



OFFICIAL NOTICE & AGENDA
REGULAR MEETING

MEETING: Plan Commission
DATE/TIME: Tuesday, June 16, 2026, at 5:00 PM
LOCATION: Wausau City Hall — Council Chambers
407 Grant Street, Wausau WI, 54403

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

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

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

April 21, 2026 Regular Plan Commission Minutes

4 Public Hearing.

- a. Discussion on approving a Conditional Use Permit for 1740 Business Highway 51, 1820 Business Highway 51, and 1735 Merrill Avenue to allow Vehicle Sales use in the Suburban Mixed-Use (SMU) Zoning District (LeadCar Wausau, Inc)
- b. Discussion on rezoning 1010 S 16th Avenue from a (SR-5) Single-Family Residential – 5 zoning district, to a PUD, Planned Unit Development zoning district to allow for expansion of a commercial business (Brass Properties, LLC)

5 Discussion and Possible Action.

- a. Approving rezoning 1010 S 16th Avenue from a (SR-5) Single-Family Residential – 5 zoning district, to a PUD, Planned Unit Development zoning district to allow for expansion of a commercial business (Brass Properties, LLC)

6 Public Hearing.

- a. Discussion on amending sections 23.03.05 Table of Land Uses, 23.03.14 Industrial Land Uses, and 23.06.06 Off-Street Parking and Traffic Circulation to define and create regulations for data centers in the zoning ordinance

7 Discussion and possible action.

- a. Amending sections 23.03.05 Table of Land Uses, 23.03.14 Industrial Land Uses, and 23.06.06 Off-Street Parking and Traffic Circulation to define and create regulations for data centers in the zoning ordinance
- b. Approve Meeting-in-a-Box Template - public engagement Wausau Comprehensive Plan

8 Discussion.

9 Adjournment.

Mayor Doug Diny, Chair

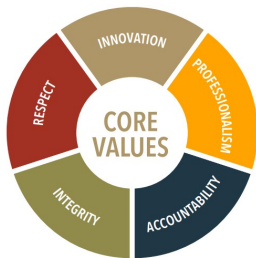
**NOTICE POSTED AT CITY HALL (407 GRANT STREET) AND
TRANSMITTED TO THE OFFICIALLY DESIGNATED NEWSPAPER**

DATE: June 11, 2026
TIME: 11:00am
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





STAFF REPORT

To: Plan Commission

Prepared By: Carrie Edmondson, AICP, Assistant City Planner

Date: June 16, 2026

REQUESTED ACTION:

Meeting #1 - Public Hearing for Conditional Use Permit at 1740 Business Highway 51, 1820 Business Highway 51, and 1735 Merrill Avenue

Location: 1740/1820 Business Highway 51 and 1735 Merrill Avenue

Applicant: LeadCar Wausau, Inc. dba LeadCar Toyota Wausau

Zoning: **Suburban Mixed-Use (SMU)**
Intent. This district is intended to permit a wide range of freestanding large and mid-scale office, retail, service, lodging, and entertainment uses that are compatible with the desired community character along major commercial corridors. Residential uses are intended to occur at an approximate density of up to 36 dwelling units per acre.

Comprehensive Plan: **Suburban Commercial and Industrial (Future Land Use Map)**
These are areas with major employers, knowledge-intensive employers, industrial/business parks, industrial uses, and a range of commercial uses. These areas are generally served by cars not pedestrians, and not well suited for mixed use developments that include residential. Includes both single and multi-tenant commercial buildings, often located at major intersections and along arterial streets, and serve both neighborhood and regional commercial needs.

Existing Land Use: Vacant

Requested Use: Vehicle Sales

Planning Guidance: 2017 Comprehensive Plan

Economic Development Chapter

Objective 1: Stimulate community and economic growth and development, supporting business expansion and retention in competitive sectors.

Land Use Chapter

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

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

OVERVIEW AND ANALYSIS

This was the site of the former Nigbur's Fine Furniture store that has since been demolished. The applicant is proposing to relocate from their current location along County Road K north and west of N. 20th Avenue. The proposed use would fall under the Vehicle Sales definition in the Zoning Code:

(19) Vehicle sales: The sale and display of vehicles for sale or rent outside of an enclosed building. Such land uses also include an ancillary repair shop associated with the vehicle display lot and sales building.

Regulations:

(a)The display of vehicles shall not be permitted in green space areas, landscaped areas, or required bufferyards.

(b)Facility shall be surrounded by a bufferyard with a minimum opacity of 0.60 along all borders of the display area abutting residentially zoned property.

(c)Signs, screening, enclosures, landscaping, or materials being displayed shall not interfere in any manner with either on-site or off-site traffic visibility, including potential vehicle/vehicle and vehicle/pedestrian conflicts.

(d)Inoperable vehicles or equipment or other items typically stored or displayed in a junkyard or salvage yard shall not be permitted.

(e)Minimum required parking: One space per 400 square feet of gross floor area in excess of 2,000 square feet.

The use is conditionally permitted in this zoning district. The use mix in the area includes North Central Technical College, service stations, vehicle repair, and restaurants. Guidance from both the Comprehensive Plan and Zoning Ordinance indicates that this is an area for auto oriented uses and not necessarily for pedestrian scaled proposals.

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

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

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

SUBSTANTIAL EVIDENCE FROM THE PUBLIC HEARING

N/A

STAFF RECOMMENDATION

N/A

ACTION

N/A



May 26, 2026

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



Subject: LeadCar Toyota Wausau – Conditional Use Permit (CUP) Application

Dear William:

On behalf of LeadCar Toyota Wausau, we are submitting the following for review and approval of a proposed automotive dealership at 1740 North Business Highway 51 in Wausau:

- CUP Application
- Conceptual Plan Set
- \$425 Fee

The project includes a single-tenant dealership offering vehicle sales and service. The Business Highway 51 parcels were previously occupied by Nigbur's Furniture (since demolished), and the Merrill Avenue parcel is vacant. All parcels are zoned Suburban Mixed-Use (SMU).

A Conditional Use Permit is required for the proposed vehicle sales and service use.

Please let us know if any additional information is needed.

Sincerely,

Nate Guldan

Nate Guldan
Vice President of Civil Design
REI Engineering, Inc.
nguldan@reiengineering.com
715-675-9784

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:

1735 Merrill Avenue, 1740 N Business Highway 51, & 1820 N Business Highway 51

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):

Lot 1 and Lot 2 of Block 7 of Assessor's Plat No.4, and Lot 2 of Certified Survey Map Number 18505, recorded in Volume 91, on Page 136, as Document Number 1794159, all filed in the Marathon County Register of Deeds Office: located in the Northeast 1/4 of the Northeast 1/4 of Section 22, Township 29 North, Range 7 East, City of Wausau, Marathon County, Wisconsin.

3. Name(s) of Applicant Business: LeadCar Wausau, Inc. dba LeadCar Toyota Wausau

Name of Contact Person (PLEASE PRINT): Jeremy Whitt

Mailing Address: 476 Water Street, Prairie Du Sac, WI 53578

Email Address: jeremy.whitt@leadcar.com

Daytime Phone No. of Contact Person: 414-881-8099

Evening Phone No. of Contact Person: 414-881-8099

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

Applicant will be the occupant of the subject property. Applicant is affiliated with the Property Owner.

Jeremy Whitt is the attorney and contact person for both the Applicant and the Property Owner.

4. Property Owner Name(s) if Different from Applicant: Business 1740, LLC

Mailing Address: 476 Water Street, Prairie Du Sac, WI 53578

Email Address: jeremy.whitt@leadcar.com

Owner's Daytime Phone Number: 414-881-8099

Owner's Evening Phone Number: 414-881-8099

5. What is the area, in square feet, of the property on which the establishment of the conditional use is requested? 303,613.2 square feet

6. What is the present zoning of the subject property? Suburban Mixed-Use (SMU)

7. What is (are) the present use(s) of the subject property? Former Nigbur's Furniture (has been demolished) and vacant lot

8. Proposed use(s) of property: Automotive Dealership

Primary Use (reason for conditional use request): Vehicle Sales, Vehicle Service and Repair

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)

See attached.

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.**

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 table 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.

Conditional Use Permit Narrative

Proposed LeadCar Toyota Dealership

Wausau, Wisconsin

Nature of Proposed Conditional Use

The applicant is proposing the development of a new automobile dealership facility for LeadCar Toyota on an approximately 6.99-acre site in Wausau, Wisconsin. The project consists of the construction of a new ±41,220 square-foot dealership building along with associated site improvements including parking, vehicle display areas, and supporting infrastructure.

The proposed use includes automobile sales, service, parts distribution, and customer support functions typical of a full-service Toyota dealership. This use is compatible with other commercial and automotive-oriented uses and will provide a modern, high-quality facility consistent with manufacturer standards.

Construction Scope

The project involves new construction of a dealership building and full site development. There is no remodeling or reuse of existing buildings as part of this project. Key components include:

- A **primary dealership building** totaling approximately **41,220 square feet**, consisting of:
 - First Floor: ~35,478 sq. ft.
 - Second Floor: ~2,647 sq. ft.
 - Mezzanine areas: ~3,095 sq. ft. (parts and equipment).
- Interior spaces include showroom, sales offices, customer lounge, service write-up area, service bays, parts storage, administrative offices, and employee support areas.
- A potential **future building addition** area has been planned on the site for long-term expansion.

Site Layout and Parking

The site is planned to accommodate vehicle inventory display, customer access, and employee/service functions. The layout is designed to separate customer traffic from service and inventory vehicle circulation.

- Total site area: approximately **304,336 sq. ft. (6.99 acres)**
- Total parking provided:
 - **270 parking stalls** for the dealership and associated uses
 - Includes designated areas for:
 - Customer parking
 - Employee parking
 - Service parking
 - New and used vehicle inventory/display

The site has been designed with consideration for existing topography, easements, and drainageways, which limit buildable areas but have been integrated into the overall design.

Operations

The dealership will function as a full-service automotive sales and service facility.

- **Hours of Operation** (anticipated typical dealership hours):
 - Sales: Approximately 8:00 AM to 8:00 PM weekdays, reduced weekend hours
 - Service: Approximately 7:00 AM to 6:00 PM weekdays, limited weekend hours

- **Number of Employees:**

The facility is expected to employ approximately **60–90 employees** across sales, service, parts, and administrative roles typical of a dealership of this size.

The operation includes vehicle sales, financing services, service and maintenance, and parts distribution.

Building Design and Style

The proposed building will reflect Toyota's corporate brand standards and modern automotive dealership design.

Key architectural features include:

- Contemporary façade utilizing aluminum composite metal panels (Toyota red and silver), glass curtainwall systems, precast concrete panels, and storefront glazing
- Prominent glazed showroom and entry feature facing primary frontage
- Integrated service drive and enclosed service areas
- High-quality materials designed for durability and visual appeal
- Building height approximately up to **30'-0" at top of wall elements**.

The design creates a strong visual presence while blending with surrounding commercial development.

Signage

Proposed signage will be consistent with Toyota brand standards and local zoning regulations:

- **Main pylon sign** located near site frontage
- Building-mounted signage including:
 - Toyota logo and brand identification
 - Dealership name signage
 - Service area identification
- Directional and operational signage for internal traffic circulation

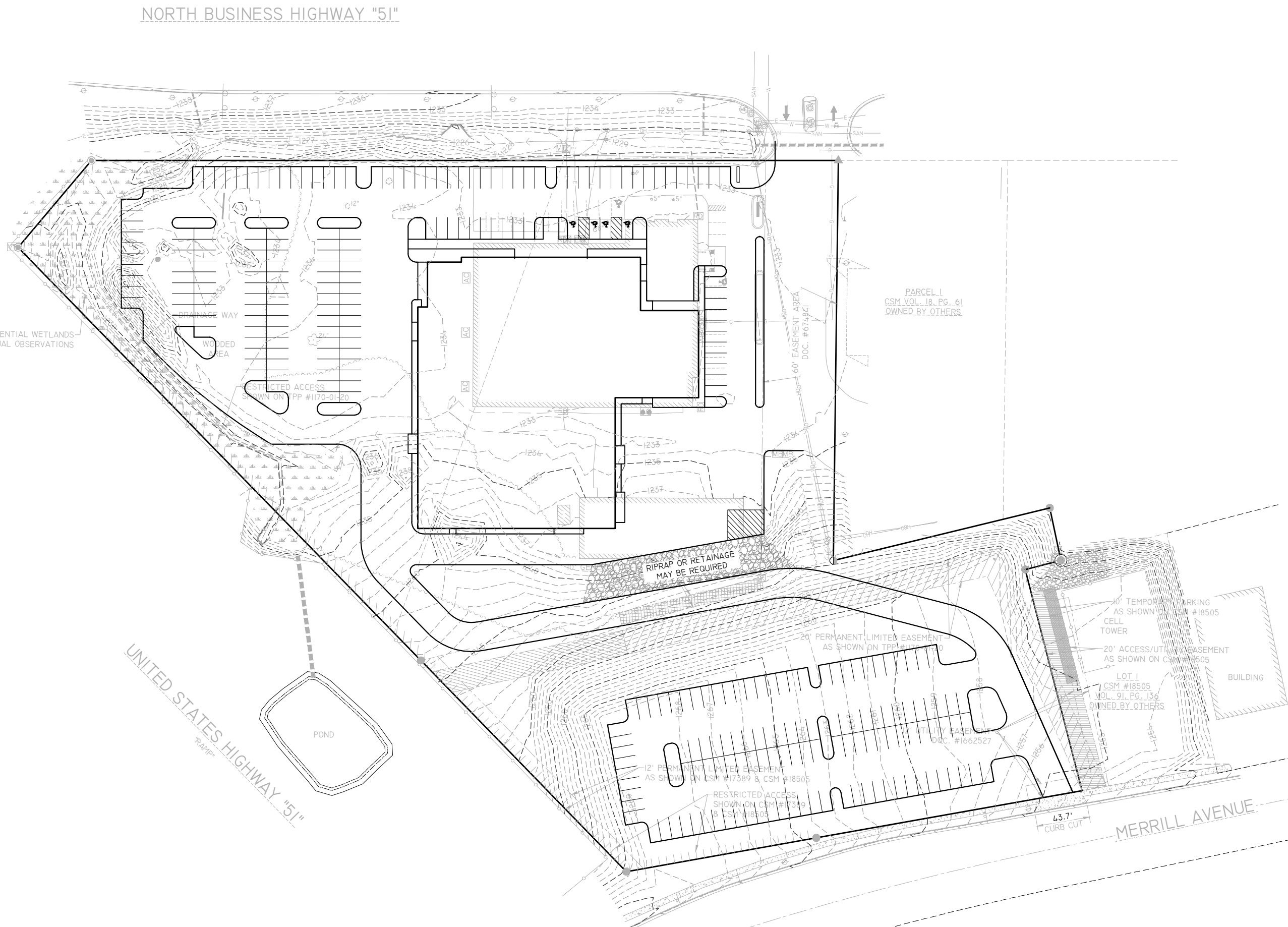
All signage will be owner-provided and installed in compliance with City of Wausau code requirements.

Additional Considerations

- The site plan incorporates designated vehicle display areas, organized inventory storage, and safe circulation patterns.
 - Drainage and existing site constraints (such as drainageways and easements) have been accounted for in the development layout.
 - A trash enclosure and service-related functions are screened and located to minimize visual impacts.
 - The project enhances local economic development by providing jobs, increasing tax base, and expanding commercial services within the community.
-

Summary

The proposed LeadCar Toyota dealership represents a significant commercial investment in the City of Wausau. The development provides a modern, efficiently designed automotive sales and service facility that meets manufacturer standards while aligning with local zoning and land use expectations. The site design, building architecture, and operational plan collectively support compatibility with surrounding uses and contribute positively to the local economy.

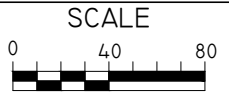


DRAWING FILE: Q:\12400-12499\12408 - GRIES - LEADCAR - 1740 N BUSINESS HWY 51 - CITY OF WAUSAU - MARATHON COUNTY\DRAWING\DESIGN\12408-DESIGN.DWG LAYOUT: P100 PLOTTED: JAN 08, 2026 - 11:33AM PLOTTED BY: KURTS

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



**CIVIL & ENVIRONMENTAL
 ENGINEERING, SURVEYING**

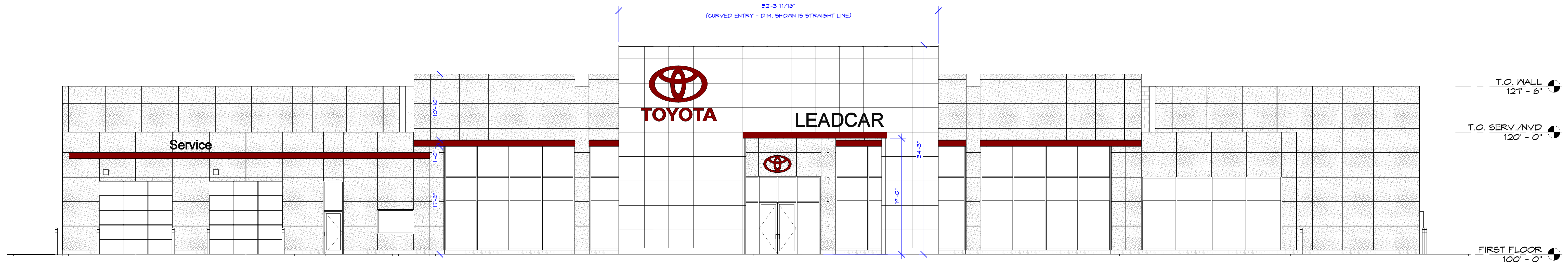


DATE	ISSUANCE	BY	CHKD	SURVEYED BY:	DESIGNED BY:	SURVEY DATE:
				SURVEY CHKD BY:	CIVIL CHKD BY:	CIVIL DATE:
				SURVEY APVD BY:	CIVIL APVD BY:	DRAWN BY: KJS

SCHEMATIC SITE PLAN
 LEADCAR TOYOTA
 WAUSAU, WI

REI
 REI No.
 SHEET P100

Z:\2023\23-114 Leadcar Toyota - Wausau\23-114_Rev\123-114 Leadcar Toyota - Wausau.rvt 5/27/2026 8:32:43 AM



1 NORTH ELEVATION
A-4.1 1/8" = 1'-0"

CONTROL JOINT NOTE:
PROVIDE MASONRY CONTROL JOINTS AS RECOMMENDED BY MASONRY CONTRACTOR AND BLOCK SUPPLIER. CONTROL JOINTS NOT TO EXCEED 30'-0" MAX AND 20'-0" MIN.
ALL CONTROL JOINT LAYOUTS TO BE REVIEWED BY ARCHITECT/ENGINEER AT TIME OF CONSTRUCTION SHOP DRAWING SUBMITTAL.
ALL ELEVATIONS AND LAYOUT ARE BASE ON STANDARD MODULAR BLOCK SIZES. CONTRACTOR RESPONSIBLE FOR ANY ADJUSTMENTS IN SIZES REQUIRED IF THEY CHANGE MATERIAL SIZES.

CURTAINWALL / STOREFRONT NOTE:
PROVIDE PREFINISHED ALUMINUM SLIP HEAD TO MATCH ALUMINUM STOREFRONT/ CURTAIN WALL SYSTEM.
PROVIDE PREFINISHED EXTRUDED ALUMINUM-THERMALLY BROKEN SILL FLASHING WITH END DAMS. INSTALL WITH A POSITIVE SLOPE AWAY FROM INTERIOR AND SET IN SEALANT PER MANUFACTURER'S WRITTEN SPECIFICATIONS.
PROVIDE ALL SHIMS, SEALANT & BACKER ROD PER MANUFACTURER'S SPECIFICATIONS.

SHEATHING FASTENER NOTE:
FASTEN ALL WOOD-BASED PANELS TO COLD-FORM FRAMING W/ SELF-TAPPING CORROSION RESISTANT SCREWS. PNEUMATICALLY DRIVEN PINS FOR WOOD-BASED PANEL ATTACHMENT WILL NOT BE ACCEPTED.
NOTE:
MASONRY PRICE TO INCLUDE DRY-BLOCK W/ INTEGRAL WATER REPELLENT - RHEOPEL XP.

EXTERIOR FINISH KEY NOTES		EXTERIOR FINISH KEY NOTES		EXTERIOR FINISH KEY NOTES		EXTERIOR FINISH KEY NOTES			
KEY NOTE	MATERIAL SUMMARY	KEY NOTE	MATERIAL SUMMARY	KEY NOTE	MATERIAL SUMMARY	KEY NOTE	MATERIAL SUMMARY		
ACM-1	METAL PANEL (A.C.M.): MANUFACTURER: ALPOLIC MATERIAL: COMPLETE RAIN SCREEN ACM SYSTEM COLOR: TOYOTA RED LOCATION: FACADE, REFER TO EXTERIOR ELEVATIONS	D-1	ALUMINUM ENTRANCE IV INSUL. GLAZING: MANUFACTURER: KAWNEER 950 OR EQUAL STYLE: REFER TO DOOR SCHEDULE & ELEVATIONS (MED. STYLE) GLAZING: 1" INSULATED, TEMPERED, PPG, SOLARBAN 60, CLEAR COLOR: CLEAR ANODIZED LOCATION: EXTERIOR, REFER TO PLANS & ELEVATIONS	CA-1	ALUMINUM CURTAINWALL SYSTEM: MFR: KAWNEER STYLE: 1600-2, STRUCTURAL SILICONE GLAZING AT VERTICAL MULLIONS, EXPRESSED CLEAR ANODIZED FRAME AT HORIZONTAL MULLIONS GLAZING: 1" INSULATED, PPG, SOLARBAN 60, CLEAR FINISH/COLOR: CLEAR ANODIZED, CLASS 1 LOCATION: EXTERIOR WALLS, REFER TO PLANS & ELEVATIONS	EG-1	BUILDING EXTERIOR SIGNAGE (BY OWNER) MANUFACTURER: PATTISON SIGN GROUP STYLE/TYPE: TOYOTA SYMBOL/LETTERS POWER REQUIREMENTS: POWER IS REQUIRED, REFER TO ELECTRICAL DRAWINGS. COORDINATE W/ OWNER AND SIGNAGE VENDOR. NOTE: CONTRACTOR TO PROVIDE REQUIRED BLOCKING (BLOCKING TO BE PAINTED, WHERE EXPOSED, TO MATCH WALL PANEL COLOR) INSTALL ACCESS PANELS AT LOCATIONS WHERE NEEDED, REFER TO PLANS. DEALER NOTE: EXTERIOR SIGNAGE IS PURCHASED BY DEALER & INSTALLED BY SIGN MFR. VENDOR.	GP-1	GLASS PORTAL: MFR: NOVUM STRUCTURES, 1126 N8585 WESTBROOK CROSSING, MENOMONEE FALLS, WI., 53051 PH: 262-255-5561 FAX: 262-255-5086 STYLE: SOLERA TRANSLUCENT GLAZING SYSTEM IN NOMINAL 48"x48" MODULES ON BOTH FRONT AND REAR SURFACES. GLASS TO BE LOW IRON 1/4" THICK ANNEALED, DIFFUSING VEILS (WHITE) AND HONEYCOMB TO BE OF UV STABLE ACRYLIC GLASS TO MEET LIGHT TRANSMITTANCE AND TRANSLUCENCE SPECIFICATIONS. STRUCTURAL STEEL TO SUPPORT FRAMING. COLOR: ALL STEEL MEMBERS TO BE PRIMED AND FINISHED IN TOYOTA WHITE GLOSS. CONTACT: STEVE SKOMBO, WWW.NOVUMSTRUCTURES.COM
ACM-2	METAL PANEL (A.C.M.): MANUFACTURER: ALPOLIC MATERIAL: COMPLETE RAIN SCREEN ACM SYSTEM COLOR: TOYOTA SILVER LOCATION: FACADE, REFER TO EXTERIOR ELEVATIONS	D-2	HOLLOW METAL DOOR INSUL. (W/ GLAZING AS NOTED/SHOWN): STYLE: HOLLOW METAL, PAINTED, REFER TO DOOR SCHEDULE & ELEVATIONS LOCATION: EXTERIOR, REFER TO PLANS & ELEVATIONS	SF-1	ALUMINUM STOREFRONT SYSTEM: MFR: KAWNEER TRIFAB 451T (BASIS OF DESIGN) STYLE: 2"x4" STOREFRONT FRAMING GLAZING: 1" INSULATED, PPG, SOLARBAN 60, CLEAR FINISH/COLOR: CLEAR ANODIZED, CLASS 1 LOCATION: EXTERIOR WALLS, REFER TO PLANS & ELEVATIONS	EG-2	BUILDING EXTERIOR SIGNAGE (BY OWNER) MANUFACTURER: PATTISON SIGN GROUP STYLE/TYPE: DEALER NAME SIGNAGE POWER REQUIREMENTS: POWER IS REQUIRED, REFER TO ELECTRICAL DRAWINGS. COORDINATE W/ OWNER AND SIGNAGE VENDOR. NOTE: CONTRACTOR TO PROVIDE REQUIRED BLOCKING (BLOCKING TO BE PAINTED, WHERE EXPOSED, TO MATCH WALL PANEL COLOR) INSTALL ACCESS PANELS AT LOCATIONS WHERE NEEDED, REFER TO PLANS. DEALER NOTE: EXTERIOR SIGNAGE IS PURCHASED BY DEALER & INSTALLED BY SIGN MFR. VENDOR.	BES-1	BUILDING EXTERIOR SIGNAGE (BY CONTRACTOR): MANUFACTURER: SIGNAL TECHNOLOGIES STYLE/SIZE: 10"x10" DIRECTIONAL LED LANE LIGHTS - X/DOWN ARROW POWER REQUIREMENTS: POWER IS REQUIRED, REFER TO ELECTRICAL DRAWINGS NOTE: CONTRACTOR TO PROVIDE REQUIRED BLOCKING. DEALER NOTE: THESE SIGNS ARE TO BE PROVIDED AND INSTALLED BY CONTRACTOR. CONTRACTOR TO PROVIDE REQUIRED POWER AND BLOCKING
CMU-1	BURNISHED CMU: SUPPLIER: COUNTY MATERIALS COLOR: SEA SALT MORTAR: TBD LOCATION: EXTERIOR WALLS, REFER TO PLANS & ELEVATIONS	D-3	OVERHEAD DOOR INSUL.- ALUM. IV GLAZING (REGULAR SPEED): MANUFACTURER: T.B.D. STYLE: ALUMINUM IV INSUL. GLAZING GLAZING: INSULATED, TEMPERED, PPG, SOLARBAN 60, CLEAR FINISH/COLOR: CLEAR ANODIZED LOCATION: EXTERIOR, REFER TO PLANS & ELEVATIONS	CP-1	A.C.M. COPING SYSTEM (WALL COPING) MFR: ALPOLIC COLOR: TOYOTA SILVER SYSTEM/TYPE: DRY JOINT SYSTEM (RAIN-SCREEN) LOCATION: EXTERIOR WALLS - COPING WHERE ACM IS LOCATED - REFER TO PLANS AND ELEVATIONS	EG-3	BUILDING EXTERIOR SIGNAGE (BY OWNER) MANUFACTURER: PATTISON SIGN GROUP STYLE/TYPE: SERVICE SIGNAGE POWER REQUIREMENTS: POWER IS REQUIRED, REFER TO ELECTRICAL DRAWINGS. COORDINATE W/ OWNER AND SIGNAGE VENDOR. NOTE: CONTRACTOR TO PROVIDE REQUIRED BLOCKING (BLOCKING TO BE PAINTED, WHERE EXPOSED, TO MATCH WALL PANEL COLOR) INSTALL ACCESS PANELS AT LOCATIONS WHERE NEEDED, REFER TO PLANS. DEALER NOTE: EXTERIOR SIGNAGE IS PURCHASED BY DEALER & INSTALLED BY SIGN MFR. VENDOR.	PB-1	PIPE BOLLARD (W/ P.V.C. COVER): BOLLARD: STL. CONC. FILLED, REFER TO PLANS, NOTES, & DETAILS. P.V.C. COVER MFR: T.B.D. COLOR: BLACK W/ (2) YELLOW STRIPES
PC-1	PRECAST CONCRETE WALL PANEL (INSULATED): MFR: FABCON STYLE/TYPE: 12" THICK, INSUL. WALL PANEL SYSTEM, FORMSIDE EXPOSED AGGREGATE FINISH, INTEGRALLY COLORED (MED. GREY) LOCATION: EXTERIOR WALLS, REFER TO PLANS & ELEVATIONS	D-4	OVERHEAD DOOR INSUL.- ALUM. IV GLAZING (HIGH SPEED): MANUFACTURER: T.B.D. STYLE: ALUMINUM IV INSUL. GLAZING GLAZING: INSULATED, TEMPERED, PPG, SOLARBAN 60, CLEAR FINISH/COLOR: CLEAR ANODIZED LOCATION: EXTERIOR, REFER TO PLANS & ELEVATIONS	CP-2	MTL. WALL COPING (PRE-FINISHED): MFR: UNI-GLAD, PAC-GLAD OR EQUAL STYLE: PRE-FINISHED MTL. COPING SYSTEM FINISH/COLOR: FINISH & COLOR TO MATCH ADJACENT WALL COLOR LOCATION: EXTERIOR WALLS, REFER TO PLANS & ELEVATIONS		OD-1	OVERFLOW DRAIN STYLE: BRASS LAMBS TONGUE W/ BIRD SCREEN	
CONC-1	CONCRETE: NOTE: HAND-RUB SMOOTH FINISH LOCATION: EXTERIOR WALLS, REFER TO PLANS & ELEVATIONS	D-5	OVERHEAD DOOR INSUL.- PREFINISHED: MANUFACTURER: OVERHEAD DOOR COMPANY OR EQUAL STYLE: REFER TO DOOR SCHEDULE & ELEVATIONS GLAZING: (2) RM, INSUL., CLEAR, GLAZING PAINT COLOR: PRE-FINISHED TO MATCH PC-1 LOCATION: EXTERIOR, REFER TO PLANS & ELEVATIONS				WP-1	WALL PACK LIGHT FIXTURE REFER TO REFLECTED CEILING PLAN. COLOR: SILVER METALLIC AT ALL LOCATIONS EXCEPT SERVICE RECEPTION TO BE WHITE	
		D-6	OVERHEAD DOOR INSUL.- PREFINISHED: MANUFACTURER: OVERHEAD DOOR COMPANY OR EQUAL STYLE: REFER TO DOOR SCHEDULE & ELEVATIONS COLOR: PRE-FINISHED TO MATCH PC-1 LOCATION: EXTERIOR, REFER TO PLANS & ELEVATIONS				RL-1	ROOF ACCESS LADDERS PAINT TO MATCH ADJACENT WALL	

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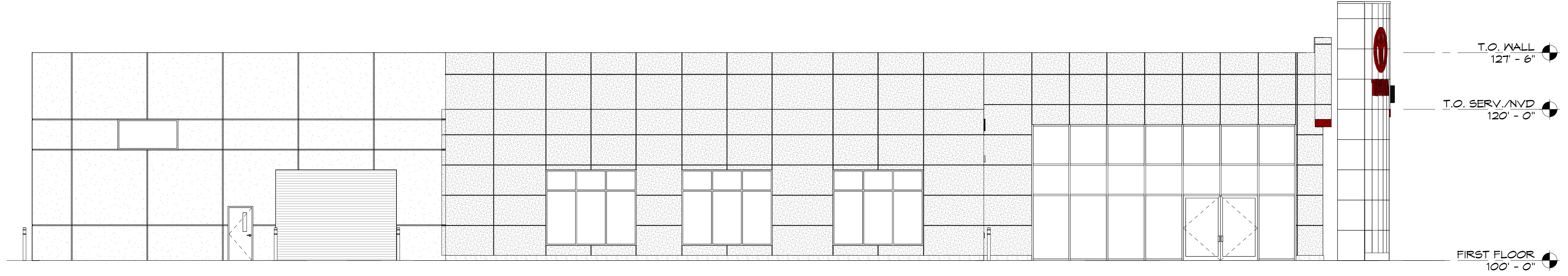
A PROPOSED NEW BUILDING FOR:
LEADCAR TOYOTA
WAUSAU, WISCONSIN

REVISION HISTORY

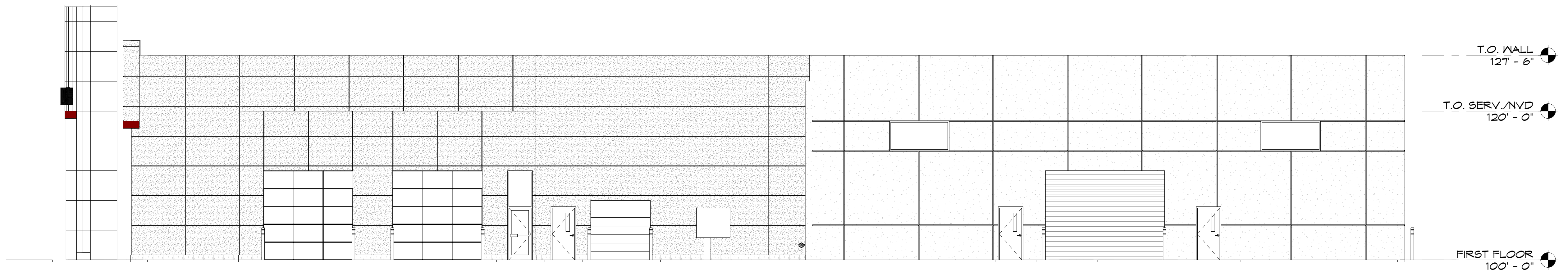
NO.	DESCRIPTION	DATE

date: 05-27-2026
job: 23-114
d. by: k.j.f

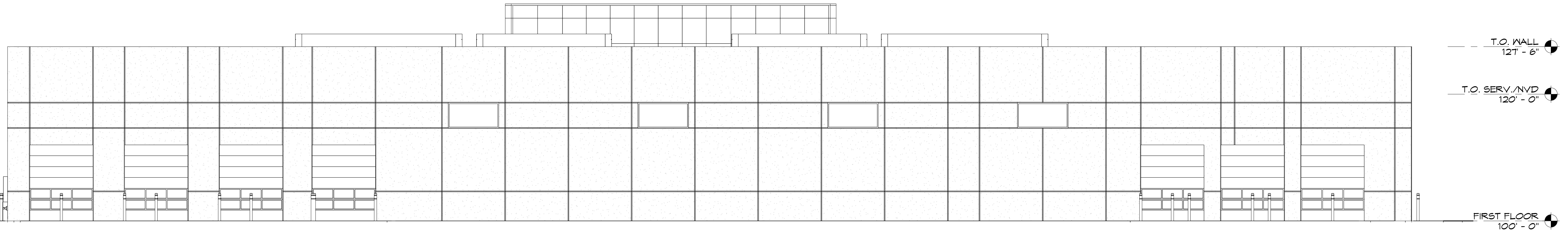
A-4.1



3 EAST ELEVATION
A-4.2 1/8" = 1'-0"



2 WEST ELEVATION
A-4.2 1/8" = 1'-0"



1 SOUTH ELEVATION
A-4.2 1/8" = 1'-0"

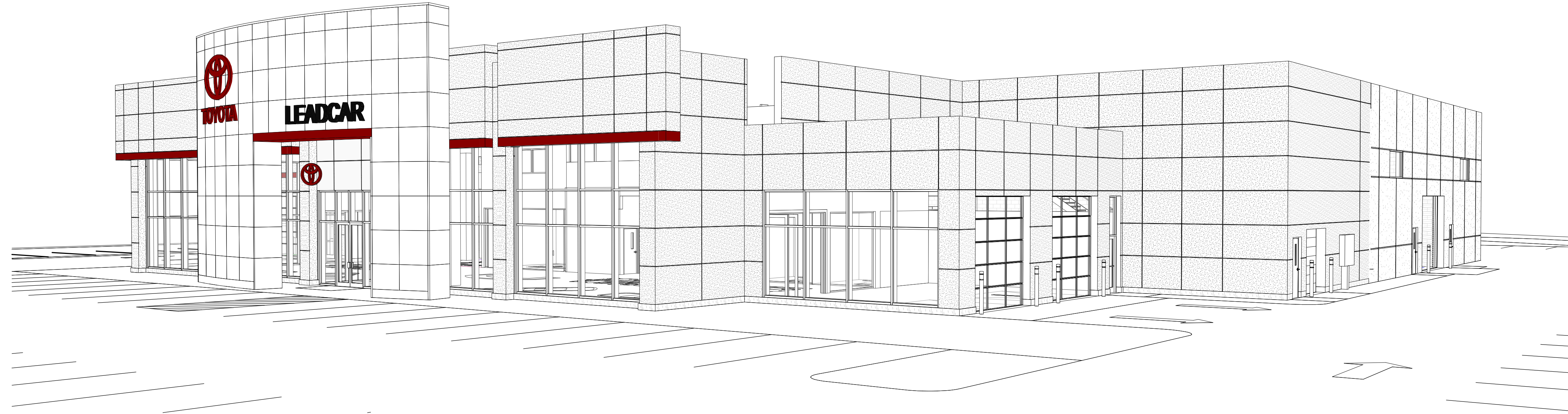
A PROPOSED NEW BUILDING FOR:
LEADCAR TOYOTA
 WAUSAU, WISCONSIN

REVISION HISTORY		
NO.	DESCRIPTION	DATE

date: 05-27-2026
 job: 23-114
 d. by: k.j.f

A-4.2

MEENAH OFFICE
300 North Commercial Street
Wausau, WI 54980
Phone: 920-722-2445
www.gries.design



2 3D PERSPECTIVE 2
A-4.3



1 3D PERSPECTIVE 1
A-4.3

Gries
Architectural Group Inc.
HUDSON OFFICE: 400 South 2nd Street, Suite #155, Wausau, WI 54980, Phone: 920-722-2445, www.gries.design
MEENAH OFFICE: 300 North Commercial Street, Wausau, WI 54980, Phone: 920-722-2445, www.gries.design

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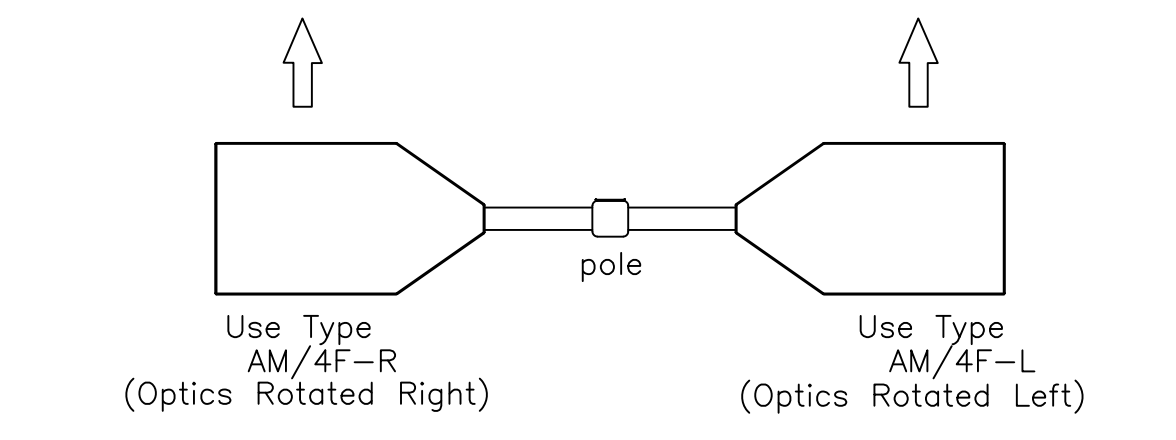
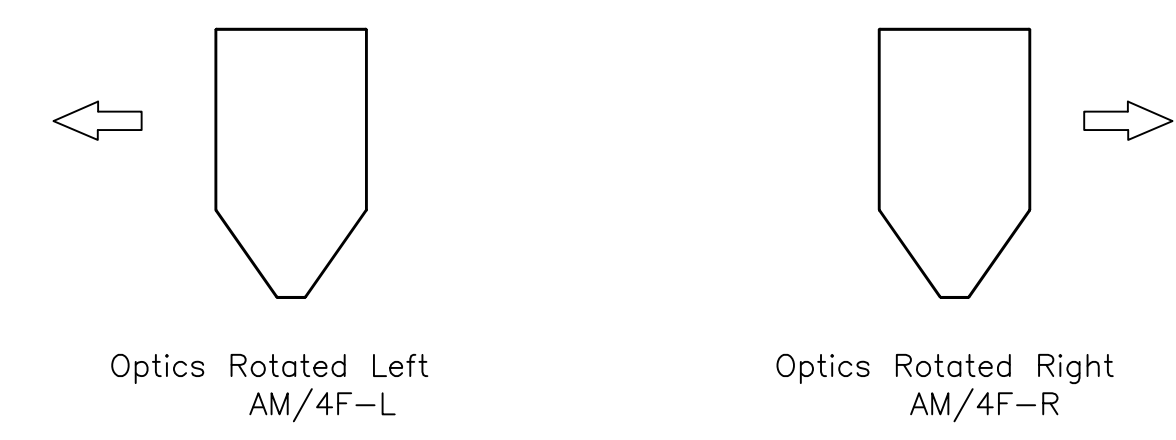
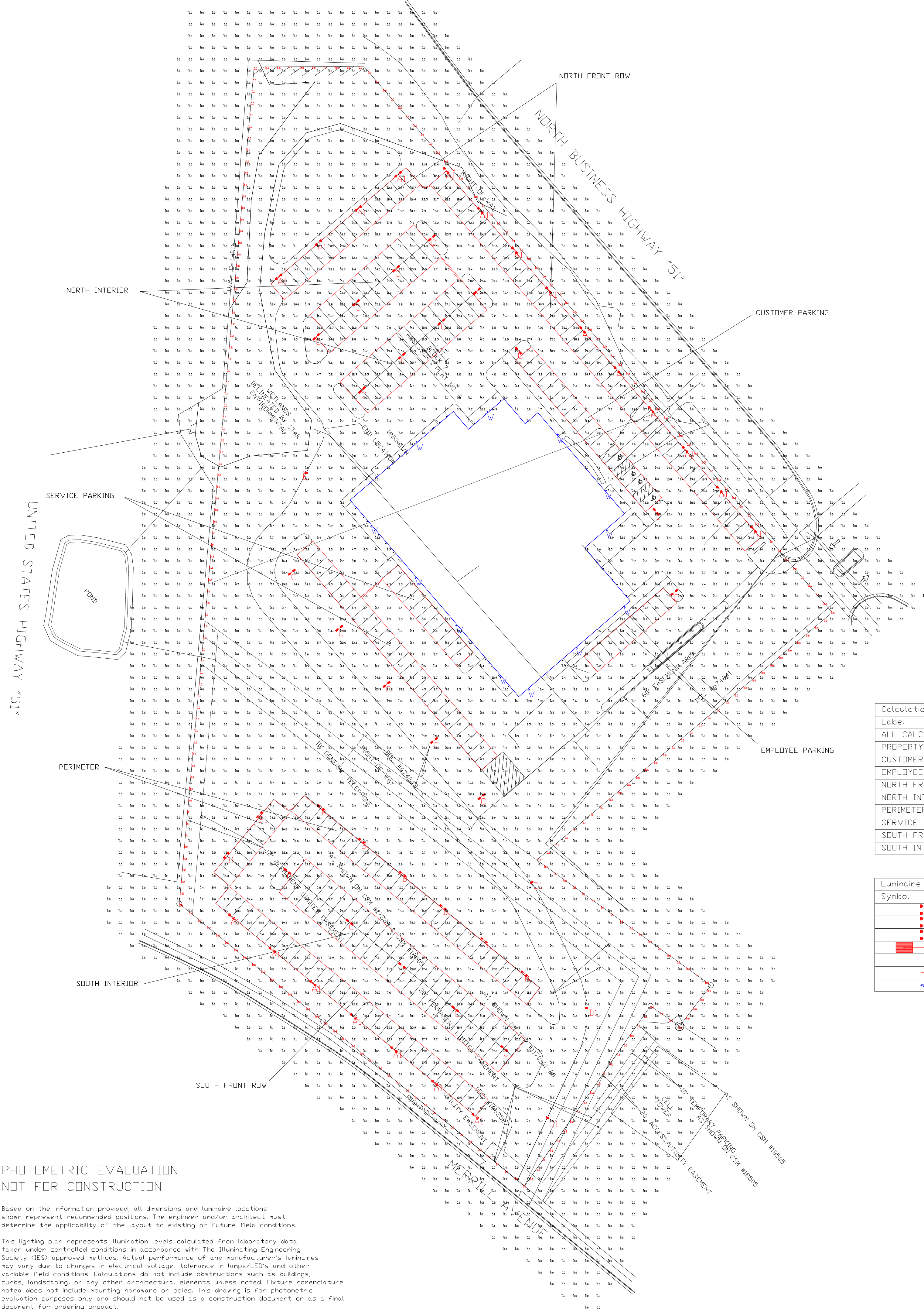
A PROPOSED NEW BUILDING FOR:
LEADCAR TOYOTA
WAUSAU, WISCONSIN

REVISION HISTORY

NO.	DESCRIPTION	DATE

date: 05-27-2026
job: 23-114
d. by: k.jf

A-4.3



For D180 Forward Throw installations specify left rotated optics (AM/4F-L) and/or right rotated optics (AM/4F-R) side mounting. Orientation is based on standing at the pole and looking out at the area to be illuminated.



Top View
Fixture Types A1, B & B1

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
ALL CALC POINTS AT 4' ABOVE GRADE	Illuminance	Fc	4.06	45.7	0.0	N.A.	N.A.	4
PROPERTY LINE	Illuminance	Fc	0.22	2.4	0.0	N.A.	N.A.	N.A.
CUSTOMER PARKING	Illuminance	Fc	5.62	25.7	1.3	4.32	19.77	
EMPLOYEE PARKING	Illuminance	Fc	8.50	25.4	2.8	3.04	9.07	
NORTH FRONT RDW	Illuminance	Fc	24.56	45.7	8.0	3.07	5.71	
NORTH INTERIOR	Illuminance	Fc	17.36	28.2	8.4	2.07	3.36	
PERIMETER	Illuminance	Fc	14.06	20.2	9.1	1.55	2.22	
SERVICE PARKING	Illuminance	Fc	5.57	16.1	2.3	2.42	7.00	
SOUTH FRONT RDW	Illuminance	Fc	24.50	41.0	9.5	2.58	4.32	
SOUTH INTERIOR	Illuminance	Fc	15.54	29.8	5.1	3.05	5.84	

Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLF	Arr. Lum. Lumens	Arr. Watts	BUG Rating
[Symbol]	21	A1	D180° 2RTD	VALM-18L-AM-50K7-IS	20'	1.000	29276	208	B0-U0-G2
[Symbol]	6	B	D180° 2RTD	VALM-18L-4F-50K7	20'	1.000	32182	208	B2-U0-G5
[Symbol]	2	B1	D180° 2RTD	VALM-18L-4F-50K7-IS	20'	1.000	25502	208	B0-U0-G3
[Symbol]	21	C	D180°	VALM-18L-50N-50K7	20'	1.000	36950	208	B4-U0-G2
[Symbol]	3	D1	Single	VALM-18L-2-50K7-IS	20'	1.000	12486	104	B1-U0-G4
[Symbol]	1	E	Single	VALM-18L-4F-50K7	20'	1.000	16091	104	B2-U0-G5
[Symbol]	12	W	Single	XWM-4-LED-15L-50-70CRI	16'	1.000	14382	98	B2-U0-G3

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with the Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

The IES no longer uses the Cutoff Classification System for LED fixtures. The IES classifies LED fixtures with the BUG rating which refers to the Backlight-Uplight-Glare system. An Uplight of "U0" most closely matches the old Full Cutoff rating.

Dimensions of drawings that have been scaled or converted from PDF files or scanned /submitted images are approximate.

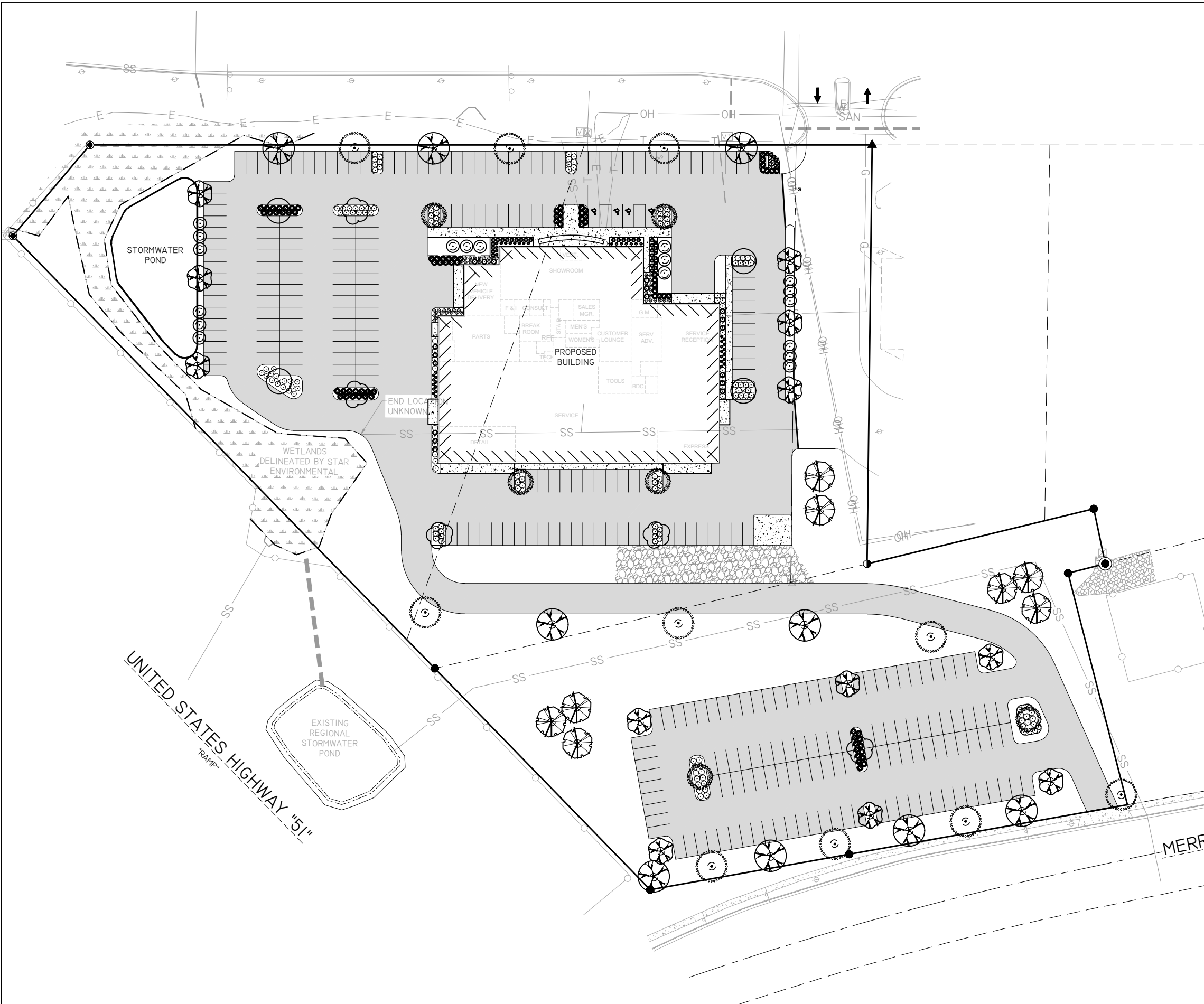
Total Project Watts
Total Watts = 11992



LIGHTING PROPOSAL LD-165674
WAUSAU TDYDTA
WAUSAU, WI

BY: JMK DATE: 6/8/26 REV: SHEET 1 OF 1
SCALE: 1"=50' ARCH D 0 50

DRAWING FILE: Q:\12400-12499\12408A - GRIES - CIVIL DESIGN - LEADCAR - 1740 BUSINESS HWY 51 - CITY OF WAUSAU - MARATHON COUNTY\DRAWING\12408A-C400-LANDSCAPE.DWG LAYOUT: C400
 PLOTTED: JUN 09, 2026 - 2:26PM PLOTTED BY: ADANK



NOTES

1. SOD OR SEED, FERTILIZER & MULCH, *ALL AREAS NOTED ON PLAN & ALL DISTURBED AREAS DUE TO CONSTRUCTION ACTIVITY. APPLICATION TYPE TO BE APPROVED BY CLIENT.
2. SHREDDED HARDWOOD MULCH, 3"-4" DEPTH, DARK BROWN COLOR.
3. ALUMINUM EDGING, BRONZE COLOR, COMMERCIAL GRADE, TYPE/COLOR TO BE APPROVED BY CLIENT AND INSTALLED PER MANUFACTURERS SPECIFICATIONS.
4. SHOVEL CUT EDGE, 4"-5" DEPTH CLEAN CUT EDGE AROUND PLANTING BEDS WITHIN SOD AREAS. (REFER TO DETAILS ON SHEET C4.04)
5. AGRECOL, SHORTGRASS PRAIRIE FOR DRY SOILS, APPLY GLYPHOSATE HERBICIDE TO AREA WHEN MAJORITY OF WEEDS ARE 2"-3" TALL. WAIT 10 DAYS THEN FINELY TILL THE SOIL ONLY 1"-2" DOWN AND PLANT IMMEDIATELY BY HAND BROADCASTING AT A RATE OF 11 LBS/ACRE. RAKE OR DRAG AREA LIGHTLY, COVERING THE SEED WITH ABOUT 1/4" TO 1/2" OF SOIL. ROLL AREA FIRMLY AFTER RAKING. MULCH PRAIRIE SEEDS AREAS LESS THAN 4:1 SLOPE WITH 1" OF WEED FREE STRAW MULCH. APPLY WISDOT NET-FREE CLASS 1, URBAN TYPE B EROSION MAT ON SLOPING AREAS STEEPER THAN 4:1. *REFER TO AGRECOL'S "NATIVE SEEDING INSTRUCTIONS" ON THEIR WEBSITE FOR DETAILED INSTRUCTIONS/GUIDELINES FOR SUCCESSFUL SEED ESTABLISHMENT AND MANAGEMENT. (LINK BELOW)

[HTTPS://WWW.AGRECOL.COM/NATIVE-SEEDING-INSTRUCTIONS_EP_44.HTML](https://www.agrecol.com/NATIVE-SEEDING-INSTRUCTIONS_EP_44.html)

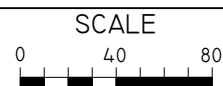
PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	CONT.	PTS/PLANT	QTY
DECIDUOUS TREES						
+	Autumn Fantasy® Freeman Maple	Acer x freemanii DTR 102	1.25' Cal.	B&B	50	4
⊗	Chinkapin Oak	Quercus muehlenbergii	1.25' Cal.	B&B	30	12
⊗	New Harmony American Elm	Ulmus americana 'New Harmony'	1.25' Cal.	B&B	50	5
⊗	Red Maple	Acer rubrum	1.25' Cal.	B&B	50	6
⊗	Red Oak	Quercus rubra	1.25' Cal.	B&B	50	10
⊗	Regal Prince® Oak	Quercus x warei 'Long'	1.25' Cal.	B&B	15	18
⊗	Sugar Maple	Acer saccharum	1.25' Cal.	B&B	50	6
⊗	Swamp White Oak	Quercus bicolor	1.25' Cal.	B&B	50	9
⊗	White Oak	Quercus alba	1.25' Cal.	B&B	50	2
EVERGREEN TREES						
⊗	Weeping White Spruce	Picea glauca 'Pendula'	4' Ht.	Pot	12	18
DECIDUOUS SHRUBS						
⊗	Dwarf Red Twig Dogwood	Cornus sericea 'Alleman's Compact'	3 gal.	Pot	3	29
⊗	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	3 gal.	Pot	1	58
EVERGREEN SHRUBS						
⊗	Mini Arcade Juniper	Juniperus sabinia 'Mini Arcade'	3 gal.	Pot	3	79
⊗	Taunton's Anglo-Japanese Yew	Taxus x media 'Tauntonii'	3 gal.	Pot	5	63
PERENNIALS						
⊗	Fireball Bee Balm	Monarda didyma 'Fireball'	1 gal.	Pot	1	7
⊗	Ostrich Fern	Matteuccia pennsylvanica	1 gal.	Pot	1	42
⊗	Prairie Dropseed	Sporobolus heterolepis	1 gal.	Pot	1	38
⊗	Shenandoah Switch Grass	Panicum virgatum 'Shenandoah'	1 gal.	Pot	1	42

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: JAF, RDL	DESIGNED BY: KJS	SURVEY DATE: 5-27-2026
				SURVEY CHKD BY: JWP	CIVIL CHKD BY: AJK	CIVIL DATE: 6-9-2026
				SURVEY APVD BY: JWP	CIVIL APVD BY: AJK	DRAWN BY: KJS

LANDSCAPE PLAN
 LEADCAR TOYOTA
 1740 NORTH BUSINESS HIGHWAY 51
 CITY OF WAUSAU, WISCONSIN

REI
 REI No. 12408A
 SHEET C400

REI ENGINEERING

4080 N 20th Ave.
Wausau, WI 54401



PROJECT NAME: Leadcar Toyota
LOCATION: 1740 Business Hwy 51, Wausau, WI 54401
ZONING: Suburban Mixed-Use (SMU)

CITY OF WAUSAU - LANDSCAPE REQUIREMENTS

1. Building Foundations

Calculations	Quantity
LF Building Foundation	790
Pts Required per 100 LF of Building Foundation	80
Total Points Required	632

Plant Category	Pts/Plant	Quantity	Total Pts
Shade Tree	50	0	0
Tall Deciduous Tree	30	0	0
Medium Deciduous Tree	15	9	135
Low Deciduous Tree	10	0	0
Tall Evergreen Tree	40	0	0
Medium Evergreen Tree	20	18	360
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	0	0
Low Evergreen Shrub	3	33	99
Perennials & Ornamental Grasses	1	116	116

Total Points Proposed **732**

2. Paved Areas

Calculation 1 (*Use greater of the two calculations)

Quantity

Number of Parking Stalls	299
Pts Required per 10 Parking Stalls	50

Total Points Required

1495

Calculation 2 (*Use greater of the two calculations)

Quantity

SF Area of Pavement	135,565
Pts Required per 10,000 SF of Pavement	50

Total Points Required

678

Plant Category	Pts/Plant	Quantity	Total Pts
Shade Tree	50	9	450
Tall Deciduous Tree	30	11	330
Medium Deciduous Tree	15	9	135
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	29	87
Low Deciduous Shrub	1	36	36
Medium Evergreen Shrub	5	63	315
Low Evergreen Shrub	3	60	180
Perennials & Ornamental Grasses	1	13	13

Total Points Proposed

1546

3. Street Frontages

Calculations

Quantity

LF of Street Frontage R.O.W.

1000

Pts Required per 100 LF of Street Frontage R.O.W.

100

Total Points Required

1000

Plant Category

Pts/Plant

Quantity

Total Pts

Shade Tree

50

20

1000

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

1000

4. Yards

Calculations

Quantity

SF Area of Building Gross Floor Area	33800
Pts Required per 1000 SF of Building Gross Floor Area	20

Total Points Required

676

Plant Category

Pts/Plant

Quantity

Total Pts

Shade Tree	50	13	650
Tall Deciduous Tree	30	1	30
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

680

Date: 06.08.2026

REI Engineering Inc.

1735 Merrill Ave, 1740 N Business Highway 51 & 1820 N Business Highway 51

NOTICE OF PUBLIC HEARING

Notice is hereby given that an application has been filed with the City of Wausau by LeadCar Wausau, Inc., requesting that a Conditional Use be approved for the following described properties:

LOT 2 OF CERTIFIED SURVEY MAP NO. 18505 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MARATHON COUNTY, WISCONSIN ON DECEMBER 13, 2019, IN VOLUME 91 OF CERTIFIED SURVEY MAPS, PAGE 136 AS DOCUMENT NO. 1794159, SAID CERTIFIED SURVEY MAP BEING A REDIVISION OF LOTS 3, 4 AND 5 OF BLOCK 7, OF ASSESSORS PLAT #4, CITY OF WAUSAU AND LOT 1 OF CERTIFIED SURVEY MAP NUMBER 17389, ALL FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 29 NORTH, RANGE 7 EAST IN THE CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN. (Also known as 1735 Merrill Ave)

LOT TWO (2) IN BLOCK SEVEN (7) OF ASSESSOR'S PLAT 4, CITY OF WAUSAU, BEING A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTYTWO (22), TOWNSHIP TWENTY-NINE (29) NORTH, RANGE SEVEN (7) EAST, IN THE CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN. (Also known as 1740 N Business Hwy 51)

LOT ONE (1) IN BLOCK SEVEN (7) OF ASSESSOR'S PLAT 4, CITY OF WAUSAU, BEING A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTYTWO (22), TOWNSHIP TWENTY-NINE (29) NORTH, RANGE SEVEN (7) EAST, IN THE CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN. (Also known as 1820 N Business Hwy 51)

to allow construction of a single-tenant dealership that would offer vehicle sales and service.

Notice is hereby given that the **Plan Commission** will hear said petition at a **public hearing** to be held in the Common Council Chambers of Wausau City Hall, 407 Grant Street, at its meeting beginning at **5:00 p.m. on Tuesday, June 16, 2026. Please call the Clerk/Customer Service Office at 715-261-6620 to confirm the date and time of the Plan Commission meeting.**

May 28, 2026

Rachel Brown, City Clerk



STAFF REPORT

To: Plan Commission
Prepared By: Carrie Edmondson, AICP Assistant City Planner
Date: June 16, 2026

REQUESTED ACTION:

Zoning Map Amendment

1010 S. 16th Ave. (SR5) Single Family Residential – 5 to (PUD)
Planned Development District

LOCATION: 1010 S. 16th Avenue

APPLICANT: Thunder Lube (REI)

EXISTING ZONING: **(SR-5) Single-Family Residential-5 Zoning District**
Intent. This district is intended to create, preserve, and enhance areas for moderate density single family detached dwellings at an approximate density of five dwelling units per acre. As of the adoption of this Code, any existing two-family use on a parcel zoned Single-Family Residential-5 is a legal conforming land use.

EXISTING LAND USE: Single-Family Residence

SIZE OF PARCEL: 7,620 square feet (0.175 acres)

REQUESTED ZONING: (PUD) Planned Unit Development

PURPOSE: Expand Vehicle Sales and Repair use

COMPREHENSIVE PLAN: Urban Residential
These are areas primarily for residential uses with small lots, sidewalks, and a street grid, including single-family and multi-family units. These areas may include some neighborhood-serving commercial institutional, and public/ semi-public uses

within the area. It is not expected that significant new growth will occur, but replacement of existing buildings and infill of similar density is encouraged.

OTHER PLANS:

Comprehensive Plan

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

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

BACKGROUND

Thunder Lube is an existing business within the City that has been operating on the adjacent property. They are purchasing the property with the intent of expanding.



Their existing 1015 S. 17th Avenue location is zoned Planned Unit Development (PUD), and a Zoning Map Amendment is required prior to consolidating the parcels and consequently expand the business.

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.

The proposed Zoning Map Amendment creates a potential increase in intensity of use but due to the location and size of the parcel, it is still keeping with the scale and use mix of the existing neighborhood. The character of S. 16th Avenue and Sheridan Road will change with the addition of some commercial presence. Potential uses would be adequately served by the existing infrastructure and there would not be disproportionate negative impact to the surrounding area. Additionally, the proposal is consistent with the applicable rules of the Wisconsin Department of Administration and the Federal Emergency Management Agency.

2. Is in harmony with the Comprehensive Plan.

The Comprehensive Plan Future Land Use Map designation of Urban Residential supports neighborhood scale commercial uses. Additionally, it presents no conflict with goals, objectives, and action steps outlined in the Comprehensive Plan.

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

The proposed parcel would be consolidated with a parcel located along the heavily traveled S. 17th Avenue. It would be consistent in intensity, density, and scale with other commercial uses located along this corridor. The use would however have impact along the Sheridan Road and S. 16th Avenue streetscape. Currently there is limited commercial presence along Sheridan Road and none along S. 16th Avenue. The future land use designation does provide support for neighborhood-facing commercial businesses located throughout the district, as seen in other areas of the City.

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 the result of any of the factors listed above.

COMMITTEE ACTION

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



CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING

May 26, 2026

City of Wausau
Attn: Bill Hebert
401 Grant Street
Wausau, WI



Subject:

Rezone and SIP Submittal
Thunder Lube
Rezone of 1010 S. 16th Ave and SIP Amendment
of 1015 S. 17th Ave

Dear Bill:

Thunder Lube is looking to grow and expand at its current location at 1015 S. 17th Ave. The opportunity to purchase an adjacent residential property at 1010 S. 16th Ave. has arisen, which now facilitates their ability to expand and not encumber necessary exterior parking space. The 16th Avenue property closing is set for June 2 and will be fully under the control of the Thunder Lube land entity (Brass Properties). We ask that the following application package be placed on the agenda for the June 16, 2026 Planning Commission and July 14, 2026 City Council meetings. It is our understanding that the rezone request for 1010 S. 16th Ave will require both Planning Commission and City Council approval whereas the SIP amendment will only require Planning Commission approval. We assume approval of the SIP amendment would then be contingent upon the rezone approval at City Council.

Summary of requests:

- Rezone parcel at 1010 S. 16th Ave from SR-5 to PUD

Location:

NE1/4 SE1/4, Sect. 34, T29N, R7E

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):
E SEC 34-29-07 PT OF SW NE SE COM 330' N & 173' E OF SW COR OF SD FORTY N 60' E 127' S 60' W 127' TO BEG .18A

- Approve the request to amend the SIP to include expansion onto 1010 S. 16th Ave
- Combine 1010 S. 16th Ave parcel onto 1015 S. 17th Ave (submitted under separate future application)

Payment link for associated project review fees can be emailed to nguldan@reiengineering.com

Sincerely,
REI Engineering, Inc.

Jim Borysenko
Jim Borysenko, PE
Title

Enclosures



RESPONSIVE. EFFICIENT. INNOVATIVE.

4080 N. 20th Avenue Wausau, WI 54401
715-675-9784 REIengineering.com

Project Narrative

The project consists of an expansion of the existing auto service facility and associated parking areas to improve site functionality, circulation, and customer/employee accommodation. The design is intended to maintain a clean, organized, and professional appearance consistent with the existing development, while enhancing efficiency of vehicle movement and on-site operations. Business operations will generally remain the same, but will be able to accommodate a larger customer base as well as employees. Site improvements will specifically include a 35' x 53' building addition on the south end of the existing building with two service bays as well as a storage bay. Exterior architectural treatment will mimic the appearance of the existing building, utilizing a combination of stone, brick, siding and EIFS. The exterior facade facing 17th Ave will have 3 windows with awnings to match the existing north end. The east side will have 3 overhead doors. Parking for employees and vehicles waiting for service or pickup will generally be displaced by the addition. The parking stall layout will thereby get reconfigured along the south side of the building and expand east on the new parcel. An "exit only" driveway will connect to 16th Ave. The existing dwelling on the property will be razed to facilitate the Thunder Lube expansion. The existing driveway access onto Sheridan Road will remain for delivery and pickup access. Site lighting compliant with City of Wausau requirements will be installed for safety and security. A screening fence matching what is currently installed along the east property line of Thunder Lube will be installed along the north property line of the 1010 S. 16th Ave property and the site will be finished with various landscape treatments.

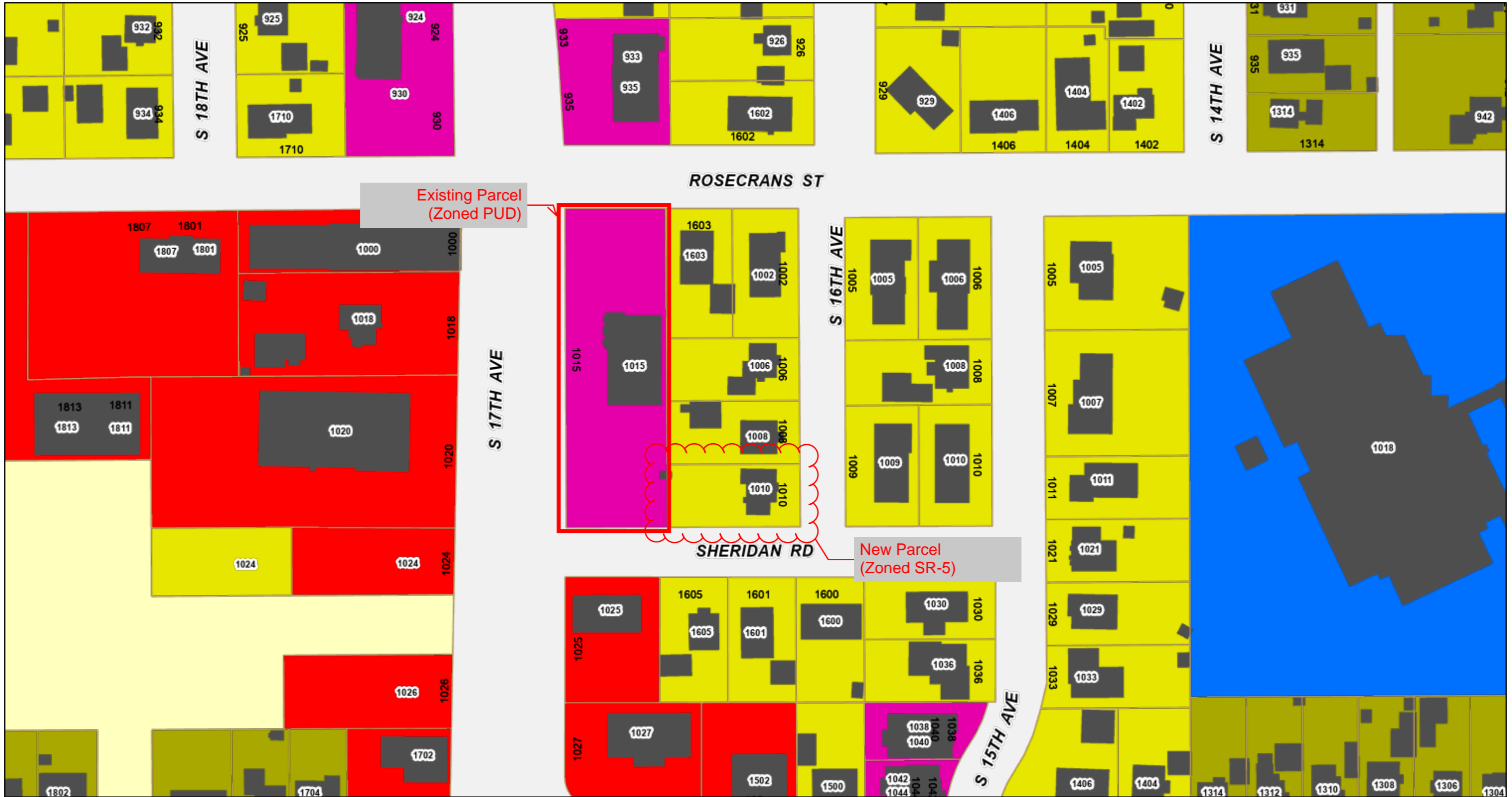
SIP Plans

Architectural plans, site/engineering plans inclusive of landscape and lighting, along with an area zoning map and property overview exhibit showing the full existing/proposed build have been included with the application.

Written Description of the Proposed SIP

An abbreviated overview is being provided as this is just an expansion of an existing SIP due to the purchase of an adjoining property that facilitates growth and expansion of the Thunder Lube business. The general property usage will be similar to the existing use, with expanded internal service operations and increased exterior vehicle parking space for employees and vehicles awaiting service or ready for customer pick up.

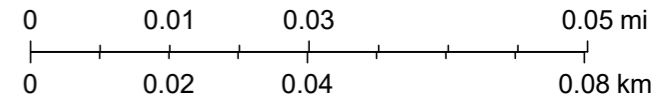
ArcGIS Web Map



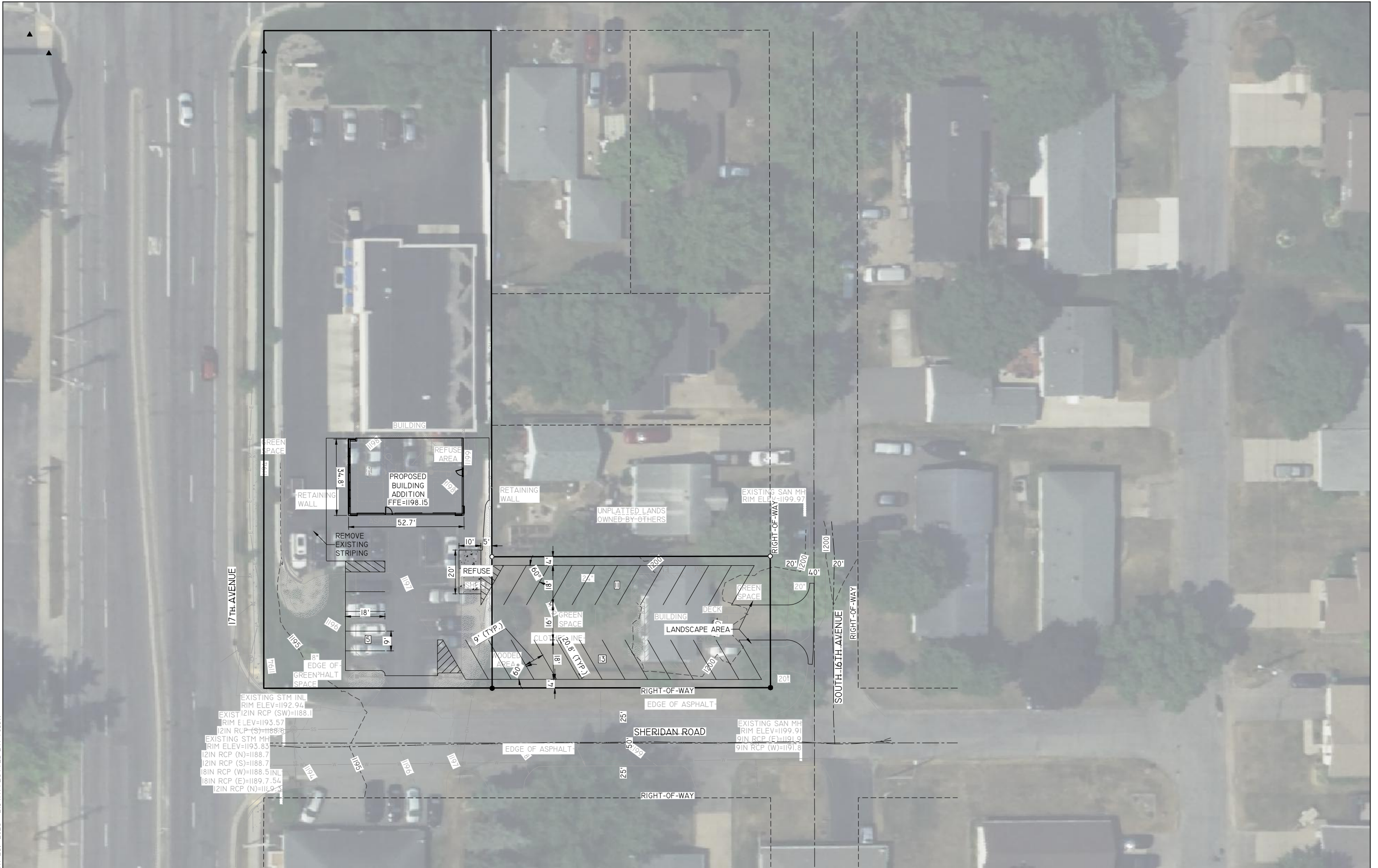
5/15/2026, 1:13:30 PM

1:1,541

Municipal Label	Right Of Way	SR-5 - Single Family Residential	UMU - Urban Mixed-Use
Parcel	Building	SR-7 - Single Family Residential	School Locations
Address Point	Zoning	PUD - Planned Unit Development	Municipal Boundaries
	SR-2 - Single Family Residential	I - Institutional	



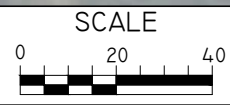
DRAWING FILE: Q:\10500-10599\10512A - THUNDER LUBE - BUILDING EXPANSION - 1015 SOUTH 17TH AVENUE - CITY OF WAUSAU - MARATHON COUNTY\DRAWING\FIGURES & EXHIBITS\10512A-EXH-1.DWG LAYOUT: EXH-1 PLOTTED: MAY 26, 2026 - 2:34PM PLOTTED BY: TODDY



REI Engineering, Inc.
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 EMAIL: MAIL@REIENGINEERING.COM



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DATE	ISSUANCE	BY	CHKD	SURVEYED BY: CSM,DJG	DESIGNED BY:AMK	SURVEY DATE: 5-14-2026
				SURVEY CHKD BY: JWP	CIVIL CHKD BY:JJB	CIVIL DATE: 5-26-2026
				SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: NAP

EXHIBIT #1
 THUNDER LUBE SITE EXPANSION
 1015 SOUTH 7TH AVENUE & 1010 SOUTH 16H AVENUE
 CITY OF WAUSAU, WI

REI
 REI No. 10512A
 SHEET EXH-1

SITE PLAN PACKAGE FOR: THUNDER LUBE SITE EXPANSION

CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN

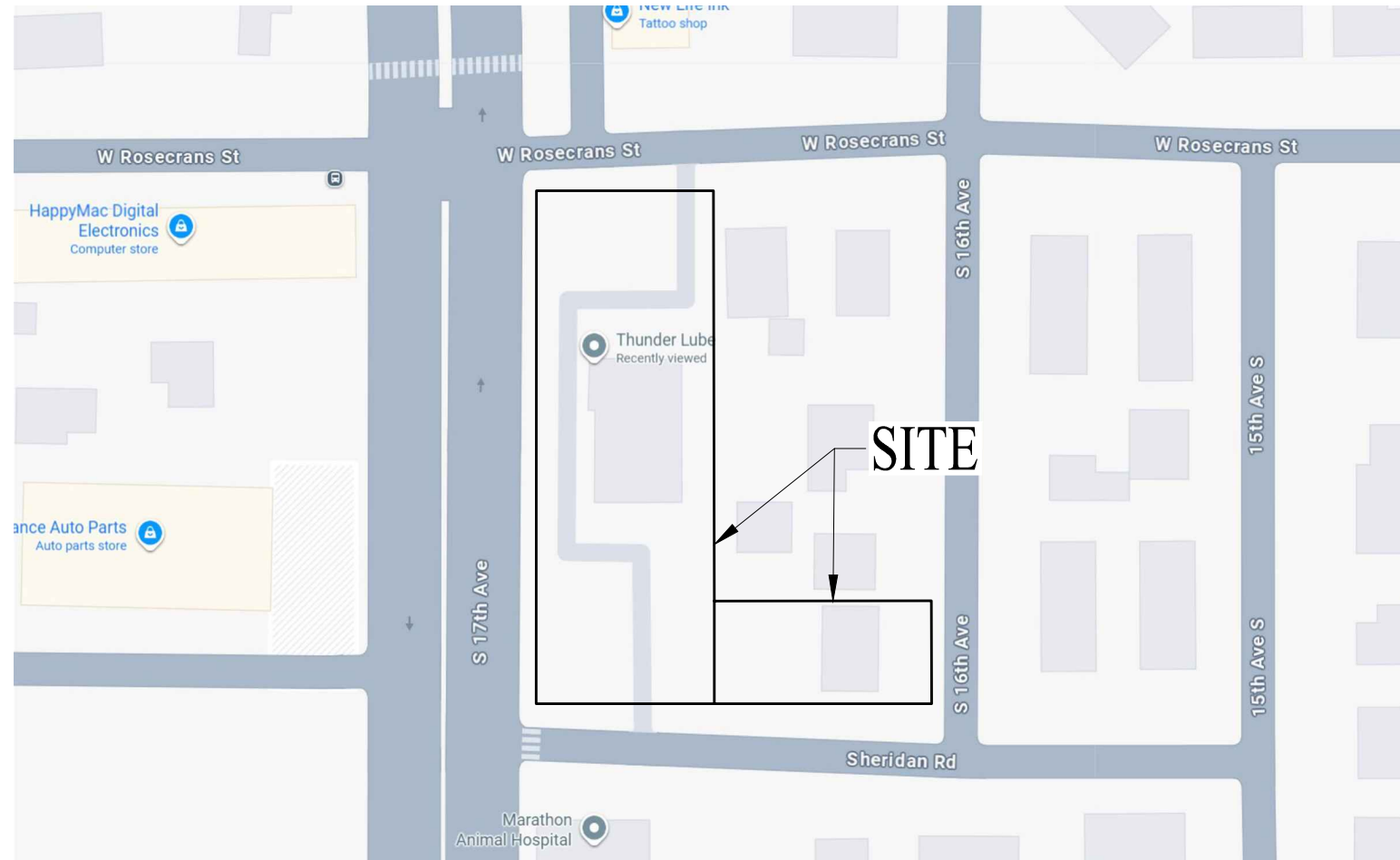
INDEX OF SHEETS

SHEET C001	TITLE SHEET
SHEET C010	EXISTING SITE CONDITIONS
SHEET C020	OVERLAY SITE PLAN
SHEET C030	DEMO PLAN
SHEET C100	SITE PLAN
SHEET C200	GRADING & EROSION CONTROL PLAN
SHEET C400	LANDSCAPE PLAN
SHEET C401	LANDSCAPE NOTES & DETAILS
SHEET C810	EROSION CONTROL DETAILS
SHEET C900	SITE SPECIFICATIONS

TOTAL SHEETS = 10

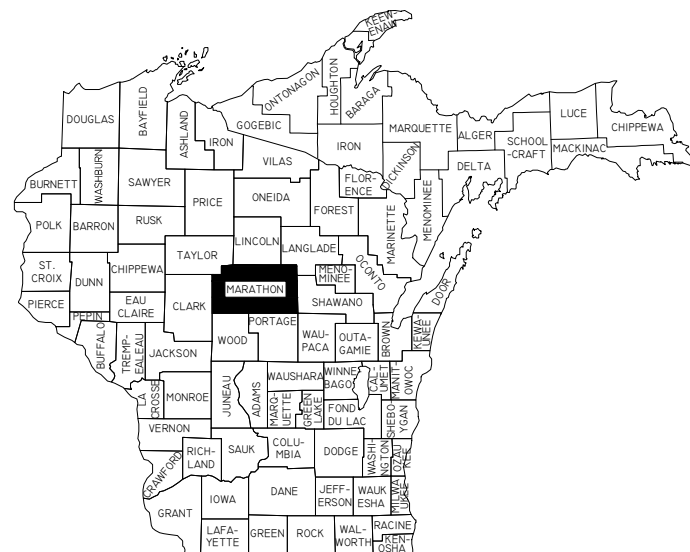
LIST OF STANDARD ABBREVIATIONS

&	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
CMBC	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



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:
THUNDER LUBE

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

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

APPROVING AUTHORITIES:
CITY OF WAUSAU

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EMAIL: MAIL@REIENGINEERING.COM



**CIVIL & ENVIRONMENTAL
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NO SCALE



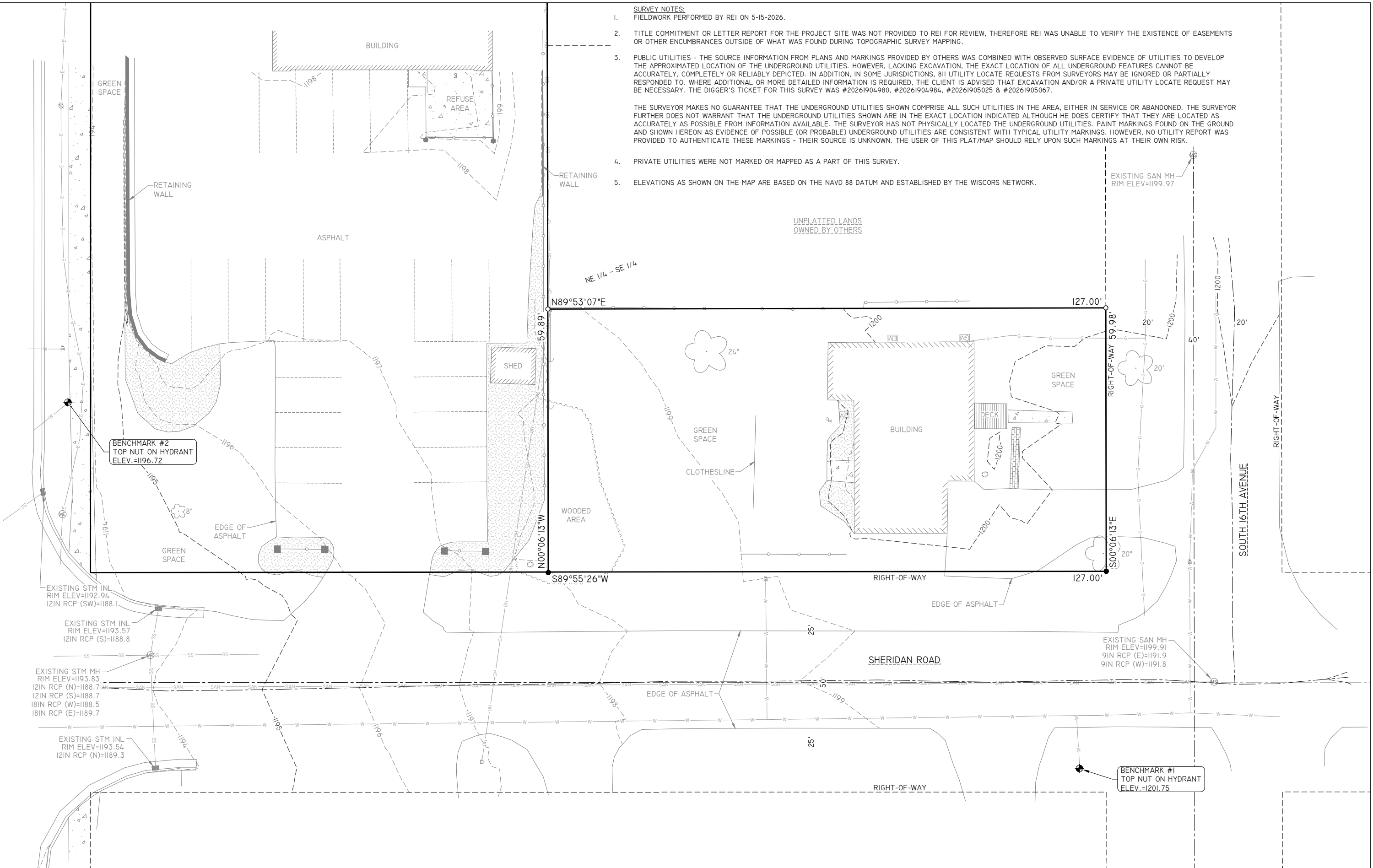
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				SURVEY CHKD BY: JWP	CIVIL CHKD BY:JJB	CIVIL DATE: 5-26-2026
				SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: NAP

TITLE SHEET
THUNDER LUBE SITE EXPANSION
1015 SOUTH 7TH AVENUE & 1010 SOUTH 16H AVENUE
CITY OF WAUSAU, WI

REI
REI No. 10512A
SHEET C001

DRAWING FILE: Q:\10500-10599\10512A - THUNDER LUBE - BUILDING EXPANSION - 1015 SOUTH 17TH AVENUE - CITY OF WAUSAU - MARATHON COUNTY\DRAWING\PLANS\10512A-C001-TITLE.dwg LAYOUT: C001 PLOTTED: MAY 26, 2026 - 12:21PM PLOTTED BY: TODDY

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 PLOTTED: MAY 26, 2026 - 12:22PM PLOTTED BY: TODD

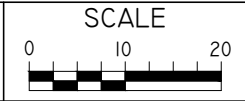


- SURVEY NOTES:**
 FIELDWORK PERFORMED BY REI ON 5-15-2026.
- TITLE COMMITMENT OR LETTER REPORT FOR THE PROJECT SITE WAS NOT PROVIDED TO REI FOR REVIEW, THEREFORE REI WAS UNABLE TO VERIFY THE EXISTENCE OF EASEMENTS OR OTHER ENCUMBRANCES OUTSIDE OF WHAT WAS FOUND DURING TOPOGRAPHIC SURVEY MAPPING.
 - PUBLIC UTILITIES - THE SOURCE INFORMATION FROM PLANS AND MARKINGS PROVIDED BY OTHERS WAS COMBINED WITH OBSERVED SURFACE EVIDENCE OF UTILITIES TO DEVELOP THE APPROXIMATED LOCATION OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF ALL UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY OR RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR PARTIALLY RESPONDED TO. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. THE DIGGER'S TICKET FOR THIS SURVEY WAS #20261904980, #20261904984, #20261905025 & #20261905067.
 - THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. PAINT MARKINGS FOUND ON THE GROUND AND SHOWN HEREON AS EVIDENCE (OR PROBABLE) UNDERGROUND UTILITIES ARE CONSISTENT WITH TYPICAL UTILITY MARKINGS. HOWEVER, NO UTILITY REPORT WAS PROVIDED TO AUTHENTICATE THESE MARKINGS - THEIR SOURCE IS UNKNOWN. THE USER OF THIS PLAT/MAP SHOULD RELY UPON SUCH MARKINGS AT THEIR OWN RISK.
 - PRIVATE UTILITIES WERE NOT MARKED OR MAPPED AS A PART OF THIS SURVEY.
 - ELEVATIONS AS SHOWN ON THE MAP ARE BASED ON THE NAVD 88 DATUM AND ESTABLISHED BY THE WISCORS NETWORK.

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 EMAIL: MAIL@REIENGINEERING.COM



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 ENGINEERING, SURVEYING**

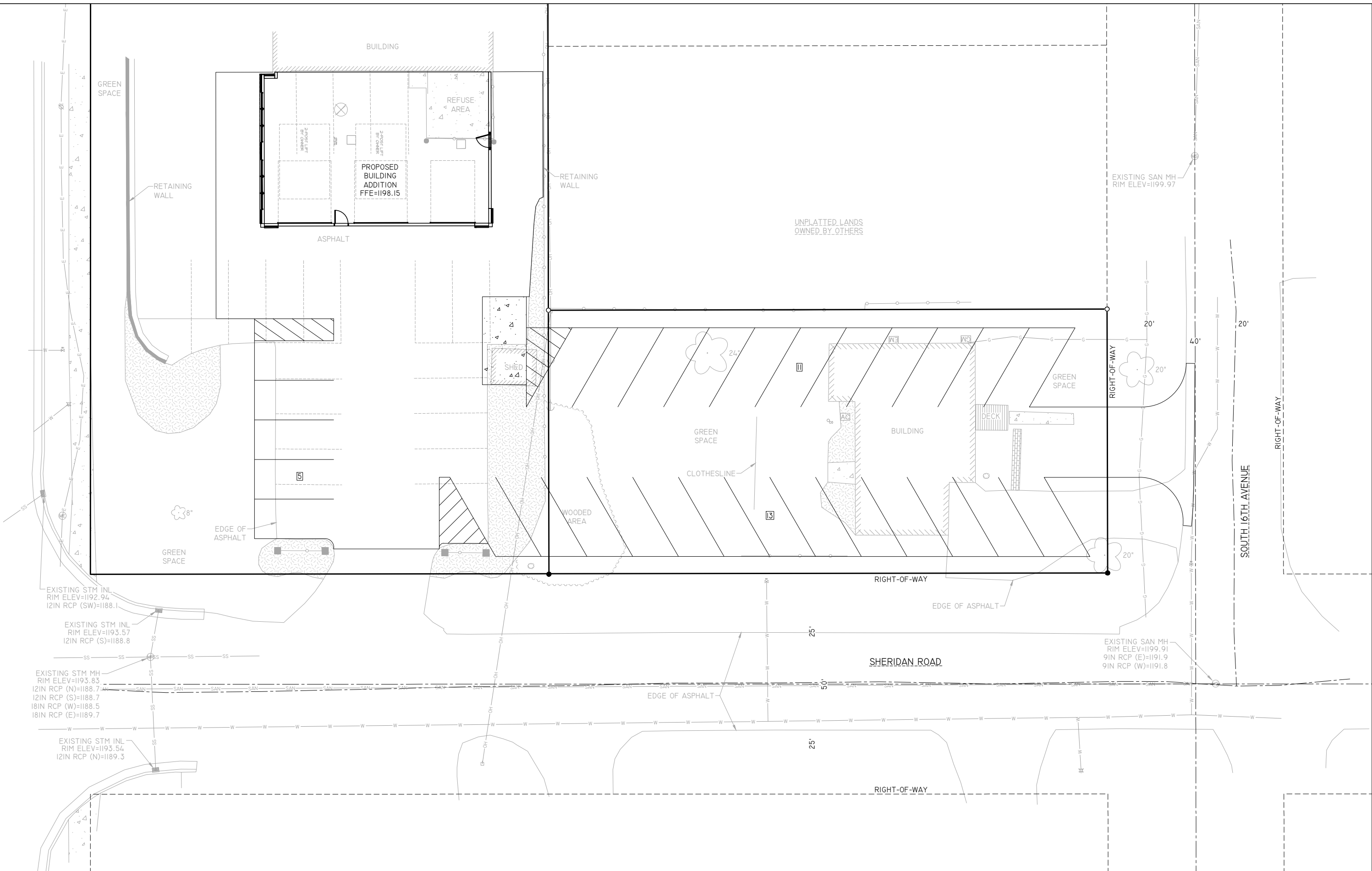


DATE	ISSUANCE	BY	CHKD	SURVEYED BY:	DESIGNED BY:	SURVEY DATE:
				CSM,DJG	AMK	5-14-2026
				JWP	JJB	5-26-2026
				JWP		

EXISTING SITE CONDITIONS
 THUNDER LUBE SITE EXPANSION
 1015 SOUTH 7TH AVENUE & 1010 SOUTH 16H AVENUE
 CITY OF WAUSAU, WI

REI
 REI No. 10512A
 SHEET C010

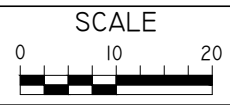
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 PLOTTED: MAY 26, 2026 - 12:23PM PLOTTED BY: TODDY



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 ENGINEERING, SURVEYING**

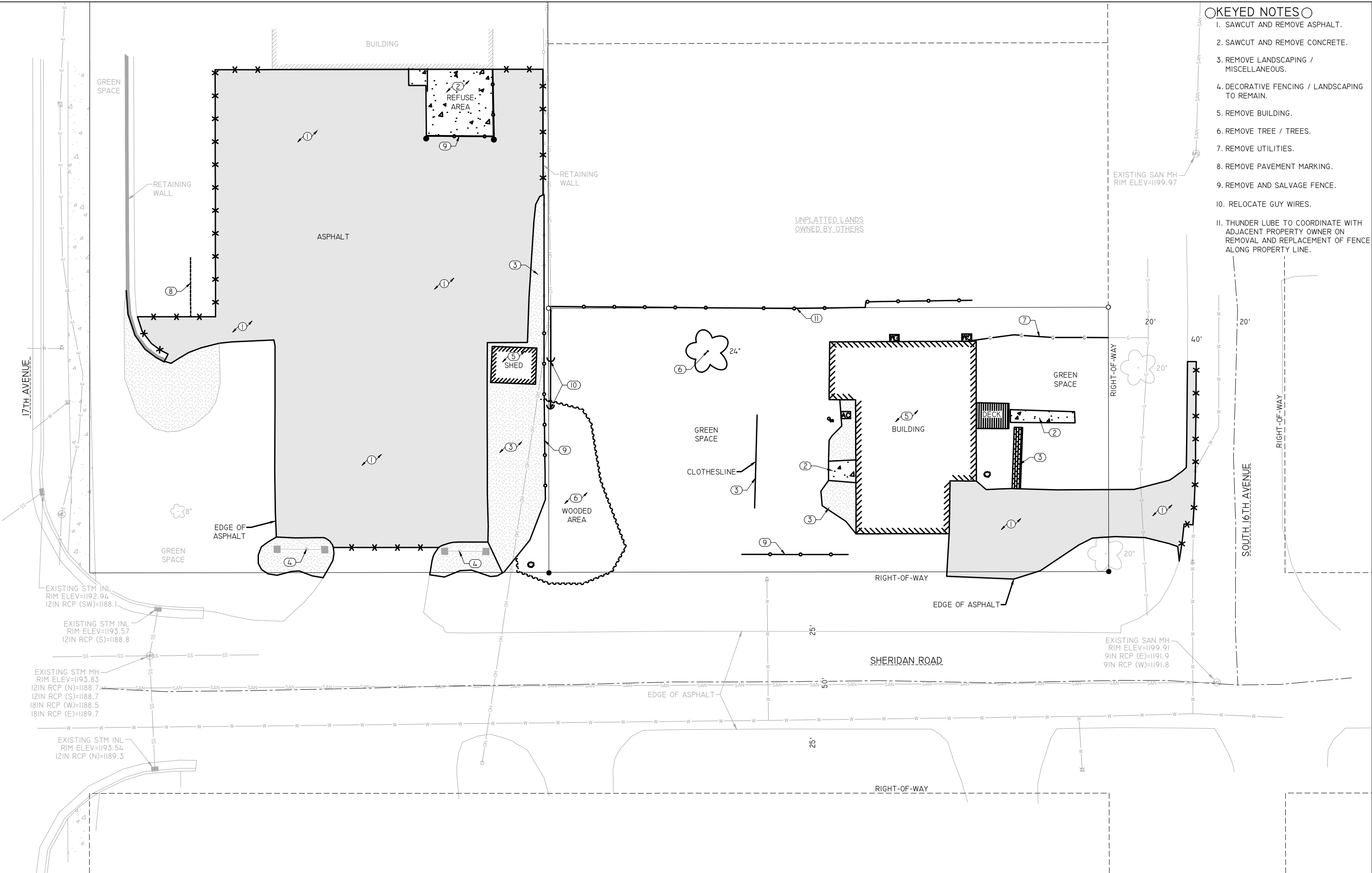


DATE	ISSUANCE	BY	CHKD	SURVEYED BY:	DESIGNED BY:	SURVEY DATE:
				CSM,DJG	AMK	5-14-2026
				JWP	JJB	5-26-2026
				JWP		

OVERLAY SITE PLAN
 THUNDER LUBE SITE EXPANSION
 1015 SOUTH 7TH AVENUE & 1010 SOUTH 16H AVENUE
 CITY OF WAUSAU, WI

REI
 REI No. 10512A
 SHEET C020

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 PLOTTED: MAY 26, 2026 - 2:22PM PLOTTED BY: TODD



- KEYED NOTES**
1. SAWCUT AND REMOVE ASPHALT.
 2. SAWCUT AND REMOVE CONCRETE.
 3. REMOVE LANDSCAPING / MISCELLANEOUS.
 4. DECORATIVE FENCING / LANDSCAPING TO REMAIN.
 5. REMOVE BUILDING.
 6. REMOVE TREE / TREES.
 7. REMOVE UTILITIES.
 8. REMOVE PAVEMENT MARKING.
 9. REMOVE AND SALVAGE FENCE.
 10. RELOCATE GUY WIRES.
- II. THUNDER LUBE TO COORDINATE WITH ADJACENT PROPERTY OWNER ON REMOVAL AND REPLACEMENT OF FENCE ALONG PROPERTY LINE.

EXISTING STM INL
RIM ELEV=1192.94
12IN RCP (SW)=1188.1

EXISTING STM INL
RIM ELEV=1193.57
12IN RCP (S)=1188.8

EXISTING STM MH
RIM ELEV=1193.83
12IN RCP (N)=1188.7
12IN RCP (S)=1188.7
18IN RCP (W)=1188.5
18IN RCP (E)=1189.7

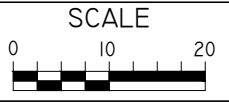
EXISTING STM INL
RIM ELEV=1193.54
12IN RCP (N)=1189.3

EXISTING SAN MH
RIM ELEV=1199.91
9IN RCP (E)=1191.9
9IN RCP (W)=1191.8

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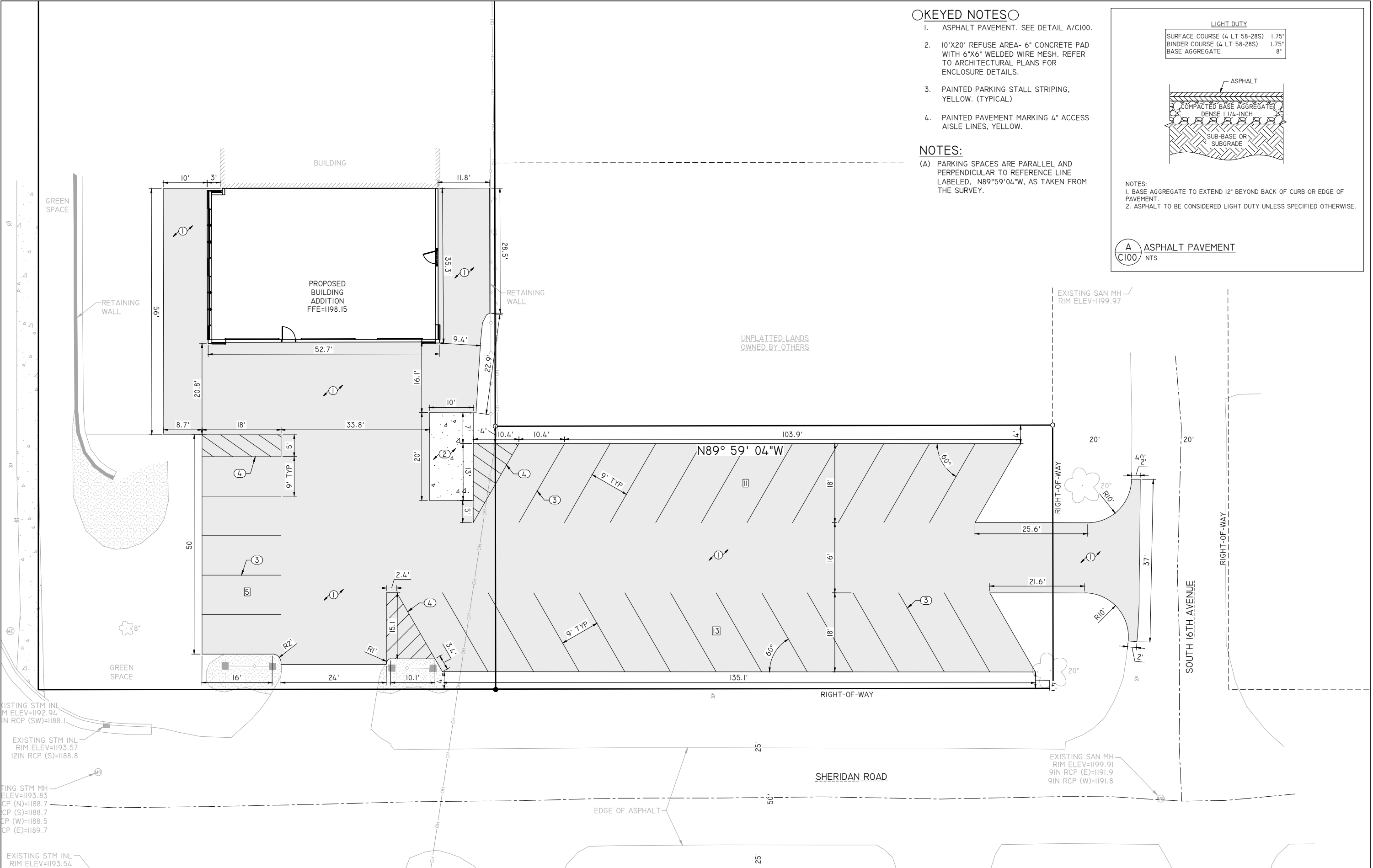


DATE	ISSUANCE	BY	CHKD	SURVEYED BY: CSM,DJG	DESIGNED BY:AMK	SURVEY DATE: 5-14-2026
				SURVEY CHKD BY: JWP	CIVIL CHKD BY:JJB	CIVIL DATE: 5-26-2026
				SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: NAP

DEMO PLAN
 THUNDER LUBE SITE EXPANSION
 1015 SOUTH 7TH AVENUE & 1010 SOUTH 16H AVENUE
 CITY OF WAUSAU, WI

REI
 REI No. 10512A
 SHEET C030

DRAWING FILE: Q:\0500-10599\10512A - BUILDING EXPANSION - 1015 SOUTH 17TH AVENUE - CITY OF WAUSAU - MARATHON COUNTY\DRAWING\PLANS\10512A-C100-SITE-DWG LAYOUT - C100 PLOTTED: MAY 26, 2026 - 12:24PM PLOTTED BY: TODD



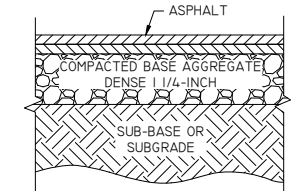
KEYED NOTES

1. ASPHALT PAVEMENT. SEE DETAIL A/C100.
2. 10'X20' REFUSE AREA- 6" CONCRETE PAD WITH 6"X6" WELDED WIRE MESH. REFER TO ARCHITECTURAL PLANS FOR ENCLOSURE DETAILS.
3. PAINTED PARKING STALL STRIPING, YELLOW. (TYPICAL)
4. PAINTED PAVEMENT MARKING 4" ACCESS AISLE LINES, YELLOW.

NOTES:

- (A) PARKING SPACES ARE PARALLEL AND PERPENDICULAR TO REFERENCE LINE LABELED, N89°59'04"W, AS TAKEN FROM THE SURVEY.

LIGHT DUTY
 SURFACE COURSE (4 LT 58-28S) 1.75"
 BINDER COURSE (4 LT 58-28S) 1.75"
 BASE AGGREGATE 8"



- NOTES:**
1. BASE AGGREGATE TO EXTEND 12" BEYOND BACK OF CURB OR EDGE OF PAVEMENT.
 2. ASPHALT TO BE CONSIDERED LIGHT DUTY UNLESS SPECIFIED OTHERWISE.

A ASPHALT PAVEMENT
 C100 NTS

EXISTING STM INL
 M ELEV=1192.94
 N RCP (SW)=1188.1

EXISTING STM INL
 RIM ELEV=1193.57
 12IN RCP (S)=1188.8

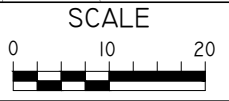
EXISTING STM MH
 ELEV=1193.83
 CP (N)=1188.7
 CP (S)=1188.7
 CP (W)=1188.5
 CP (E)=1189.7

EXISTING STM INL
 RIM ELEV=1193.54

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CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

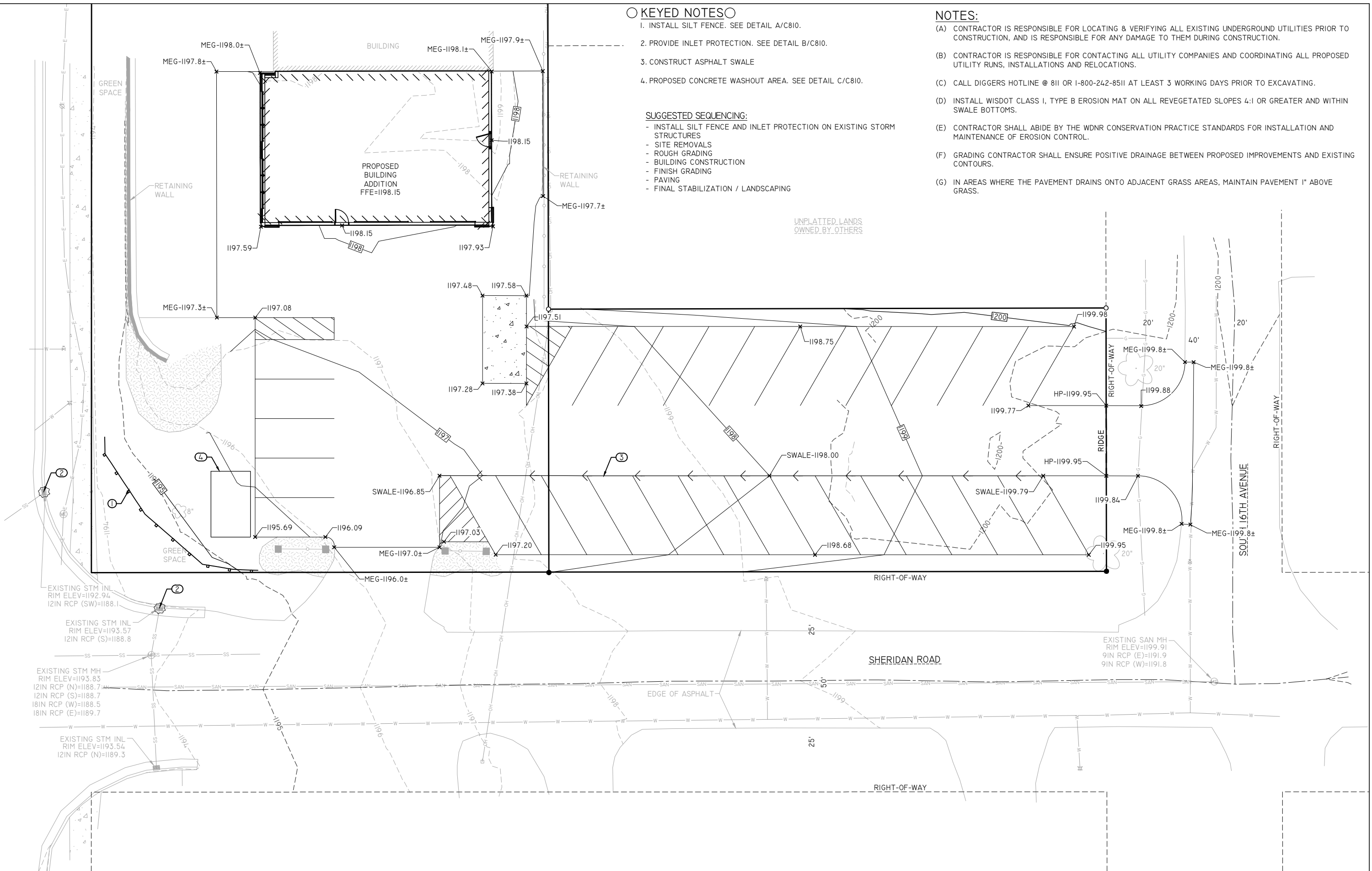


DATE	ISSUANCE	BY	CHKD	SURVEYED BY: CSM,DJG	DESIGNED BY:AMK	SURVEY DATE: 5-14-2026
				SURVEY CHKD BY: JWP	CIVIL CHKD BY:JJB	CIVIL DATE: 5-26-2026
				SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: NAP

SITE PLAN
 THUNDER LUBE SITE EXPANSION
 1015 SOUTH 7TH AVENUE & 1010 SOUTH 16H AVENUE
 CITY OF WAUSAU, WI

REI
 REI No. 10512A
 SHEET C100

DRAWING FILE: Q:\0500-10599\10512A - THUNDER LUBE - BUILDING EXPANSION - 1015 SOUTH 17TH AVENUE - CITY OF WAUSAU - MARATHON COUNTY\DRAWING\PLANS\10512A-C200-GRADING-EC.DWG LAYOUT: C200
 PLOTTED: MAY 26, 2026 - 12:25PM PLOTTED BY: TODD



KEYED NOTES

1. INSTALL SILT FENCE. SEE DETAIL A/C810.
2. PROVIDE INLET PROTECTION. SEE DETAIL B/C810.
3. CONSTRUCT ASPHALT SWALE
4. PROPOSED CONCRETE WASHOUT AREA. SEE DETAIL C/C810.

SUGGESTED SEQUENCING:

- INSTALL SILT FENCE AND INLET PROTECTION ON EXISTING STORM STRUCTURES
- SITE REMOVALS
- ROUGH GRADING
- BUILDING CONSTRUCTION
- FINISH GRADING
- PAVING
- FINAL STABILIZATION / LANDSCAPING

NOTES:

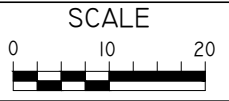
- (A) CONTRACTOR IS RESPONSIBLE FOR LOCATING & VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
- (B) CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AND COORDINATING ALL PROPOSED UTILITY RUNS, INSTALLATIONS AND RELOCATIONS.
- (C) CALL DIGGERS HOTLINE @ 811 OR 1-800-242-8511 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATING.
- (D) INSTALL WISDOT CLASS I, TYPE B EROSION MAT ON ALL REVEGETATED SLOPES 4:1 OR GREATER AND WITHIN SWALE BOTTOMS.
- (E) CONTRACTOR SHALL ABIDE BY THE WDNR CONSERVATION PRACTICE STANDARDS FOR INSTALLATION AND MAINTENANCE OF EROSION CONTROL.
- (F) GRADING CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE BETWEEN PROPOSED IMPROVEMENTS AND EXISTING CONTOURS.
- (G) IN AREAS WHERE THE PAVEMENT DRAINS ONTO ADJACENT GRASS AREAS, MAINTAIN PAVEMENT 1" ABOVE GRASS.

UNPLATTED LANDS OWNED BY OTHERS

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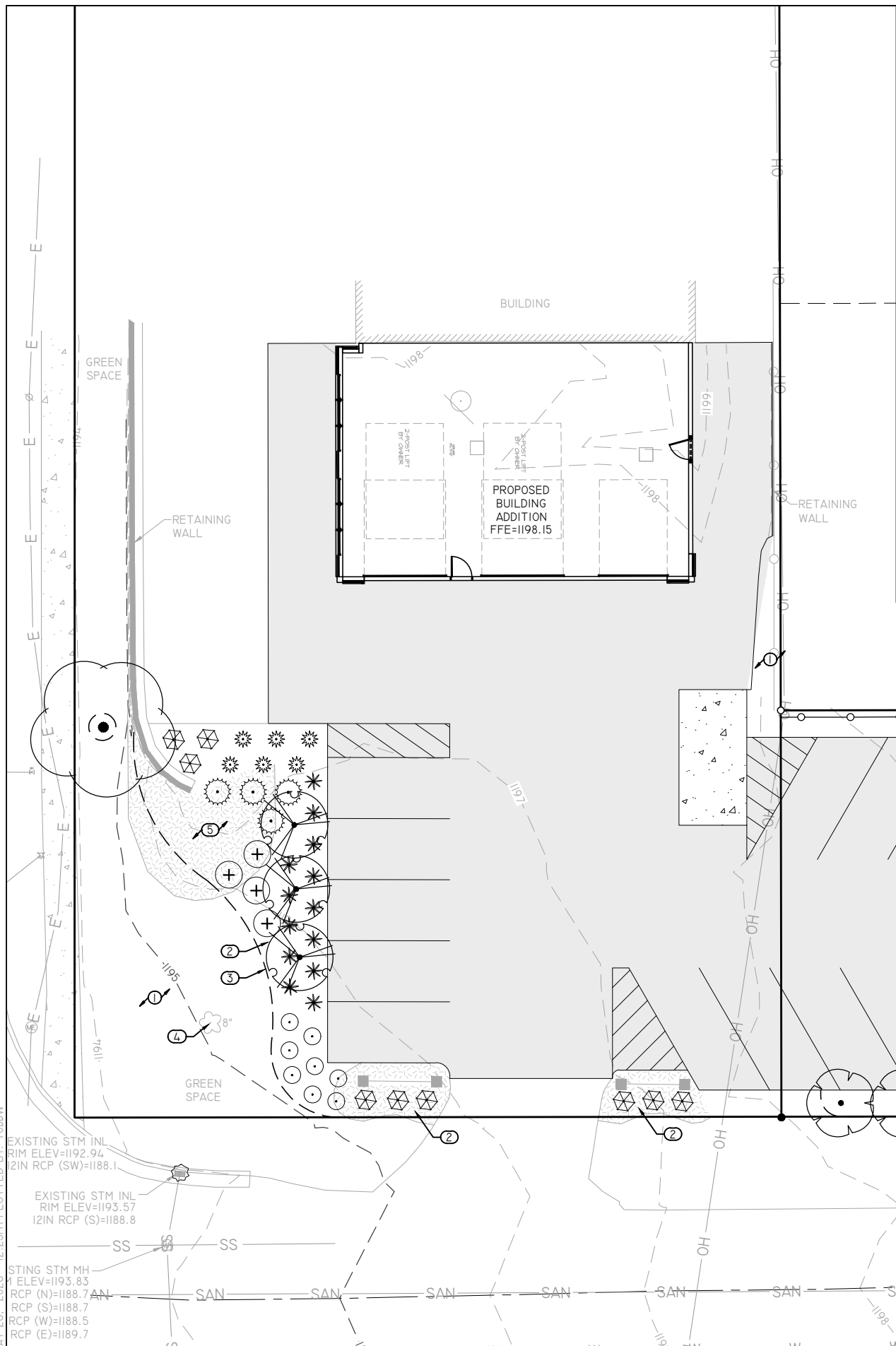


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				CSM,DJG	AMK	5-14-2026
				JWP	JJB	5-26-2026
				JWP		

GRADING & EROSION CONTROL PLAN
 THUNDER LUBE SITE EXPANSION
 1015 SOUTH 7TH AVENUE & 1010 SOUTH 16H AVENUE
 CITY OF WAUSAU, WI

REI
 REI No. 10512A
 SHEET C200

DRAWING FILE: Q:\10500-10599\10512A - THUNDER LUBE - BUILDING EXPANSION - 1015 SOUTH 17TH AVENUE - CITY OF WAUSAU - MARATHON COUNTY\DRAWING\PLANS\10512A-C400-LANDSCAPE.DWG LAYOUT: C400
 PLOTTED: MAY 26, 2026 - 12:25PM PLOTTED BY: TODD



KEYED NOTES

1. SEED, FERTILIZER & MULCH, *ALL AREAS NOTED ON PLAN & ALL DISTURBED AREAS DUE TO CONSTRUCTION ACTIVITY.
2. SHREDDED HARDWOOD MULCH, 3"-4" DEPTH, DARK BROWN COLOR. *NO WEED BARRIER FABRIC UNDER WOOD MULCH AREAS*
3. ALUMINUM EDGING, CURV-RITE 3000-SERIES, 3/16" THICK, BRONZE COLOR. INSTALL PER MANUFACTURER SPECIFICATION.
4. PRESERVE AND PROTECT EXISTING TREE.
5. PRESERVE AND PROTECT EXISTING LANDSCAPE BED, BOULDERS & PLANTINGS. REPLACE IN KIND IF NOT ABLE TO PRESERVE. REMOVE STONE MULCH AND MEND WITH SHREDDED HARDWOOD MULCH AS INDICATED WITHIN KEYED NOTE 2.
6. EXISTING FENCE ALONG PROPERTY LINE TO BE REPLACED WITH SCREENING FENCE MATCHING WITH EXISTING FENCE ON THUNDER LUBE PROPERTY AND EXTENDED TO 16TH AVENUE RIGHT-OF-WAY.

PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	CONT.	PTS/PLANT	QTY
DECIDUOUS TREES						
	New Harmony American Elm	Ulmus americana 'New Harmony'	1.25' Cal.	B&B	50	2
	Regal Prince® Oak	Quercus x warei 'Long'	1.25' Cal.	B&B	30	6
	White Oak	Quercus alba	1.25' Cal.	B&B	50	2
ORNAMENTAL TREES						
	Prairifire Crabapple	Malus x 'Prairifire'	1' Cal.	B&B	10	3
DECIDUOUS SHRUBS						
	Tiny Wine® Ninebark	Physocarpus opulifolius 'SMPOTW'	3 gal.	Pot	3	4
EVERGREEN SHRUBS						
	Daub's Frosted Juniper	Juniperus chinensis 'Daub's Frosted'	3 gal.	Pot	5	4
PERENNIALS						
	Goldsturm Coneflower	Rudbeckia fulgida sultivanti 'Goldsturm'	1 gal.	Pot	1	9
	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal.	Pot	1	13
	Prairie Dropseed	Sporobolus heterolepis	1 gal.	Pot	1	8
	Shenandoah Switch Grass	Panicum virgatum 'Shenandoah'	1 gal.	Pot	1	6

EXISTING STM INL
RIM ELEV=1192.94
12IN RCP (SW)=1188.1

EXISTING STM INL
RIM ELEV=1193.57
12IN RCP (S)=1188.8

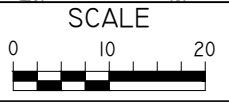
EXISTING STM MH
ELEV=1193.83
RCP (N)=1188.7
RCP (S)=1188.7
RCP (W)=1188.5
RCP (E)=1189.7

EXISTING SAN MH
RIM ELEV=1199.91
9IN RCP (E)=1191.9
9IN RCP (W)=1191.8

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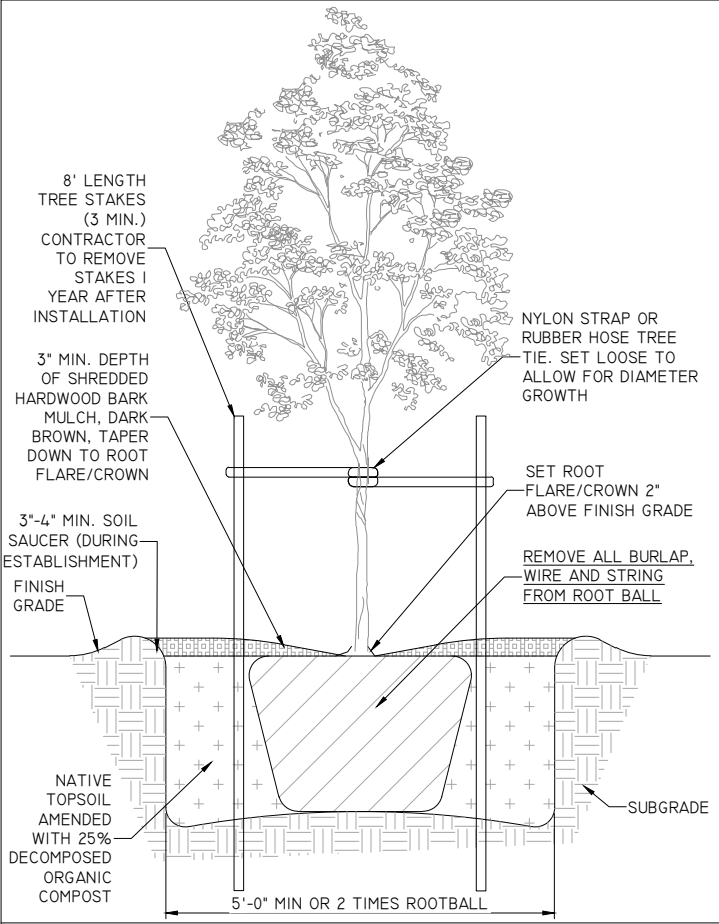


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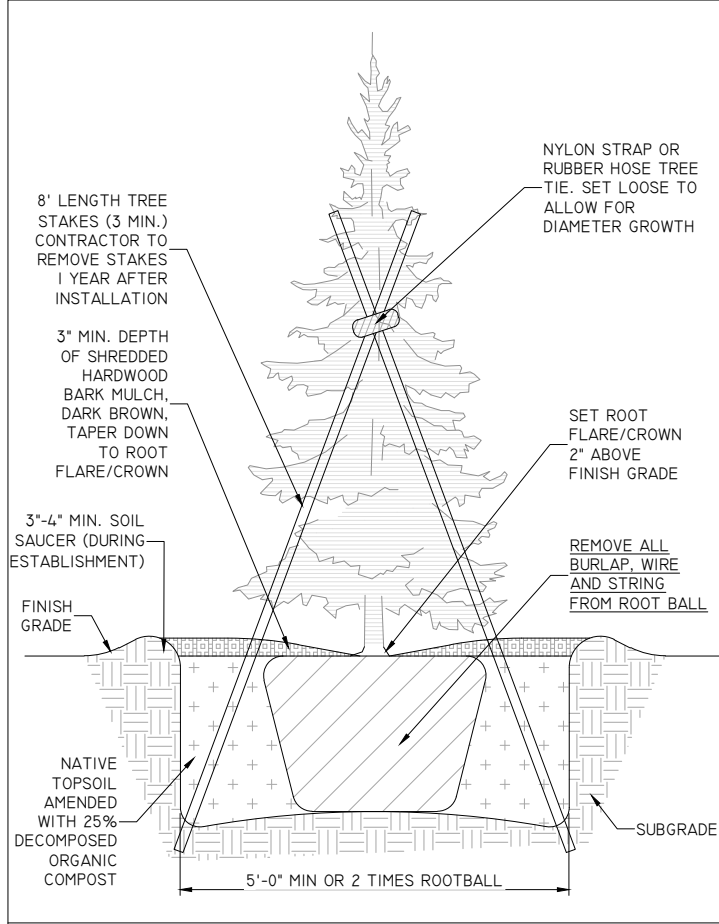
LANDSCAPE PLAN
THUNDER LUBE SITE EXPANSION
1015 SOUTH 7TH AVENUE & 1010 SOUTH 16H AVENUE
CITY OF WAUSAU, WI

REI
REI No. 10512A
SHEET C400

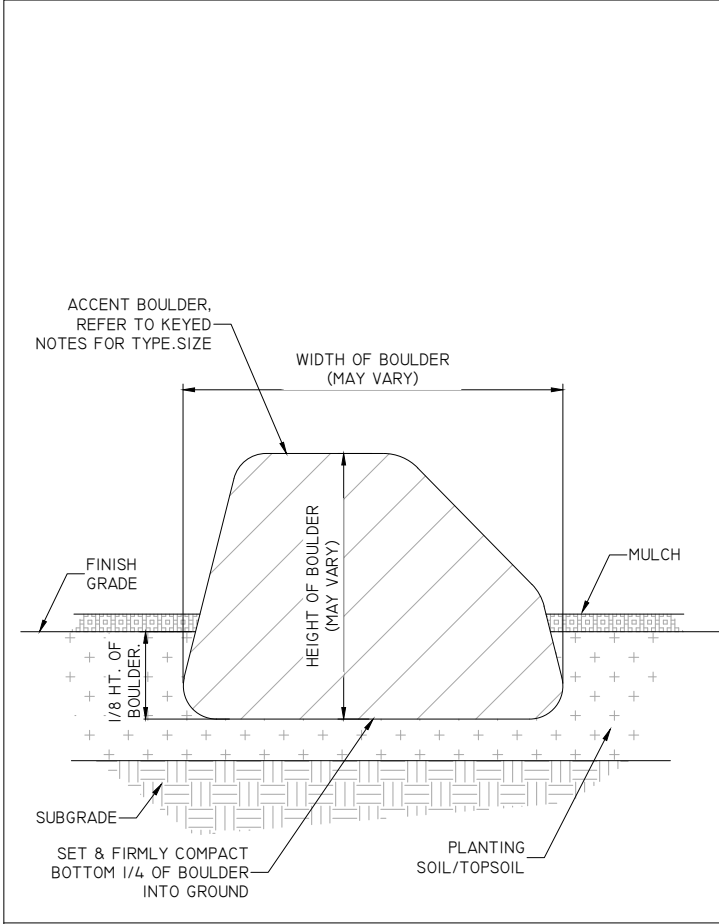
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 PLOTTED: MAY 26, 2026 - 12:25PM PLOTTED BY: TODD W



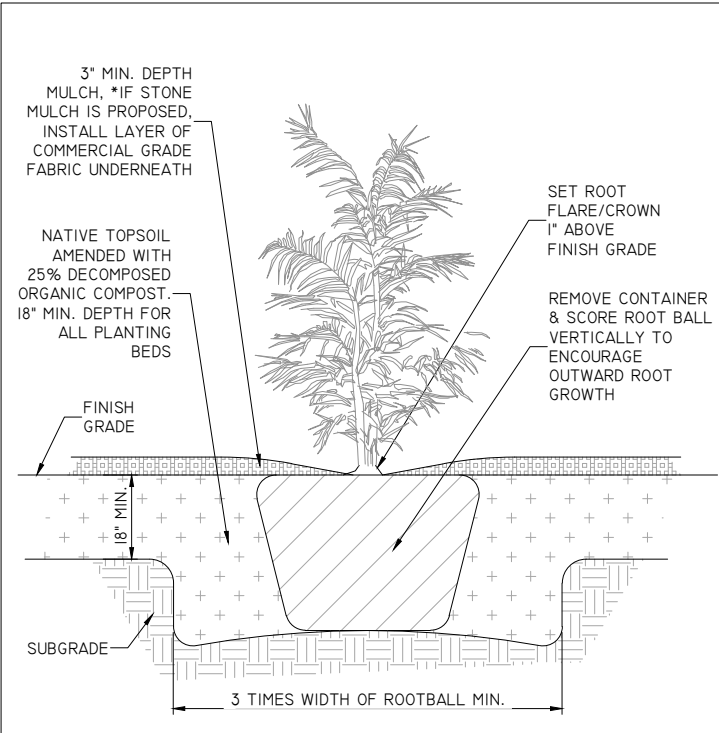
DECIDUOUS TREE - PLANTING DETAIL



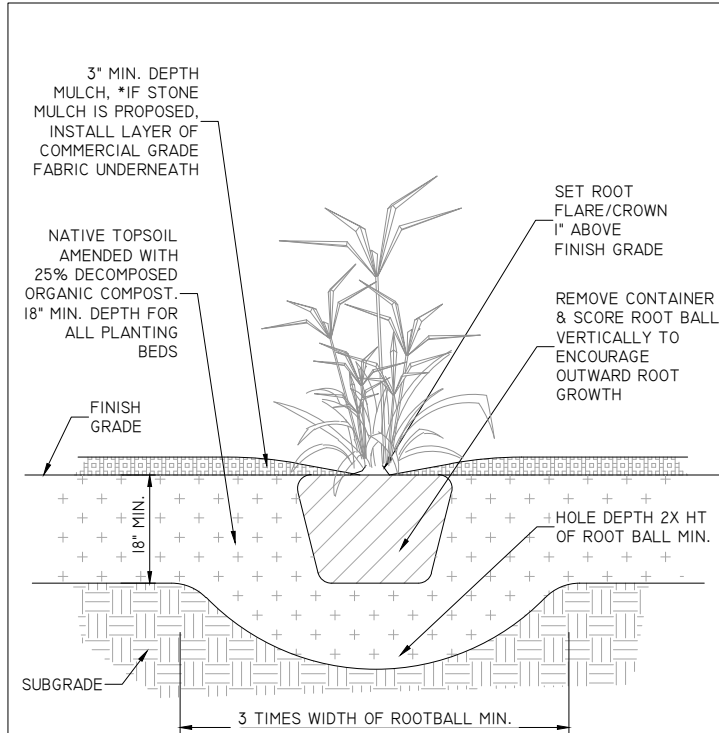
EVERGREEN TREE - PLANTING DETAIL



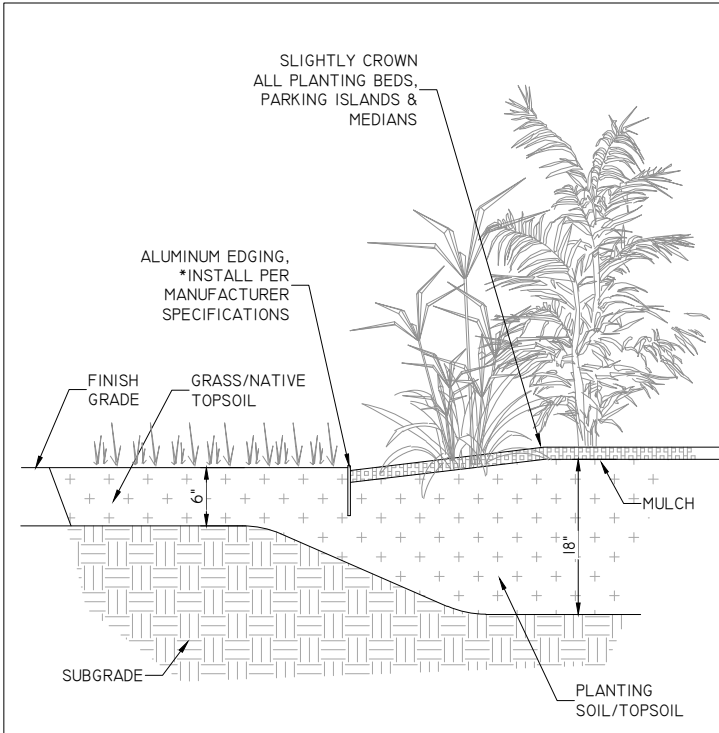
ACCENT BOULDER - DETAIL



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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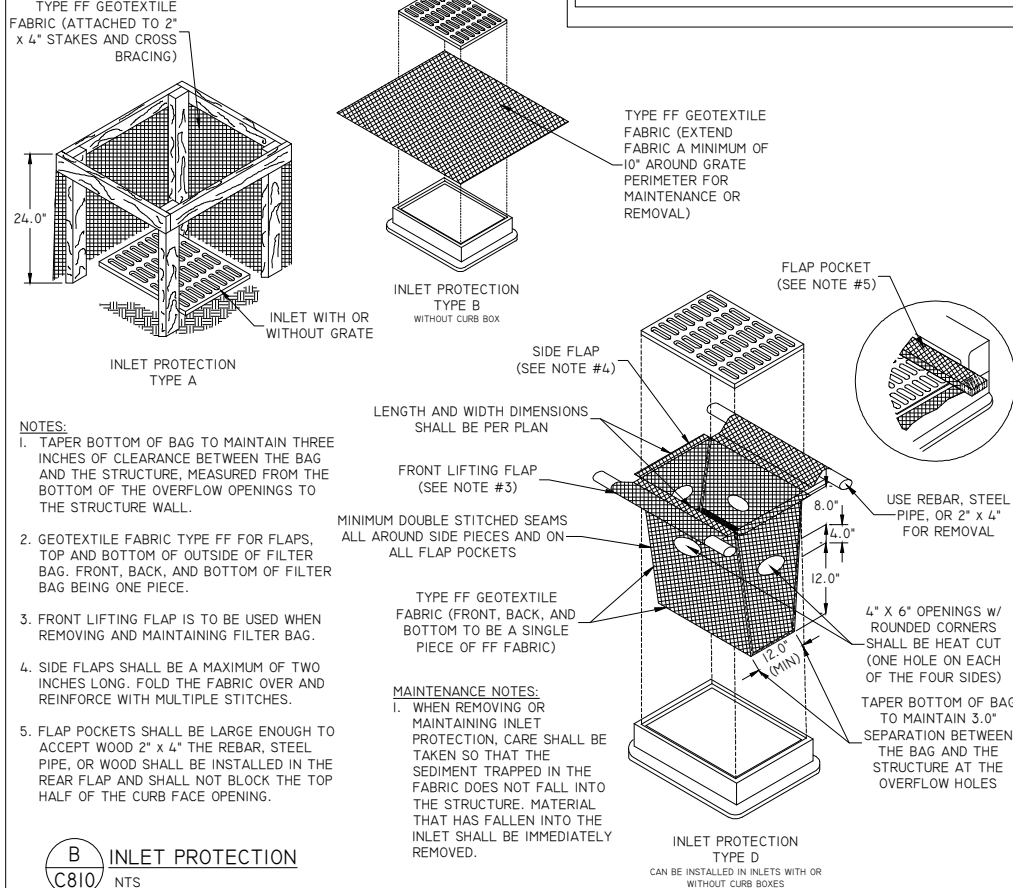
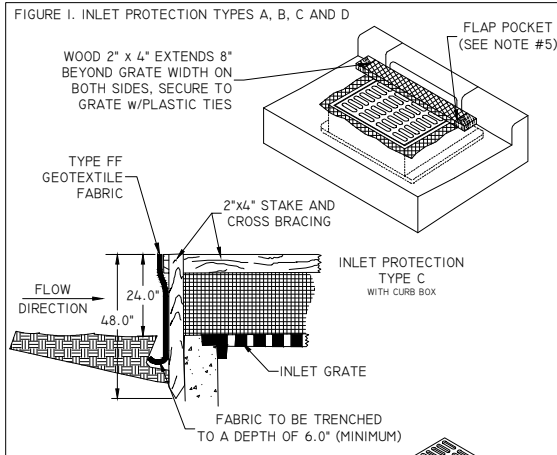
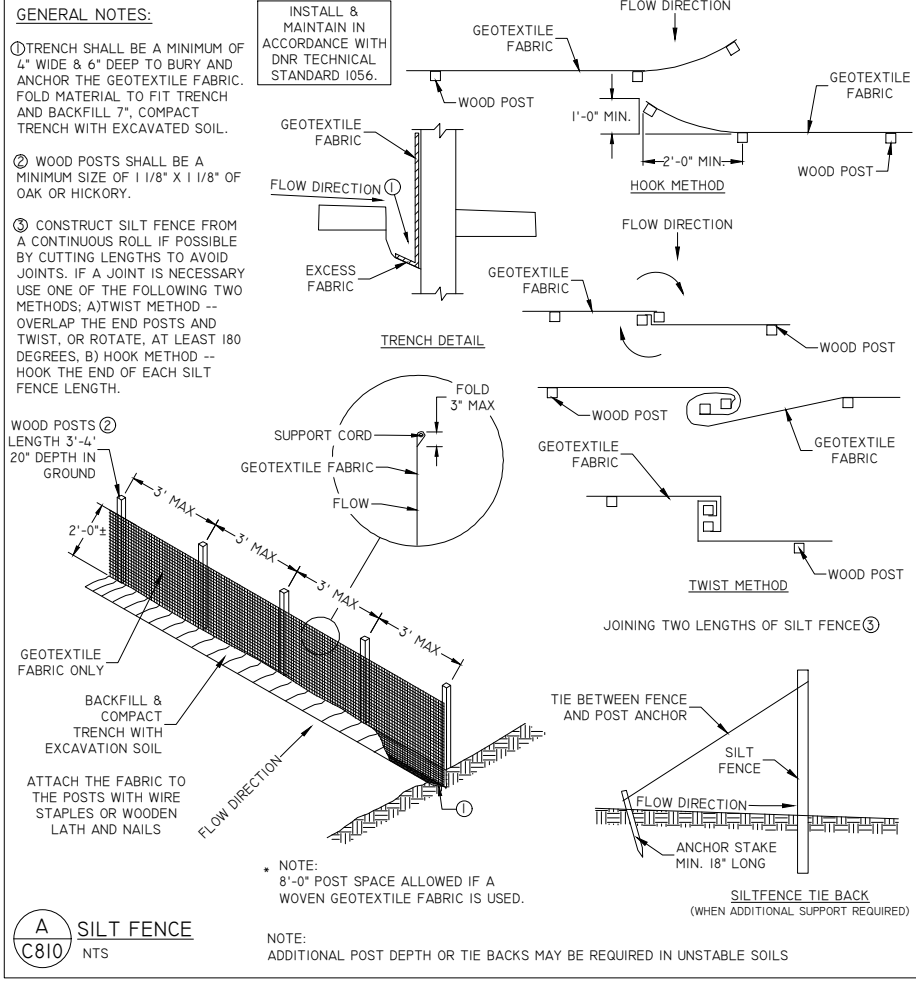


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				CSM,DJG	AMK	5-14-2026
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LANDSCAPE NOTES & DETAILS
 THUNDER LUBE SITE EXPANSION
 1015 SOUTH 7TH AVENUE & 1010 SOUTH 16H AVENUE
 CITY OF WAUSAU, WI

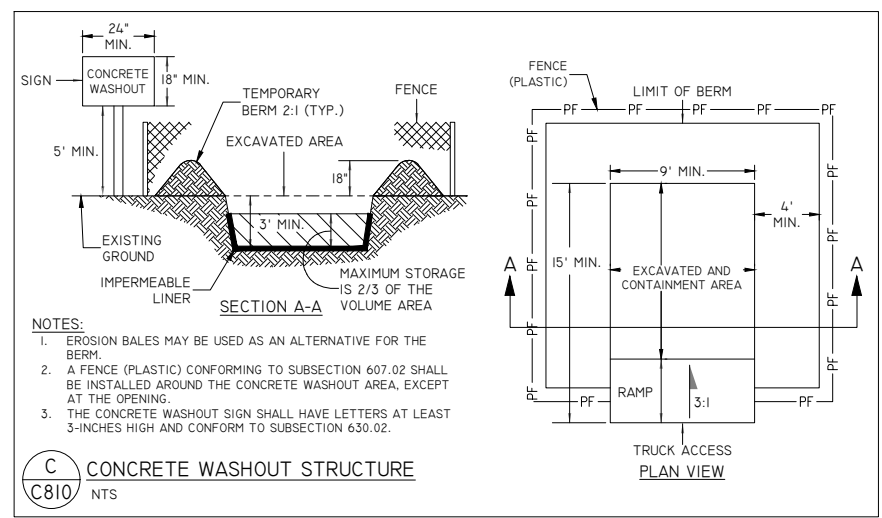
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- NOTES:**
- TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
 - GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG, FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.
 - FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
 - SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
 - FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4" THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

B
C810
 NTS



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EROSION CONTROL DETAILS
 THUNDER LUBE SITE EXPANSION
 1015 SOUTH 7TH AVENUE & 1010 SOUTH 16H AVENUE
 CITY OF WAUSAU, WI

REI
 REI No. 10512A
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GENERAL NOTES/SPECIFICATIONS

1. SITE USAGE WILL BE PERMITTED ONLY WITHIN REASONABLE LIMITS TO FACILITATE CONSTRUCTION OF PROPOSED IMPROVEMENTS AND THE CONTRACTOR SHALL NOT UNREASONABLY ENCUMBER THE PREMISES WITH EQUIPMENT AND MATERIALS. MATERIAL STORAGE SHALL BE CONFINED TO SUCH LIMITS AS MAY BE JOINTLY AGREED UPON BY OWNER AND CONTRACTOR.
2. ALL SUB-CONTRACTORS SHALL BE UNDER THE DIRECTION OF THE GENERAL CONTRACTOR (OR OWNER'S REPRESENTATIVE) WHO WILL BE HELD RESPONSIBLE FOR THE COORDINATION OF ALL WORK ON THIS PROJECT AND THE PROPER EXECUTION OF THE SAME.
3. THE CONTRACTOR SHALL FURTHER ENFORCE THE OWNER'S INSTRUCTIONS OF SUCH NATURE, INCLUDING PARKING, USE OF ROADS, SAFE ACCESS TO FACILITIES, FIRE PREVENTION, AND PROJECT PHASING, WHICH THE OWNER MAY DEEM NECESSARY OR DESIRABLE ON THE OWNER'S PROPERTY.
4. CONTRACTOR SHALL KEEP A CLEAN SITE DURING CONSTRUCTION AND THROUGH FINAL ACCEPTANCE.
5. ALWAYS FOLLOW WRITTEN DIMENSIONS. DO NOT SCALE. IF DISCREPANCY EXISTS, CONTACT THE ENGINEER.
6. REMOVE ALL TREES WITHIN THE GRADING LIMITS, INCLUDING ROOT STRUCTURES, EXCEPT THOSE SPECIFICALLY NOTED TO REMAIN AND THOSE ON PROPERTY LINES. DO NOT CLEAR SITE PRIOR TO COORDINATING WITH THE OWNER TO LOCATE ALL TREES TO REMAIN.
7. PROTECT TREES, UTILITY POLES, ABOVE AND BELOW GRADE UTILITIES, AND OTHER FEATURES THAT ARE TO REMAIN. THE REPAIR OF ANY DAMAGE TO FEATURES TO REMAIN IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR WITH NO PAYMENT DUE FOR SUCH REPAIRS.
8. PROTECT ABOVE AND BELOW GRADE UTILITIES THAT ARE TO REMAIN.
9. PROTECT BENCHMARKS, REFERENCE SURVEY POINTS AND OTHER PROVIDED CONSTRUCTION STAKES.
10. CALL DIGGER'S HOTLINE @ 811 OR 1-800-242-8511 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATING.
11. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
12. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AND COORDINATING ALL PROPOSED UTILITY RUNS, INSTALLATIONS, AND RELOCATIONS.
13. NOTIFY ELECTRIC UTILITY AT LEAST ONE WEEK PRIOR TO WORKING IN AREAS WHERE UTILITY POLES EXIST. UTILITY COMPANY WILL PROTECT POLES AS NECESSARY.
14. DURING CONSTRUCTION THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR INSPECTION AND MAINTENANCE OF THE EROSION CONTROL DEVICES.
15. EROSION CONTROL DEVICES SHALL ABIDE BY THE WDNR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL STANDARDS. [HTTPS://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML](https://dnr.wi.gov/topic/stormwater/standards/const_standards.html)
16. BORROW MATERIAL SHALL BE IMPORTED MATERIAL MEETING THE REQUIREMENTS OF SECTION 208.2 OF THE WISDOT STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL IDENTIFY ITS BORROW SOURCES TO THE OWNER'S CONSTRUCTION REPRESENTATIVE AT LEAST TWO WEEKS IN ADVANCE OF HAULING MATERIAL TO THE PROJECT SITE SO THE OWNER'S CONSTRUCTION REPRESENTATIVE CAN OBTAIN SAMPLES AND PERFORM THE DESIRED TESTING.
17. STRUCTURAL FILL IS REQUIRED IN ALL AREAS THAT WILL SUPPORT PRESENT OR FUTURE BUILDING STRUCTURES, AND WITHIN AREAS EXTENDING DOWNWARD AND OUTWARD FROM THE BUILDING LIMITS AT FINISHED GRADE ON A 1-TO-1 (HORIZONTAL TO VERTICAL) SLOPE TO THE BOTTOM OF THE FILL. CONFIRM THAT ALL UNSUITABLE MATERIAL HAS BEEN REMOVED FROM AREAS TO RECEIVE STRUCTURAL FILL BEFORE PLACING MATERIAL. SUB GRADES MAY NOT RECEIVE STRUCTURAL FILL IF FROZEN, AND FROZEN STRUCTURAL FILL IS NOT ACCEPTABLE FOR USE. PROVIDE ADEQUATE ADVANCED NOTIFICATION, ACCESS, EQUIPMENT, AND OPERATOR TO PERMIT TESTING AGENCY TO OBSERVE COMPACTING OF SUB GRADE PRIOR TO PLACEMENT OF STRUCTURAL FILL MATERIAL. PROVIDE ADEQUATE ADVANCE NOTIFICATION, ACCESS AND COOPERATION TO TESTING AGENCY TO PERFORM DENSITY TESTING ON EACH LIFT OF FILL PLACED, PRIOR TO PLACING FILL ABOVE THE LIFT. THE TESTING FREQUENCY WILL BE DETERMINED BY THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE. CONSTRUCT ALL STRUCTURAL FILL IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SUB-SECTION 207.3.6.3 (SPECIAL COMPACTION) OF THE WISDOT STANDARD SPECIFICATIONS EXCEPT: THE MAXIMUM DENSITY SHALL BE DETERMINED IN ACCORDANCE WITH ASTM D1557, WITH METHOD B OR C; ALL LIFTS SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D1557; MAXIMUM LIFT THICKNESS SHALL BE 8 INCHES FOR ALL SOILS, GRANULAR, OR COHESIVE; THE LIMIT OF STRUCTURAL FILL FOR PURPOSES OF COMPACTION REQUIREMENTS IS DEFINED AS THE AREA ENCOMPASSED BY PLANS EXTENDING DOWNWARD AND OUTWARD FROM THE EDGES OF THE STRUCTURE OR CONCRETE SLAB AT 45-DEGREE ANGLES RELATIVE TO HORIZONTAL (I.E. 1:1 SLOPES).
18. THE CONTRACTOR SHALL PREPARE THE SITE TO SUPPORT THE PROPOSED SURFACE PER SECTION 211 OF THE WISDOT STANDARD SPECIFICATIONS.
19. DENSE GRADED BASE SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF SECTION 305 OF THE WISDOT STANDARD SPECIFICATIONS FOR DENSE GRADED BASE, CONSISTENT WITH THE DESIGNATIONS SPECIFIED ON THE PLANS.
20. HOT MIX ASPHALT PAVEMENT SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF SECTION 460 OF THE WISDOT STANDARD SPECIFICATIONS FOR PAVEMENT, CONSISTENT WITH THE DESIGNATIONS SPECIFIED ON THE PLANS.
21. CONCRETE PAVING SHALL CONFORM TO SECTION 415 OF THE WISDOT STANDARD SPECIFICATIONS. CONCRETE CURB AND GUTTER SHALL CONFORM TO THE APPLICABLE REGULATIONS OF SECTION 601 OF THE WISDOT STANDARD SPECIFICATIONS. CONCRETE MATERIAL SHALL BE TYPE A OR A-FA AS DEFINED WITHIN SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS WITH A DESIGN STRENGTH OF 4,500 PSI.
22. PAVEMENT MARKING PAINT SHALL BE PRE-MIXED WATERBORNE EMULSION APPLIED TO A CLEAN SURFACE AT MANUFACTURER'S RATES. CONFIRM COLOR WITH OWNER PRIOR TO APPLICATION. PAVEMENT MARKINGS PLACED WITHIN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO THE REQUIREMENTS OF SECTION 646 OF THE WISDOT STANDARD SPECS (EPOXY).
23. AFTER FINAL STABILIZATION, ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF LEGALLY OFFSITE.
24. AT A MINIMUM RESTORE SITE BY SEEDING & MULCHING ALL DISTURBED AREAS TO BE VEGETATED AND ENSURE ESTABLISHMENT OF ADEQUATE VEGETATION. SEED IS TO BE OF A SINGLE URBAN LAWN MIX TYPE INTENDED FOR THE EXISTING SITE SOILS AND CONFORMING WITH SECTION 630 OF THE WISDOT STANDARD SPECIFICATION. REFER TO LANDSCAPING PLAN.
25. SITE AND IMPORTED TOPSOIL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF SECTION 625 OF THE WISDOT STANDARD SPECIFICATIONS, GRADED FREE OF STONES AND LUMPS LARGER THAN 1 INCH AND FREE OF ROOTS, VEGETATION, AND OTHER UN-DECOMPOSED ORGANIC MATERIAL.
26. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING OF ALL EXCESS AND UNUSED MATERIALS FROM THE SITE FOLLOWING COMPLETION OF THEIR WORK.

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**CIVIL & ENVIRONMENTAL
 ENGINEERING, SURVEYING**

NO SCALE



DATE	ISSUANCE	BY	CHKD	SURVEYED BY: CSM,DJG	DESIGNED BY:AMK	SURVEY DATE: 5-14-2026
				SURVEY CHKD BY: JWP	CIVIL CHKD BY:JJB	CIVIL DATE: 5-26-2026
				SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: NAP

SITE SPECIFICATIONS
 THUNDER LUBE SITE EXPANSION
 1015 SOUTH 7TH AVENUE & 1010 SOUTH 16H AVENUE
 CITY OF WAUSAU, WI

REI
 REI No. 10512A
 SHEET C900



EXISTING

35'x53' ADDITION

PRELIMINARY WEST ELEVATION



PRELIMINARY SOUTH ELEVATION

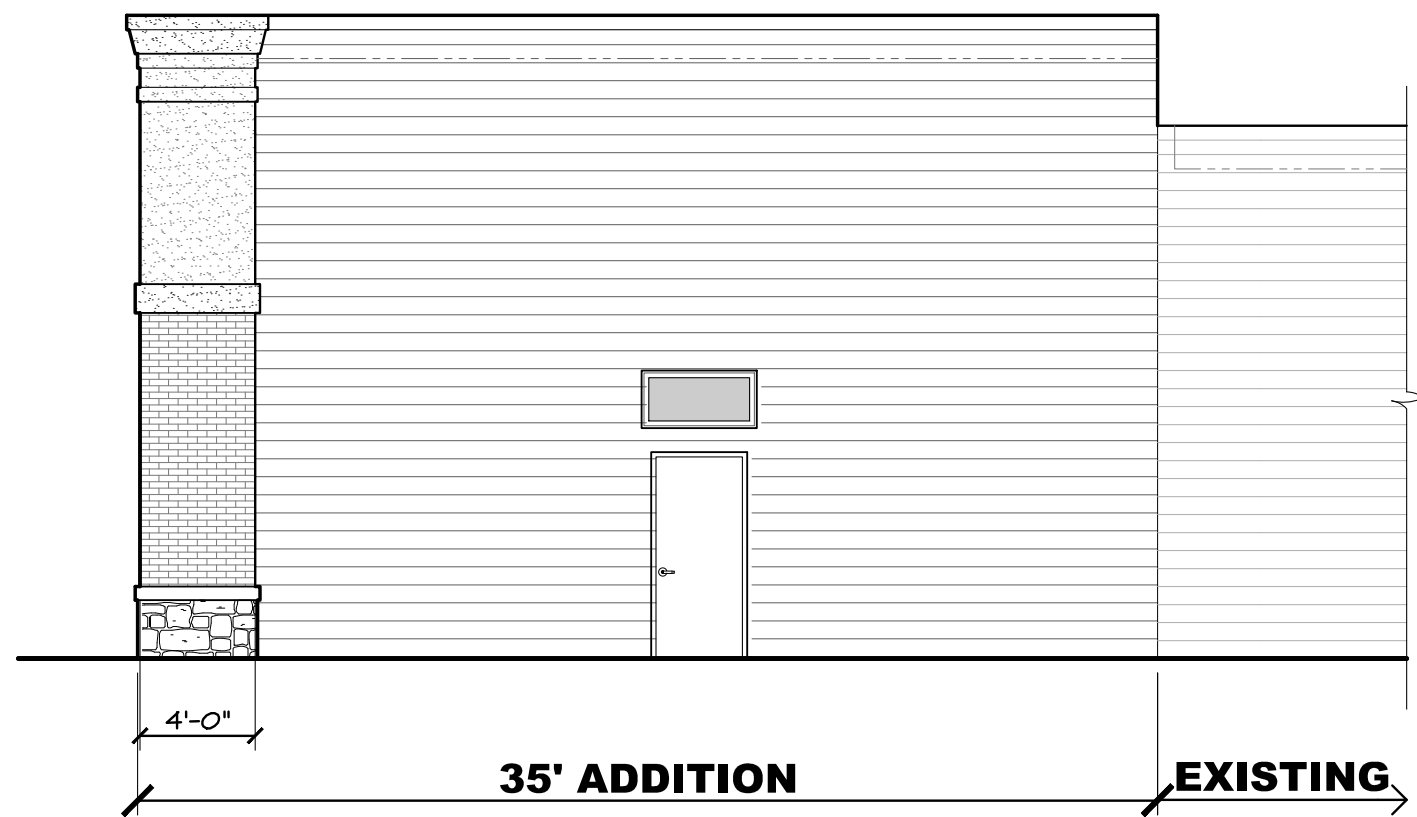
THUNDER LUBE ADDITION

1015 S 17th AVE
WAUSAU, WISCONSIN

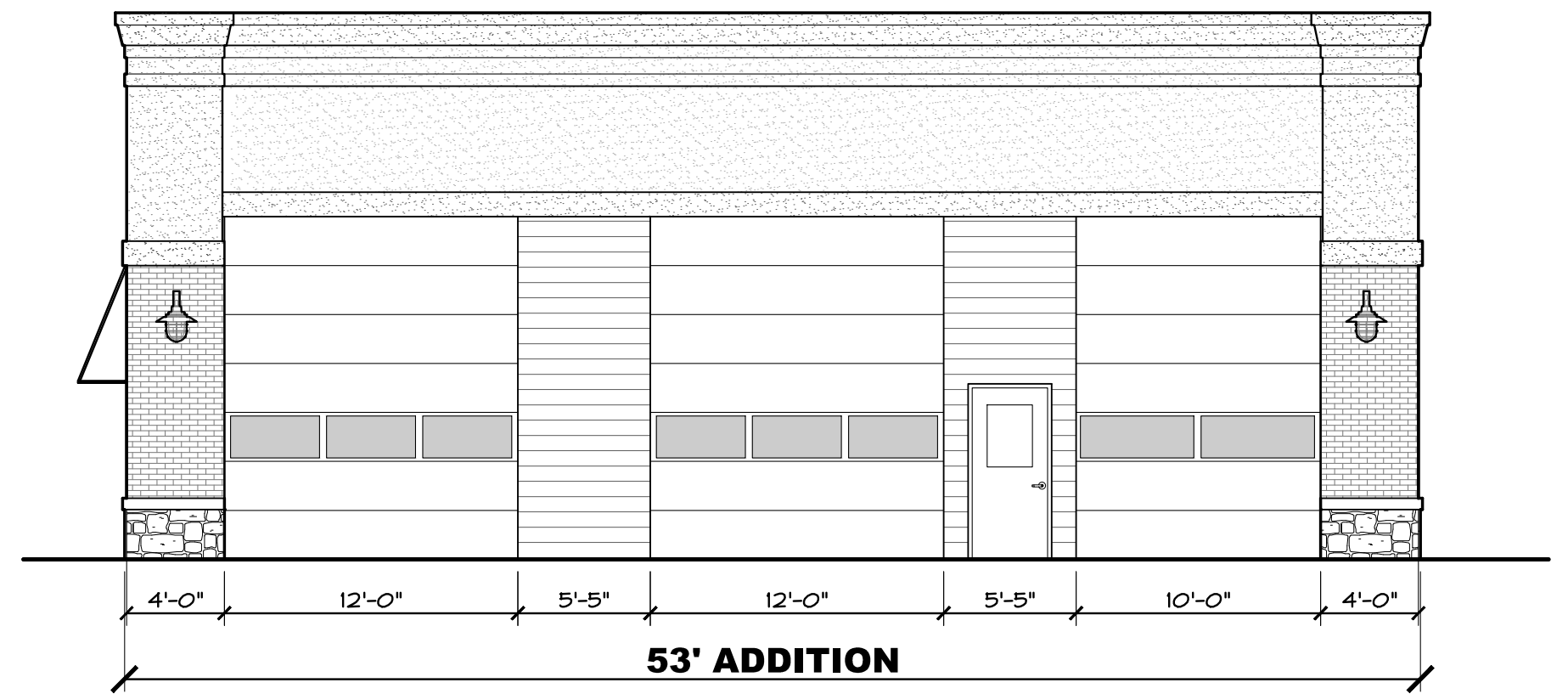
MAY 2026



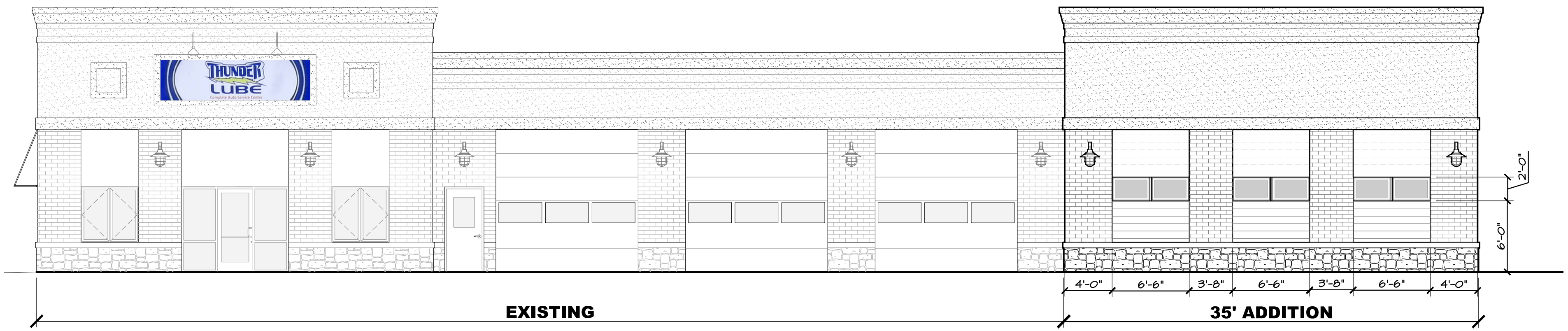
J+J Architecture
715.432.9556 WAUSAU, WISCONSIN



PRELIMINARY EAST ELEVATION



PRELIMINARY SOUTH ELEVATION



PRELIMINARY WEST ELEVATION

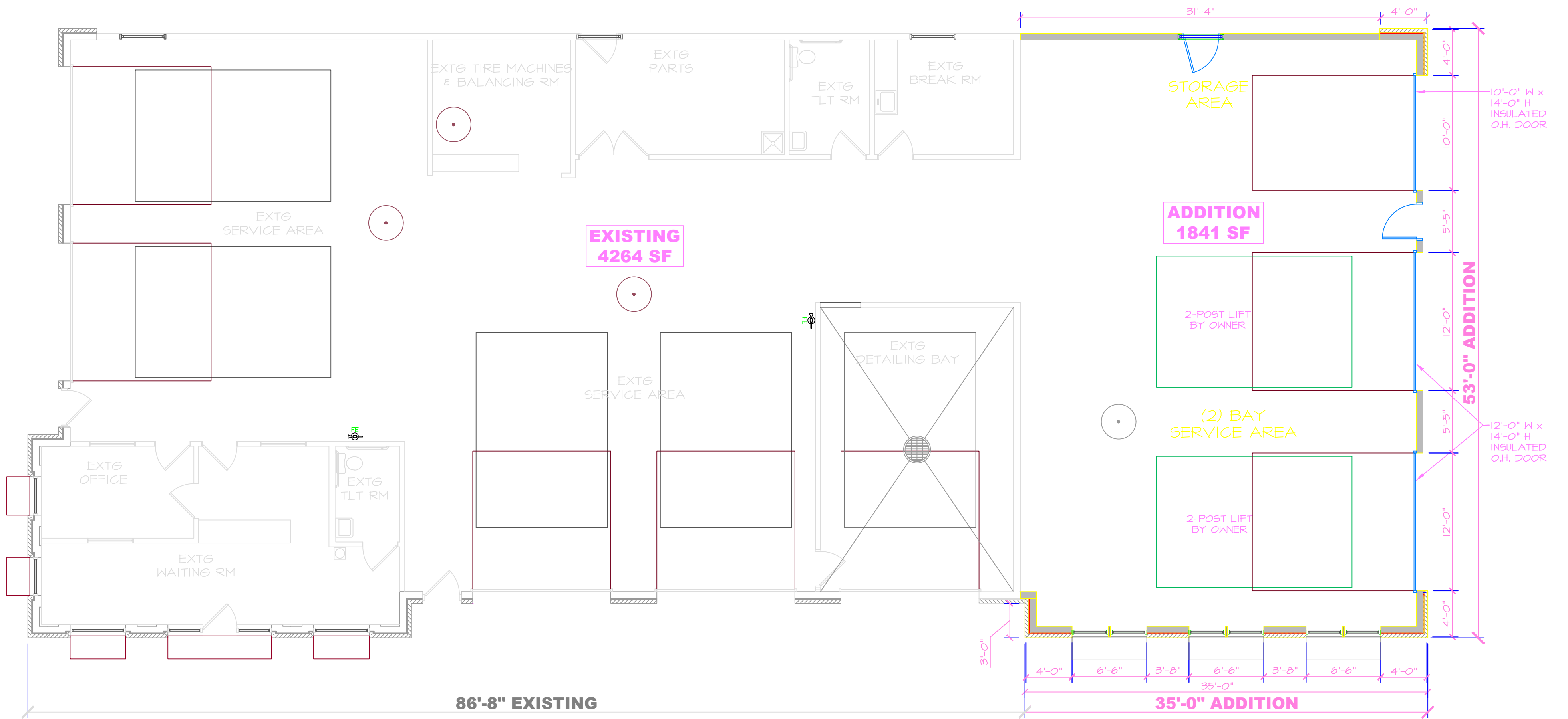


THUNDER LUBE ADDITION

1015 S 17th AVE
WAUSAU, WISCONSIN

MAY 2026

J+J Architecture
715.432.9556
WAUSAU, WISCONSIN



PRELIMINARY FLOOR PLAN 

THUNDER LUBE ADDITION

1015 S 17th AVE
WAUSAU, WISCONSIN

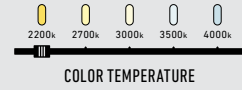
MAY 2026



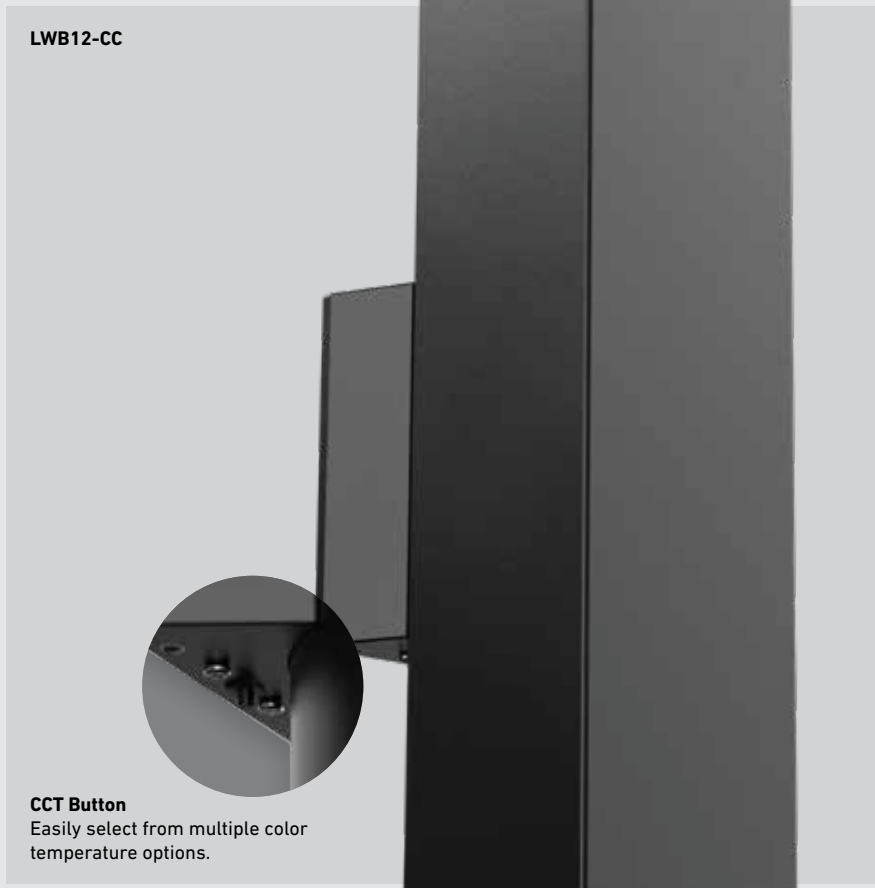
UPGRADE

BROOKLYN

With its clean rectangular silhouette, this fixture blends classic style, 5CCT versatility, and durable construction to withstand the elements year-round.



T24
JA8
CERTIFIED

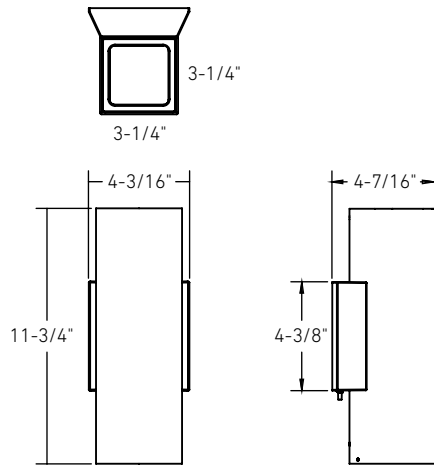


LWB12-CC

CCT Button
Easily select from multiple color temperature options.

Model	Size	Watts	Delivered lumens	CRI	Color °T	Voltage
LWB12-CC	11-3/4"	30 W	1890 lm	90	2200, 2700, 3000 3500, 4000 K	120 V Triac dimming
LWB12-CC-V	11-3/4"	30 W	1980 lm	90	2200, 2700, 3000 3500, 4000 K	V: 120 / 277 / 347V 0-10V dimming

LWB12-CC



Specifications

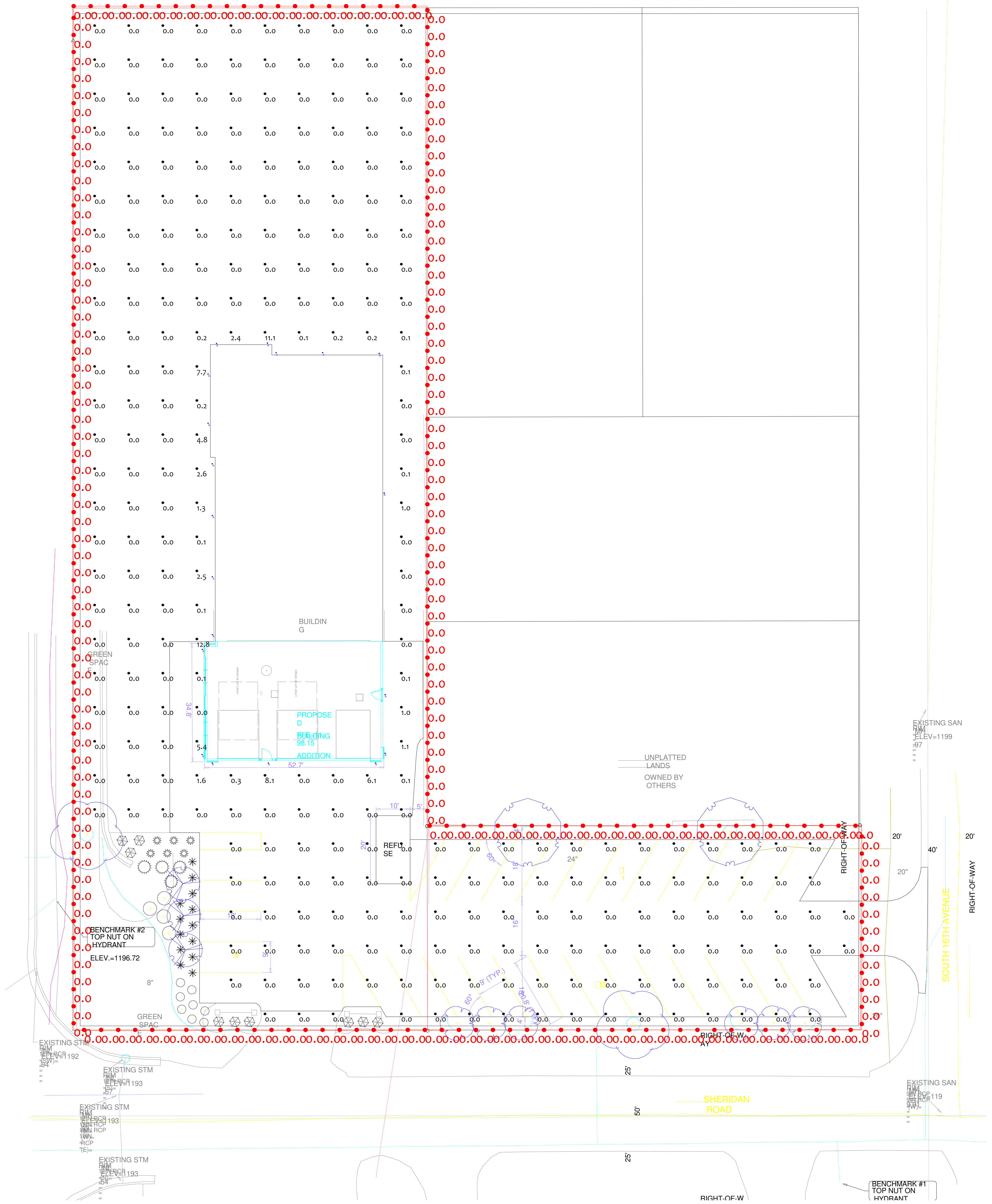
Made of extruded aluminum
Switch-selectable CCT
Integrated dimmable driver
Aluminum end cap for unidirectional lighting included
5-year warranty

Finish

● **BK** Black

Note

Other color temperatures, finishes, and voltage options are available but may require minimum order quantities (MOQs) and longer lead times. Please contact your DALI representative for more information.



Scale: 1 inch= 14 Ft.

Luminaire Schedule					
Symbol	Qty	Label	Description	Luminaire Watts	Total Watts
	19	A	LED UP AND_OR DOWN WALL SCONCE	27.3184	519.05

Calculation Summary			
Label	Units	Avg	Max/Min
CIRCULATION CALCS	Fc	0.25	N.A.
PROPERTY LINE CALCS	Fc	0.00	N.A.

These plans, schedules, calculations, and lighting concepts are the property of Lighting Design Solutions (LDS) and are not to be shared, reproduced, viewed, or used in any manner without the explicit written permission of LDS. All luminaires and accessories purchased for this project are to be supplied by LDS unless other arrangements that include additional reimbursement for design costs are codified in a pre-approved written agreement with LDS.

These plans are not approved for construction unless specifically noted. They have not been reviewed or approved by any local or state agency, nor has the building owner confirmed final acceptance of the design or materials. Once approved, the final product details, voltages, accessories and quantities are the responsibility of the installing contractor and are to be fully verified by the contractor prior to release of order. Lead time for luminaires will vary but should be assumed to be 4-6 weeks after release unless specifically noted as "in-stock" or "quick ship" on the LDS Project Quotation.

Lighting performance and energy calculations are based on photometric data provided by the specified manufacturers, expected site finishes, anticipated energy costs, current rebate programs, and the projected operational use of the facility. Lighting Design Solutions, Inc. accepts no responsibility for variances resulting from inaccurate or changed data files, drawings, reflectance values, or rebate programs, and guarantees no alternate funding or rebate payment.



Page 1 of 1	PROJECT INFORMATION:	DRAWN BY: A. THOMER	REVIEWED BY: A. THOMER	REV	DESCRIPTION	DATE
	THUNDERLUBE EXPRESS	CONTRACTOR:	APPROVED BY:			
						Lighting Design Solutions, Inc. (Schofield & Milwaukee) P.O. Box 375 Schofield, WI 54476 1.888.357.7070 Office 715.693.2594 Fax N78W14573 Appleton Ave #101 Menomonee Falls, WI 53051 Design@LightingDesignSolutions.com www.LightingDesignSolutions.com
						DATE: 05/26/2026



Planning, Community and Economic Development

Date: June 16, 2026

To: Plan Commission

From: Carrie Edmondson, AICP, Assistant City Planner

RE: Zoning Ordinance Amendment - Amending Sections 23.03.05 Table of Land Uses, 23.03.14 Industrial Land Uses and 23.06.06 Off-Street Parking and Traffic Circulation to define and create regulations for data centers

Staff is initiating this item because data center uses are not currently defined or regulated in the City of Wausau Zoning Code. Following preliminary Plan Commission discussion in April and additional staff research, the attached zoning code amendment is being proposed.

Wausau Municipal Code Chapter 23.10.30(4)(b) requires that staff make the analysis outlined below to assist the Plan Commission in making their recommendation to the Common Council:

1. Advances the purposes of this title as outlined in section 23.01.03.

The amendment supports a balanced mix of land uses while ensuring that intensity and density remain compatible with surrounding neighborhood scale. By defining data centers and requiring the submission of information related to water, wastewater, energy demand, and sound, both staff and the Plan Commission will be able to evaluate whether proposed facilities can be supported by existing utilities and whether they align with the City's goals and objectives related to energy conservation and natural resource protection.

2. Advances the purposes of the general article in which the amendment is proposed to be located.

The purpose of the article is to establish zoning districts and ensure that land uses are compatible with each district and consistent with the Comprehensive Plan. The proposed use as it is proposed to be defined and outlined meets these objectives.

3. Advances the purposes of the specific section in which the amendment is proposed to be located.



The data center land use as defined is consistent with the intent of both the Medium Industrial (MI) and Heavy Industrial (HI) districts where the use is proposed to be conditionally permitted. The Medium Industrial district is geared towards indoor industrial activities that do not create a nuisance for neighboring properties. The Heavy Industrial (HI) district allows more intense industrial uses that might have potential nuisance or hazard generation. Each application would be evaluated individually for compatibility with the applicable zoning district.

4. Is in harmony with the Comprehensive Plan.

The Comprehensive Plan outlines economic development objectives such as:

Objective 1: Stimulate community and economic growth and development, supporting business expansion and retention in competitive sectors.

And land use objectives such as:

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

The proposed amendment supports these objectives by allowing data center proposals to be reviewed through the conditional use permit process. This ensures that their compatibility with surrounding land uses and their utility demands are evaluated on a case-by-case basis.

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

Locating data centers within the MI and HI districts provides an appropriate setting for this use. Required utility reports will help ensure that development intensity and infrastructure demand align with available resources and serve the City's best interests.

6. Addresses any of the following factors that may not be addressed in the current zoning text:
- a. A change in the land market, or other factors which require a new form of development, a new type of land use, or a new procedure to meet said change(s).
 - b. New methods of development or types of infrastructure.
 - c. Changing governmental finances to meet the needs of the government in terms of providing and affording public services.
 - d. Any other factor deemed appropriate by the City.

Data centers have become more common nationwide since the early 2020's. Because the City's zoning ordinance was adopted in 2020, it does not address this increasingly prevalent use. Establishing a clear definition and regulatory framework will better position the City to evaluate these facilities as they arise.

In summary, staff is submitting the attached zoning ordinance amendment for the Plan Commission's review in making its recommendation to the Common Council.

ORDINANCE OF PLAN COMMISSION	
Amending Sections 23.03.05 Table of Land Uses, 23.03.14 Industrial Land Uses and 23.06.06 Off-Street Parking and Traffic Circulation	
Committee Action:	Ordinance Number:
Fiscal Impact: None	
File Number:	Date Introduced:

The Common Council of the City of Wausau do ordain as follows:

Add ()

Section 1. That Section 23.03.05 Table of land uses is hereby amended to read as follows:

23.03.05 Table of land uses.

The Table of Land Uses on the following pages is provided as a convenience for the City and the general public. Where there are conflicts between the text of this title and the Table of Land Uses, the text shall prevail.

	Medium Industrial (MI)	Heavy Industrial (HI)		Land Uses Permitted: Refer to the detailed definitions and requirements listed for each land use on the following pages. P: By Right C: By Conditional use permit P/C: Refer to specific requirements for that land use to determine if a Conditional use permit is required
				...
				Industrial Land Uses (§ 23.03.14)
	P	P		Light Industrial
		P		Heavy Industrial
	C	P		Production Greenhouse

	C	C		Indoor Food Cultivation and Farming
	C	P		Indoor Food Production and Processing
	C	C		Data Center
				...

Section 2. That Section 23.03.14 Industrial land uses is hereby amended to read as follows:

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) In addition to the application requirements in section 23.10.32(4), applicants shall submit the following information:
- a. A water consumption and thermal management report which describes the following:
 - i. The proposed cooling system for the Data Center and whether the Data Center will be water-cooled or air-cooled.
 - ii. The estimated amount of total water that will be used by the proposed Data Center per calendar year, along with a monthly breakdown of projected water demand for each month within the year.
 - b. A wastewater management report showing the projected amount of wastewater the Data Center is expected to generate per calendar year.
 - c. A sound study indicating the baseline amount of noise at the project site and the nearest residential zoned area. The study shall also include a model of the estimated amount of noise on the project site and the nearest residential zoned area.
 - d. An energy service report which estimates the annual and monthly demand for electric, natural gas utility services, and fiber, and assesses the future energy needs for the proposed project.
 - e. A list of all state and federal permits required to construct and operate a Data Center. Applicant shall indicate whether they

have obtained, applied for, or when they plan to apply for any necessary state or federal permit.

- (b) Sustainability Plan. Applicants shall prepare and submit a sustainability plan for each proposed Data Center which must outline policies and steps Applicant will take to mitigate the impact of the Data Center's energy and water consumption on local supply.
- (c) A traffic study may be required at the request of the Zoning Administrator or Plan Commission.
- (d) All activities, except loading and unloading, shall be conducted entirely within the confines of a building.
- (e) Minimum required parking: One space per each employee on the largest work shift.

Section 3. That Section 23.06.06 Off-street parking and traffic circulation is hereby amended to read as follows:

...

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

Land Use		Minimum Number of Off-Street Parking Spaces Required	Maximum Number of Off-Street Parking Spaces Permitted

Industrial	Light Industrial	1 space per each employee on the largest work shift, plus 1 space per company vehicle normally stored or parked on the premises	150% of the minimum parking requirement
	Heavy Industrial	1 space per each employee on the largest work shift	150% of the minimum parking requirement
	Production Greenhouse	1 space per each employee on the largest work shift	150% of the minimum parking requirement
	Indoor Food Cultivation and Farming	1 space per each employee on the largest work shift	150% of the minimum parking requirement
	Indoor Food Production and Processing	1 space per each employee on the largest work shift	150% of the minimum parking requirement
	Data Center	1 space per each employee on the largest work shift	150% of the minimum parking requirement

Section 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. This ordinance shall be in full force and effect on the day after its publication.

Adopted:
Approved:
Published:
Attest:

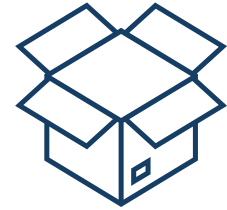
Approved:

Doug Diny, Mayor

Attest:



City of Wausau Comprehensive Plan Meeting in a Box



Instructions:

This Meeting in a Box is for you and your neighbors, family, and friends! To create more public engagement in Wausau, the City created these materials for residents to complete independently as a group. We recommend a group of 8-12 people, but you can decide what works best! The information you provide will be used to develop the City's next Comprehensive Plan to help shape the future of Wausau.

ROLES

Each group will identify one host and one note taker to create an interactive environment and help everybody participate.

PURPOSE OF THE MEETING

1. Introduce you to the 2027 City of Wausau Comprehensive Plan update.
2. Get your input on how and where the City should grow and improve in the Comprehensive Plan.

TIME NEEDED

The meeting takes about an hour. Allow an extra 10 or 15 minutes to prepare.

- **10 minutes** – introduction and overview of instructions
- **40 minutes** – group interaction/discussion
- **10 minutes** – conclusion (identify top three opportunities)

Get Involved:

Project website: <https://www.wausauwi.gov/for-residents/engagement>

Community Survey:

If you would like updates on the 2027 Comprehensive Plan provide your email(s) here:

Contents:

1. Background and Overview of the Planning Process
2. Values and Vision
3. Group Prioritization

Return:

How to return completed materials:

1. Scan and email: carrie.edmondson@wausauwi.gov OR
2. Drop off paper copy: City Hall, 407 Grant Street, Wausau, WI 54403

Questions? Contact Carrie Edmondson, AICP, Assistant City Planner at carrie.edmondson@wausauwi.gov or 715-261-6009

Background and Planning Process:

A Comprehensive Plan is a city's guide to community physical, social, and economic development. State law requires these plans to be updated every ten years. Each plan must include the following chapters:

- Issues and Opportunities
- Housing (range of styles, types)
- Transportation (drivers, bikers, walkers)
- Utilities and Community Facilities (utilities, schools, parks)
- Agricultural, Natural and Cultural Resources (green spaces, historic resources)
- Economic Development (business and workforce)
- Intergovernmental Cooperation (partner stakeholders)
- Land Use (zoning maps, land uses)
- Implementation (putting it into practice)

The [City of Wausau's last Comprehensive Plan was completed in 2017](#). Since then, the City has made significant progress towards many of its goals. Riverfront development has been especially transformative. The City redevelopment project known as "Riverlife" has changed what once were industrial "back yards" into community destinations including housing, parks, businesses, trails, and outdoor spaces. Wausau also enjoys new housing to meet demand, expanded recreation areas and bike trails, and new high-quality water treatment and wastewater facilities.

Now we need your opinion! There are future opportunities and important decisions for the City to make. What kind of development should we attract? Where should it go? How can we continue to improve sidewalks, trails, parks, infrastructure, and more? This is where you come in! We want to hear your priorities and ideas.

Values and Vision

Step #1 - Large Group Work

Wausau's Mission

Enhance our community's quality of life and foster a sense of belonging for generations to come.

Do you agree with this mission? Why or why not?

Vision Statement

Wausau is a fun, vibrant, and highly connected community providing diverse and accessible social, arts, cultural and outdoor recreational experiences and a thriving economy where everyone has the opportunity to achieve success and happiness.

Do you agree with this vision? Why or why not?

Values and Vision

Step #2 - Small Group Work

Split the big group into 2 or 3 small groups and write each small group's answers on the lines below:

I _____ in Wausau.
(live/work/visit/etc.)

Wausau would be better for

(type of user: young adults, families, workers, empty-nesters, retirees, etc.)

if it was

(description)

The City could be improved by

(physical improvement or amenity)

When I dream about a future Wausau, I think about

(describe your vision for future Wausau)

Group Prioritization

Step #3 - Small Group Work

The next pages describe six topics:

1. **ECONOMY**
2. **HOUSING**
3. **BICYCLE/PEDESTRIAN FACILITIES**
4. **SUSTAINABILITY/NATURAL SPACES**
5. **CITY FACILITIES/TRANSPORTATION**
6. **DOWNTOWN/ARTS/HISTORIC PRESERVATION**

In 2 or 3 small groups, pick 2 or 3 topics for each group to discuss. Talk about strengths, weaknesses, and opportunities for each topic. If your large group is not large enough to break out, choose the 2 or 3 topic areas that you are most interested in. **Use the rest of the pages in this box for this activity, then go to Step 4 when complete.**

Step 4 - Large Group Work

TOP OPPORTUNITIES:

After Step 3 is done, select your top three opportunities over all six topic areas. Write them below in order of importance.

1. _____

2. _____

3. _____

1. ECONOMY

The economy is how money, jobs, businesses, and resources flow through our City, affecting how we live, work, and thrive. Consider these questions:

1. Who is benefiting from the City's economy and who is being left out?
2. What kinds of jobs and businesses do we want more of?
3. What barriers prevent people from thriving in Wausau?

Strengths:

1. _____
2. _____
3. _____

Weaknesses:

1. _____
2. _____
3. _____

Opportunities:

1. _____
2. _____
3. _____

2. HOUSING

Housing should be easy to find, affordable, safe, and clean.
Consider these questions:

1. What types of housing do we need more of?
2. How does housing impact jobs, schools, and your lifestyle in Wausau?
3. What would “good housing” look like for everyone in Wausau?

Strengths:

1. _____
2. _____
3. _____

Weaknesses:

1. _____
2. _____
3. _____

Opportunities:

1. _____
2. _____
3. _____

3. BICYCLE/PEDESTRIAN FACILITIES

Bicycle and pedestrian facilities are sidewalks, trails, bike lanes, crossings, and other infrastructure that help people walk, bike, and move safely around the City. Consider these questions:

1. Where do people feel safe and unsafe walking or biking?
2. What areas are hardest to reach without a car?
3. Where are sidewalks, trails or bike routes missing?

Strengths:

1. _____
2. _____
3. _____

Weaknesses:

1. _____
2. _____
3. _____

Opportunities:

1. _____
2. _____
3. _____

4. SUSTAINABILITY/NATURAL SPACES

Sustainability means meeting the community’s present and future needs while protecting resources and opportunities for future generations. Parks and open space are public areas like playgrounds, trails, and natural areas, where people can gather, play, and enjoy nature. Consider these questions:

1. What environmental problems are most urgent locally?
2. What environmental problems are most important for the City to address for future generations?
3. Can people access parks and open space across the City? What types of parks are missing/in need of improvement?

Strengths:

1. _____
2. _____
3. _____

Weaknesses:

1. _____
2. _____
3. _____

Opportunities:

1. _____
2. _____
3. _____

5. CITY FACILITIES/TRANSPORTATION

City facilities are the public buildings, spaces, and infrastructure owned or operated by the City. This includes everything from City Hall to roads, buses, and more. Consider these questions:

1. What City facilities do people use the most? Are they easy to access, welcoming, and in good condition?
2. What improvements or new facilities do we need the most?
3. How should we balance improving roads and transit (buses). How well does transit connect people to jobs, schools, and services?

Strengths:

1. _____
2. _____
3. _____

Weaknesses:

1. _____
2. _____
3. _____

Opportunities:

1. _____
2. _____
3. _____

8. DOWNTOWN/ARTS/HISTORIC PRESERVATION

Downtown, arts, and historic preservation focus on maintaining a vibrant city center, supporting creativity, and protecting buildings and places that reflect our community history. Consider these questions:

1. What makes Downtown Wausau unique, and how can we strengthen it?
2. What types of businesses, events, or spaces are missing downtown?
3. How do we manage new construction while preserving historic character?

Strengths:

1. _____
2. _____
3. _____

Weaknesses:

1. _____
2. _____
3. _____

Opportunities:

1. _____
2. _____
3. _____