

NOTICE OF PUBLIC HEARING

A public hearing will be held by the Environmental Resources Committee of the Marathon County Board of Supervisors on Tuesday, January 30th, 2024, at 3:00 p.m., Marathon County Courthouse Assembly Room B-105 500 Forest Street Wausau 54403, at which time the Committee will consider the following:

1. The petition of Lawrence Olson on behalf of Bach Properties LLC to amend the General Code of Ordinance for Marathon County Chapter 17 Zoning Code to rezone lands from G-A General Agriculture to L-D-R Low Density Residential located in part of the Northwest $\frac{1}{4}$ of the Fractional Northeast $\frac{1}{4}$ of Section 6, Township 29 North, Range 2 East, Town of Holton. Area to be rezoned from G-A General Agriculture to L-D-R Low Density Residential is described as Outlot 1 of the preliminary CSM. Parent Parcel PIN #042-2902-061-0995.
2. The petition of Jon Sundermeyer on behalf of Bach Properties LLC to amend the General Code of Ordinance for Marathon County Chapter 17 Zoning Code to rezone lands from G-A General Agriculture to R-R Rural Residential located in part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 35, Township 29 North, Range 2 East, Town of Holton. Area to be rezoned is described as the Encroachment Area of the Plat of Survey/Encroachment Exhibit. Parent Parcel Pin #042-2902-351-0987.

All interested persons will be provided the opportunity to be heard at the public hearing. Those planning to attend this meeting who need some type of special accommodation in order to participate should call the County Clerk's Office at 715-261-1500. Please call at least one business day in advance of the meeting.

In the event you are unable to attend the public hearing and wish to provide written testimony prior to the hearing please forward to: Conservation, Planning and Zoning Department, 210 River Drive, Wausau, WI 54403-5449 Jacob Langenhahn – Environmental Resource Committee Chair.

We are encouraging people to attend the meeting by phone. Please call into the telephone conference ten minutes prior to the start time indicated above using the following number:

Phone Number: 1-408-418-9388

Access Code/ Meeting Number: 2482 290 3069

PLEASE NOTE: If you are prompted to provide an "Attendee Identification Number" enter the # sign. No other number is required to participate in the telephone conference.

PETITION FOR ZONE CHANGE
BEFORE THE MARATHON COUNTY BOARD OF SUPERVISORS

1. As authorized by §17.91 of the Marathon County Zoning Code (I) (we) (Name & Address):
Lawrence Olson, 100877 County Line Rd, Stetsonville, WI 54480

hereby petition to rezone property owned by (Name & Address):
Bach Properties LLC, W861 County Road A, Dorchester, WI 54425

from the classification G-A, General Agriculture to L-D-R, Low Density Residential.

2. The legal description of that part of the property to be rezoned is (include only the description of the land proposed to be rezoned. You may need to have a surveyor draft this description): See Attached

Parcel Identification Number (PIN): 04229020610995 (Parent)

3. The proposed change is to facilitate the use of the land for (be specific-list all proposed uses):
Rezone to match current zoning designation of PIN 04229020610994 owned by the petitioner for consistency of parcels.

4. Please address the following criteria as best as you can. These are the "standards for rezoning" which will be addressed at the public hearing. (Use additional sheets if necessary).

A. In detail, explain what public facilities and services serve the proposed development at present, or how they will be provided. There will be no need for public facilities and services for this property as this is an addition to an existing parcel.

B. Explain how the provision for these facilities will not be an unreasonable burden to local government. There's no anticipated addition facilities for this rezone.

C. What have you done to determine that the land is suitable for the development proposed? There is no intent to develop on this property.

D. Explain what will have to be done so the development will not cause unreasonable air and water pollution, soil erosion or adverse effects on rare or irreplaceable natural areas. There does not appear to be cause for any of the above adverse effects.

E. Explain any potential for conflict with existing land uses in the area. There is no apparent potential for conflict.

(OVER)

- F. Demonstrate the need of the proposed development at this location. There is no proposed development.
- G. What is the availability of alternative locations? Be specific. I am not aware of any alternative locations.
- H. If cropland is being consumed by this Zone Change, what is the productivity of the agricultural lands involved? There is no cropland being consumed, this is a wooded parcel.
- I. If cropland is being consumed by this zone change, explain how the proposed development will be located to minimize the amount of agricultural land converted. N/A

5. Include on a separate sheet (no larger than 11 x 17) a drawing of the property to be rezoned, at a scale of 1"=200 ft or larger. Show additional information if required. **(If larger sheets are required to adequately portray the site, include ten (10) copies).**

All property owners within 300 feet of the parent parcel proposed for rezoning are parties in interest, and will be notified by Marathon County Conservation, Planning, and Zoning Department of the public hearing notice via direct mail.

6. If the Zoning Committee, at the public hearing for this zone change request, is unable to make a recommendation based upon the facts presented and/or request additional information, clarification or data from the petitioner, Town Board, or any other source, that information shall be supplied to the Conservation, Planning, and Zoning Department 24 hours or more prior to the next regularly scheduled meeting (date and time to be announced at each regular meeting). Twenty four hour notice is required for all agenda items. If the requested information, etc. is not supplied, the zone change petition is denied and will only appear on the agenda as a report. No additional testimony will be accepted. The petitioner (applicant) may re-apply at any time to bring the matter back before the Committee. **No exceptions to this policy will be granted.**

7. Petitioner's Signature [Signature] Phone 715-613-0854 Date 11-17-23
 8. Owner's Signature [Signature] Phone 715-965-2268 Date 11-17-23
 (If different)

Date Fee Received; 12/4/2023 \$600.00



Attendance at the Public Hearing before the Marathon County Land Conservation and Zoning (LCZ) Committee is not mandatory if you have appeared before the Town Planning Commission and/or the Town Board to present your proposal. If there was opposition to your proposal at the town level, attendance at the LCZ Committee hearing is recommended.

Rezone Description

Part of the Northwest 1/4 of the Fractional Northeast 1/4 of Section 6, Township 29 North, Range 2 East, Town of Holton, Marathon County, Wisconsin, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 6; thence South 89°20'09" East, coincident with the north line of said Fractional Northeast 1/4, 927.61 feet to the northerly extension of the west line of Certified Survey Map Number 11405, recorded in Volume 48, on Page 87, as Document Number 1211602, filed in the Marathon County Register of Deeds Office; thence South 01°27'19" East, coincident with the west line of said Certified Survey Map Number 11405 and said northerly extension thereof, 457.82 feet to the southwest corner of Parcel 1 of said Certified Survey Map 11405 and the point of beginning; thence South 89°20'09" East, coincident with the south line of said Parcel 1, 370.03 feet to the southeast corner of said Parcel 1 and the east line of said Northwest 1/4 of the Fractional Northeast 1/4 as monumented; thence South 01°27'19" East, coincident with said east line of the Northwest 1/4 of the Fractional Northeast 1/4 as monumented, 135.00 feet; thence North 89°20'09" West, 370.03 feet to the southerly extension of said west line of Certified Survey Map Number 11405; thence North 01°27'19" West, coincident with said southerly extension of the west line of Certified Survey Map Number 11405, 135.00 feet to said southwest corner of Parcel 1 and the point of beginning.



November 28, 2023

Marathon County Zoning
210 River Drive
Wausau, Wisconsin 54403



Subject:

Zoning Change – Town of Holton

Dear Mr. Shad Harvey:

Our client, Larry Olson, is the owner of a property located along the south side of County Line Road in the Town of Holton with the PIN of 04229020610994 and described as Parcel 1 of Certified Survey Map number 11405, recorded as Document number 1211602. Bach Properties LLC. wants to convey to Larry Olson a parcel of wooded land directly south of the lands owned by Mr. Olson being 49,920 square feet, or 1.146. REI Engineering completed a draft Certified Survey Map to define the limits of the proposed parcel with the understanding that a combination from will be completed once the certified survey map is recorded to combine the proposed certified survey map with Parcel 1 of Certified Survey Map number 11405. It is understood that the zoning for the proposed certified survey map would need to be rezoned from G-A, General Agriculture to L-D-R, Low Density Residential to match Larry Olson's existing zoning to form one zoning district for the future combination.

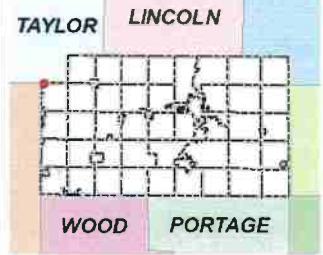
Enclosed is the parcel map, proposed certified survey map, property description to be rezoned, a check for \$600, and the zoning application to request the existing parcel be rezoned from G-A (General Agriculture) to L-D-R (Low Density Residential) to allow this land division and future combination to occur.

Thank you for your time and if you have any additional questions, please contact me at (715) 675-9784 or jprentice@REIengineering.com.

Sincerely,
REI Engineering, Inc.

Joshua Prentice, P.L.S.
Land Surveying Department Manager

Enclosures
Parcel Map
Existing Certified Survey Map
Zoning Application
Parcel Description
\$600 Check



Legend

- Road Names
- Owner Last Names
- Parcels
- Parcel Lot Lines
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Named Places
- Municipalities
- 2020 Orthos Countywide
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3



Notes



50.00 0 50.00 Feet

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CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
 4080 N. 20TH AVENUE, WAUSAU, WI 54401
 (715) 675-9784

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

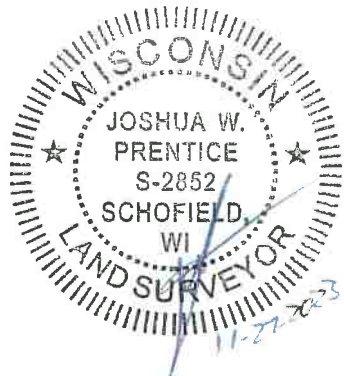
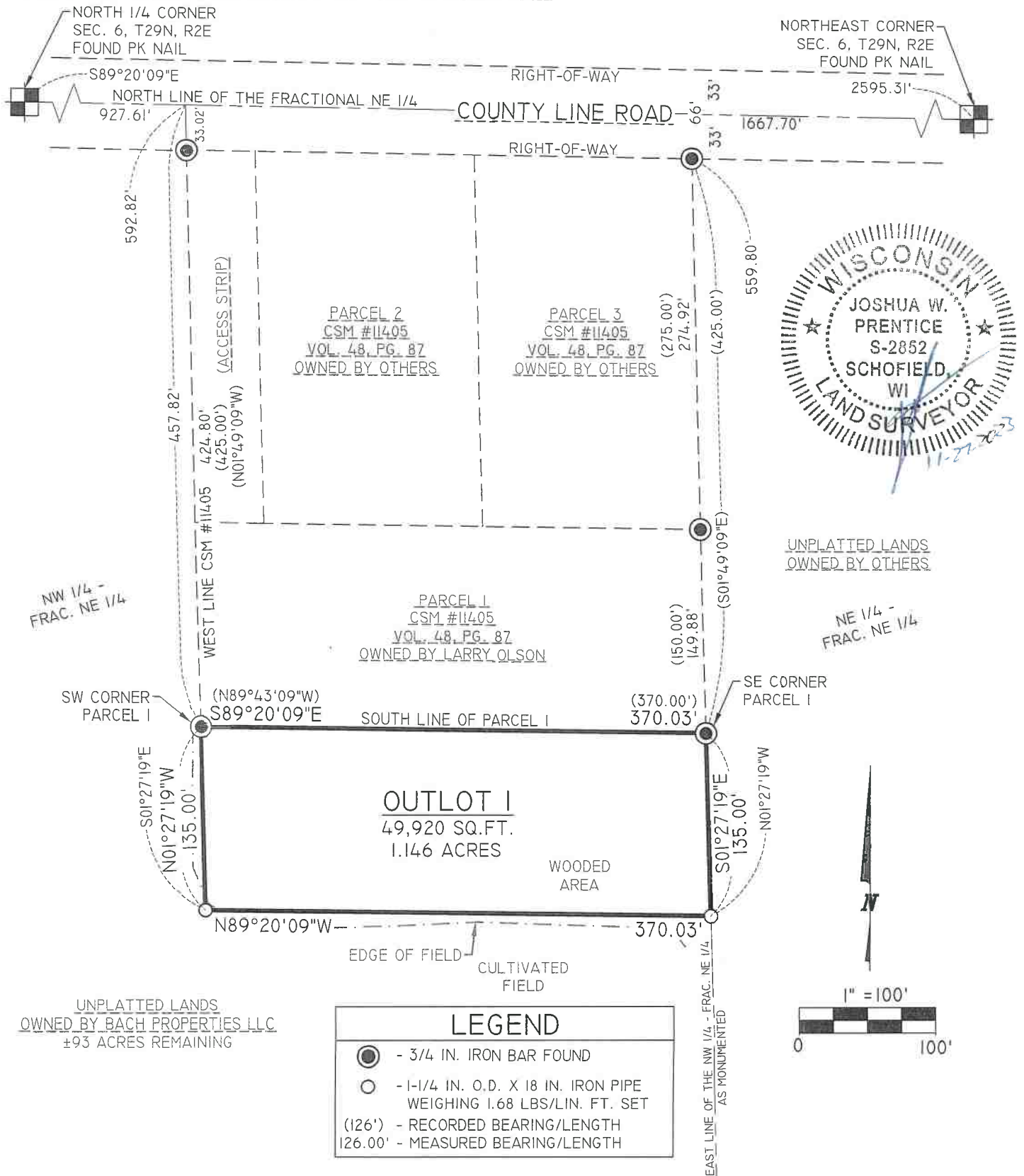
PREPARED FOR: LARRY OLSON

LANDOWNER: BACH PROPERTIES LLC

OF PART OF THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 29 NORTH, RANGE 2 EAST, TOWN OF HOLTON, MARATHON COUNTY, WISCONSIN.

NOTES:

1. FIELD SURVEY WAS COMPLETED ON 11-10-2023.
2. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE NORTH LINE OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 29 NORTH, RANGE 2 EAST, MEASURED TO BEAR SOUTH 89°20'09" EAST.
3. THIS CERTIFIED SURVEY MAP DOES NOT TRANSFER PROPERTY OWNERSHIP, AND THE SALE OR TRANSFER OF PROPERTY REQUIRES A RECORDED DEED EXCEPT FOR PUBLIC DEDICATIONS.
4. THAT OUTLOT 1 AS SHOWN ON THIS MAP, DOES NOT COMPLY WITH THE PROVISIONS OF CHAPTER 18 OF THE MARATHON COUNTY CODE OF ORDINANCES AND MAY NOT BE IMPROVED UPON UNTIL THE ENVIRONMENTAL RESOURCES COMMITTEE AND ZONING COMMITTEE WAIVES THE REQUIREMENTS OF THIS SECTION OR THE PARCEL IS LEGALLY COMBINED WITH AN ADJACENT PARCEL TO FORM ONE COMPLIANT PARCEL.



LEGEND	
●	- 3/4 IN. IRON BAR FOUND
○	- 1-1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET
(126')	- RECORDED BEARING/LENGTH
126.00'	- MEASURED BEARING/LENGTH



REI

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: LARRY OLSON

LANDOWNER: BACH PROPERTIES LLC

OF PART OF THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 29 NORTH, RANGE 2 EAST, TOWN OF HOLTON, MARATHON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED, MAPPED, AND DIVIDED PART OF THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 29 NORTH, RANGE 2 EAST, TOWN OF HOLTON, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 6; THENCE SOUTH 89°20'09" EAST, COINCIDENT WITH THE NORTH LINE OF SAID FRACTIONAL NORTHEAST 1/4, 927.61 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF CERTIFIED SURVEY MAP NUMBER 11405, RECORDED IN VOLUME 48, ON PAGE 87, AS DOCUMENT NUMBER 1211602, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; THENCE SOUTH 01°27'19" EAST, COINCIDENT WITH THE WEST LINE OF SAID CERTIFIED SURVEY MAP NUMBER 11405 AND SAID NORTHERLY EXTENSION THEREOF, 457.82 FEET TO THE SOUTHWEST CORNER OF PARCEL 1 OF SAID CERTIFIED SURVEY MAP 11405 AND THE POINT OF BEGINNING; THENCE SOUTH 89°20'09" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID PARCEL 1, 370.03 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1 AND THE EAST LINE OF SAID NORTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 AS MONUMENTED; THENCE SOUTH 01°27'19" EAST, COINCIDENT WITH SAID EAST LINE OF THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 AS MONUMENTED, 135.00 FEET; THENCE NORTH 89°20'09" WEST, 370.03 FEET TO THE SOUTHERLY EXTENSION OF SAID WEST LINE OF CERTIFIED SURVEY MAP NUMBER 11405; THENCE NORTH 01°27'19" WEST, COINCIDENT WITH SAID SOUTHERLY EXTENSION OF THE WEST LINE OF CERTIFIED SURVEY MAP NUMBER 11405, 135.00 FEET TO SAID SOUTHWEST CORNER OF PARCEL 1 AND THE POINT OF BEGINNING.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 49,920 SQUARE FEET, 1.146 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF LARRY OLSON, AGENT OF SAID PARCEL.

THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES, WISCONSIN ADMINISTRATIVE CODE A-E7, AND THE SUBDIVISION REGULATIONS OF THE TOWN OF HOLTON AND MARATHON COUNTY.

THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCEL, AND OF THE DIVISION THEREOF MADE.

DATED THIS 27TH DAY OF NOVEMBER 2023

REI
JOSHUA W. PRENTICE
WI P.L.S. S-2852



APPROVED FOR RECORDING UNDER THE TERMS OF THE MARATHON CO. LAND DIVISION REGULATIONS.
BY _____
DATE _____
MARATHON CO. CONSERVATION,
PLANNING AND ZONING DEPT.
CPZ TRACKING# _____



REI

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

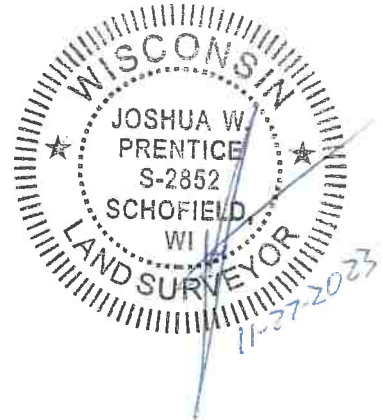
MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: _____ LARRY OLSON _____

LANDOWNER: _____ BACH PROPERTIES LLC _____

OF PART OF THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 29 NORTH, RANGE 2 EAST, TOWN OF HOLTON, MARATHON COUNTY, WISCONSIN.



LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE OF DEDICATION

BACH PROPERTIES, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

IN WITNESS WHEREOF, THE SAID BACH PROPERTIES, LLC., HAS CAUSED THESE PRESENTS

TO BE SIGNED BY _____, MEMBER

AT _____

THIS _____, DAY OF _____, 2023

IN THE PRESENCE OF: BACH PROPERTIES, LLC.

_____, MEMBER

STATE OF WISCONSIN)
SS
MARATHON COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023

THE ABOVE NAMED _____, MEMBER

OF THE ABOVE NAMED CORPORATION TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH MEMBER OF SAID COMPANY, AND ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH MEMBER AS THE DEED OF SAID COMPANY, BY ITS AUTHORITY.

NOTARY PUBLIC STATE OF _____

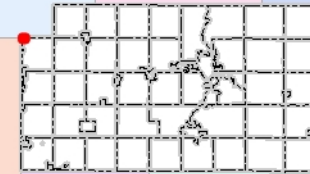
MY COMMISSION EXPIRES _____



Land Information Mapping System

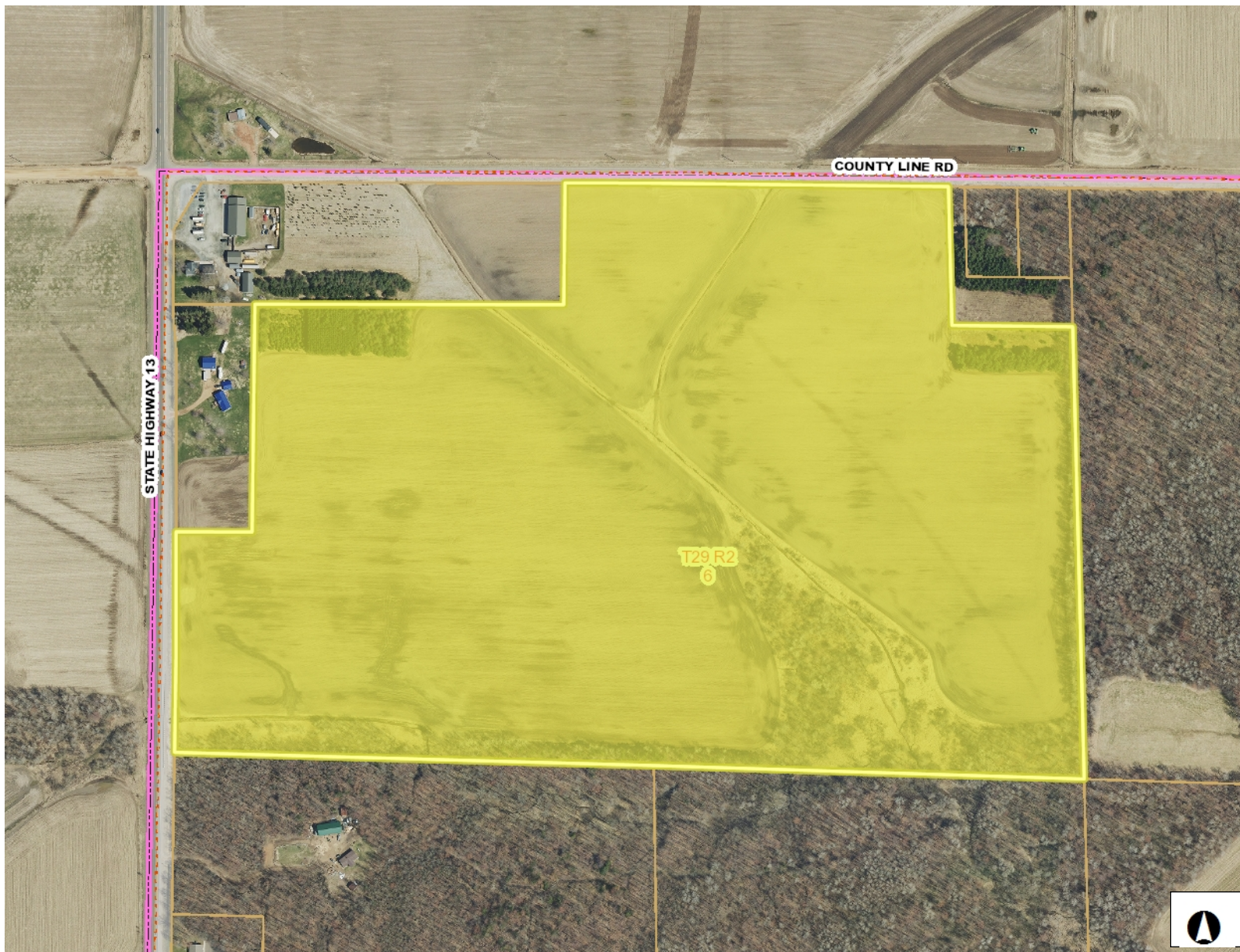
TAYLOR

LINCOLN



WOOD

PORTAGE



Legend

- Road Names
- Parcels
- Parcel Lot Lines
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Named Places
- Municipalities
- 2020 Orthos Countywide
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

228.40 0 228.40 Feet



NAD_1983_HARN_WISCRS_Marathon_County_Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

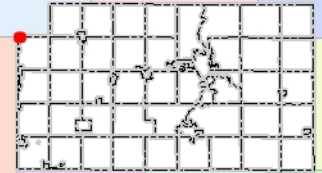
Notes



Land Information Mapping System

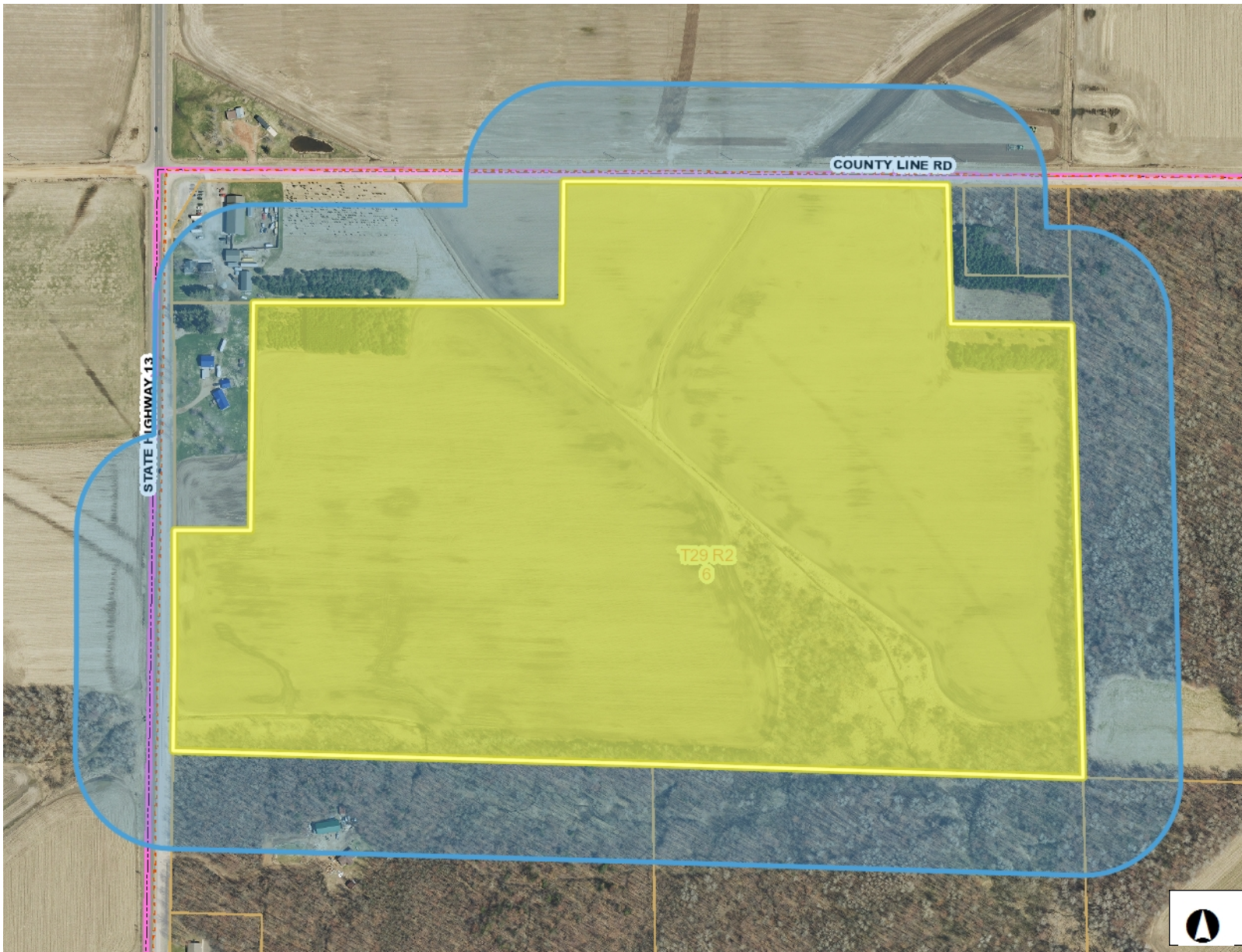
TAYLOR

LINCOLN



WOOD

PORTAGE



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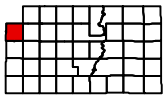


NAD_1983_HARN_WISCRS_Marathon_County_Feet

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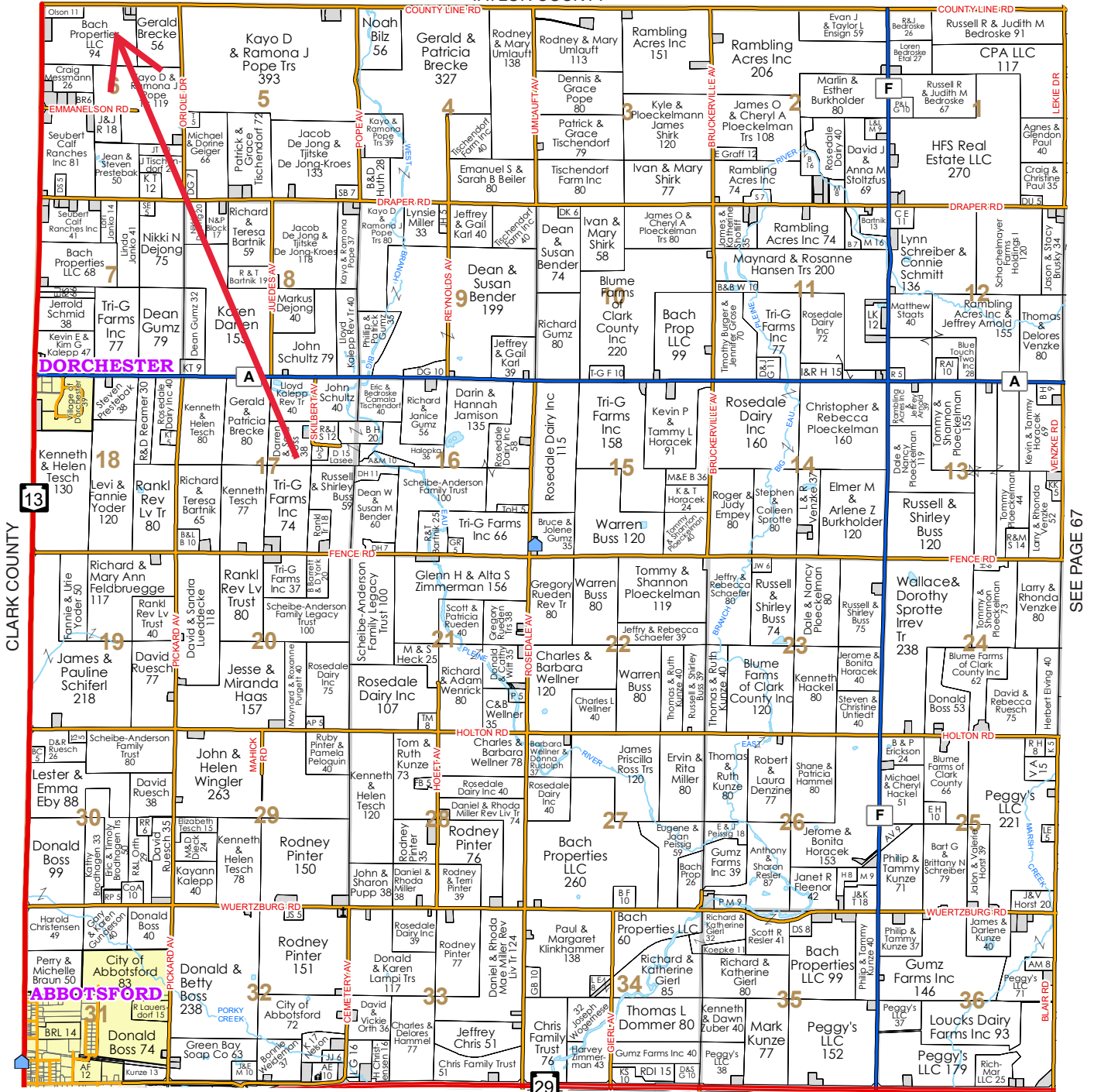


Holton

Township 29N - Range 2E

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TAYLOR COUNTY



CLARK COUNTY

SEE PAGE 67

SEE PAGE 47



 **4-H**
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515 Washington Street, Marathon City, WI 54448

715.443.2775



www.mcpl.us

**PETITION FOR ZONE CHANGE
BEFORE THE MARATHON COUNTY BOARD OF SUPERVISORS**

1. As authorized by §17.91 of the Marathon County Zoning Code (I) (we) (Name & Address):
Jon Sundermeyer 230201 Rosedale Ave, Abbotsford, 54405

hereby petition to rezone property owned by (Name & Address): Bach Properties LLC
Wessel County Rd A, Porchester, WI 54425

from the classification G-A, General Agriculture to R-R, Rural Residential.

2. The legal description of that part of the property to be rezoned is (include only the description of the land proposed to be rezoned. You may need to have a surveyor draft this description): See Attached

Parcel Identification Number (PIN): 042-2902-351-0987

Town: Holton

3. The proposed change is to facilitate the use of the land for (be specific list all proposed uses):
Cleaning up a parcel line that goes through his existing shed.

4. Please address the following criteria as best as you can. These are the "standards for rezoning" which will be addressed at the public hearing. (Use additional sheets if necessary).

A. In detail, explain what public facilities and services serve the proposed development at present, or how they will be provided. There is half of an encroaching shed.

B. Explain how the provision for these facilities will not be an unreasonable burden to local government.
No burden anticipated.

C. What have you done to determine that the land is suitable for the development proposed?
There is an existing shed that belongs to the petitioner that is encroaching into the subject parcel. The purpose is to create two compliant parcels and building.

D. Explain what will have to be done so the development will not cause unreasonable air and water pollution, soil erosion or adverse effects on rare or irreplaceable natural areas.
No development at this time. Parcel line relocation only.

E. Explain any potential for conflict with existing land uses in the area. No Conflict.

(OVER)

F. Demonstrate the need of the proposed development at this location. There is an existing shed that is encroaching from the neighbors property onto the subject property.

G. What is the availability of alternative locations? Be specific. None.

H. If cropland is being consumed by this Zone Change, what is the productivity of the agricultural lands involved? No cropland is being consumed.

I. If cropland is being consumed by this zone change, explain how the proposed development will be located to minimize the amount of agricultural land converted. n/a

5. Include on a separate sheet (no larger than 11 x 17) a drawing of the property to be rezoned, at a scale of 1"=200 ft or larger. Show additional information if required.

All property owners within 300 feet of the parent parcel proposed for rezoning are parties in interest, and will be notified by Marathon County Conservation, Planning, and Zoning Department of the public hearing notice via direct mail.

6. If the Environmental Resources Committee, at the public hearing for this zone change request, is unable to make a recommendation based upon the facts presented and/or request additional information, clarification or data from the petitioner, Town Board, or any other source, that information shall be supplied to the Conservation, Planning, and Zoning Department 24 hours or more prior to the next regularly scheduled meeting (date and time to be announced at each regular meeting). Twenty four hour (24hr) notice is required for all agenda items. If the requested information, etc. is not supplied, the zone change petition is denied and will only appear on the agenda as a report. No additional testimony will be accepted. The petitioner (applicant) may re-apply at any time to bring the matter back before the Committee. **No exceptions to this policy will be granted.**

7. Petitioner's Signature [Signature] Phone 715-613-2518 Date 12-11-23

8. Owner's Signature [Signature] Phone 715-965-2260 Date 12-8-23

RECEIVED
(If different)

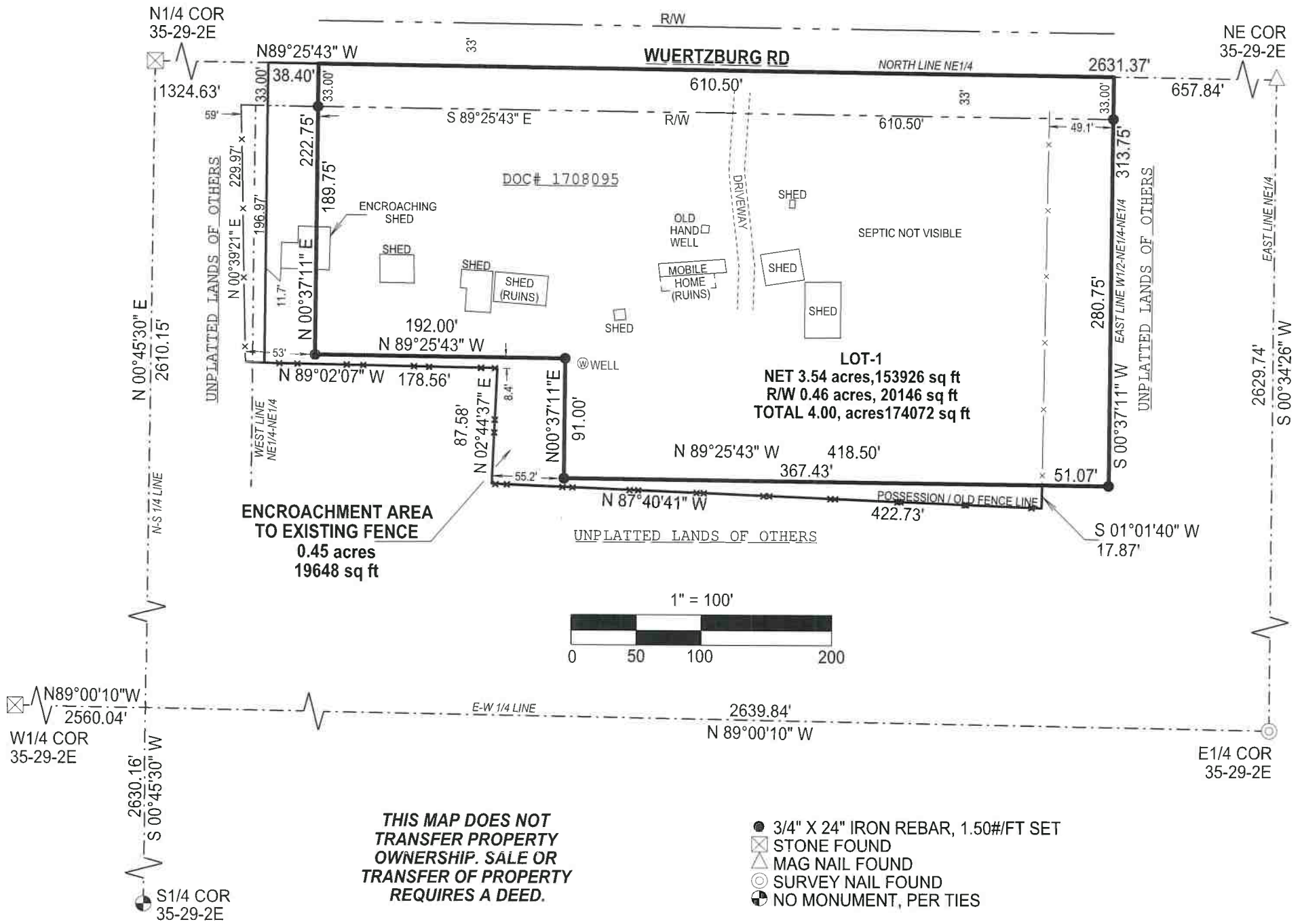
Date Fee Received: DEC 11 2023

Fee \$600.00 PAYABLE TO MARATHON COUNTY

**MARATHON CO. CONSERVATION,
PLANNING & ZONING DEPT**

Attendance at the Public Hearing before the Marathon County Environmental Resources (ERC) Committee is not mandatory if you have appeared before the Town Planning Commission and/or the Town Board to present your proposal. If there was opposition to your proposal at the town level, attendance at the ERC hearing is recommended.

PLAT OF SURVEY/ENCROACHMENT EXHIBIT
 LOCATED IN PART OF THE NE1/4 OF THE NE1/4 AND PART OF THE NW1/4 OF THE
 NE1/4 OF SECTION 35, TOWNSHIP 29 NORTH, RANGE 2 EAST, TOWN OF HOLTON,
 MARATHON COUNTY, WISCONSIN



SURVEYOR'S CERTIFICATE:

I, KEVIN C. BOYER, PROFESSIONAL LAND SURVEYOR WITH EMCS, INC., HEREBY CERTIFY:

THAT I HAVE SURVEYED AND MAPPED THIS PLAT, LOCATED IN PART OF THE NE1/4 OF THE NE1/4 OF SECTION 35, TOWNSHIP 29 NORTH, RANGE 2 EAST, TOWN OF HOLTON, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NE CORNER OF 35-29-2E;
 THENCE ALONG THE NORTH LINE OF THE NE1/4 N89°25'43"W, A DISTANCE OF 657.84 FEET TO THE POINT OF BEGINNING;
 THENCE ALONG THE EAST LINE OF THE W1/2 OF THE NE1/4 OF THE NE1/4 S00°37'11"W, A DISTANCE OF 313.75 FEET;
 THENCE PARALLEL TO THE NORTH LINE OF THE NE1/4 N89°25'43"W, A DISTANCE OF 418.50 FEET;
 THENCE N00°37'11"E, A DISTANCE OF 91.00 FEET;
 THENCE PARALLEL TO THE NORTH LINE OF THE NE1/4 N89°25'43"W, A DISTANCE OF 192.00 FEET;
 THENCE N00°37'11"E, A DISTANCE OF 222.75 FEET TO THE NORTH LINE OF THE NE1/4;
 THENCE ALONG THE NORTH LINE OF THE NE1/4 S89°25'43"E, A DISTANCE OF 610.50 FEET TO THE POINT OF BEGINNING;
 SAID DESCRIBED TRACT CONTAINING 4.00 ACRES OR 174072 SQUARE FEET;
 SUBJECT TO RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY AND PLAT BY THE DIRECTION OF JONATHAN SUNDERMEYER AND THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE IN SURVEYING AND MAPPING THE SAME TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 22nd DAY OF November, 2023

Kevin C. Boyer

KEVIN C. BOYER
 PLS-2675

ENCROACHMENT AREA DESCRIPTION

LOCATED IN PART OF THE NE1/4 OF THE NE1/4 AND PART OF THE NW1/4 OF THE NE1/4 OF SECTION 35, TOWNSHIP 29 NORTH, RANGE 2 EAST, TOWN OF HOLTON, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF 35-29-2E;
 THENCE ALONG THE NORTH LINE OF THE NE1/4 N89°25'43"W, A DISTANCE OF 1268.34 FEET TO THE POINT OF BEGINNING;
 THENCE S00°37'11"W, A DISTANCE OF 222.75 FEET;
 THENCE PARALLEL TO THE NORTH LINE OF THE NE1/4 S89°25'43"E, A DISTANCE OF 192.00 FEET;
 THENCE S00°37'11"W, A DISTANCE OF 91.00 FEET;
 THENCE PARALLEL TO THE NORTH LINE OF THE NE1/4 S89°25'43"E, A DISTANCE OF 367.43 FEET;
 THENCE S01°01'40"W, A DISTANCE OF 17.87 FEET;
 THENCE N87°40'41"W, A DISTANCE OF 422.73 FEET;
 THENCE N02°44'37"E, A DISTANCE OF 87.58 FEET;
 THENCE N89°02'07"W, A DISTANCE OF 178.56 FEET;
 THENCE N01°07'04"W, A DISTANCE OF 229.97 FEET TO THE NORTH LINE OF THE NE1/4;
 THENCE ALONG THE NORTH LINE OF THE NE1/4 S89°25'43"E, A DISTANCE OF 38.40 FEET TO THE POINT OF BEGINNING;
 SAID DESCRIBED TRACT CONTAINING 0.45 ACRES OR 19648 SQUARE FEET.



PREPARED FOR:
 JONATHAN SUNDERMEYER
 230201 ROSEDALE AVE
 ABBOTSFORD, WI 54405

DRAWN BY: KCB
 DRAWING DATE: 10/11/2023
 FIELD SURVEY: 10/10/2023
 DRAWING FILE: 5657 POS_v3
 REVISION DATE: 11/22/2023



[Return to search results](#)

[Property Summary](#)

Owner (s): BACH PROPERTIES LLC		Location: NE1/4 NE1/4, Sect. 35, T29N, R2E NW1/4 NE1/4, Sect. 35, T29N, R2E	
Mailing Address: BACH PROPERTIES LLC W861 COUNTY RDA DORCHESTER, WI 54425 Request Mailing Address Change		School District: 0007 - ABBOTSFORD	
Tax Parcel ID Number: 042-2902-351-0987	Tax District: 042-TOWN OF HOLTON	Status: Active	
Alternate Tax Parcel Number: 21-352902-002-006-00-00	Government Owned:	Acres: 99.2400	

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):
 SEC 35-29-02 NE 1/4 EX E 1/2 E 1/2 NE 1/4 EX COM AT NE COR W 1/2 NE 1/4 NE 1/4 W ALG N LN SD NE 1/4 37 RDS S PARA W/E LN SD NE 1/4 212.75' E PARA W/ N LN SD NE 1/4 192' S PARA W/E LN SD NE 1/4 91' E PARA W/ N LN 418.5' N ALG E LN SD W 1/2 NE1/4 NE 1/4 313.75' TO POB ALSO EX THAT PT OF NW 1/4 NE 1/4 LYG N OF BOSS RD R/W EX CSM VOL 72 PG 69 (#15798) (DOC # 1570489)

Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)

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Taxes

0 Lottery credits claimed Print tax bills: 2022 2021 2020 2019

Tax History

* Click on a Tax Year for detailed payment information.

Tax Year*	Omitted	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Fees	Total Payoff
2022	<input type="checkbox"/>	\$453.88	\$453.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	<input type="checkbox"/>	\$453.54	\$453.54	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	<input type="checkbox"/>	\$545.81	\$545.81	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	<input type="checkbox"/>	\$550.40	\$550.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	<input type="checkbox"/>	\$530.63	\$530.63	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	<input type="checkbox"/>	\$513.00	\$513.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	<input type="checkbox"/>	\$484.85	\$484.85	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	<input type="checkbox"/>	\$546.52	\$546.52	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	<input type="checkbox"/>	\$538.63	\$538.63	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	<input type="checkbox"/>	\$561.09	\$561.09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	<input type="checkbox"/>	\$589.48	\$589.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total								\$0.00

'PAY TAXES' button may be used to pay the **SECOND** installment for all municipalities except for the City of Wausau. It may also be used to pay past year delinquent taxes for all municipalities. If the first installment is not received by the municipality by January 31 of the year due, interest and penalty will also be due. Please contact the County Treasurer's Office at (715) 261-1150 for exact amount due if after January 31 or if taxes are 3 years or more delinquent.

Payoff Month: **November** ▼ Payoff Year: **2023** ▼

- Assessments
- Districts
- Documents
- Notes
- Parcel History
- Permits
- Sales History
- Survey History

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WARRANTY DEED

STATE OF WISCONSIN - MARATHON COUNTY
RECORDED
11-27-2023 at 8:49 AM
DEAN J. STRATZ, REGISTER OF DEEDS
DOC#: 1891096
Pages: 2
Transfer Fee: \$84.00

*This document has been electronically recorded
and returned to: Gowey Abstract and Title Company, Inc.*

This deed, made between **Paul Klinkhammer**, Grantor,
and

Jonathon Sundermeyer, Grantee,

Witnesseth, That the said Grantor, for a valuable consideration
conveys to Grantee the following described real estate in
Marathon County, State of Wisconsin:

As Described in Attached Addendum/Exhibit A

Parcel No. 042-2902-351-0994

This is not homestead property.

Return to:
Jonathon Sundermeyer
230201 Rosedale Avenue
Abbotsford, WI 54405
File No. 237848

Together with all and singular the hereditaments and appurtenances thereunto belonging; And the said
grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except
exceptions, reservations, easements and restrictions of record, and will warrant and defend the same.

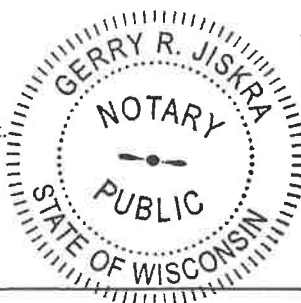
Dated this 22nd day of November, 2023.

Paul Klink
Paul Klinkhammer

State of Wisconsin)
Marathon County) S.S.

Personally came before me this 22nd day of November, 2023, the above named **Paul Klinkhammer** to me
known to be the person(s) who executed the foregoing instrument and hereby acknowledge the same.

This instrument drafted by:
Michael S. Brandner
Gowey Abstract & Title Company Inc.



Gerry R. Jiskra
*Gerry R. Jiskra
Notary Public, State of Wisconsin
My Commission Expires: 10-2-24

File Number: **237848**

ADDENDUM/EXHIBIT A

A parcel of land located in the West Half of the Northeast Quarter of the Northeast Quarter (W1/2 NE1/4 NE1/4) of Section Thirty-five (35), Township Twenty-nine (29) North, Range Two (2) East, Town of Holton, Marathon County, Wisconsin, described as follows:

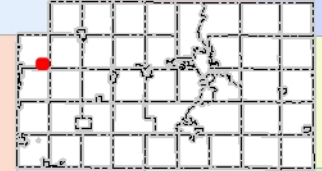
Beginning at the Northeast corner of said W1/2 of NE1/4-NE1/4; thence West along the North line thereof 37 rods (610.5 feet); thence South 13 1/2 rods (222.75 feet) (Measured from the center of the Town Road); thence East 192 feet; thence South 91 feet; thence East 418.5 feet to the East line of said W1/2-NE1/4-NE1/4; thence North along said East line 313.75 feet to the Place of Beginning.



Land Information Mapping System

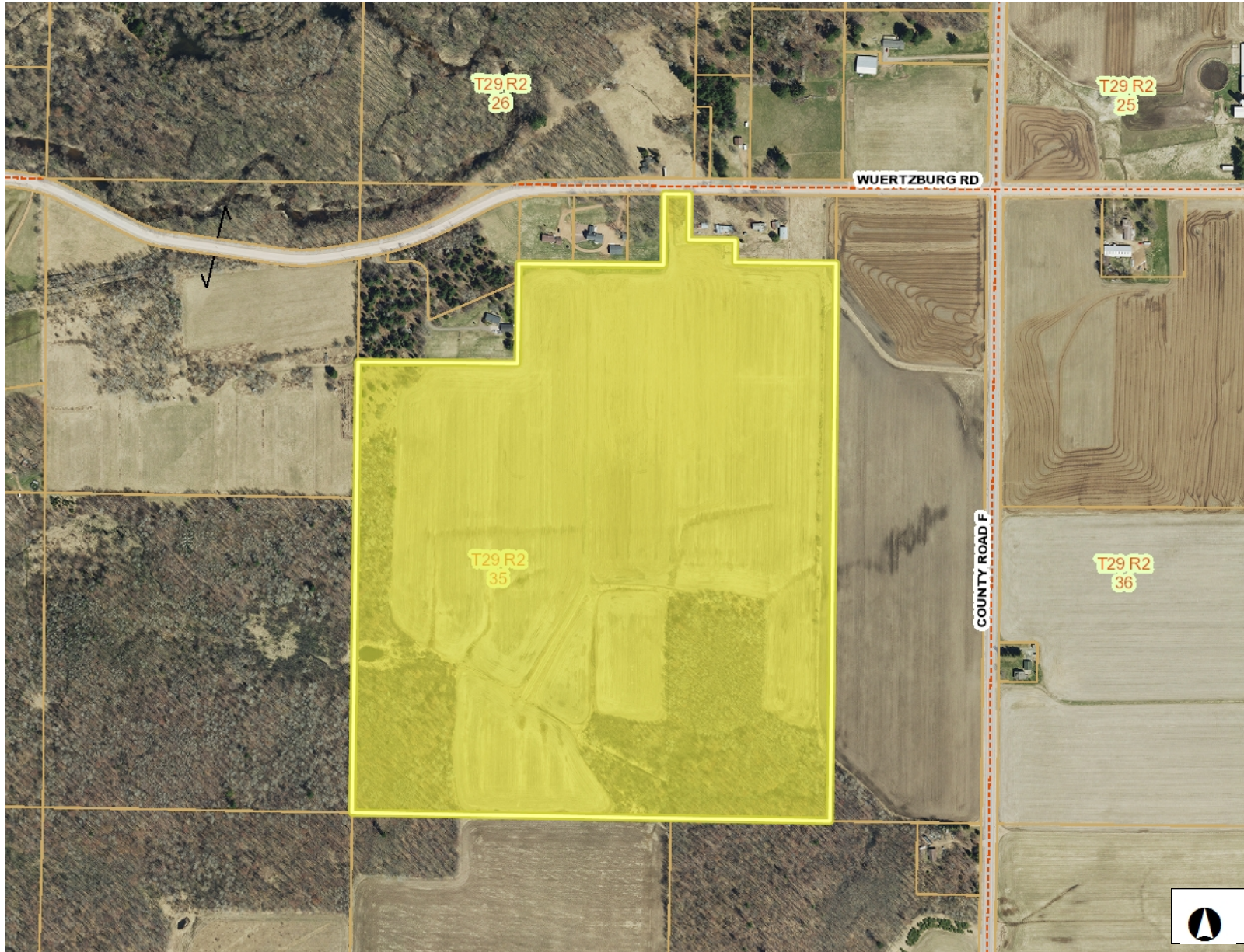
TAYLOR

LINCOLN



WOOD

PORTAGE



Legend

- Road Names
- Parcels
- Parcel Lot Lines
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Named Places
- Municipalities
- 2020 Orthos Countywide
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

309.20 0 309.20 Feet



NAD_1983_HARN_WISCRS_Marathon_County_Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

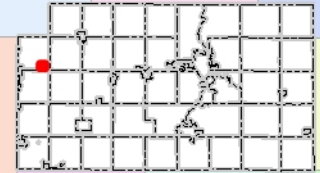
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Land Information Mapping System

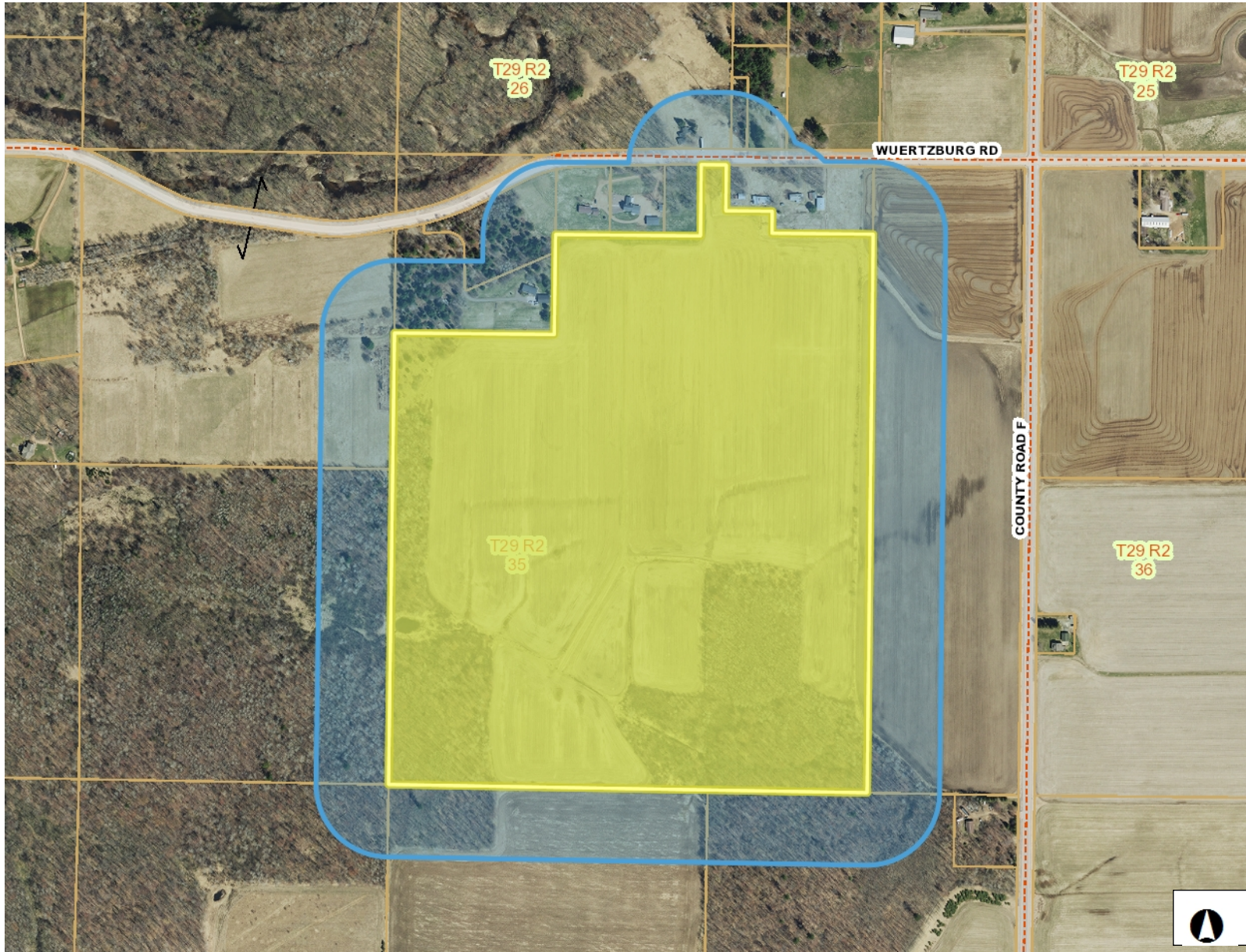
TAYLOR

LINCOLN



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309.20 0 309.20 Feet

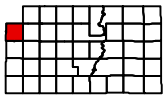


NAD_1983_HARN_WISCRS_Marathon_County_Feet

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Notes

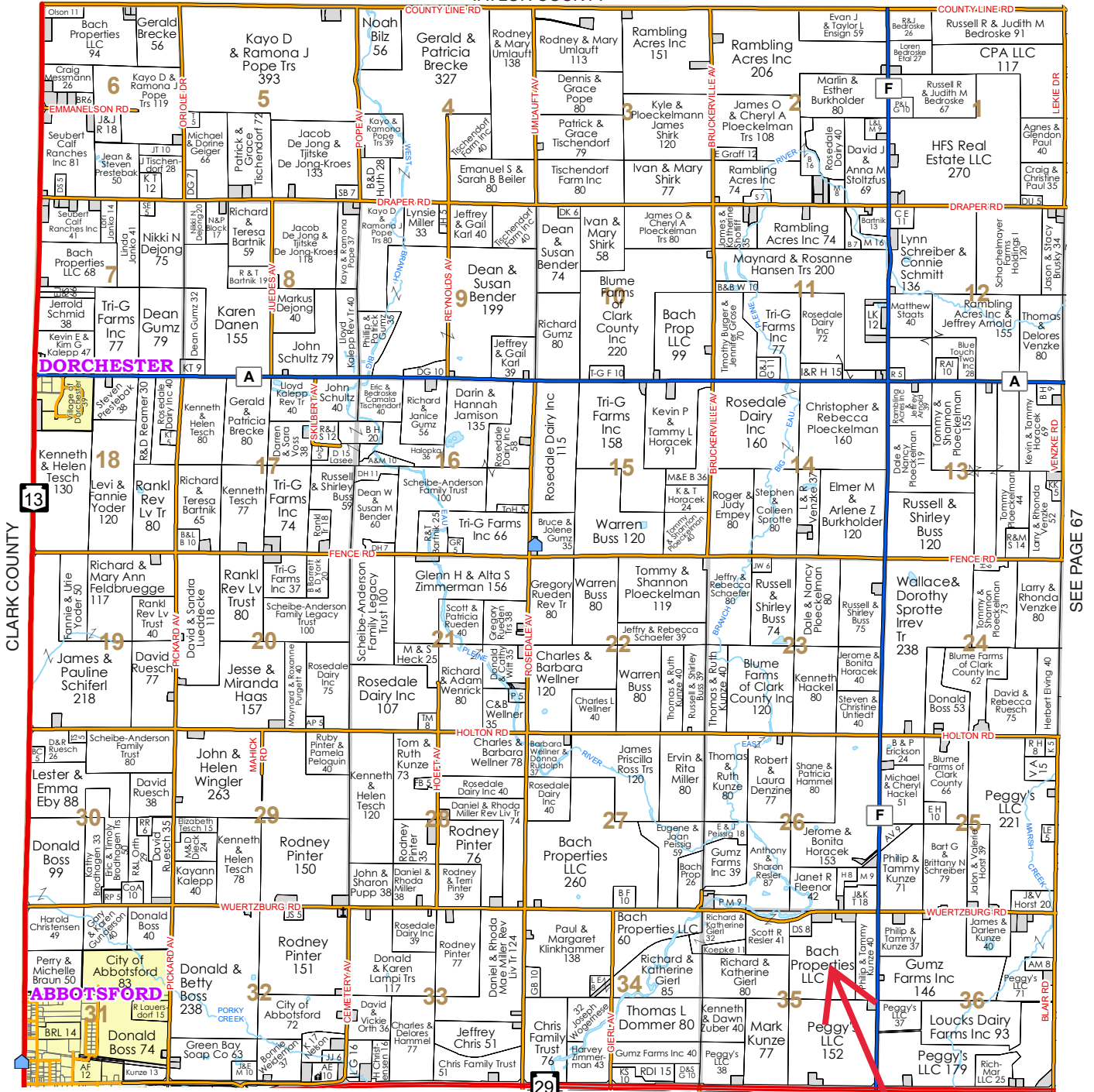


Holton

Township 29N - Range 2E

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TAYLOR COUNTY



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