



OFFICIAL NOTICE & AGENDA
REGULAR MEETING

MEETING: Plan Commission
DATE/TIME: Tuesday, April 21, 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).**
March 17, 2026 Regular Plan Commission Minutes
- 3 Public Hearing.**
 - a. Discussion on rezoning 230 E Thomas Street from a (NMU) Neighborhood Mixed-Use zoning district to a (TF-10) Two-Flat Residential zoning district. (City of Wausau Development Department)
- 4 Discussion and possible action.**
 - a. Discussion and possible action on rezoning 230 E Thomas Street from a (NMU) Neighborhood Mixed-Use zoning district to a (TF-10) Two-Flat Residential zoning district. (City of Wausau Development Department)
 - b. Discussion and possible action on approving a Conditional Use Permit for 218 South 4th Street to authorize and allow construction of a Personal Storage Facility use in the Light Industrial (LI) Zoning District. (Dunwoody Storage)
 - c. Discussion and possible action approving the City of Wausau 2027 Comprehensive Plan Public Participation Plan (PPP) Draft.
- 5 Discussion.**
 - a. Preliminary code amendment discussion - data centers
- 6 Adjournment.**

Mayor Doug Diny, Chair

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

DATE: April 15, 2026
TIME: 3:00pm
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, March 17, 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, Eric Lindman, Sarah Watson, George Bornemann, Andrew Brueggeman, Bruce Bohlken

Members Not Present:

Members Excused: Lou Larson

Present 6, Not Present 0, Excused 1

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

1 Election of a Vice Chair

Without objection, this item was postponed until the next meeting.

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

A comment received via email from Linda Lawrence in support of the housing project on Grant St and 1st St was read by Mayor Diny.

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

February 18, 2026 Regular Plan Commission Minutes

Motion by Commission Member Brueggeman, seconded by Member Bohlken, to approve Regular Plan Commission Minutes. Motion Passed 6-0.

4 Public Hearing:

- a. Discussion on approving a Conditional Use Permit for 218 South 4th Street to authorize and allow construction of a Personal Storage Facility use in the Light Industrial (LI) Zoning District. (Dunwoody Storage)

Mayor Diny opened the public hearing.

Comments were made by Jason and Melinda Dunwoody in support of the construction of a personal storage facility due to the increase in housing units being approved and built in the downtown Wausau area.

Mayor Diny closed the public hearing.

5 Discussion and possible action.

- a. Discussion and possible action on approving a Conditional Use Permit for 731 N 1st Street to allow for a 70 unit, 7-story apartment building. (Beacon Resources, LLC)

Motion by Commission Member Bornemann, seconded by Commission Member Brueggeman, to approve a Conditional Use Permit for 731 N 1st Street to allow for a 70 unit, 7-story

apartment building. Motion Passed 6-0.

- b.** Discussion and possible action approving the Transportation Project Plat for Project 370-40-40, Grand Avenue signal replacements, Sturgeon Eddy Road and Townline Rd.

Motion by Commission Member Brueggeman, seconded by Member Bohlken, to approve the Transportation Project Plat for Project 370-40-40, Grand Avenue signal replacements, Sturgeon Eddy Road and Townline Rd. Motion Passed 6-0.

6 Discussion.

7 Adjournment.

Motion by Alderperson Watson, seconded by Member Bohlken, to adjourn. Motion carried. Meeting adjourned at 5:07PM.

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: April 21, 2026

REQUESTED ACTION:

Zoning Map Amendment

230 E. Thomas Street from NMU to TF-10

LOCATION: 230 E. Thomas Street

APPLICANT: Community Development Department, City of Wausau

EXISTING ZONING: **(NMU) Neighborhood Mixed Use Zoning District**
Intent. This district is intended to permit residential development and small-scale commercial uses that are compatible with adjacent residential uses and established neighborhood-level commercial corridors. Residential uses are intended to occur at an approximate density of ten dwelling units per acre.

EXISTING LAND USE: Vacant

SIZE OF PARCEL: 0.075 acres

REQUESTED ZONING: **(TF-10) Two-Flat Residential-10 District**
Intent. This district intended to create, preserve, and enhance areas for single family detached and two flat dwellings at an approximate density of ten dwelling units per acre.

PURPOSE: To allow for a lot-combination with the neighboring parcel (226 E. Thomas St) by first matching zoning districts.

COMPREHENSIVE PLAN: **Chapter 3 – Housing**
Objective 2 - Promote programs and policies that provide housing opportunities for all residents.
Objective 3 - Encourage a variety of housing types throughout the City without concentrating any particular type of housing within one neighborhood.

Future Land Use Map – Urban Residential 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 Urban Residential transect lies between the sparser suburban transects and the densest City Center transect. A variety of low-to mid-density housing types would fit within this transect. Both the existing (NMU) and proposed (TF-10) zoning districts fall within the Urban Residential transect; the intent of both districts is to permit residential uses at a density of approximately ten (10) units per acre.

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).

BACKGROUND INFORMATION:

The subject parcel is a remnant from the Thomas Street reconstruction project that occurred a number of years ago. The size of the existing parcel by itself makes it difficult for infill development. Staff has looked at the dimensions of this parcel along with the parcel to the west (226 E. Thomas Street) and determined that combining the two parcels into one would make redevelopment more feasible. Before two lots can be combined, however, they must have the same zoning district.

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 appropriate density and intensity of development 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 will be 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 map amendment aligns with the goals, objectives, and action steps of the Comprehensive Plan, particularly the Housing chapter, as noted above. Also, both the existing and proposed zoning districts fall within the same the Future Land Use Transect.

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 the same density of residential uses as the existing zoning district (i.e., ten dwelling units per acre). The proposed residential zoning district is more restrictive in that it does not allow a number of the commercial uses permitted in the mixed-use districts.

The proposed TF-10 currently exists on the same side of the street (to the west), as well as across the street (to the south) from the subject parcel. To the east and north is land essentially taken up by the River Edge Parkway.

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, but as noted, the Thomas Street reconstruction project changed the dimensions of the subject parcel and its neighbor such that combining the lots makes redevelopment more feasible.

STAFF RECOMMENDATION

The staff recommendation is to approve the proposed Zoning Map Amendment at 230 E. Thomas Street from (NMU) Neighborhood Mixed Use Zoning District to (TF-10) Two-Flat Residential-10 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.



MEMO

TO: Plan Commission
FROM: Patrick Gatterman, Economic Development Manager
DATE: 03/11/26
RE: 230 E. Thomas Street Rezone Request

The East Thomas Street Corridor has been recently reconstructed, including reestablishing the road which has resulted in several vacant lots that are now owned by the City of Wausau.

These lots have had both Phase 1 and Phase 2 Environmental Studies completed by Ramboll and have been cleared for re-use by the Wisconsin Department of Natural Resources.

The Neighborhood Group has had several meetings to discuss the future of the lots, which concluded to keeping them single-family homes.

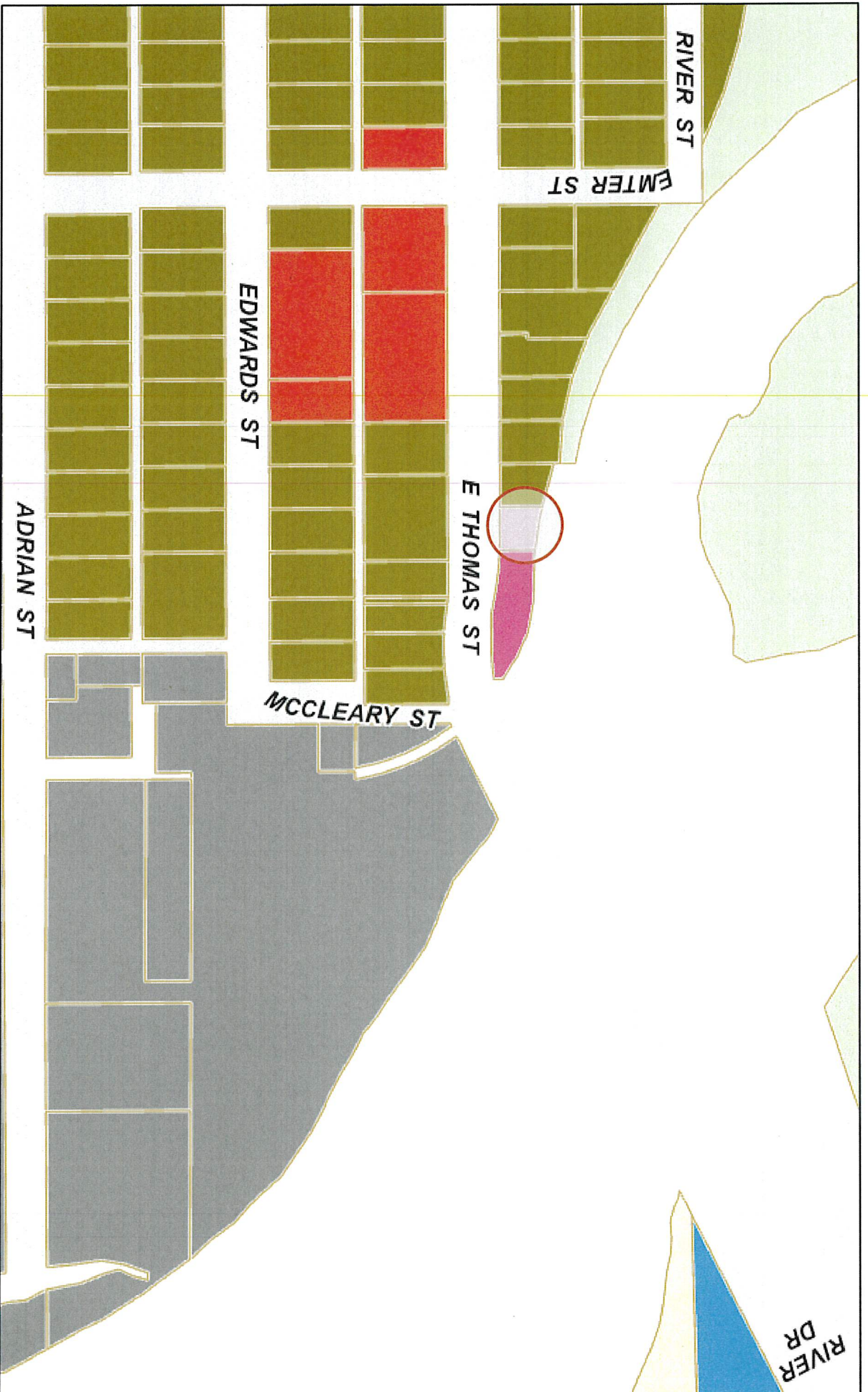
To meet lot requirements for the single-family homes, both a rezone and lot combination will be required.

This request is to rezone 230 E. Thomas Street from Neighborhood Mixed Use (NMU) to Two-Flat Residential (TF-10) to stay consistent with the neighborhood (Appendix A).

The rezoning of 230 E. Thomas Street to TF-10 will allow a lot-combination with 226 E. Thomas Street to meet minimum lot requirements.

Legal Description: WAUSAU, CITY OF-WILLIAMS & EMTERS ADDITION (2917960) Lot: 9 Block: 2
Municipality: WAUSAU, CITY OF-291 Parcel ID: 29129073540035
Section: 35 Township: 29 Range: 7 Other Lot: GOV 3 Municipality: WAUSAU, CITY OF-291 Parcel ID: 29129073540035

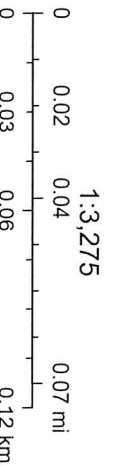
230 E. Thomas Street Current Zoning

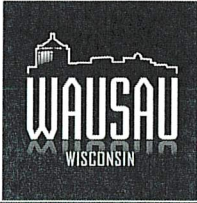


3/12/2026, 9:33:52 AM

- Parcel
- Right Of Way
- Zoning
- SR-2 - Single Family Residential

- TF-10 - Two-Flat Residential
- PUD - Planned Unit Development
- RH-35 - Rural Holding
- I - Institutional
- NMU - Neighborhood Mixed-Use
- UMU - Urban Mixed-Use
- HI - Heavy Industrial
- Municipal Boundaries





Zoning Map Amendment Application

City of Wausau | 407 Grant St Wausau WI 54403
715-261-6780 (Inspections/Zoning) | 715-261-6760 (Planning)
inspections@wausauwi.gov

If you are requesting a zoning map amendment, provide the information below. Payment must be received by the deadline of hearings/meetings¹. Should you have any questions about this form or the City's rezoning process, contact Zoning or Planning (phone numbers listed above).

¹ Fee Schedule and Deadlines is posted online <https://www.wausauwi.gov/your-government/inspections/zoning-ordinances>

1. Petitioner Info

A. Primary Petitioner	
Name:	City of Wausau-Community Development Department
Address:	407 Grant Street, Wausau, WI 54403
Phone Number:	715-261-6686
Email:	randy.fifrick@wausauwi.gov

B. Petitioner's Representative (if different from Primary)	
Name:	
Address:	
Phone Number:	
Email:	

C. Additional Petitioners (if any)	
Name:	
Address:	
Phone Number:	
Email:	

D. Additional Petitioners (if any)	
Name:	
Address:	
Phone Number:	
Email:	

2. Property Owner(s)

Must list **EACH** additional property owner within the area proposed for rezoning. If the primary petitioner owns **ALL** the proposed rezone properties, merely indicate "NONE" on Owner 1's name. Add an additional page, if necessary.

A. Owner 1	
Name:	City of Wausau
Address:	407 Grant Street, Wausau, WI 54403
Phone Number:	715-261-6680
Email:	randy.fifrick@wausauwi.gov

B. Owner 2 (if applicable)	
Name:	City of Wausau
Address:	407 Grant Street, Wausau WI 54403
Phone Number:	715-261-6680
Email:	randy.fifrick@wausauwi.gov

3. Address(es) Info

A. Address(es) of Properties to be Rezoned:	230 E. Thomas Street
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B. Zoning District Info

Existing zoning district of the lands listed in this petition?	NMU-Neighborhood Mixed Use
Proposed zoning district of the lands listed in this petition?	Two-Flat Residential TF-10
Proposed land use(s) following rezoning?	Single Family Home

C. Narrative, Legal Description, Map, and Other Information

- Provide a **brief narrative** justifying the rezoning of the property/properties.
- Attach a **legal description** for all the areas proposed for rezoning. (*Available Marathon County's Ascent Land Records.*)
- Attach a **map of the area** showing the parcels proposed to be rezoned, adjacent streets, and existing zoning on the parcels.
- Other Information** you feel might be helpful in evaluating your proposal.

4 Payment Type

- Via Online (Send billing to email address: _____)
- By Check (Make Check Payable to "City of Wausau", and deliver it to City of Wausau – Zoning 407 Grant St Wausau WI 54403)

5 Signature of Petitioner

Randy Fifrick		3/12/2026
Petitioner's Print Name	Petitioner's Signature	Date



STAFF REPORT

To: Plan Commission

Prepared By: Carrie Edmondson, AICP, Assistant City Planner

Date: April 21, 2026

REQUESTED ACTION:

Conditional Use Permit at 218 S. 4th St.

LOCATION:	218 South 4 th Street
APPLICANT:	Jason Dunwoody
EXISTING ZONING:	Light Industrial (LI)
EXISTING LAND USE:	Vacant lot with no structures
REQUESTED CONDITIONAL USE:	Personal Storage Facility
COMPREHENSIVE PLAN:	City Center (Future Land Use Map)

Land Use Goal: The City of Wausau will balance the land use needs of the community to maximize the land's potential.

Objective 1: Maintain a harmonious balance of existing land uses within the City.

3. Buffer industrial areas from other activities to reduce the extent of possible land use conflicts.

Objective 2: Encourage full use of land within the City boundaries, including redevelopment and infill development of underutilized areas.

1. Eliminate brownfield sites in the City through clean-up efforts, redevelopment activities, and rehabilitation projects.

OVERVIEW AND ANALYSIS:

This subject parcel is currently vacant and located directly south of the City's downtown periphery. The site is zoned Light Industrial (LI) and is located within a transitional area. The parcel is surrounded by Light Industrial (LI) to the south, east, and west, and Downtown

Periphery Mixed Use (DPMU) to the north. The City-owned Two Hearts Dog Park is located directly south and west of the site. As a result, the development's southern façade will be directly visible from the dog park. The application is for an unstaffed Personal Storage Facility. The proposed use is compatible with surrounding uses and will create minimal increase in traffic, parking demand, and site congestion. However, the use will result in limited pedestrian activation and street-level engagement.

Dimensional Standards

Dimensional standards are well met. There is no parking required as there will be no employees on site. It is expected that vehicles will park near their individual units to load and unload. There are three parallel parking spaces proposed onsite.

Landscaping

The landscaping as proposed meets code and includes some enhancements such as stone outcropping along the east and southeast sections of the site. One small adjustment will be required, as a minimum of 40 percent shrubs are required for paved area plantings. The applicant is currently going through the WDNR brownfield remediation process. The landscape plan is being approved contingent upon soil being allowable. The current proposal also meets the maximum impervious surface ratio of 80 percent (60% as proposed). If it is found that soil or engineered soil does not meet WDNR requirements (e.g. if a hard surface cap such as blacktop is required), this approval would not stand, and a new Conditional Use Permit would be required as stated in 23.10.42(6)(c).

Exterior Building Design Standards

Signage is not approved as part of this submittal and will be reviewed under the sign permit process. Per the Zoning Code, flat, unadorned walls should be avoided and greater interest and variety should be incorporated to the south and east facing walls. This could be done through recesses and projections, roof articulation, color variation, additional windows, or other architectural features. The mural along the eastern elevation is an asset and there may be the ability to add more public art along the southern façade. This would create interest for those using the dog park.

Lighting

Only wall-pack lighting is proposed. Detailed lighting plans and spec sheets shall be submitted to ensure that full cut-off fixtures are utilized and that footcandle requirements as outlined in the Zoning Code are met.

Departmental Comments

Jamie, Polley, Parks, Recreation, and Forestry Director:

The fence should complement the black fencing of the dog park that is along the entrance side. I would also suggest they install and maintain a buffer of vegetation on the south property line that will block the view of the storage facilities from the dog park. The vegetation must not intrude with the fencing of the dog park.

CONDITIONAL USE PROCEDURE:

The City of Wausau zoning code requires two Plan Commission meetings to approve or deny a conditional use.

1st meeting: Public Hearing, no action.

2nd meeting: Staff report available, Final action taken.

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

STANDARDS

(8) <i>Findings.</i> In reviewing and taking final action on a proposed conditional use permit, the Plan Commission shall consider whether the proposed conditional use: (W.M.C. 23.10.32(8))	
(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

During the public hearing the applicant spoke about the lack of personal storage available in the downtown area specifically. He stated that the influx of new multi-family housing construction downtown will create increased demand for personal storage.

STAFF RECOMMENDATION

Staff recommends approval of the proposal with the following conditions:

1. A revised landscape plan, meeting paved area plantings must be submitted and approved by the Zoning Administrator.
2. Lighting and spec sheets must be submitted and approved by the Zoning Administrator.
3. The southern and eastern elevations must include further enhancements that display greater interest and variety.
4. The fencing must be complementary to the existing fencing at the dog park.
5. If it is found that soil or engineered soil does not meet WDNR requirements (e.g. if a hard surface cap such as blacktop is required), this approval would not stand, and a new Conditional Use Permit would be required as stated in 23.10.42(6)(c).
6. Sign permits must be obtained for signs as required by the Zoning Code.

ACTION

The Commission may

1. approve the use as originally proposed,
2. approve the proposed conditional use with modifications and/or conditions,
3. or deny approval of the proposed conditional use.



February 24, 2026

City of Wausau
Attn: William Hebert
Zoning Administrator
407 Grant Street
Wausau, WI 54403



Subject: Dunwoody Storage – Conditional Use Permit (CUP) Application

Dear William:

We are submitting the following information on behalf of Jason Dunwoody, for consideration and approval regarding a personal storage facility within Wausau, WI.

- *Completed CUP Application*
- *30% Plan Set (Site Plan & Landscape Plan)*
- *Rendered Site Plan*
- *Elevational Drawings*
- *3D Renderings*
- *Payment of \$425*

Dunwoody Storage is proposed as the sole tenant and is expected to offer mini self-storage units available for public rental. The site is currently vacant and located within an established industrial zoning district. This area of Wausau has a long history of both outdoor and indoor storage activities dating back to the late 1800s, including lumber storage and junkyard operations. The proposed land use is therefore consistent with the area's historical and existing development patterns. Additionally, the project is designed to revitalize a currently blighted site by incorporating improved site security through fencing and lighting, enhancing street-side visibility from both the adjacent dog park & street, and utilizing varied building materials, subtle architectural articulation, and decorative landscaping to elevate the overall appearance.

Please contact us if you need any additional information to complete the review and approval of this request.

Sincerely,

Nate Guldán

Nate Guldán
REI Engineering, Inc.

cc. Jason Dunwoody, Dunwoody Storage, 3307 Sandy Lane, Schofield, WI 54476

CITY OF WAUSAU

APPLICATION FOR A CONDITIONAL USE

For background on the conditional use process and other important information, please read the “*Information and Instructions for City of Wausau Conditional Use Process*” carefully before completing this application.

Please provide all of the information requested below, including a site plan, a written description of the conditional use including type of activities, buildings, structures and off-street parking, as well as the number of employees, written justification for conditional use including evidence that the application is consistent with the City of Wausau Comprehensive Plan and a Traffic Impact Analysis for group and large development projects. If you have questions during the course of preparing the application, contact either the Zoning Administrator at 715-261-6783 or the City Planner at 715-261-6753. (PLEASE PRINT OR TYPE)

1. Address of the property where the conditional use is requested:

2. Provide a legal description of subject property in the space below or attach a copy of the legal description to this application. (For example, the legal description might be the lot, block, and name of a subdivision, or a Certified Survey volume and page number, or some other type of legal description. The City Assessor, at 715-261-6600, may be able to provide this information):

3. Name(s) of Applicant Business: _____

Name of Contact Person (PLEASE PRINT): _____

Mailing Address: _____

Email Address: _____

Daytime Phone No. of Contact Person: _____

Evening Phone No. of Contact Person: _____

What is your interest in the subject property? (For example, owner, prospective owner, renter, attorney for owner, etc.)

4. Property Owner Name(s) if Different from Applicant: _____

Mailing Address: _____

Email Address: _____

Owner’s Daytime Phone Number: _____

Owner’s Evening Phone Number: _____

5. What is the area, in square feet, of the property on which the establishment of the conditional use is requested? _____

6. What is the present zoning of the subject property? _____

7. What is (are) the present use(s) of the subject property? _____

8. Proposed use(s) of property: _____

Primary Use (reason for conditional use request): _____

Secondary use (if any) of property in addition to the conditional use: _____

Other use(s): _____

9. Describe in detail the nature of your proposed conditional use request. Include information regarding construction of new buildings, remodeling of existing buildings, location and amount of parking, number of employees, hours of operation, proposed type, size, location, and style of any new sign(s), and other pertinent information. (This information may be provided on a separate sheet or sheets)

Generally, a site plan and more detailed information about any buildings will need to be submitted in order to more accurately explain your proposal. This is described in greater detail in the attached section, "*Site Plan and Building Information*".

This application, the site plan and all other information provided by the applicant, including testimony made at the public hearing, become part of the public record of your conditional use request. Any material variations from this application could be cause for the Plan Commission to void this application and require the applicant to reapply for the conditional use. Therefore, do not make written or verbal statements regarding the proposed use(s) that are not entirely accurate. (Include additional page(s) if necessary)

NOTE: If you are submitting an application for a community living arrangement (group home, community based residential facility, etc.) please request a copy of the City's *Policy Regarding Location and Distribution of Community Living Arrangements* (April, 1996). This policy is available from the Inspections Department and identifies additional information that **MUST be submitted with your conditional use application for this type of use.**

10. I (we), the undersigned, do hereby make application and petition the Plan Commission to approve the conditional use as requested above and shown on the site plan and building plans submitted with this application:

Jason L. Dunwoody
Signature of Applicant

3-4-26
Date

Jason L. Dunwoody
PRINTED Name

[Signature]
Additional Applicant Signature

3/4/26
Date

Melinda Kay Dunwoody
PRINTED Name

Please return your completed application with site and building plans and a check made payable to "City of Wausau" (for the City's publication fee costs) to the Community Development Office on the Second Floor of Wausau City Hall, 407 Grant Street, Wausau WI 54403 (or to the Inspections Department located on the Second Floor of Wausau City Hall).

The publication fee is \$425 for a public hearing at a regularly scheduled Plan Commission meeting (and \$550 if you request a special Plan Commission meeting). Please contact the City Planner (715-261-6753) or Inspections Department (715-261-6780) to determine if these fees are current since they are subject to change.

<p>For City Use Only</p> <p>Date Received at City Hall: _____</p> <p>Received By: _____</p> <p>Amt. Submitted w/Application: \$ _____</p> <p>Check Number: _____</p> <p>Month Requested for Hearing: _____</p> <p>Plan Commission Meeting Date for Expected Final Approval: _____</p> <p>Other: _____</p>
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SITE PLAN AND BUILDING INFORMATION

In order to facilitate the review and approval of a conditional use, the applicant must provide a site plan and building information at the time the "*Application for a Conditional Use*" is submitted. Providing this information will help ensure that the Plan Commission is able to act upon your request at the public hearing meeting. If you fail to submit this information in advance, the Plan Commission may need to take action in order to receive and adequately review the information. Therefore, a site plan must be provided at a scale of 1 inch = 20 feet (or less than 20 feet) and, where applicable, should show the following information:

1. Property lines with dimensions in feet.
2. Location of existing and proposed structures relative to the property lines and the exterior dimensions of said structures.
3. Building setback dimensions – that is, the distance the existing and/or proposed buildings are located from the front, side and rear lot lines.
4. Location and dimensions of any loading areas and off-street parking areas, as well as the location and width of driveways and the layout of parking stalls and interior traffic circulation.
5. Location of proposed and existing stormwater drainage facilities for the building and parking lot. If the parking lot is larger than 7,500 square feet, on-site stormwater drainage plans will be needed.
6. Location and size of any proposed outside storage areas.
7. Location, size, height, and type of any proposed landscaping, fences, signs, parking lot lighting, and other pertinent exterior features proposed as part of the conditional use.

Generally, the building information should include:

1. An elevation of all exterior walls if the building is to be new construction.
2. The height of the structure in feet.
3. An indication of the types of building materials which will be used for the facade and roof.
4. A floor plan of the building.
5. Details of any changes which will be made to the building if the proposed use will be located in an existing building.

INDEX OF SHEETS

SHEET C001	TITLE SHEET
SHEET C010	EXISTING SITE CONDITIONS
SHEET C100	SITE PLAN
SHEET C400	LANDSCAPE PLAN
SHEET C401	LANDSCAPE DETAILS

TOTAL SHEETS = 5

SITE PLAN PACKAGE FOR: DUNWOODY STORAGE

CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN



LIST OF STANDARD ABBREVIATIONS

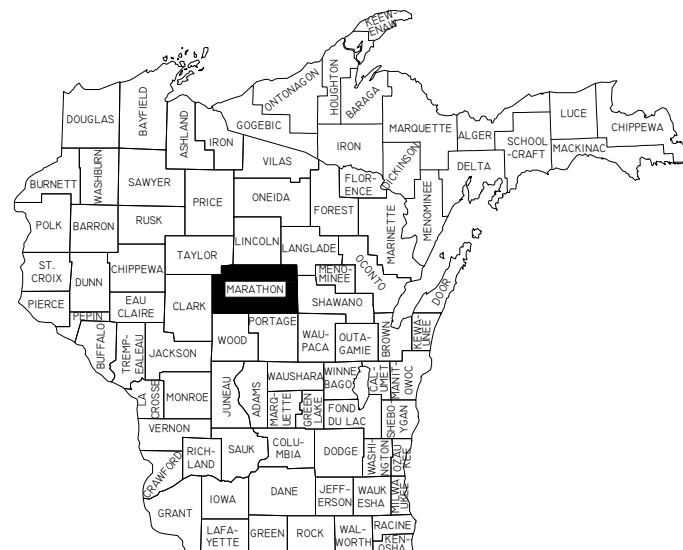
&	AND
AB	AUGER BORING
ADT	AVERAGE DAILY TRAFFIC
BC	BOTTOM OF CURB
BM	BENCHMARK
BOC	BACK OF CURB
BR	BOTTOM OF RAMP
BS	BOTTOM OF STEPS
BW	BOTTOM OF WALL
CB	CATCH BASIN
CMAC	CORRUGATED METAL ARCH CULVERT
CMB	CORRUGATED METAL BOX CULVERT
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC.	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
DGB	DENSE GRADED BASE
DIP	DUCTILE IRON PIPE
D/S	DOWNSTREAM
(E)	EAST
ELEV.	ELEVATION
EOG	EDGE OF GRAVEL
FFE	FINISHED FLOOR ELEVATION
FG	FINISH GRADE
F.O.	FIBER OPTIC
INL	INLET
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HMA	HOT MIX ASPHALT
HP	HIGH POINT
IE	INVERT ELEVATION
LF	LINEAL FEET
LP	LOW POINT
MEG	MATCH EXISTING GRADE
MH	MANHOLE
(N)	NORTH
(NE)	NORTHEAST
(NW)	NORTHWEST
OH	OVERHEAD
PC	POINT OF CURVATURE
PE	POLYETHYLENE PIPE
P/L	PROPERTY LINE
PP	POWER POLE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
RCB	REINFORCED CONCRETE BOX CULVERT
RCP	REINFORCED CONCRETE PIPE
RR	RAIL ROAD
R/W	RIGHT OF WAY
(S)	SOUTH
SAN	SANITARY SEWER
SB	SOIL BORING
SS	STORM SEWER
STM	STORM
(SW)	SOUTHWEST
TC	TOP OF CURB
TBR	TO BE REMOVED
TLE	TEMPORARY LIMITED EASEMENT
TNH	TOP NUT FIRE HYDRANT
TP	TEST PIT
TR	TOP OF RAMP
TYP.	TYPICAL
TS	TOP OF STEPS
TW	TOP OF WALL
U/S	UPSTREAM
VAR.	VARIES
(W)	WEST



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HEARING IMPAIRED: TDD (800)542-2289
EMERGENCY ONLY: (877) 500-9592
WWW.DIGGERSHOTLINE.COM

TITLE WORK REQUIRED
TITLE WORK FOR THE PROJECT SITE
WAS NOT PROVIDED TO REI FOR
REVIEW, THEREFORE REI WAS
UNABLE TO VERIFY THE EXISTENCE
OF EASEMENTS OR USE
ENCUMBRANCES.

INFORMATION SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES IS BASED ON INFORMATION AND DATA FURNISHED BY THE OWNER OF SUCH UNDERGROUND FACILITIES. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXACT LOCATIONS OF ALL UNDERGROUND FACILITIES PRIOR TO COMMENCING ANY WORK. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY FACILITIES.



PLANS ARE SUBJECT TO CHANGE BASED
ON REGULATORY REVIEW COMMENTS
UNTIL PLAN ISSUANCE REFLECTS
CONSTRUCTION PLAN LEVEL.

LEGEND	
	BENCHMARK
	1" IRON BAR
	EXISTING MANHOLE
	EXISTING TELEPHONE MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING HYDRANT
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING WATER SHUTOFF
	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE
	EXISTING GAS VALVE
	EXISTING CURB INLET
	EXISTING WELL
	TEST PIT LOCATION
	SOIL BORING
	EXISTING AIR CONDITIONING UNIT
	EXISTING GAS METER
	EXISTING ELECTRIC METER
	EXISTING UTILITY PEDESTAL
	EXISTING RAILROAD TRACKS
	EXISTING TREE LINE
	EXISTING GUY POLE
	EXISTING CABLE TV
	EXISTING FIBER OPTIC CABLE
	EXISTING UNDERGROUND GAS
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	EXISTING OVERHEAD UTILITIES
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING PROPERTY LINE
	PROPOSED HANDICAP PARKING
	PROPOSED CURB STOP
	PROPOSED HYDRANT
	PROPOSED WATER VALVE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED FORCE MAIN
	PROPOSED SANITARY SEWER LATERAL
	PROPOSED WATER LATERAL
	PROPOSED WATER MAIN
	PROPOSED PUMP STATION
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM MANHOLE
	PROPOSED CURB INLET
	PROPOSED CATCH BASIN
	PROPOSED CLEANOUT
	PROPOSED DRAINAGE FLOW
	PROPOSED SLOPE
	PROPOSED CURB & GUTTER
	PROPOSED REJECT CURB & GUTTER
	PROPOSED MOUNTABLE CURB & GUTTER
	EXISTING GROUND CONTOUR (INTERVAL-1 FT.)
	PROPOSED GROUND CONTOUR (INTERVAL-1 FT.)
	PROPOSED SPOT ELEVATION (TOP OF CURB)
	PROPOSED SPOT ELEVATION (BOTTOM OF CURB)
	PROPOSED SILT FENCE
	PROPOSED INLET PROTECTION
	PROPOSED RIPRAP
	PROPOSED EROSION MAT
	PROPOSED SAWCUT
	PROPOSED VEGETATIVE DRAINAGE SWALE
	PROPOSED ASPHALT DRAINAGE SWALE

REI CLIENT:
JASON DUNWOODY

SURVEYOR:
REI ENGINEERING, INC.
4080 N. 20TH AVENUE
WAUSAU, WI 54401
(715) 675-9784

ENGINEER:
REI ENGINEERING, INC.
4080 N. 20TH AVENUE
WAUSAU, WI 54401
(715) 675-9784
PROJECT ENGINEER
JIM J. BORYSENKO, P.E.

APPROVING AUTHORITIES:
CITY OF WAUSAU

DRAWING FILE: Q:\12200-12299\12222 - JASON DUNWOODY - STORAGE UNITS - 218 SOUTH 4TH STREET - CITY OF WAUSAU - MARATHON COUNTY\DRAWING\PLANS\12222-C001-TITLE.DWG LAYOUT: C001 PLOTTED: FEB 24, 2026 - 9:37AM PLOTTED BY: KURTS

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



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NO SCALE



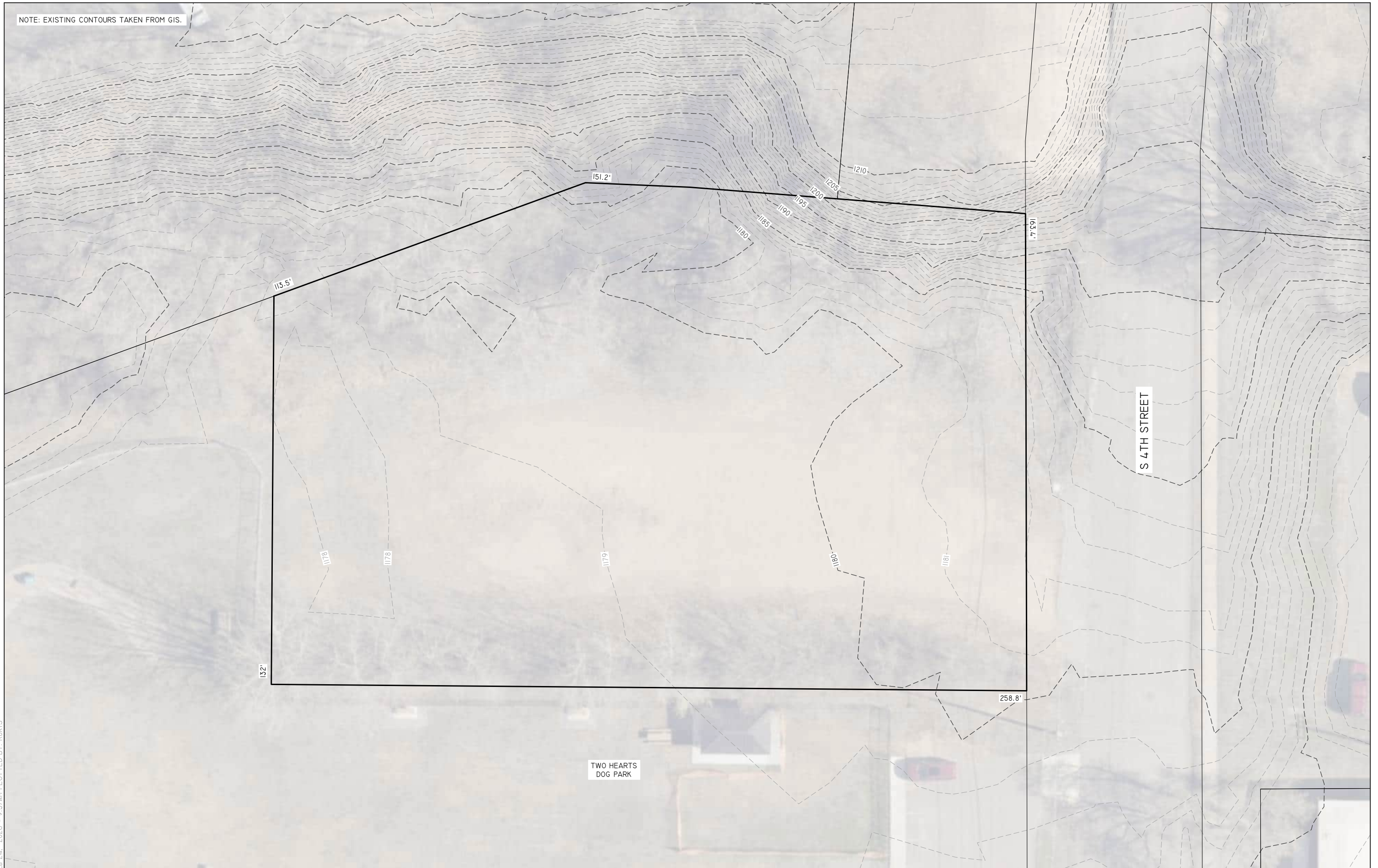
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				GIS	LAZ	02/24/2026
				SURVEY CHKD BY:	CIVIL CHKD BY: JJB	
				SURVEY APVD BY:	CIVIL APVD BY:	DRAWN BY: LAZ

TITLE SHEET
DUNWOODY STORAGE
218 S 4TH ST
WAUSAU, WISCONSIN 54403

REI
REI No. 12222
SHEET C001

NOTE: EXISTING CONTOURS TAKEN FROM GIS.

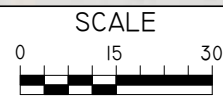
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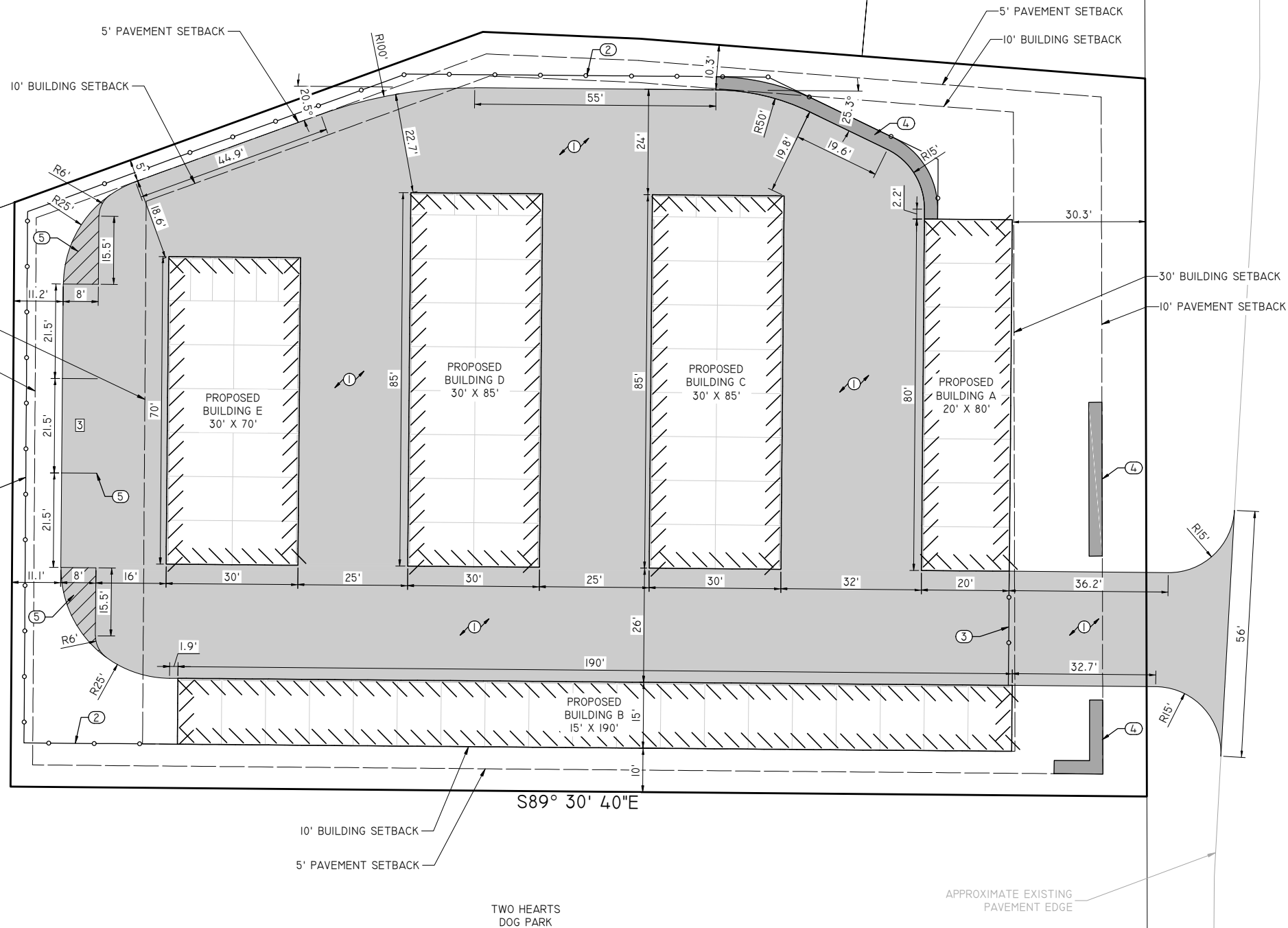


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				SURVEY CHKD BY:	CIVIL CHKD BY: JJB	CIVIL DATE: 02/24/2026
				SURVEY APVD BY:	CIVIL APVD BY:	DRAWN BY: LAZ

EXISTING SITE CONDITIONS
 DUNWOODY STORAGE
 218 S 4TH ST
 WAUSAU, WISCONSIN 54403

REI
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 SHEET C010

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KEYED NOTES

1. ASPHALT PAVEMENT
2. PROPOSED 6' CHAIN LINK FENCING
3. PROPOSED STEEL GATE
4. PROPOSED STONE OUTCROPPING (REFER TO LANDSCAPING PLAN)
5. PAINTED STRIPING, WHITE (TYPICAL)

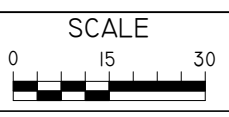
NOTES:

- (A) BUILDINGS AND PARKING SPACES ARE PARALLEL AND PERPENDICULAR TO REFERENCE LINE LABELED, S89°30'40"E, AS TAKEN FROM GIS.
- (B) PRIVATE & PUBLIC UTILITY COORDINATION INCLUDING GAS, ELECTRIC, AND TELECOMMUNICATIONS SHALL BE COORDINATED BY THE CONTRACTOR.

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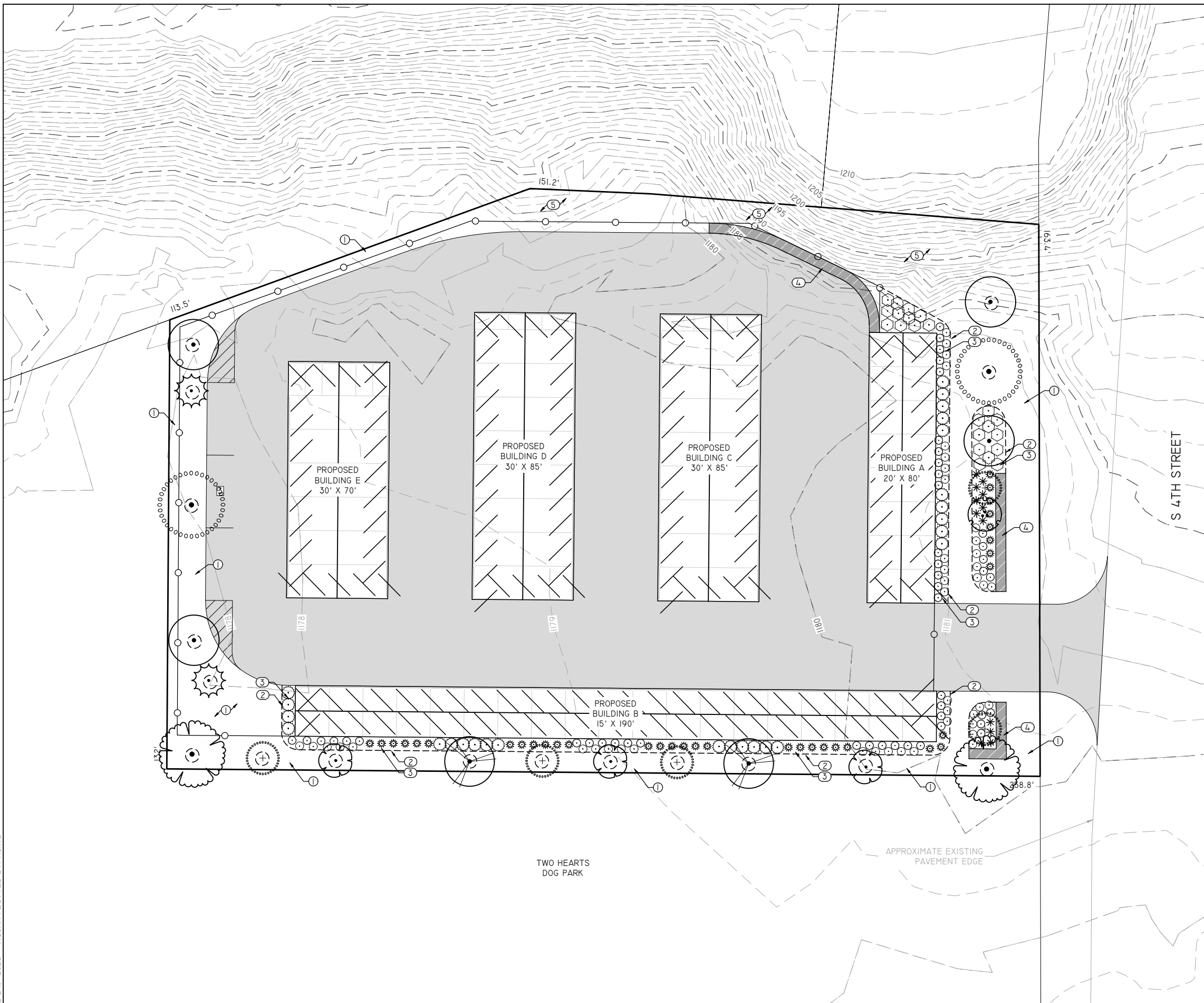


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				SURVEY CHKD BY:	CIVIL CHKD BY: JJB	CIVIL DATE: 02/24/2026
				SURVEY APVD BY:	CIVIL APVD BY:	DRAWN BY: LAZ

SITE PLAN
 DUNWOODY STORAGE
 218 S 4TH ST
 WAUSAU, WISCONSIN 54403



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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. SHREDDED HARDWOOD BARK MULCH, DARK BROWN COLOR, 3" DEPTH, *NO WEED BARRIER FABRIC BENEATH WOOD MULCH.
4. STONE OUTCROPPING DRYWALL, KRUKOWSKI STONE, 8"-12" SANDY CREEK.
5. PRESERVE & PROTECT EXISTING TREES/SHUBS ALONG SLOPE.

PLANT SCHEDULE						
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	CONT.	PTS/PLANT	QTY
DECIDUOUS TREES						
	Fall Fiesta® Sugar Maple	<i>Acer saccharum 'Balsate'</i>	1.25' Cal.	B&B	50	2
	Red Maple	<i>Acer rubrum</i>	1.25' Cal.	B&B	50	4
	Red Oak	<i>Quercus rubra</i>	1.25' Cal.	B&B	50	2
	Swamp White Oak	<i>Quercus bicolor</i>	1.25' Cal.	B&B	50	2
EVERGREEN TREES						
	Black Hills White Spruce	<i>Picea glauca 'Densata'</i>	4' Ht.	B&B	20	2
ORNAMENTAL TREES						
	Adams Crabapple	<i>Malus x 'Adams'</i>	1" Cal.	B&B	10	5
	Autumn Brilliance Apple Serviceberry	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	6'-8' Ht. (Multi-stem)	B&B		1
	Prairie Crabapple	<i>Malus x 'Prairie'</i>	1" Cal.	B&B	10	3
DECIDUOUS SHRUBS						
	Gro-Low Fragrant Sumac	<i>Rhus aromatica 'Gro-Low'</i>	3 gal.	Pot	1	22
EVERGREEN SHRUBS						
	Sea Green Pfitzer Juniper	<i>Juniperus x pfitzeriana 'Sea Green'</i>	5 gal.	Pot	5	26
PERENNIALS						
	Black-eyed Susan	<i>Rudbeckia hirta</i>	1 gal.	Pot	1	46
	Little Bluestem	<i>Schizachyrium scoparium</i>	1 gal.	Pot	1	12
	Prairie Dropseed	<i>Sporobolus heterolepis</i>	1 gal.	Pot	1	43
	Shenandoah Switch Grass	<i>Panicum virgatum 'Shenandoah'</i>	1 gal.	Pot	1	35

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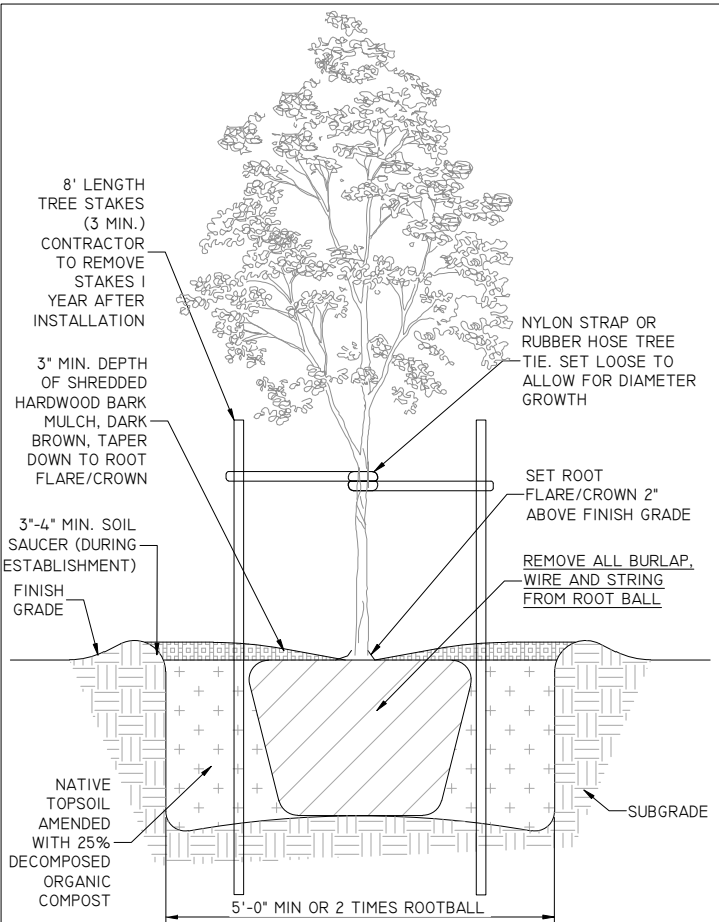


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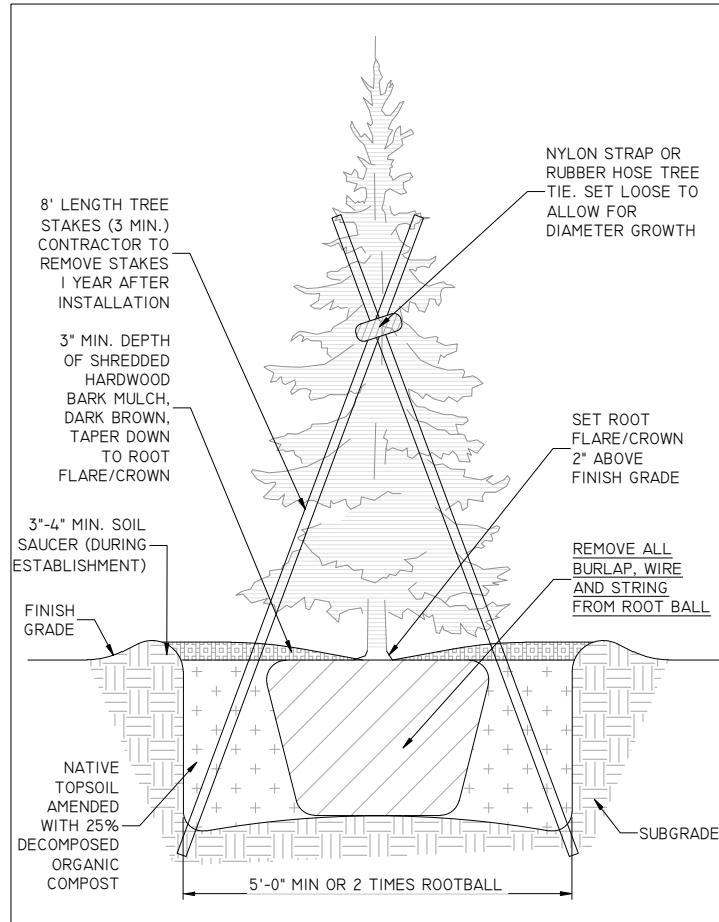
LANDSCAPE PLAN
 DUNWOODY STORAGE
 218 S 4TH ST
 WAUSAU, WISCONSIN 54403

REI
 REI No. 12222
 SHEET C400

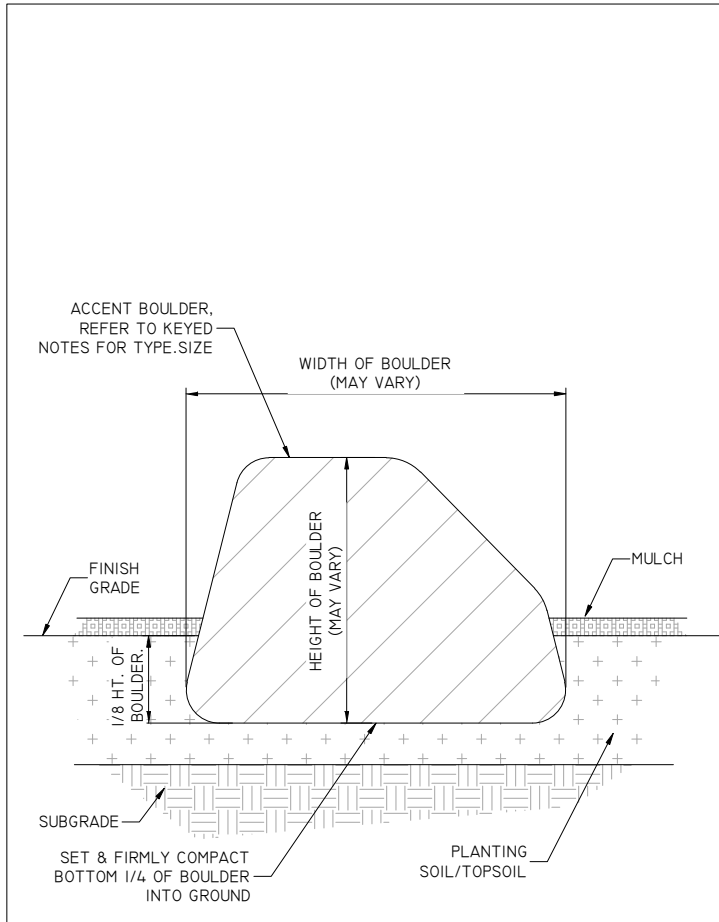
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 PLOTTED: FEB 24, 2026 - 9:36AM PLOTTED BY: KURTS



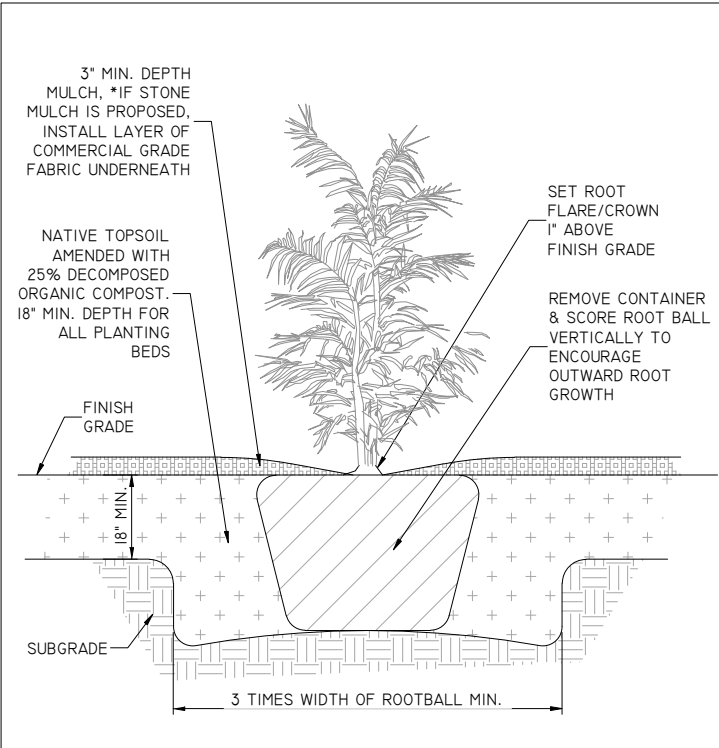
DECIDUOUS TREE - PLANTING DETAIL



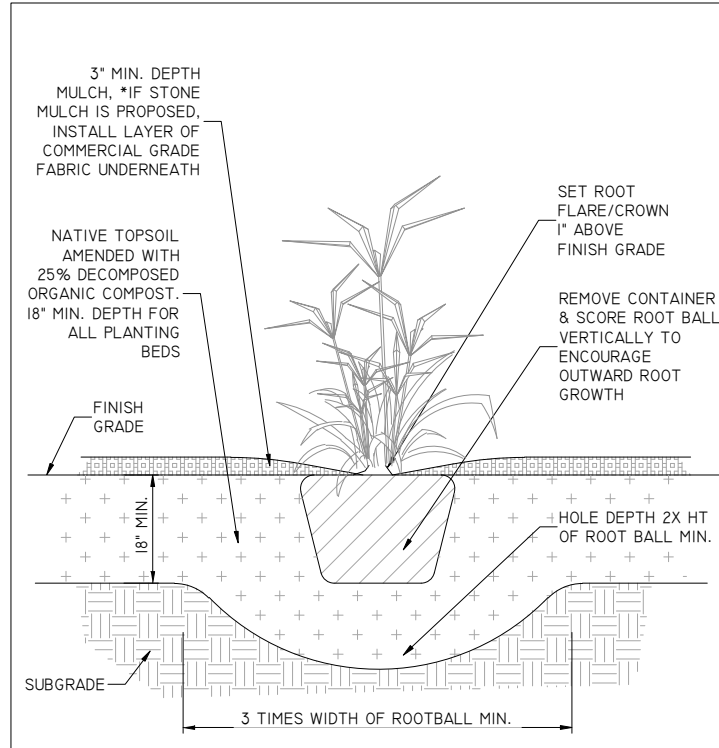
EVERGREEN TREE - PLANTING DETAIL



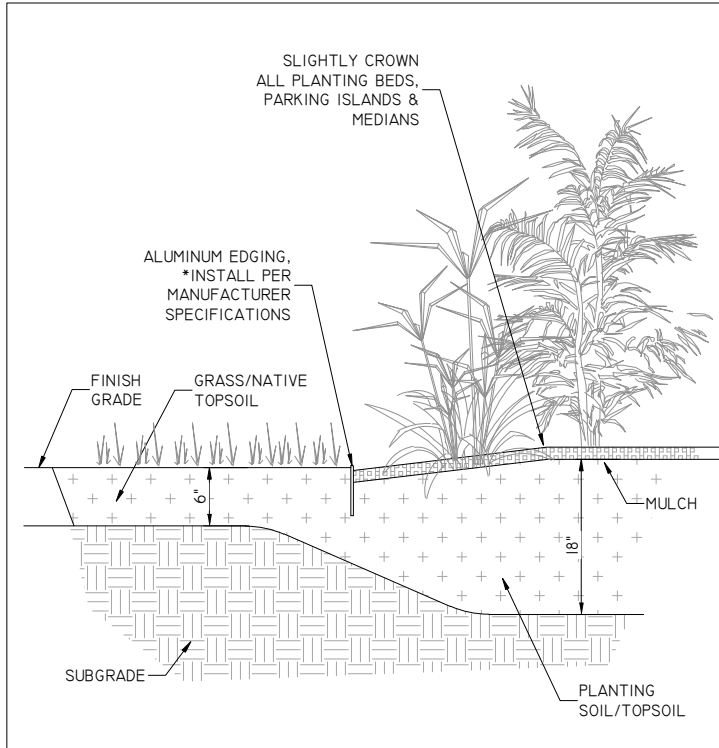
ACCENT BOULDER - DETAIL



SHRUB - PLANTING DETAIL



PERENNIAL - PLANTING DETAIL



PLANTING BED & EDGING - DETAIL

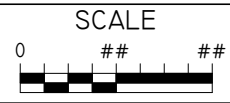
GENERAL NOTES:

- (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 SCREENED AND CLEAN AND FREE OF STONES, WEEDS AND OTHER UNDESIRABLE DEBRIS.
- (F) LANDSCAPE CONTRACTOR SHALL VERIFY MINIMUM 18" PLANTING SOIL DEPTH FOR ALL PROPOSED PLANTING BED AREAS THROUGHOUT THE PROJECT SITE. LANDSCAPE CONTRACTOR IS REQUIRED TO CORRECT ANY DEFICIENCIES AND EXCAVATE ALL PLANTING AREAS TO REQUIRED DEPTHS PRIOR TO PLANT INSTALLATION. PLANTING SOIL & AREA SHALL BE CLEAN AND FREE OF STONES, WEEDS, CONCRETE WASTE AND OTHER UNDESIRABLE DEBRIS. (REFER TO DETAILS ON SHEET C405) IF ANY PLANTING AREAS WERE UTILIZED FOR CONCRETE WASH/WASTE PITS, ALL MATERIAL SHALL BE REMOVED PRIOR TO PREPPING BEDS.
- (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.

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**CIVIL & ENVIRONMENTAL
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DATE	ISSUANCE	BY	CHKD	SURVEYED BY:	DESIGNED BY:	SURVEY DATE:
				GIS	LAZ	
				SURVEY CHKD BY:	CIVIL CHKD BY: JJB	CIVIL DATE: 02/24/2026
				SURVEY APVD BY:	CIVIL APVD BY:	DRAWN BY: LAZ

LANDSCAPE NOTES & DETAILS
 DUNWOODY STORAGE
 218 S 4TH ST
 WAUSAU, WISCONSIN 54403

REI
 REI No. 12222
 SHEET C401

SITE INFO

EXISTING ZONING

- LI (LIGHT INDUSTRIAL)

PROPOSED LAND USE

- STORAGE FACILITY

PROJECT AREA

- 41,820 SF (~0.96 AC)

PROPOSED IMPERVIOUS

- ~60% IMPERVIOUS
- ~40% GREENSPACE

SITE PLAN

A STORAGE BUILDINGS 1

- B AESTHETICALLY PLEASING TO ENHANCE STREET PRESENCE
- COMBINATION OF BRICK/STEEL VENEER MATERIALS AND WINDOW OPENINGS FACING STREET AND DOG PARK
- CUPOLAS ALONG ROOF/RIDGE LINE TO ADD VISUAL INTEREST
- STEEL PRINTED MURAL OF SITE HISTORY OR ARTWORK
- WALL PACK LIGHTING
- WALL MOUNTED SIGNAGE

C STORAGE BUILDINGS 2

- D TRADITIONAL STORAGE UNITS
- E STANDARD STEEL MATERIALS
- WALL PACK LIGHTING

F ASPHALT CIRCULATION

- STANDARD ASPHALT

LANDSCAPE PLAN

THE OVERALL PROJECT INTENDS TO ACCOMMODATE ALL LANDSCAPE REQUIREMENTS AS REQUIRED BY THE CITY PER WAUSAU ZONING CODE.

1 BUILDING FOUNDATION

- DIVERSITY OF NATIVE SPECIES
- ORNAMENTAL GRASSES & PERENNIALS

2 PAVED AREA

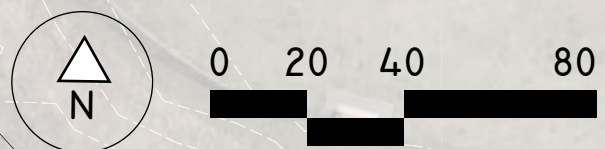
- DIVERSITY OF NATIVE SPECIES
- DECIDUOUS TREES/SHRUBS
- ORNAMENTAL GRASSES & PERENNIALS

3 STREET FRONTAGE

- DIVERSITY OF NATIVE SPECIES
- DECIDUOUS TREES

4 YARDS

- DIVERSITY OF NATIVE SPECIES
- DECIDUOUS TREES



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715 • 675 • 9784

4080 N 2TH AVE
WAUSAU, WI, 54401

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DUNWOODY STORAGE

SITE PLAN RENDERING

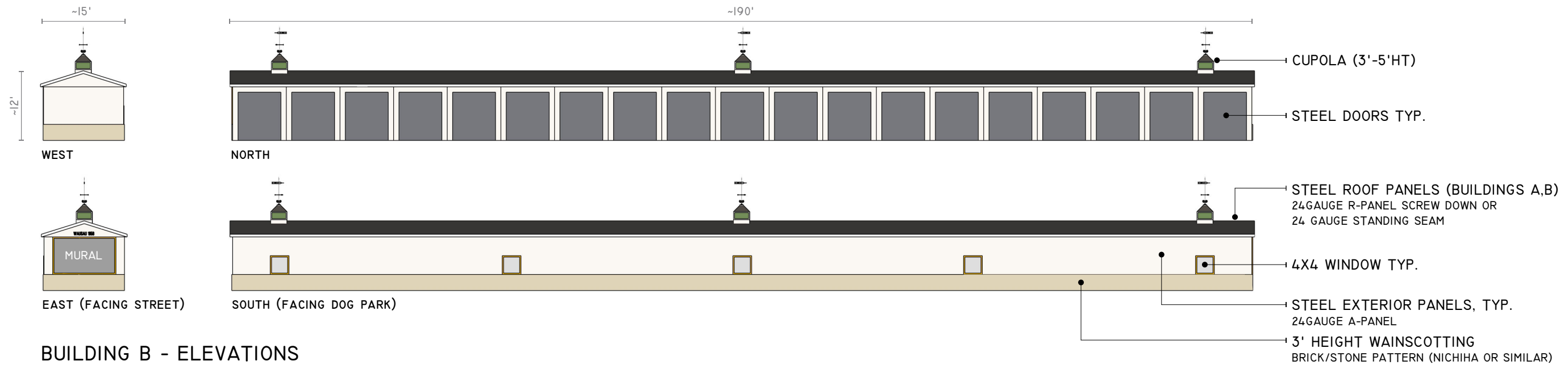
CUP SUBMITTAL

WAUSAU, WISCONSIN

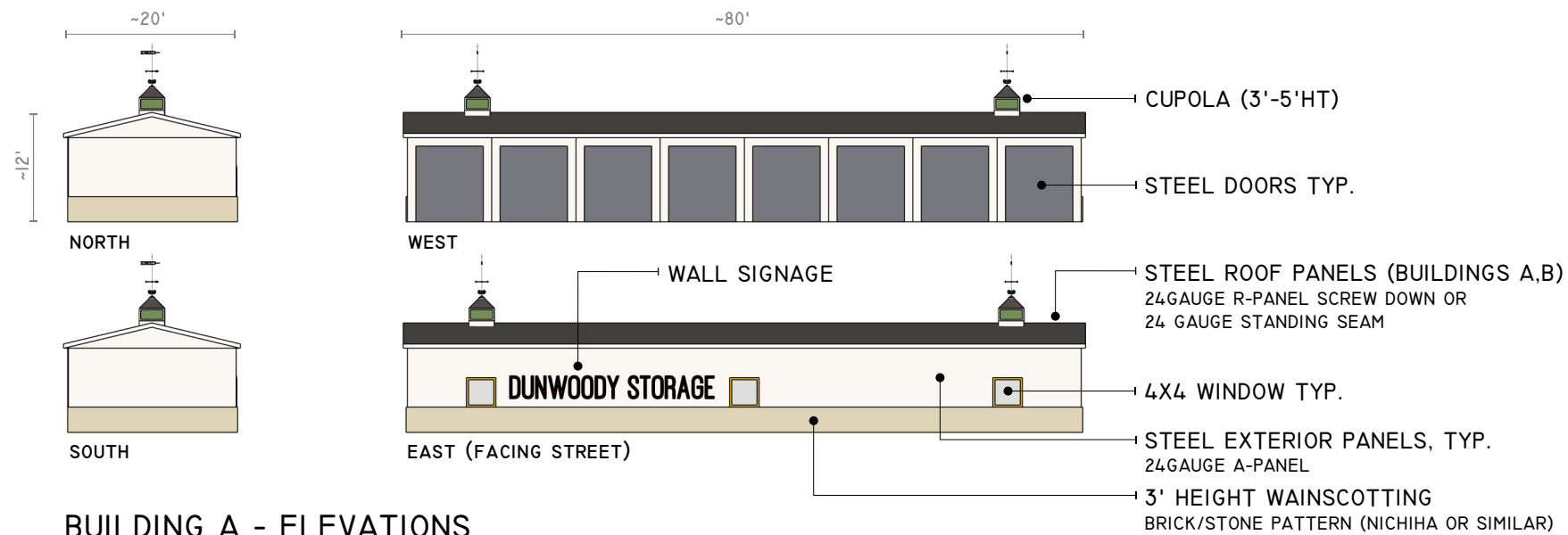
02.23.2026

PROJECT NUMBER • I2222

PI00



BUILDING B - ELEVATIONS



BUILDING A - ELEVATIONS



**DUNWOODY
STORAGE**

**BUILDING
ELEVATIONS**

CUP SUBMITTAL

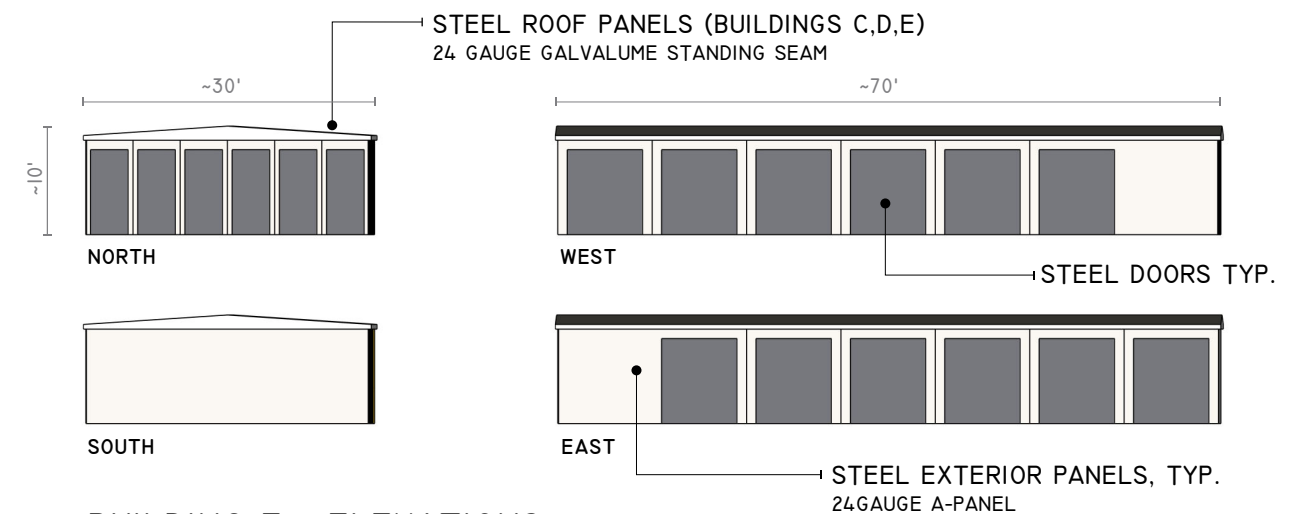
**WAUSAU,
WISCONSIN**

02.23.2026

PROJECT NUMBER • I2222



BUILDINGS C & D - ELEVATIONS



BUILDING E - ELEVATIONS

PI01











REI ENGINEERING

4080 N 20th Ave.
Wausau, WI 54401



PROJECT NAME: Dunwoody Storage
LOCATION: Wausau, WI
ZONING: LI (Light Industrial)

CITY OF WAUSAU - LANDSCAPE REQUIREMENTS

1. Building Foundations

Calculations	Quantity
LF Building Foundation	620
Pts Required per 100 LF of Building Foundation	60
Total Points Required	372

Plant Category	Pts/Plant	Quantity	Total Pts
Shade Tree	50	0	0
Tall Deciduous Tree	30	0	0
Medium Deciduous Tree	15	0	0
Low Deciduous Tree	10	9	90
Tall Evergreen Tree	40	0	0
Medium Evergreen Tree	20	0	0
Low Evergreen Tree	12	0	0
Tall Deciduous Shrub	5	0	0
Medium Deciduous Shrub	3	0	0
Low Deciduous Shrub	1	22	22
Medium Evergreen Shrub	5	26	130
Low Evergreen Shrub	3	0	0
Perennials & Ornamental Grasses	1	136	136

Total Points Proposed **378**

2. Paved Areas

Calculation 1 (*Use greater of the two calculations)

Quantity

Number of Parking Stalls	3
Pts Required per 10 Parking Stalls	50

Total Points Required

15

Calculation 2 (*Use greater of the two calculations)

Quantity

SF Area of Pavement	19,000
Pts Required per 10,000 SF of Pavement	50

Total Points Required

95

Plant Category	Pts/Plant	Quantity	Total Pts
Shade Tree	50	2	100
Tall Deciduous Tree	30	0	0
Medium Deciduous Tree	15	0	0
Low Deciduous Tree	10	0	0
Tall Evergreen Tree	40	0	0
Medium Evergreen Tree	20	0	0
Low Evergreen Tree	12	0	0
Tall Deciduous Shrub	5	0	0
Medium Deciduous Shrub	3	0	0
Low Deciduous Shrub	1	0	0
Medium Evergreen Shrub	5	0	0
Low Evergreen Shrub	3	0	0
Perennials & Ornamental Grasses	1	0	0

Total Points Proposed

100

3. Street Frontages

Calculations	Quantity
LF of Street Frontage R.O.W.	165
Pts Required per 100 LF of Street Frontage R.O.W.	100
Total Points Required	165

Plant Category	Pts/Plant	Quantity	Total Pts
Shade Tree	50	4	200
Tall Deciduous Tree	30	0	0
Medium Deciduous Tree	15	0	0
Low Deciduous Tree	10	0	0
Tall Evergreen Tree	40	0	0
Medium Evergreen Tree	20	0	0
Low Evergreen Tree	12	0	0
Tall Deciduous Shrub	5	0	0
Medium Deciduous Shrub	3	0	0
Low Deciduous Shrub	1	0	0
Medium Evergreen Shrub	5	0	0
Low Evergreen Shrub	3	0	0
Perennials & Ornamental Grasses	1	0	0
Total Points Proposed			200

4. Yards

Calculations

SF Area of Building Gross Floor Area	11650
Pts Required per 1000 SF of Building Gross Floor Area	20

Total Points Required

233

Plant Category	Pts/Plant	Quantity	Total Pts
Shade Tree	50	4	200
Tall Deciduous Tree	30	0	0
Medium Deciduous Tree	15	0	0
Low Deciduous Tree	10	0	0
Tall Evergreen Tree	40	0	0
Medium Evergreen Tree	20	2	40
Low Evergreen Tree	12	0	0
Tall Deciduous Shrub	5	0	0
Medium Deciduous Shrub	3	0	0
Low Deciduous Shrub	1	0	0
Medium Evergreen Shrub	5	0	0
Low Evergreen Shrub	3	0	0
Perennials & Ornamental Grasses	1	0	0

Total Points Proposed

240

Date: 02.23.2026

REI Engineering Inc.

**City of Wausau
2027 Comprehensive Plan
Public Participation Plan (PPP) Draft**

This plan sets forth the process the City of Wausau will use to foster inclusive and equitable public participation by meeting and exceeding state comprehensive planning law. The Public Participation Plan (PPP) is a framework to inform and involve the public as the comprehensive plan is developed.

1. Requirement

The Wisconsin Comprehensive Planning Law, ss. 66.1001, requires that the governmental body of a local governmental unit (municipality) is engaged in comprehensive planning.

“...adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided in every stage of the preparation of a comprehensive plan. The written procedures shall provide for a wide distribution of proposed, alternative, or amended elements of a comprehensive plan and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments.”

2. Purpose

This PPP is intended to exceed the statutory guidelines established above. It outlines the strategy for encouraging City residents and others to review and provide input on the development, evaluation, and adoption of the City of Wausau Comprehensive Plan that is being prepared in accordance with Chapter 66 Wisconsin Statutes. The public participation process is intended to generate an open dialogue between all interests involved in the development of the comprehensive plan. These public participation procedures are intended to be a somewhat flexible guide except where State law requires that a specific procedure be followed to adopt, amend, or implement the plan.

The public participation process is also intended to be an ongoing and dynamic activity that can be responsive to changing social and political conditions in the community. The general nature of this public participation effort should provide the flexibility needed to adapt to changing conditions in the community while still meeting the requirements of Wisconsin’s planning law. It is intended that meaningful public participation occurs at all phases of the planning process, from its early beginnings through implementation and amendment.

3. Objectives for Public Involvement

The following is a list of objectives for public participation that Wausau would like to achieve throughout the development and subsequent adoption of the City of Wausau Comprehensive Plan:

- That all residents of Wausau are given an opportunity to become fully aware of the comprehensive planning process and are encouraged to participate in each stage of that process.

- That the City’s public participation efforts are intended to engage people of all ages, races, ethnic backgrounds, income levels, and physical and mental abilities.
- That the public has opportunities to provide both formal and informal input to the City Plan Commission and other advisory bodies as well as to the decisions of the Wausau Common Council.
- That the public has access to technical information gathered and reports prepared as part of the plan development, implementation, and amendment processes.
- That public input is elicited through a variety of means in such a way that it may be carefully considered and responded to in a timely fashion.
- That public input is shared with other appropriate governmental units, including adjacent communities, school districts, and Marathon County, where applicable.
- That public involvement will ultimately strengthen the sense of community present in Wausau and further the vision of active and positive participation in the governmental decision-making process.

4. Communication and Outreach Strategy

Core Team

The core team is responsible for managing the process and scope of the project and producing specified deliverables and documents. The core team includes the following:

- **The City of Wausau staff** will be primarily responsible for coordination with the North Central Wisconsin Regional Planning Commission (NCWPRC), City staff departments, City Council, and Plan Commission. They will also be responsible for assisting with public engagement activities, coordinating meeting logistics, and review of drafted documents and engagement materials.
- **The North Central Wisconsin Regional Planning Commission (NCWRPC)** will be primarily responsible for plan development, mapping, and oversight of public engagement including development and administration of a community survey.

Plan Commission and Common Council

The Plan Commission and Common Council will serve as the primary bodies utilizing the updated Comprehensive Plan to inform and guide decision making. These groups will remain informed and be actively involved throughout the updating process. There will be touchpoints with the Plan Commission approximately every 2-3 months during their regularly scheduled meetings. They will have the opportunity to review plan chapters and review public engagement results. The Common Council will have the opportunity to review public engagement results when summarized and the draft plan in its entirety when complete.

Wausau Community

Several methods of engagement will be utilized to collect community feedback. These engagement strategies will seek to engage a wide range of stakeholders and residents on a variety of topics. An honest attempt will be made to meet people where they are using in person and virtual methods.

5. Public Participation Activities

Most of the public participation activities will center on public information and education, public input and, where appropriate, response from the City Plan Commission and City staff. Public meetings, stakeholder interviews, focus groups, newsletters, press releases, social media posts, and other opportunities will be employed to release information and allow community input on the development of the City’s Comprehensive Plan. The City’s website will be used extensively to provide the most complete and up-to-date information about the Comprehensive Plan and the planning process.

6. Engagement Strategies and Tasks

Strategy	Details	Roles
Project Website	<ul style="list-style-type: none"> • A project page will be maintained on both the City website and the NCWRPC website. • All updates including draft chapters, public engagement information, and survey documents will be made available. 	<ul style="list-style-type: none"> • City staff will maintain the City website. NCWRPC staff will update the NCWRPC website.
Communication	<ul style="list-style-type: none"> • Project Website updates • Press release (1 for draft plan review, 1 for adoption) • Social media posts – when public engagement opportunities arise • Public meeting notices 	<ul style="list-style-type: none"> • City staff and NCWRPC to update their respective websites. • City staff to create press releases and social media posts. • Public meetings are noticed and open to the public.
Survey	<ul style="list-style-type: none"> • A public survey will be created and made widely available to the public in digital and written format with translation available upon request. 	<ul style="list-style-type: none"> • NCWRPC will be responsible for creation of the survey, will City staff assisting with dissemination.
Meeting in a Box	<ul style="list-style-type: none"> • City staff will create a package that can be picked-up at City Hall or downloaded from the project page. 	<ul style="list-style-type: none"> • City staff will develop materials under the advisement of the Plan Commission. Results will be collected by City staff.
Pop-Ups	<ul style="list-style-type: none"> • City staff will facilitate survey push-out, display of maps/materials and/or Meeting-in-a-Box responses at up to 3 pop-ups which are smaller stands at existing events throughout the City. 	<ul style="list-style-type: none"> • City staff will assemble materials and host the pop-up meetings.

<p>Stakeholder Interviews</p>	<ul style="list-style-type: none"> Stakeholders could be real-estate representatives, business owners, Alders, Committee Chairs, non-profit leaders, community group leaders, or others. 	<ul style="list-style-type: none"> NCWRPC will assemble a stakeholder list and conduct stakeholder interviews.
<p>Focus Groups</p>	<ul style="list-style-type: none"> Focus groups are meetings of about 10 people to have deep discussions. Up to 5 total focus group meetings will be hosted during this process. Topics could include the following and will be selected in partnership with the Plan Commission. <ul style="list-style-type: none"> Historical/cultural resources Downtown Economic Development Housing Transportation Parks/community facilities 	<ul style="list-style-type: none"> NCWRPC will assist with assembling the Focus Group teams and creating talking points. City staff will facilitate the discussion. NCWRPC will assemble the results.
<p>Public Involvement Summary</p>	<ul style="list-style-type: none"> A summary of public engagement results will be prepared and will be included as an appendix to the Comprehensive Plan 	<ul style="list-style-type: none"> NCWRPC staff will prepare the summary document.

Throughout the plan process, the Plan Commission will act as the standing oversight committee. The Plan Commission will review the plan and recommend its approval to the Common Council.

7. Timeline, Distribution, Implementation, & Update

The following page features a tentative schedule for the entire comprehensive plan update process, which is subject to change as needed. Upon completion and adoption of the Comprehensive Plan, it will be distributed to all adjoining units of government, Marathon County, the Wisconsin Department of Administration, and other interested parties. The City will make its best efforts to implement the findings of the Comprehensive Plan through a variety of tools, including zoning. As with all plans, it is critical for them to be maintained and updated on a regular basis.

Timeline for the City of Wausau Comprehensive Plan Update. This timeline is subject to change as needed throughout the planning process.

Planning Activity		Spring 2026	Summer 2026	Fall 2026	Winter 2026-2027	Spring 2027	Summer 2027	Fall 2027	Winter 2027-2028
Draft 1 Chapters and Maps Reviewed by Plan Commission	1. Issues & Opportunities								
	2. Natural Resources								
	3. Housing								
	4. Transportation								
	5. Utilities & Community Facilities								
	6. Economic Development								
	7. Downtown								
	8. Cultural Resources								
	9. Land Use								
	10. Intergovernmental Cooperation								
	11. Implementation								
Final Draft	All Chapters and Maps								
Public Participation	Adopt Public Participation Plan								
	Public Survey								
	Meeting-in-a-Box/Pop-ups								
	Stakeholder Interviews								
	Focus Groups								
	Public Participation Summary								
Adoption	Plan Commission Resolution								
	Public Hearing/Notifications								
	City Council Adoption								
	Final Plan Distribution								



Planning, Community and Economic Development

Date: April 21, 2026

To: Plan Commission

From: Carrie Edmondson, AICP, Assistant City Planner

RE: Code Amendment – Data Centers

Recently, there has been much discussion on data centers in the state of Wisconsin. Concerns exist about the use including environmental concerns (air quality, water usage, noise and light pollution), infrastructure and energy concerns (demand on the grid, utility costs, and fossil fuel demand), and land use and community impact (demands on farmland, open space and lack of community scaled development). Staff has reviewed current zoning practices throughout the state, Wisconsin’s regulatory context, and development trends.

There are three key types of data centers:

- Enterprise (small-to-mid sized single user) These are in Wausau now.
- Co-location (small-to-large sized multiple customers/tenants) large co-location 11,000 square feet average size, 20 MW+
- Hyperscale (large sized, dedicated to AI and cloud computing) 30,000 square feet average size, 100 MW+

Electricity

- Data centers are expected to consume as high as 580 TWh of electricity in 2028 (equivalent to 58% of U.S. industrial electricity use in 2022)
- Largely driven by data centers, electricity forecasted to increase 32% by 2030

Water

- On-site cooling - usage depends upon cooling method, size of facility, efficiency, and climate
- Off-site power generation - accounts for approximately 75% of data centers’ water usage

Other Sustainability Impacts

- Large scale data centers can contribute to sprawl
- Large scale data centers typically have back up diesel or natural gas generators

Due to land and energy infrastructure availability in Wausau, we are not likely to see proposals for hyperscale/large scale data centers. When thinking about this, we are



thinking more about small to mid-sized data centers that would have enterprise and co-location capability. However, we still think the ability to request utility plans, operational capacity needs or noise, traffic, or utility studies would be of benefit to determine potential impacts for each specific proposal.

Currently, data centers are not defined in the zoning code as a specific land use but would fall under the Industrial Land Uses category. Staff is proposing they would be conditionally permitted under the Medium Industrial (MI) and Heavy Industrial (HI) land use districts.

Therefore, the following changes to the Zoning Code are proposed:

Adding the following definition under Industrial Land Uses:

Section 23.03.14 Industrial Land Uses

(6) **Data Center: A completely enclosed facility that houses technology infrastructure such as servers, storage, and networking equipment to process, manage, and store data. Supporting equipment typically includes cooling systems, power infrastructure and generation, and security systems for on-site activities.**

Regulations:

- (a) Applicants shall prepare a report that includes a utility plan and operational capacity needs regarding water, stormwater, wastewater, electricity, fiber, and cooling. The report shall be reviewed and approved by the City of Wausau Public Works Department.
- (b) A noise, traffic, or utility study may be required at the request of the Zoning Administrator or Plan Commission.
- (c) All activities, except loading and unloading, shall be conducted entirely within the confines of a building.
- (d) Minimum required parking: One space per each employee on the largest work shift.

Amending the following under Table of Land Uses:

Section 23.03.05 Table of Land Uses - Industrial Land Uses – **Data Center**

C Medium Industrial (MI)

C Heavy Industrial (HI)

Amend Parking Table

Figure 23.06.06a: Number of Off-Street Parking Spaces Required by Land Use
Industrial

Land Use

Data Center

Minimum Number of Off-Street Parking Spaces Required

1 space per each employee on the largest work shift.

Maximum Number of Off-Street Parking Spaces Permitted

150% of the minimum parking requirement