



OFFICIAL NOTICE & AGENDA REGULAR MEETING

MEETING: Building Advisory Board
DATE/TIME: Wednesday, August 12, 2026, at 4:00 PM
LOCATION: Wausau City Hall — Council Chambers
407 Grant Street, Wausau WI, 54403

MEMBERS:
Eric Lindman (C) David Brandenburg
Tom Neal Mark Dillman
Bruce Trueblood Frank Opatik
Buckley Birkholz Melody Hamlin
 Shahn Kariger

1 Consideration of the minutes of the May 13th, 2026, meeting.

2 Public Hearing

The appeal of Cherise Pfeifer and Robert Tatro at 916 Jackson St, requesting approval of a 1200 square foot detached garage.

3 Discussion and possible action

Regarding the detached garage at 916 Jackson St, Wausau.

4 Adjournment.

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

DATE: 08/04/2026
TIME: 1:30
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



BUILDING ADVISORY BOARD

Time and Date: Wednesday, May 13, 2026, at 4:00 p.m. in the Council Chambers at Wausau City Hall
Members Present: Eric Lindman, Mark Dillman, Frank Opatik, Melody Hamlin, Buck Birkholz, Shahn Kariger
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.

Eric Lindman called the meeting to order at approximately 4:00.

Review minutes of the February 11, 2026, meeting

Motioned to approve by Birkholz. Second, by Brandenburg. Minutes approved 6-0

Public hearing the appeal of Bret Hanson, owner of 1336 East Bridge St for a 780 square foot detached garage.

Hanson stated that they want a 28' x 28' one car garage with a workshop. They are at the end of Bridge Street, and nobody would see it. The house was built without a basement, and he needs more space for a car and a workshop.

Janet Brown, 1416 Stark St. They are in support of the garage; you cannot see it from the road.

Lindman closed the public hearing.

Opatik asked the plot plan proposed shows as a 3-car garage? Hebert clarified that it has been changed to a 1 car with workshop, 3 car garage would not fit.

Opatik said there would need to apply hold downs to each side of the garage door and the overhang make sure the columns are properly fastened down for wind uplift.

Hamlin motioned to approve and 2nd by Birkholz Approved 6-0

Public hearing the appeal of Ryan Brandenburg, owner of 1615 Forest Valley Rd for a 1625 square foot attached garage.

Ryan Brandenburg has the last city lot on Forest Valley Road. He is requesting a larger garage for more storage and space for cars and other stuff.

Lindman closed the public hearing.

Dillman asked how wide the lot is. Hebert stated that it is over 250.

Hamlin motioned to approve and 2nd by Opatik Approved 6-0

Adjournment The meeting adjourned at 4:11 pm



CITY OF WAUSAU
DEPARTMENT OF INSPECTION AND ZONING
City Hall, 407 Grant Street, Wausau, WI 54403-4783
(715) 261-6780
inspections@wausauwi.gov

BUILDING ADVISORY BOARD APPLICATION

KEY/PARCEL #: _____

PROPERTY ADDRESS: 916 Jackson St Wausau, WI 54403

OWNER/AGENT: Robert Tatro Cherise Pfeifer PHONE #: 414-229-8763
715-551-8991

MAILING ADDRESS: 916 Jackson St EMAIL: CherisePfeifer@gmail.com

CITY: Wausau STATE: WI ZIP: 54403

SPECIFICATIONS

Home Square Footage (including basement): 3200

Existing Garage square footage: ~~300~~ 300

Other storage buildings: None

Proposed garage size and height (including site plan elevation) 30x40

Note: garage should be architecturally comparable to home; finish materials, roof pitch, etc.

Narrative describing need for garage and proposed uses:

To store our cars. Same roof and siding as house



STAFF REPORT

To: Building Advisory Board

Prepared By: William Hebert, Chief Inspector & Zoning Administrator

Date: August 4, 2026

GENERAL INFORMATION

OWNER / APPLICANT: Cherise Pfeifer and Robert Tatro

LOCATION: 916 Jackson St.

EXISTING ZONING: SR-5

PURPOSE: New Garage at 1200 square feet

EXISTING LAND USE: Single family home

SIZE OF PARCEL: 7200 square feet

BUILDING SIZE INFORMATION:

The existing home is approximately 3100 square feet including basement. The existing garage is approximately 420 square feet.

OVERSIZED GARAGE REQUEST:

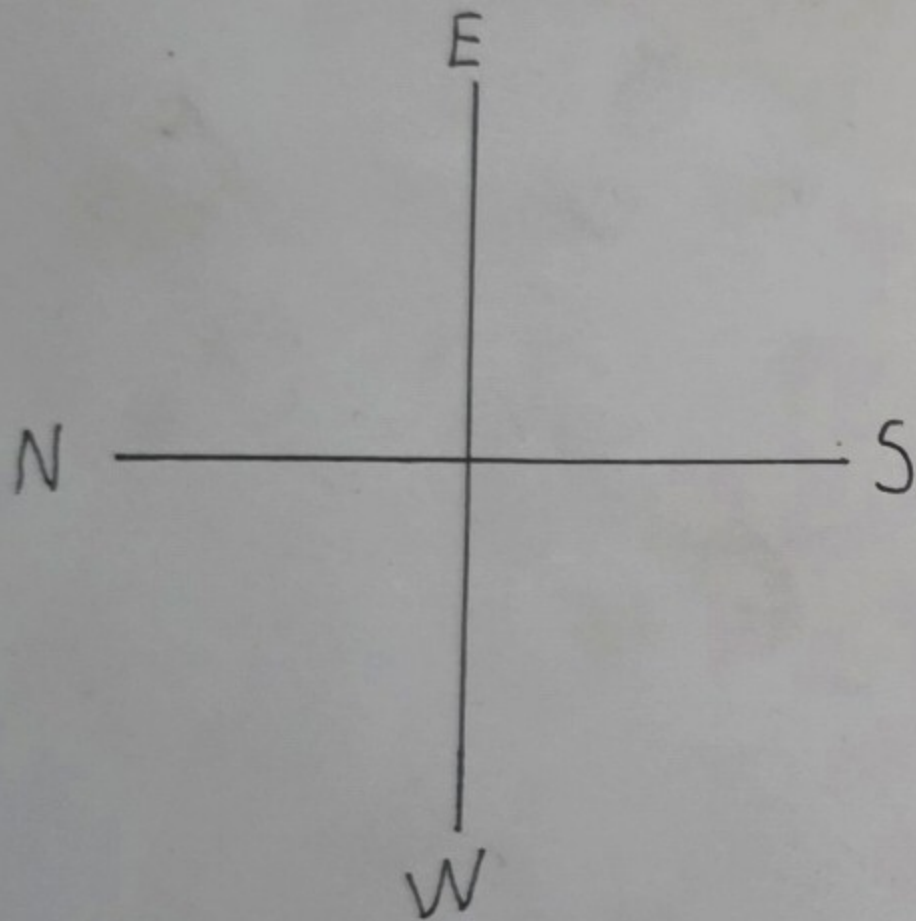
The owner proposes construction of a new 30-foot by 40-foot detached garage with 14-foot sidewalls, intended for additional vehicle storage. The structure will be finished to match the existing dwelling, using consistent siding, roofing, and colors. The existing residence is a story-and-a-half home currently undergoing significant renovation. Due to the denied request for driveway access via Jackson Street—attributable to the presence of a mature boulevard tree—the owner intends to utilize the alley for garage access.

The overall building height is 21 feet, below the maximum height for accessory buildings. The lot coverage ratio is also below the maximum of 55% impervious surface.

The site plan indicates that they wish to place the garage as close to the lot lines as possible. Consideration should be given for placement of gutters and downspouts so that rainwater does not create a nuisance for the neighboring properties.

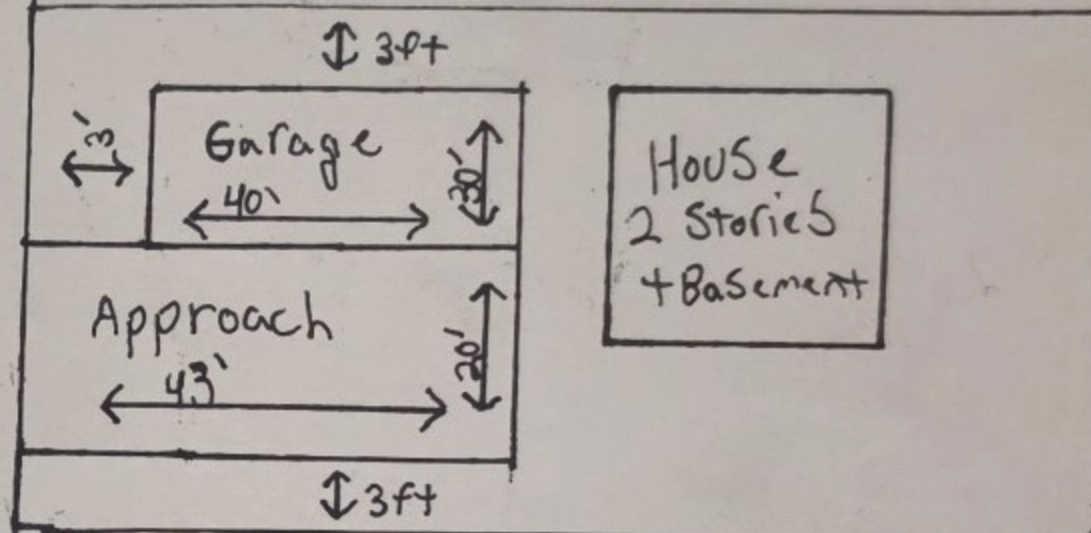
POSSIBLE ACTION

Approve as proposed, approve as modified, or deny.



916 Jackson Street

Alley



Side Walk

Jackson St

Property 7200 Sq ft

Garage 1200 Sq ft

House Foot print 840 Sq ft

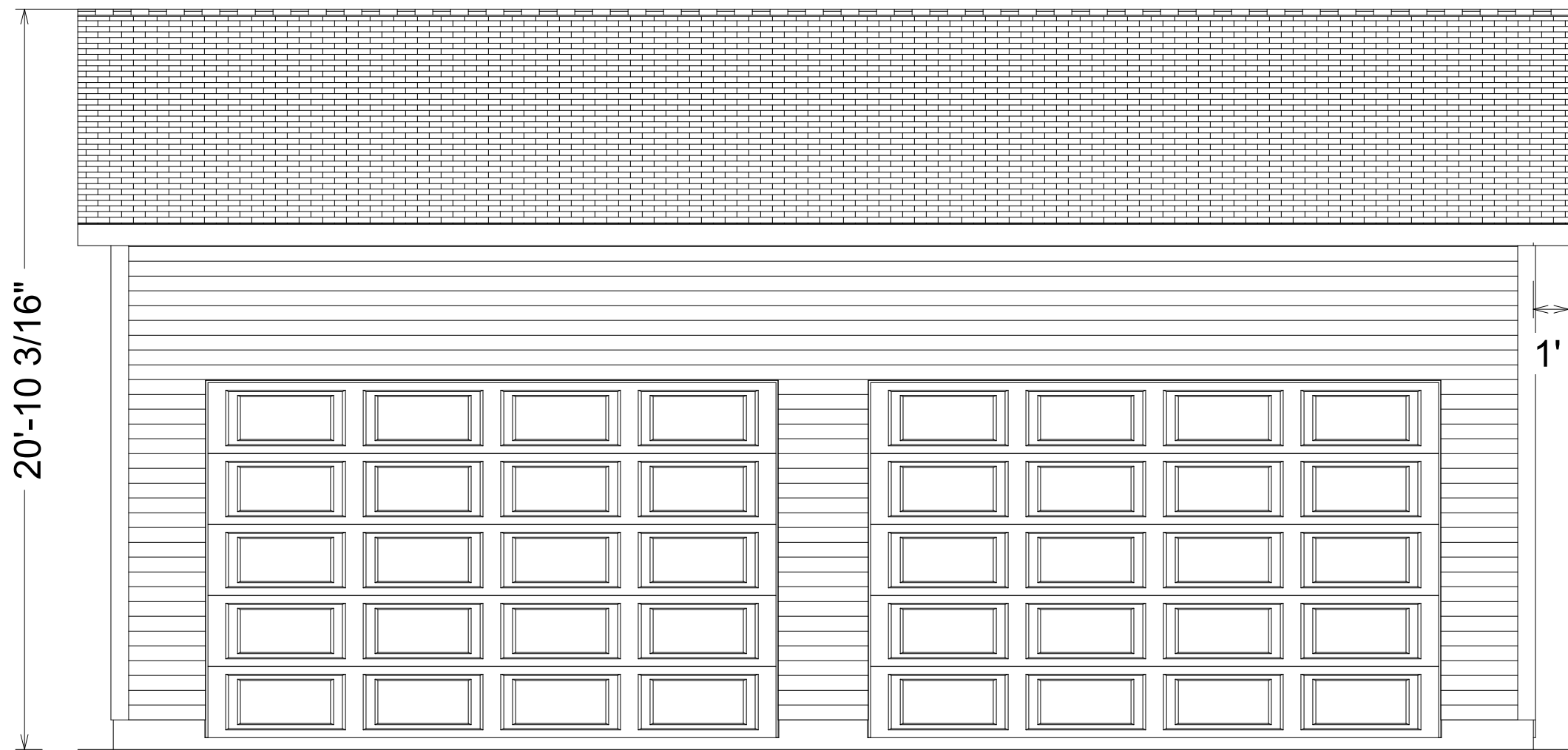
Approach 860 Square ft

Total property Structures Sq ft 2900

$7200 - 2900 = 4300$ square ft Green space

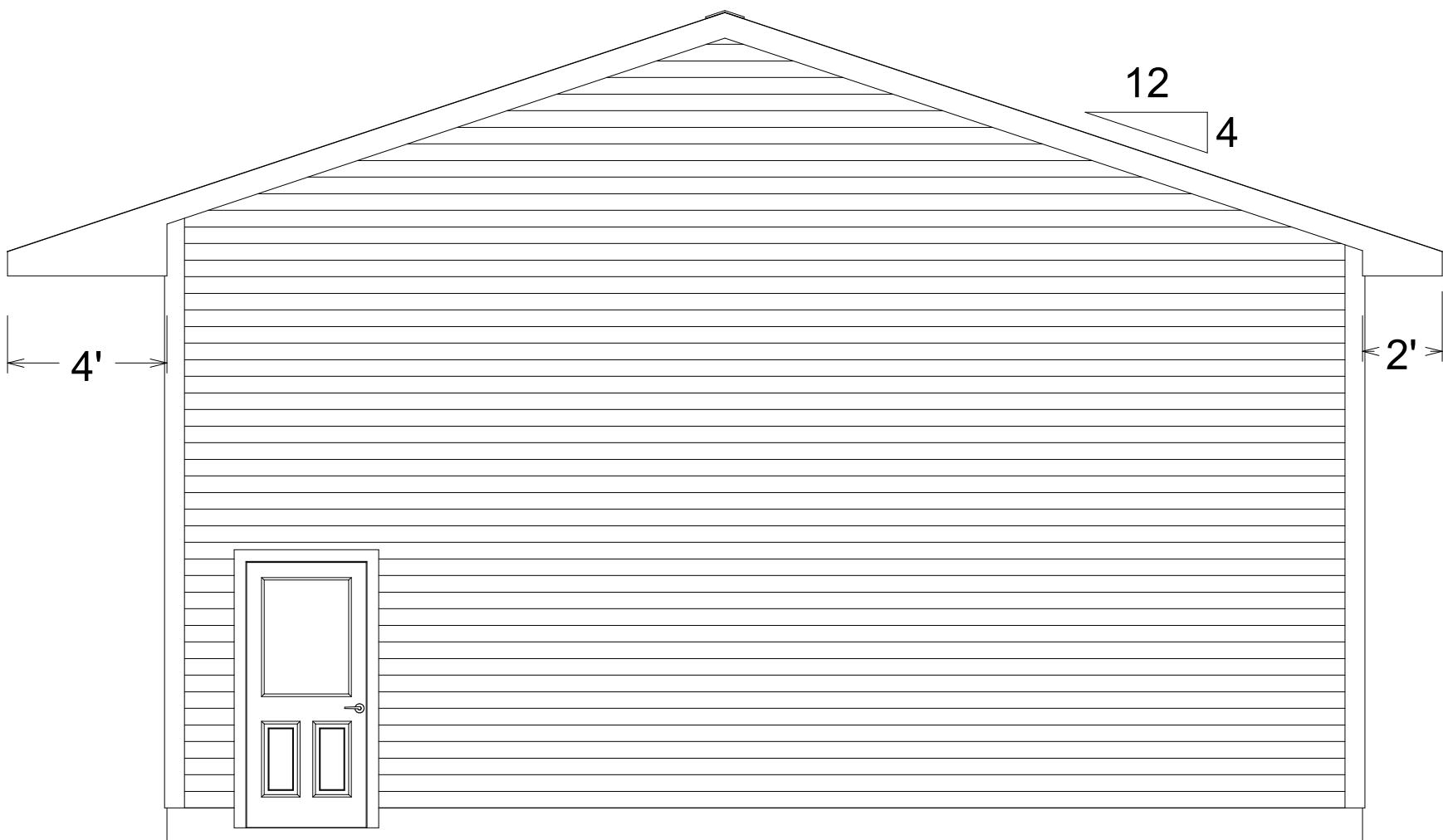
Property total green space 59.72%

Property total Structure Space 40.28%



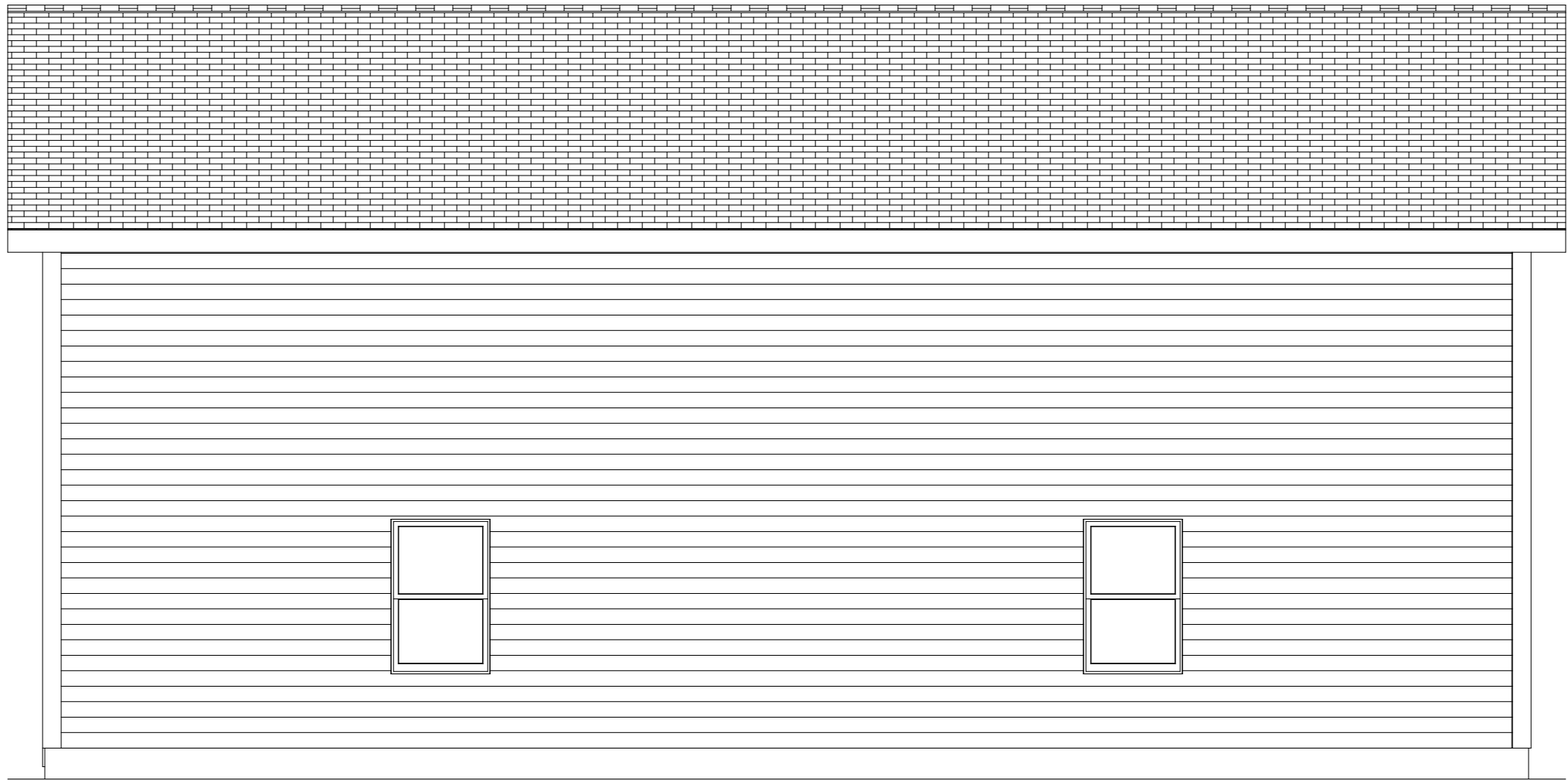
FRONT ELEVATION

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



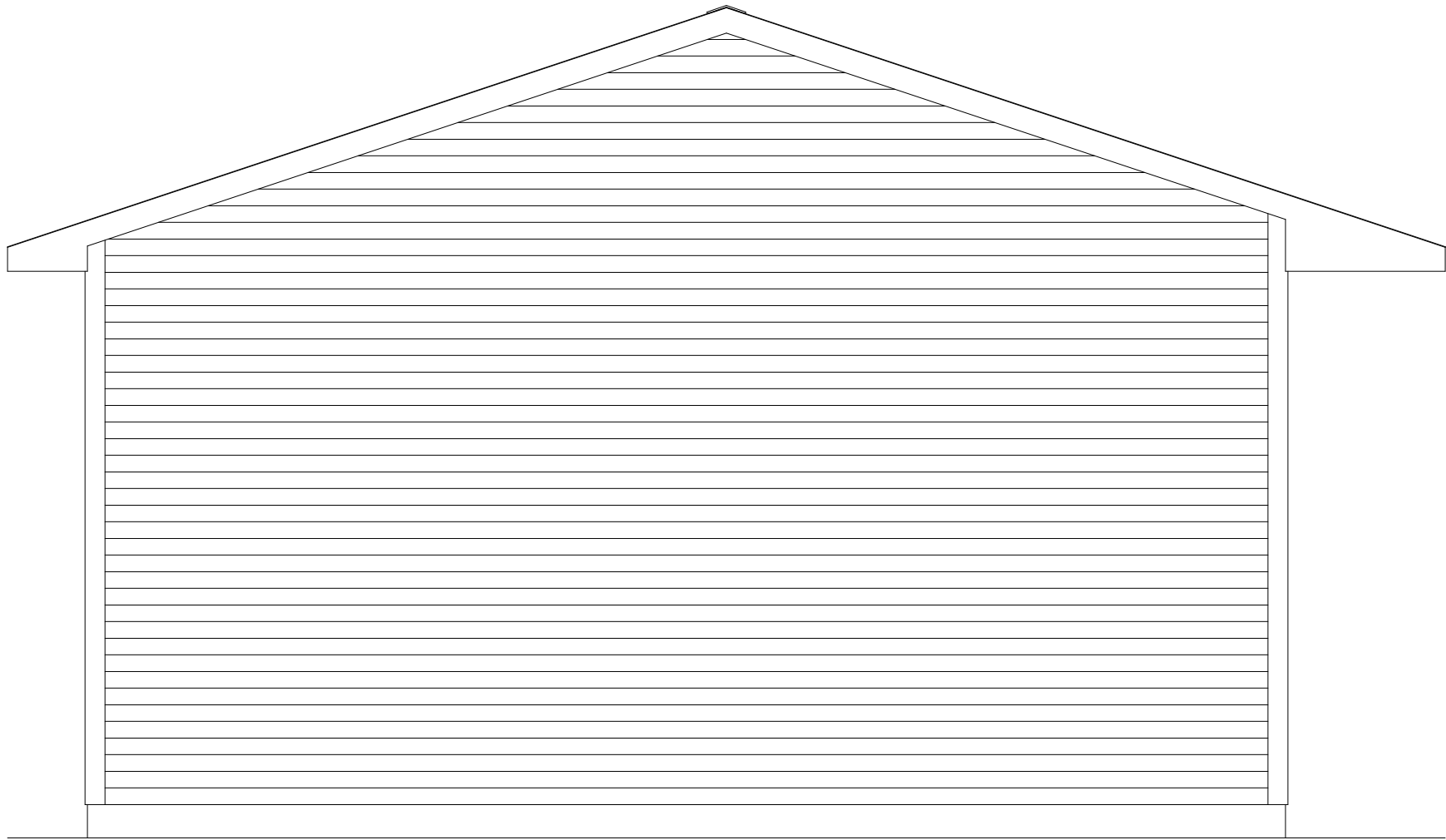
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

These drawings have been prepared to meet professional standards and practices. However, local variations may require changes. It is the responsibility of the builder to review and be responsible for all details and dimensions and ensure that these plans meet all current government requirements in your area.



CLINTONVILLE LUMBER
HOME SHOWCASE CENTER
10 5TH STREET
CLINTONVILLE, WI 54929

DRAWN BY

CHRIS J.

BENNY KAUFFMAN
ROBERT'S GARAGE

DATE

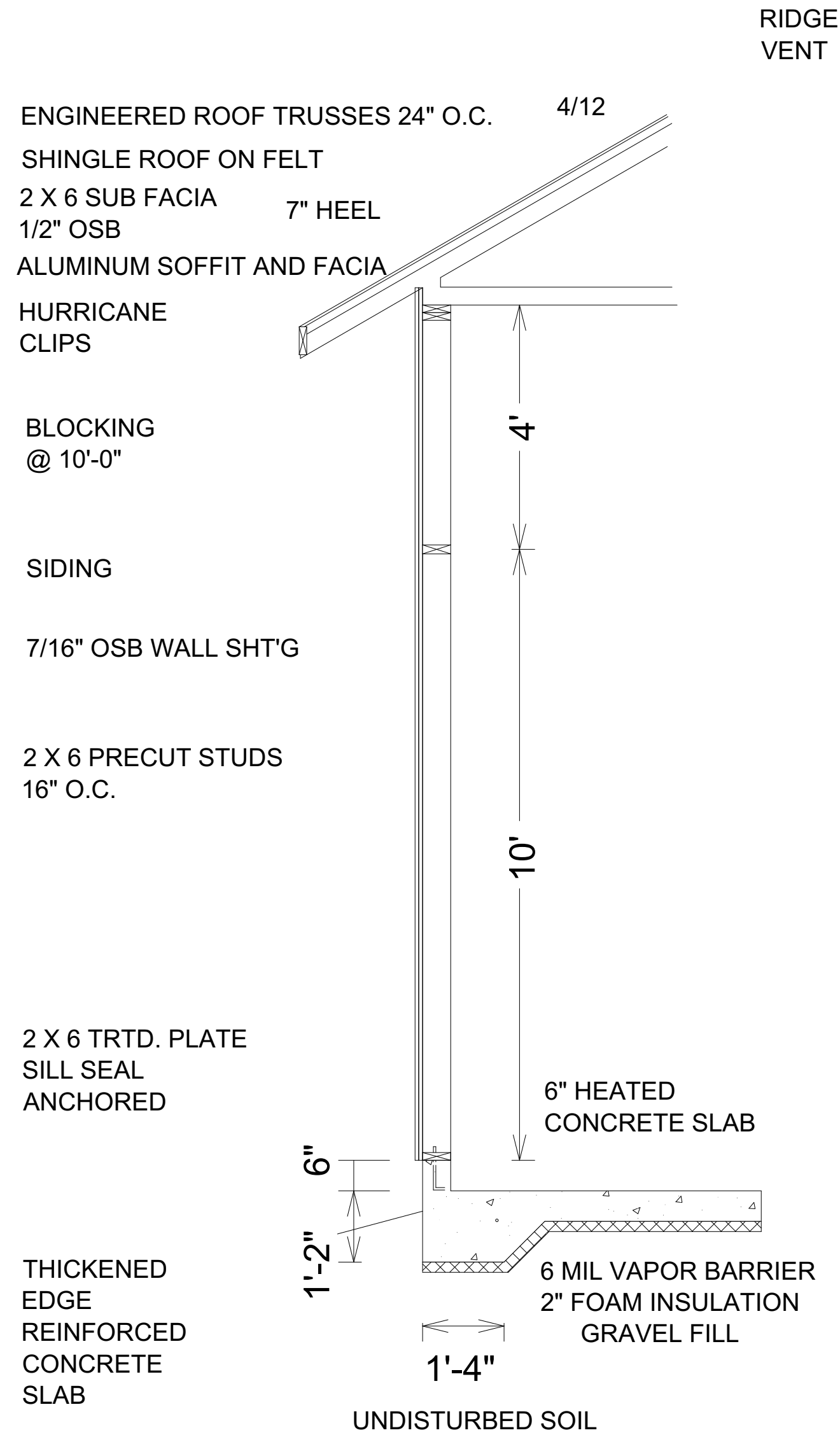
07/17/26

REV.

07/20/26

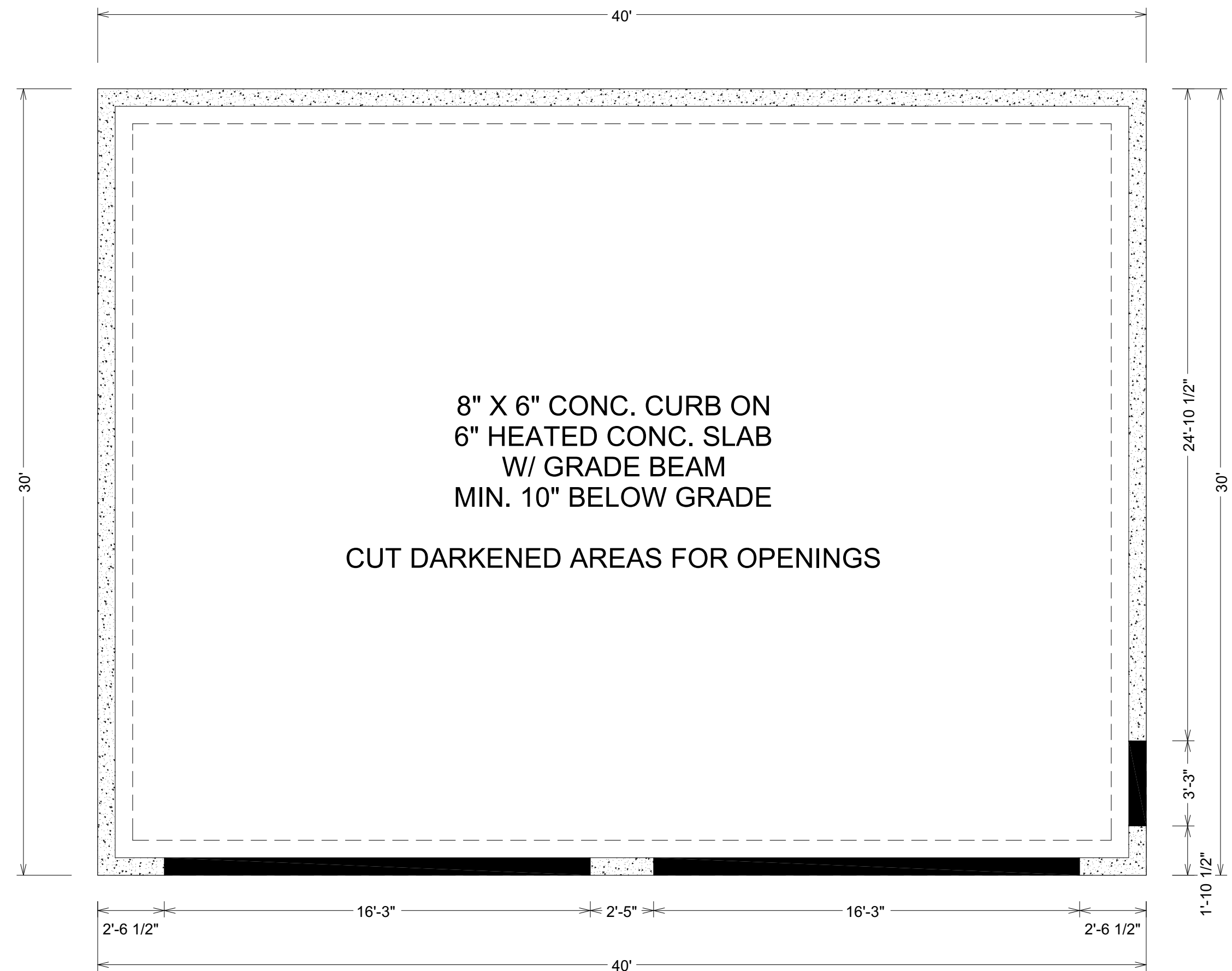
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OF 3

07/27/26



TYPICAL WALL SECTION

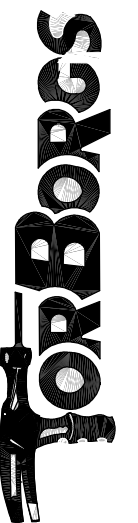
SCALE = 1/2" = 1'-0"



FOUNDATION PLAN

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

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DRAWN BY
CHRIS J.

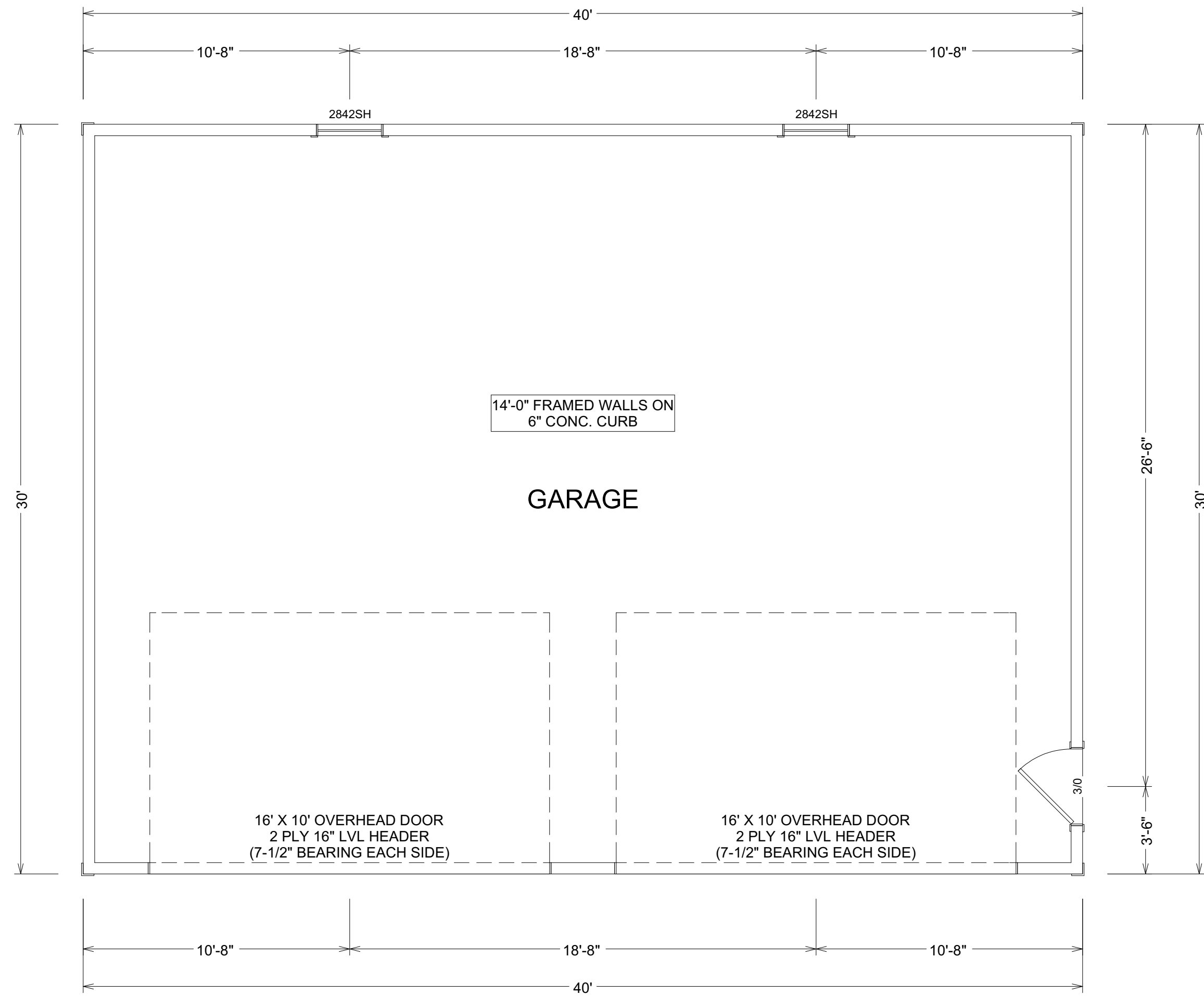
BENNY KAUFFMAN
ROBERT'S GARAGE

DATE
07/17/26

REV.
07/20/26

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OF 3

07/27/26

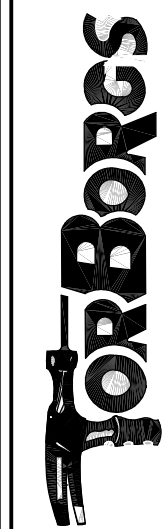


FLOOR PLAN
SCALE: 1/4" = 1'-0"
14'-6" WALLS

- NOTES:
1. WINDOWS TO BE SINGLE HUNG UNLESS NOTED OTHERWISE.
 2. HEADERS TO BE 2 PLY 2 X 10 UNLESS NOTED OTHERWISE.
 3. WINDOW SIZES BY FOOT-INCHES. (EXAMPLE 4046 = 4'-0" X 4'-6")

07/27/26

DATE 07/17/26	DRAWN BY CHRIS J.
REV. 07/20/26	BENNY KAUFFMAN ROBERT'S GARAGE
3 OF 3	



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HOME SHOWCASE CENTER
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CLINTONVILLE, WI 54929

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