



OFFICIAL NOTICE AND AGENDA

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

Meeting: **ZONING BOARD OF APPEALS**
Members: Nancy Hoffmann, David Burke, Mark Dillman, Dave Oberbeck, Jerry Jarosz, Nan Giese (Alternate), Arlene Kaatz (Alternate)
Location: Council Chambers at City Hall, 407 Grant Street
Date/Time: **Wednesday, April 24, 2024, at 4:00 p.m.**

AGENDA ITEMS FOR CONSIDERATION

1. Approve the minutes of the January 17, 2024, meeting.
2. PUBLIC HEARING: Ken & Lisa Parsch, 1608 Summit Dr, Wausau. Seeking a street-side yard garage addition.
3. Discussion and possible action regarding the variance at 1608 Summit Dr.
4. PUBLIC HEARING: Monk Botanical Gardens at 1800 N 1st Ave, Wausau. Seeking a variance for the fence height around the property.
5. Discussion and possible action regarding the variance at 1800 N 1st Ave.
6. PUBLIC HEARING: Wausau School District, 1200 W Wausau Ave, Wausau. Seeking a setback variance for field lighting poles at Wausau West High School.
7. Discussion and possible action regarding the variance at 1200 W Wausau Ave.
8. Adjournment

Committee Chairperson: Nancy Hoffmann

Questions regarding this agenda may be directed to the Division of Inspection and Zoning at 715.261.6780 or inspections@ci.wausau.wi.us

This notice was posted at City Hall and emailed to the Wausau Daily Herald Newsroom on 04.16.24 at 1:00 pm

*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 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 **Inspections Department at (715) 261-6780** or e-mail clerk@ci.wausau.wi.us at least 48 hours prior to the scheduled meeting or event to request an accommodation.*

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

BOARD OF ZONING APPEALS

Time and Date: Wednesday, January 17, 2024, at 4:00 p.m. in the Council Chambers at Wausau City Hall
Members Present: Nancy Hoffmann, Mark Dillman, Nan Giese
Members Absent: Jerry Jarosz, David Burke, Dave Oberbeck, Arlene Kaatz (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 the minutes of September 20, 2023

Dillman motioned to approve the minutes and Giese seconded. The minutes are approved 3-0.

Hoffmann opened the public hearing.

Travis & Kristi Nowak, owners of 219 Imm St, requesting a variance for a detached garage more than the principal building height and to reduce the side yard setback from 10 feet to 5 feet.

Travis Nowak, 219 Imm St, Wausau WI 54401. The Nowak's plan to build a detached garage on the property. The front of garage would be 9-10 feet from the property line. The back of the garage would be 5-6 feet, keeping the garage parallel with the house. The overall height is under the city's maximum height of 22 feet. It would be 21 foot 6 inches which is taller than what the house is. We met with the Building Advisory Board last month about the size of the garage and that was approved.

Giese questioned, is it going to be just a garage/storage? It is not a living area.

Nowak answered that is correct, the house on the property is 768 square feet without a basement. They currently live in Rib Mountain in a home that has a basement. They want to move here permanently and get rid of the house in Rib Mountain. The extra space above the garage is for storage. There will be electrical in the garage and a sink in the lower part of the garage. The sink is for washing hands or their dog but there will not be any plumbing upstairs.

Hoffman closed the public hearing.

Hebert stated there are two variance requests. One is for the height of the garage and for the setbacks. The house is at an angle from the road and the property line, they want to continue that to match the garage. The back corner of the building gets closer to the property line than the setback allows. If the structure is in the complete back half of the lot, it could be within 5 feet of the property line. The Building Advisory Board approved the size of the garage. Hebert worked with Nowak regarding the floodplain issues, and they cannot have a basement. Would rather have the stuff stored inside. The garage needs to have the separation from the house so they can grade it out appropriately.

Nowak stated the new driveway would be where the current driveway is. The driveway will be paved once the garage is done.

Giese motioned to approve as requested and seconded by Dillman. Motion carried 3-0.

Adjournment

The meeting was adjourned at 4:10 pm.



STAFF REPORT

To: Zoning Board of Appeals

Prepared By: William Hebert, Chief Inspector/Zoning Administrator

Date: April 16, 2024

GENERAL INFORMATION

APPLICANT: Ken & Lisa Parsch

LOCATION: 1608 Summit Dr.

EXISTING ZONING: SR-3

PURPOSE: Convert Carport to Garage and expand footprint.

EXISTING LAND USE: Single Family

SIZE OF PARCEL: Approximately 8,800 square feet

VARIANCE BEING REQUESTED: Setback variance for street-side yard.

SUMMARY OF REQUEST

The owners had previously received a variance for a street-side yard setback when they proposed to attach a carport to the existing garage. Now the owners wish to expand the carport to allow for more functionality to the space. The new garage will be 2 feet wider to accommodate a standard-size garage door and also slightly deeper in length than the existing carport.

The new garage will have two 36-inch by 42-inch windows along the street side.

ANALYSIS

The home pre-existed the current zoning code. While the lot has a good amount of area, the existing building and garage location do not allow for the expansion of the garage in a compliant location.

SR-5 zoning requires a 20-foot setback to a street-side yard. SR-7 requires a setback of 15 feet. The homes along Beechwood Dr. are developed more like SR-7 lots with narrow lot widths and smaller setbacks on the sides of the houses.

There should be no issue with vision clearances at the street intersection of Beechwood Dr. and Summit Dr.

POSSIBLE ACTION

- Approve as proposed
- Approve with amendments
- Deny

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 4/8/24 \$200.00 fee paid (payable to: City of Wausau)

	<u>Owner/Agency</u>	<u>Contractor</u>
Name:	<u>Ken & Lisa Parsch</u>	<u>Ken Bauer Construction, LLC</u>
Address:	<u>1608 Summit Dr.</u>	<u>804 S. 84th Ave.</u>
	<u>Wausau WI 54401</u>	<u>Wausau WI 54401</u>
Phone:	<u>715-370-1817</u>	<u>715-842-3722</u>

Legal description: Bonnie Doon Addition Lot 14 Block 4 and northerly half of vacated alley lying southerly and adjacent to said lot.

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

Zoning district: SR-3

Current use and improvements:

Single family home

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

Variance applied for and granted for construction of carport - 2008.

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

None

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

WMC 23.02.31(7)

Describe the variance requested:

Replace existing carport with single car garage - 12'x36'

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:

Carport would remain if variance was denied.

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.

None

- 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.

None

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:

Is unnecessary hardship present?

Yes. Describe.

There is no other location on the property for the garage to be constructed

No. A variance cannot be granted.

Part 3: Construction and Site Plans (per WMC 23.10.42)

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.

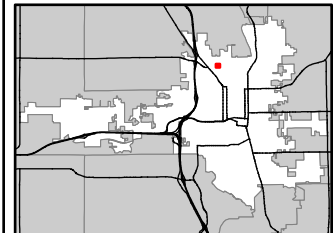
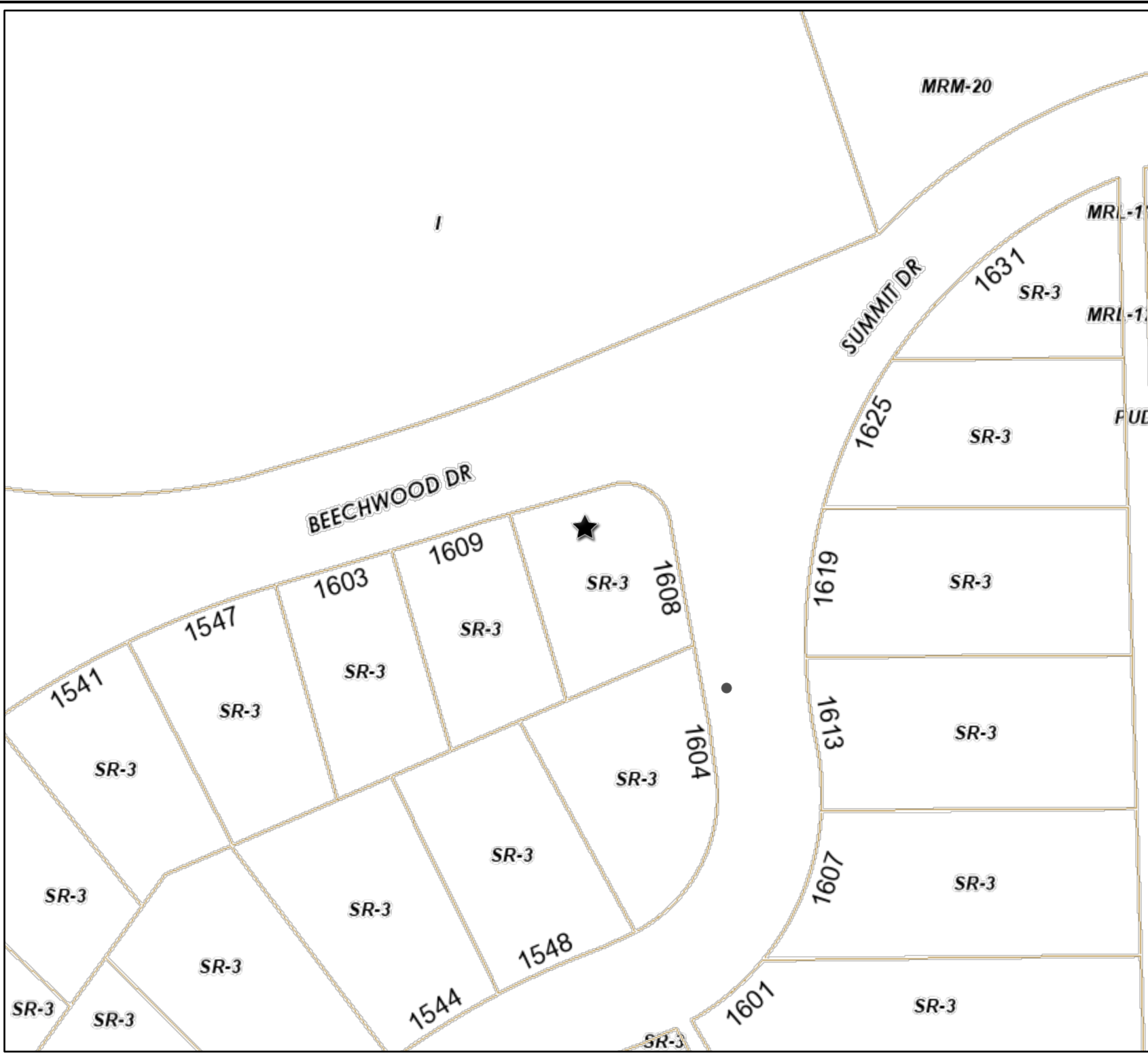
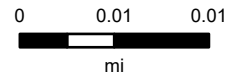
Signed: Lisa Fersch
(Applicant/Agent/Owner)

Print name: Lisa Fersch

Date signed: 4/8/24

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

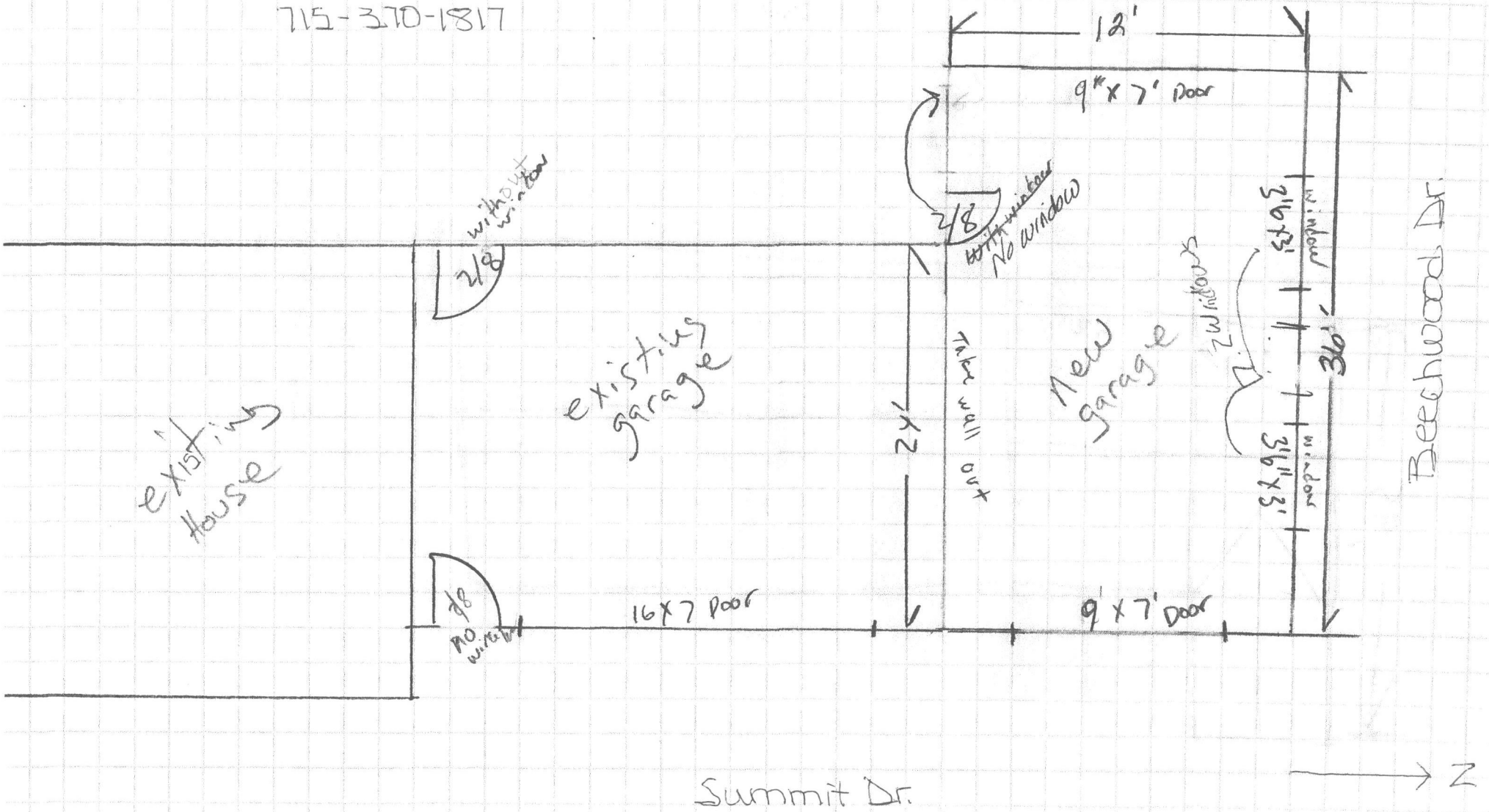
Date: 4/16/2024



NOTES:

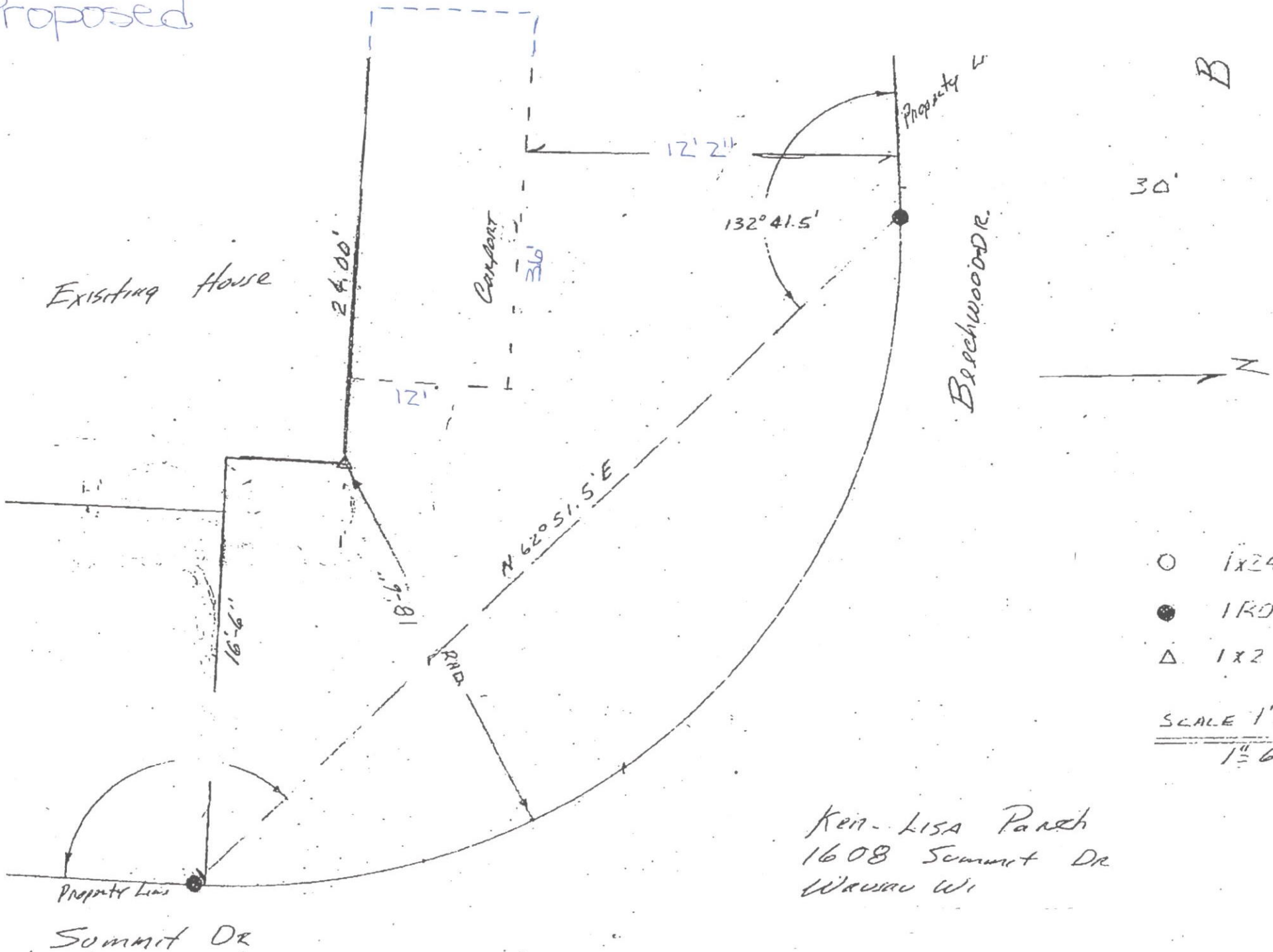
1. Duplication of this map is prohibited without the written consent of the City of Wausau DPW / GIS Dept.
2. This map was compiled and developed by the City of Wausau and Marathon County GIS. The City and County assume no responsibility for the accuracy of the information contained herein.
3. City of Wausau
Public Works / GIS Division
407 Grant St
Wausau, WI 54403
www.ci.wausau.wi.us

Ken & Lisa Parsch
1608 Summit Dr.
715-370-1817





Proposed



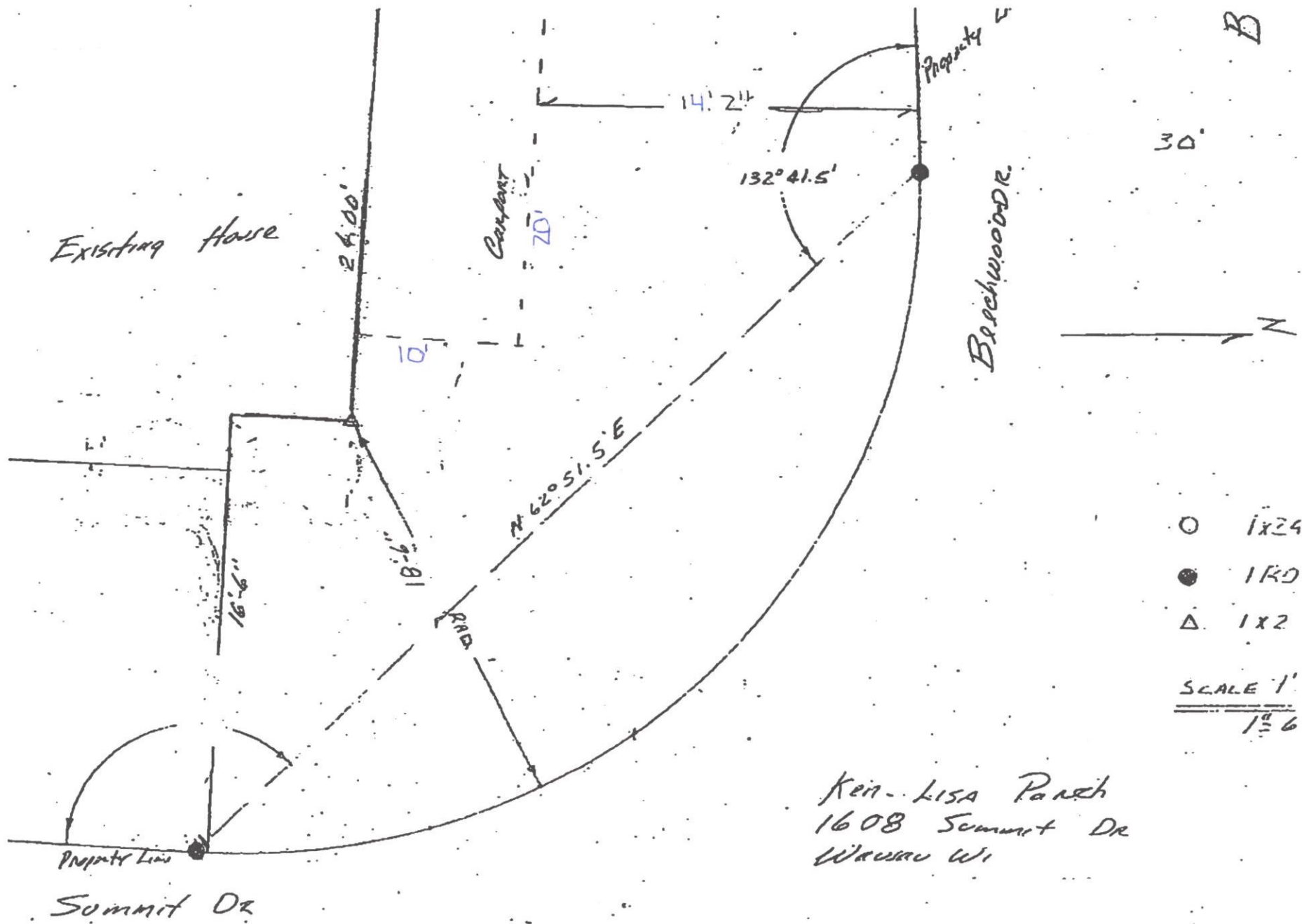
- 1x24
- 1RD
- △ 1x2

SCALE 1' = 1/8"

Ken-LISA Panch
1608 Summit Dr
Wauwatosa WI

Summit Dr

Existing



Ken - Lisa Parach
 1608 Summit Dr
 Wauwau WI

The Kubala Washatko Architects



Re: City of Wausau - Variance Request

February 22, 2024

Monk Botanical Gardens is requesting variance to the City of Wausau Zoning Ordinance, Section 23.06.40 - Fencing Standards. Specifically, Monk Botanical Gardens is requesting an increase in allowable height to 10 feet.

Attachments:

Application, Proposed Architectural Site Plan, Proposed Building Floor Plan, Proposed Building Elevations, Partial Proposed Landscape Plan, Proposed Fence Product Information

Contacts:

Monk Botanical Gardens
Darcie Howard, Executive Director
715.261.6309
dhoward@monkgardens.org

J.H. Findorff & Son, Inc.
Derek Burdick, Senior Project Manager
608.354.1572
dburdick@findorff.com

The Kubala Washatko Architects
Matt Frydach, Partner
262.377.6039
mfrydach@tkwa.com

Chanhung
Milwaukee
Seattle





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

ZONING BOARD OF APPEALS

STATE OF WISCONSIN

MARATHON COUNTY

CITY OF WAUSAU
ZONING BOARD OF APPEALS APPLICATION / ACCEPTANCE FORM

KEY #: _____

PROPERTY ADDRESS: 1800 N. 1st Avenue Wausau, WI 54401

OWNER/AGENT: Robert W. Monk Gardens Inc. PHONE #: 715-261-6309

MAILING ADDRESS: 518 S. 7th Ave EMAIL: dhoward@monkgardens.com

CITY: Wausau, WI STATE: WI ZIP: 54401

VARIANCE STANDARDS

State law sets three standards for granting a zoning variance. Applicants must provide evidence to the Zoning Board that their situation meets **all three of the required standards** in order for a variance to be granted.

- Unnecessary Hardship:** Application of the zoning ordinance to a site must cause unnecessary hardship in order for a variance to be granted. The legal standard of unnecessary hardship requires that the property owner demonstrate that compliance would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome.

Are you denied reasonable use of the property?	Yes: _____	No: <u>X</u> _____
Is your hardship self-imposed?	No: <u>X</u> _____	Yes: _____
Is your loss or hardship profit driven?	No: <u>X</u> _____	Yes: _____
Would a hardship exist in the absence of the code?	No: <u>X</u> _____	Yes: _____
Did the parcel pre-exist the code requirement?	Yes: <u>X</u> _____	No: _____

The hardship or difficulty shall be peculiar to the subject property and different from that of other properties, and not one which affects all properties similarly. Describe your specific hardship:

With the non-profit gardens focusing on plant and botanical growth and development, security and keeping deer out is a priority.

Current fence height does not preclude deer from jumping over the fence and accessing the gardens.

Such a hardship or difficulty shall have arisen because of the unusual shape of the original parcel, unusual topography, or elevation. Describe your specific hardship:

The non-profit 30 acre parcel features wooded, rolling, and uneven topography in areas that allow for deer to access even

with screening and extra precautions, especially in high snow fall seasons.

Prove why the parcel is not economically suitable for a permitted use, or will not accommodate a structure of reasonable design for a permitted use, if all area, yard, green space, setback, etc., requirements are observed:

We have continually needed to secure WI DNR Deer Nuisance permits and annually lose \$1000s in plantings and flowers

to nuisance animals.

2. **Unique Property Limitations:** Proof of unnecessary hardship includes the burden of proving "uniqueness". Describe the unique physical characteristics of the subject property that prevent you from developing in compliance with the zoning ordinance:

Monk Gardens is a botanical garden, where the focus is flora and botanical development.

Higher and more secure fencing allow for the investment and plantings to be secured and maintained.

3. **Public Interest:** Describe why the grant of a variance is in the public's interest and why this is the minimum relief necessary for you to have reasonable use of your property:

The gardens serve over 64,000 visitors and participants, contributing \$4.8 million to the area economy.

The increased height and improvements in fencing will help maintain the gardens and improve on security and overall aesthetics.

____ Attach a scale map of the subject property showing all lands for which the variance is proposed.

____ Attach a map showing the general location of the subject property within the City.

____ Attach a written description of the proposed variance, describing which of the authorized variances is being requested.

REGARDING: _____ SUBMITTED ON: _____

ZONING ADMINISTRATOR REVIEW: Date: _____ Application: Complete / Incomplete

WILLIAM D. HEBERT, ZONING ADMINISTRATOR

Notes:



STAFF REPORT

To: Zoning Board of Appeals

Prepared By: William Hebert, Chief Inspector/Zoning Administrator

Date: April 16, 2024

GENERAL INFORMATION

APPLICANT: Darcie Howard, Monk Botanical Gardens Executive Director

LOCATION: 1800 N 1st Ave.

EXISTING ZONING: Institutional

PURPOSE: Fence to keep deer and other animals away from garden

EXISTING LAND USE: Public Botanical Garden

SIZE OF PARCEL: Approximately 29 acres in the City of Wausau.

VARIANCE BEING REQUESTED: Fence height variance.

SUMMARY OF REQUEST

Monk Botanical Gardens is planning to start their 1st phase of development with a parking lot and ticket booth area. Part of the project is securing the site from plant eating wildlife, specifically deer. They plan to enclose the property with a decorative fence that meets our zoning code standards except that they need significant height to keep deer out. The leadership is requesting a 10-foot height around the property. Standard zoning is 4 feet in the front yard and 6 feet in the side and rear yards.

ANALYSIS

The decorative fence that is proposed is built of material that is approved by the standards in our fence code. Monk Gardens has indicated that every year there is substantial damage to the gardens from wildlife. The request for a secure fence is not out of place and seems to be a reasonable request.

POSSIBLE ACTION

- Approve as proposed
- Approve with amendments
- Deny

ArcGIS Web Map

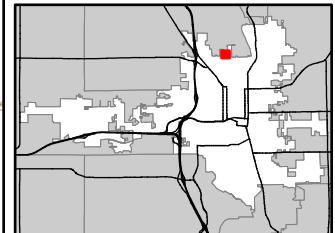
City of Wausau / DPW

Date: 4/16/2024

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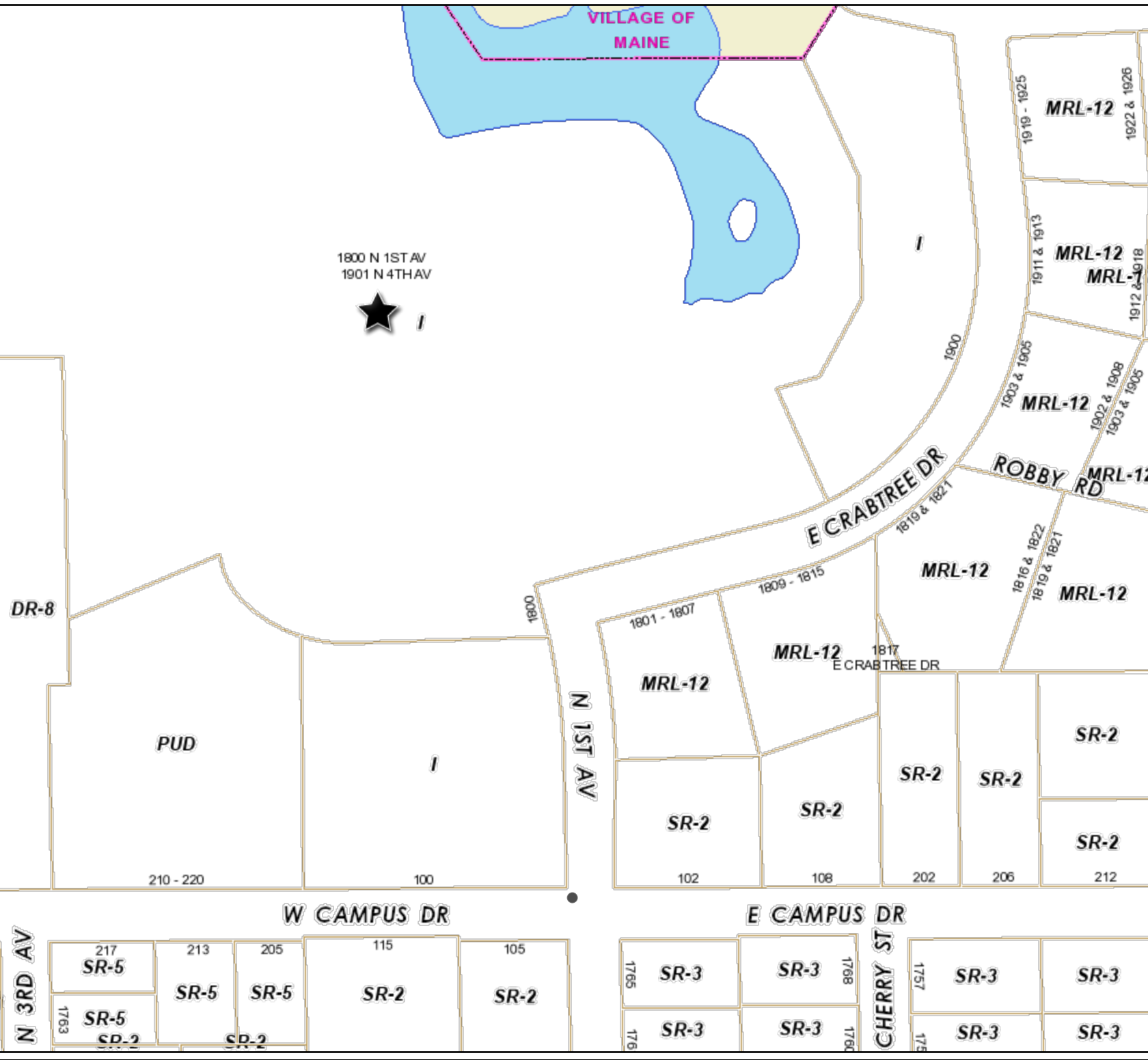


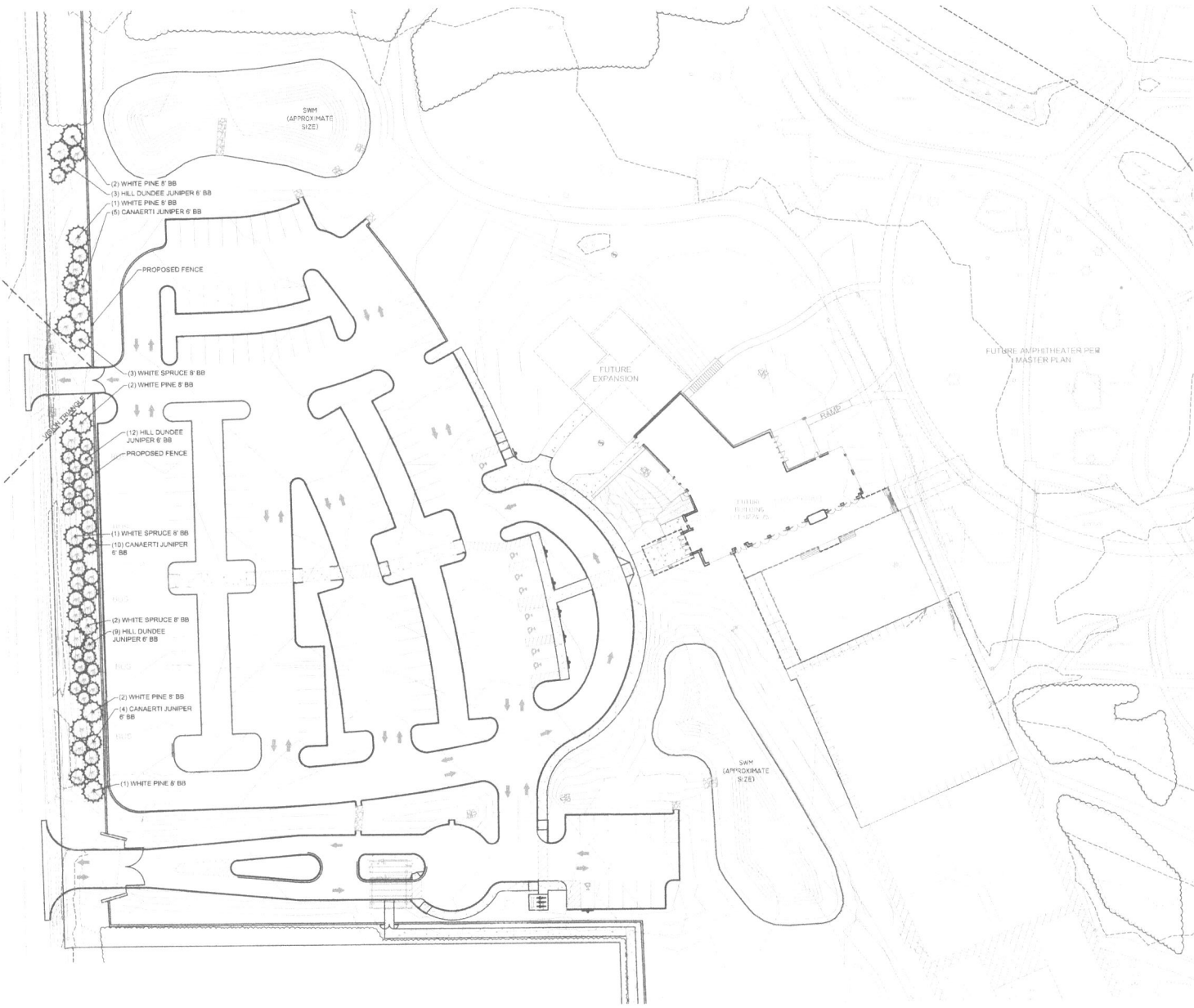
- Surrounding Municipalities
- Pond2020
- Municipal Boundaries
- Parcel
- Zoning (Label Only)



NOTES:

1. Duplication of this map is prohibited without the written consent of the City of Wausau DPW / GIS Dept.
2. This map was compiled and developed by the City of Wausau and Marathon County GIS. The City and County assume no responsibility for the accuracy of the information contained herein.
3. City of Wausau
Public Works / GIS Division
407 Grant St
Wausau, WI 54403
www.ci.wausau.wi.us





- (2) WHITE PINE 8' BB
- (3) HILL DUNDEE JUNIPER 6' BB
- (1) WHITE PINE 8' BB
- (8) CANAERTI JUNIPER 6' BB
- (3) WHITE SPRUCE 8' BB
- (2) WHITE PINE 8' BB
- (12) HILL DUNDEE JUNIPER 6' BB
- (1) WHITE SPRUCE 8' BB
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- (2) WHITE PINE 8' BB
- (4) CANAERTI JUNIPER 6' BB
- (1) WHITE PINE 8' BB



THE KUBALA WAKHATRO ARCHITECTS, INC.
 1911 WEST MCDONN AVENUE
 CEDARBURG, WI 53012
 P: 262.377.8039 | F: 262.377.2954

PROJECT
MONK BOTANICAL GARDENS

PHASE 1
 1820 NORTH 1ST AVE
 WAUSAU, WI 54401

OWNER
 MONK BOTANICAL GARDENS
 518 SOUTH WYKIE
 WAUSAU, WI 54401
 P: 715.837.2854

DESIGN-BUILD CONTRACTOR
FINDORFF
 27060 - 4800 1/2 AVE
 WAUSAU, WI 54401
 P: 715.833.2322

STRUCTURAL ENGINEER
PIERCE ENGINEERS
 81 NORTH WOODROW
 MILWAUKEE, WI 53202
 P: 414.278.0500

CIVIL ENGINEER
REI ENGINEERING
 1080 NORTH 25TH AVE
 WAUSAU, WI 54401
 P: 877.734.7745

LANDSCAPE ARCHITECT
rsSmith
 211 SOUTH 100 STREET, SUITE 100
 MILWAUKEE, WI 53204-1412
 P: 262.781.1200

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

REVISIONS	DATE
PROGRESS SET	01.30.2024

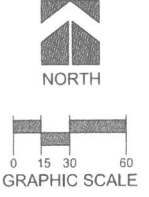
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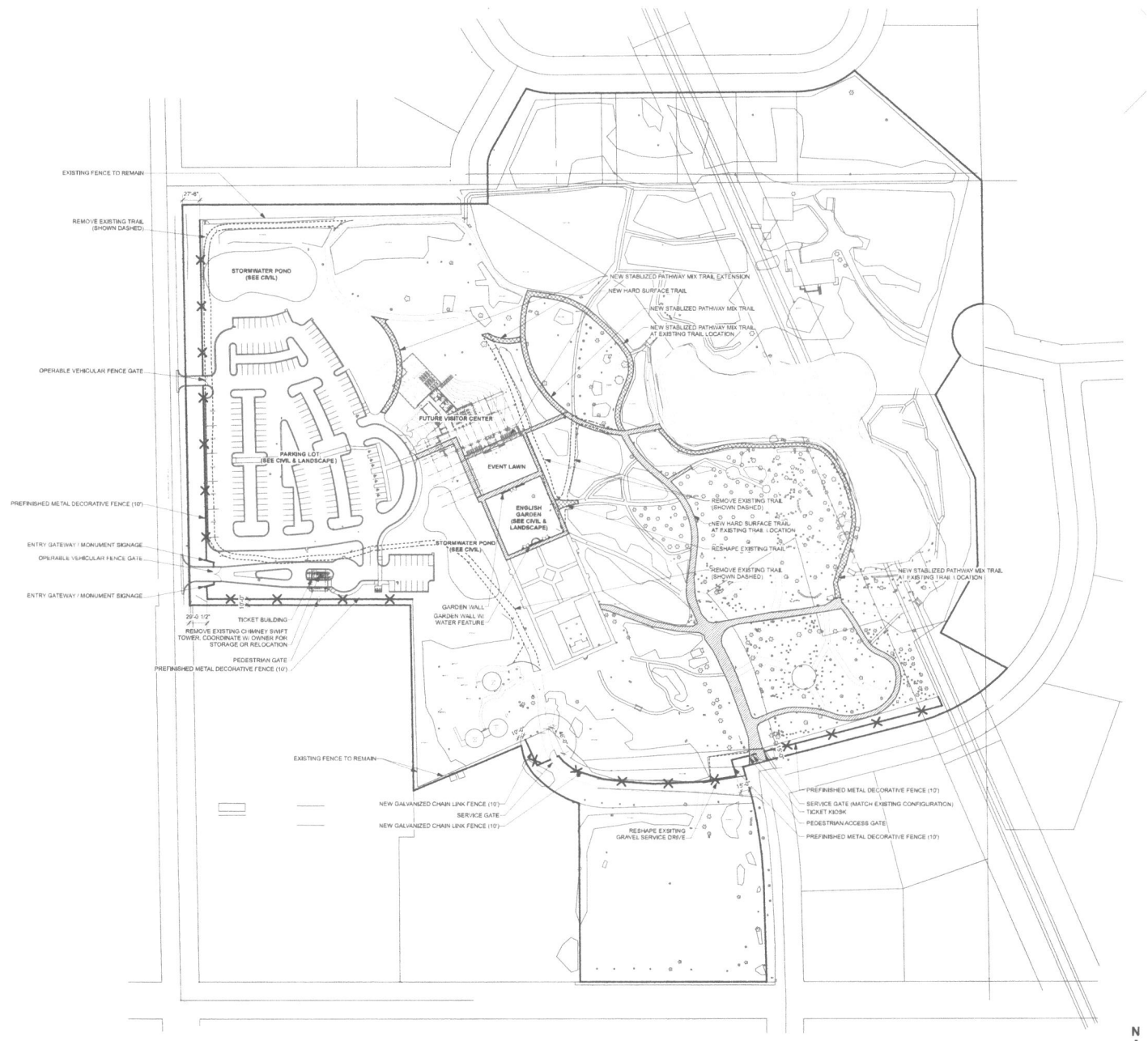
PROJECT NUMBER
 234021

SHEET TITLE
**Landscape
 Buffer Along
 Frontage**

SHEET NUMBER
L1.0

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1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 75'-0"

SITE PLAN NOTES:
1) REFER TO CIVIL AND LANDSCAPE FOR ADDITIONAL SITE INFORMATION
2) PATHS & TRAILS SHOWN FOR GENERAL INTENT. FINAL LAYOUT TO BE COORDINATED ON SITE WITH EXISTING VEGETATION

SYMBOL KEY

- XXXXX NEW STABILIZED PATHWAY MIX TRAIL
- ////// NEW HARD SURFACE TRAIL
- X—X—X— NEW FENCE
- — — — — NEW WALL
- ⌣ NEW DOOR OR EXISTING DOOR REMAIN
- 000 DOOR TAG (SEE A6.0)
- XXX ROOM NAME & NUMBER
- 000 ROOM NAME & NUMBER
- 8 STRUCTURAL GRID LINE
- 0 A6.0 WALL OR BUILDING SECTION (SEE DESIGNATED SHEETS)
- 0 A5.0 WALL TYPE (SEE A5.0)
- 0 A7.0 INTERIOR ELEVATION TAG (SEE A7.0)
- 1 WINDOW TAG (SEE A8.1)



THE KUBALA WASHATKO ARCHITECTS, INC.
1601 N 17 MEGJON AVENUE
CEDARBURG, WI 53012
P: 262.377.8038 | F: 262.377.2954

PROJECT
MONK BOTANICAL GARDENS

PHASE 1
1500 NORTH 1ST AVE
WAUKESHA, WI 54401

OWNER
MONK BOTANICAL GARDENS
516 SOUTH 7TH AVE
WAUKESHA, WI 54401
P: 715.281.6284

MECHANICAL CONTRACTOR

FINDORFF
12810 HARVEY AVE
WAUKESHA, WI 54401
P: 715.693.2222

STRUCTURAL ENGINEER
PIERCE ENGINEERS
181 NORTH BROADWAY
MILWAUKEE, WI 53202
P: 414.278.8086

CIVIL ENGINEER
REI ENGINEERING
4860 NORTH 20TH AVE
WAUKESHA, WI 54401
P: 877.734.7343

LANDSCAPE ARCHITECT
raSmith
201 SOUTH 2ND STREET SUITE 100
MILWAUKEE, WI 53204-1472
P: 262.781.1000

PRELIMINARY NOT FOR CONSTRUCTION

REVISION	DATE
PROPOSED SET	01.30.2024

PROJECT NUMBER
234021

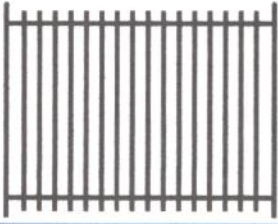
ARCH. SITE PLAN

SHEET NUMBER

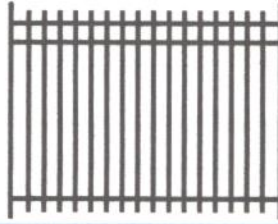
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Centurion Ornamental Steel Fence Systems Panel Options

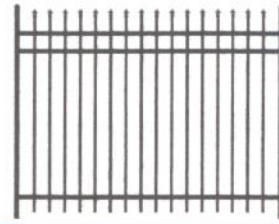
DEFENDER



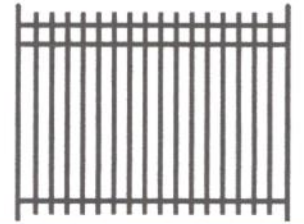
2-RAIL SERIES



3-RAIL SERIES

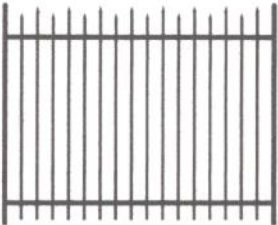


SPECIALTY SERIES

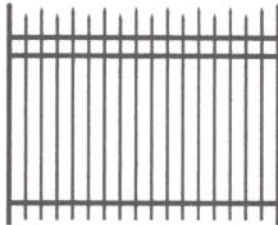


U-CHANNEL SERIES

FORTRESS



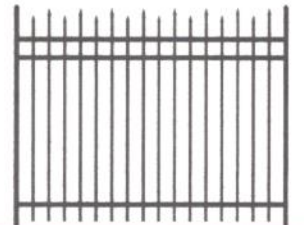
2-RAIL SERIES



3-RAIL SERIES

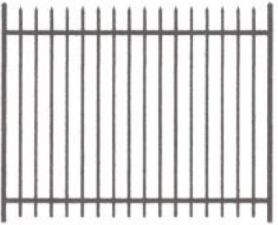


SPECIALTY SERIES

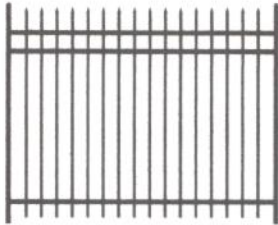


U-CHANNEL SERIES

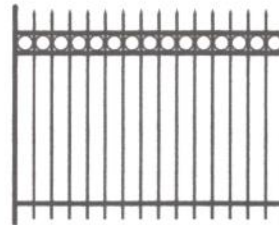
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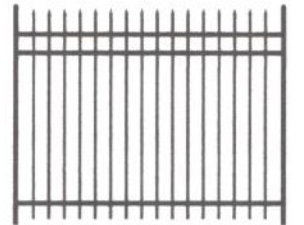
2-RAIL SERIES



3-RAIL SERIES

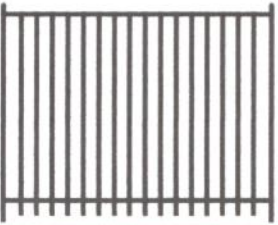


SPECIALTY SERIES

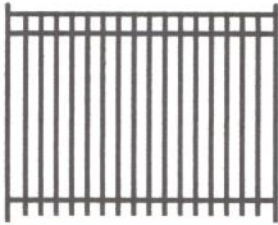


U-CHANNEL SERIES

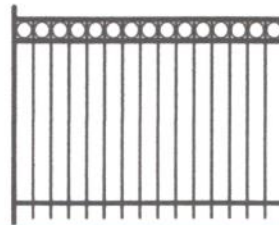
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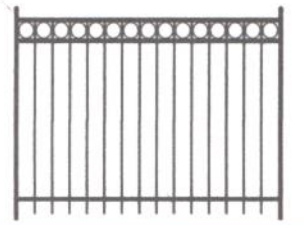
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3-RAIL SERIES



SPECIALTY SERIES

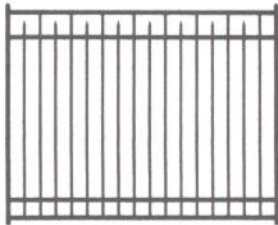


U-CHANNEL SERIES

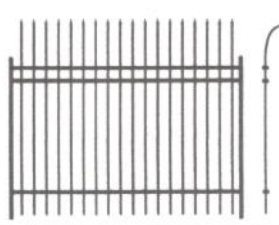
GLADIATOR/ENFORCER



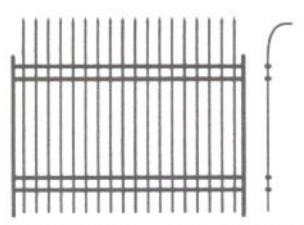
3-RAIL SERIES



4-RAIL SERIES



3 RAIL ENFORCER



4 RAIL ENFORCER

Centurion Ornamental Steel Fence Systems

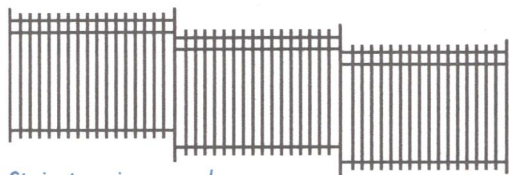
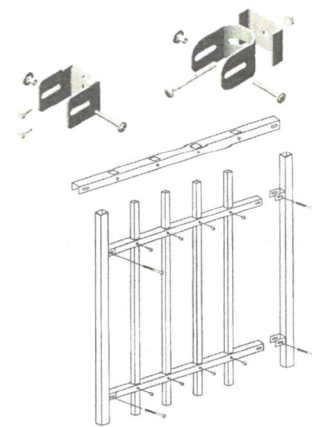
Nothing defines a space with such grace and proportion as our exclusive brand of Centurion Ornamental Steel Fence. Available in more than 15 different styles, Centurion meets a variety of fencing needs from architectural and landscaping enhancement to security and safety. Unlike other steel fencing products, Centurion is built to last and backed with a 12-year warranty against cracking, chipping, peeling or blistering. Fabricated in several distinct combinations of gauge and strength, Centurion meets the needs any of residential, commercial and institutional project.

SPS CENTURION CLASSES (SQUARE TUBE)

SERIES	CENTURION 1	CENTURION 2	CENTURION 3	CENTURION 4
PICKETS	3/4" x 18 ga	3/4" x 16 ga	1" x 16 ga	1" x 14 ga
RAILS	1-1/2" x 16 ga	1-1/2" x 14 ga	2" x 14 ga	2" x 14 ga
POSTS	2" x 16 ga	2-1/2" x 14 ga	2-1/2" x 14 ga	2-1/2" x 12 ga
AIR SPACE	3 & 4"	3 & 4"	3 & 4"	3 & 4"
HEIGHTS	3, 3.5, 4, 5 & 6 ft	4-8 ft	4-10 ft	4-10 ft
6 FT LENGTHS	76-1/4"	76-1/4"	76-3/4"	76-3/4"
8 FT LENGTHS	95-1/2"	95-1/2"	96"	96"
RAIL WEIGHT (PSI)	1.27	1.75	2.16	2.16
YIELD STRENGTH (PSI)	45,000	45,000	45,000	45,000
VERT LOAD 6' SPAN	413	434	584	584
VERT LOAD 8' SPAN	309	326	438	438
HORZ LOAD 6' SPAN	484	509	682	682
HORZ LOAD 8' SPAN	363	382	512	512

Centurion Ornamental U-Channel Systems

Centurion U-Channel is fabricated in several distinct combinations of gauges and strength to meet the needs of residential, commercial and institutional installations. Each panel style is rackable, making it ideal for challenging projects. Offering different panel styles, each rail and picket is individually poly coated and hand built. Rivets are inserted into the pre-punched holes in the rails and pickets and align perfectly for a true fit.



Stair-stepping panels



Rackable panels up to 12 degrees

SPS CENTURION CLASSES (U-CHANNEL)

SERIES	CLASS A	CLASS B	CLASS C	CLASS D	CLASS E
PICKETS	3/4" x 18 ga	3/4" x 16 ga	1" x 18 ga	1" x 16 ga	1" x 14 ga
RAILS	1-1/2" x 11 ga	1-1/2" x 11 ga	1-1/2" x 11 ga	1-1/2" x 11 ga	1-1/2" x 11 ga
POSTS	2" x 16 ga	2-1/2" x 14 ga	2-1/2" x 14 ga	2-1/2" x 12 ga	2-1/2" x 12 ga
AIR SPACE	4"	4"	4"	4"	4"
HEIGHTS	3, 3.5, 4, 5 & 6 ft	4-8 ft	4-8 ft	4-8 ft	4-8 ft
6 FT LENGTHS	76-1/4"	76-1/4"	76-3/4"	76-3/4"	76-3/4"
8 FT LENGTHS	95-1/2"	95-1/2"	96"	96"	96"



WAUSAU SCHOOL DISTRICT

Longfellow Administration Center

415 Seymour Street • P.O. Box 359 • Wausau, Wisconsin 54402-0359 • 715-261-0500 • www.wausauschools.org
Dr. Keith W. Hilts, Superintendent of Schools

April 9, 2024

To: William Hebert
Zoning Administrator
City of Wausau

From: Dr. Keith Hilts
Superintendent
Wausau School District

Subject: Variance for Multipurpose Field Lighting at West High School

Dear Mr. Hebert,

This cover letter is included in addition to the City of Wausau variance form and supporting documentation for the above subject.

In 2022, the Wausau School District successfully passed a bond referendum, which included the addition of lighting to a multipurpose field at Wausau West to enable students and community use in the evening.

The Wausau School District is requesting a variance from City Code of Ordinance Article VI – Performance Standards, 23.06.20 Exterior Lighting Standards, section (7)(b) which states, “The mounting heights for light fixtures shall be no greater than one-fourth the distance to the nearest property line from where the light fixture is located.”

The intended multipurpose field is located close to property lines and the light pole heights required for proper light levels would be in violation of the aforementioned Ordinance limits.

Due to the unique layout of the multipurpose field in relation to streets, parking, and infrastructure, the District does not have the funds or means to relocate the field in order to comply either.

Our multipurpose field has been in existence in its location for 20 years and subject of lighting for the field was made a reality two years ago with the passing of the referendum by the community. Construction will start fall of 2024.

We appreciate your time and consideration to approve the requested variance. Please contact me at either khilts@wausauschools.org or 763-248-4214 with any questions.

Thank you,

It is the mission of the Wausau School District to advance student learning, achievement, and success.

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 _____ \$200.00 fee paid (payable to: City of Wausau)

Owner/Agency

Contractor

Name: Wausau School District / Keith Hilts

Nexus Solutions

Address: 415 Seymour Street

210 W Mifflin Ste 200

Wausau, WI 54403

Madison, WI 53703

Phone: 715-261-0500

Legal description: 1200 W WAUSAU AVE WAUSAU, WI 54401

SEC 23-29-7 W1/2 OF SW1/4 SW1/4 & SEC 22-29-7 E1/2 OF SE1/4 SE1/4

Lot area & dimensions: 40 Acres (1,742,000 SF) sq. ft., approx 1290' x approx 1400' ft.

Zoning district: Institutional

Current use and improvements:

Wausau West High School Football Field/ Track and supporting structures. The field will be upgraded to a multipurpose field adding in a soccer field sized for higher levels of competitive play and Lacrosse striping. Field lighting will be added to expand the time in the afternoon and evening when adequate daylight is not available.

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

Variance granted for field lighting poles at baseball/ softball fields to the parcel north of this one.

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

Project plans to install 80' athletic poles for upgraded High School multipurpose field, track and additional track and field event locations. The multipurpose field will include striping for Soccer, Lacrosse and Football uses, per high school competitive play requirements.

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

Ordinance 23.06.20 (7)(b)

(7)Additional lighting requirements for intensive outdoor recreation uses.

(b)The mounting height for light fixtures shall be no greater than one-fourth the distance to the nearest property line from where the light fixture is located.

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:

Is unnecessary hardship present?

Yes. Describe.

The existing field location is close to the property line, parking and public and school access points. Relocating the field and it's support structures away from the property line is not possible due to current site limitations/usage. Relocating the field can cost the tax payers undue expense.

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: April 17, 2024

GENERAL INFORMATION

APPLICANT: Dr. Keith Hiltz, Wausau School District

LOCATION: 1200 W Wausau Ave.

EXISTING ZONING: Institutional

PURPOSE: Add lighting for multipurpose fields

EXISTING LAND USE: High School

SIZE OF PARCEL: Approximately 40 acres

VARIANCE BEING REQUESTED: Setback variance for lighting poles.

SUMMARY OF REQUEST

Wausau School District has proposed adding lighting to the multipurpose field just north of Wausau West. Additional lighting will be added on the northeast pole to light the shot put and discus areas.

The campus was developed prior to the new zoning code. Part of the new zoning code that was adopted in 2020, requires that mounting heights for lighting poles 'shall be no greater than one-fourth the distance to the nearest property line.' For example, an 80-foot tall pole would need to be 320 feet from the property line to meet the ordinance requirement.

In your packet, you will find plans showing the lighting pole height and distance to property lines. Only the lighting poles nearest to Stevens Drive need a variance. These 2 poles are 80 feet tall and have a setback of approximately 130 and 120 feet. Also, photometric lighting plans have been included showing that no light spillage will occur over the property lines.

ANALYSIS

The campus and athletic fields were all developed prior to the new zoning code being adopted in 2020. The previous code was silent on pole height and setbacks.

Engineered plans show no light spillage at the property line. The right of way at Stevens Drive is larger than a typical city street, 78 feet wide versus 60 feet. That does give a little more separation from the light poles to the neighboring homes along Stevens Drive.

POSSIBLE ACTION

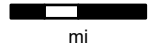
- Approve as proposed
- Approve with amendments
- Deny

ArcGIS Web Map

City of Wausau / DPW

Date: 4/17/2024

0 0.01 0.02



mi

Municipal Boundaries

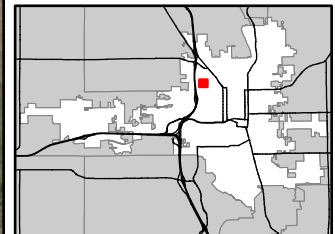
Parcel

Zoning (Label Only)

Red: Band_1

Green: Band_2

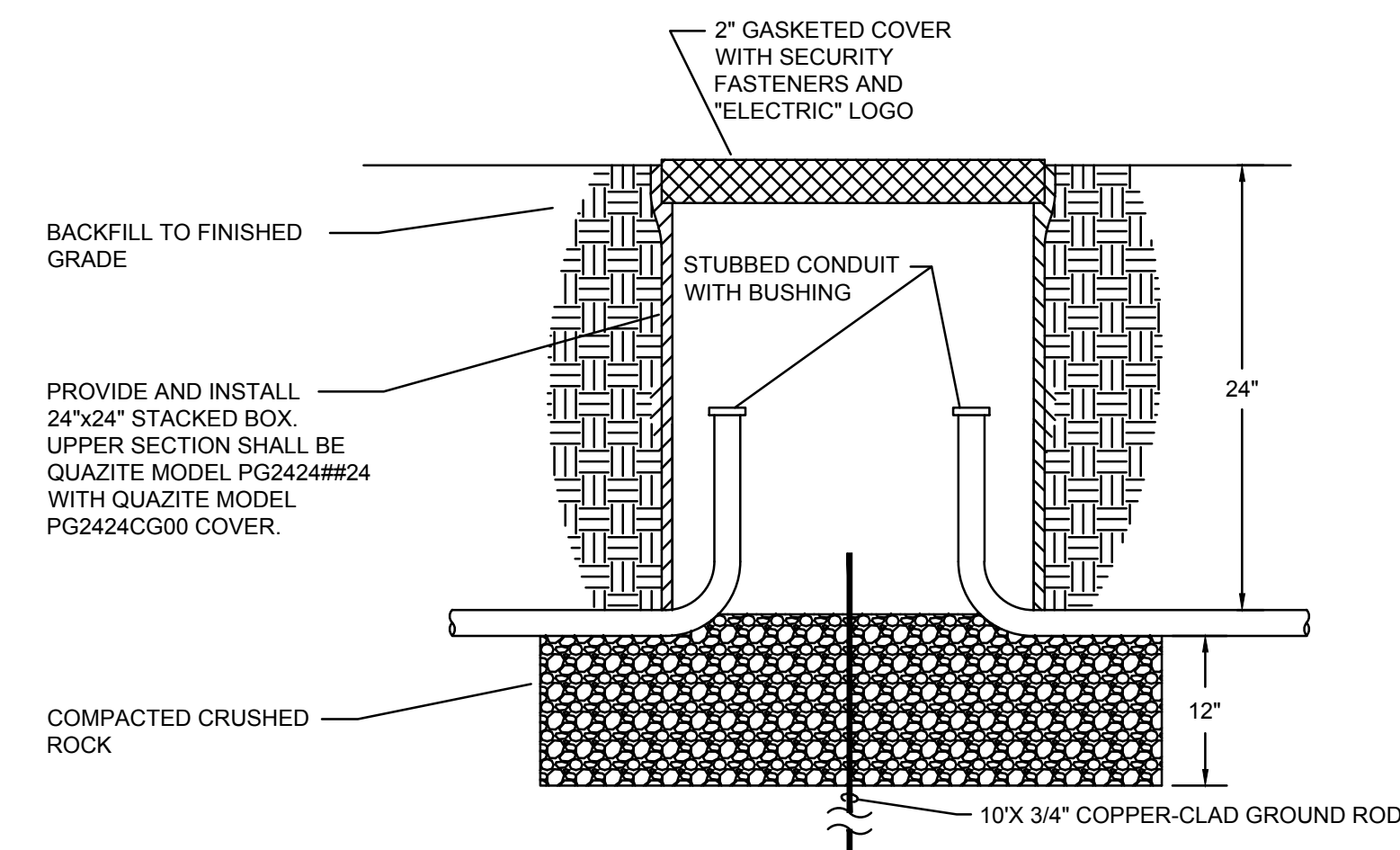
Blue: Band_3



NOTES:

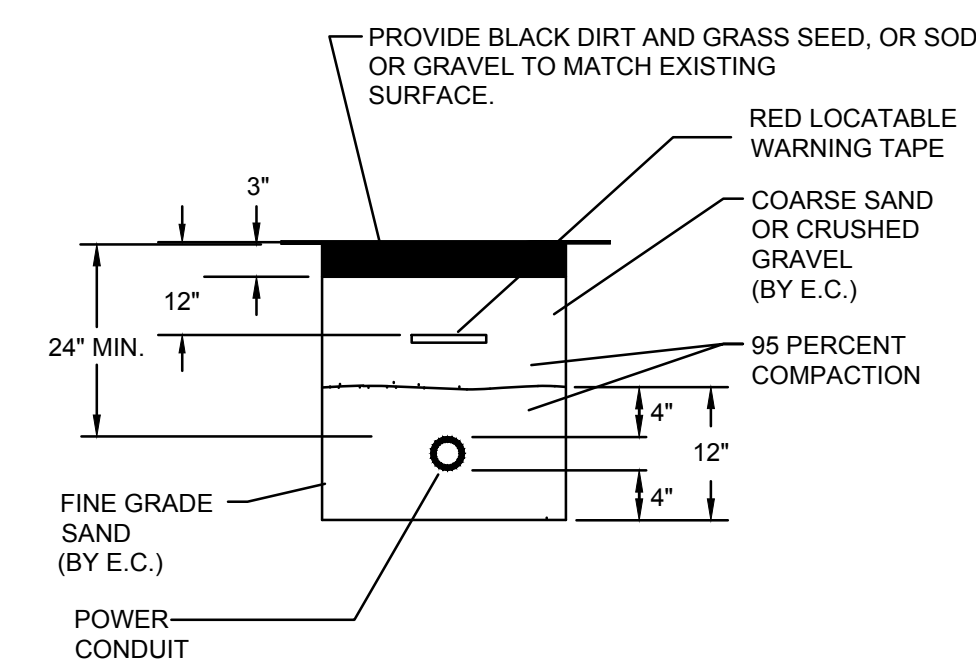
1. Duplication of this map is prohibited without the written consent of the City of Wausau DPW / GIS Dept.
2. This map was compiled and developed by the City of Wausau and Marathon County GIS. The City and County assume no responsibility for the accuracy of the information contained herein.
3. City of Wausau
Public Works / GIS Division
407 Grant St
Wausau, WI 54403
www.ci.wausau.wi.us



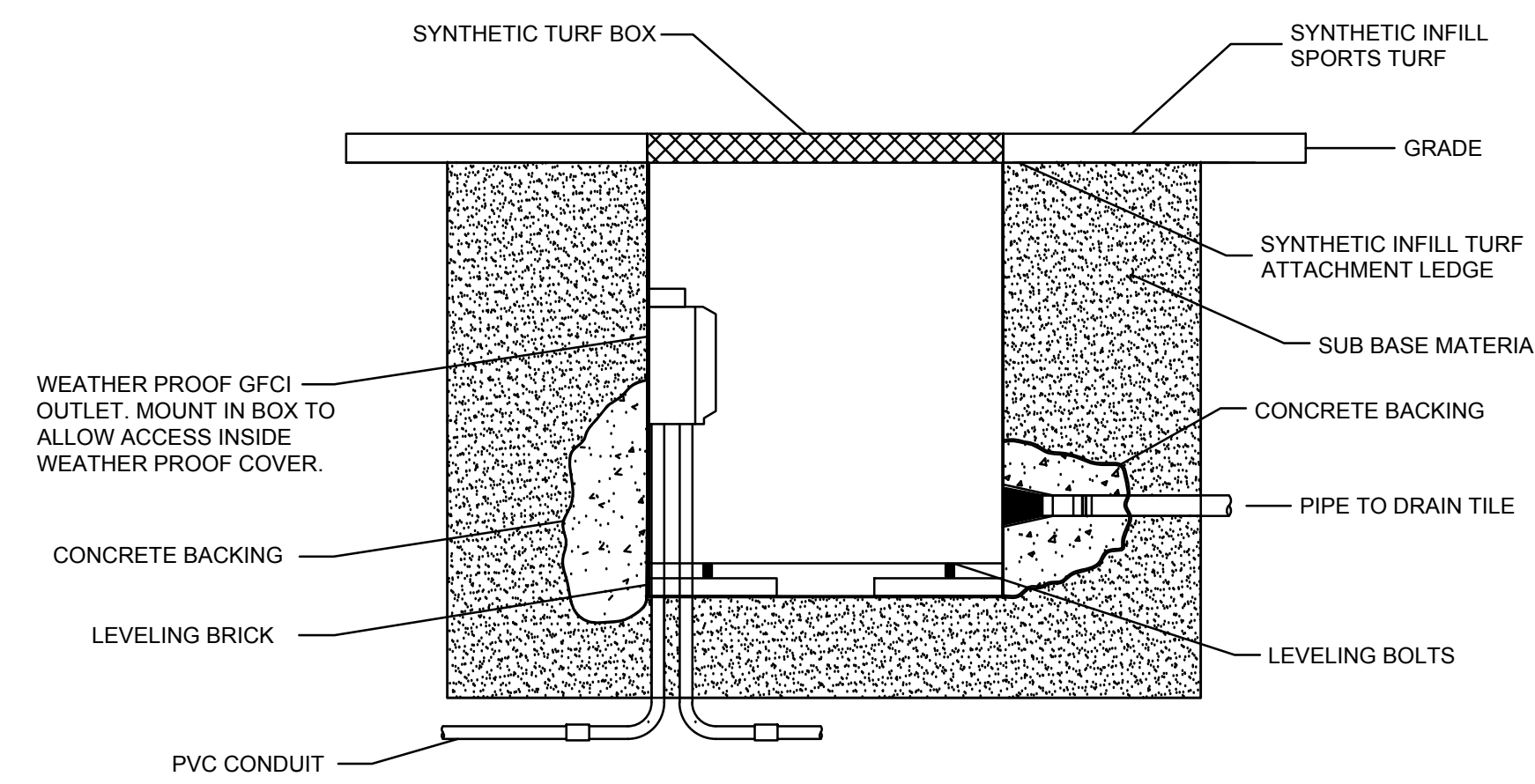


- ☐ SEAL THE ENDS OF THE CONDUITS WITH DUCT SEAL. EXTEND SEALANT 2" INTO CONDUIT TO PROVIDE A WATER-PROOF SEAL.
- ☐ BOND EQUIPMENT GROUND CONDUCTOR TO GROUND ROD.
- ☐ REFER TO DRAWINGS FOR REQUIRED QUANTITY OF CONDUITS PER PULLBOX.

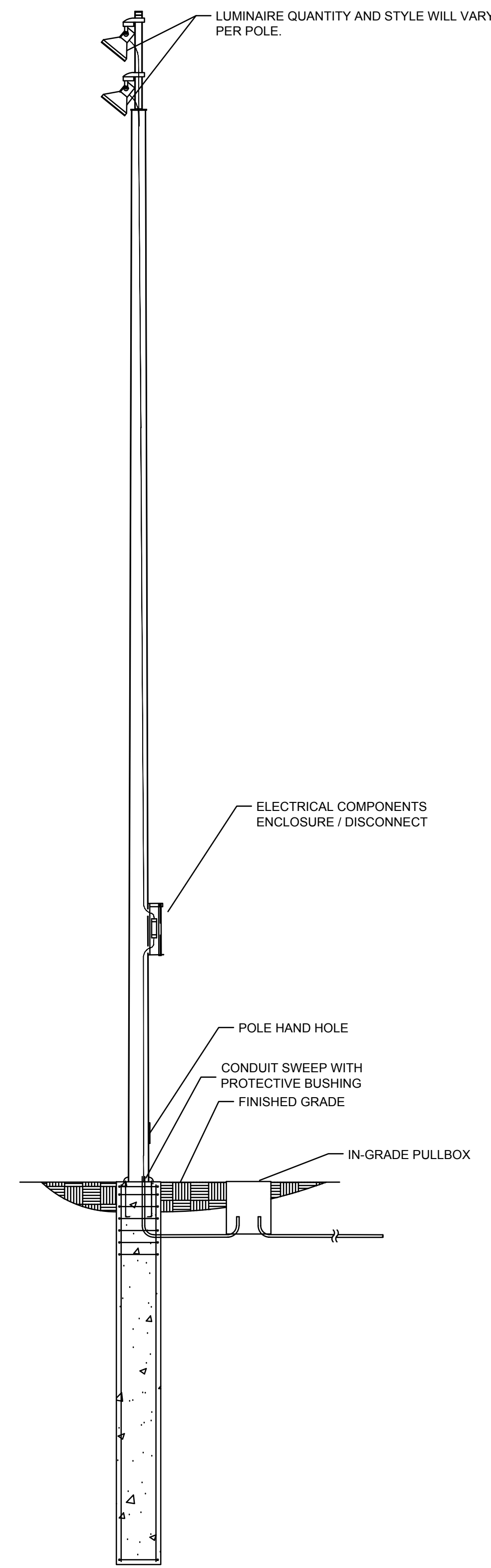
1 IN-GRADE PULLBOX DETAIL
E600 NOT TO SCALE



2 CONDUIT BURIAL DETAIL
E600 NOT TO SCALE



4 RECEPTACLE INSIDE DIRECT BURIED BOX
E600 NOT TO SCALE



3 LIGHTING POLE AND ELECTRICAL ENCLOSURE DETAIL (FOR REFERENCE ONLY)
E600 NOT TO SCALE

WAUSAU SCHOOL DISTRICT
WEST HS
ATHLETICS PHASE 2
BID PACKAGE #
1200 W WAUSAU AVE, WAUSAU, WI 54401

Date	Revision Description
02/14/2024	REVIEW SET

PRELIMINARY DOCUMENTS

DATE	02-17-2023	PROJECT #	W19-CW3-612
DRAWN BY	SK	CHECKED BY	LZ

DRAWING TITLE

DETAILS AND SCHEDULES

DRAWING NUMBER

E600

**WAUSAU SCHOOL DISTRICT
WEST HS
ATHLETICS PHASE 2
BID PACKAGE #**

1200 W WAUSAU AVE, WAUSAU, WI 54401



Pole Summary		Pole Wattage Summary	
Scene: DEFAULT		Scene: DEFAULT	
Poles	MH	Label	Total Watts
P1	80	P1	22400
P1-B	80	P2	14400
P2	80	P3	12000
P3	80	P4	11200
P4	80	TOTAL	60000

Luminaire Schedule					
Scene: DEFAULT					
Symbol	Qty	Label	LLF	Lum. Watts	Arrangement
□	2	TSL_W-20EV-NLV	0.950	800	Single
□	50	TSL_M-20EV-NLV	0.950	800	Single
□	23	TSL_N-20EV-NLV	0.950	800	Single

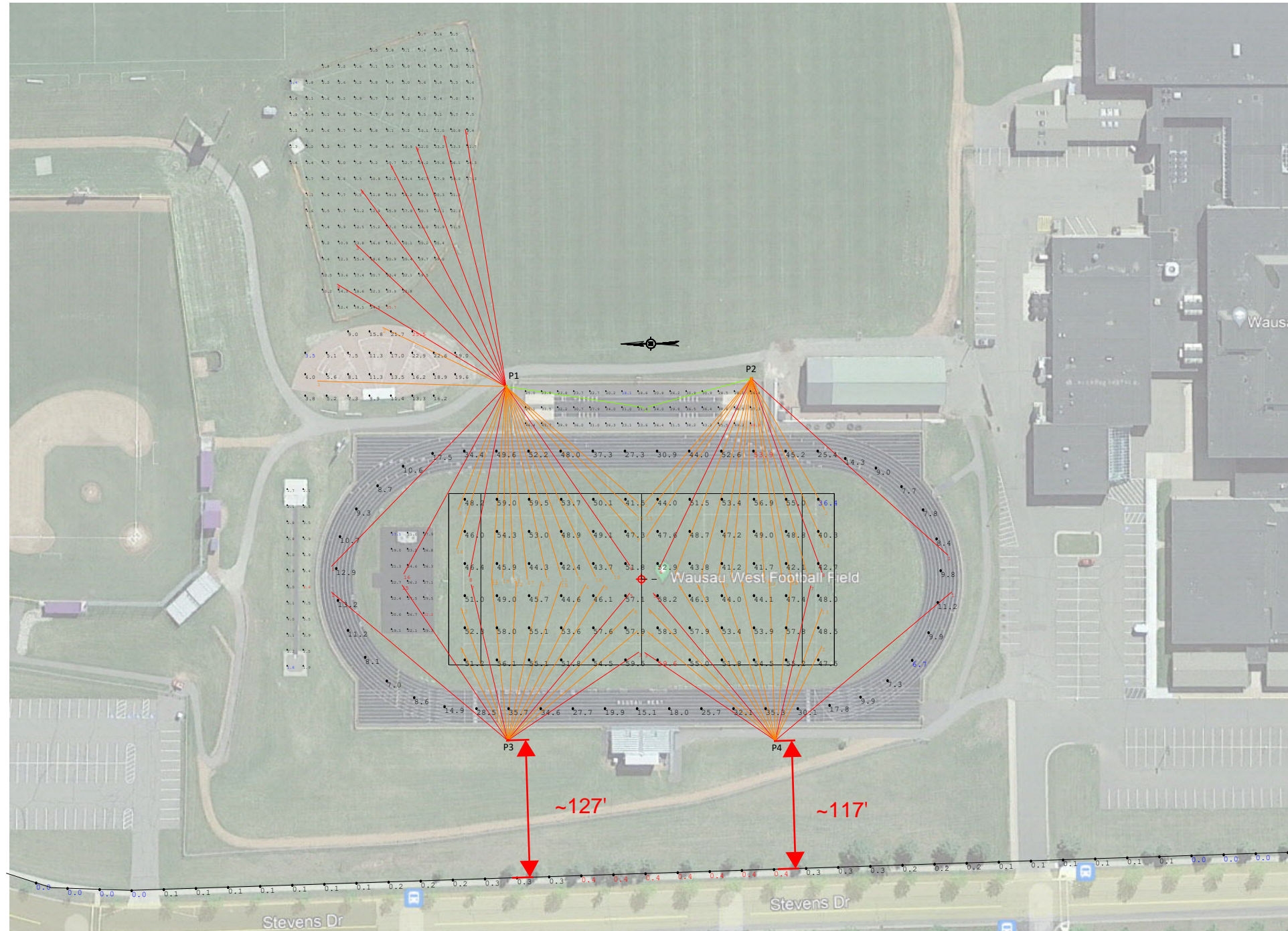
Calculation Summary											
Scene: DEFAULT											
Label	Area Size	Units	Avg	Max	Min	Max/Min	# Pts	PtSpctr	PtSpctb	CV	UG
DISCUS AREA	FC	FC	10.11	25.7	1.4	18.36	166	15	15	0.66	1.49
FOOTBALL	360'x160'	FC	50.36	59.6	36.4	1.64	21	30	30	0.11	1.51
JUMP AREA	FC	FC	24.41	32.2	17.1	1.88	72	15	15	0.16	1.33
JUMPING AREA	FC	FC	30.89	49.3	18.1	2.72	45	15	15	0.27	1.41
POLE VAULT	FC	FC	4.23	8.6	1.6	5.38	24	15	15	0.50	1.56
THROWING AREAS	FC	FC	12.79	25.5	3.5	7.29	27	20	20	0.51	1.76
TRACK	FC	FC	22.47	53.9	6.7	8.04	47	30	N.A.	0.65	N.A.

1 ILLUMINATION AREAS AND MINIMUM FC REQUIREMENTS
E601 NOT TO SCALE

**PRELIMINARY
DOCUMENTS**

Date	Revision Description
02/12/2024	REVIEW SET

DATE: 02/12/2024 PROJECT #: W194CW3403
DRAWN BY: SK CHECKED BY: LZ
DRAWING TITLE:
**ILLUMINATION AREAS
AND MINIMUM
FC REQUIREMENTS**
DRAWING NUMBER:
E601



Pole Summary		
Scene: DEFAULT		
Poles	# Lums	MH
P1	19	80
P1-B	9	80
P2	18	80
P3	15	80
P4	14	80

Pole Wattage Summary	
Scene: DEFAULT	
Label	Total Watts
P1	22400
P2	14400
P3	12000
P4	11200
TOTAL	60000

Luminaire Schedule					
Scene: DEFAULT					
Symbol	Qty	Label	LLF	Lum. Watts	Arrangement
■	2	TSL_W-20EV-NLV	0.950	800	Single
■	50	TSL_M-20EV-NLV	0.950	800	Single
■	23	TSL_N-20EV-NLV	0.950	800	Single

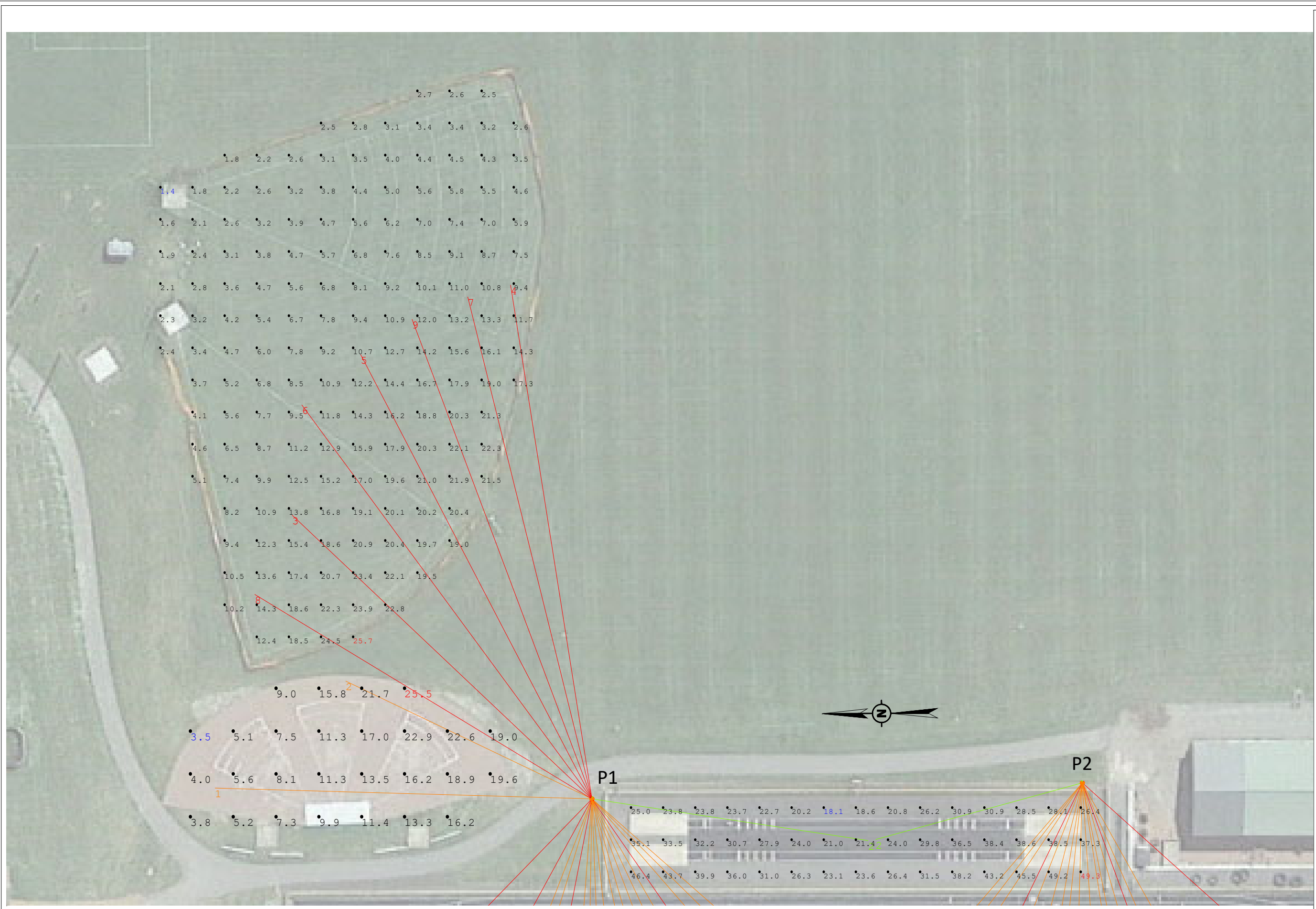
Calculation Summary											
Scene: DEFAULT											
Label	Area Size	Units	Avg	Max	Min	Max/Min	# Pts	PtSpcLr	PtSpcTb	CV	UG
DISCUS AREA		Fc	10.11	25.7	1.4	18.36	166	15	15	0.66	1.49
FOOTBALL	360'x160'	Fc	50.36	59.6	36.4	1.64	72	30	30	0.11	1.51
JUMP AREA		Fc	24.41	32.2	17.1	1.88	21	15	15	0.16	1.33
JUMPING AREA		Fc	30.89	49.3	18.1	2.72	45	15	15	0.27	1.41
POLE VAULT		Fc	4.23	8.6	1.6	5.38	24	15	15	0.50	1.56
SPILL @ NEAR		Fc	0.18	0.4	0.0	N.A.	40	30	N.A.	0.77	N.A.
SIDE OF SIDEWALK											
THROWING AREAS		Fc	12.79	25.5	3.5	7.29	27	20	20	0.51	1.76
TRACK		Fc	22.47	53.9	6.7	8.04	47	30	N.A.	0.65	N.A.



WAUSAU WEST HIGH SCHOOL
WAUSAU, WI
FOOTBALL/TRACK
24-20129-FB-AGI

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A REFERENCE AND FIELD CONDITIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATION, OBSTRUCTION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.
2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NOMINAL MANUFACTURING TOLERANCES OF LUMINAIRE, AND LUMINAIRE MAY AFFECT FIELD RESULTS.
3. COMPLIANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

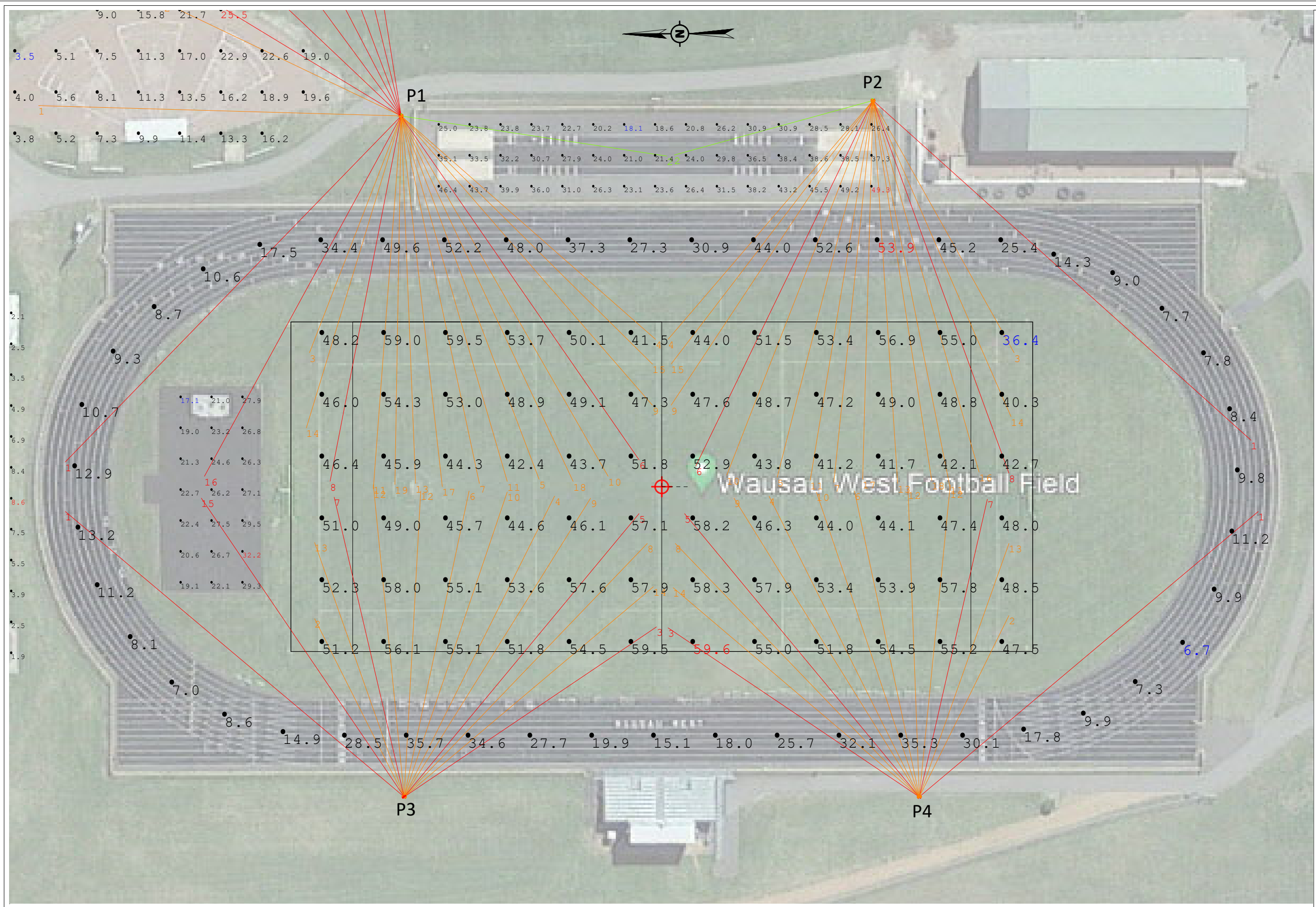
DRAWN BY: KBER
Date: 4/18/2024
SCALE: NTS
Page 1 of 3
24-20129-FB-AGI



WAUSAU WEST HIGH SCHOOL
WAUSAU, WI
FOOTBALL/TRACK
24-20129-FB-AGI

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VERIFICATION AND FIELD OPERATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, OBTAIN ALL NECESSARY PERMITS, REGULATIONS, ORDINANCES, LOCAL, STATE AND FEDERAL. VERIFY ALL INFORMATION FOR POSITION, ORIENTATION, MOUNTING HEIGHT, ETC. SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.
 2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NOMINAL MANUFACTURING TOLERANCES OF LUMINAIRE, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.
 3. COMPLIANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

DRAWN BY: KBER
 Date: 4/18/2024
 SCALE: NTS
 Page 2 of 3
 24-20129-FB-AGI



WAUSAU WEST HIGH SCHOOL
WAUSAU, WI
FOOTBALL/TRACK
24-20129-FB-AGI

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VERIFICATION AND FIELD OPERATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATION, OPERATIONAL MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.
2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NOMINAL MANUFACTURING TOLERANCES OF LUMINAIRE, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.
3. COMPLIANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

DRAWN BY: KBER
Date: 4/18/2024
SCALE: NTS
Page 3 of 3
24-20129-FB-AGI