



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, Melody Hamlin, Chad Henke, Tom Neal, Jeremy Kopp

Location:

Council Chambers, City Hall, 407 Grant Street

Date/Time:

Wednesday, October 9th at 4:00 p.m.

AGENDA ITEMS FOR CONSIDERATION

1. Approval of the minutes from the September 11th, 2024, meeting.
2. PUBLIC HEARING: Jason Majernik, owner of 321 S 52nd Ave, seeking approval for a 720 square foot detached garage.
3. Discussion and possible action regarding the garage at 321 S 52nd Ave, Wausau.
4. PUBLIC HEARING: Preston Jehn, owner of 1519 / 1521 Lakeview Ave, seeking approval for a 1440 square foot detached garage.
5. Discussion and possible action regarding the garage at 1519 / 1521 Lakeview Ave, Wausau.
6. 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 09/06/2024 @ 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 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.

BUILDING ADVISORY BOARD

Time and Date: Wednesday, September 11, 2024, at 4:00 p.m. in the Council Chambers of Wausau City Hall

Members Present: Eric Lindman, Buckley Birkholz, Dave Brandenburg, Mark Dillman, Frank Opatik, Melody Hamlin, Chad Henke, Tom Neal

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 July 10, 2024, meeting

Motioned to approve by Neal. Seconded by Dillman. Minutes approved 8-0

Public hearing for a 2850 square foot attached garage at 202 N 44th Avenue

Lindman closed the public hearing.

Hebert went through the staff memo in the packet. Daryl is looking to build a new home on the lot he owns next to his current house. The new house would be slab on grade. The garage is large and is beyond what can be approved at staff level. Nobody has called or emailed regarding the notice that was sent out to the properties that are within 200 feet of property.

Dillman questioned why such a large garage?

Daryl Jagodzinski, owner of property answered that he has a full-size pickup truck that doesn't allow the garage door to be shut currently. With the current garage it is too narrow to try to add on and it is not practical regarding the property lines. To store his other items, it would have to be a larger garage.

Opatik asked about the car port being structurally sound. Hebert spoke to Modern Builders and the carport specifications are not finalized. They were waiting to see if the proposal would be approved in concept before finalizing plans.

Neal moved to approved as presented and Henke seconded. Approved 8-0

Adjournment The meeting adjourned at 4:10 pm



STAFF REPORT

To: Building Advisory Board

Prepared By: William Hebert, Chief Inspector & Zoning Administrator

Date: October 2, 2024

GENERAL INFORMATION

APPLICANT: Jason Majernik

LOCATION: 321 S 52nd Ave, Wausau

EXISTING ZONING: SR-2

PURPOSE: Total Garage Space exceeds 1200 sq. ft.

EXISTING LAND USE: Single family home

SIZE OF PARCEL: Approximately 0.42 acres

BUILDING SIZE INFORMATION:

The current home is about 3150 square feet. The existing attached garage is 780 square feet.

OVERSIZED GARAGE REQUEST:

The owners wish to build a detached garage for storage of outdoor equipment. The new garage will be 24' x 30' in the rear yard. The building wall height will be 8 feet. The garage will match the home in style and color as close as possible.

Included in the packet is some street views of the home. The owners wish to keep the existing trees.

POSSIBLE ACTION

- Approve as proposed
- 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

STATE OF WISCONSIN

MARATHON COUNTY

CITY OF WAUSAU
BUILDING ADVISORY BOARD APPLICATION / ACCEPTANCE FORM

KEY/PARCEL #: _____

PROPERTY ADDRESS: 321 S. 52 Ave

OWNER/AGENT: Jason Majernik PHONE #: 7155815509

MAILING ADDRESS: 321 S. 52nd Ave EMAIL: hawkeyefan2000@g

CITY: Wausau STATE: WI ZIP: 54401

SPECIFICATIONS

Home Square Footage (including basement): 3150

Existing Garage square footage: 780

Other storage buildings: None

Proposed garage size and height (including site plan elevation) 720

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

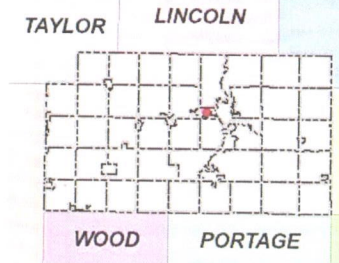
Narrative describing need for garage and proposed uses:
 (Attach additional page if necessary)

Would like to have additional storage for outdoor equipment
and additional workspace to keep noises away from the main
living areas. There are no plans to put a driveway in.

Access will be on Foot. I would like
a space to work on vintage mopeds as a
Hobby.



Land Information Mapping System



Legend

- Road Names
- Parcels
- Parcel Lot Lines
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Named Places
- Municipalities



35.24 0 35.24 Feet

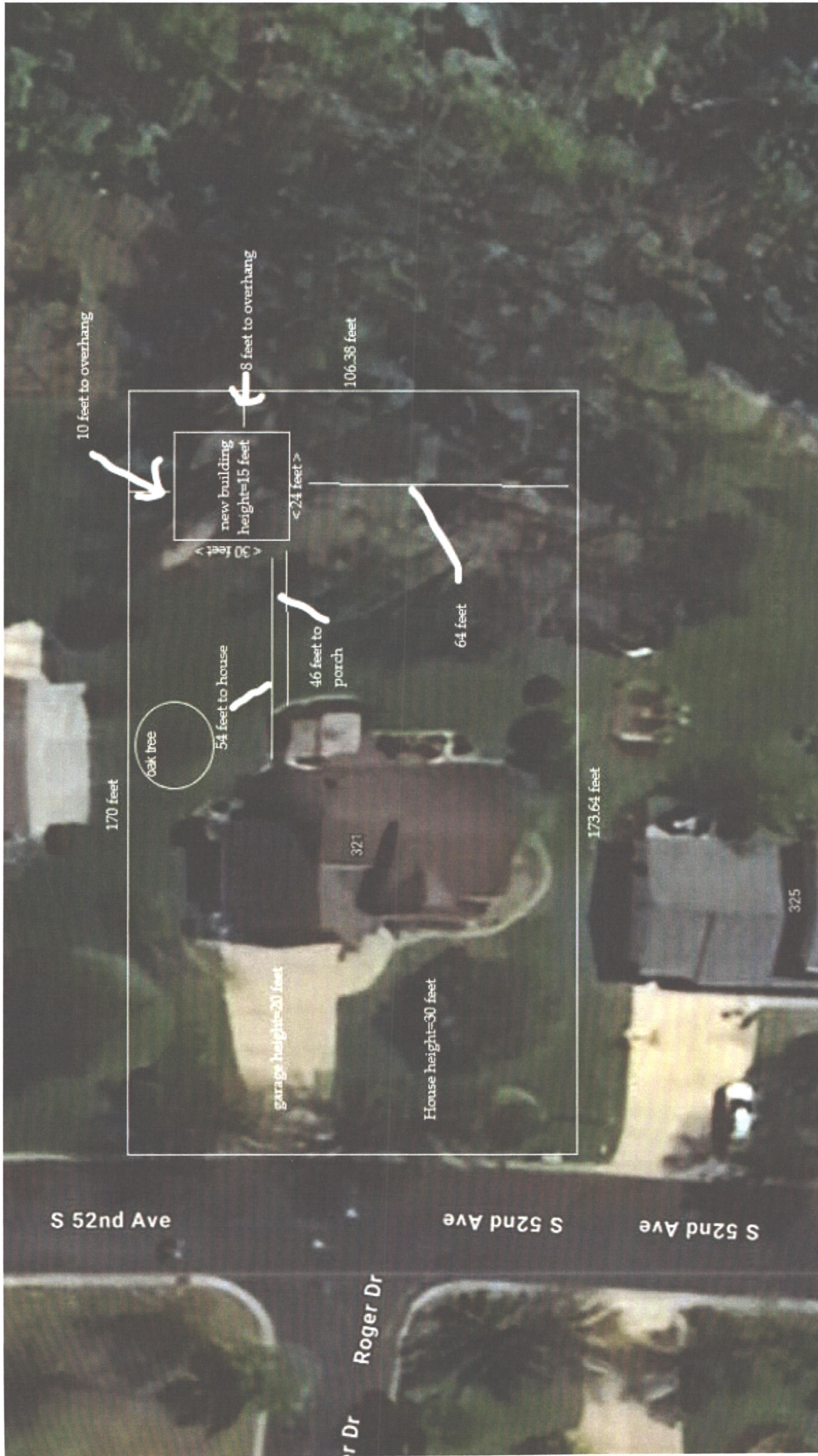


NAD_1983_HARN_WISCRS_Marathon_County_Feet

DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



S 52nd Ave

S 52nd Ave

S 52nd Ave

Roger Dr

new building
height=15 feet

< 24 feet >

> 30 feet <

46 feet to
porch

64 feet

Oak tree

54 feet to house

garage height=20 feet

House height=30 feet

170 feet

173.64 feet

321

325

10 feet to overhang

8 feet to overhang

106.38 feet



Front of
Garage
location
the rear





Proposed driveway
from street. Oak tree
between proposed
garage and street barely
visible in photo

Hide Image

Date: 9/19/2024 - 10:19 AM
Design Name: Garage Design
Design ID: 301654918013
Estimated Price: \$11,388.32

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*



Design & Buy™ GARAGE

How to recall and purchase your design at home:



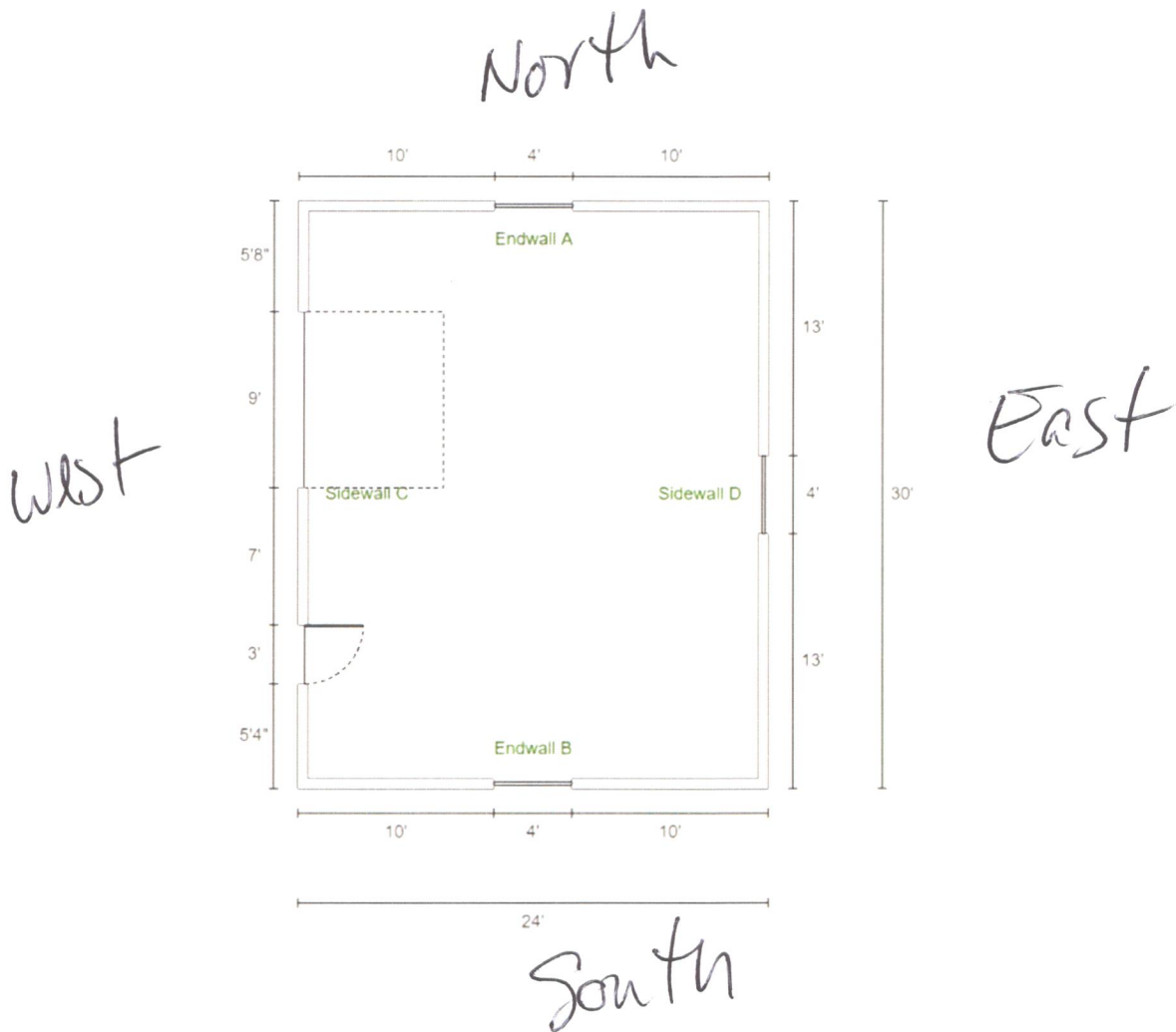
OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Garage Designer
3. Recall your design by entering Design ID: 301654918013
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 301654918013 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions

Garage Image



Date: 9/19/2024 - 10:19 AM
Design Name: Garage Design
Design ID: 301654918013
Estimated Price: \$11,388.32

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

Dimensions

Wall Configurations

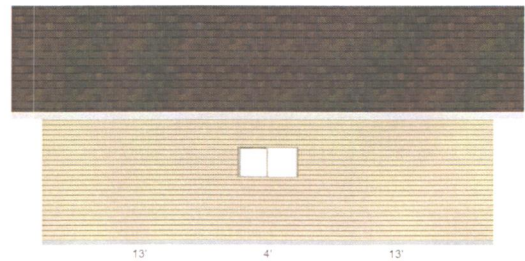
*Some items like wainscot, gutter, gable accents, are not displayed if selected.



South wall

ENDWALL B

48"W x 24"H JELD-WEN® Vinyl Slider



east wall

SIDEWALL D

48"W x 24"H JELD-WEN® Vinyl Slider

Proposed Building for Site.
Plan to match Home as close as possible, knowing I will be looking at it, too.

Date: 9/19/2024 - 10:19 AM
Design Name: Garage Design
Design ID: 301654918013
Estimated Price: \$11,388.32

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*



Design & Buy™ GARAGE



West wall

SIDEWALL C (facing House)

Mastercraft® 36W x 80H Primed Steel Half Lite
9X7 White Raised Panel Plain Window EZ Set Torsion Spring (R-Value 6.5)



North wall

ENDWALL A

48"W x 24"H JELD-WEN® Vinyl Slider

Vinyl Siding & Roofing
to match existing Home.



STAFF REPORT

To: Building Advisory Board

Prepared By: William Hebert, Chief Inspector & Zoning Administrator

Date: October 2, 2024

GENERAL INFORMATION

APPLICANT: Preston Jehn

LOCATION: 1519/1521 Lakeview Av

EXISTING ZONING: SR-7

PURPOSE: Oversized detached garage

EXISTING LAND USE: Single family home

SIZE OF PARCEL: .47 acres

BUILDING SIZE INFORMATION:

The current home is 1800 square feet with an attached garage. The attached garage will be converted to living space if the new detached garage is approved.

Currently there are 2 properties. Before a building permit can be issued, the properties will need to be combined.

OVERSIZED GARAGE REQUEST:

The current allowed square footage of garage space by right is 900 square feet. The proposed detached garage is 1440 square feet of garage with attic trusses for storage above. A covered area is proposed on the side of the garage that is 40 feet wide and 10 feet deep. The garage wall height is 10 feet 6 inches. Overall, the peak height of the garage is 23 feet, which will be less than the house peak elevation.

Please see the building elevations and floor plans included in this packet.

At the time of this report, the proposed breezeway between the house and garage is being refined.

POSSIBLE ACTION

- Approve as proposed
- Deny



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BUILDING ADVISORY BOARD APPLICATION

KEY/PARCEL #: 291 2807 021 0196
291 2807 021 0172

PROPERTY ADDRESS: 1521 Lakeview Ave Wausau 54401

OWNER/AGENT: Preston Jehn PHONE #: 715-496-3712

MAILING ADDRESS: 1521 Lakeview Ave EMAIL: preston.jehn@gmail.com

CITY: Wausau STATE: WI ZIP: 54401

SPECIFICATIONS

Home Square Footage (including basement): 30 x 30 = 900 sq./ft. 2 story / No basement

Existing Garage square footage: 0

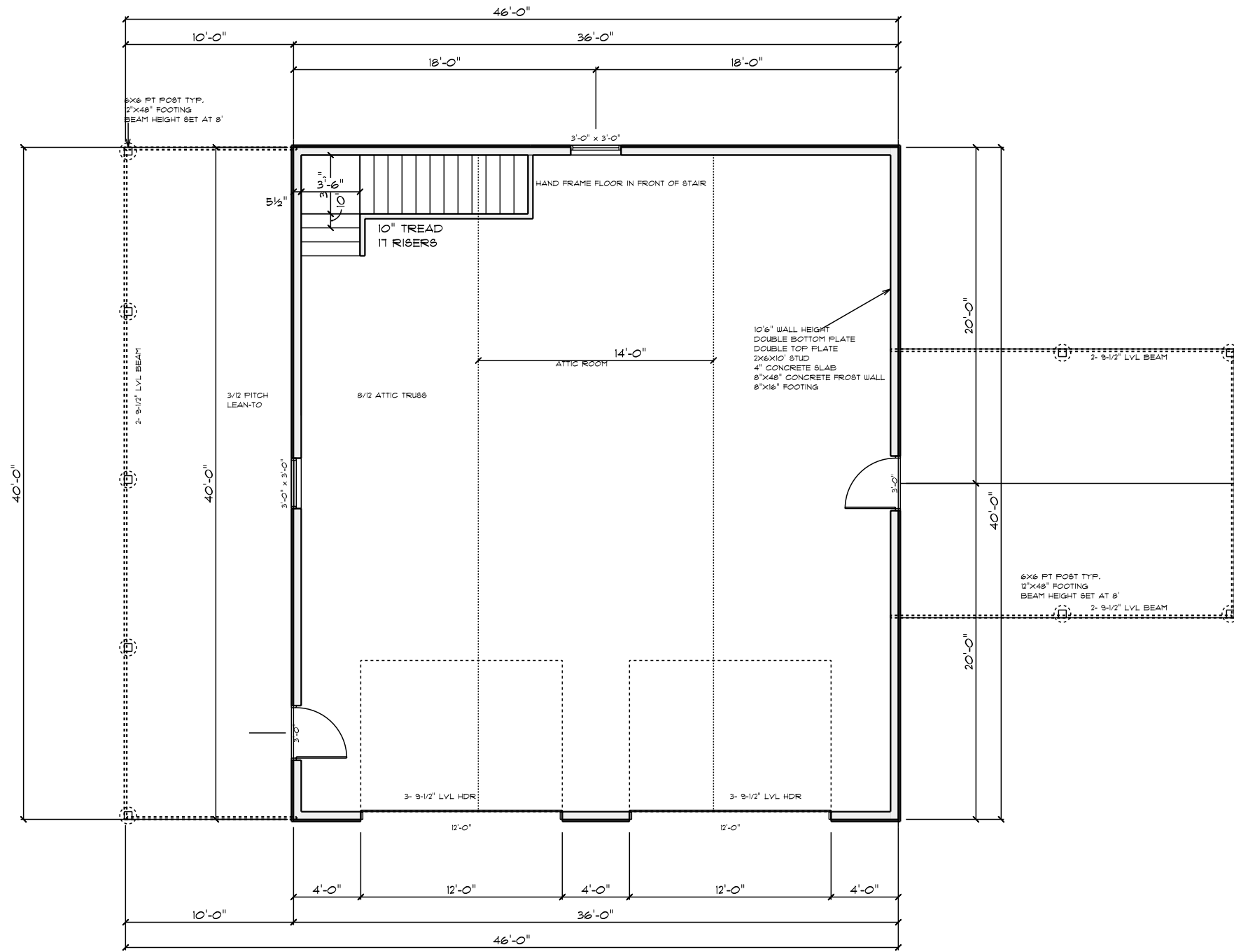
Other storage buildings: 0

Proposed garage size and height (including site plan elevation) 1440 sq. ft 23 ft. height

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

Narrative describing need for garage and proposed uses:

Parking for cars, trucks, boats. Storage is necessary
due to lack of storage in the home. Growing family
requires more space.



MAIN FLOOR

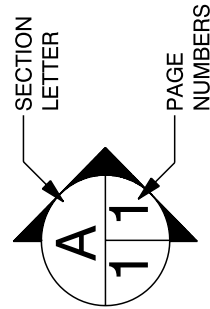
SCALE: 1/8" = 1'-0"



PHONE:
FAX:
MOBILE:

JEHN 36X40 GARAGE

PHONE:
FAX:
MOBILE:



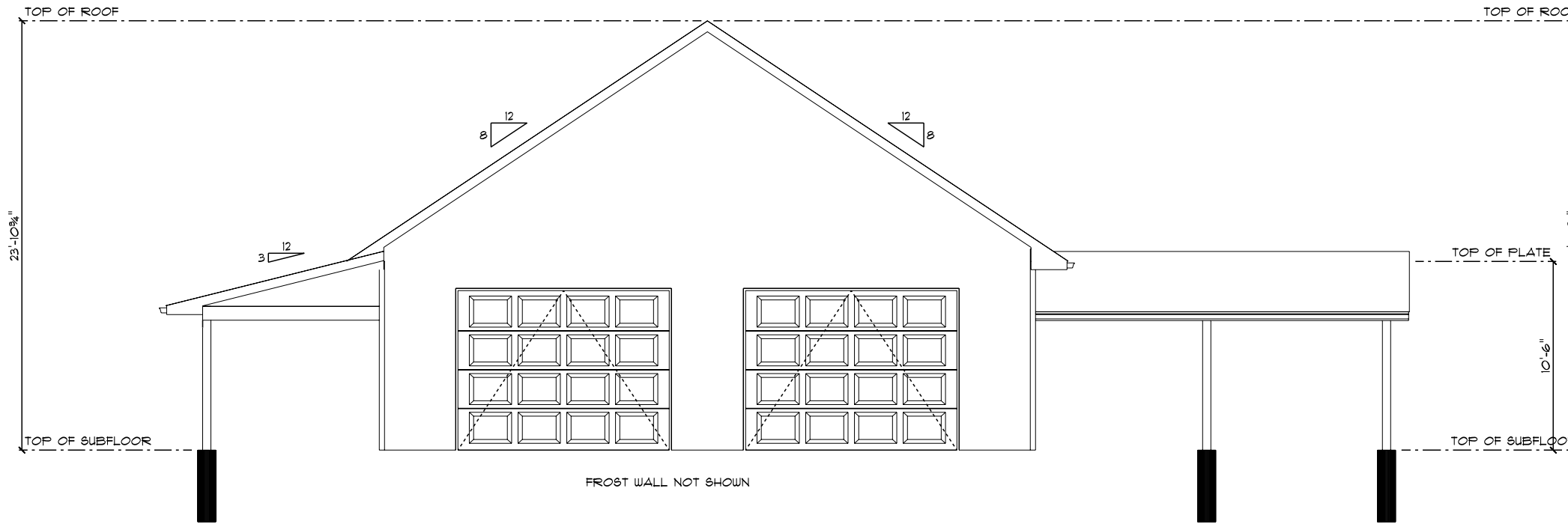
DRAWN BY:

PAGE:

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

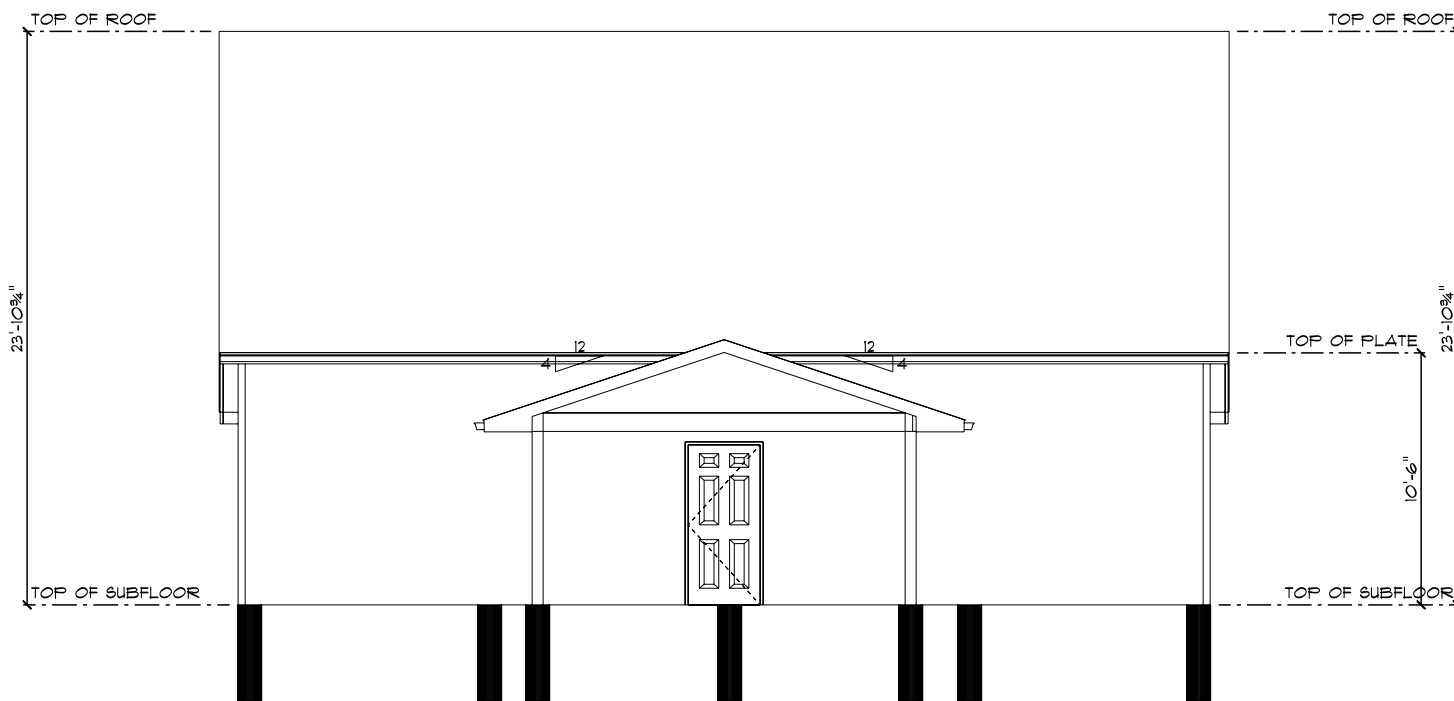
1/2

DATE: Tuesday, September 24, 2024 GARAGE PLAN



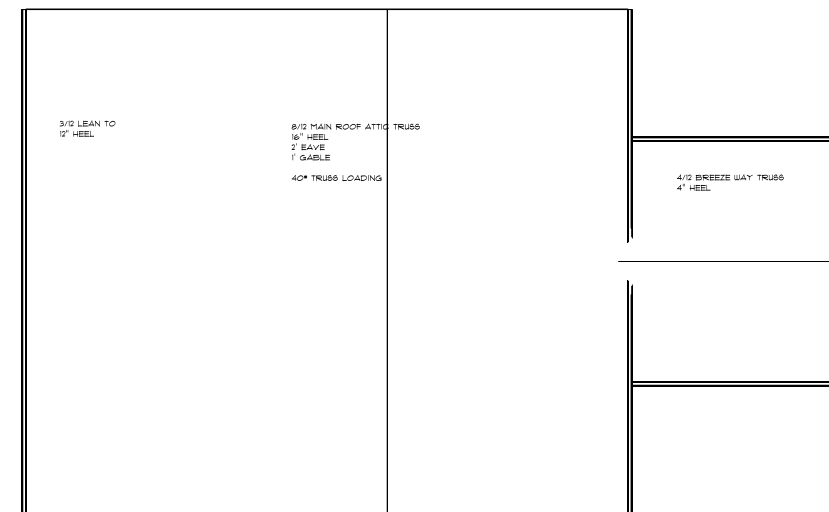
FRONT ELEVATION

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



RIGHT ELEVATION

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



BIRDS EYE

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

JEHN 36X40 GARAGE

PHONE:
FAX:
MOBILE:

DRAWN BY:

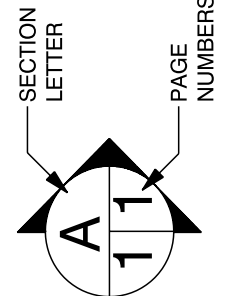
SCALE: As Noted

DATE: Tuesday, September 24, 2024

PAGE:

2/2

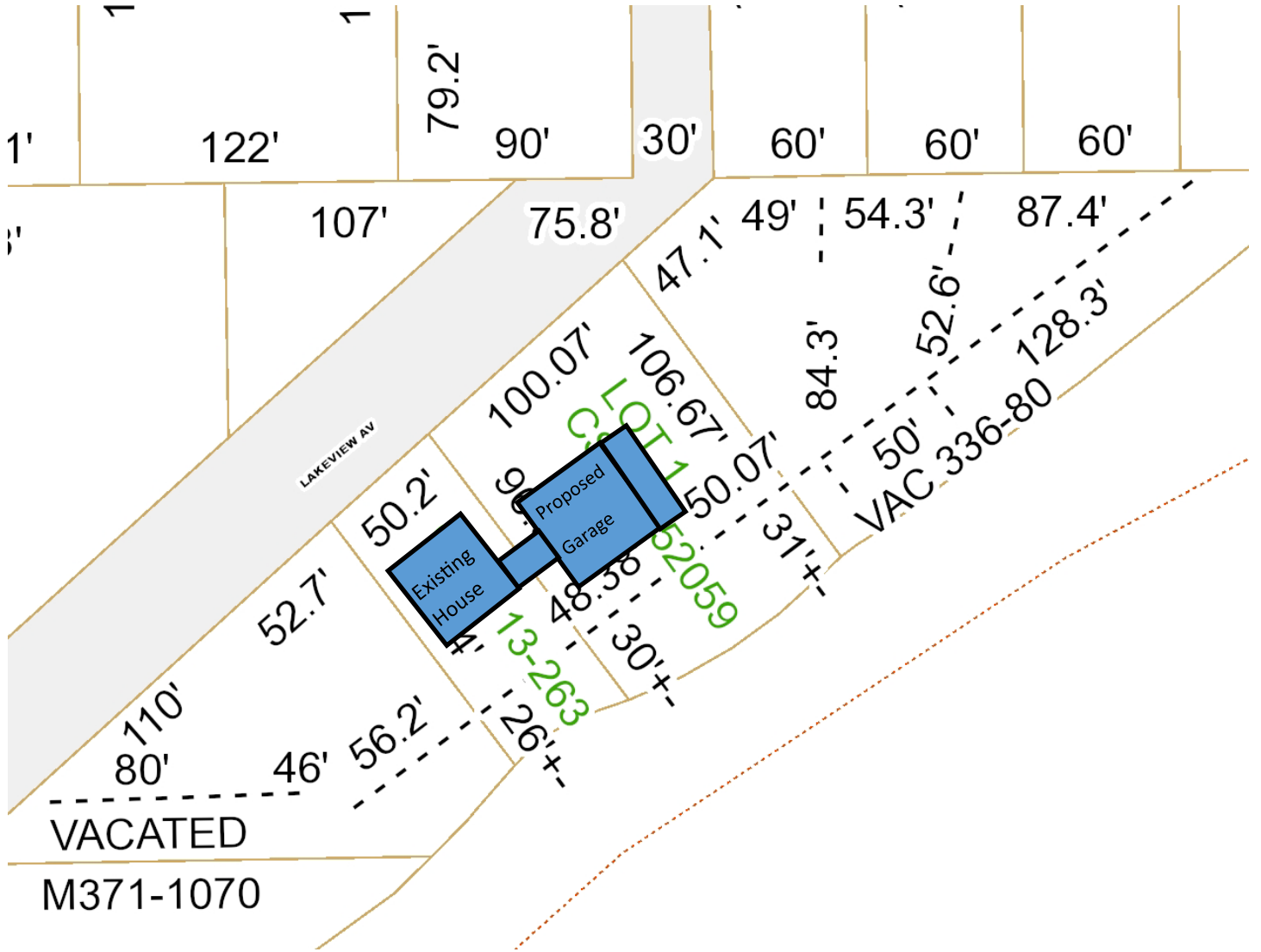
ELEVATIONS



SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

PHONE:
FAX:
MOBILE:





RECORDED

December 09, 2021 3:57 PM

DEAN J. STRATZ, REGISTER OF DEEDS

MARATHON COUNTY CERTIFIED SURVEY MAP NO. 19138

DOC# 1852059 PAGES: 2



Of a part of a parcel of land described in Document No. 1811514 being a part of Lot 9 of Block 2 of Williams and Emter's Out-lots located in part of Government Lot 2 of Section 2, Township 28 North, Range 7 East, City of Wausau, Marathon County, Wisconsin.

NORTH 1/4 CORNER
SEC. 2, T28N, R7E,
FOUND 2" O.D. IRON PIPE



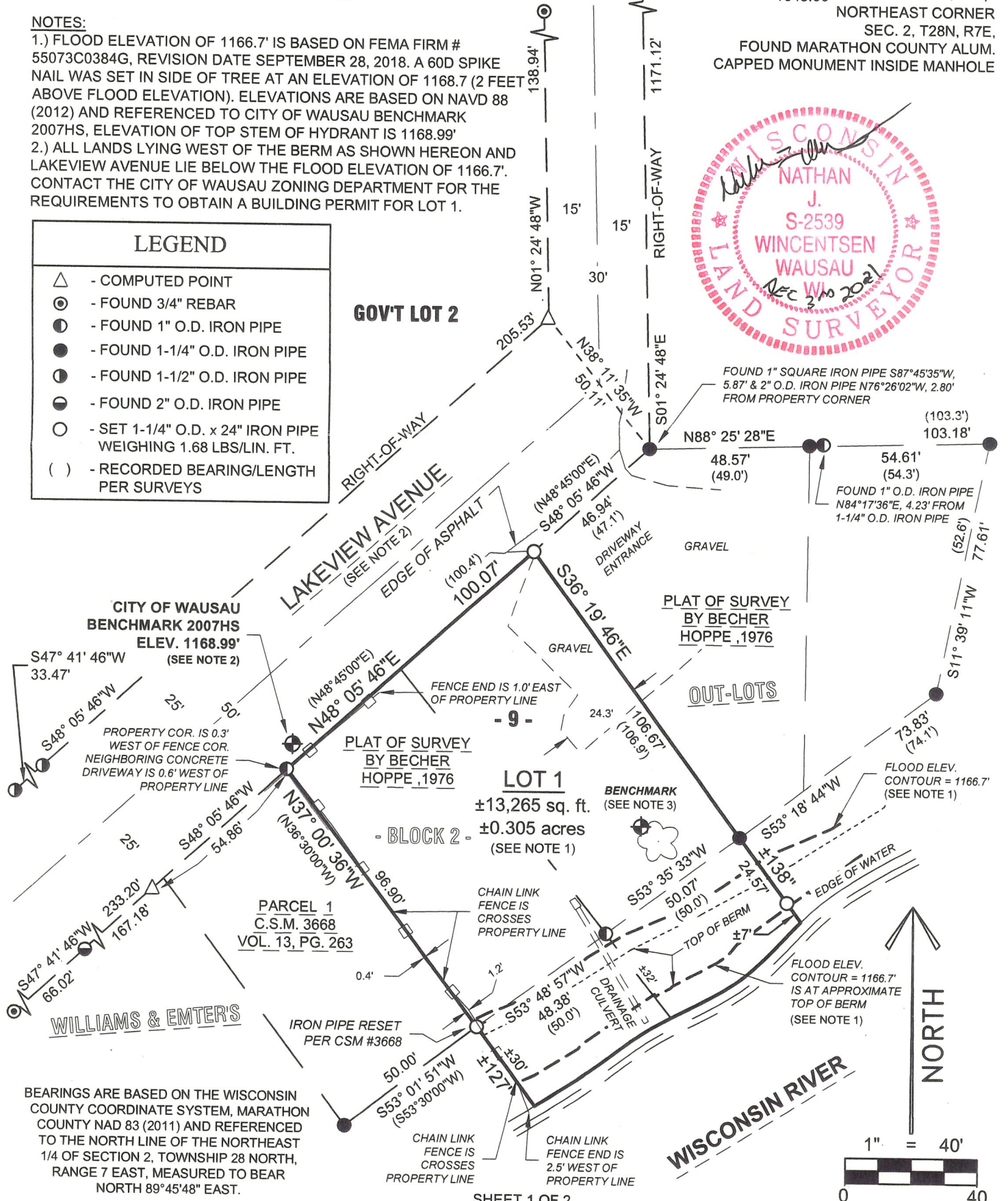
NOTES:

- FLOOD ELEVATION OF 1166.7' IS BASED ON FEMA FIRM # 55073C0384G, REVISION DATE SEPTEMBER 28, 2018. A 60D SPIKE NAIL WAS SET IN SIDE OF TREE AT AN ELEVATION OF 1168.7 (2 FEET ABOVE FLOOD ELEVATION). ELEVATIONS ARE BASED ON NAVD 88 (2012) AND REFERENCED TO CITY OF WAUSAU BENCHMARK 2007HS, ELEVATION OF TOP STEM OF HYDRANT IS 1168.99'
- ALL LANDS LYING WEST OF THE BERM AS SHOWN HEREON AND LAKEVIEW AVENUE LIE BELOW THE FLOOD ELEVATION OF 1166.7'. CONTACT THE CITY OF WAUSAU ZONING DEPARTMENT FOR THE REQUIREMENTS TO OBTAIN A BUILDING PERMIT FOR LOT 1.

NORTHEAST CORNER
SEC. 2, T28N, R7E,
FOUND MARATHON COUNTY ALUM.
CAPPED MONUMENT INSIDE MANHOLE



LEGEND	
△	- COMPUTED POINT
⊙	- FOUND 3/4" REBAR
●	- FOUND 1" O.D. IRON PIPE
●	- FOUND 1-1/4" O.D. IRON PIPE
●	- FOUND 1-1/2" O.D. IRON PIPE
●	- FOUND 2" O.D. IRON PIPE
○	- SET 1-1/4" O.D. x 24" IRON PIPE WEIGHING 1.68 LBS/LIN. FT.
()	- RECORDED BEARING/LENGTH PER SURVEYS



BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, MARATHON COUNTY NAD 83 (2011) AND REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 28 NORTH, RANGE 7 EAST, MEASURED TO BEAR NORTH 89°45'48" EAST.

SHEET 1 OF 2

RIVERSIDE LAND SURVEYING LLC
5310 WILLOW STREET, WESTON, WI 54476
PH 715-241-7500 - FAX 715-355-6894
email - mail@riversidelandsurveying.com

DRAWN BY S.M.H.	DATE NOVEMBER 2, 2021
CHECKED BY N.J.W.	PROJECT NO. 3669
PREPARED FOR:	ABBY TESCH