIL AND SEEDING OR SODDING ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY, INCLUDING ALL R.O.W. AND ADJACENT PROPERTIES.
- (H) CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS AFTER LANDSCAPE CONSTRUCTION ACTIVITIES ARE COMPLETE AND APPROVED BY OWNER. *THIS TO BE DONE DAILY AS DEEMED NECESSARY BY MUNICIPALITY.
- (I) PERMANENT IRRIGATION PLAN/SYSTEM TO BE PROVIDED BY OTHERS ONLY IF A SYSTEM IS REQUIRED BY THE MUNICIPALITY OR OWNER.
- (J) IF THERE WILL BE NO PERMANENT IRRIGATION SYSTEM INSTALLED PRIOR TO PLANT INSTALLATION, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TEMPORARILY MAINTAIN/WATER ALL PLANT MATERIAL/SEEDED AREAS OR ENSURE A TEMPORARY IRRIGATION SYSTEM IS FULLY FUNCTIONAL UPON INSTALLATION OF PLANT MATERIAL. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARILY IRRIGATING ALL PLANT MATERIAL 2-3 TIMES PER WEEK FOR 2-3 MONTHS UNTIL ROOT SYSTEMS OF ALL PLANT MATERIALS HAVE TIME TO ESTABLISH & GENERATE GROWTH. TEMPORARY IRRIGATION PLAN STRATEGY TO BE APPROVED IN ADVANCE BY OWNER.

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



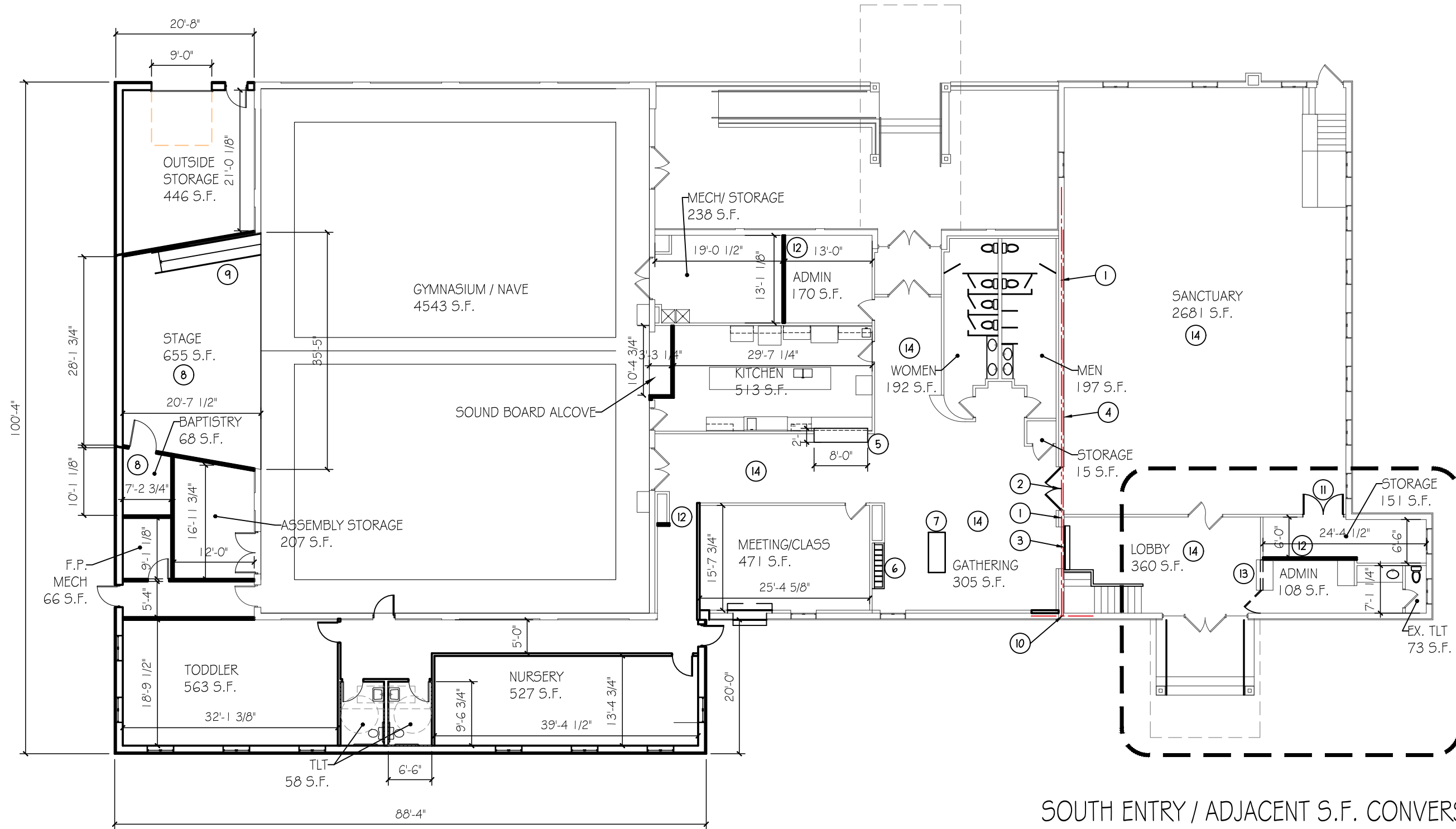
**CIVIL & ENVIRONMENTAL
 ENGINEERING, SURVEYING**



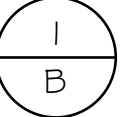
DATE	ISSUANCE	BY	CHKD	SURVEYED BY:	DESIGNED BY:	SURVEY DATE:
				JAF,DJG		5-5-2025
				SURVEY CHKD BY: JWP	CIVIL CHKD BY:	CIVIL DATE: 12-30-2025
				SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: NAP

LANDSCAPE NOTES & DETAILS
 BIBLIE TRUTH CHAPEL PROPERTY
 1600 N. 1ST AVENUE
 WAUSAU, WI 54401

REI
 REI No. 12024
 SHEET C401



SOUTH ENTRY / ADJACENT S.F. CONVERSION



BIBLE TRUTH CHAPEL - PROPOSED ADDITION
SCHEMATIC DESIGN

Prepared By



Design Studio

3 MARCH 26

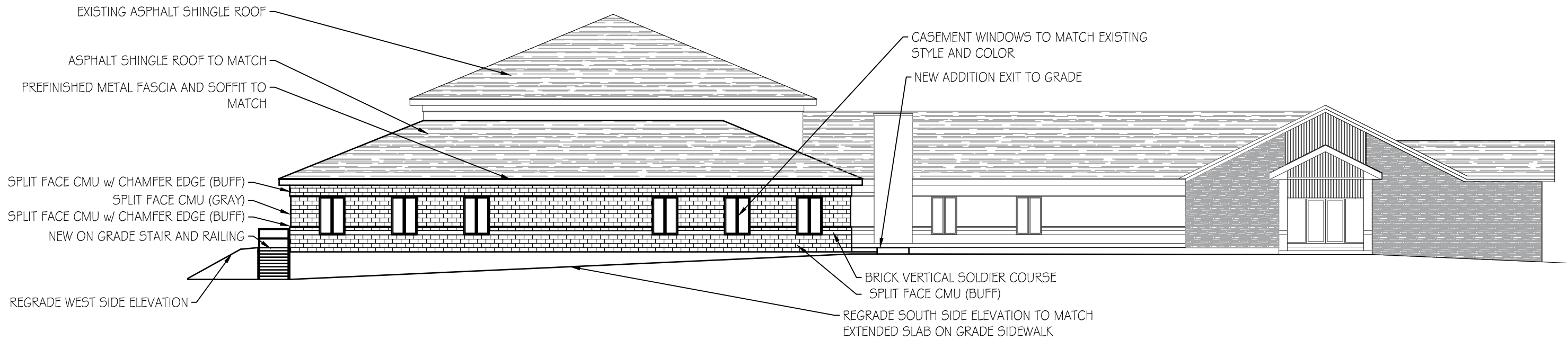
1806 Woodland Ridge Road, Wausau, WI 54403
 Cell: 715.571-8122
 funktiondesignstudio.com

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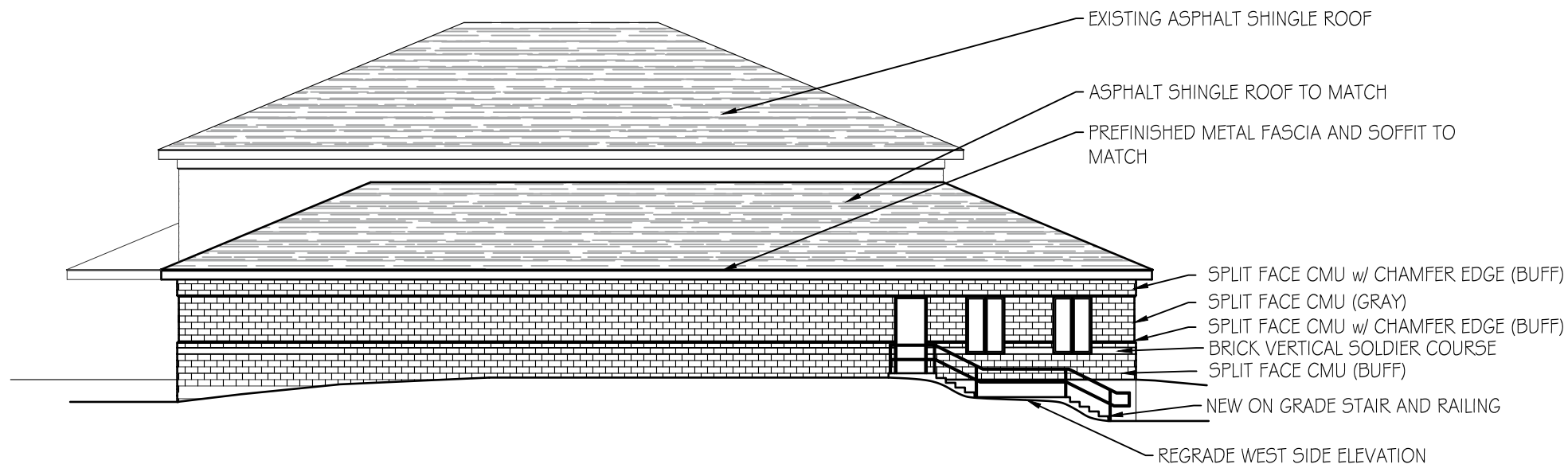
SCALE: 1/16" = 1'-0"

REFERENCE NOTES:

- | | |
|---|--|
| 1. CONVERT EXISTING MASONRY WALL TO 2 HOUR FIRE WALL (LIMITED OPENINGS) | 12. NEW WALL PARTITION |
| 2. REMOVE EXISTING DOOR, ADD 90 MIN. RATED DOOR | 13. NEW CHECK IN STATION w/ WORK TOP (HALF WALL) |
| 3. ADD 2 HOUR FIRE SHUTTER | 14. REPLACE INTERIOR FLOOR FINISHES |
| 4. EXTEND 2 HOUR FIRE RATED WALL TO UNDERSIDE OF ROOF DECK | |
| 5. NEW SERVICE COUNTER w/ SERVICE WINDOW | |
| 6. MAIL BOX UNIT | |
| 7. MOBILE ISLAND | |
| 8. RAISED FLOOR ASSEMBLY 12" A.F.F. | |
| 9. 1:20 ACCESSIBLE RAMP w/ GUARD RAIL | |
| 10. EXTEND FIRE WALL / RATED ASSEMBLIES 4"-0" BEYOND WALL | |
| 11. CUT NEW OPENING IN WALL AND ADD NEW DOOR | |



SOUTH ADDITION ELEVATION



WEST ADDITION ELEVATION



EXISTING ELEVATION - MATERIALS TO MATCH EXISTING SOUTH ELEVATION

**BIBLE TRUTH CHAPEL - PROPOSED ADDITION
SCHEMATIC DESIGN**

Prepared By



Design Studio

1806 Woodland Ridge Road, Wausau, WI 54403
Cell: 715.571-8122
funktiondesignstudio.com

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SCALE: 1/16" = 1'-0"