



OFFICIAL NOTICE AND AGENDA

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

Joint Meeting:	BUILDING ADVISORY BOARD & ZONING BOARD OF APPEALS
Date/Time:	Wednesday, May 15, 2024, at 4:00 p.m.
Location:	Council Chambers at Wausau City Hall, 407 Grant Street
Building Advisory Members:	Eric Lindman, Buckley Birkholz, Dave Brandenburg, Mark Dillman, Frank Opatik, Tom Neal, Chad Henke, Brian Stahl
Zoning Board Members:	Nancy Hoffmann, David Burke, Mark Dillman, Jerry Jarosz, Arlene Kaatz, Nan Giese (Alternate)

AGENDA ITEMS

1. PUBLIC HEARING: Michael Vanderloop, owner of **222 & 214 N 7th Ave**, seeking approval for a 1152 square foot detached garage that will have a height of 21' 4".
2. Building Advisory Board discussion and action regarding 1152 square foot detached garage at **222 N 7th Ave, Wausau**.
Adjournment Building Advisory Board
3. Zoning Board of Appeals discussion and action regarding a height variance for detached garage at **222 N 7th Ave, Wausau**.
4. PUBLIC HEARING: Green Tree Construction, seeking approval of creating lots 114-117 with a depth of 117' versus the required 120' at **101 N 72nd Ave**.
5. Zoning Board of Appeals discussion and action creating lots 114-117 with a depth of 117' at **101 N 72nd Ave, Wausau**.
Adjournment Zoning Board of Appeals

William Hebert-Chief Inspector & Zoning Administrator
Questions regarding this agenda may be directed to the Division of Inspection and Zoning
at 715.261.6780 or inspections@ci.wausau.wi.us

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 to discuss your accessibility needs. We ask your request to be provided with 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



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 #: _____

PROPERTY ADDRESS: 214 / 222 W 7th Ave WAUSAU 54401

OWNER/AGENT: Michael Vanderloop PHONE #: 715 470 1909

MAILING ADDRESS: 222 W 7th Ave EMAIL: MIKEVLT7@gmail.com

CITY: WAUSAU STATE: WI ZIP: 54401

SPECIFICATIONS

Home Square Footage (including basement): 1344

Existing Garage square footage: 280

Other storage buildings: _____

Proposed garage size and height (including site plan elevation) 36' x 30' x

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

Narrative describing need for garage and proposed uses:

I have 2 Vehicles and a 29' 11" camper
and currently have a car garage
which the truck doesn't fit into. I would like
The additional garage for the truck & camper.
Plus to store all lawn & tools
equipment



STAFF REPORT

To: Building Advisory Board and Zoning Board of Appeals

Prepared By: William Hebert, Zoning Administrator & Chief Inspector

Date: May 7, 2024

GENERAL INFORMATION

APPLICANT: Michael Vanderloop

LOCATION: 222 and 214 N 7th Ave, Wausau

EXISTING ZONING: SR-5

PURPOSE: Detached oversize garage; building height exceeds home

EXISTING LAND USE: Single family home

SIZE OF PARCEL: .32 acres

BUILDING SIZE INFORMATION:

1. Principal Structure – 1784 square feet
2. Existing Garage – 280 square feet

VARIANCE BEING REQUESTED:

The proposed detached garage height will be more than the existing home. The existing home roof is 19 feet from grade, while the proposed garage will be 21 feet 4 inches. Detached structures are to be no taller than the primary structure. This request is to exceed peak roof height by 2 feet 4 inches.

OVERSIZED GARAGE REQUEST:

The proposed detached garage is 36 x 32 for a total square footage of 1152. This is over the 900 square foot maximum size for a detached garage permitted by right. The total proposed square footage for all garages is 1432. The petitioner bought the neighboring lot (214 N 7th Av) after the home was destroyed by a fire. The petitioner is in the process of combining both lots to create a large, single parcel in the city.

ANALYSIS

1. *Evaluate whether the request is in harmony with the Comprehensive Plan or other relevant plans.*

No concern from staff.

2. *Evaluate the request based upon the criteria used by the Zoning Board of Appeals in their review. Would it be a hardship or practical difficulty to meet the zoning code requirements, due to the physical surroundings, shape, or topography of the property.*

If the proposed garage were not to exceed the existing homes peak height from grade, the roof pitches would be drastically different. There is also a natural grade difference between the two building sites.

The owner wishes to have a garage large enough and tall enough to fit his camper inside. If the variance is not approved, the camper is allowed to remain outside on the grass throughout the year per the zoning code.

POSSIBLE ACTION

The Building Advisory Board and Zoning Board of Appeals will need to take separate actions.

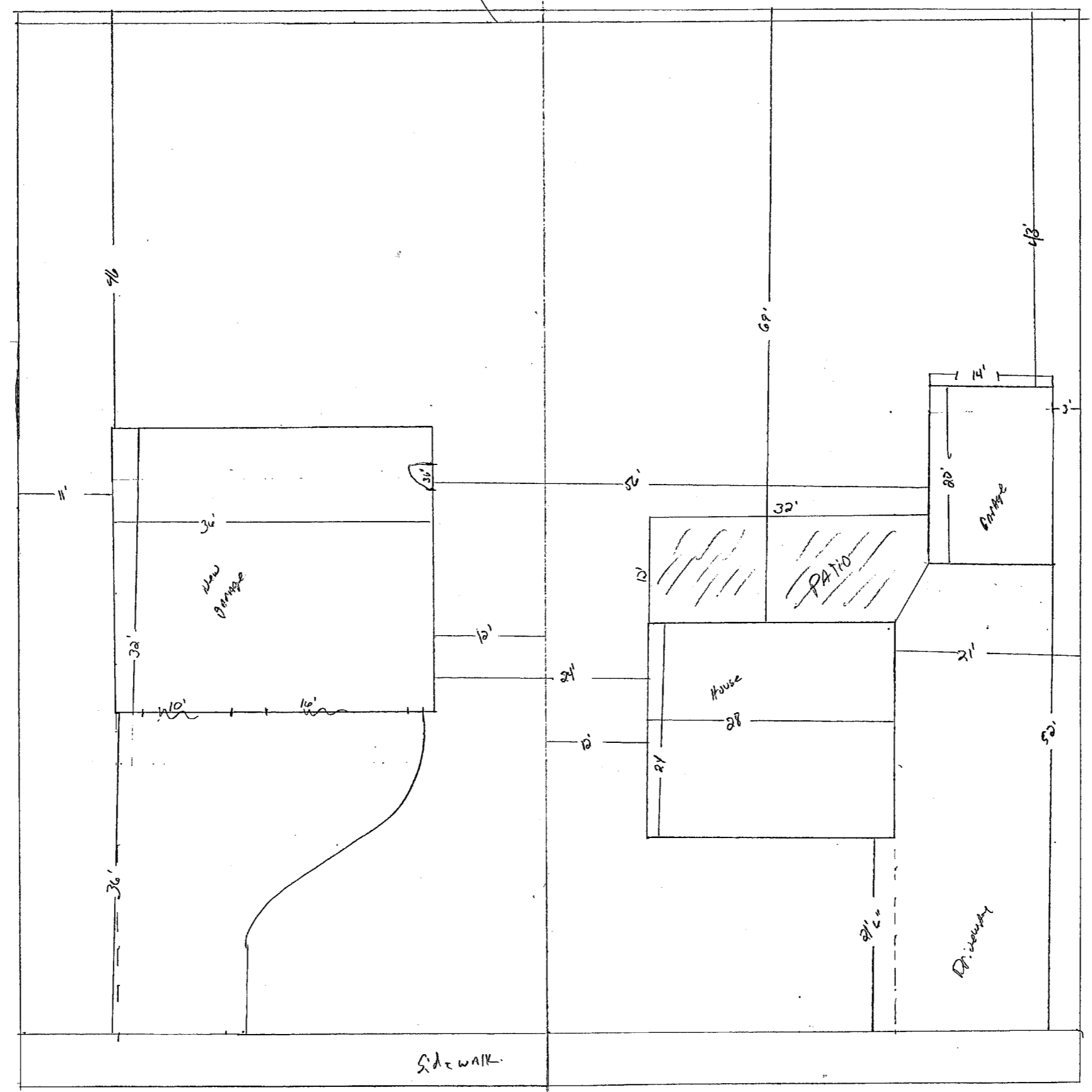
- Approve as proposed.
- Approve with amendments.
- Deny

South

10' 1/2
1/2
L 10/10 7

WEST

Fence

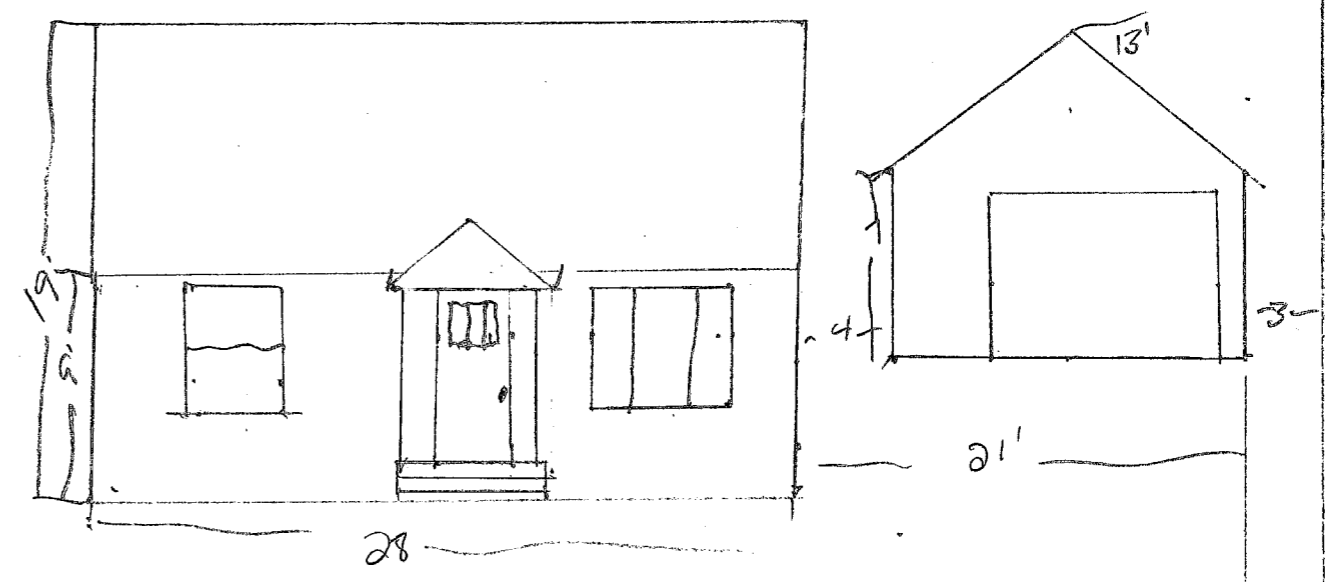
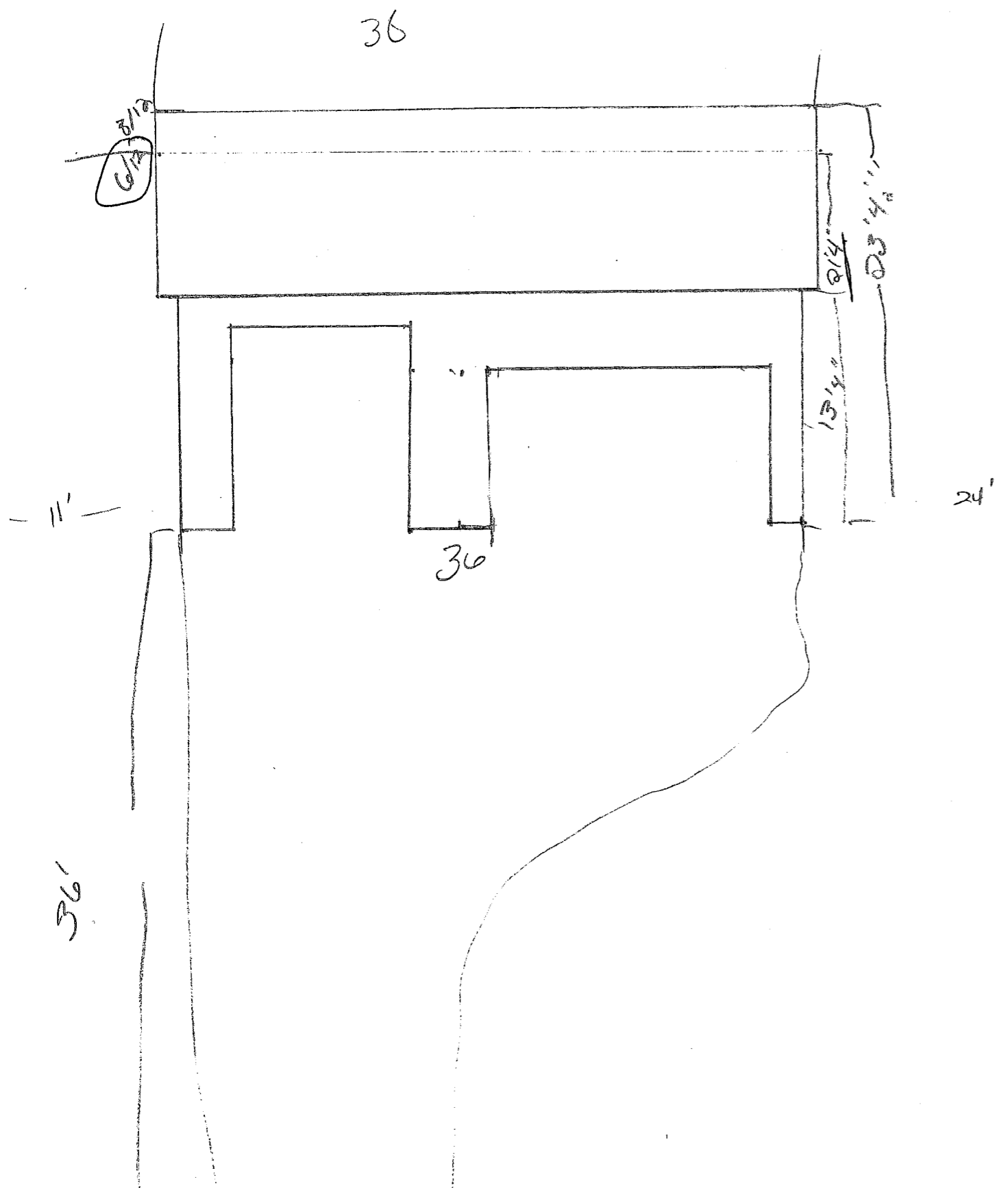


North

Sidewalk

EAST

11 X 17 Largest



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)

	<u>Owner/Agency</u>	<u>Contractor</u>
Name:	<u>Michael P. VanderLoop</u>	_____
Address:	<u>222 W 7th Ave.</u>	_____
	<u>WAUSAU WI 54401</u>	_____
Phone:	<u>715-470-1909.</u>	_____
Legal description:	<u>CF Dunbars Add LOT 4 BLK 7</u>	

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

Zoning district: _____

Current use and improvements:

VACANT

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

N/A

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):

ACCESSORY BUILDING TALLER THAN HOME

Describe the variance requested:

Larger than the 900 sq ft For camper and additional Vehicle
Height 21' 4" garage Home is 19'

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:

It will remain a vacant lot.
Height Increase of 2' 4"

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.

Keep the floor at street level to minimize height

- 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.

Not have the height the camper stays outside

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.

Existing Lot The House Burnt
The Previous House WAS 2 Story Home

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 *Electric From Home*
- 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: Mike VanderLoop
(Applicant/Agent/Owner)

Print name: Mike VanderLoop

Date signed: 4-16-2024

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

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)

	<u>Owner/Agency</u>	<u>Contractor</u>
Name:	<u>Green Tree Construction</u>	<u>Vreeland Land Surveyors & Engineers</u>
Address:	<u>2579 Bear Creek Road</u> <u>Stevens Point, WI 54481</u>	<u>6103 Dawn Street</u> <u>Weston, WI 54476</u>
Phone:	<u>715-966-0508</u>	<u>715-241-0947</u>

Legal description: Frac. N1/2 of SW1/4 except CSM 2844-11-14 Section 30, Township 29 North,
Range 7 East

Lot area & dimensions: 1577307 sq. ft., Vary x Vary ft.

Zoning district: DR-8

Current use and improvements:

Vacant Land/Woods

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

N/A to our knowledge

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):

23.02.40 - (DR-8) Duplex Residential (7) Minimum Lot Depth of 120 feet

Describe the variance requested:

We are requesting a variance of lot depth on Lots 113-117 of the proposed Green Tree Meadows Subdivision. The proposed subdivision shows lot depth of 117.00 feet on those lots and are required to be 120.00 feet. We are asking for the variance so that the existing easement in 315 N 72nd Avenue will be within the proposed easement right-of-way.

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:

4 Lots will not be buildable and may cause the proposed subdivision to not be built as this is the main access to the properties.

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 proposed to move the road to the south in front of 315 N 72nd Avenue to give them direct access to the proposed road but that would move the easement for 315 N 72 Avenue onto Lots 112-117 and is causing issues moving the proposed project forward as the owner does not want his easement moved and does not want to be annexed into the City.

- 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.

We proposed a cul-de-sac off of 72nd Avenue with lot, but the city wants the road to have throughout the subdivision and not create a dead end off of 88th Avenue in case of an emergency.

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:

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.

~~To comply with state requirements, and to accommodate the existing home, the balloon strings cannot be annexed to the city so
315 N 73rd Ave cannot be annexed into the city without the home owner consenting or wanting to be annexed into the city.
The roads are placed to reduce impacts to wetlands and protect the natural environment as much as possible.
For all practical purposes the 10 foot strip will never be developed so the 10 foot strip (that is in the Town of Stratton) really
provides the lots with 127 feet of lot depth.~~

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: 
(Applicant/Agent/Owner)

Print name: Dustin Vreeland

Date signed: 4/26/24

**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: May 7, 2024

GENERAL INFORMATION

APPLICANT: Green Tree Construction

LOCATION: 101 N 72nd Ave

EXISTING ZONING: DR-8

PURPOSE: Reduce minimum lot depth from 120' to 117'

EXISTING LAND USE: Undeveloped

SIZE OF PARCEL: 36 acres (4 lots totaling about 1 acre).

SUMMARY:

The applicant is proposing a subdivision on land that has been planned for 1 and 2 family development. Part of the issue is a strip of land that is used to connect the existing home to the Town of Stettin. This 10-foot strip is at the north end of the development. In order to mitigate any disturbance to wetlands, the ideal location for a roadway leaves 4 lots at a total lot depth of 117 feet versus the 120 feet required by the zoning district. The 10-foot strip in reality will never be developed on its own and may eventually be connected to lots 114-117 over time.

Staff has worked with the applicant on the preliminary plat. This preliminary plat creates the most conforming lots, while also maintaining the existing house in the township as the current owner desires, and the least intrusive for the existing wetlands.

ANALYSIS

1. *Evaluate whether the request is in harmony with the Comprehensive Plan or other relevant plans.*

Complies with comprehensive plan as low-density housing.

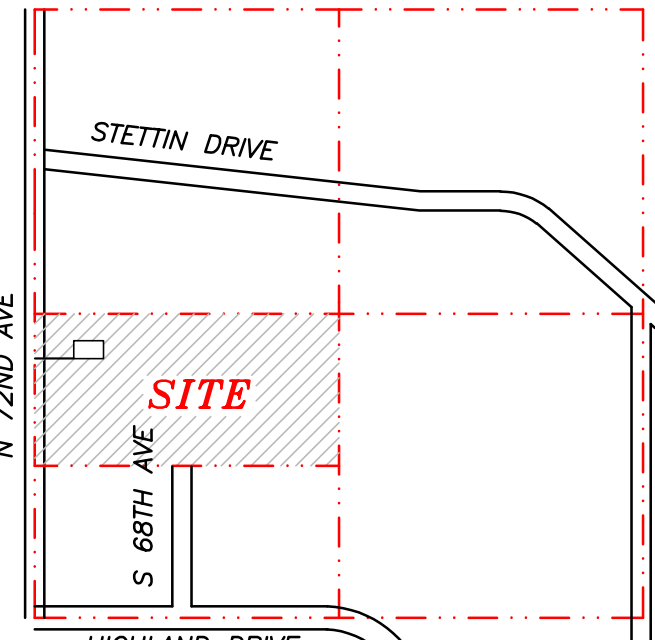
2. *Evaluate the request based upon the criteria used by the Zoning Board of Appeals in their review. Would it be a hardship or practical difficulty to meet the zoning code requirements, due to the physical surroundings, shape, or topography of the property.*

The reality is the lots that are proposed will be more than adequate to place a home. A 10-foot strip will be owned by the homeowner, except that it will still be in the Town of Stettin.

POSSIBLE ACTION

- Approve as proposed
- Approve with amendments
- Deny

LOCATOR



SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

WETLAND NOTE

WETLANDS SHOWN HEREON WERE PROVIDED BY STAR ENVIRONMENTAL WETLAND DELINEATION.

LEGEND

- - - PROPOSED 10' UTILITY EASEMENT
- - - EXISTING WATERMAIN
- - - EXISTING SANITARY SEWER
- - - EXISTING HYDRANT
- - - EXISTING TELEPHONE PEDESTAL
- - - EXISTING POWERPOLE
- - - EXISTING STORM MANHOLE
- - - EXISTING CATCH BASIN
- - - EXISTING SANITARY MANHOLE

OUTLOT RESTRICTION

OUTLOTS OF THIS PLAT BEING DEDICATED TO THE PUBLIC FOR STORM WATER MANAGEMENT

OWNER

BLENKER DEVELOPMENTS LLC
JASON BLENKER
PO BOX 40
AMHERST, WI 54406

DEVELOPER

GREEN TREE CONSTRUCTION
THOMAS UMLAUF
2579 BEAR CREEK ROAD
STEVENS POINT, WI 54481

ZONING NOTE

DR-8 LOTS 94-137, 146-149 FRONT YARD SETBACK 17 FEET SIDE YARD SETBACK 8 FEET REAR YARD SETBACK 30 FEET MINIMUM LOT SIZE 9,600 SQ.FT.
SR-5 LOTS 1-93, 138-145 FRONT YARD SETBACK 17 FEET SIDE YARD SETBACK 8 FEET REAR YARD SETBACK 25 FEET MINIMUM LOT SIZE 7,000 SQ.FT.

BEARINGS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (MARATHON) NAD83 (2011)

SURVEYOR & ENGINEER
TIMOTHY VREELAND - PROFESSIONAL LAND SURVEYOR
DUSTIN VREELAND - PROFESSIONAL ENGINEER
6103 DAWN STREET
WESTON, WI 54476

SCALE NOTE:
IF YOU ARE VIEWING THESE PLANS IN AN 11"x17" SIZE THEY MAY BE HALF SCALE FROM THE ORIGINAL 22"x34" SIZE DRAWING AND THE DRAWING SCALE IS HALF OF THAT STATED. CHECK SCALE.

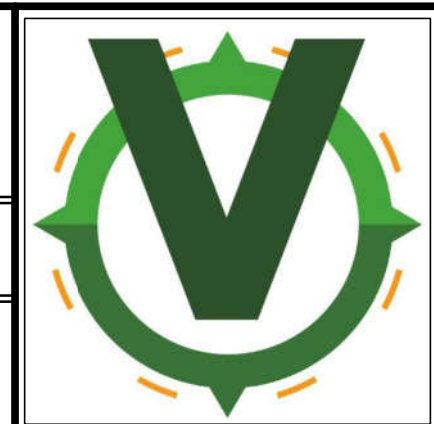
STAMP/SIGNATURE:		
BY	DATE	DESCRIPTION

TITLE PAGE:

PRELIMINARY PLAT

PROJECT: GREEN TREE MEADOWS

LOCATION: CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN

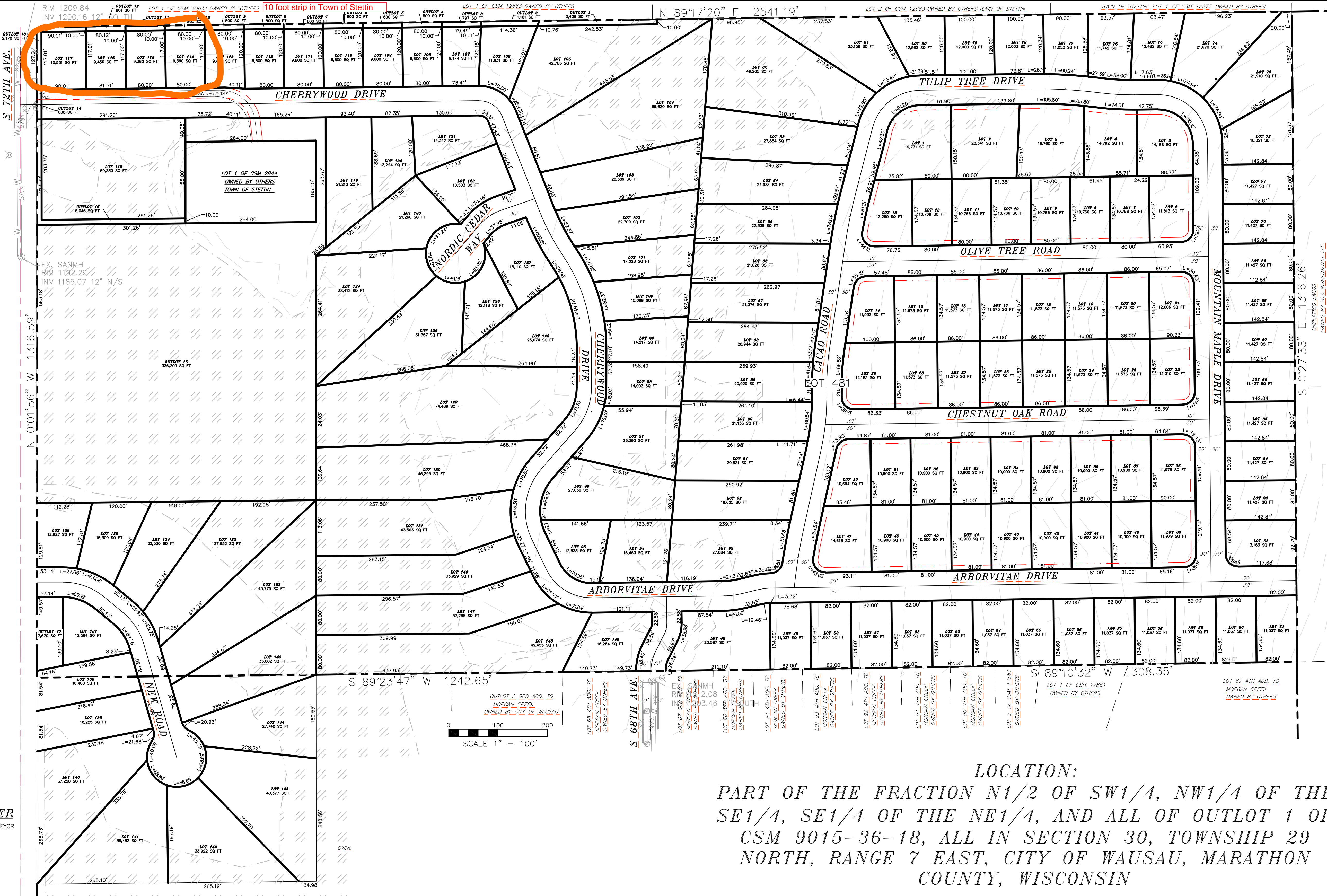


VREELAND ASSOCIATES LAND SURVEYORS & ENGINEERS
6103 DAWN STREET WESTON, WI. 54476
PHONE NO.: (715) 241-0947
EMAIL: dustin@vreelandassociates.us
WEBSITE: www.vreelandlandsurveying.com
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PREPARED FOR:
GREEN TREE CONSTRUCTION

PLAN DATE:
APRIL 25TH, 2024

DESIGNER: DUSTIN VREELAND
SURVEYED BY: CB & TV
FILE NO.: 23-0360 ENGINEERING
DATE: SEPTEMBER 20TH, 2023
SCALE: 1" = 100'
SHEET
PRELIM



LOCATION:
PART OF THE FRACTION N1/2 OF SW1/4, NW1/4 OF THE SE1/4, SE1/4 OF THE NE1/4, AND ALL OF OUTLOT 1 OF CSM 9015-36-18, ALL IN SECTION 30, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN



6103 Dawn St.
Weston, WI 54476
Phone #: 715-241-0947

William Hebert
Chief inspector/zoning administrator
City of Wausau

William,

We are asking for a variance to the City of Wausau ordinance code 23.02.40 – (DR-8) Duplex Residential (7) Minimum Lot Depth of 120 feet to the proposed Green Tree Meadows Plat. To comply with the state requirements, and to accommodate the existing home at 315 N 72 Avenue and their desire to stay in the Town of Stettin, we cannot annex the 10-foot strip that goes from their property, through 101 S 72nd Avenue to the northwest corner of 107 S 68th Avenue property. The road is designed and placed to reduce impact to the wetlands and protect the natural environment as much as possible. As for the 10-foot strips through Lots 105-118, they will never be developed. The outlots will be deeded with their adjacent parcels. The 10-foot strips will provide the lots will be a minimum of 127 feet deep.

Thanks,
Dustin Vreeland
Vreeland Land Surveyors & Engineers

Blenker Developments
PO Box 40
Amherst, WI 54406

City of Wausau Planning Department

To Whom it may concern,

I am writing on behalf of Blenker Developments to formally request a variance in lot depth for a proposed subdivision project in Wausau. Our request pertains specifically to Green Tree Companies' subdivision, where we are seeking approval to reduce the lot depth from the current requirement of 120 feet to 117 feet.

Green Tree Companies has worked extensively on this subdivision project, with the shared goal of creating a vibrant and sustainable community that enhances the quality of life for residents in Wausau. The proposal aligns with the city's strategic vision for responsible development and thoughtful urban planning.

The reduction in lot depth from 120 feet to 117 feet is a critical component of the subdivision design, allowing for optimized land use and the integration of green spaces and recreational amenities. This adjustment will not only enhance the overall attractiveness of the community but also contribute to environmental sustainability by preserving more greenery and natural habitats within the development area.

Furthermore, we believe that granting this variance will have a positive impact on the economic vitality of the neighborhood, attracting potential homebuyers and fostering a sense of community pride. It is our sincere belief that the slight deviation from the standard lot depth requirement is justified by the broader benefits it offers to residents and the city as a whole.

We respectfully request your favorable consideration of our variance request for the Green Tree Companies' subdivision project. We are eager to work collaboratively with the City of Wausau Planning Department to ensure the successful realization of this development and its positive impact on our community.

Thank you for your attention to this matter. Please do not hesitate to contact me if you require any additional information or clarification regarding our request.

Sincerely,

Jason Blenker

Blenker Developments