

NOTICE OF PUBLIC HEARING

A public hearing will be held by the Environmental Resources Committee of the Marathon County Board of Supervisors on Tuesday, November 5th, 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 Zak Rau on behalf of Peggy's 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 Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 36, Township 29 North, Range 2 East, Town of Holton. Area proposed to be rezoned from G-A General Agriculture to R-R Rural Residential is described as Lot 1 of the preliminary CSM. Parent Parcel #042-2902-363-0993 and #042-2902-363-0994.

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)*:

Zak Rau, N2239 Black River Road, Medford, WI 54451

hereby petition to rezone property owned by *(Name & Address)*:

Peggy's, LLC, 229229 County Road F, Abbotsford, WI 54405

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): 042-2902-363-0994/0993

3. The proposed change is to facilitate the use of the land for (be specific-list all proposed uses):

The proposed change is to separate the existing residential home from the agricultural land for proposed property sales.

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. The existing home will remain a residential home and the agricultural land around the home will continue to be farmed.

B. Explain how the provision for these facilities will not be an unreasonable burden to local government.

No service needs will change as part of the rezone. All property will continue within its current conditions.

C. What have you done to determine that the land is suitable for the development proposed?

The single family home is already in place, so there will be no questions as to land suitability for the 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. _____

The property will continue in its current use and no adverse effects are expected.

E. Explain any potential for conflict with existing land uses in the area. _____

Being there is no change in the current use, no conflicts are expected.

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PLANNING DEPT**

(OVER)

- F. Demonstrate the need of the proposed development at this location. _____
The existing residential home and the ag land need to be separated in ownership.
- G. What is the availability of alternative locations? Be specific. _____
No alternatives are needed, current uses will continue as is.
- H. If cropland is being consumed by this Zone Change, what is the productivity of the agricultural lands involved?
The existing land is lawn and treed areas. No additional ag land is being used for this change.
- 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. _____
No ag land is being converted, it is currently a residence.

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 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 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 715-965-2057 Date 8/26/24
 8. Owner's Signature _____ Phone _____ Date _____
(If different)

Date Fee Received: 8/28/24 ND Fee \$600.00 PAYABLE TO MARATHON COUNTY

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.

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PLANNING & ZONING DEPT



Transforming Challenges into Solutions

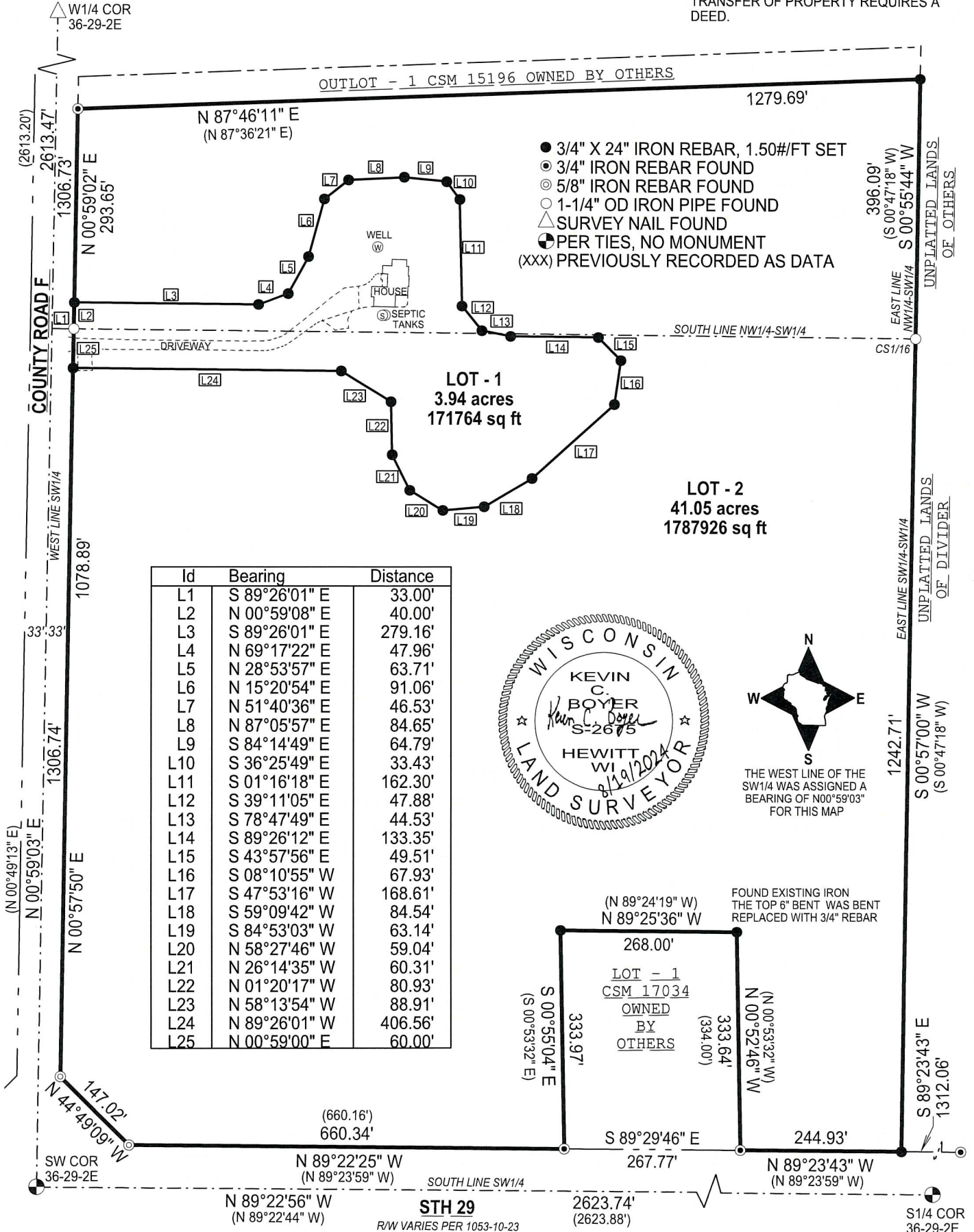
500 North 17th Avenue, Wausau, WI 54401
 Phone: 715.845.1081 | www.emcsinc.com
 info@emcsinc.com

PRELIMINARY

MARATHON COUNTY CERTIFIED SURVEY MAP NO. _____
 LOCATED IN PART OF THE SW1/4 OF THE SW1/4 AND PART OF THE NW1/4 OF
 THE SW1/4 OF SECTION 36, TOWNSHIP 29 NORTH, RANGE 2 EAST, TOWN OF
 HOLTON, MARATHON COUNTY, WISCONSIN

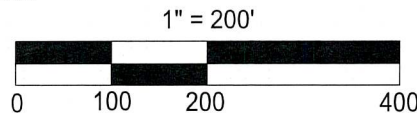
RESERVED FOR RECORDING DATA

THIS MAP DOES NOT TRANSFER
 PROPERTY OWNERSHIP. SALE OR
 TRANSFER OF PROPERTY REQUIRES A
 DEED.



DRAWN BY: KCB
 DRAWING DATE: 8/15/2024
 FIELD SURVEY: 8/14/2024
 DRAWING FILE: 5735 CSM
 REVISION DATE:

PREPARED FOR:
 ZAK RAU
 N2239 BLACK RIVER ROAD
 MEDFORD, WI 54451





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MARATHON COUNTY CERTIFIED SURVEY MAP NO. _____
LOCATED IN PART OF THE SW1/4 OF THE SW1/4 AND PART OF THE NW1/4 OF
THE SW1/4 OF SECTION 36, 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, DIVIDED AND MAPPED THIS PLAT, LOCATED IN PART OF THE SW1/4 OF THE SW1/4 AND PART OF THE NW1/4 OF THE SW1/4 OF SECTION 36, TOWNSHIP 29 NORTH, RANGE 2 EAST, TOWN OF HOLTON, MARATHON COUNTY, WISCONSIN

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT BY THE DIRECTION OF ZAK RAU, CONTAINING 44.99 ACRES AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF 36-29-2E;

THENCE ALONG THE WEST LINE OF THE SW1/4 N00°59'03"E, A DISTANCE OF 1306.74 FEET TO THE NORTHWEST CORNER OF THE SW1/4 OF THE SW1/4;

THENCE ALONG THE NORTH LINE OF THE SW1/4 OF THE SW1/4 S89°26'01"E, A DISTANCE OF 33.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD F AND THE POINT OF BEGINNING;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD F N00°59'08"E, A DISTANCE OF 40.00 FEET;

THENCE CONTINUING ALONG SAID LINE N00°59'02"E, A DISTANCE OF 293.65 FEET TO THE SOUTHWEST CORNER OF OUTLOT 1 OF CSM 15196;

THENCE ALONG THE SOUTH LINE OF OUTLOT 1 OF CSM 15196 N87°46'11"E, A DISTANCE OF 1279.70 FEET TO THE SOUTHEAST CORNER OF OUTLOT 1 OF CSM 15196 AND THE EAST LINE OF THE NW1/4 OF THE SW1/4;

THENCE ALONG THE EAST LINE OF THE NW1/4 OF THE SW1/4 S00°55'44"W, A DISTANCE OF 396.09 FEET TO THE SOUTHEAST CORNER OF THE NW1/4 OF THE SW1/4;

THENCE ALONG THE EAST LINE OF THE SW1/4 OF THE SW1/4 S00°57'00"W, A DISTANCE OF 1242.71 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STH 29;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF STH 29 N89°23'43"W, A DISTANCE OF 244.93 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF CSM 17034;

THENCE ALONG THE EAST LINE OF LOT 1 OF CSM 17034 N00°52'46"W, A DISTANCE OF 333.64 FEET TO THE NORTHEAST CORNER OF LOT 1 OF CSM 17034;

THENCE ALONG THE NORTH LINE OF LOT 1 OF CSM 17034 N89°25'36"W, A DISTANCE OF 268.00 FEET TO THE NORTHWEST CORNER OF LOT 1 OF CSM 17034;

THENCE ALONG THE WEST LINE OF LOT 1 OF CSM 17034 S00°55'04"E, A DISTANCE OF 333.97 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF CSM 17034 AND THE NORTH RIGHT-OF-WAY LINE OF STH 29;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF STH 29 N89°22'25"W, A DISTANCE OF 660.34 FEET;

THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF STH 29 N44°49'09"W, A DISTANCE OF 147.02 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD F;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD F N00°57'50"E, A DISTANCE OF 1078.89 FEET;

THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD F N00°59'00"E, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING;

SUBJECT TO RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE SUBDIVISION REGULATIONS OF THE COUNTY OF MARATHON, IN SURVEYING, DIVIDING, AND MAPPING THE SAME TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 19th DAY OF August, 2024

Kevin C. Boyer

KEVIN C. BOYER
PLS-2675



APPROVED FOR RECORDING

UNDER THE TERMS OF THE MARATHON CO.

LAND DIVISION REGULATIONS.

BY: _____

DATE: _____

MARATHON CO. CONSERVATION, PLANNING AND ZONING DEPT.

CPZ TRACKING #: _____

LEGAL DESCRIPTION FOR REZONE SHOWN AS LOT 1 ON THE PRELIMINARY CSM.

BEING PART OF THE SW1/4 OF THE SW1/4 AND PART OF THE NW1/4 OF THE SW1/4 OF SECTION 36, TOWNSHIP 29 NORTH, RANGE 2 EAST, TOWN OF HOLTON, MARATHON COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT SW CORNER OF 26-26-2E;

THENCE N00°59'03"E, A DISTANCE OF 1306.74 FEET;

THENCE S89°26'01"E, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING;

THENCE N00°59'08"E, A DISTANCE OF 40.00 FEET;

THENCE S89°26'01"E, A DISTANCE OF 279.16 FEET;

THENCE N69°17'22"E, A DISTANCE OF 47.96 FEET;

THENCE N28°53'57"E, A DISTANCE OF 63.71 FEET;

THENCE N15°20'54"E, A DISTANCE OF 91.06 FEET;

THENCE N51°40'36"E, A DISTANCE OF 46.53 FEET;

THENCE N87°05'57"E, A DISTANCE OF 84.65 FEET;

THENCE S84°14'49"E, A DISTANCE OF 64.79 FEET;

THENCE S36°25'49"E, A DISTANCE OF 33.43 FEET;

THENCE S01°16'18"E, A DISTANCE OF 162.30 FEET;

THENCE S39°11'05"E, A DISTANCE OF 47.88 FEET;

THENCE S78°47'49"E, A DISTANCE OF 44.53 FEET;

THENCE S89°26'12"E, A DISTANCE OF 133.35 FEET;

THENCE S43°57'56"E, A DISTANCE OF 49.51 FEET;

THENCE S08°10'55"W, A DISTANCE OF 67.93 FEET;

THENCE S47°53'16"W, A DISTANCE OF 168.61 FEET;

THENCE S59°09'42"W, A DISTANCE OF 84.54 FEET;

THENCE S84°53'03"W, A DISTANCE OF 63.14 FEET;

THENCE N58°27'46"W, A DISTANCE OF 59.04 FEET;

THENCE N26°14'35"W, A DISTANCE OF 60.31 FEET;

THENCE N01°20'17"W, A DISTANCE OF 80.93 FEET;

THENCE N58°13'54"W, A DISTANCE OF 88.91 FEET;

THENCE N89°26'01"W, A DISTANCE OF 406.56 FEET;

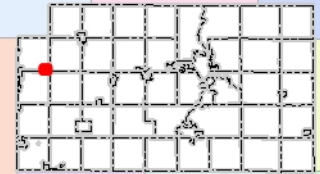
THENCE N00°59'00"E, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING;



Land Information Mapping System

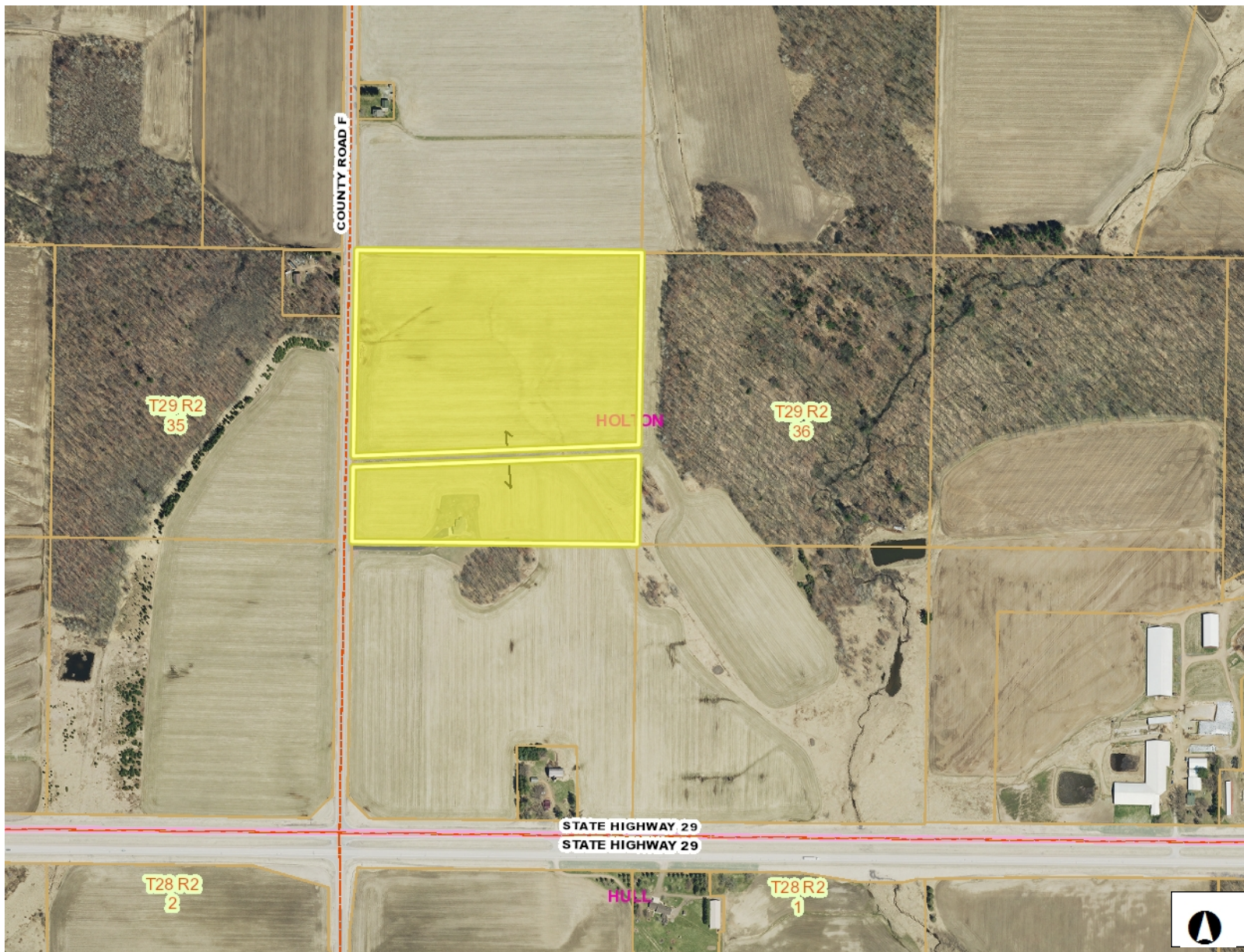
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LINCOLN



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

334.59 0 334.59 Feet



NAD_1983_HARN_WISCRS_Marathon_County_Feet

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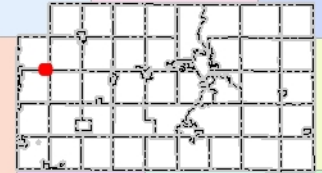
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Land Information Mapping System

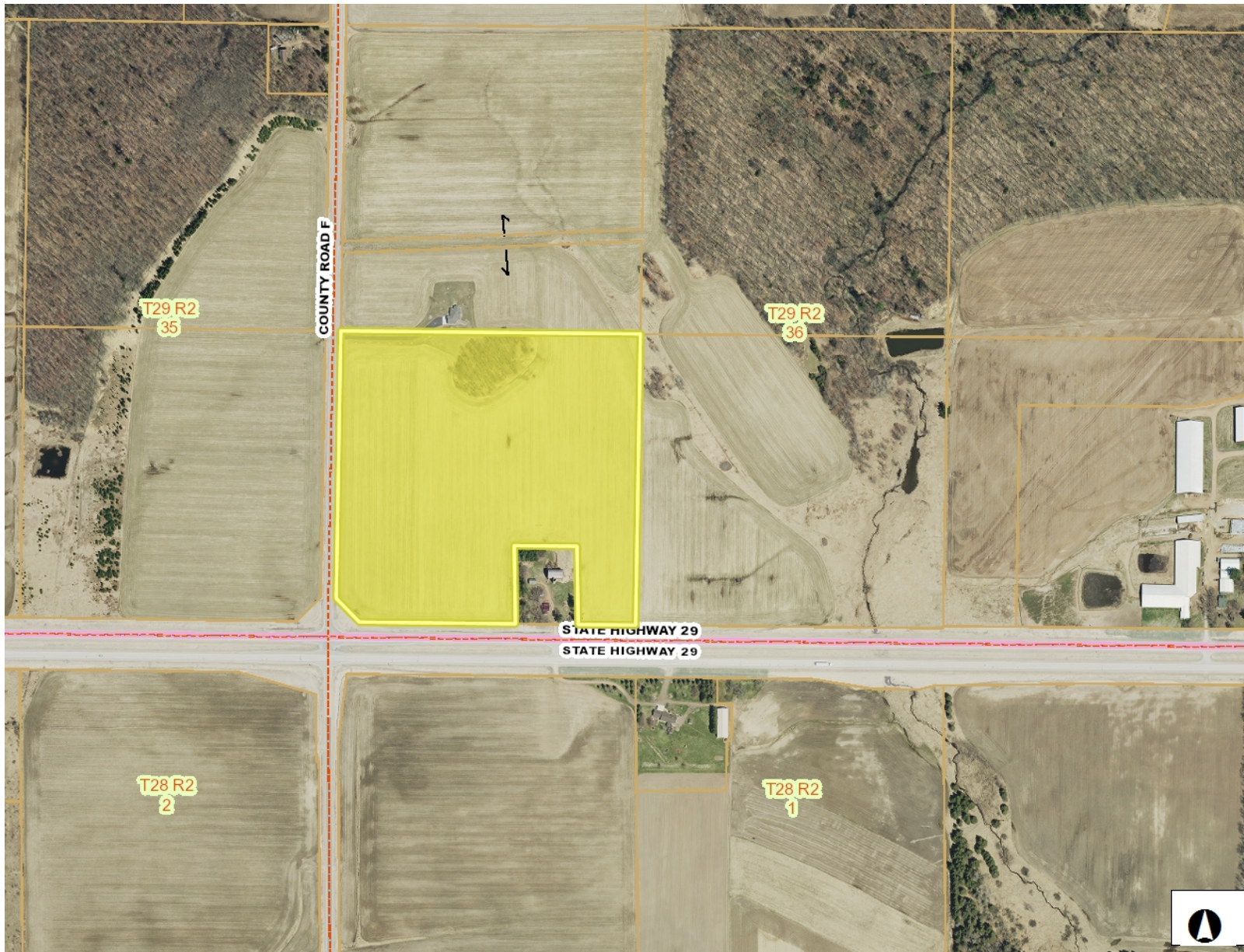
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WOOD

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

318.39 0 318.39 Feet



NAD_1983_HARN_WISCRS_Marathon_County_Feet

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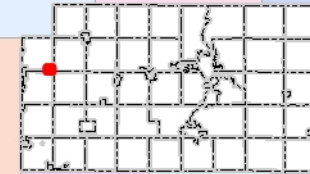
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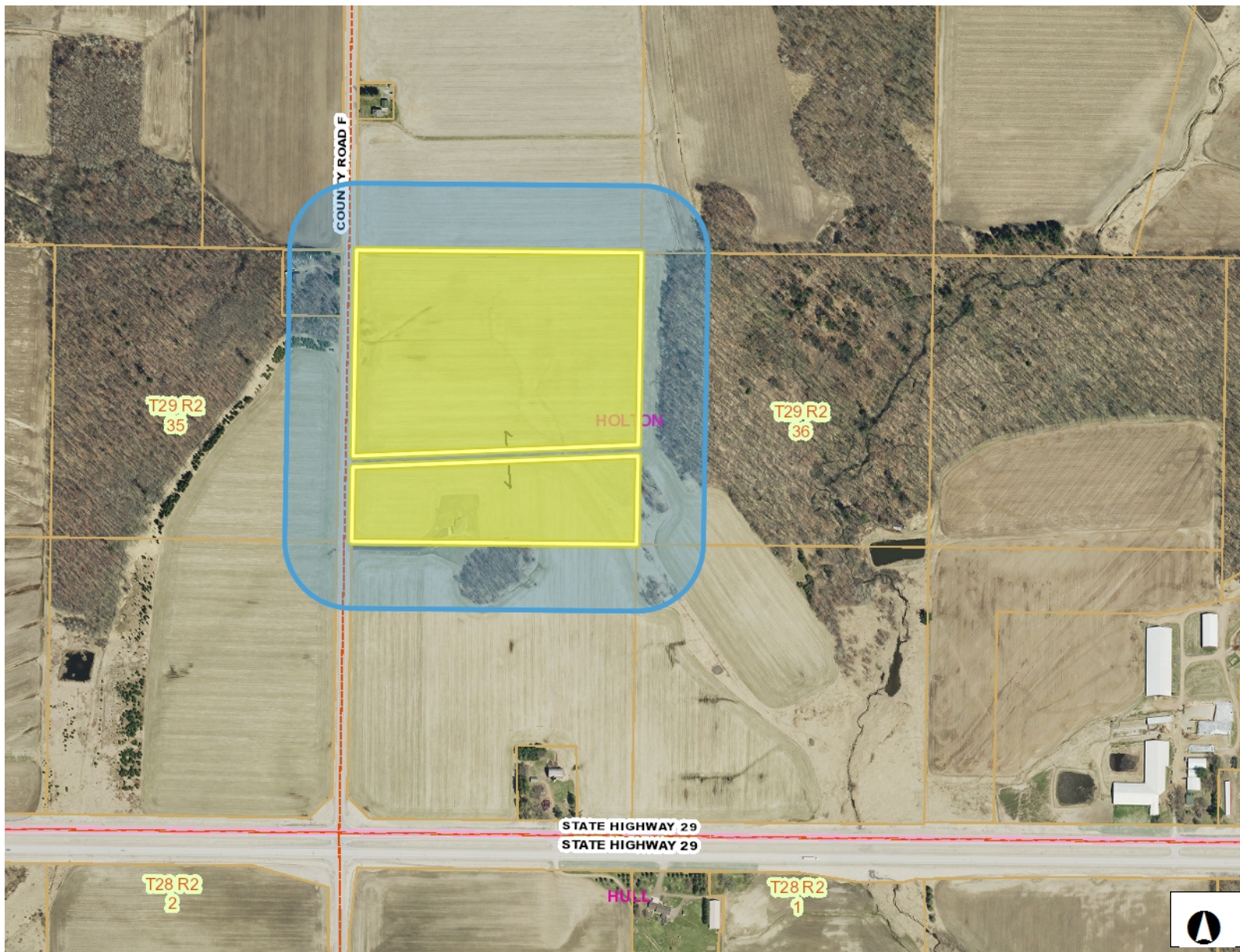
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334.59 0 334.59 Feet



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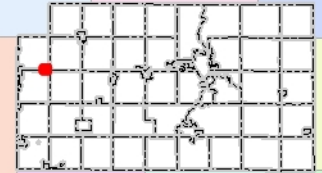
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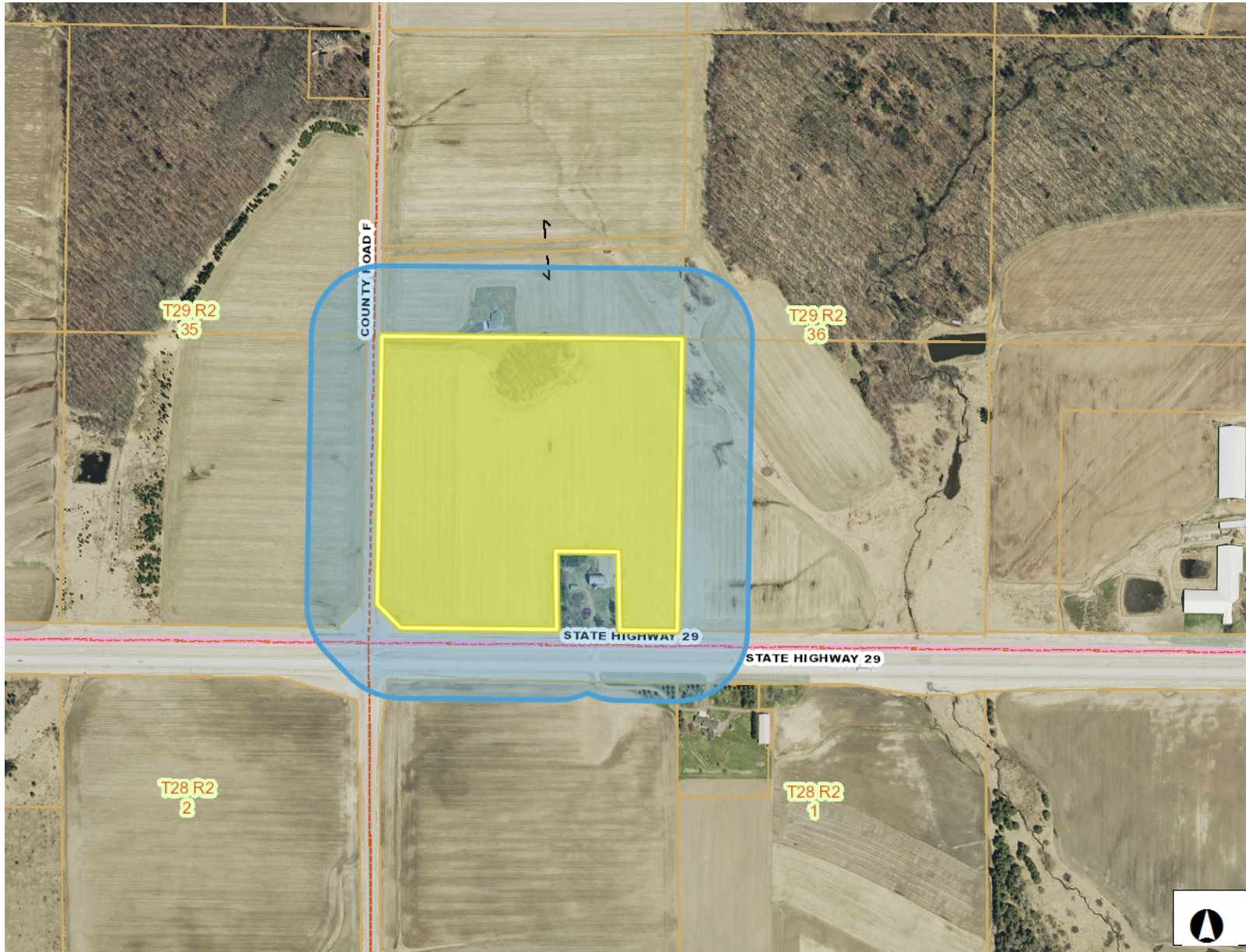
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318.39 0 318.39 Feet

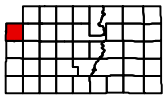


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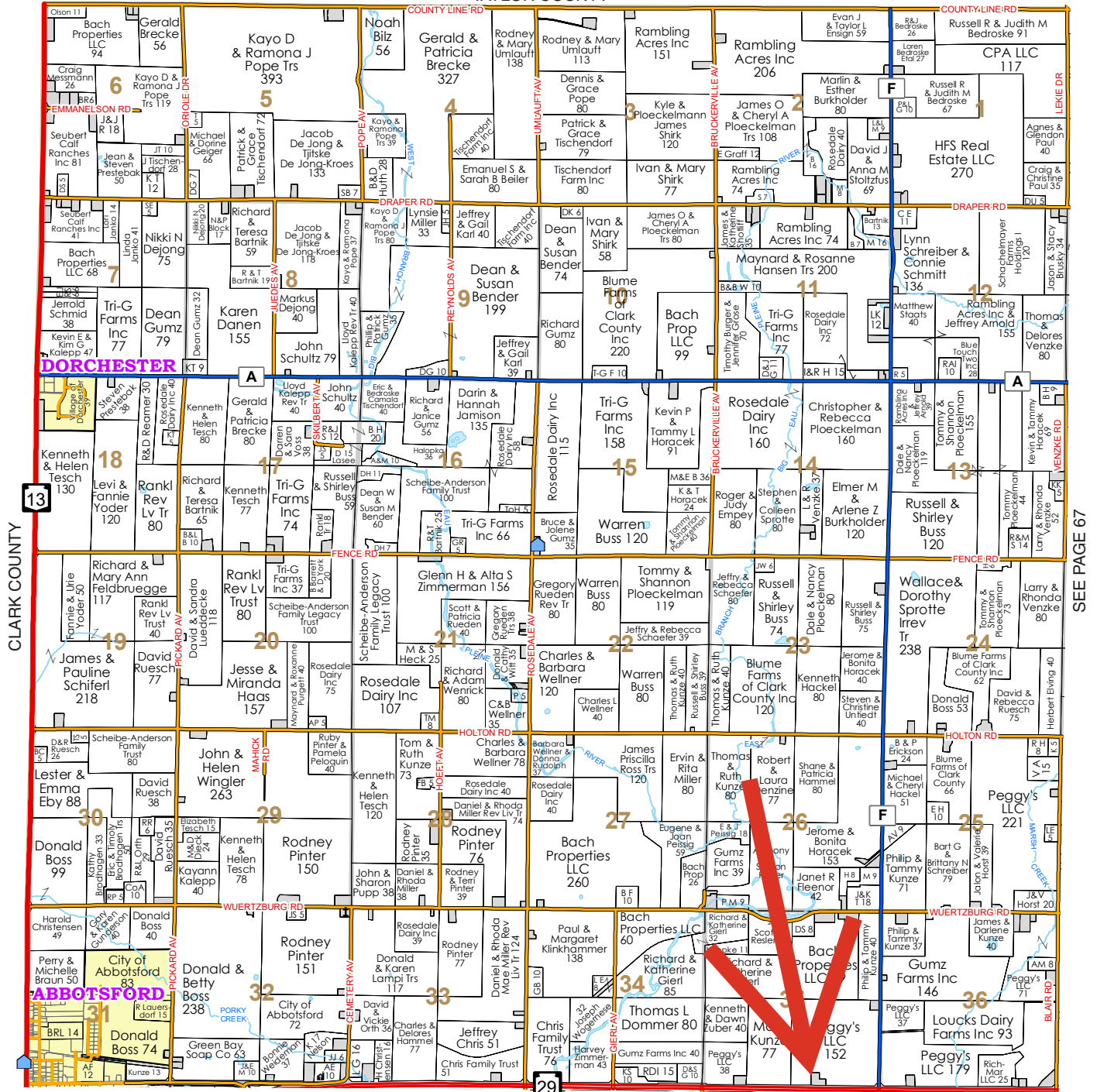


Holton

Township 29N - Range 2E

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TAYLOR COUNTY



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