



OFFICIAL NOTICE & AGENDA
REGULAR MEETING

MEETING: Board of Zoning Appeals
DATE/TIME: Wednesday, June 24, 2026, at 4:00 PM
LOCATION: Wausau City Hall — Council Chambers
407 Grant Street, Wausau WI, 54403

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

1 Consideration of the minutes of the preceding meeting.

Review the minutes from the May 20, 2026, meeting

2 Public hearing

Clint Ruesch, 2103 Meadowbrook Way, requesting a variance for the height of the fence on rear lot line

3 Discussion and possible action

Regarding the fence at 2103 Meadowbrook Way.

4 Public hearing

Lacerte Family Irrevocable Trust, requesting a front yard setback variance for a new addition at 1701 Eagle Valley Ln.

5 Discussion and possible action

Regarding the front yard setback for a new addition at 1701 Eagle Valley Ln.

6 Adjournment.

Nancy Hoffman, Chair

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

DATE: 06/16/2026
TIME: 3:00
POSTED BY: Lea Wilde

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



City of Wausau
(715) 261-6500 | clerk@wausauwi.gov
wausauwi.gov



BOARD OF ZONING APPEALS

Time and Date: Wednesday, May 20th, 2026, at 4:00 p.m. in the Council Chambers at Wausau City Hall
Members Present: Nancy Hoffmann, Mark Dillman, Arlene Kaatz, Jerry Jarosz
Members Absent: David Burke, Nanette Giese (Alternate)
Others Present: William Hebert

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

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

Review of the minutes of March 18, 2026, meeting

Kaatz motioned to approve and Dillman seconded. The minutes are approved 4-0.

Hoffmann opened the public hearing.

Ross and Victoria Lange, 4525 Forest Valley Rd, requesting a setback variance for the front yard porch.

Ross Lange, 4525 Forest Valley Rd. Grew up in Wausau on Townline Rd. Most of the houses he grew up in had porches and garages. Bought the house in 1991 and it was supposed to be a starter home but is now an ender home. They invested a lot of sweat equity and time in the property. They are looking to go about 4 feet into the setback zone, and which would give them a 10-foot porch. Porch is a place to sit and will look nicer than a patio. This will be well done porch with brick, and it will be closed off to make it look like it was always meant to be there. They are hoping to start in September or maybe in August.

Hoffman closed the public hearing

Hebert stated there was an email from a neighbor Trish and Bill Forbes that were in support of it. Also received a phone call from Richard Kriewaldt on Hilltop Rd he was in support of it as well.

Jarosz made a motion to approve the variance, seconded by Kraatz 4-0 approved

Adjournment

The meeting was adjourned at 4:13 p.m.

June 24th, 2026, was agreed upon for the next meeting date.

VARIANCE APPLICATION

City of Wausau Zoning Board of Appeals

Part 1: General information and alternatives analysis

To be completed jointly by the applicant and zoning staff.

Petition # _____ Date filed _____ \$400.00 fee paid (payable to: City of Wausau)

	<u>Owner/Agency</u>	<u>Contractor</u>
Name:	<u>Clint Ruesch</u>	_____
Address:	<u>2103 Meadowbrook Way</u>	_____
	<u>Wausau, WI 54403</u>	_____
Phone:	<u>715-573-2300</u>	_____

Legal description: _____

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

Zoning district: FR3

Current use and improvements:
Residence

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

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

Ordinance standard from which variance is being sought (section number and text):
23.06.40 - Fencing standards

Describe the variance requested:

Type of variance requested:

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

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

Alternatives

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

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

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

Part 2. Three-Step Test

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

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

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

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

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

No. A variance cannot be granted.

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

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

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

Ordinance purpose:

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

Analysis of Impacts

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

Short term impacts: (through the completion of construction)

Impact: The actual construction
Mitigation: I am constructing the fence myself and believe I would have it complete within 2 weeks
Extent to which mitigation reduces project impact: _____

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

Long term impacts: (after construction is completed)

Impact: I dont see any negative impact. The neighbor affected, is in favor of the fence and the variance
Mitigation: _____
Extent to which mitigation reduces project impact: _____

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

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

Impact: The neighbors north of me would need a height variance if they wanted it to provide privacy
Mitigation: _____
Extent to which mitigation reduces project impact: _____

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

Will granting the variance harm the public interest?

- Yes. A variance cannot be granted.
- No. Mitigation measures described above will be implemented to protect the public interest.

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

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

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

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

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

Is unnecessary hardship present?

Yes. Describe.

No. A variance cannot be granted.

Part 3: Construction Plans

To be completed and submitted by the applicant.

Attach construction plans detailing:

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

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

Signed: _____
(Applicant/Agent/Owner)

Print name: _____

Date signed: _____

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



STAFF REPORT

To: Zoning Board of Appeals

Prepared By: William Hebert, Chief Inspector/Zoning Administrator

Date: June 17, 2026

GENERAL INFORMATION

APPLICANT: Clint Ruesch

LOCATION: 2103 Meadowbrook Way

EXISTING ZONING: SR-3

PURPOSE: Fence replacement

EXISTING LAND USE: Single family home

SIZE OF PARCEL: .34 acres

VARIANCE BEING REQUESTED: Fence Height

SUMMARY OF REQUEST

Mr. Ruesch is requesting to permit a variance for fence height in his rear yard along the complete rear lot line. The fence proposed would have a finished side for both sides. They wish to construct an 8-foot-tall fence, where a 6-foot fence is allowed.

ANALYSIS

The applicant has provided several photos of the need for the fence height variance. We have included a contour map showing the grade drops 25 feet from deck to deck of the adjoining rear yards. This drop occurs within 130 feet. It appears to be a reasonable request for a fence height variance considering the extreme grade change.

POSSIBLE ACTION

- Approve as proposed
- Approve with amendments
- Deny



This is the EXACT fence material AND
(besides the protruding posts)
DESIGN that I want to construct. It looks
the same on both sides. Also because Dale
will be able to SEE the top of the fence
from his DECK & upper part of his YARD,
I will finish the top off with a plank
so it's NICE AND NEAT.



I measured 6th up from the lot line and marked the two trees closest to the line with orange flag tape. As you can see the 6^{ft} max does not provide us the privacy we desire. Dale has an area to the left of the garden when he sits in his chair. He is facing directly towards us when we are on the deck. During the summer he is in the garden often. The beam height is his dirt height inside the garden.



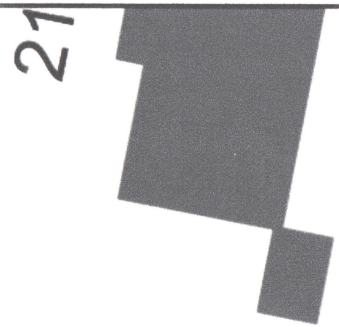
Dale had fill put in his yard right up
to the lot line there is a significant
Deep where I will NEED to SET my
posts.



BESIDES the garden, this is the closest AND lowest gathering AREA in the YARD. I had Amy take a pic when I was UP THERE running a line from that fire pit AREA to the lot line to determine the height it was ABOVE the lot line. The picture is taken with zoom from our DECK.

W
S
E
N

MEADOW BROOK WAY



21



2173

2173

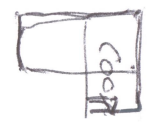
2103



2103



SKED



COOP



FENCE



GARDEN

GARDEN IS 28' ABOVE LOT LINE



FIRE PIT AREA IS 15' ABOVE LOT LINE

Easement

21'

GOLD RIDGE WAY



2177

2177

I am planning to stop short of both corner stakes as shown. ~~As shown.~~

However my neighbor to the North (Nick) said that he may put up a fence along the East side also. If he did, I would extend mine to meet up with his.

VARIANCE APPLICATION

City of Wausau Zoning Board of Appeals

Part 1: General information and alternatives analysis

To be completed jointly by the applicant and zoning staff.

Petition # _____ Date filed _____ \$400.00 fee paid (payable to: City of Wausau)

	<u>Owner/Agency</u>	<u>Contractor</u>
Name:	<u>LaCerte Family Irrevocable Trust</u>	<u>Wanta Construction LLC</u>
Address:	<u>1701 Eagle Valley Lane</u> <u>Wausau, WI. 54403</u>	<u>212549 Tryba Rd</u>
Phone:	<u>715-551-6567</u>	<u>715-432-1673</u>

Legal description: SW1/4 SE1/4, Sect. 18, T29N, R8E. Eagle Valley Lot 1. 1701 Eagle Valley Lane, Wausau, WI. 54403

Lot area & dimensions: .51 Acre sq. ft., _____ x _____ ft.

Zoning district: SR2

Current use and improvements:

Residential Neighborhood, Single Family Home with an attached garage

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

An existing approved variance for a 20.5 foot rear yard setback on the golf course side of the property.

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

N/A

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

Front setback from Street. WMC 23-Dimensional standards seeking a variance since it does not fit within the 25 ft. Setback. WMC 23.07.10- allowing the attached garage structure of 1236 Sq Feet total

Describe the variance requested:

Allowing the small, north east edge and if a minor part going towards home may cross over the

requirement. Current home/garage sits at this mark already and was permitted.

Type of variance requested:



use variance – permits a landowner to put a property to an otherwise prohibited use.



area variance – provides an increment of relief (normally small) from a physical dimensional restriction such as a building height or setback.

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

This is to merge two households. The 78 year old female that currently lives there was recently widowed

after her husband of 52 years passed away suddenly last fall. So making enough room so Son and Daughter in law can live there to help her age in peace and caretake. This can not happen without the variance

Alternatives

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

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

We need ample space for vehicles, and space around for maneuverability with walkers/wheelchairs as well

as a zero entry and room for some exercise equipment to help with physical therapy. Due to slopes and shape of lot, we tried to compact as much as we could.

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

Shrinking any of the plan further was rejected because reducing the footprint creates structural alignment

issues w/existing foundation and rooflines. A lesser variance will still fail to satisfy basic vehicle and storage while introducing disproportionate construction costs for an architecturally flawed design.

Part 2. Three-Step Test

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

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

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

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

No. A variance cannot be granted.

- 2) **No Harm to Public Interests** *(To be completed by zoning staff)*
A variance may not be granted which results in harm to public interests. In applying this test, the zoning board must consider the impacts of the proposal and the cumulative impacts of similar projects on the interests of the neighbors, the entire community and the general public. These interests are listed as objectives in the purpose statement of an ordinance and may include:

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

Ordinance purpose:

For consistent building fronts and separation from the right of way. _____

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

The setback allows vehicles to park on driveways without encroaching on the right of way. Other zoning districts have lesser setback requirements, but changing the zoning district would not be consistent with the neighborhood. _____

Analysis of Impacts

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

Short term impacts: (through the completion of construction)

Impact: Temporary increase in construction vehicles and traffic

Mitigation: Keep within normal work hours

Extent to which mitigation reduces project impact: _____

Impact: _____

Mitigation: _____

Extent to which mitigation reduces project impact: _____

Long term impacts: (after construction is completed)

Impact: Not really any-Will help increase property values

Mitigation: _____

Extent to which mitigation reduces project impact: _____

Impact: _____

Mitigation: _____

Extent to which mitigation reduces project impact: _____

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

Impact: Would continue to increase property values, allows for properties to be up to current needs

Mitigation: _____

Extent to which mitigation reduces project impact: _____

Impact: a growing need in the community for aging adults to stay in their homes as long as possible

Mitigation: _____

Extent to which mitigation reduces project impact: _____

Will granting the variance harm the public interest?

Yes. A variance cannot be granted.

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

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

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

For an area variance, unnecessary hardship exists when compliance would unreasonably prevent the owner from using the property for a permitted purpose (leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome. The board of appeals must consider the purpose of the zoning restriction, the zoning restriction's effect on the property, and the short-term, long-term and cumulative effects of a variance on the neighborhood, the community and on the public interests.

For a use variance, unnecessary hardship exists only if the property owner shows that they would have no reasonable use of the property without a variance.

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

Unnecessary hardship must be established in order to qualify for a variance. This means that without the variance, no reasonable use can be made of the property.

Many applications for use variances are in fact administrative appeals. Often the zoning board is asked to determine whether a proposed use is included within the meaning of a particular permitted or conditional use or whether it is sufficiently distinct as to exclude it from the ordinance language. Such a decision is not a *use variance* but an appeal of the administrator's interpretation of the ordinance text.

Zoning amendments are a more comprehensive approach than use variances. Elected officials consider the larger land area to avoid piecemeal decisions that may lead to conflict between adjacent incompatible uses or may undermine land use plan and ordinance objectives. Towns have meaningful input (veto power) for zoning amendments to general zoning ordinances.

- o Zoning map amendments can change zoning district boundaries so as to allow uses provided in other zoning districts.
- o Zoning text amendments can add (or delete) permitted or conditional uses allowed in each zoning district.

Is unnecessary hardship present?

Yes. Describe.

Strict compliance w/dimensional zoning requirements creates an unnecessary hardship because it renders conformity within the front setback rules unnecessarily burdensome. This property is uniquely bound by an active golf course in the rear yard, restricting of building envelope expansions solely to the front. Denying relief

presents the construction of a safe, functional, and modern attached garage and additions. This restriction ^{places} undue Spectral Burden on this lot that is not shared with other Wausau lots. Such as the narrowing drastically to the North.

Part 3: Construction Plans

To be completed and submitted by the applicant.

Attach construction plans detailing:

- Property lines
- Vegetation removal proposed
- Contour lines (2 ft. interval)
- Ordinary high water mark
- Floodplain & wetland boundaries *NIA*
- Dimensions, locations & setbacks of existing & proposed structures *staked*
- Utilities, roadways and easements
- Well and sanitary system *NIA*
- Location and extent of filling/grading
- Location and type of erosion control measures *silt fence, drain tile, sump pump*
- Any other construction related to your request
- Anticipated project start date *June 2026*

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

Signed: *[Signature]*
(Applicant/Agent/Owner)

Print name: Steve LaCerte/Jacki LaCerte Trustees for LaCerte Family Irrevocable Trust

Date signed: 6/1/26

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



STAFF REPORT

To: Zoning Board of Appeals

Prepared By: William Hebert, Chief Inspector/Zoning Administrator

Date: June 10, 2026

GENERAL INFORMATION

APPLICANT: LaCerte Family Irrevocable Trust

LOCATION: 1701 Eagle Valley Lane

EXISTING ZONING: SR-2

PURPOSE: Building Addition

EXISTING LAND USE: Single family home

SIZE OF PARCEL: .51 acres

VARIANCE BEING REQUESTED: Front setback variance

SUMMARY OF REQUEST

The LaCerte family is planning a substantial building addition. Mrs. LaCerte is currently living alone. Steve LaCerte and his wife Jacki are planning to combine households with Steve's mother. In order to do this, they need a home and garage addition to accommodate both households.

ANALYSIS

1701 Eagle Valley Lane is the first lot when entering Eagle Valley subdivision. It is oddly shaped with some grade changes and utility easements around the entire lot. When originally developed, the LaCerte's applied for and were granted a rear yard variance from the required 35 feet down to 20.5 feet.

The proposed addition requires a 1 foot setback relief for the front yard. The existing setback is 25 feet, while the proposed is 24 feet. Garage encroaches on the front setback just in the northernmost corner of the proposed addition.

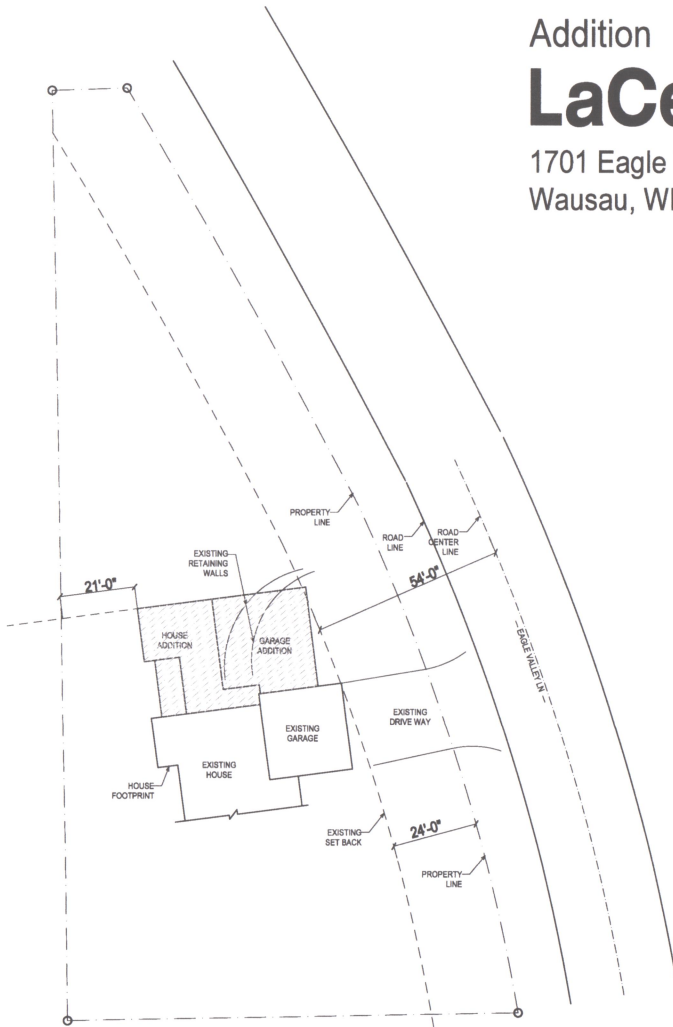
See variance application for more information on the owner's request.

POSSIBLE ACTIONS

- Approve as proposed or Deny.



Addition
LaCerte
 1701 Eagle Valley Lane
 Wausau, WI 54403



SITE PLAN
 General Note:
 1. All Site Preparations and Grade Verification
 Responsibility of Owner and Contractor.



EAST



NORTH



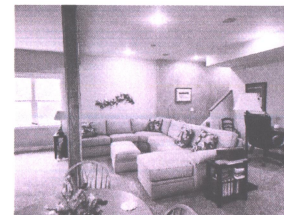
NORTH



GARAGE SERVICE



BASEMENT NORTH WALL



BASEMENT NORTH WALL STAIRS



WEST

REFERENCE
ROOM DESIGNATION
SECTION NUMBER
SHEET ON WHICH SECTION IS DRAWN
DETAIL NUMBER
SHEET ON WHICH DETAIL IS DRAWN
DOOR & WINDOW MARKS
SMOKE DETECTOR
WATER HOSE BIB
AIR COMPRESSOR OUTLET

ABBREVIATIONS
TOP - Top of Blower
TOP - Top of Wall
TOP - Top of Footing
BOF - Bottom of Footing
VCT - Vinyl Composition Tile
OWB - Open Wall Board S&P Type X
P - Plant
SACT - Suspended Acoustic Ceiling Tile
NBS - Not to Scale
CHD - Over Head Door
SPP - Spruce Pine Fir
SP - Section Floor
CLR - Continuous Lateral Restraint
R.O. - Rough Opening
HORIZ - Horizontal
VERT - Vertical
CONT - Continuous
OC - On Center
FNCT - Foundation

ELEVATION MARKERS
LOCATION ELEVATION
ROOF SLOPE RATIO
RISE RUN (12)
OR RISE RUN

REVISIONS	
DATE	DESCRIPTION

Final Plans Approved by Client

Sign: _____ Date: _____

WOODBURY CUSTOM HOMES
 1819 Woodbury Parkway, Wausau, WI 54403
 Amanda 715-212-3843, Sam 715-302-4124
 woodburycustomhomes.com

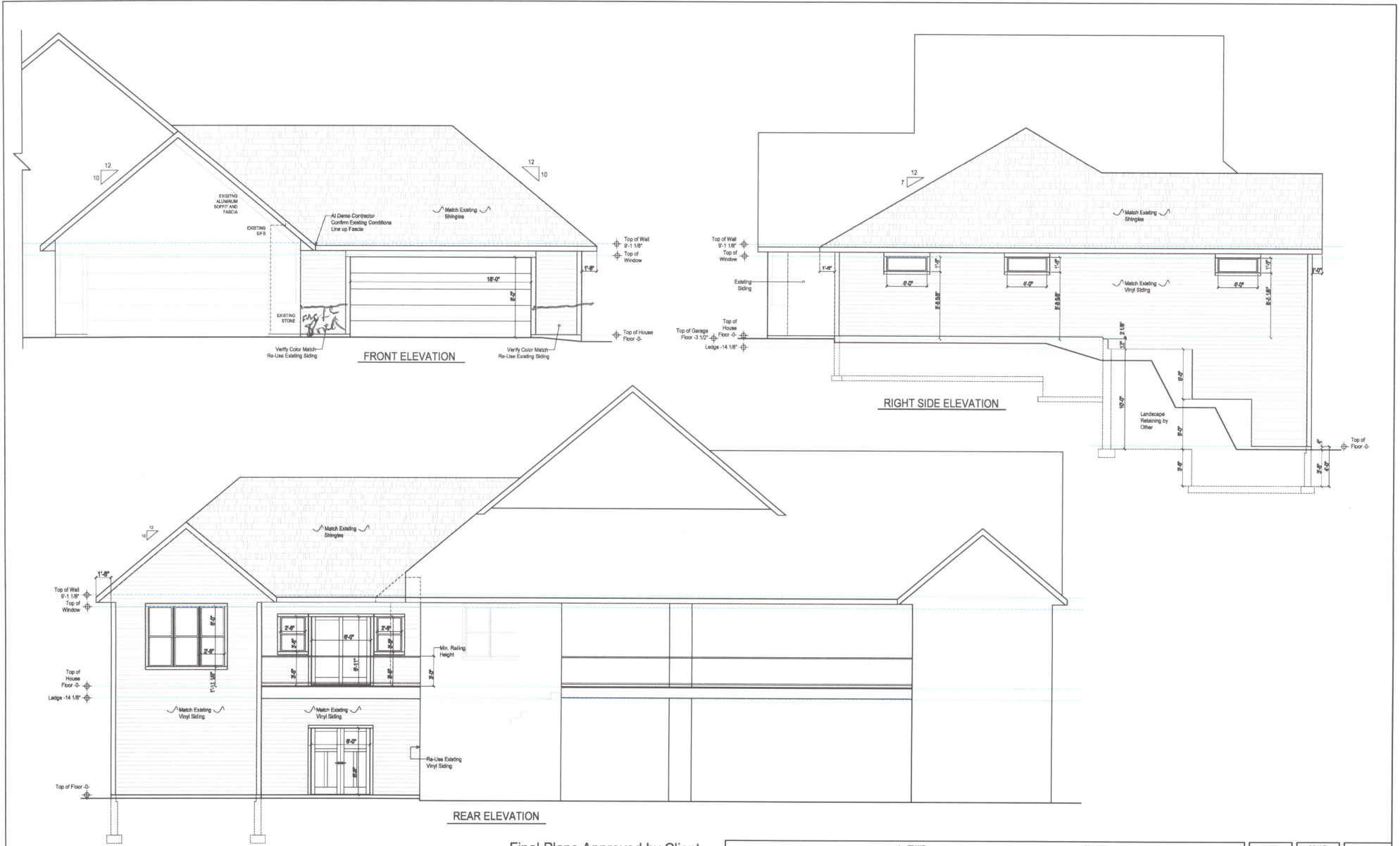
JOB NAME
LACERTE ADDITION

LEGAL NOTE:
 THE GENERAL CONTRACTOR/OWNER AGREES THAT, BY PAYING FOR THIS PLAN, THE DESIGNER HAS MADE EVERY EFFORT IN PREPARING AND CHECKING THE PLAN FOR ACCURACY. IT IS ALSO AGREED THAT THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS AND STRUCTURAL DETAILS BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.

DATE
4/1/2026

SCALE
1/16" = 1'-0"

PAGE
1 OF 7



Final Plans Approved by Client

Sign: _____ Date: _____

WOODBURY CUSTOM HOMES
 1819 Woodbury Parkway, Wauzau, WI 54403
 Amanda 715-212-3843, Sam 715-302-4124
 woodburycustomhomes.com

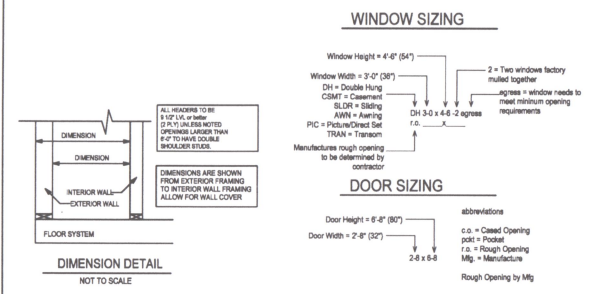
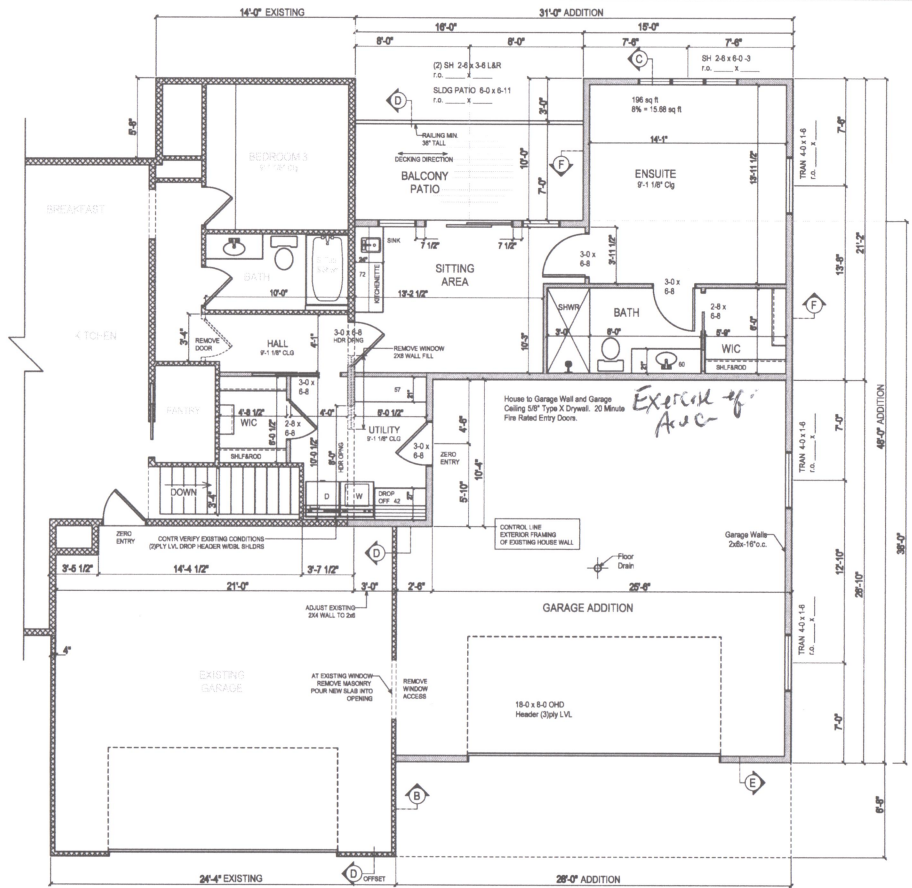
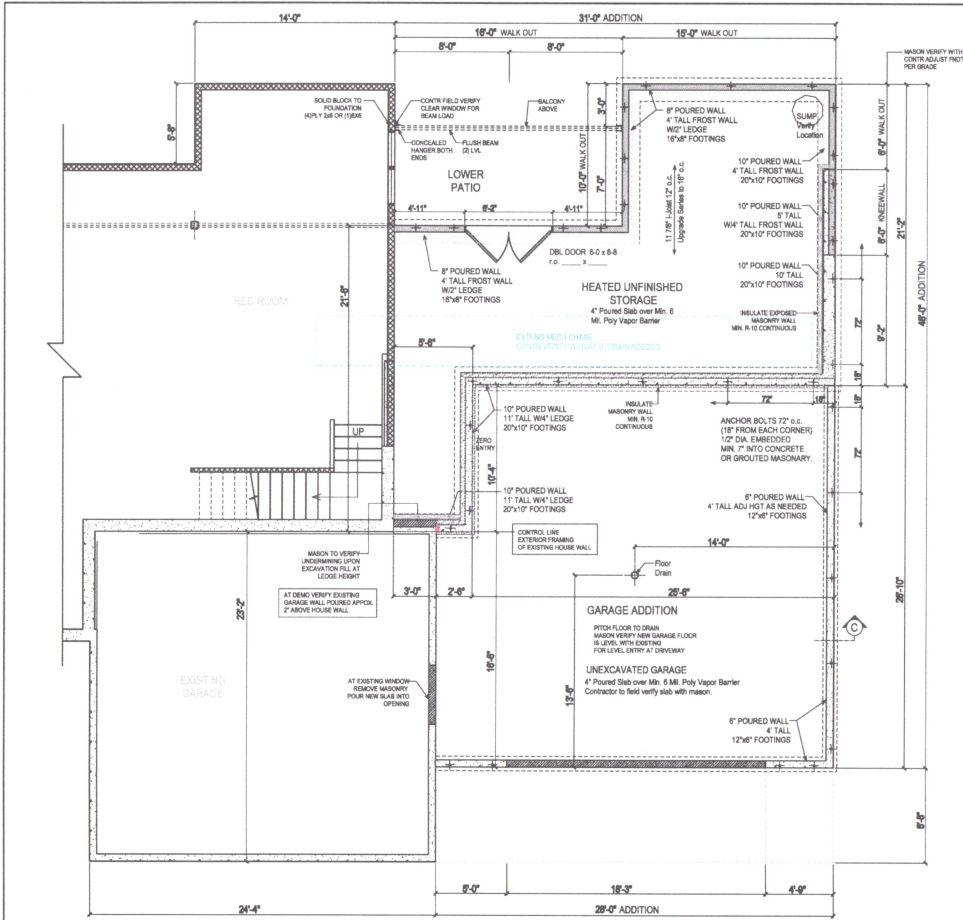
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DATE:
 4/1/2028

SCALE:
 1/4" = 1'-0"
 UNLESS NOTED

PAGE
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Final Plans Approved by Client

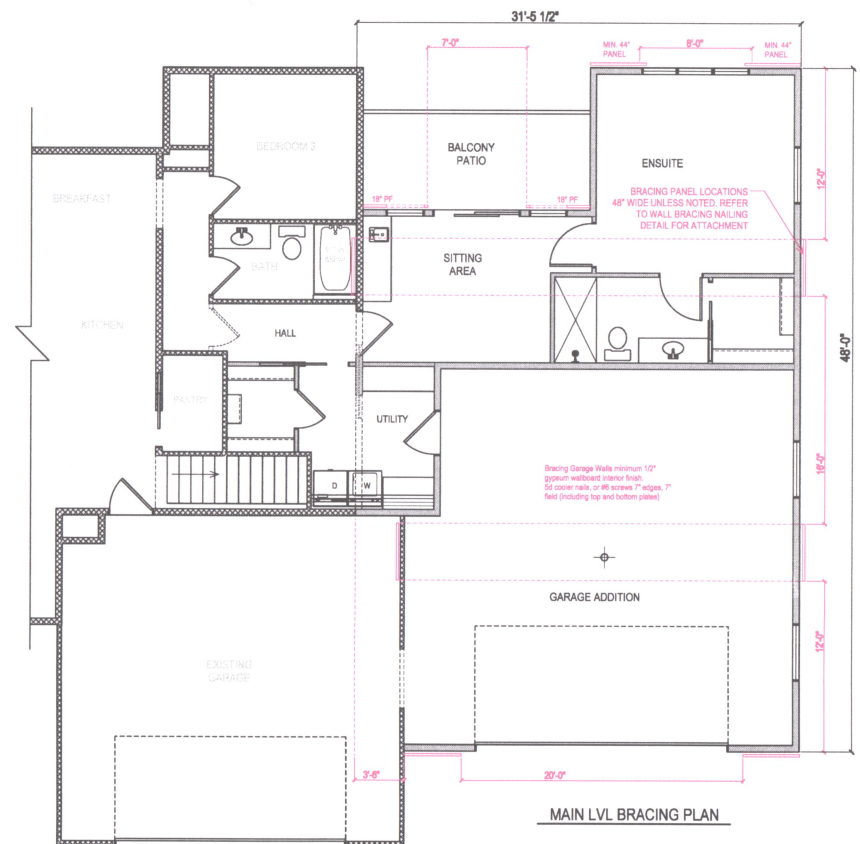
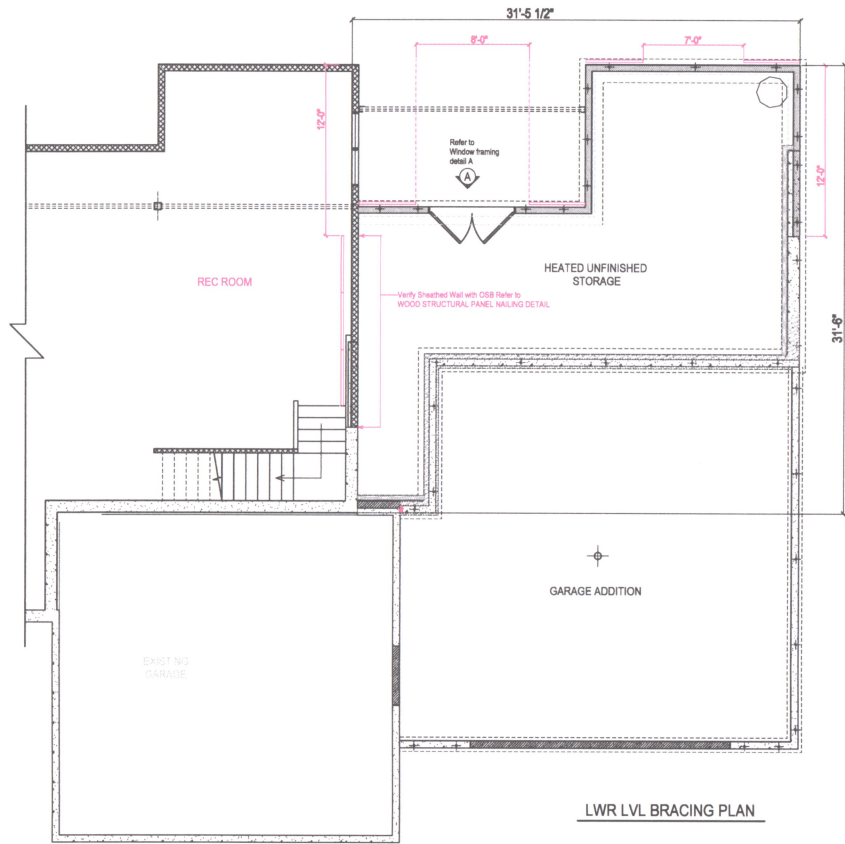
Sign: _____ Date: _____

WOODBURY CUSTOM HOMES
 1519 Woodbury Parkway, Wausau, WI 54403
 Amanda 715-212-3843, Sam 715-302-4124
 woodburycustomhomes.com

JOB NAME
LACERTE ADDITION

LEGAL NOTE:
 THE GENERAL CONTRACTOR/OWNER AGREES THAT, BY PAYING FOR THIS PLAN, THE DESIGNER HAS MADE EVERY EFFORT IN PREPARING AND CHECKING THE PLAN FOR ACCURACY. IT IS ALSO AGREED THAT THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS AND STRUCTURAL DETAILS BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY UNDISCOVERED DISCREPANCIES.

DATE: 4/1/2028
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 PROJECT #:
 DRAWN BY: JB
 PAGE 3 OF 7



Final Plans Approved by Client

Sign: _____ Date: _____



WOODBURY CUSTOM HOMES
 1950 Woodbury Parkway, Wausau, WI 54403
 Amanda 715-212-3643, Sam 715-302-4124
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JOB NAME

LACERTE ADDITION

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DATE:
 4/1/2026

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 1/4" = 1'-0"
 UNLESS NOTED

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