



**OFFICIAL NOTICE & AGENDA**  
REGULAR MEETING

**MEETING:** Plan Commission  
**DATE/TIME:** Tuesday, June 23, 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.**
- 2 Election of a Vice Chair.**
- 3 Discussion and possible action.**
  - a.** 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).
- 4 Adjournment.**

Mayor Doug Diny, Chair

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

**DATE:** June 17, 2026  
**TIME:** 3:00pm  
**POSTED BY:** Michelle Van Krey



This meeting can be viewed on  
YouTube and Channel 981 on Cable TV

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6622 or [ADAServices@wausauwi.gov](mailto:ADAServices@wausauwi.gov) to discuss your accessibility needs. We ask your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours before the event the City of Wausau will make a good faith effort to accommodate your request.



City of Wausau  
(715) 261-6500 | [clerk@wausauwi.gov](mailto:clerk@wausauwi.gov)  
[wausauwi.gov](http://wausauwi.gov)





# STAFF REPORT

To: Plan Commission

Prepared By: Carrie Edmondson, AICP, Assistant City Planner

Date: June 16, 2026

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## 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. 20<sup>th</sup> 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.

## **Dimensional Standards**

Dimensional standards are well met including setbacks, impervious surface area, and building height, with the exception of the front pavement setback. The applicant will submit a revised site plan reflecting this change. Parking spaces at a total of 299, which is in excess of the 150% maximum allowed for the use. There are a total of 99 spaces required, therefore the maximum allowed would be 149 (or 150%). However, due to the nature of the use the additional 150 spaces would be characterized as vehicle display area.

### **Landscaping**

The landscaping plan well meets the points requirements. One required modification is that 50% of the street frontage points be decorative or medium trees or a combination of both. It is also suggested that the foundation plantings include greater color, interest, and variety. Therefore, staff is suggesting a condition to require a revised landscape plan be submitted for review and approval.

### **Exterior Building Design Standards**

Class I materials (brick, brick veneer, stone, stone veneer, and glass) must comprise at least 50 percent of the building façade. Upon initial review, the materials do not meet this requirement, and staff is suggesting a condition requiring revised architectural elevations be submitted for review and approval.

### **CONDITIONAL USE PROCEDURE**

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

1<sup>st</sup> meeting: Public Hearing (occurred on June 16, 2026)

2<sup>nd</sup> 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.

The proposed use is consistent with the goals and objectives outlined in the Comprehensive Plan. It is consistent with the surrounding land use mix and creates revitalization of currently underutilized property.

- (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.

The surrounding neighborhood contains a mix of primarily auto oriented uses including a mix of sales and service commercial oriented uses, restaurants, and Northcentral Technical College. Additionally, Business Highway 51 is a heavily traveled corridor. A vehicle sales use fits well with this land use mix.

- (c) Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

The proposed land use intensity is consistent with that of the surrounding area. Similarly, land use impacts will be consistent with those use already present in the vicinity.

- (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.

The current improvements and facilities will adequately serve this site.

- (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.

Minimal land use impacts are anticipated. The proposed use will integrate nicely with what already exists in the area. Underutilized space will be activated in a way that is consistent with goals outlined both in the Comprehensive Plan and the Zoning District.

## **SUBSTANTIAL EVIDENCE FROM THE PUBLIC HEARING**

One nearby property owner noted at the public meeting that she was not in favor of the proposed use. She was concerned about the existing traffic on Merrill Avenue, congestion, construction noise, lighting, traffic impacts, aesthetics, property values, and noise, with traffic being the primary concern.

#### **STAFF RECOMMENDATION**

Approve with the following conditions:

1. Revised plans including a site plan, architectural elevations, and landscape plan shall be submitted for staff review and approval.

#### **ACTION**

Plan Commission can approve, approve with modifications, or deny the application.



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 Guldán*

Nate Guldán  
Vice President of Civil Design  
REI Engineering, Inc.  
nguldán@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.  
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\_\_\_\_\_  
\_\_\_\_\_

**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 take action in order to receive and adequately review the information. Therefore, a site plan must be provided at a scale of 1 inch = 20 feet (or less than 20 feet) and, where applicable, should show the following information:

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

Generally, the building information should include:

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

## 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.

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#### 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.

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#### 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.

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#### 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.

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### **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.

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### **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.

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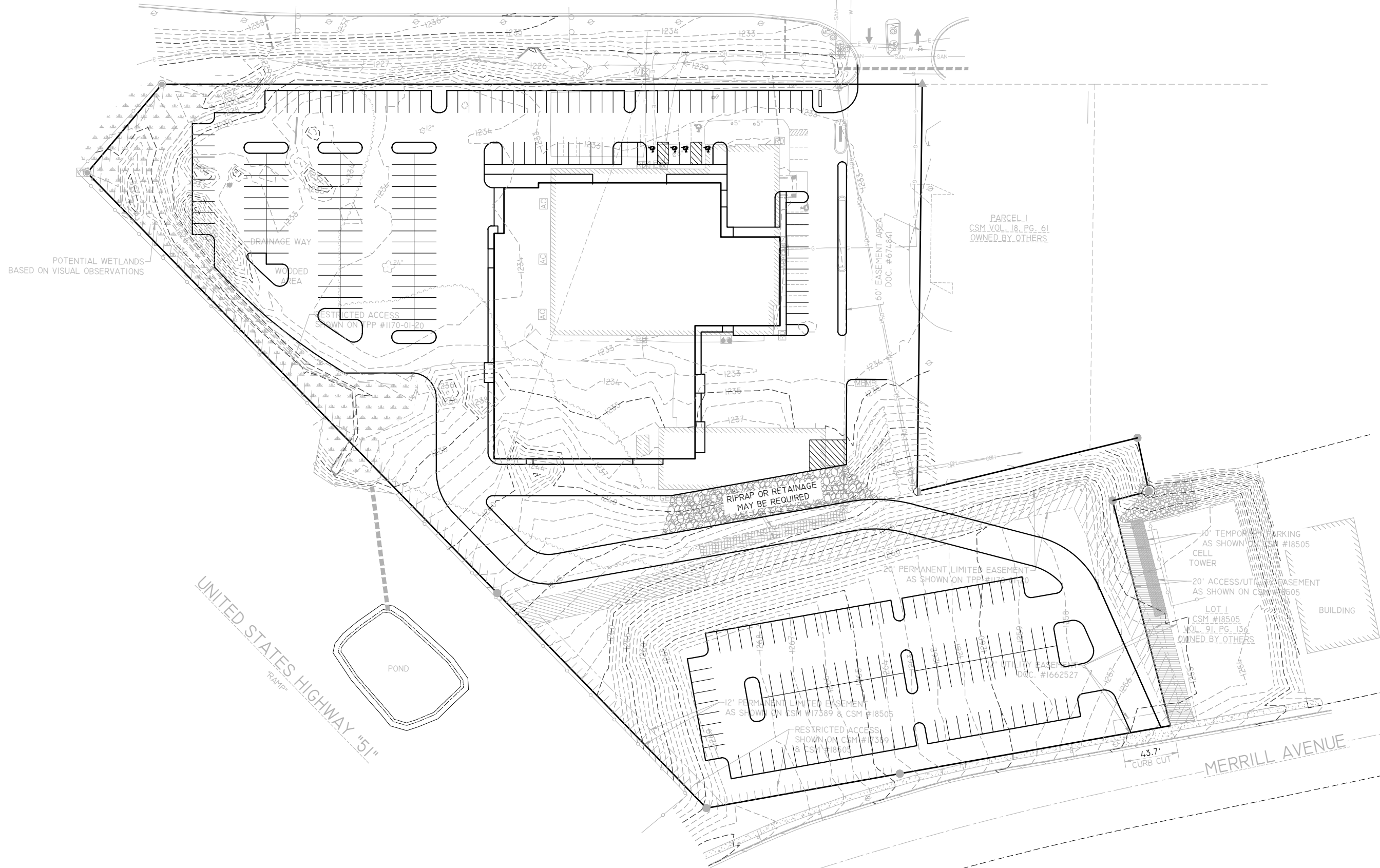
### **Additional Considerations**

- 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.
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### **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.

NORTH BUSINESS HIGHWAY "51"



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**

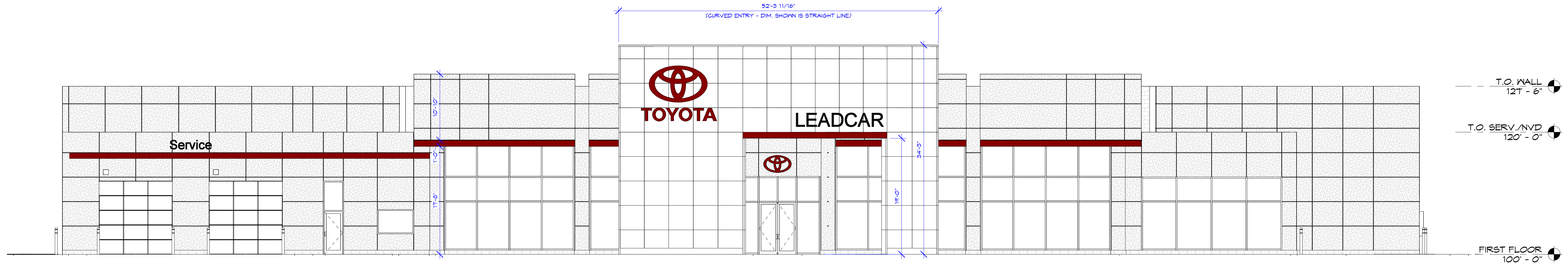


DATE	ISSUANCE	BY	CHKD	SURVEYED BY:	DESIGNED BY:	SURVEY DATE:
				SURVEY CHKD BY:	CIVIL CHKD BY:	CIVIL DATE:
				SURVEY APVD BY:	CIVIL APVD BY:	DRAWN BY: KJS

**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	<b>METAL PANEL (A.C.M.):</b> MANUFACTURER: ALPOLIC MATERIAL: COMPLETE RAIN SCREEN ACM SYSTEM COLOR: TOYOTA RED LOCATION: FACADE, REFER TO EXTERIOR ELEVATIONS	D-1	<b>ALUMINUM ENTRANCE w/ INSUL. GLAZING:</b> 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	<b>ALUMINUM CURTAINWALL SYSTEM:</b> 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	<b>BUILDING EXTERIOR SIGNAGE (BY OWNER)</b> 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	<b>GLASS PORTAL:</b> 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	<b>METAL PANEL (A.C.M.):</b> MANUFACTURER: ALPOLIC MATERIAL: COMPLETE RAIN SCREEN ACM SYSTEM COLOR: TOYOTA SILVER LOCATION: FACADE, REFER TO EXTERIOR ELEVATIONS	D-2	<b>HOLLOW METAL DOOR INSUL. (w/ GLAZING AS NOTED/SHOWN):</b> STYLE: HOLLOW METAL, PAINTED, REFER TO DOOR SCHEDULE & ELEVATIONS LOCATION: EXTERIOR, REFER TO PLANS & ELEVATIONS	SF-1	<b>ALUMINUM STOREFRONT SYSTEM:</b> 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	<b>BUILDING EXTERIOR SIGNAGE (BY OWNER)</b> 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	<b>BUILDING EXTERIOR SIGNAGE (BY CONTRACTOR):</b> 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	<b>BURNISHED CMU:</b> SUPPLIER: COUNTY MATERIALS COLOR: SEA SALT MORTAR: TBD LOCATION: EXTERIOR WALLS, REFER TO PLANS & ELEVATIONS	D-3	<b>OVERHEAD DOOR INSUL.- ALUM. w/ GLAZING (REGULAR SPEED):</b> MANUFACTURER: T.B.D. STYLE: ALUMINUM w/ INSUL. GLAZING GLAZING: INSULATED, TEMPERED, PPG, SOLARBAN 60, CLEAR FINISH/COLOR: CLEAR ANODIZED LOCATION: EXTERIOR, REFER TO PLANS & ELEVATIONS	CP-1	<b>A.C.M. COPING SYSTEM (WALL COPING)</b> 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	<b>BUILDING EXTERIOR SIGNAGE (BY OWNER)</b> 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	<b>PIPE BOLLARD (w/ P.V.C. COVER):</b> 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	<b>PRECAST CONCRETE WALL PANEL (INSULATED):</b> 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	<b>OVERHEAD DOOR INSUL.- ALUM. w/ GLAZING (HIGH SPEED):</b> MANUFACTURER: T.B.D. STYLE: ALUMINUM w/ INSUL. GLAZING GLAZING: INSULATED, TEMPERED, PPG, SOLARBAN 60, CLEAR FINISH/COLOR: CLEAR ANODIZED LOCATION: EXTERIOR, REFER TO PLANS & ELEVATIONS	CP-2	<b>MTL. WALL COPING (PRE-FINISHED):</b> 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	<b>OVERFLOW DRAIN</b> STYLE: BRASS LAMBS TONGUE w/ BIRD SCREEN	
CONC-1	<b>CONCRETE:</b> NOTE: HAND-RUB SMOOTH FINISH LOCATION: EXTERIOR WALLS, REFER TO PLANS & ELEVATIONS	D-5	<b>OVERHEAD DOOR INSUL.- PREFINISHED:</b> 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	<b>WALL PACK LIGHT FIXTURE</b> REFER TO REFLECTED CEILING PLAN. COLOR: SILVER METALLIC AT ALL LOCATIONS EXCEPT SERVICE RECEPTION TO BE WHITE	
		D-6	<b>OVERHEAD DOOR INSUL.- PREFINISHED:</b> 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	<b>ROOF ACCESS LADDERS</b> PAINT TO MATCH ADJACENT WALL	

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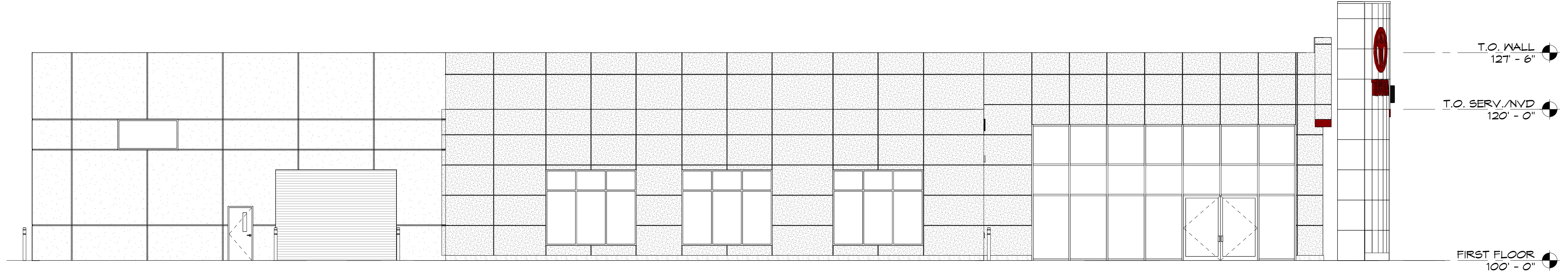
A PROPOSED NEW BUILDING FOR:  
**LEADCAR TOYOTA**  
WAUSAU, WISCONSIN

**REVISION HISTORY**

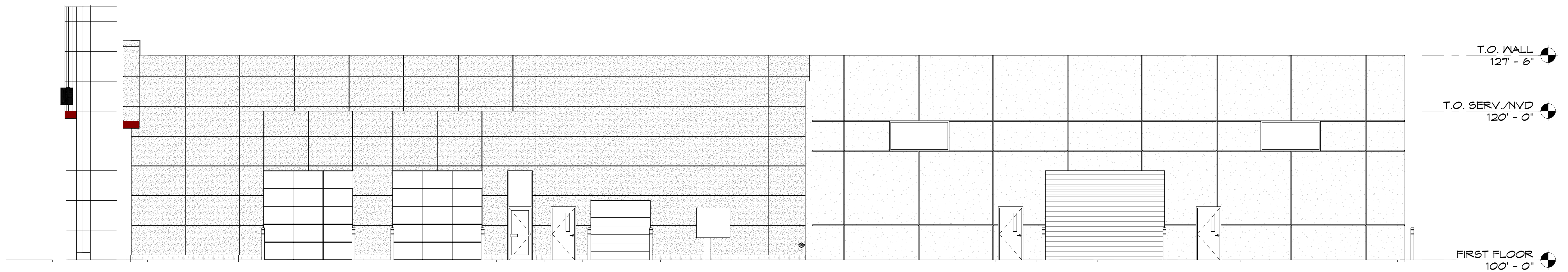
NO.	DESCRIPTION	DATE

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job: 23-114  
d. by: k.j.f

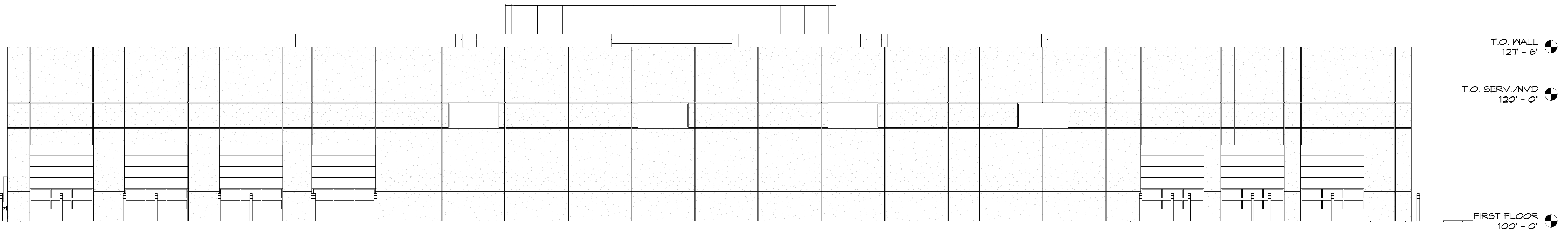
**A-4.1**



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"

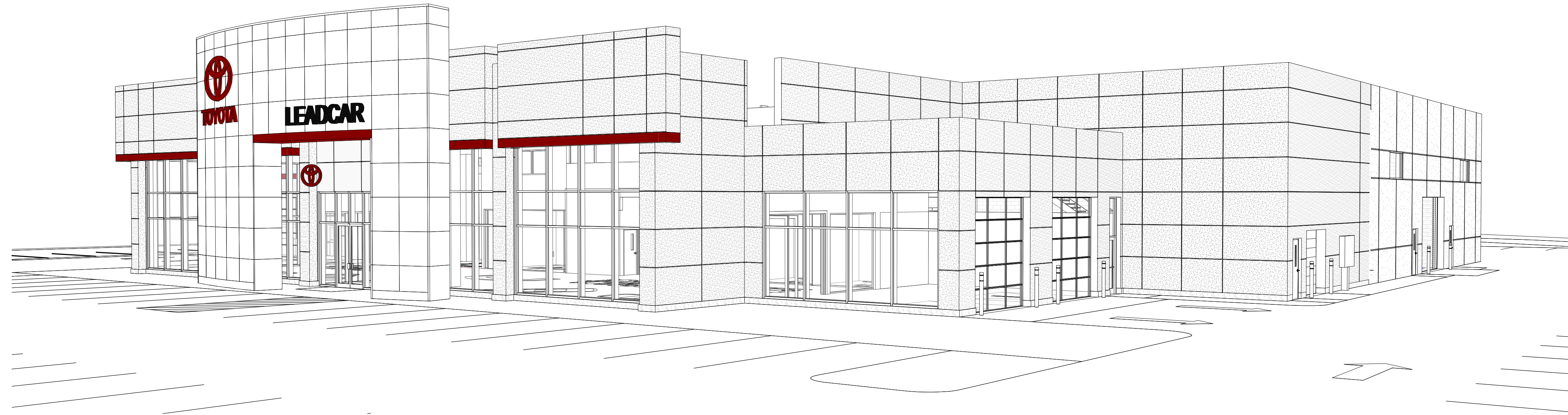
A PROPOSED NEW BUILDING FOR:  
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 WAUSAU, WISCONSIN

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.  
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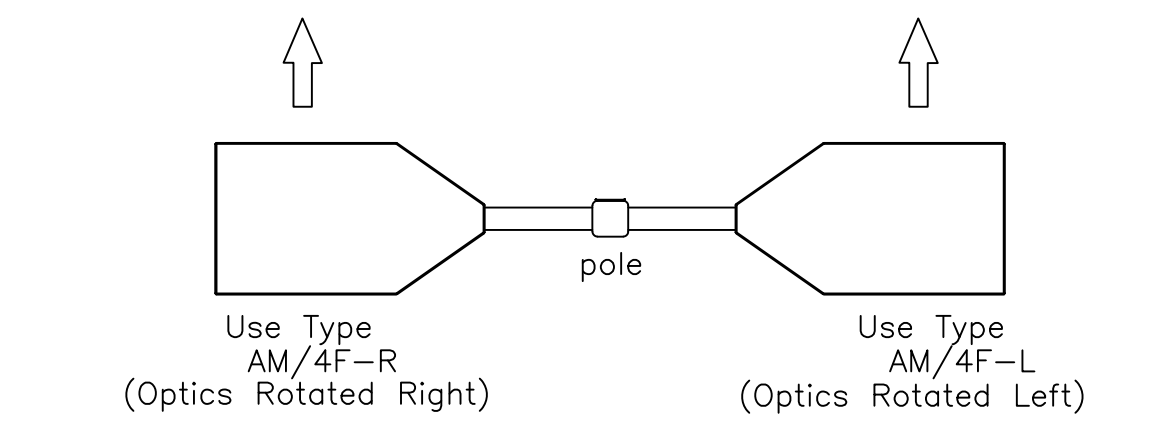
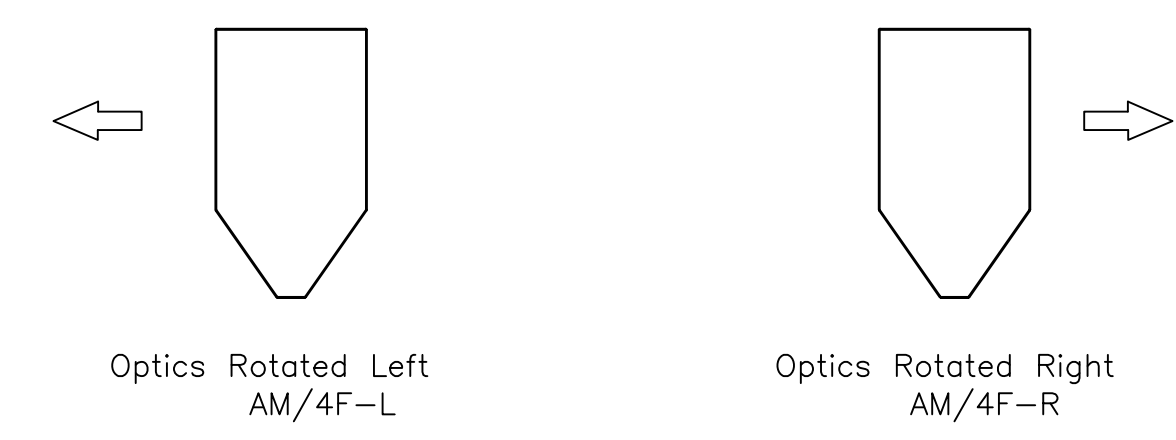
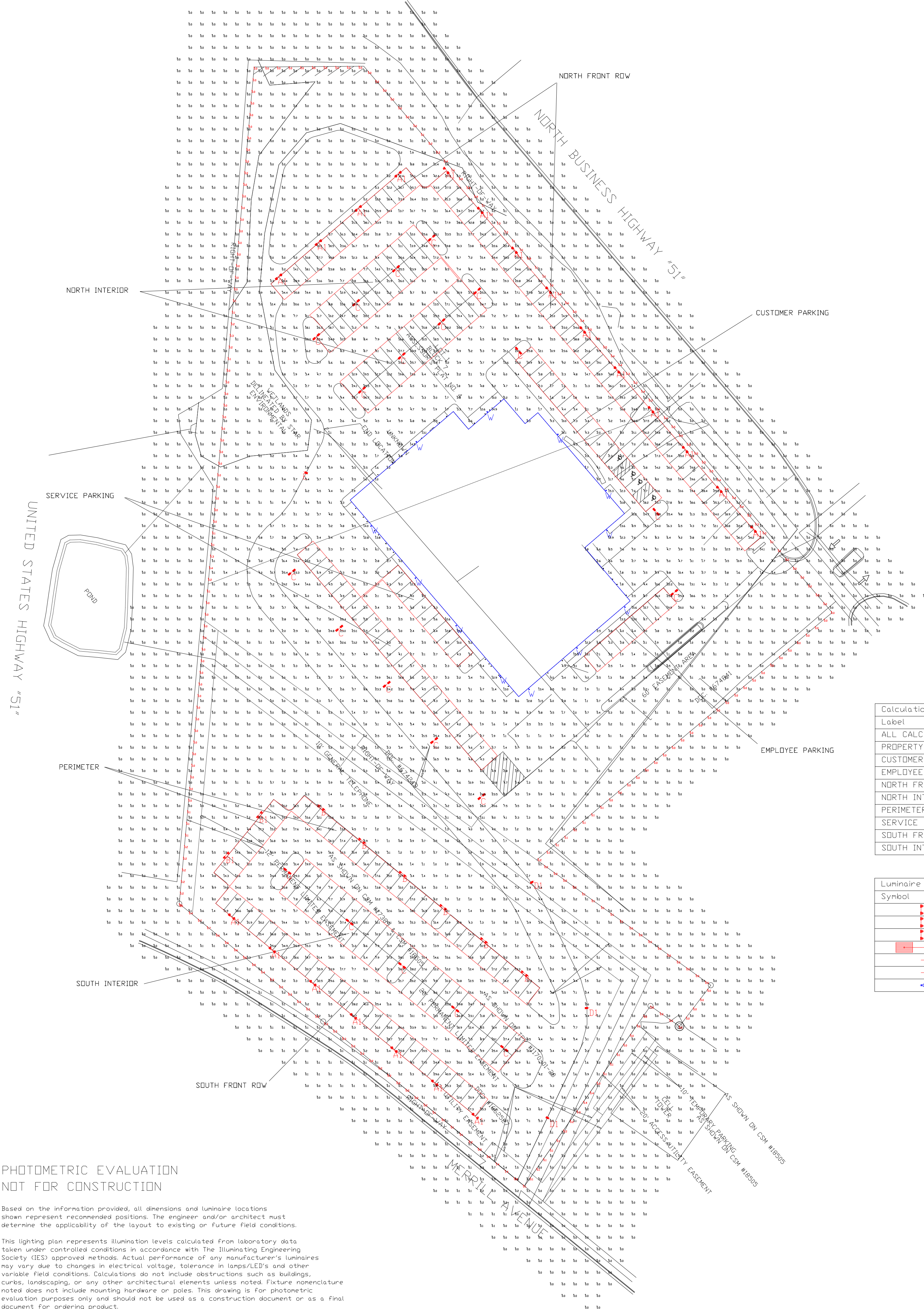
A PROPOSED NEW BUILDING FOR:  
**LEADCAR TOYOTA**  
WAUSAU, WISCONSIN

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
■	21	A1	D180° 2RTD	VALM-18L-AM-50K7-IS	20'	1.000	29276	208	B0-U0-G2
■	6	B	D180° 2RTD	VALM-18L-4F-50K7	20'	1.000	32182	208	B2-U0-G5
■	2	B1	D180° 2RTD	VALM-18L-4F-50K7-IS	20'	1.000	25502	208	B0-U0-G3
■	21	C	D180°	VALM-18L-50N-50K7	20'	1.000	36950	208	B4-U0-G2
■	3	D1	Single	VALM-18L-2-50K7-IS	20'	1.000	12486	104	B1-U0-G4
■	1	E	Single	VALM-18L-4F-50K7	20'	1.000	16091	104	B2-U0-G5
▲	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

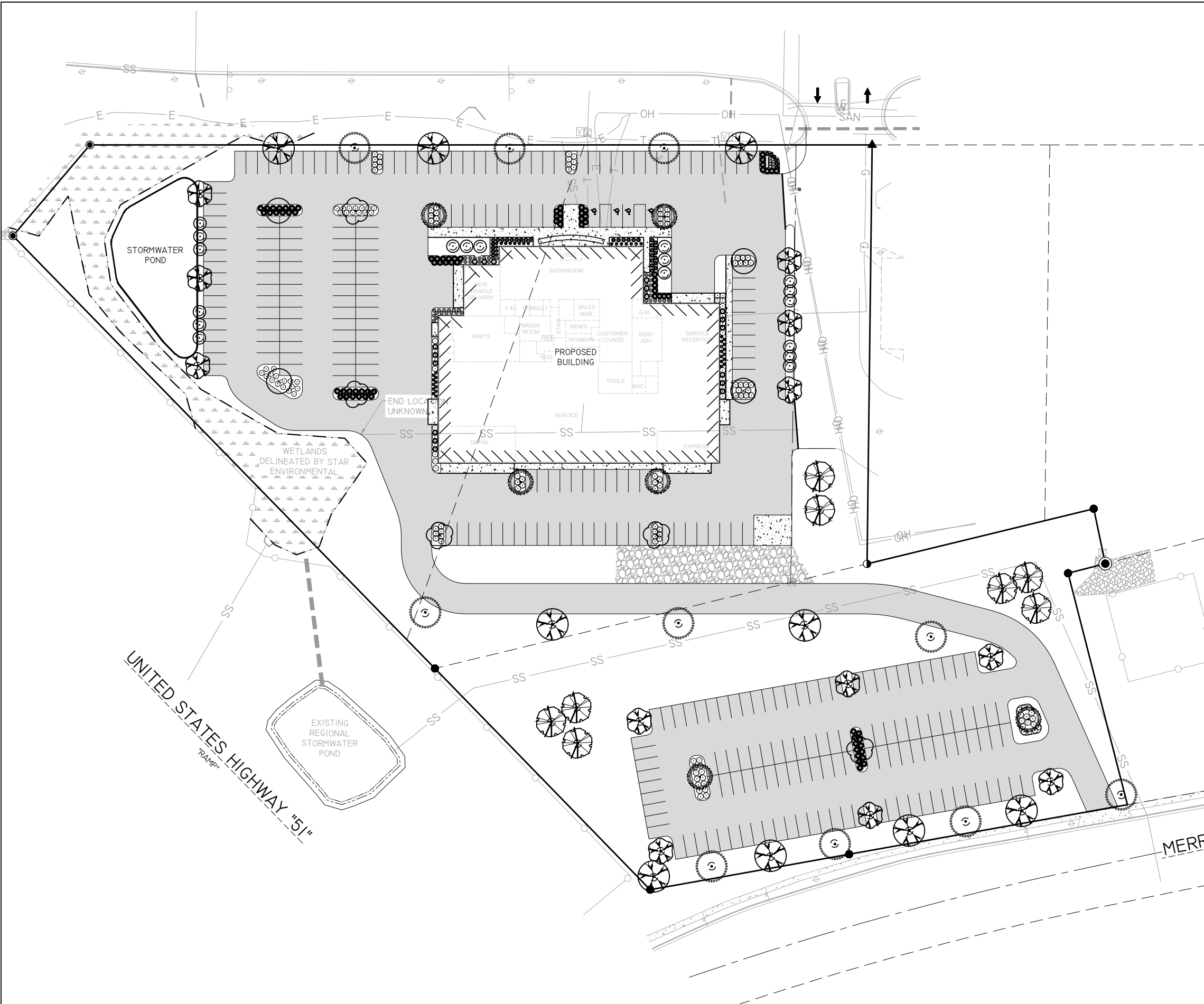


LIGHTING PROPOSAL LD-165674  
WAUSAU, WI

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 - MARRATHON COUNTY\DRAWING\12408A-C4-00-LANDSCAPE.DWG LAYOUT: C4.00  
 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 SEEDED 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)

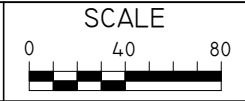
**PLANT SCHEDULE**

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	CONT.	PTS/PLANT	QTY
<b>DECIDUOUS TREES</b>						
+	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
<b>EVERGREEN TREES</b>						
⊗	Weeping White Spruce	Picea glauca 'Pendula'	4' Ht.	Pot	12	18
<b>DECIDUOUS SHRUBS</b>						
⊗	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
<b>EVERGREEN SHRUBS</b>						
⊗	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
<b>PERENNIALS</b>						
⊗	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
<b>Total Points Required</b>	<b>632</b>

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

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