



Report to Planning Commission

Agenda Item: Zoning Change Request: Marathon County Highway Dept., 500 Forest Street St., Wausau, WI 54403

Meeting Date: July 20, 2026

Referring Body: Plan Commission

Committee Contact: Dan Lesniak

Staff Contact: Kim Coyle

Report Prepared by: Kim Coyle

AGENDA ITEM: Proposed Zoning Change Request: Marathon County Highway Dept., 500 Forest Street St., Wausau, WI 54403

OBJECTIVE(S): To review the Zoning Change Request.

HISTORY/BACKGROUND: Marathon County Highway Dept., 500 Forest Street St., Wausau, WI 54403 requests a zoning change of 25.24 acres from B3, SF and AR to M2 General Industrial, located at 2302, 2328, 2322, 2312, 2338, 2342, 2384 and 2388 Old Hwy 51. Rezoning properties to the M-2 General Industrial District to accommodate the combination and development of a new County Highway Facility. The existing Highway facilities are outdated and no longer meet operational, spatial, or safety needs. The proposed location provides direct access to the regional transportation network and sufficient area for efficient, modern operations. Rezoning into the M-2 district is necessary because the use of a Highway Facility is not permitted in the current B-3 or Residential districts. The M-2 district appropriately accommodates this essential public works and transportation infrastructure that serve the entire County.

RECOMMENDED ACTION: Motion to recommend the Village Board approve the zoning change request of Marathon County Highway Dept., 500 Forest Street St., Wausau, WI 54403 requests a zoning change of 25.247 acres from B3, SF and AR to M2 General Industrial

§ 520-118. - **Amendments to official zoning map (rezonings).**

F. Public hearing and recommendation. The plan commission shall hold a public hearing on all proposed amendments to the official zoning map. Following the public hearing, and after consideration of comments provided therein, the plan commission shall review the proposed amendment to the official zoning map and shall within 45 days of the public hearing make a recommendation to the village board that the application be granted as requested, modified, or denied. If the commission fails to make a recommendation within this time frame, the proposed amendment shall be forwarded to the village board without recommendation. Such deadline may be extended by written or electronic agreement from the applicant.

ATTACHMENTS: Zoning Change Request and Staff Report