



## OFFICIAL NOTICE AND AGENDA

of a meeting of a City Board, Commission, Department, Committee, Agency, Corporation, Quasi-Municipal Corporation, or Sub-unit thereof.

*Meeting:*

**BUILDING ADVISORY BOARD**

*Members:*

Eric Lindman, Buckley Birkholz, Dave Brandenburg, Mark Dillman, Frank Opatik, Tom Kilian, Doug Diny, Brian Stahl

*Location:*

Board Room, City Hall, 407 Grant Street

*Date/Time:*

**Wednesday, December 13, 2023, at 4:00 p.m.**

## AGENDA ITEMS FOR CONSIDERATION

1. Approval of the minutes from the July 12, 2023, and September 13, 2023, meeting.
2. PUBLIC HEARING: Travis & Kristi Nowak, owners, of **219 Imm St**, seeking approval for the construction of a 24 x 60 detached garage.
3. Discussion and possible action regarding the 24 x 60 detached garage at **219 Imm St**, Wausau.
4. Adjournment

Questions regarding this agenda may be directed to the Division of Inspection and Zoning at 715.261.6780. This notice was posted at City Hall and emailed to the Wausau Daily Herald Newsroom on 12/07/2023 @ 12:00

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities based on 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@ci.wausau.wi.us](mailto:ADAServices@ci.wausau.wi.us) to discuss your accessibility needs. We ask your request to 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.

List of Others this Agenda was Distributed to: Wausau Daily Herald, Alderpersons, Mayor, City Attorney, City Clerk

## BUILDING ADVISORY BOARD

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Time and Date: Wednesday, July 12, 2023, at 4:00 p.m. in the Council Chambers of Wausau City Hall  
Members Present: Eric Lindman, Frank Opatik, Mark Dillman, Tom Killian, Doug Diny, Dave Brandenburg, 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.*

### **Item #1 Approve the minutes of the May 10, 2023, meeting.**

Opatik motioned to approve. Seconded by Kariger. Minutes approved 7-0.

### **Item #2 The appeal of Brice Vannes, owner, seeking approval for the construction of a 984 square foot attached garage at 1730 Porter St, Wausau.**

*Lindman opened the public hearing.*

Brice Vannes currently has a single stall garage and looking to do a 36 x 28 square foot garage. Wants to add more garage space to park both vehicles in it and a workshop along with a place for the lawn mower.

Hebert explained that it is a typical 3 car garage you see now a days. He has a double lot and the neighbors to the North have a large garage. We didn't see any issue with the request and there was 1 call from a neighbor that was in support of it.

Hebert stated it is the largest parcel on the block.

*Lindman closed the public hearing.*

*Diny made a motion to approve, and Killian seconded the motion.*

### **Item #3 The appeal of Sarah & Chris Stoerzer, owners, seeking approval for 1008 square foot detached garage at 809 N 2<sup>nd</sup> Ave, Wausau.**

*Lindman opened the public hearing.*

Chris Stoerzer, owner, stated the reason for the project is that they have a smaller home and when you look at the arial view of the lot along the side they must park 2 or 3 cars up to a small garage. He operates a construction company and up until now he had 3 storage units to keep tools, and everything organized. Their street is full of neighbors parking on both sides of the street day and night. It makes it really hard to get in and out, and it would be safer to put their cars in a 3-car garage and have a workspace for the construction company on site. They could keep everything contained and make the neighborhood look a little nicer. There would be office space above or additional storage. Should be lower than the elevation of the home.

*Lindman closed the public hearing.*

Hebert stated that in the packet there is the sketch of the site plan and the image of the proposed building. Most of the building will be behind the house, not a lot of it would be visible to the street. He does plan on having a patio door or some windows on the street side. The reason we're here is because they are

interested in the 1008 square foot garage versus the 900 square foot. He is requesting extra space for the vehicles and a workshop for himself. One neighbor at the property to the North, had some concerns. We think a lot of those concerns were resolved once she got the copy of the plans. Their main concern after the response today was with the lot line.

There was discussion regarding the height of the building and the attic space. Hebert explained the maximum height for an accessory building is 22 feet and the proposed building is 21 feet.

There was discussion regarding the structure, sheeting, and tie downs at the corners. Stoerzer explained they will move the service door toward the house and make it so there is 4 feet of continuous sheeting in between the door openings. Opatik explained he would need anchors at each of the openings to keep the stability.

Dillman questioned are you going to be using the alley for access? Stoerzer explained that seasonally they may use the alley.

*Diny made a motion to approve, and Killian seconded the motion. Motion carried 7-0*

### **Adjournment**

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Opatik motioned to adjourn. Dillman seconded. The meeting adjourned at 4:13 pm.

## BUILDING ADVISORY BOARD

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Time and Date: Wednesday, September 13, 2023, at 4:00 p.m. in the Council Chambers of Wausau City Hall

Members Present: Allen Wesolowski, Frank Opatik, Mark Dillman, Tom Killian, Doug Diny, Brian Stahl

Others Present: William Hebert, Shannon Lane

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

*William Hebert called the meeting to order at approximately 4:00.*

### **The request of Wausau Water Works, owner, seeking approval for moving a 24 x 36 garage from 1801 N River Dr to 1801 Burek Ave.**

Hebert explained that this request is to move a 10-year-old metal garage from the old water treatment plant to the new treatment plant site. Hebert explained that the building advisory board's role is to review the building to determine if it is structurally fit to be moved and if it would fit well in the new location. With the building being in great condition and relatively new, staff is in support of the request.

Opatik questioned the methods planned to move the building and inquired about costs.

Lane explained that the building doesn't have electricity and the water utility will be using the building for storage only.

Diny made a motion to approve the moving permit. Killian seconded and the motion carried unanimously 6-0.

### **Adjournment**

Opatik motioned to adjourn. Diny seconded. Motion carried unanimously 6-0. The meeting adjourned at 4:15 pm.



# STAFF REPORT

To: Building Advisory Board

Prepared By: William Hebert, Zoning Administrator & Chief Inspector

Date: December 5, 2023

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## GENERAL INFORMATION

**APPLICANT:** Travis and Kristi Nowak

**LOCATION:** 219 Imm St, Wausau

**EXISTING ZONING:** SR-2

**PURPOSE:** Detached oversize garage

**EXISTING LAND USE:** Single family home

**SIZE OF PARCEL:** .67 acres

### **BUILDING SIZE INFORMATION:**

1. Principal Structure – 768 sq. ft. no basement.
2. Attached Garage – None.
3. Detached Accessory Structures – Proposed to be replaced.

### **OVERSIZED GARAGE REQUEST:**

The detached garage request is 24 x 60 for a total of 1440 square feet. This is over the 900 square foot maximum size for a detached garage permitted by the zoning code. The proposed garage will have a high pitch roof design to allow for a storage area in the trusses. The overall maximum height is projected to be 21 feet, maximum height for detached structures is 22 feet in this zoning district.

The construction plans are included in your packet. The proposed garage has several windows and material changes. This will help break up the long side of the buildings.

The building will be located approximately 100 feet from the front property line on Imm Street and over 275 feet from the pavement of S 3<sup>rd</sup> Avenue. If the structure is located in the back 50% of the lot, the side yard setback is 5 feet.

One other issue the owners will need to address is that this property is in the floodfringe of the floodplain. The garage will need to be placed at the flood elevation at a minimum. This appears to be about 1 foot of fill minimum. We have discussed this with Mr. Nowak and he is aware of the requirements.

**POSSIBLE ACTION**

- Approve as proposed
- Approve with amendments
- Deny



**CITY OF WAUSAU**  
**DEPARTMENT OF INSPECTION AND ZONING**  
 City Hall, 407 Grant Street, Wausau, WI 54403-4783  
 (715) 261-6780 / fax (715) 261-4102

**BUILDING ADVISORY BOARD APPLICATION**

KEY/PARCEL #: 291-2807-021-0175

PROPERTY ADDRESS: 219 IMM St. Wausau, WI 54401  
 \*\*\*\*\*

OWNER/AGENT: [Signature] PHONE #: 715-573-1218

MAILING ADDRESS: 1798 SHADOW LAWN RD EMAIL: \_\_\_\_\_

CITY: KRONENWETTER STATE: WI ZIP: 54455  
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**SPECIFICATIONS**

Home Square Footage (including basement): 768 sq ft. No Basement

Existing Garage square footage: 0

Other storage buildings: one wood shed 10x12 120sqft one Plastic 8x10 80sqft

Proposed garage size and height (including site plan elevation) 24x60 20ft 8in tall  
Roof to ground.

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

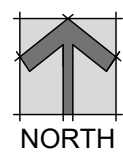
Narrative describing need for garage and proposed uses:

we like our vehicles inside out of the weather and yard  
The house has no Basement, so the garage is our extra  
Storage space. we only want one garage. No sheds or  
anything outside. We are very organized people.

other  
 Owner/Agent Travis & Kristi Nowak 715-432-1207  
152285 IUY Lane  
Wausau, WI 54401 Trod500@gmail.com.



IMM STREET



NORTH

PRELIMINARY SITE PLAN

SCALE: 1" = 20'-0"

PRELIMINARY SHEET DATES:


PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

RESIDENTIAL GARAGE:  
**NOWAK GARAGE**

219 IMM ST.  
WAUSAU, WI

JOB NUMBER:

2023.96

SHEET

C1.0

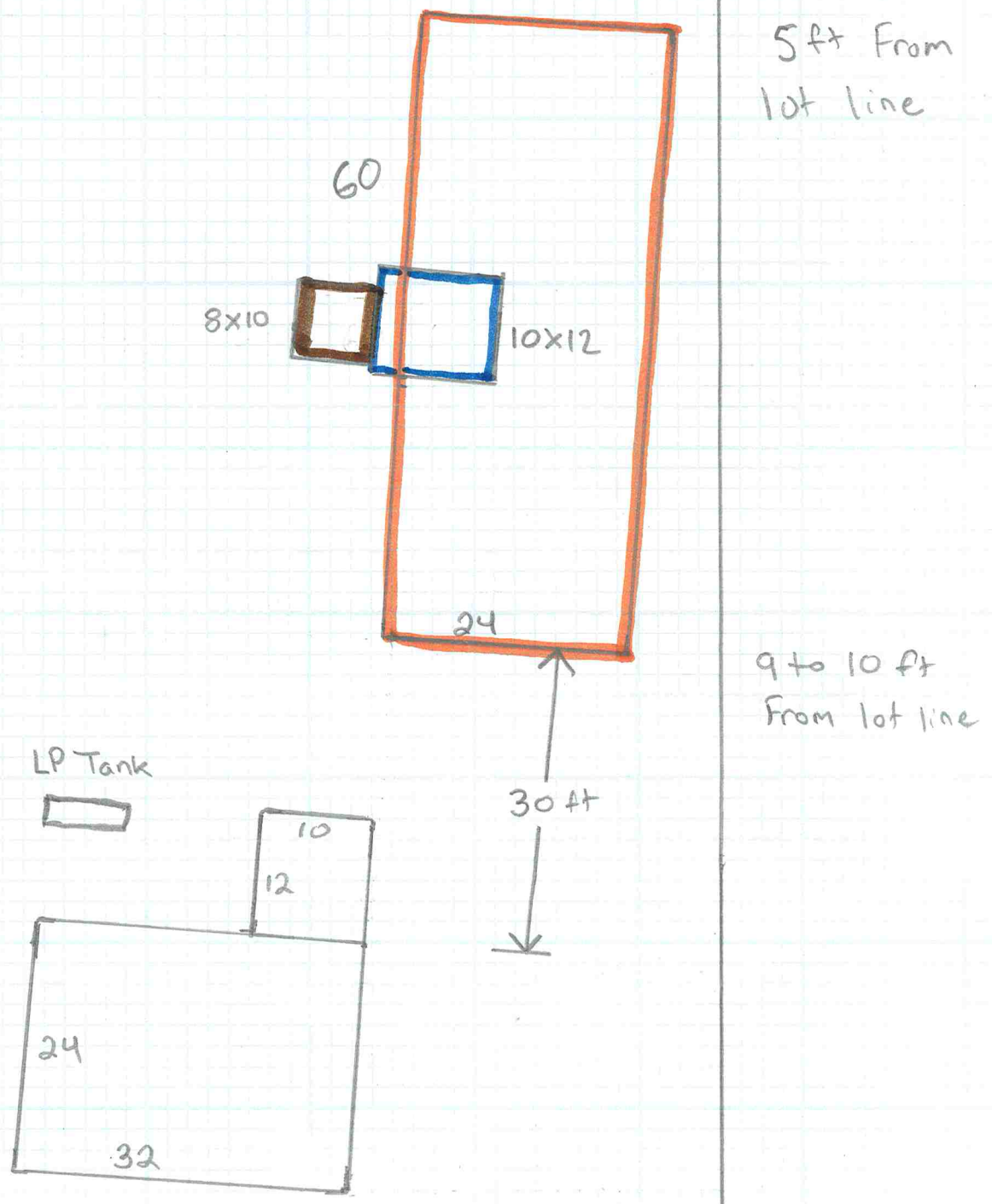
2023 © TIGHT LINES ARCHITECTS



208

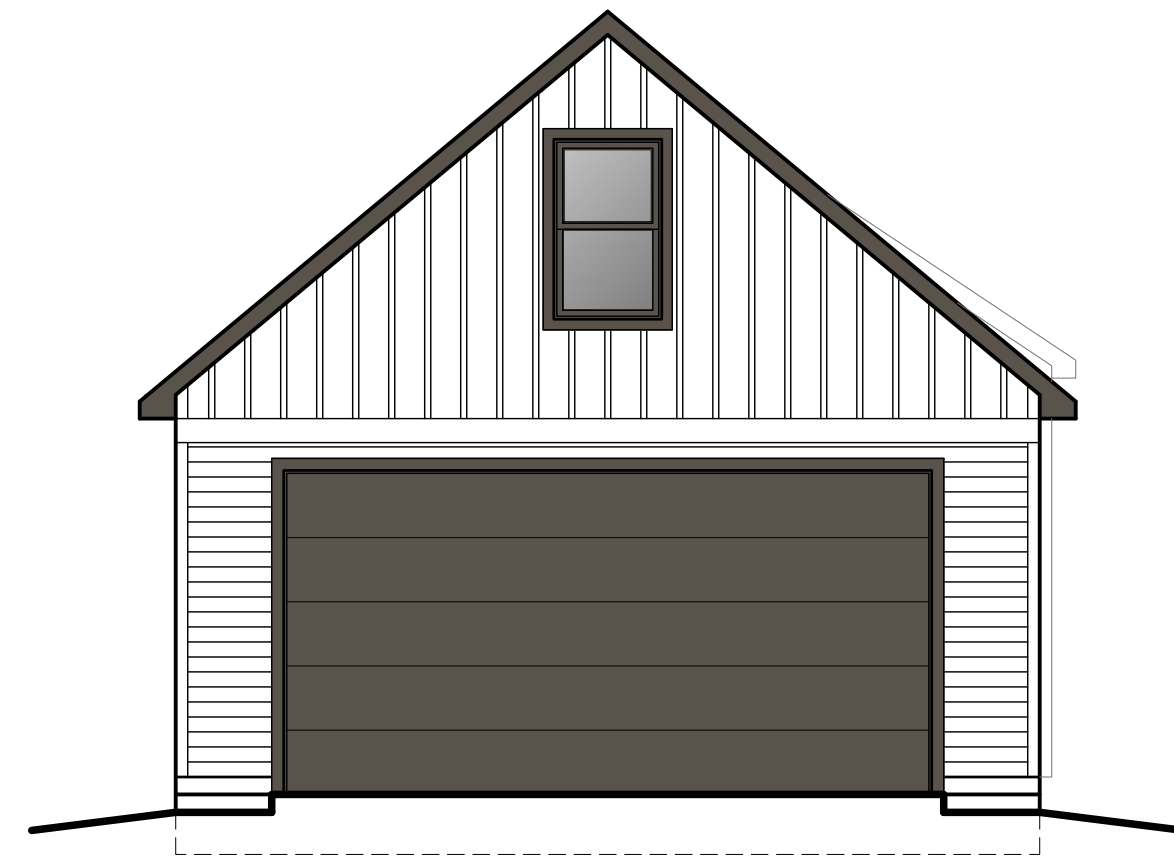
- █ Current shed
- █ New garage
- █ Plastic shed

1 square is = To 2 feet



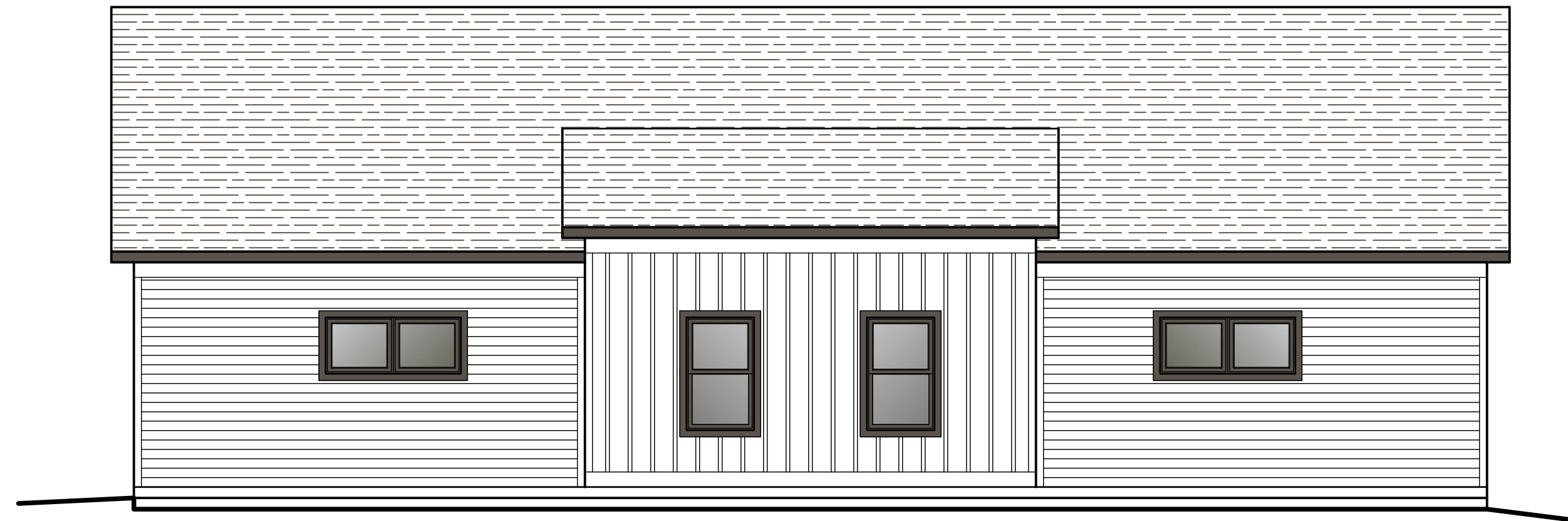
120

219 Imm St



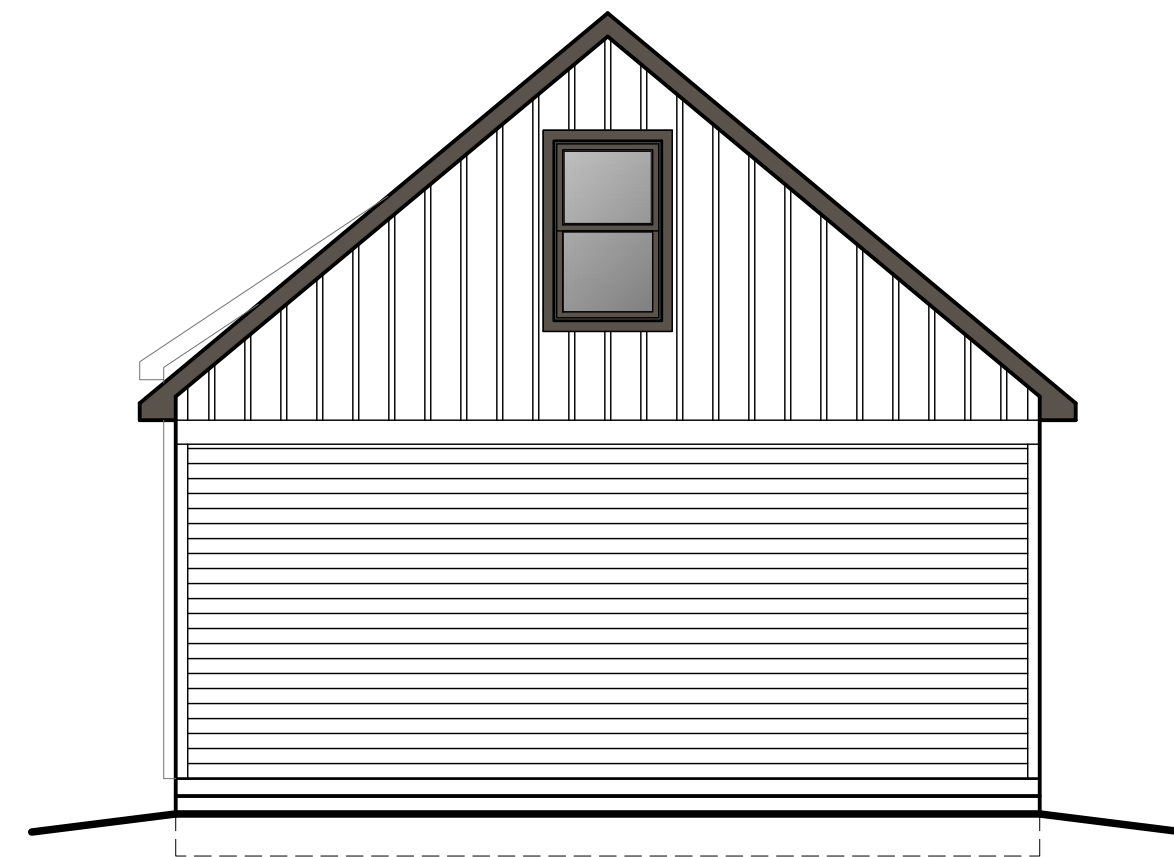
**NORTH ELEVATION**

SCALE: 3/16" = 1'-0"



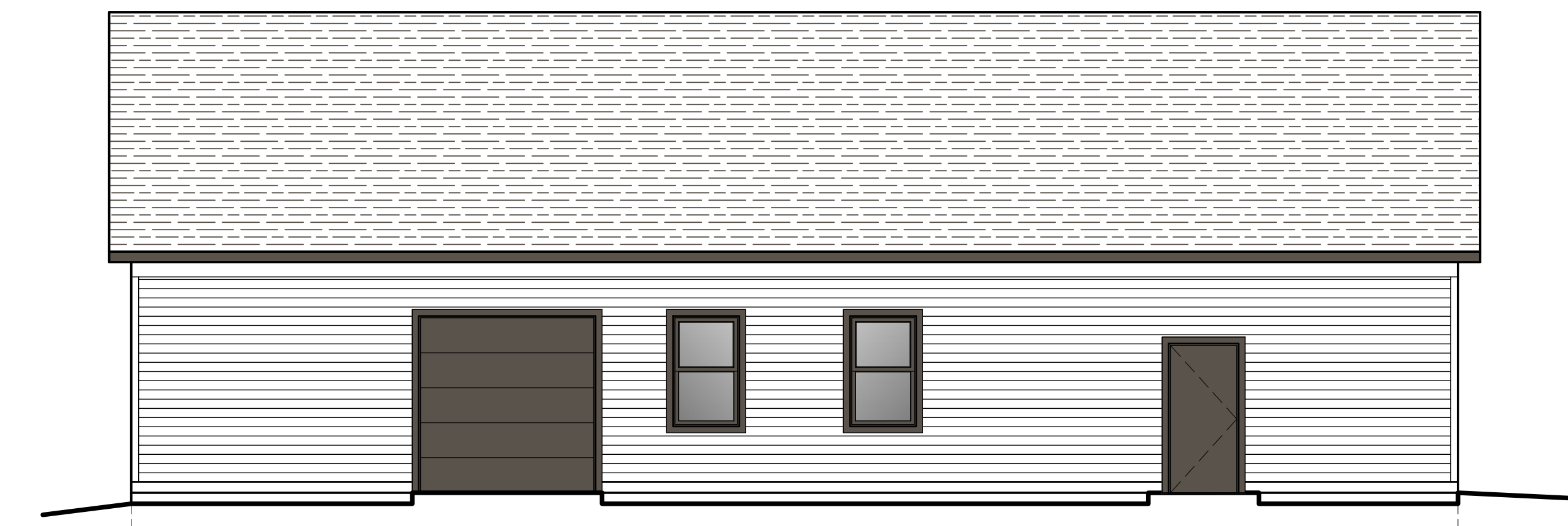
**WEST ELEVATION**

SCALE: 3/16" = 1'-0"



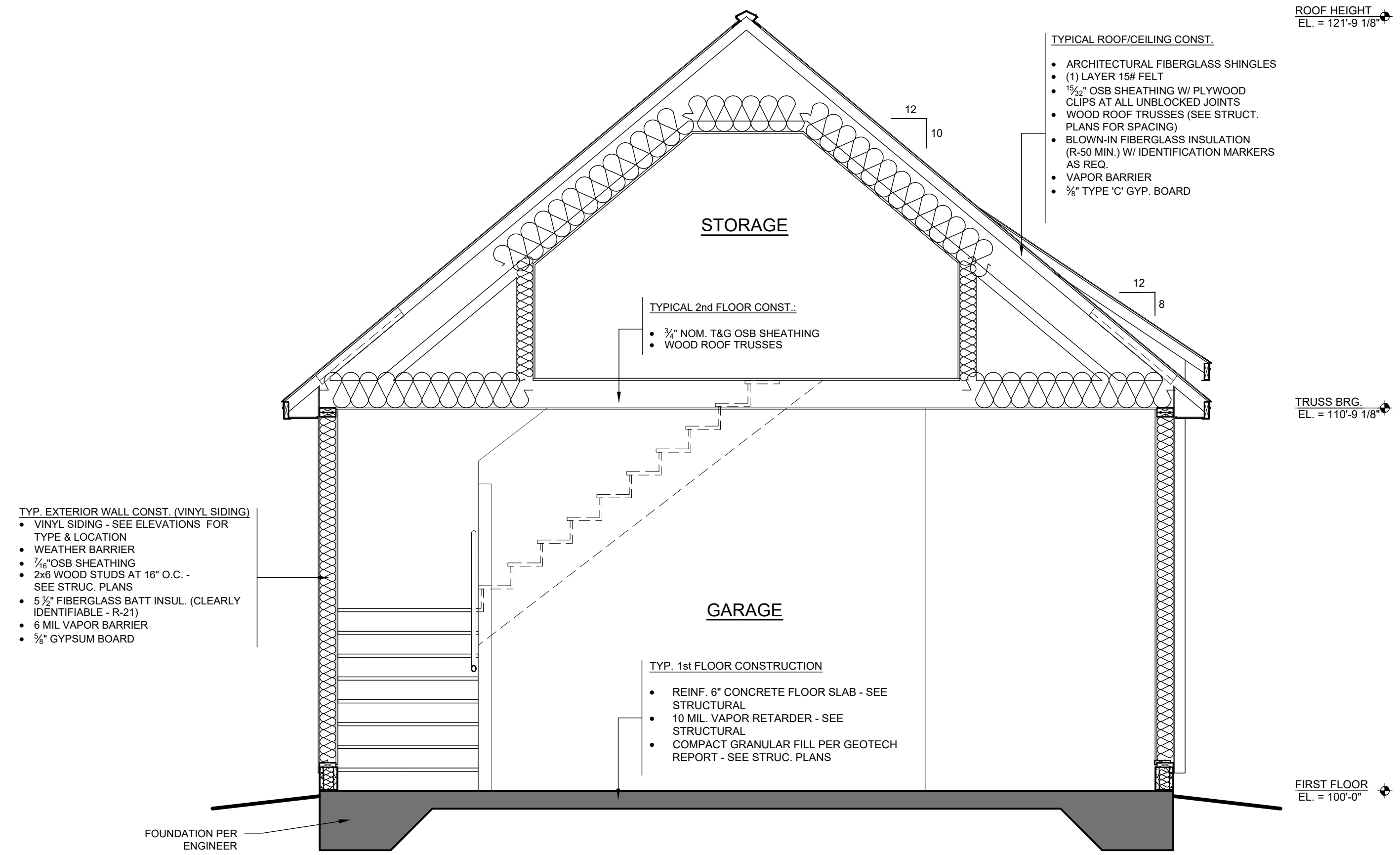
**SOUTH ELEVATION**

SCALE: 3/16" = 1'-0"



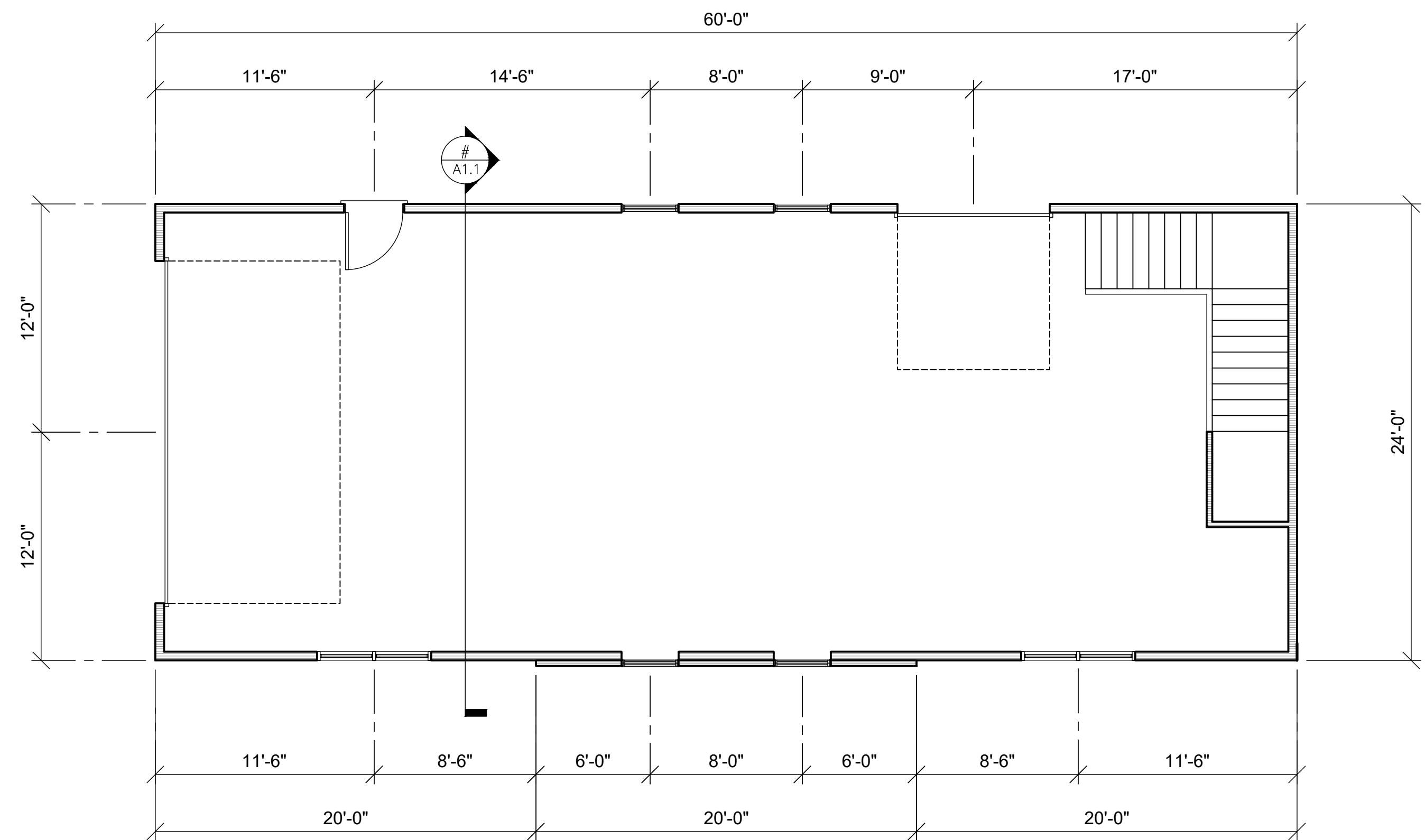
**EAST ELEVATION**

SCALE: 3/16" = 1'-0"



**BUILDING SECTION**

SCALE: 3/8" = 1'-0"



**FLOOR PLAN**

SCALE: 3/16" = 1'-0"

PRELIMINARY SHEET DATES:


PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

RESIDENTIAL GARAGE:  
**NOWAK GARAGE**  
219 IMM ST.  
WAUSAU, WI

JOB NUMBER:  
**2023.96**

SHEET  
**A1.0**

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