



**OFFICIAL NOTICE & AGENDA**  
REGULAR MEETING

**MEETING:** Board of Zoning Appeals  
**DATE/TIME:** Wednesday, May 20, 2026, at 4:00 PM  
**LOCATION:** Wausau City Hall — Council Chambers  
407 Grant Street, Wausau WI, 54403

**MEMBERS:**  
Nancy Hoffman (C), David Burke, Mark  
Dillman, Jerry Jarosz, Arlene Kaatz, Nan  
Giese (Alternate)

**1 Consideration of the minutes of the preceding meeting(s).**

Approval of minutes of the March 18, 2026 meeting.

**2 Public hearing.**

Ross & Victoria Lange owners of 4525 Forest Valley Rd, requesting a setback variance for the front yard porch of 18 feet (22 feet required)

**3 Discussion and possible action.**

Discussion and possible action regarding the setback for the front porch at 4525 Forest Valley Rd

**4 Adjournment.**

Nancy Hoffman, Chair

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

**DATE:** 05/15/2026  
**TIME:** 3:00  
**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](mailto: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](mailto:clerk@wausauwi.gov)  
[wausauwi.gov](http://wausauwi.gov)



**BOARD OF ZONING APPEALS**

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Time and Date: Wednesday, March 18, 2026, at 4:00 p.m. in the Council Chambers at Wausau City Hall  
Members Present: Nancy Hoffmann, David Burke, Mark Dillman, Arlene Kaatz  
Members Absent: Jerry Jarosz, 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 August 20, 2025, meeting**

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The minutes are approved 4-0.

*Hoffmann opened the public hearing.*

**Bible Truth Church, 1600 N 1<sup>st</sup> Avenue, requesting a street yard setback variance**

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Mike Melcher, 2817 Wildwood Lane, Wausau. Bible Truth Chapel has been at this location for the last 50 years. Over the last 5 years there has been about 5 percent growth. They have made some modifications to accommodate the growth in the building; they have moved from their current sanctuary to the gymnasium in 2021. Thinking about the future they need to expand the building. Every week they tear down and set up the gym for the services. They have explored other expansions with the property, but they are locked and it limits the opportunities for growth.

Kaatz asked if there is going to be a daycare center added? Melcher stated they are only doing a daycare during the church service on Sunday mornings.

Kaatz asked if they ever exceeded 300 people? Melcher said only during special occasions like Christmas. Melcher said most Sunday mornings there is overflow parking into the street. There was an instance when an emergency vehicle had to come by to the church but there weren't any issues and didn't receive any complaints regarding neighboring properties.

Kurt Schmidt, REI Engineering with the building footprint will be increasing the impervious surface from 78 percent to 84 percent. There is not any onsite storm water management it is all going to the street. Regarding this expansion this is the only option to pursue, consuming a little bit more green space in the southwest corner.

Dillman how much time would this addition keep you at this location? Melcher said they can't predict the numbers in the future, but they hope it is at least a 10-year solution.

Kaatz asked if they looked at other locations? Melcher stated that it is not a massive problem today, and they have explored other properties and have seen this is the most cost effective.

Jack Hoogendyk, 4508 Hilltop Rd. They have been members of this church for about 10 years now. Bible Truth Chapel is a benefit to the community and the neighborhood. The programming for the children is bringing in more families.

Dave Hart, 3304 Wildwood Ln, Current Pastor for the church. Its an old building that has been expanded a couple of times. This addition will allow us to provide more security for the children. If they stick with the current setbacks the rooms become shallow like a hallway.

*Hoffman closed the public hearing*

Dillman motion to approve the variance as requested and Burke seconded. Motion carried 4-0

**Adjournment**

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*The meeting was adjourned at 4:26 p.m.*

**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 \_\_\_\_\_  \$400.00 fee paid (payable to: City of Wausau)

	<u>Owner/Agency</u>	<u>Contractor</u>
Name:	Ross and Victoria Lange	Ross Construction LLC
Address:	4525 Forest Valley Road Wausau, WI 54403	(Dan Schweitzer) 226328 County Road S Marathon City, WI 54448
Phone:	715-574-2448 (Ross)	

Legal description: \_\_\_\_\_

Lot area & dimensions: 15,640 sq. ft., 138.46 x 112.96 ft.

Zoning district: \_\_\_\_\_

Current use and improvements:

Use - primary residence  
Improvement - addition of front porch

Description of any prior petition for appeal, variance or conditional use:

August, 2024 - We applied for and were granted  
this same variance. For financial reasons,  
we decided to delay this project, until now.

Description and location of all nonconforming structures and uses on the property:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Ordinance standard from which variance is being sought (section number and text):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Describe the variance requested:

Addition of a front porch that would extend 4 feet over setback line

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:

This is the front entrance to the house. The entrance to the porch will be on the side. A more narrow porch would make foot traffic more congested.

#### 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.

This is the front entrance to the house, so there is no alternative. Our intent is to improve the appearance of the house. This will be done along with an exterior renovation to include new windows, new window trim, painting, and landscaping with terracing to contend with the steep slope.

- 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.

Ideally, we get the 4 foot variance. If unable to get 4 feet, would like a 2-3 foot variance. Our front yard is steeply sloped. A porch of this size would help contend with this steep slope. A deck or patio would not be as aesthetically pleasing or as functional. We are trying to recreate a classic bungalow style of architecture.

**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.

*Steep front slope that drops 11 feet to the street*

- 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:

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

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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 visual appearance of construction  
Mitigation: Work to be done during usual work hours  
Extent to which mitigation reduces project impact: Should confine noise to daytime hours.

Impact: \_\_\_\_\_  
Mitigation: \_\_\_\_\_  
Extent to which mitigation reduces project impact: \_\_\_\_\_

Long term impacts: (after construction is completed)

Impact: Improved appearance of front of home adds  
Mitigation: to the value of home and neighborhood.  
Extent to which mitigation reduces project impact: Landscaping the front hillside will integrate the addition with the rest of the property.

Impact: \_\_\_\_\_  
Mitigation: \_\_\_\_\_  
Extent to which mitigation reduces project impact: \_\_\_\_\_

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

Impact: Improved appearance of other homes.  
Mitigation: More interaction with neighbors may  
Extent to which mitigation reduces project impact: take place, if other homes have front porche

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.

This part of a complete exterior renovation of the home. It will result in an improved appearance and function of the front entrance.

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 — Removal of one oak tree
- Contour lines (2 ft. interval) — 11 foot drop from current entry walk to street
- Ordinary high water mark NA
- Floodplain & wetland boundaries NA
- Dimensions, locations & setbacks of existing & proposed structures
- Utilities, roadways and easements
- Well and sanitary system NA
- Location and extent of filling/grading } Terracing/Landscaping plan
- Location and type of erosion control measures } in progress by Land Art
- Any other construction related to your request NA
- Anticipated project start date Late Summer/Fall 2026

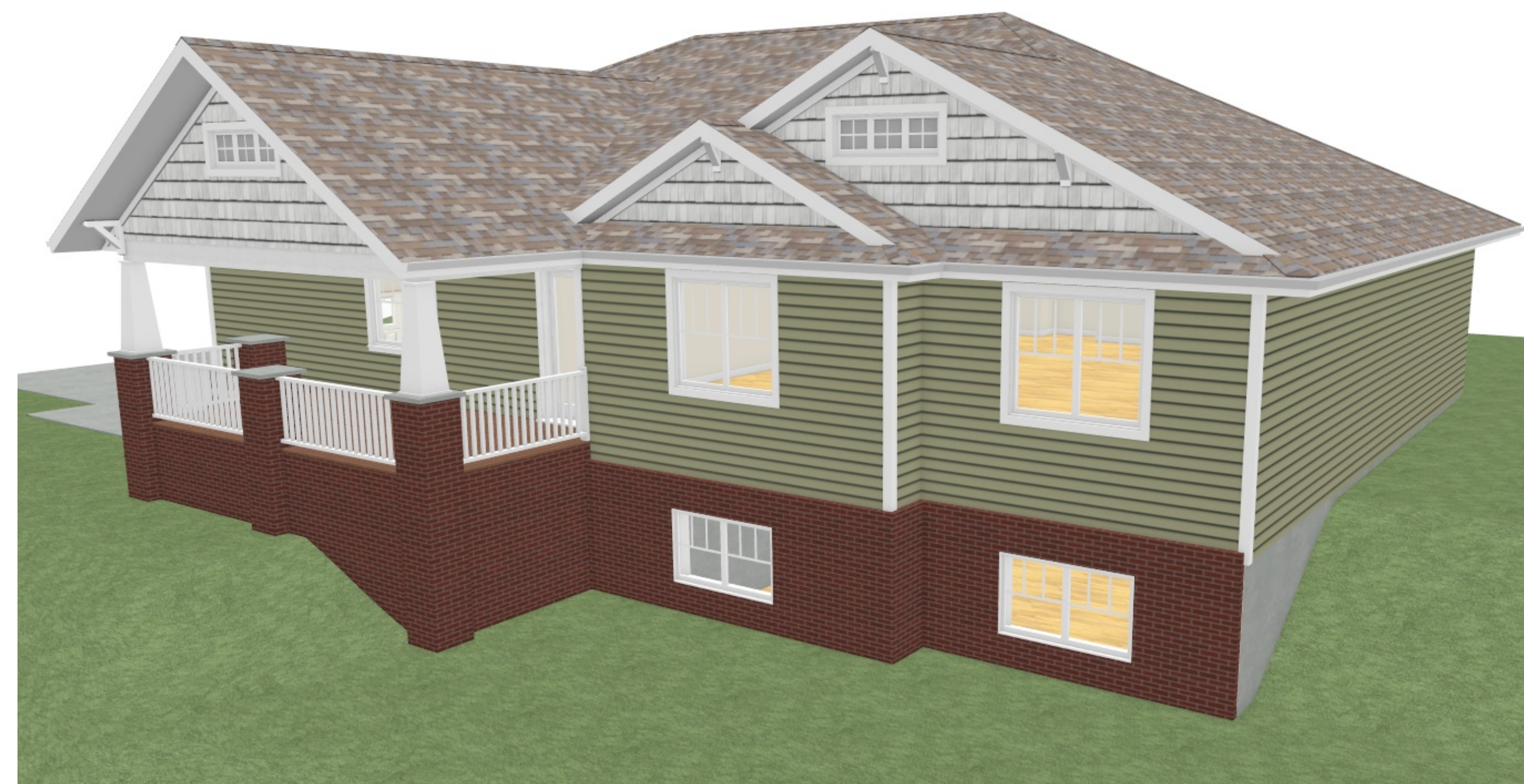
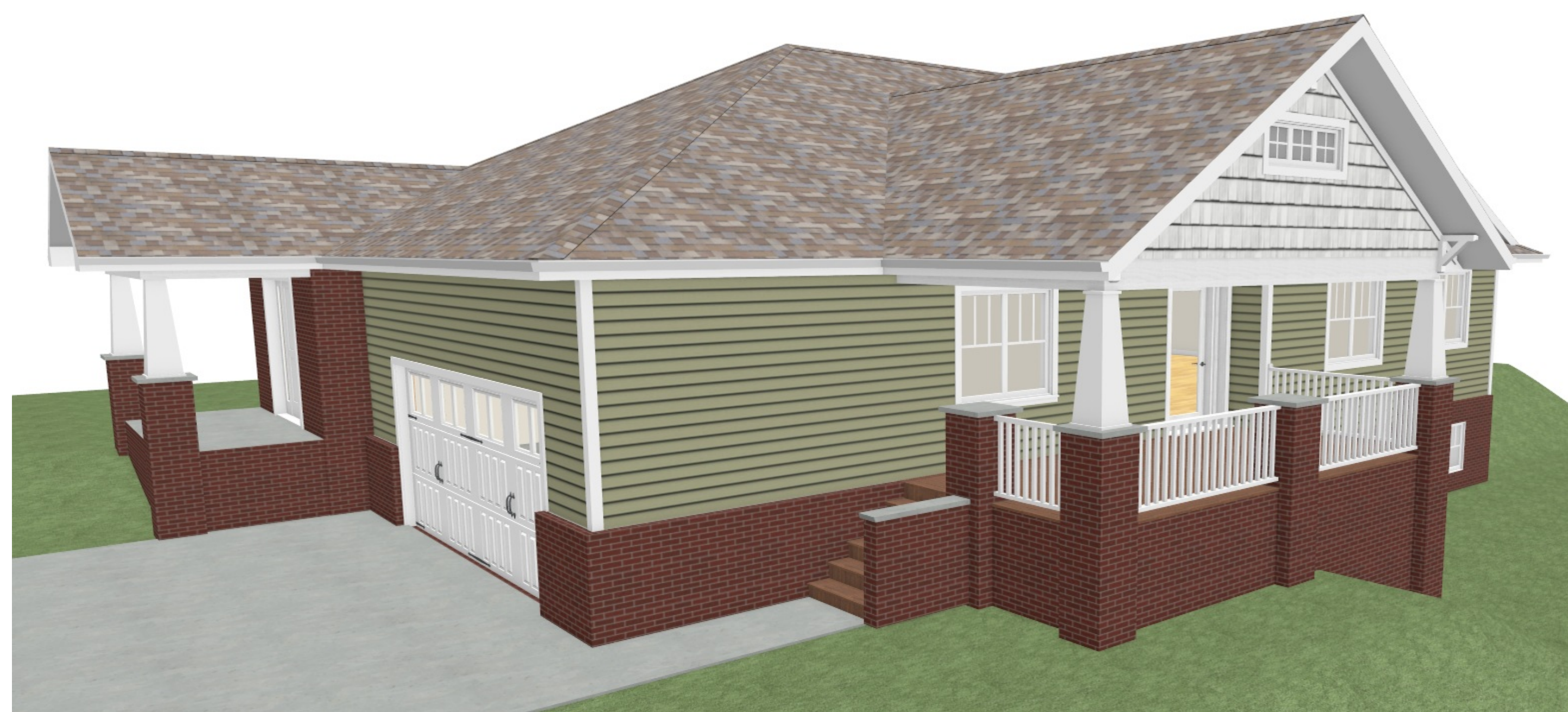
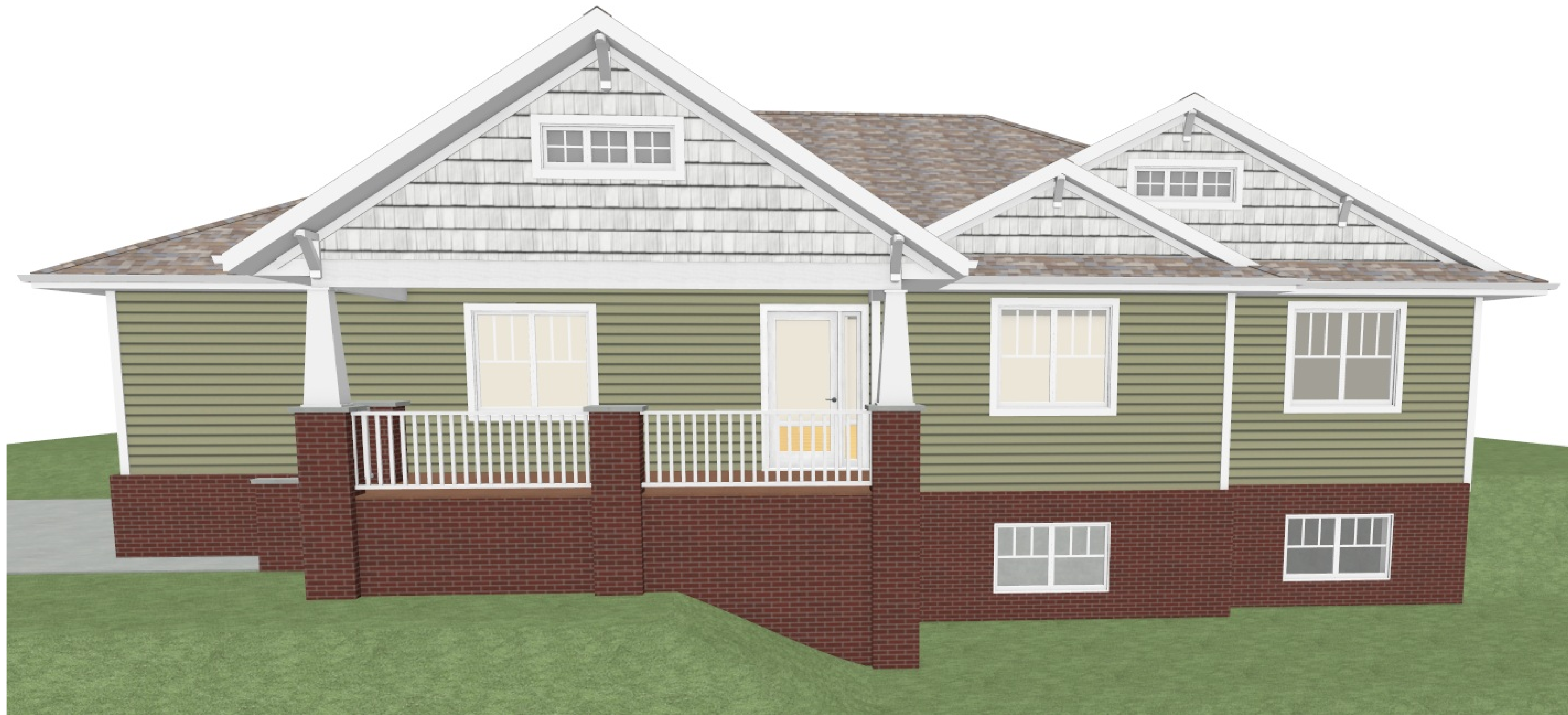
I certify that the information I have provided in this application is true and accurate.

Signed: Ross Lange  
(Applicant/Agent/Owner)

Print name: Ross Lange

Date signed: 5-1-26

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



To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Modern Builders & Suppliers Inc. is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

**SCALE:**  
 1/4" = 1'-0" (24x36)  
 1/4" = 1'-0" (18x24)  
 NTS @ 11x17  
 or As Noted

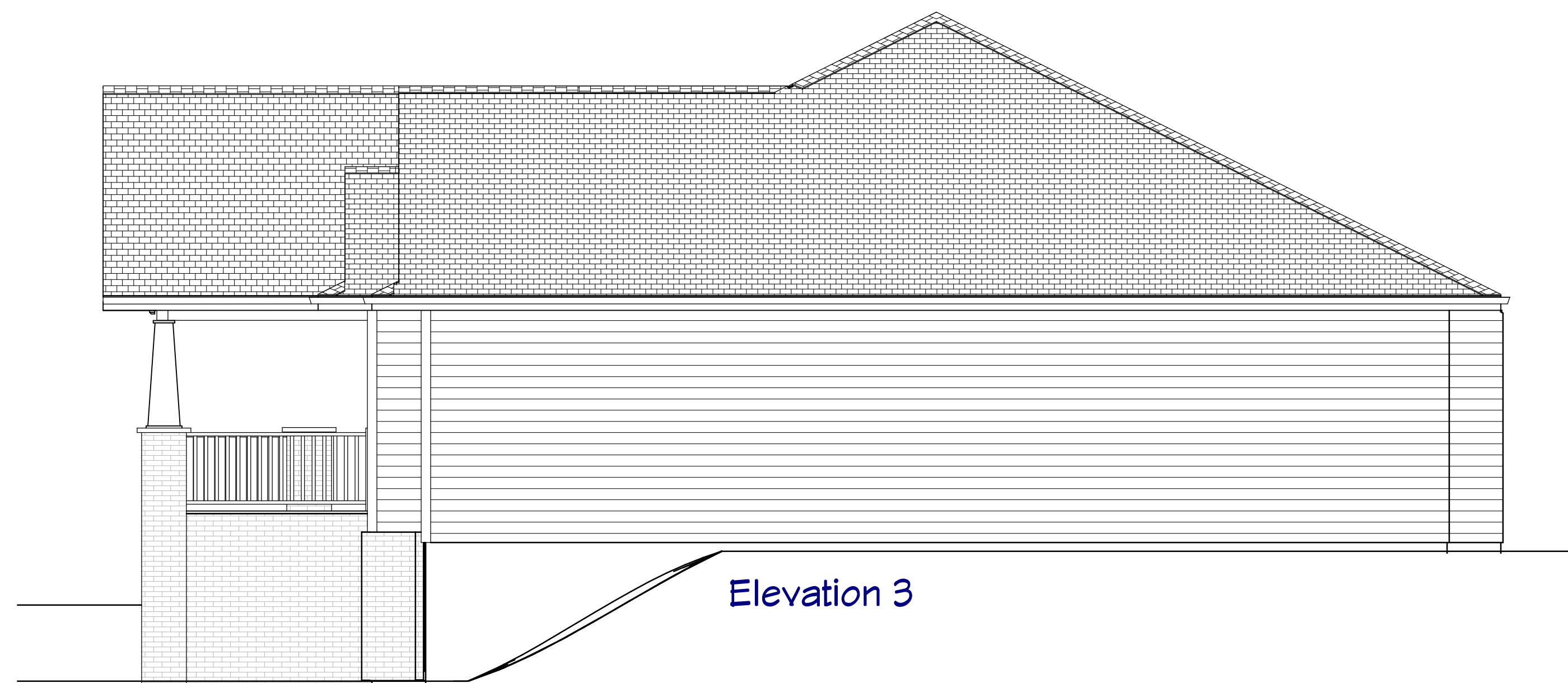
**DATE:**  
 4/2/2026

**Builder:**  
 Ross Construction  
**Drawn for:**  
 Ross Lange  
**Designed by:** Haylee Zernicke

**Plan#:**  
 xxxxB  
**Sheet:**  
 A1 of 4



ROSS LANGE LAYOUT



Elevation 3



Elevation 1



Elevation 4

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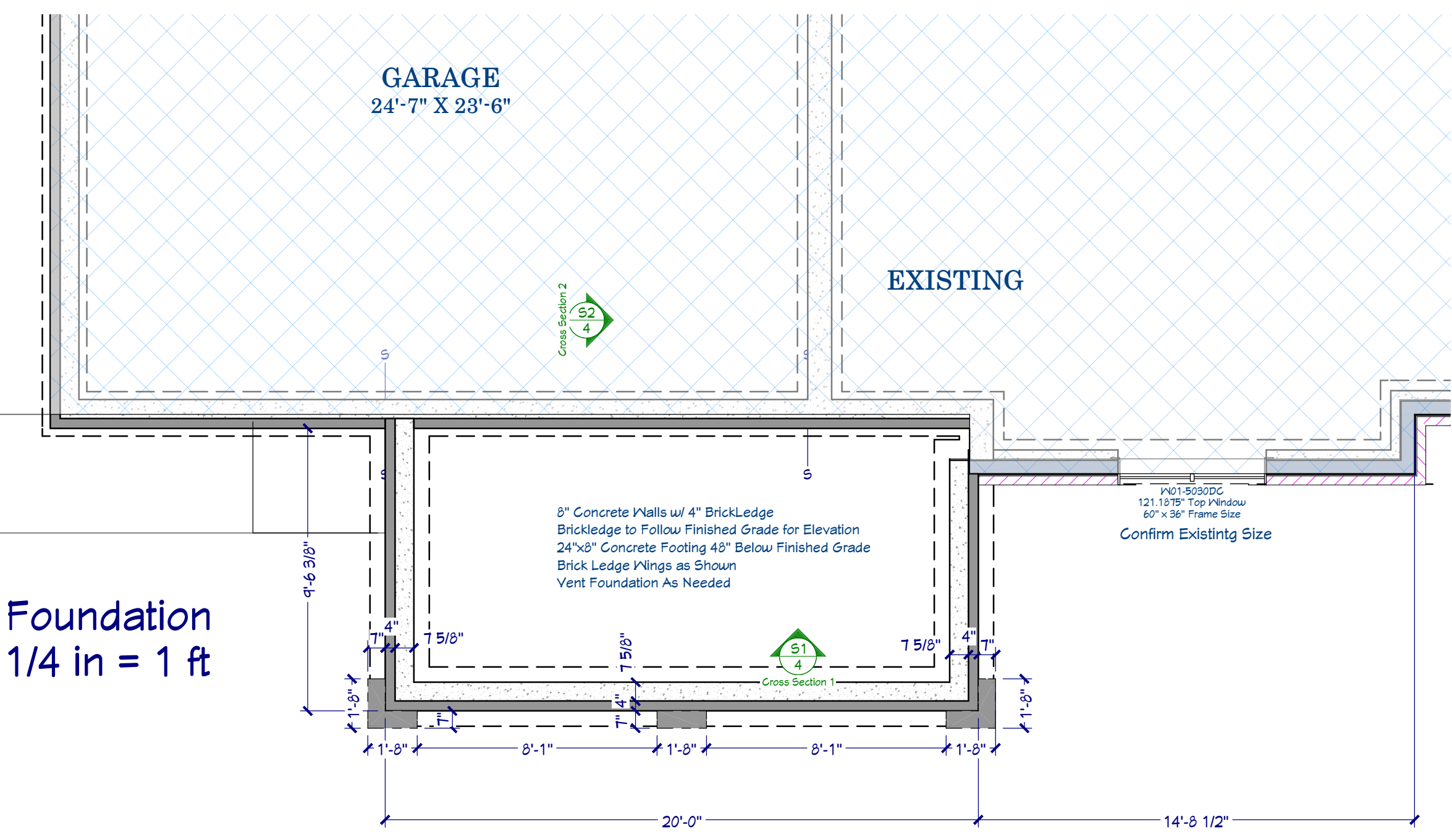
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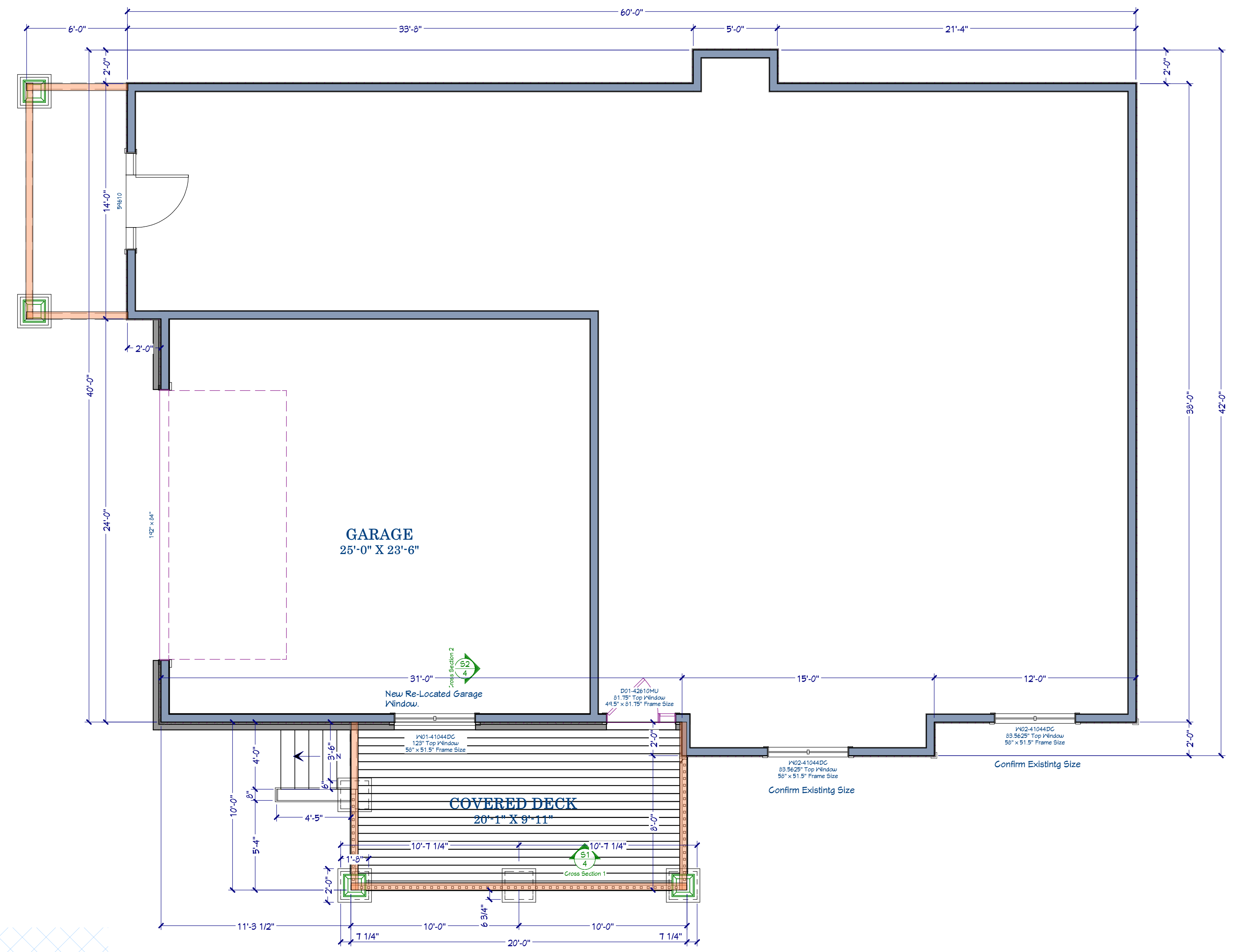
Plan#:  
 xxxxB  
 Sheet:  
 A2 of 4



4:36:24 AM 4/2/2026



GENERIC WINDOW SCHEDULE								
NUMBER	QTY	R/O	TOP	BOTTOM	DESCRIPTION	HEADER	HEADER TYPE	ROOM NAME
W01	2		61 7/32	121 3/16	DOUBLE CASEMENT-LH/RHR	2"X10"X64" (2)	LUMBER	UNSPECIFIED



1st Floor  
1/4 in = 1 ft

GENERIC WINDOW SCHEDULE								
NUMBER	QTY	R/O	TOP	BOTTOM	DESCRIPTION	HEADER	HEADER TYPE	ROOM NAME
W01	1		54 7/32	123 1/2	DOUBLE CASEMENT-LH/RHR	2"X10"X62" (2)	LUMBER	GARAGE/COVERED DECK
W02	2		54 7/32	83 9/16	DOUBLE CASEMENT-LH/RHR	2"X10"X62" (2)	LUMBER	UNSPECIFIED

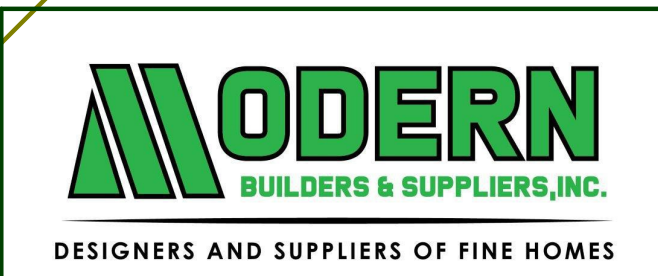
DOOR SCHEDULE							
NUMBER	QTY	R/O	DESCRIPTION	HEADER	HEADER TYPE	ROOM NAME	
D01	1		50 1/2"X82 1/4"	MULLED UNIT	2"X10"X83 1/2" (2)	LUMBER	UNSPECIFIED/COVERED DECK
D02	1		69 1/2"X82 1/4"	MULLED UNIT	2"X10"X72 1/2" (2)	LUMBER	UNSPECIFIED/COVERED PORCH

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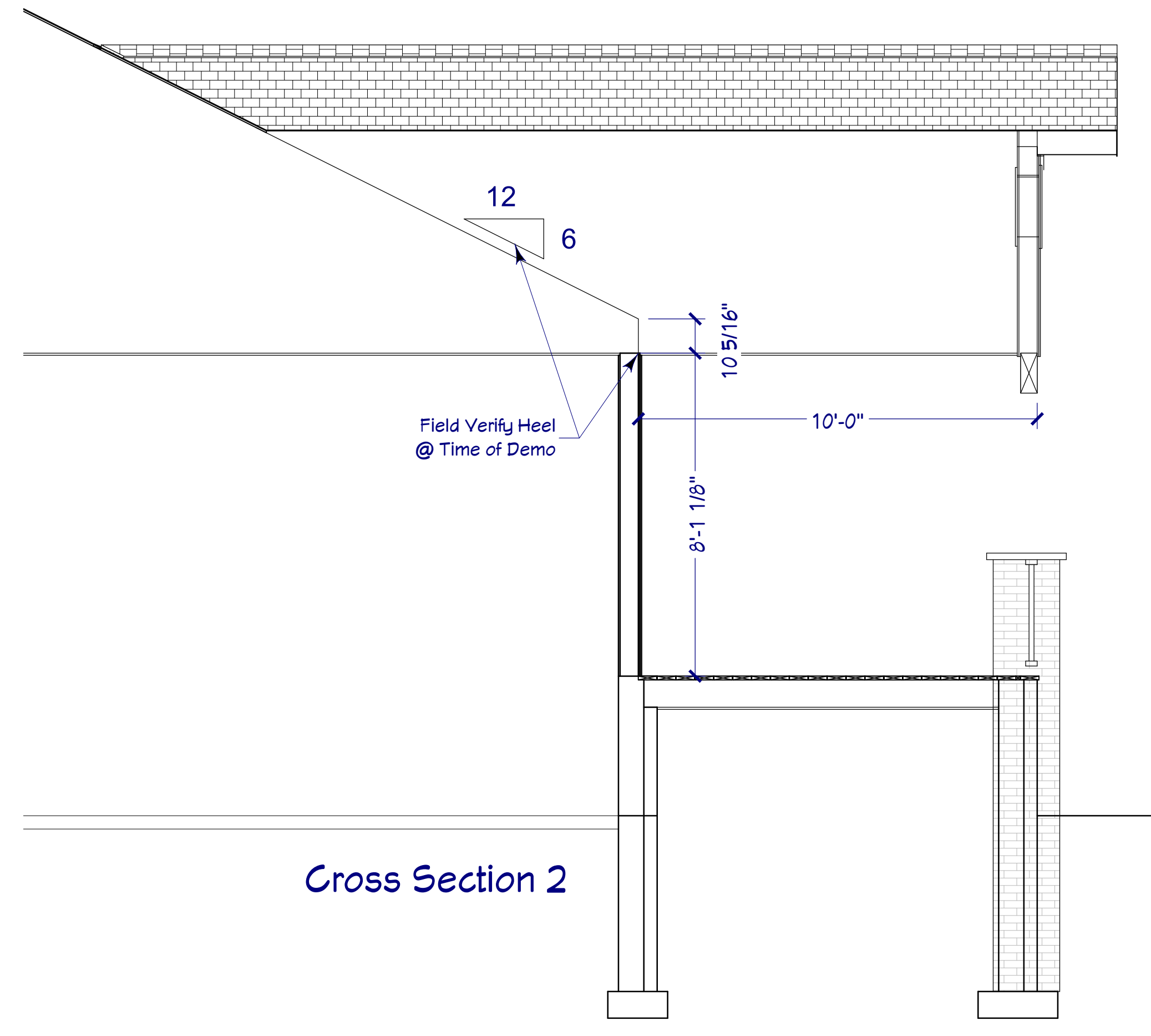
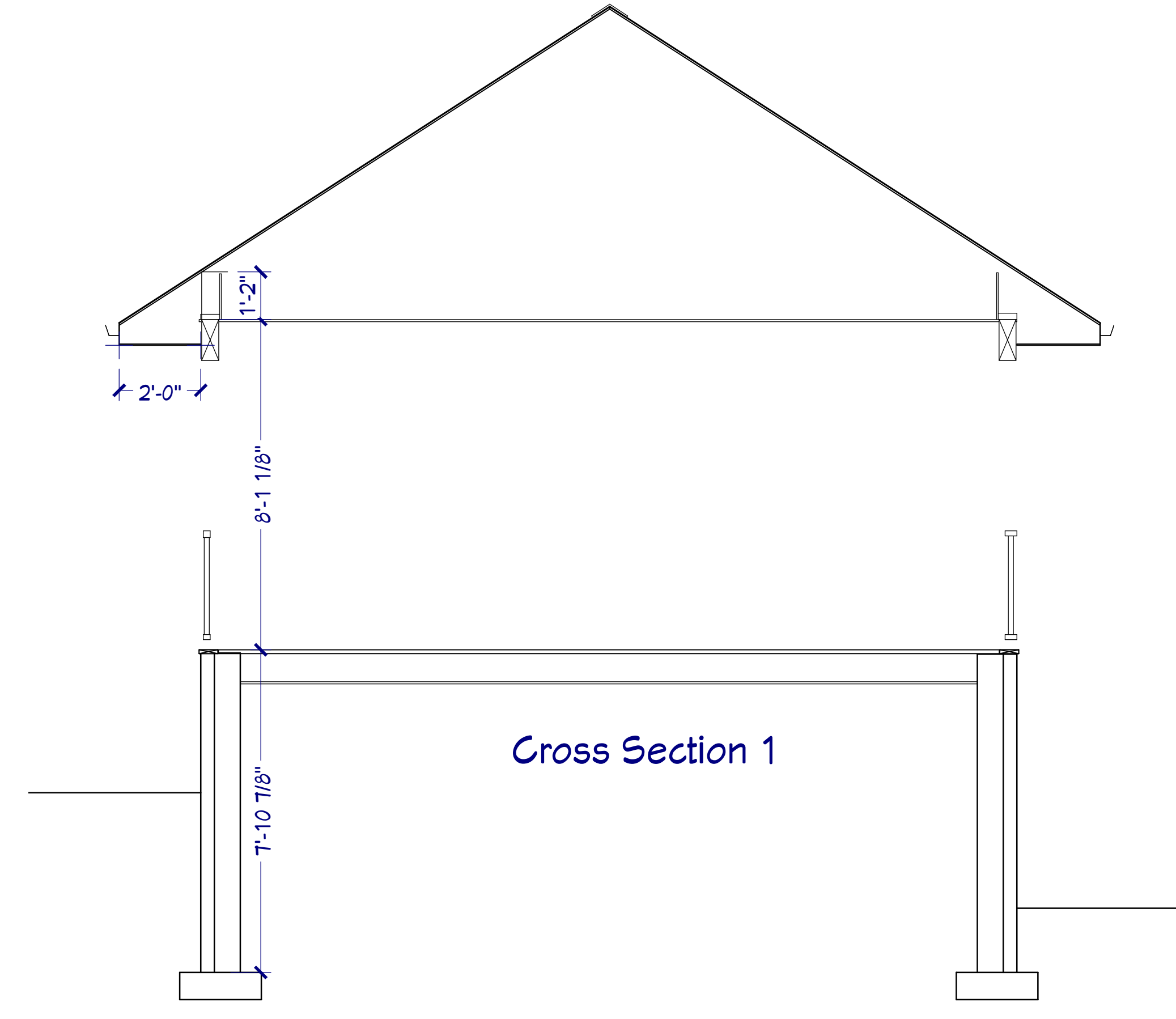
DATE:  
4/2/2026

Builder:  
**Ross Construction**  
Drawn for:  
**Ross Lange**  
Designed by: **Haylee Zernicke**



Plan#: xxxxB  
Sheet: A3 of 4

4:36:24 AM 4/2/2026



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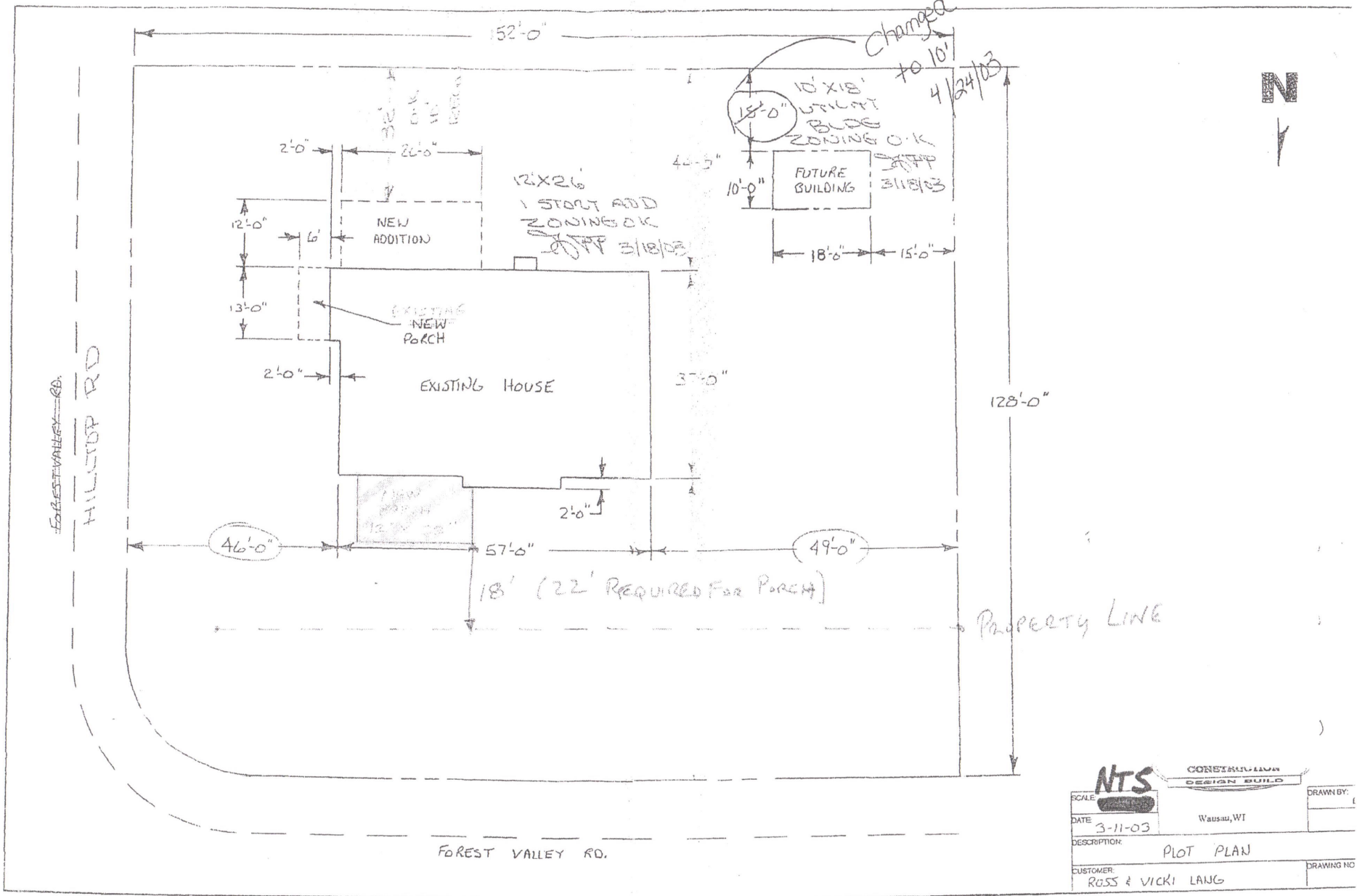
SCALE:	1/4" = 1'-0" (24x36) 1/4" = 1'-0" (18x24) NTS @ 11x17 or As Noted
DATE:	4/2/2026

Builder:  
**Ross Construction**  
Drawn for:  
**Ross Lange**  
Designed by: Haylee Zernicke



Plan#: xxxxB  
Sheet:  
A4 of 4

ROSS LANGE LAYOUT



<b>NTS</b>		CONSTRUCTION		DRAWN BY:
		DESIGN BUILD		
SCALE	DATE	Wausau, WI		
	3-11-03			
DESCRIPTION: PLOT PLAN				
CUSTOMER: ROSS & VICKI LANG				DRAWING NO:



## **STAFF REPORT**

**To:** Zoning Board of Appeals

**Prepared By:** William Hebert, Chief Inspector/Zoning Administrator

**Date:** May 13, 2026

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### **GENERAL INFORMATION**

**APPLICANT:** Ross and Victoria Lange

**LOCATION:** 4525 Forest Valley Road

**EXISTING ZONING:** SR-2

**PURPOSE:** Front Porch addition

**EXISTING LAND USE:** Single family home

**SIZE OF PARCEL:** .36 acres

**VARIANCE BEING REQUESTED:** Front setback variance

### **SUMMARY OF REQUEST**

The Lange's wish to add a porch to the front entrance of the home. The front entrance is on the north side facing Forest Valley Road. The zoning code requires a 22 foot setback for porches in this zoning district. The proposed addition will be 18 feet from the property line.

### **ANALYSIS**

The front door of the home faces Forest Valley Road, but due to the steep grade to the north, foot traffic comes to the front from the east side of the house. They were previously approved for a similar request in August, 2024. No permit was pulled within 1 year, so they needed to request another variance according to the municipal code.

See variance application for more information on the owner's request.

### **RECOMMENDED ACTION**

- Approve as proposed