

## NOTICE FOR PUBLIC HEARING

A public hearing as required by the General Code of Ordinances for Marathon County Chapter 17 Zoning Code will be held by the **Marathon County Board of Adjustment** at **9:00 a.m., Thursday, February 25, 2021**, at 212 River Drive Room 5 Wausau WI.

The meeting site identified above will be open to the public. However, due to the COVID-19 pandemic and associated public health directives, Marathon County encourages (Committee/Board/Commission) members and the public to attend this meeting remotely. To this end, instead of attendance in person, (Committee/Board/Commission) members and the public may attend this meeting by telephone conference. If (Committee/Board/Commission) members or members of the public cannot attend remotely, Marathon County requests that appropriate safety measures, including adequate social distancing, be utilized by all in-person attendees.

Persons wishing to attend the meeting by phone may call into the telephone conference beginning ten (10) minutes prior to the start time indicated above using the following number:

Phone Number: 1-408-418-9388

Access Code/Meeting Number: 146 270 5670

**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.**

When you enter the telephone conference, PLEASE PUT YOUR PHONE ON MUTE!

1. Approval of the November 19, 2020 minutes.
2. The application of American Asphalt of WI for a conditional use permit per 17.203.05 (table 3) and 17.204.62 of the Marathon County General Code of Ordinances Chapter 17 for the purpose of placing a temporary asphalt plant in an existing, permitted, nonmetallic mine located within the F-P Farmland Preservation district. The parcel is described as part of the NE ¼, NW FRL ¼, Section 3, T27N, R3E, Town of Eau Pleine further described as PIN# 020.2703.032.0999
3. The application of Edward and Annmarie Wolf for a conditional use permit per Section 17.401.02 of the General Zoning Code of Ordinances for Marathon County Chapter 17 Zoning Code to construct a detached accessory structure for personal use with dimensions differing from the standards in the L-D-R Low Density Residential district, described as NW ¼ SW ¼ Section 4, Township 26N, R2E, Town of Spencer, described as PIN# 074.2602.043.0005 with a property address of: 208825 Andrews Rd. Spencer, WI 54479
4. The application of Edward and Annmarie Wolf for a conditional use permit per Section 17.401.02 of the General Zoning Code of Ordinances for Marathon County Chapter 17 Zoning Code to construct a detached accessory structure prior to a principle structure for personal use with dimensions differing from the standards in the L-D-R Low Density Residential district, described as NW ¼ SW ¼ Section 4, Township 26N, R2E, Town of Spencer, described as PIN# 074.2602.043.0006
5. The application of Cory Lang for a conditional use permit per Section 17.401.02 of the General Zoning Code of Ordinances for Marathon County Chapter 17 Zoning Code to construct a detached accessory structure for personal use with dimensions differing from the standards in the L-D-R Low Density Residential zoning district, described as part of the NE ¼ SE ¼ Section 13, Township 28N, R06E, Town of Marathon, described as PIN# 054.2806.134.0971 with a property address: 146101 Crocus Road, Wausau WI 54401
6. The application of Michael Vaughn for a variance from the terms of Section 17.202.03(F) of the General Code of Ordinances for Marathon County Chapter 17 Zoning Code for a variance to the setback

requirement to the town road to construct a single family home, described as Section 18, T27N, R10E, part of Govt Lot 1-Lot 2 Town of Elderon, PIN # 022.2710.185.0986 with a property address: 215250 Lakefront Drive, Hatley WI 54440.

7. The application of Seth Hornung for a variance from the terms of Section 17.202.03(F) of the General Code of Ordinances for Marathon County Chapter 17 Zoning Code for a variance to the setback requirement to the town road to construct an addition onto an existing home, described as part of NW ¼, SE ¼, Section 34, T26N, R07E, Town of Knowlton, PIN # 048.2607.344.0026 with a property address: 152179 Greenview Drive, Mosinee WI 54455
8. Board education and training as needed.
9. Announcements and Requests
10. Adjourn.

All interested persons will be given the opportunity to be heard. Written testimony may be forwarded to the Board of Adjustment, c/o Conservation, Planning & Zoning Department, 210 River Drive, Wausau WI 54403-5449. Any person planning to attend this meeting who needs some type of special accommodation in order to participate should call the County Clerk's Office at 715-261-1500 at least one business day before the meeting.

*Karen Piel / cek*  
Karen Piel, Chairman  
Board of Adjustment

*Paul Daigle*  
Land and Water Program Director  
Conservation Planning and Zoning Department

**Publish: February 8<sup>th</sup> and February 15<sup>th</sup>, 2021**

E-mailed to Wausau Daily Herald on February 4, 2021, at 8:15 a.m. /cek

**MINUTES  
MARATHON COUNTY BOARD OF ADJUSTMENT**

Members present in person: Karen Piel and Richard Lawson

Members present remotely: Arnold Schlei, Roger Zimmerman, Carolyn Opitz and Kerry Brimmer

Members not present: Jim Servi

Also present remotely via phone / WEBEX or in person: Teal Fyksen, Diane Hanson, Dominique Swangstu, Lane Loveland  
Cindy Kraeger, Brittanie Schulz and Scott Pietrowski

**Called to order** at 9:00 a.m., 210 River Drive, Wausau by Chair Piel, who explained the **rules of the hearing** and the reason for the establishment of the Board of Adjustment.

**1. Approve September 24, 2020 minutes** – **Motion** / second by Zimmerman / Schlei to approve the September 24, 2020 minutes as distributed. Motion **carried** by voice vote, no dissent.

**2. The application** of Scott Pietrowski for a conditional use permit per Section 17.401.02 of the General Zoning Code of Ordinances for Marathon County Chapter 17 Zoning Code to construct a detached accessory structure for personal use prior to principle structure with dimensions differing from the standards in the R-R Rural Residential district, described as part of the NE ¼ NE ¼ Section 28, Township 29N, R5E, Town of Rib Falls, described as PIN# 066.2905.281.0994 with a property address of: 132009 County Rd U Edgar WI 54426.

Teal Fyksen asked the Board to use the determination worksheets in their decisions and cited the provisions of law which apply. Exhibit 1 – Location within township. Exhibit 2 – Zoning Map. Exhibit 3 – Aerial Photo. Exhibit 4 – Conditional Use Application. Exhibit 5 – Narrative. Exhibit 6 – Aerial Photo (submitted by applicant). Exhibit 7 – Preliminary Proposed Site Plan. Exhibit 8 – Proposed Site Plan Layout Depicting Future Home. Exhibit 9 – Proposed Site Plan Cut View. Exhibit 10 – Certified Survey Map. Exhibit 11 – Table: Proposed vs. Required. Exhibit 12 – Town of Rib Falls Future Land Use Map. Exhibit 13 – Town of Rib Falls Resolution.

Fyksen discussed Ordinance Section 17.401.02 related to the construction of detached structures outside the building standards prior to a principle structure. Code allows for 1800 square feet of floor area, 14' side walls, 24' overall height, 12' overhead garage doors. This application is for a 78' x 50' (3,900 sq.) detached accessory structure with 16' side wall height, garage door height of 14' and overall height of 25'. The applicant has started construction on the detached accessory structure and has paid an after the fact fee. A stop order was issued and the applicant ceased construction. The applicant hired a surveyor to delineate lot lines, site plan showing parcel boundaries, shed with dimensions and the shed's distance to the parcel boundaries. The certified survey map has been completed on the property and the applicant is aware of all setbacks and property lines.

Lawson questioned how visible the shed will be from the road and neighboring properties. Fyksen stated there is about 140 feet of barrier of trees along County RD U and a barrier of approximately 36 feet on the east side of the property. There were no citizen concerns at the Town meeting.

Scott Pietrowski was sworn in. The detached accessory structure would be used to store his personal items. There are other detached accessory structures similar to size in the area.

There was no additional testimony in favor, opposed, or as interest may appear. Testimony portion of the hearing closed at 9:34 a.m.

**Motion** / second by Lawson / Opitz to **grant** the conditional use request as requested (3900 square feet).

The Board deliberated and completed the Conclusion of Law and Decision Sheet

Motion **carried** 5 yes, 0 no, roll call vote.

**4. Board education and trainings as needed** – None.

**5. Announcements and Requests** Teal mentioned that Jim Servi expressed interest in possibly serving on the Board of Adjustment as an alternate, rather than in a full member capacity. He cited conflict with his schedule. This was informational only.

**Next meeting date** – February 25, 2021 at 9:00 a.m., 212 River Drive, Wausau Room 5 / remotely

**6. Meeting adjourned** – **Motion** / second by Opitz / Zimmerman to adjourn at 9:48 a.m. Motion **carried** by voice vote, no dissent.

Respectfully submitted,  
Arnold Schlei, Secretary  
Marathon County Board of Adjustment

RL/cek

November 19, 2020  
9:00 a.m.

210 River Drive, Wausau WI

**MINUTES  
MARATHON COUNTY BOARD OF ADJUSTMENT**

O:\ZONING\BOARD\_OF\_ADJUSTMENT\MEETINGS\2020\11\_19\Minutes\BOAD\_20201119\_Minutes.docx

DRAFT

**APPLICATION FOR CONDITIONAL USE PERMIT**  
MARATHON COUNTY BOARD OF ADJUSTMENT

The applicant hereby requests the Board of Adjustment to hear and decide upon this application as prescribed by Section 17.803 of the Marathon County Zoning Ordinance. Use a separate sheet if necessary.

Name of Applicant: American Asphalt of WI  
 Mailing Address: P O Box 981 Mosine WI 54455  
 Telephone: 715-613-5260 Fax: 715-613-5230  
 Cellphone: \_\_\_\_\_ Email: matt.eslinger@americanasphaltofwi.com  
 Owner Name: (if different) Glen Kafka  
 Mailing Address: 550 E Hwy 153 Mosine WI 54455  
 Telephone: 715-847-2101 Fax: \_\_\_\_\_

**PARCEL INFORMATION**

Parcel ID # (PIN): 030-2703-032-0999  
 (If more than one parcel is included in this application, list all parcel numbers & legal descriptions on a separate sheet.)

Legal Description: Government Lot \_\_\_\_\_ or NE 1/4 NW 1/4  
 Section 3, T 27 N, R 3 E. Town of Eau Claire  
 Lot \_\_\_\_\_, Block \_\_\_\_\_, Subdivision \_\_\_\_\_  
 Property Address: EP 765 City Rd P Stratford WI 54484  
 Parcel size: 41.13 Acres or \_\_\_\_\_ Sq. Ft.  
 Zoning District: F-P Farm Land Preservation

Present use of property (List all current uses, i.e. home, store, farm field, wooded, etc.):

Rock Quarry

Existing improvements (Structures, well, septic, etc.):

NONE

**PROPOSAL**

Describe specifically the nature of this request (be sure to list all proposed uses of the parcel). What do you plan to do?

About 4 acres of the quarry will be used as a temporary asphalt site

If this application is for a use that will be restricted to part of the parcel, specify the exact dimensions of the affected area.

Please see attached plant diagram approx 250' x 300'

Provide the following information if this box is checked

Proposal has additional development standards in Section 17.204.62. Explain how your proposal meets or exceeds these requirements.

The temporary asphalt plant will be located in the area shown on attached map, which is in a permitted non-metallic mine & at least 100' from any residence. American Asphalt is asking for a CUP from 4-25-21 through 11-1-21. All equipment & debris will be out of the plant site by 11-1-21. Hours will be determined by the BOA. American would like to request the hours Monday thru Saturday 6:00am-7:00pm. American will spray chloride on the travel route in the quarry to suppress dust. Perfume is added to the asphalt cement to eliminate odor.

Use separate/additional sheet(s) if necessary

## INSTRUCTIONS TO APPLICANT

1. Be sure to complete **all items** on the application. This includes a **brief, but complete explanation** of the current use and proposed new use.
2. Prepare a **map at a scale which is reproducible** (11" x 17" or smaller). For maps larger than 11" x 17", be prepared to provide as many copies as needed for transmittal. In no instance may the scale of the map be less than 1 inch equals 200 feet. There are instances where a cross-section of the property or contours will be helpful, and in some cases one or both may be required. Narrative or photos may be included as supporting documentation.

**At a minimum the map must include:**

- The location, dimensions, and parcel identification number of the lot or lots including a legal description.
- Location of any and all nearby public and private streets.
- Dimensions of the lot and the location of all existing and proposed buildings or structures, and location of existing or proposed private onsite wastewater treatment (septic) system.
- Required front, rear, and side yard areas, open space, and parking.
- On residential parcels, the number of dwelling units contained within each building and proposed number of bedrooms.
- Location and dimensions of all buildings or structures to be erected, structurally altered, or moved.
- Wetlands and floodplains
- Screening/Buffers
- Lighting
- Parking


3. **Include the \$600 fee** when you submit the application. Please make checks payable to Marathon County.

**We cannot consider an application complete until the following are submitted to this office:**

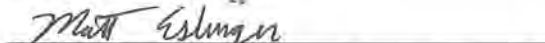
<i>Check if submitted</i>	<i>Initial of staff</i>	
<input type="checkbox"/>	_____	Completed application including signatures.
<input type="checkbox"/>	_____	Map with all required information.
<input type="checkbox"/>	_____	Additional documents, as needed (lot combination forms, hunting/fishing shelter application, etc.)
<input type="checkbox"/>	_____	Zoning Permit application
<input type="checkbox"/>	_____	Fee

Please contact the Marathon County Conservation, Planning and Zoning Department with any questions: 715-261-6000.

**IMPORTANT:** The applicant or authorized representative **must be present at the hearing** or Board **may deny** the application without prejudice.

  
 \_\_\_\_\_  
 Owner Signature (required)

\_\_\_\_\_ Date

  
 \_\_\_\_\_  
 Agent / Person responsible for work Signature (required)

\_\_\_\_\_ Date

Conditional Use Permits expire six (6) months from the latest date of signature on the approval letter signed by Chairman and the Secretary of the Board of Adjustment if the proposed construction or preparation of land for use has not commenced. The Zoning Administrator may grant an extension for up to six (6) months upon show of valid cause.

Return to: Board of Adjustment  
 Marathon County CPZ Department  
 210 River Drive  
 Wausau, WI 54403-5449

Telephone: 715-261-6000  
 Toll free within Marathon County: 1-800-236-0153  
 Facsimile: 715-261-6016

**For office use**

Amount Received: \$ \_\_\_\_\_

D:\CPZ\Ordinances\FORMS\Conditional Use\Permit Application.docx

**For office use**

Date Stamp: \_\_\_\_\_

RECEIVED

DEC 4 3 2020

MARATHON CO. CONSERVATION  
 PLANNING & ZONING DEPT

**For office use**



RECEIVED  
DEC 23 2020  
MARATHON CO. CONSERVATION,  
PLANNING & ZONING DEPT

December 18, 2021

Teal Fyksen  
Marathon County  
Zoning & Planning  
210 River Dr  
Wausau, WI 54403-5449

Re: Conditional Use Permit Application, Kafka Quarry

To Whom This May Concern:

Please find herein an application by American Asphalt of Wisconsin for a Special Exception Permit for a temporary asphalt plant at the following locations:

- Kafka Quarry, Town of Eau Pleine

We plan to do asphalt mix production at this location for various projects, including providing asphalt for Marathon County Highway Department. We would like a permit for operation starting April 25, 2021 thru Nov 1, 2021.

A portable drum mix asphalt plant will be used to provide hot mix asphalt for the projects. The normal plant operating hours being requested are 6:00 AM to 7:00 PM, Monday through Saturday.

I am attaching a map and a plant layout diagram for your review. The plant layout would encompass approx. 4 acres, including aggregate stockpiles

American Asphalt provides portable sanitary facilities and dumpsters for solid waste disposal at each location. Both are serviced as needed for the duration for the project.

All company asphalt plants are tested for air quality compliance biannually and meet all requirements of the Wisconsin Department of Natural Resources. In a program sponsored by the Wisconsin Department of Natural Resources and the Wisconsin Asphalt Paving Association, American Asphalt is a recipient of the Hot Mix Asphalt Environmental leadership Award for demonstration environmental excellence in their asphalt plant operations.

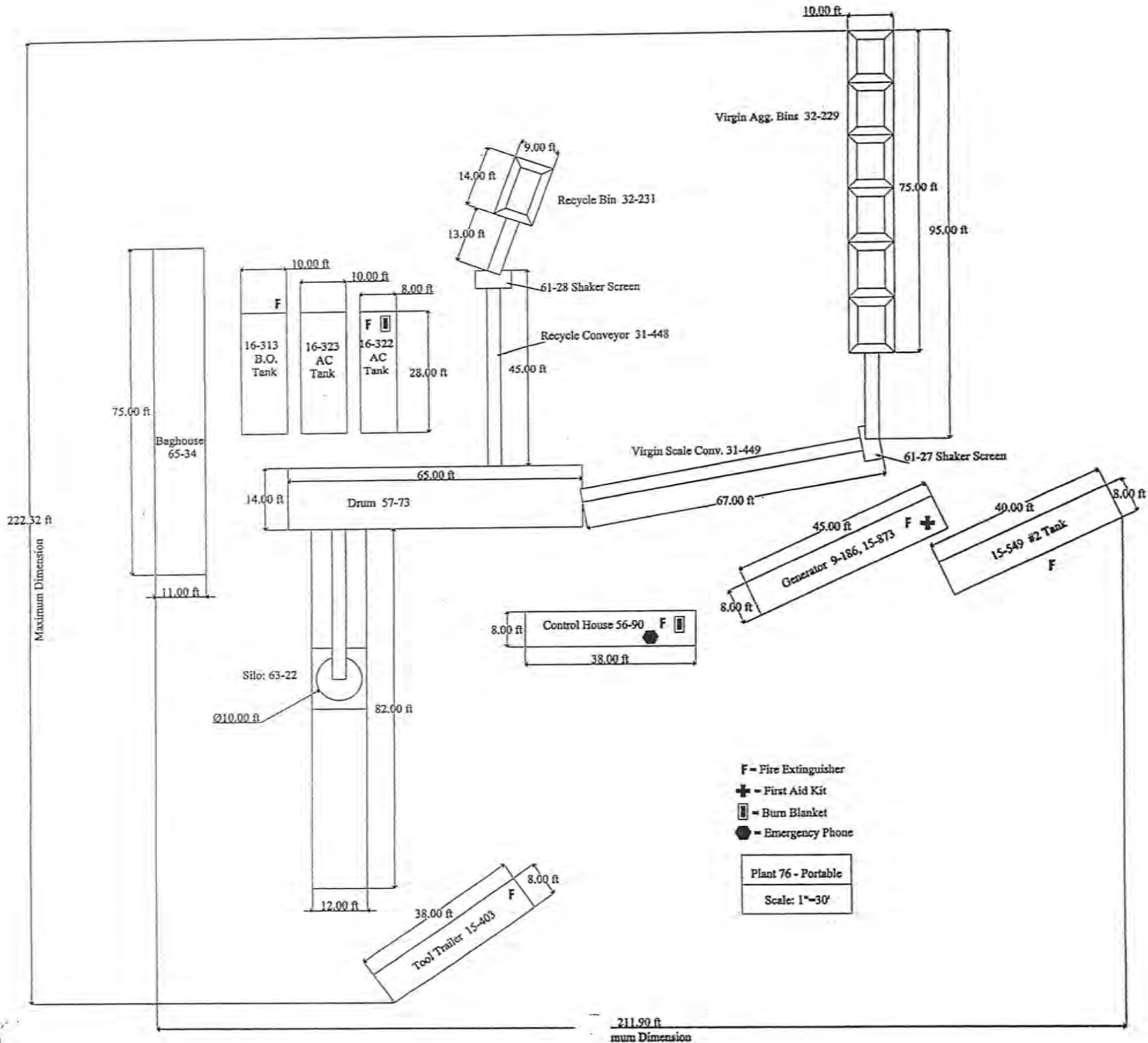
If you have any questions, please contact me.

Sincerely,

American Asphalt of Wisconsin

Matt Eslinger  
Operations Manager







Google Maps

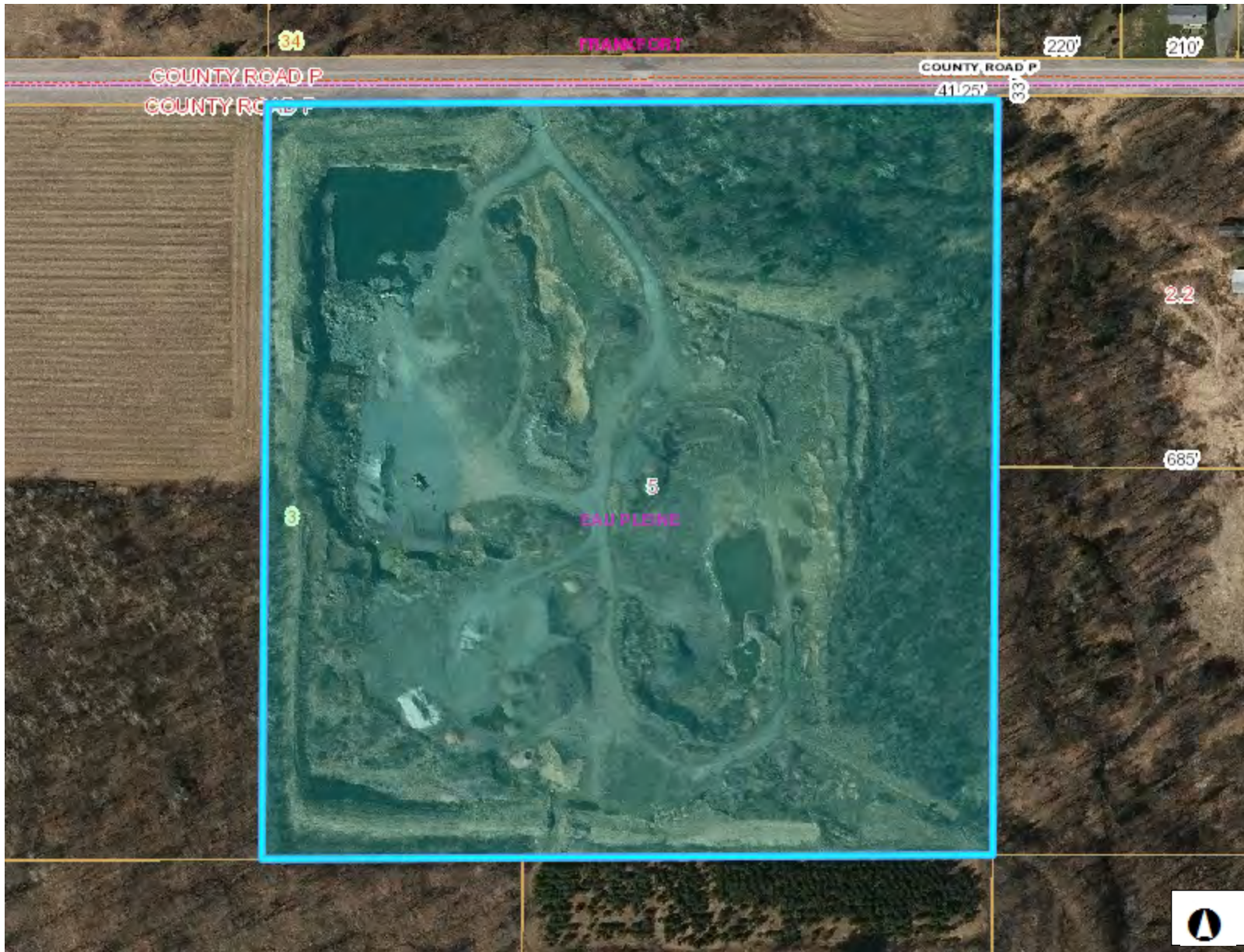


Imagery ©2020 Maxar Technologies, USDA Farm Service Agency, Map data ©2020 200 ft





# Land Information Mapping System



## Legend

- Parcel Annotations
- Parcels
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Municipalities
- 2015 Orthos
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

133.79 0 133.79 Feet



NAD\_1983\_HARN\_WISCRS\_Marathon\_County\_Feet

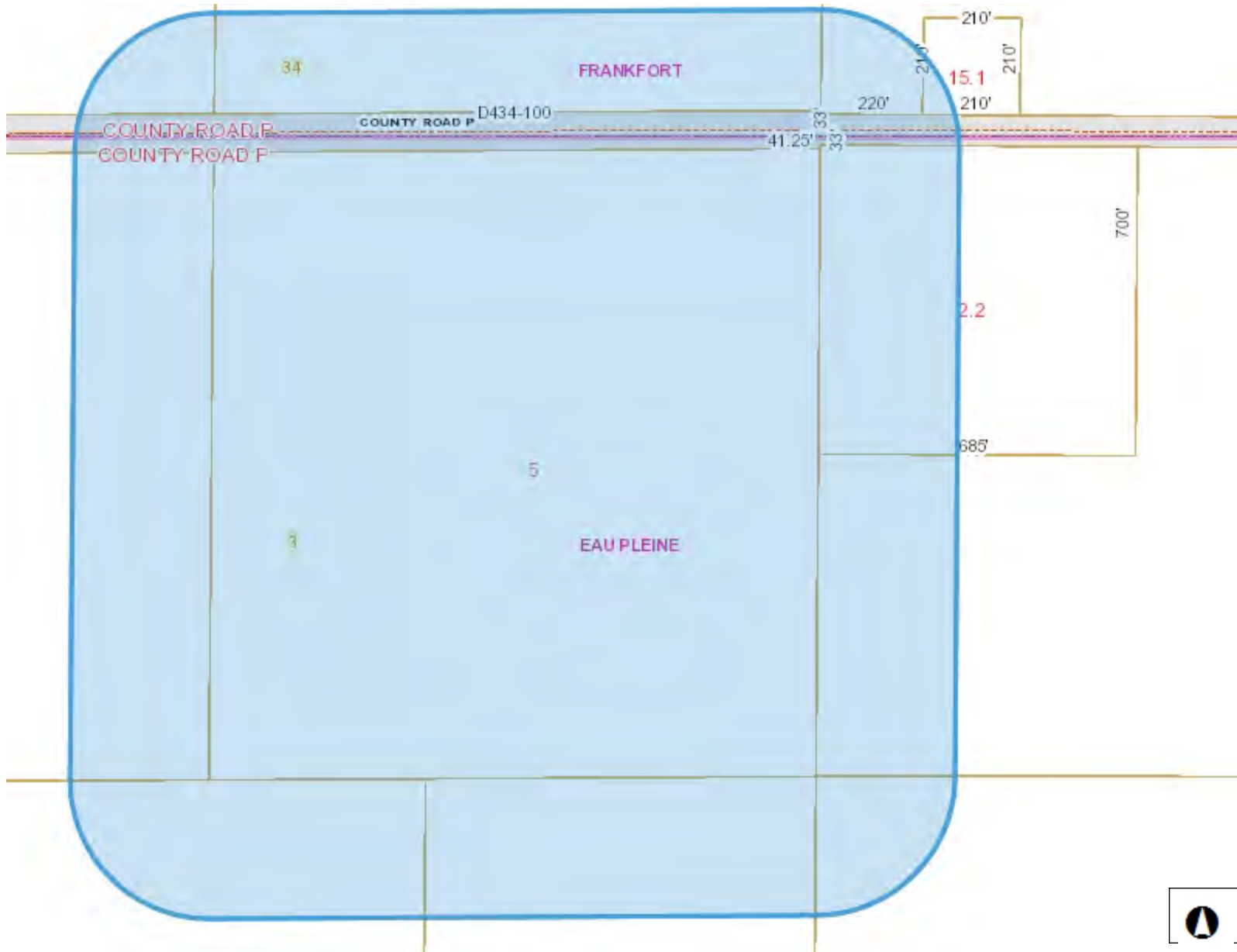
DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement 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



# Land Information Mapping System



**Legend**

- Parcel Annotations
- Parcels
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Municipalities

**Notes**

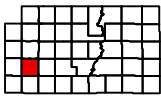
160.61 0 160.61 Feet

NAD\_1983\_HARN\_WISCRS\_Marathon\_County\_Feet

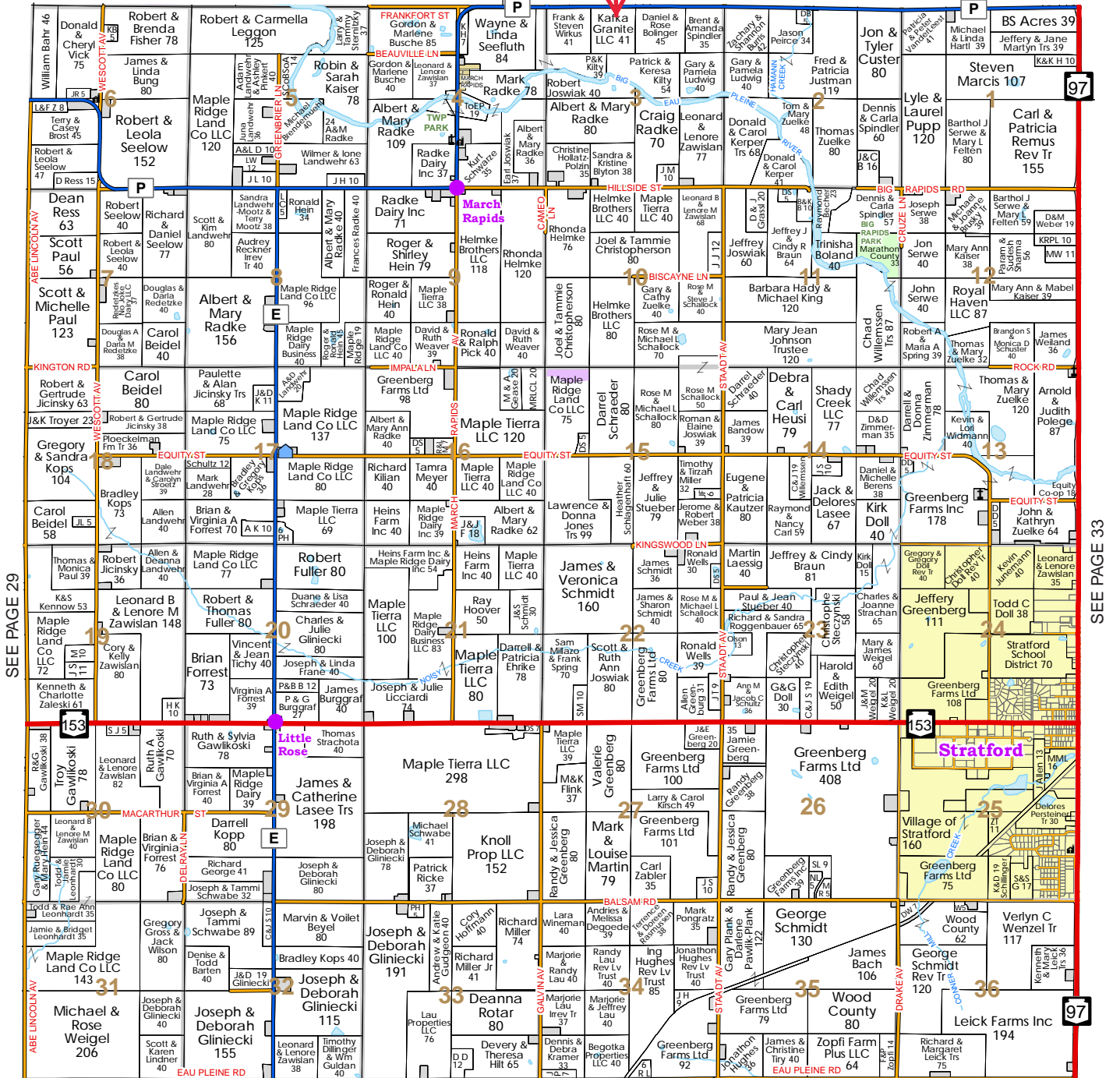
DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement 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**





SEE PAGE 29



SEE PAGE 13

# Need Additional Plat Books?

Extension Marathon County Office  
212 River Drive, Suite 3 • Wausau, WI 54403  
(715) 261-1230



Extension

UNIVERSITY OF WISCONSIN-MADISON  
MARATHON COUNTY

Call for additional purchase locations.



18 USC 707



## MEMORANDUM

DATE: February 4, 2021  
TO: Board of Adjustment Committee  
FROM: Teal Fyksen, Land Use Specialist  
SUBJECT: Application/Petition for Board of Adjustment Hearing

Enclosed please find the application/petition for a Conditional Use Permit submitted by Edward and Annmarie Wolf on properties located in the Town of Spencer. Parcel Pin #'s 074-2602-043-0005 and 074-2602-043-0006.

**Note:** Due to the fact the CUP application proposes two accessory structures on two separate (but adjacent) parcels under common ownership (one structure proposed per parcel), the petition has been published as two separate public hearings and should be treated as two separate applications.

The Town of Spencer town board received a similar memo to this effect, and will be submitting two resolutions of recommendation - one for each structure.

APPLICATION FOR CONDITIONAL USE PERMIT  
MARATHON COUNTY BOARD OF ADJUSTMENT

The applicant hereby requests the Board of Adjustment to hear and decide upon this application as prescribed by Section 17.803 of the Marathon County Zoning Ordinance. Use a separate sheet if necessary.

Name of Applicant: EDWARD & Annmarie Wolf  
Mailing Address: 208825 Andrews Road, Spencer WI 54479  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Cellphone: 715-207-9797 Email: eaewolf18@yahoo.com  
Owner Name: (if different) \_\_\_\_\_  
Mailing Address: 208825 Andrews Road  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

PARCEL INFORMATION

Parcel ID # (PIN): 074-2602-043-005 & 074-2602-043-0006  
(If more than one parcel is included in this application, list all parcel numbers & legal descriptions on a separate sheet.)  
Legal Description: Government Lot \_\_\_\_\_ or NW 1/4 SW 1/4  
Section 4, T 26 N, R 2 E, Town of SPENCER  
Lot 5 & 6 Block \_\_\_\_\_ Subdivision Heritage Ridge Estates  
Property Address: 208825 Andrews Road  
Parcel size: Both lots 1.51 Acres or \_\_\_\_\_ Sq. Ft.  
Zoning District: L-D-R

Present use of property (List all current uses, i.e. home, store, farm field, wooded, etc.):

Lot 5 - Residential  
Lot 6 - Farm Field

Existing improvements (Structures, well, septic, etc.):

Lot 5 - home, well, septic

PROPOSAL

Describe specifically the nature of this request (be sure to list all proposed uses of the parcel). What do you plan to do?

Looking to build 36'x50' Storage Sheds on each lot

If this application is for a use that will be restricted to part of the parcel, specify the exact dimensions of the affected area.

Size of each building to be 36'x50'. To store personal items

Provide the following information if this box is checked

Proposal has additional development standards in Section 17.401.02. Explain how your proposal meets or exceeds these requirements.

I am proposing to exceed the maximum side wall Height, garage door Height, Size, Total Height per the L-D-R Districts for lot 6. I am proposing to exceed the previously stated standards in addition to Requirements, Accessory Structure allowed prior to Principle Structure.

Use separate/additional sheet(s) if necessary



## INSTRUCTIONS TO APPLICANT

- Be sure to complete **all items** on the application. This includes a **brief, but complete explanation** of the current use and proposed new use.
- Prepare a **map at a scale which is reproducible** (11" x 17" or smaller). For maps larger than 11" x 17", be prepared to provide as many copies as needed for transmittal. In no instance may the scale of the map be less than 1 inch equals 200 feet. There are instances where a cross-section of the property or contours will be helpful, and in some cases one or both may be required. Narrative or photos may be included as supporting documentation.

**At a minimum the map must include:**

- The location, dimensions, and parcel identification number of the lot or lots including a legal description.
- Location of any and all nearby public and private streets.
- Dimensions of the lot and the location of all existing and proposed buildings or structures, and location of existing or proposed private onsite wastewater treatment (septic) system.
- Required front, rear, and side yard areas, open space, and parking.
- On residential parcels, the number of dwelling units contained within each building and proposed number of bedrooms.
- Location and dimensions of all buildings or structures to be erected, structurally altered, or moved.
- Wetlands and floodplains
- Screening/Buffers
- Lighting
- Parking

- Include the \$600 fee** when you submit the application. Please make checks payable to Marathon County.

**We cannot consider an application complete until the following are submitted to this office:**

<i>Check if submitted</i>	<i>Initial of staff</i>	
<input type="checkbox"/>	_____	Completed application including signatures.
<input type="checkbox"/>	_____	Map with all required information.
<input type="checkbox"/>	_____	Additional documents, as needed (lot combination forms, hunting/fishing shelter application, etc.)
<input type="checkbox"/>	_____	Zoning Permit application
<input type="checkbox"/>	_____	Fee

Please contact the Marathon County Conservation, Planning and Zoning Department with any questions: 715-261-6000.

**IMPORTANT:** The applicant or authorized representative **must be present at the hearing** or Board **may deny** the application without prejudice.

<i>Edward Wolf</i> Owner Signature (required)	10/08/2020 Date
<i>Edward Wolf</i> Agent / Person responsible for work Signature (required)	10/08/2020 Date

Conditional Use Permits expire six (6) months from the latest date of signature on the approval letter signed by Chairman and the Secretary of the Board of Adjustment if the proposed construction or preparation of land for use has not commenced. The Zoning Administrator may grant an extension for up to six (6) months upon show of valid cause.

<p><u>Return to:</u></p> Board of Adjustment Marathon County CPZ Department 210 River Drive Wausau, WI 54403-5449	Telephone: 715-261-6000 Toll free within Marathon County: 1-800-236-0153 Facsimile: 715-261-6016
--	--

**For office use**

Amount Received: \$ \_\_\_\_\_

**For office use**

Date Stamp: \_\_\_\_\_

RECEIVED

OCT 08 2020

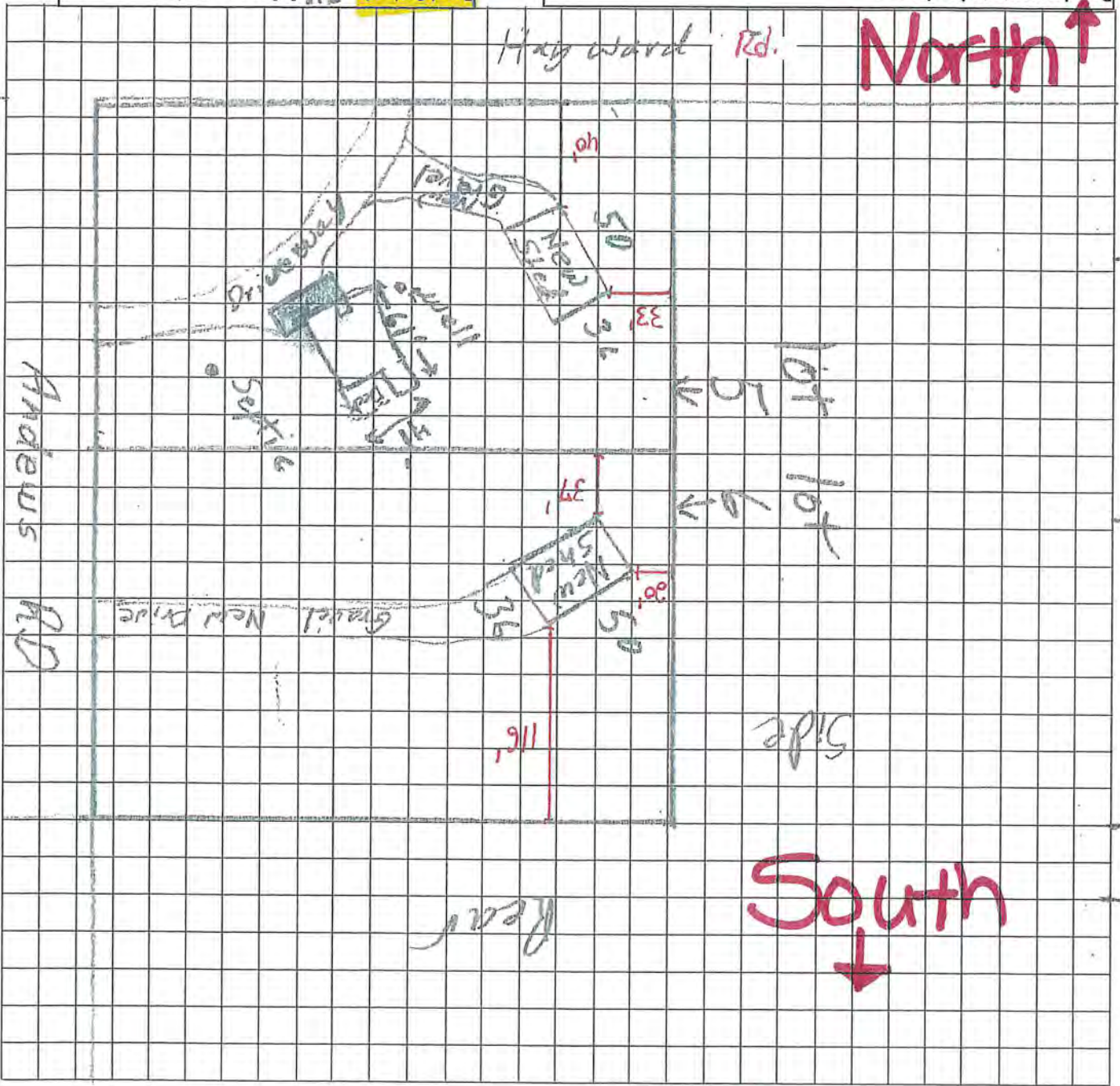
MARATHON CO. CONSERVATION,  
PLANNING & ZONING DEPT



- Requirements to be shown:
- ◆ Location and dimensions of all current and proposed buildings;
  - ◆ Location of existing or proposed private onsite wastewater treatment system and wells;
  - ◆ Dimensions of driveways and indicate type (paved, gravel, etc.);
  - ◆ Indicate and label the location of any public and private street;
  - ◆ Required front, rear, side yard area, open space, and parking

Road Setback: 84 ft from centerline  
 Side Yard Setbacks: 33 ft and 20 ft  
 Rear Yard Setback: 105 ft  
 Max Building Height: 25 ft  
 Setback from Ordinary High Water Mark: \_\_\_\_\_ ft  
 Lot Width at Building Line: \_\_\_\_\_ ft

O:\Zoning\Zoning permit applications\Permit\_Site\_Plan



Permit #	2020-2-204
Date:	10/6/20
Pin #	074-2602-043-005
Owner:	Edward and Annmarie Wolf
Address:	208825 Andrews Rd. Spencer, WI
Project:	New Detached Garages



Notes/Comments:  
 Paved in front of garage  
 26x43 Rest Gravel

**SITE PLAN**

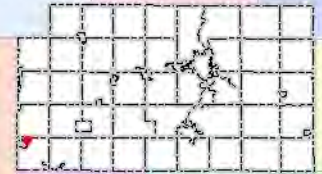




# Land Information Mapping System

TAYLOR

LINCOLN



WOOD

PORTAGE

HAYWARD RD

5  
ANDREWS RD

4

## 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



23.72 0 23.72 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.

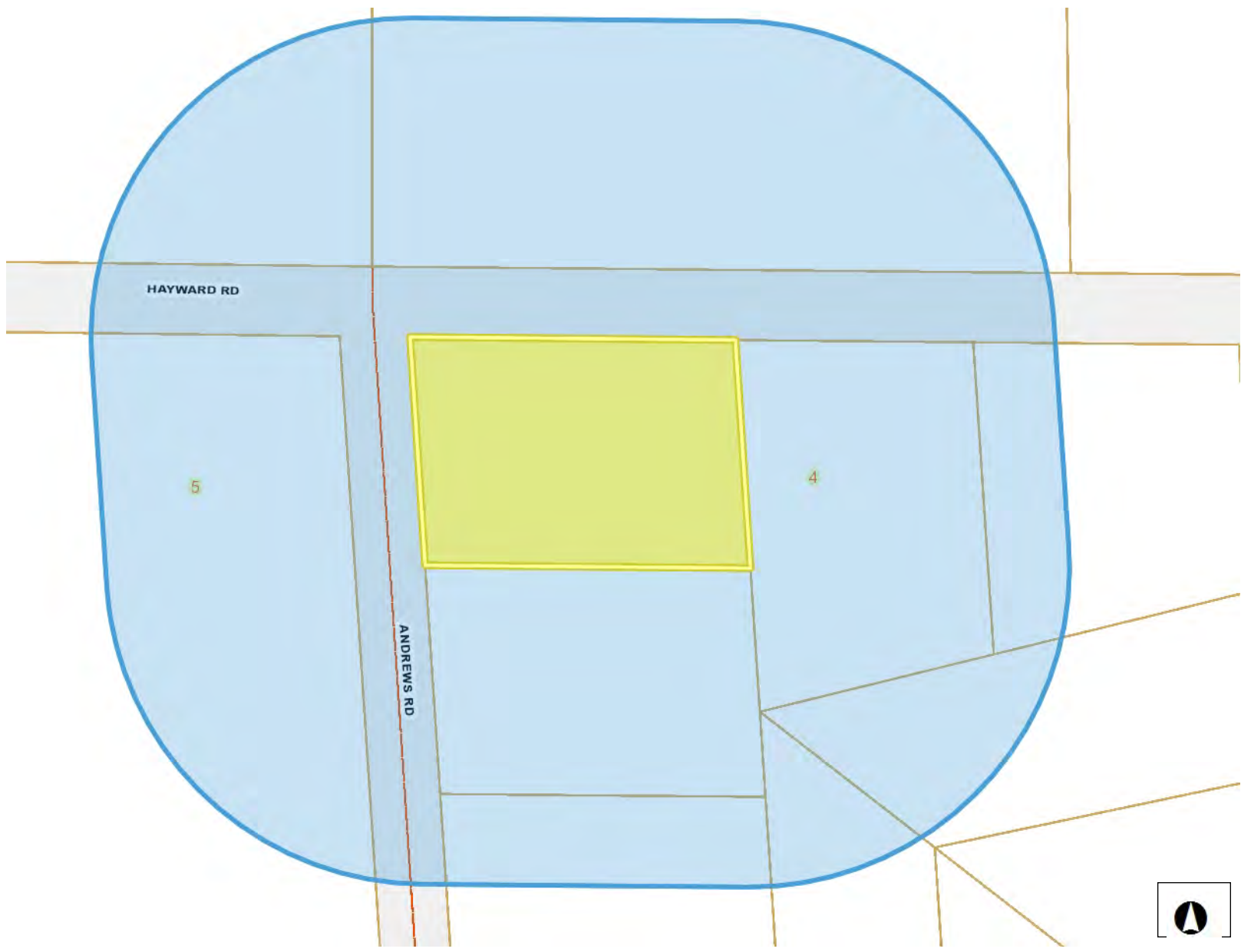
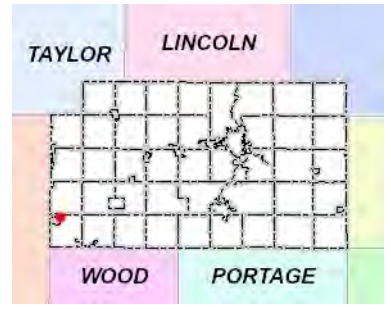
THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Notes

PIN# 074.2602.043.0005



# Land Information Mapping System



### Legend

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



69.27 0 69.27 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

**PIN# 074.2602.043.0005**





# 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



23.76 0 23.76 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.

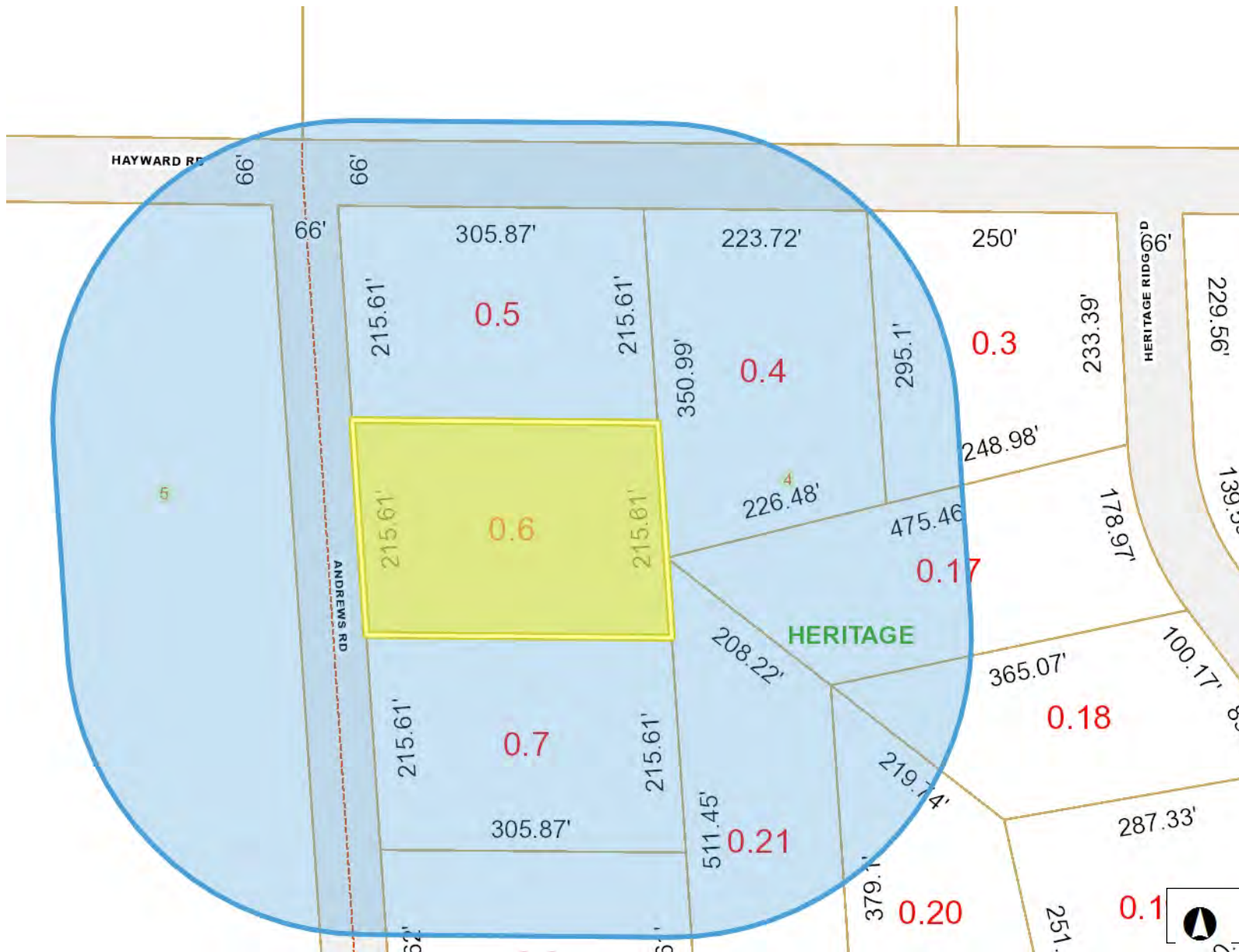
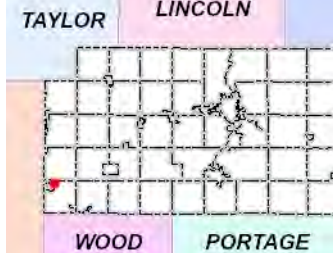
THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Notes

PIN# 074.2602.043.0006



# Land Information Mapping System



**Legend**

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

**Notes**

PIN# 074.2602.043.0006

74.35 0 74.35 Feet

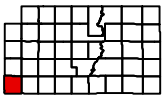


NAD\_1983\_HARN\_WISCRS\_Marathon\_County\_Feet

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



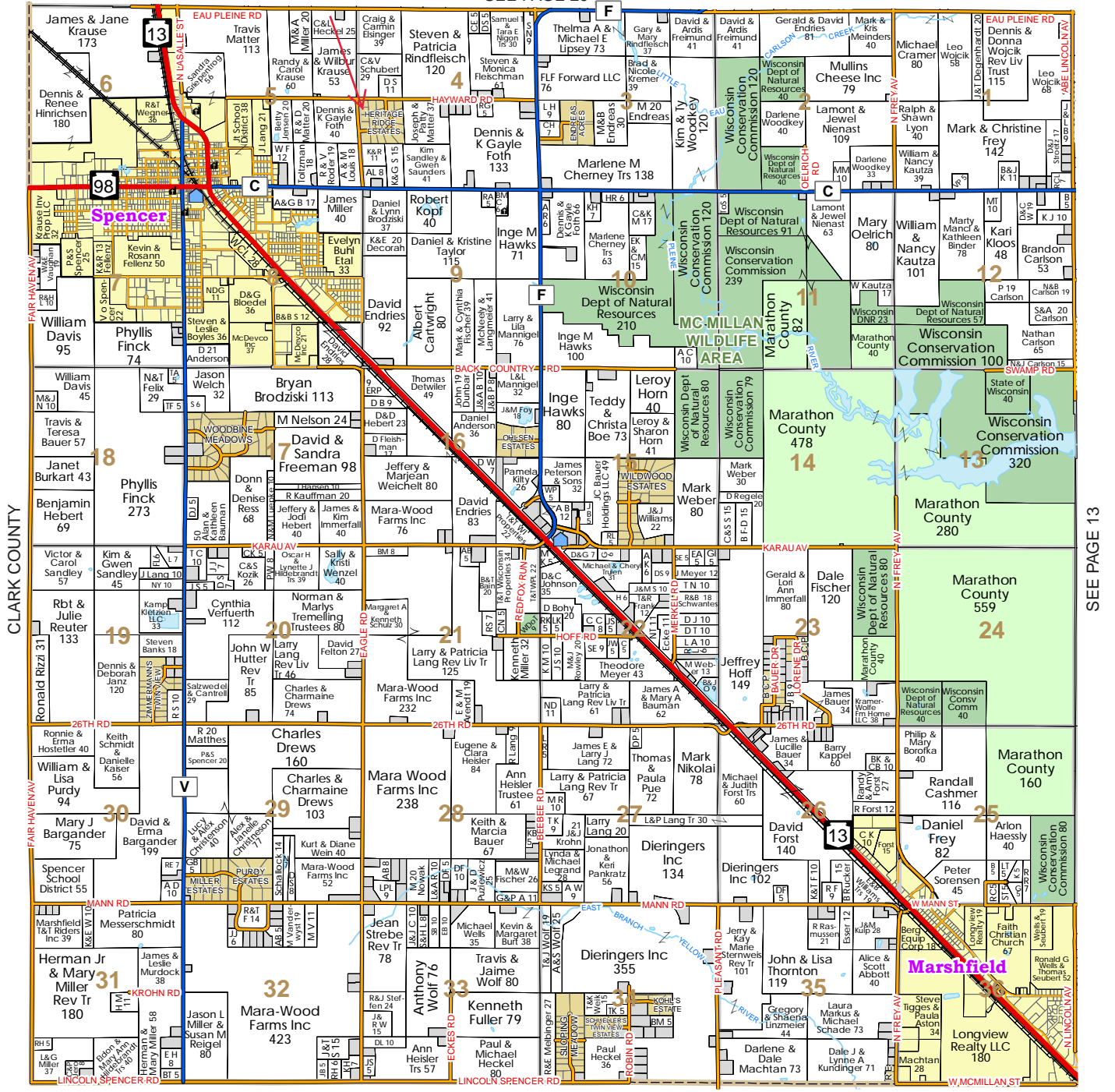


# Spencer

# Township 26N - Range 2E

Copyright © 2019 Mapping Solutions

SEE PAGE 29



WOOD COUNTY

**Rural Mutual**  
Insurance Company

For all your  
**HOME, AUTO, BUSINESS,  
FARM and LIFE**  
insurance needs contact:

**RuralMutual.com**

**Premiums Paid Here, Stay Here  
To Keep Wisconsin Strong**

*Insurance plans  
designed exclusively  
for Wisconsin.*

Jennifer Howen

Brad Kreklau

Leon Woller

Jennifer Zinda-Mancl

Stacey Zimmermann

Brian Deffner

**Together we can  
keep Wisconsin Strong**

*Life insurance and annuity products  
offered through Farm Bureau Life  
Insurance Company.*

**MARSHFIELD**  
(715) 384-2826 • 1213 S. Central Ave, Ste. A

**ATHENS**  
(715) 257-1414 • 704 Pine St

**PLOVER**  
(715) 341-5808 • 2581 Post Rd

**SHAWANO**  
(715) 803-4030 • 1478 E Green Bay St

**APPLICATION FOR CONDITIONAL USE PERMIT**  
**MARATHON COUNTY BOARD OF ADJUSTMENT**

The applicant hereby requests the Board of Adjustment to hear and decide upon this application as prescribed by Section 17.803 of the Marathon County Zoning Ordinance. **Use a separate sheet if necessary.**

Name of Applicant: Cory Lang (owner)  
Mailing Address: 146101 Crocus Road, Wausau, WI 54401  
Telephone: (952) 381-7877 Fax: \_\_\_\_\_  
Cellphone: (952) 381-7877 Email: lang827@yahoo.com  
Owner Name: (if different) Same as applicant.  
Mailing Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

**PARCEL INFORMATION**

Parcel ID # (PIN): 05428061340971  
(If more than one parcel is included in this application, list all parcel numbers & legal descriptions on a separate sheet.)  
Legal Description: Government Lot N/A or NE 1/4 SE 1/4  
Section 13, T 28 N, R 6 E, Town of Marathon  
Lot 1 Block N/A Subdivision N/A  
Property Address: 146101 Crocus Road, Wausau, WI 54401  
Parcel size: 6.63 Acres or \_\_\_\_\_ Sq. Ft.  
Zoning District: L-D-R

Present use of property (List all current uses, i.e. home, store, farm field, wooded, etc.):  
Home.

Existing improvements (Structures, well, septic, etc.):  
3 Bed/3 Bath Home. Private well, private on-site wastewater treatment system (mound septic system).

**PROPOSAL**

Describe specifically the nature of this request (be sure to list all proposed uses of the parcel). What do you plan to do?  
Erect 36' x 48' post-frame storage building. Existing property does not have enough covered storage for owner's automobiles and recreational vehicles. Primary use of the building will be for storage to protect owner property and conceal from public view. Building to have provisions for small shop area (lighting, electrical and workbench). No heating or plumbing.

If this application is for a use that will be restricted to part of the parcel, specify the exact dimensions of the affected area.  
Building will be constructed on existing clearing and utilize existing gravel drive for access. Disturbed area to be 44' x 52' (area of building plus grade beam and approach excavations) with an additional 20' on the South and East sides of the building for final grading.

Provide the following information if this box is checked

Proposal has additional development standards in Section 17.401.02 (E). Explain how your proposal meets or exceeds these requirements.  
Proposed building square footage is 1728sf, exceeding the 1200sf zoning limit.

Use separate/additional sheet(s) if necessary



## INSTRUCTIONS TO APPLICANT

1. Be sure to complete **all items** on the application. This includes a **brief, but complete explanation** of the current use and proposed new use.
2. Prepare a **map at a scale which is reproducible** (11" x 17" or smaller). For maps larger than 11" x 17", be prepared to provide as many copies as needed for transmittal. In no instance may the scale of the map be less than 1 inch equals 200 feet. There are instances where a cross-section of the property or contours will be helpful, and in some cases one or both may be required. Narrative or photos may be included as supporting documentation.

**At a minimum the map must include:**

- The location, dimensions, and parcel identification number of the lot or lots including a legal description.
- Location of any and all nearby public and private streets.
- Dimensions of the lot and the location of all existing and proposed buildings or structures, and location of existing or proposed private onsite wastewater treatment (septic) system.
- Required front, rear, and side yard areas, open space, and parking.
- On residential parcels, the number of dwelling units contained within each building and proposed number of bedrooms.
- Location and dimensions of all buildings or structures to be erected, structurally altered, or moved.
- Wetlands and floodplains
- Screening/Buffers
- Lighting
- Parking

3. **Include the \$600 fee** when you submit the application. Please make checks payable to Marathon County.

**We cannot consider an application complete until the following are submitted to this office:**

<i>Check if submitted</i>	<i>Initial of staff</i>	
<input checked="" type="checkbox"/>	<u>JS</u>	Completed application including signatures.
<input checked="" type="checkbox"/>	<u>JS</u>	Map with all required information.
<input type="checkbox"/> N/A	<u>JS</u>	Additional documents, as needed (lot combination forms, hunting/fishing shelter application, etc.)
<input checked="" type="checkbox"/>	<u>JS</u>	Zoning Permit application
<input checked="" type="checkbox"/>	<u>JS</u>	Fee

Please contact the Marathon County Conservation, Planning and Zoning Department with any questions: 715-261-6000.

**IMPORTANT:** The applicant or authorized representative **must be present at the hearing** or Board **may deny** the application without prejudice.

<p>_____ Owner Signature (required)</p> <p>_____ Agent / Person responsible for work Signature (required)</p>	<p style="text-align: center;"><u>12/26/2020</u> Date</p> <p style="text-align: center;"><u>12/26/2020</u> Date</p>
---	---

Conditional Use Permits expire six (6) months from the latest date of signature on the approval letter signed by Chairman and the Secretary of the Board of Adjustment if the proposed construction or preparation of land for use has not commenced. The Zoning Administrator may grant an extension for up to six (6) months upon show of valid cause.

<p><u>Return to:</u> Board of Adjustment Marathon County CPZ Department 210 River Drive Wausau, WI 54403-5449</p>	<p>Telephone: 715-261-6000 Toll free within Marathon County: 1-800-236-0153 Facsimile: 715-261-6016</p>
---	---

<p><b>For office use</b></p> <p>Amount Received: \$ <u>600.00</u></p> <p><small>O:\CPZ\Ordinances\FORMS\ConditionalUsePermitApplication.docx</small></p>	<p><b>For office use</b></p> <p>Date Stamp:</p>	<p><b>RECEIVED</b> <small>For office use</small></p> <p style="font-size: 1.2em;">JAN 04 2021</p> <p>MARATHON CO. CONSERVATION, PLANNING &amp; ZONING DEPT</p>
--	---	--

## LANG OUT-BUILDING PROPOSAL CONDITIONAL USE PERMIT - SUPPORTING DOCUMENTATION.

1. What is the proposed garage door height? (side wall height shown to be 12 feet per the application)  
*The garage doors will be 8' high and 10' high. A standard walk door will be 6'-8" high. Here is a rendering of the proposed structure (garage doors are on South side of building):*



2. Please provide detailed answers to the following questions/standards. Once we receive the answers/proposal as it relates to the standards we can include them with the CUP application. I did notice you did provide some of the information asked for on the site plan but please submit an email or letter explaining how you meet (or plan to meet) the below three standards. Section 17.401.02(E)(2)

- a. *The applicant shall provide evidence demonstrating the need for the proposed accessory structure which exceeds the dimensional standards of the zoning district in [Table 6](#).*

*Current personal property/equipment (autos, boat, recreational vehicles and property maintenance equipment) are not able to fit in attached garage of dwelling. These items are exposed resulting in corrosion, weathering and general decline. Owner would like to keep these out of the elements and out of sight. Currently, these items are stored on the driveway, which is the most publicly visible portion of the property. The garage would provide weather/elemental protection, theft deterrent and concealment from public view. 1200sf building would not accommodate these storage needs.*

- b. *The proposed accessory structure shall not be contrary to public interest.*

*Keeping property out of sight in an enclosure will prevent using the driveway as storage, where said items may be visible to passersby. As a person comprising the public, I feel seeing a tidy property with a storage building (that will only be visible during certain seasons) would be more desired than a property scattered with the owner's vehicles and equipment. Many of the neighbors have larger out-buildings, so I don't think they will complain. I feel confident my property taxes will increase, benefitting the community with increased revenue. The proposed structure will not cause an increase in local traffic. Building colors will be chosen in an attempt to coordinate with surroundings to decrease visual impact.*

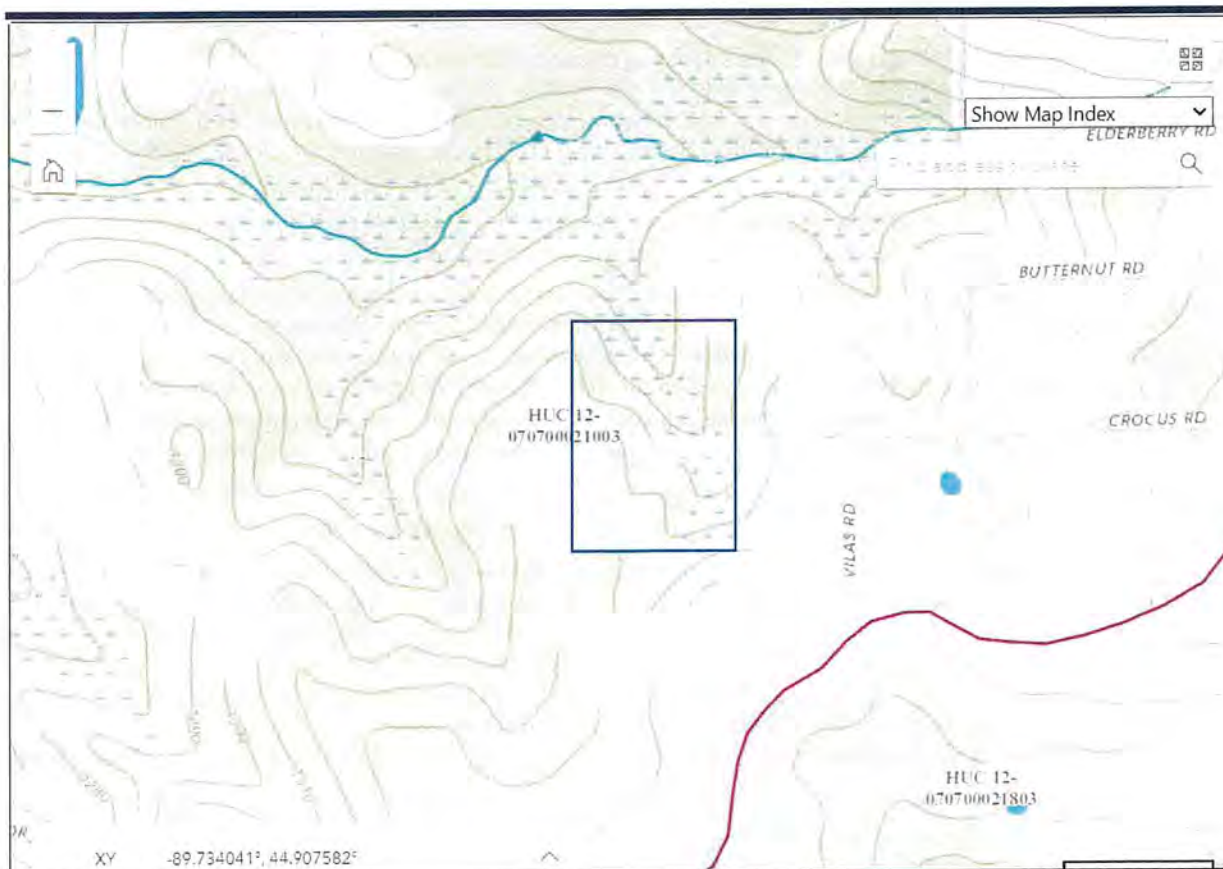


c. The accessory structure shall not interfere or unnecessarily affect the adjacent property owner(s) ability to use their property.

*It will be in very limited view, will not prevent any access or block any easements. Wildlife thoroughfares are naturally on the neighboring property to the West, so the building should not adversely affect wildlife patterns and the ability for neighbors to hunt their property. Roof line will be well below the canopy of surrounding vegetation. Neighboring dwellings are substantial distance from the proposed structure location. The closest dwelling is has a vegetation screen between it and the proposed site. There are no situations that I can think of that would hinder neighboring property usage.*

3. Lastly, there does appear to be an intermittent stream on the property if the stream is deemed navigable either by our department or the Wisconsin DNR the shoreland regulations would apply and a shoreland alteration permit would be required for the proposed earthwork within 300ft of the waterway. (We can discuss what the navigability determination processes is like over the phone if you would like). Based on a preliminary review it doesn't appear the stream will be deemed navigable but we will need to verify.

*Per my interpretation, the stream/waterway does not meet the stipulations of the State of WI or Marathon Co GCO Section 22.201.02 to be considered navigable. To my knowledge, there have been no signs that any part of the wetlands sustains an area large enough to float a log or canoe in any recurring event, even during Spring thaw. Here is a screenshot of the USGS Quadrangles. It appears any navigable waterways in the area are off my property. Please advise if there is anything further I can or should do with regards to this topic.*







Legend

- Parcel ID
- Parcels
- Right Of Ways
- County-wide Buildings
- Municipalities
- County-wide 2ft Contours (2012)
- Index
- Intermediate
- DNR Wetland Areas =
- Surrounding\_County
- CLARK
- LANGLADE
- LINCOLN
- PORTAGE
- SHAWANO
- TAYLOR
- WAUPACA
- WOOD

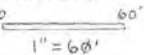
NE 1/4, SE 1/4, SEC. 13,  
 T28N, R6E  
 PIN: 05428061340971  
 14601 CROCUS RD  
 WAUSAU, WI: 54401  
 TOWN OF MARATHON

PROPOSED BUILDING INFO

- 36'x48' (1728 sf)
- POST-FRAME
- SLAB ON GRADE
- STORAGE AND SHOP USE
- (5) EXTERIOR WALL SLOUCE LIGHTS ON SOUTH + EAST WALLS
- TWO-TONE METAL SIDING
- 12' WALLS
- 5/12 PITCH
- ~20' OVERALL HEIGHT
- NO PLUMBING
- NO HEAT
- ELECTRICAL FEED FROM MAIN RESIDENCE
- MINIMAL OR NO VISIBILITY FROM NEIGHBORING PROPERTY DWELLINGS OR PUBLIC ROADWAY DUE TO WOODED SURROUNDING
- PERSONAL USE ONLY. NO INCREASE IN TRAFFIC.
- DESIGN ASPECTS TO COORDINATE WITH EXISTING RESIDENCE (FIELDSTONE WAUNS COT, CEDAR ACCENTS, MATCHING DOORS)

29.17 0 29.17 Feet

SCALE;



1" = 60'

NAD\_1983\_HARN\_WISCRS\_Marathon\_County\_Feat

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 LANG

OUT BUILDING  
 SITE PLAN





# Land Information Mapping System



## Legend

- Parcel Annotations
- Parcels
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Municipalities
- 2015 Orthos
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

69.98 0 69.98 Feet



NAD\_1983\_HARN\_WISCRS\_Marathon\_County\_Feet

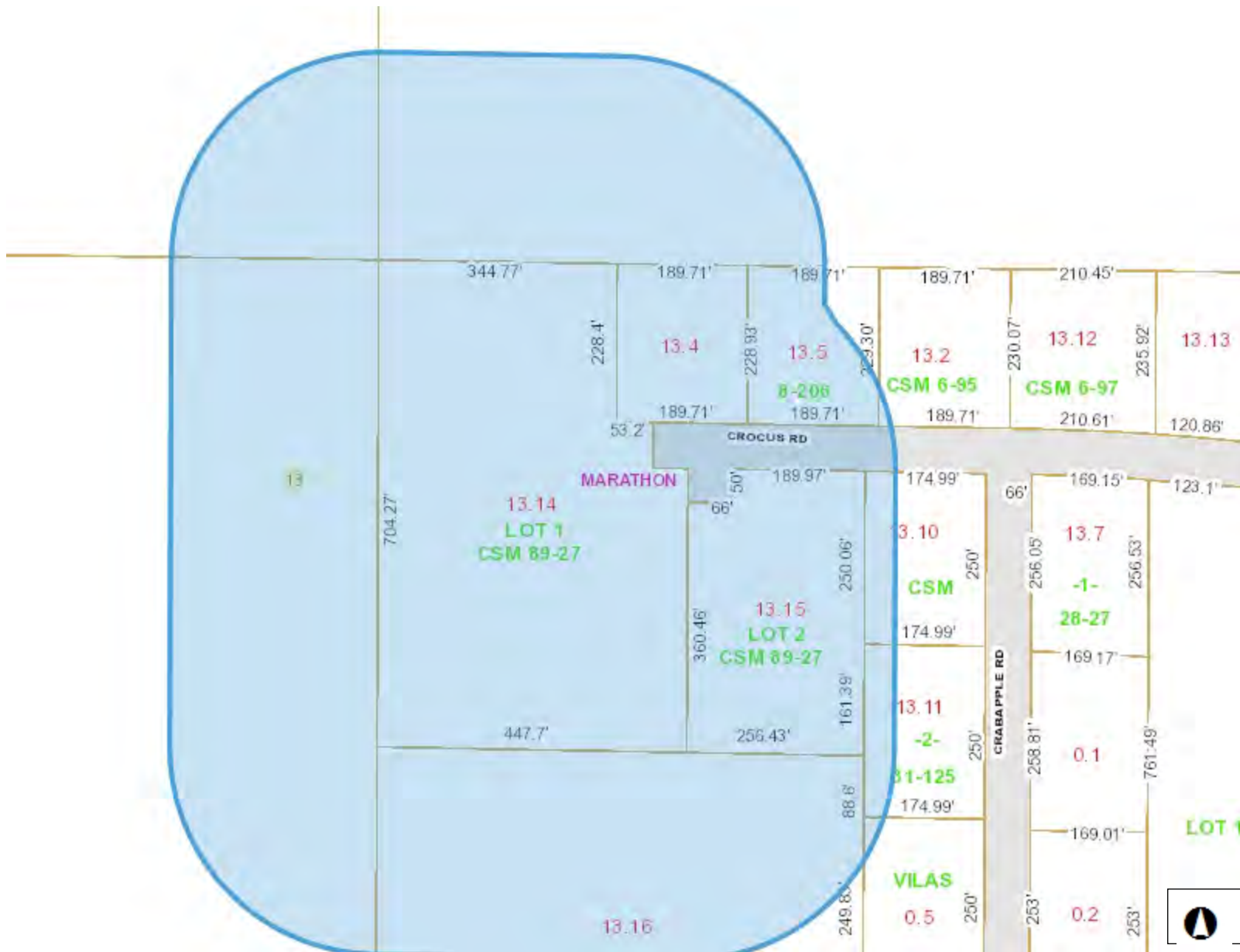
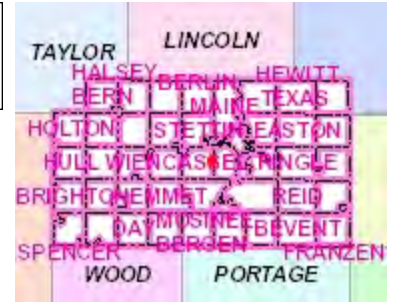
DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement 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



# Land Information Mapping System



## Legend

- Parcel Annotations
- Parcels
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Municipalities

107.43 0 107.43 Feet



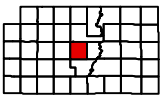
NAD\_1983\_HARN\_WISCRS\_Marathon\_County\_Feet

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



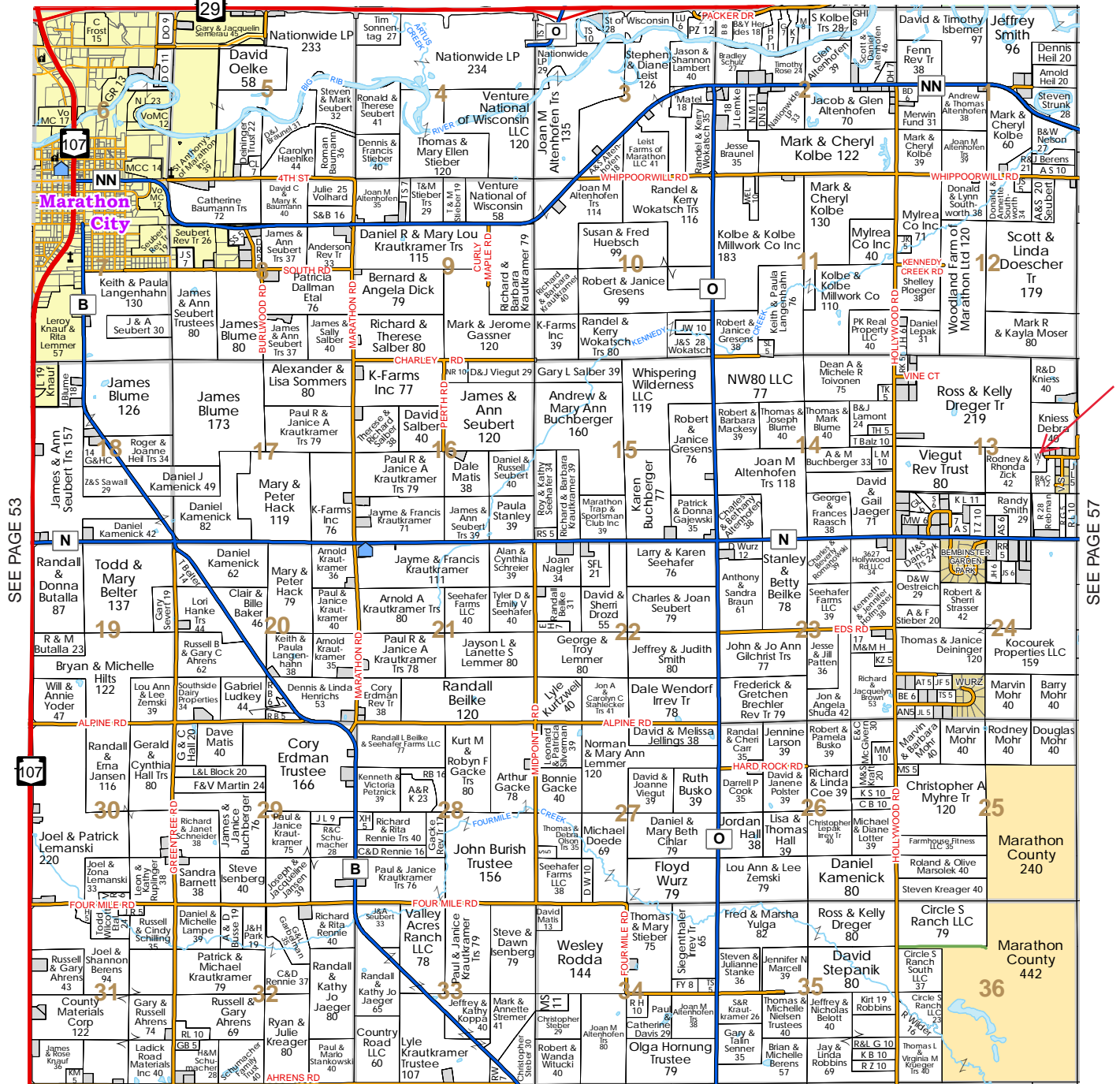


# Marathon

# Township 28N - Range 6E

Copyright © 2019 Mapping Solutions

SEE PAGE 73



SEE PAGE 37



## Marathon Feed Inc.

"Farm to Home • Pets to People"

Visit our RETAIL STORE

137020 Feed Lane • Marathon, WI 54448

137040 Feed Lane • Marathon, WI 54448

See us for... Purina Feed - Health Products - Ginseng Supplies  
Seed - Fertilizer - Chemicals - Custom Grinding & Mixing  
Pick Up & Delivery - Feed Advisory Service  
Agronomy Consultants

See us for... Purina Feed - Unique Gifts  
Lawn & Garden - Seed - Fertilizer - Chemicals  
Pet Supplies & Food - Birdseed & Bird Feeders  
Leaning Tree Greeting Cards - and much more.

Located just south of Marathon City on State Hwy 107 • 715-443-2424 or 800-477-3333



work site plan

Please Type or Print

# PETITION FOR VARIANCE

Please Type or Print

to the

## MARATHON COUNTY BOARD OF ADJUSTMENT

Name of Applicant: Michael Vaughn Phone # (715) 572-6014  
 Applicant's Address: 215255 Lakefront Dr. Hatley WI 54440  
 E-Mail Address: mikeatrader@gmail.com  
 Owner (if different than applicant): \_\_\_\_\_ Phone # \_\_\_\_\_  
 Owner's Address: \_\_\_\_\_

Town of Elderon Parcel ID#: 022-2710-185-0986 Zoning District: U-R  
 Property Legal Description: 1/4, 1/4, Section 18, T27 N, R 10 E  
 Lot 1 of 2 of 600 Lot 2, Block \_\_\_\_\_, Subdivision \_\_\_\_\_  
 Site Address: TBD Across street from home residence 215250 Lakefront dr, Hatley WI 54440

45  
1/4  
54440

The Marathon County Board of Adjustment is authorized by §59.694(7)(c) to authorize upon appeal, in specific cases, variances from the terms of the ordinance that will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of the ordinance will result in unnecessary hardship, and so that the spirit of the ordinance shall be observed and substantial justice done.

The applicant hereby requests the Board of Adjustment to hear and decide upon the following (Use additional sheets if necessary):

A use/area variance from the terms of Section(s) 17-202.30 FZC3 of the General Code of Ordinances for Marathon County relating to the  Area,  Setback,  Yard,  Height,  Other: I am proposing to build the cabin 43.5' from the centerline of lake front Dr, and 16.5' to the R-o-W. setback is consistent with the pattern of use on the lake as the CSM shows.

A. Strict application of the regulations would cause unnecessary hardship because see attached sheet

B. The hardship is due to the following unique physical limitations of the property: see attached sheet

C. The variance would not harm public interest because: See attached sheet

**Attach** additional information to specifically describe the nature of your request, why such changes are deemed necessary, alternatives you have considered, and how A, B, & C above apply to this project. **Include** detailed and scaled drawings that illustrate your case. **Show** existing and proposed improvements such as property lines, roads, utilities, septic, well, slopes, water, wetlands, floodplain, and anything else that will illustrate hardship, unique physical characteristics, and effects of the variance on the public interest. Any photos submitted will be kept as a part of the record.

Present Use of Property: Vacant Improvements upon Land: None  
 Date Property Acquired: Sept 2001 Area Affected (Sq. ft. or acres): NA  
 Applicant / Owner Signature(s): Mike Vaughn [Signature]

**RECEIVED**  
 JAN 03 2021

→ → A fee of \$600 payable to Marathon County **must** be submitted with this application. ← ←  
 → → Failure of the applicant or his agent to appear at the hearing will cause the Board to deny this appeal. ← ←

Petition for variance to the Marathon county board of adjustment.

The Distance from the left hand side of the proposed cabin to the center line of Lakefront Dr. (standing on Lakefront drive and facing the cabin and lake) is 45.3 feet. The distance from the right hand side of the cabin facing the same way is 43.2 feet. The reason for this difference is that Lakefront drive has a gentle curve at the property.

A. Without the variance the cabin size that could be built would be about 10 feet deep. This is obviously too small to be viable. A new Certified Survey Map CSM was completed in late 2020 by Dan Higgenbotham owner of NorthCentral Land Surveying LLC, and is attached to this application. If you look at the adjacent properties on the lake you will see that distance to the center line of the road is very similar to proposed cabin. The distance is consistent with the pattern of use on the lake.

B. The small size of the lake lots on Pike lake.

C. The distance to the center line of the proposed cabin is nearly identical to neighboring lots on the lake, thus the pattern of use on the lake will remain consistent.



Composite Staff Site Plan – Vaughn Variance Petition 2021

**Proposed Setbacks:**

(Cabin) Distance to the Centerline (**43.2 ft NW** and 45.3ft NE)

(Cabin) Distance to the Road Right-of-Way (**16.5 ft NW** and 20.2 ft NE)

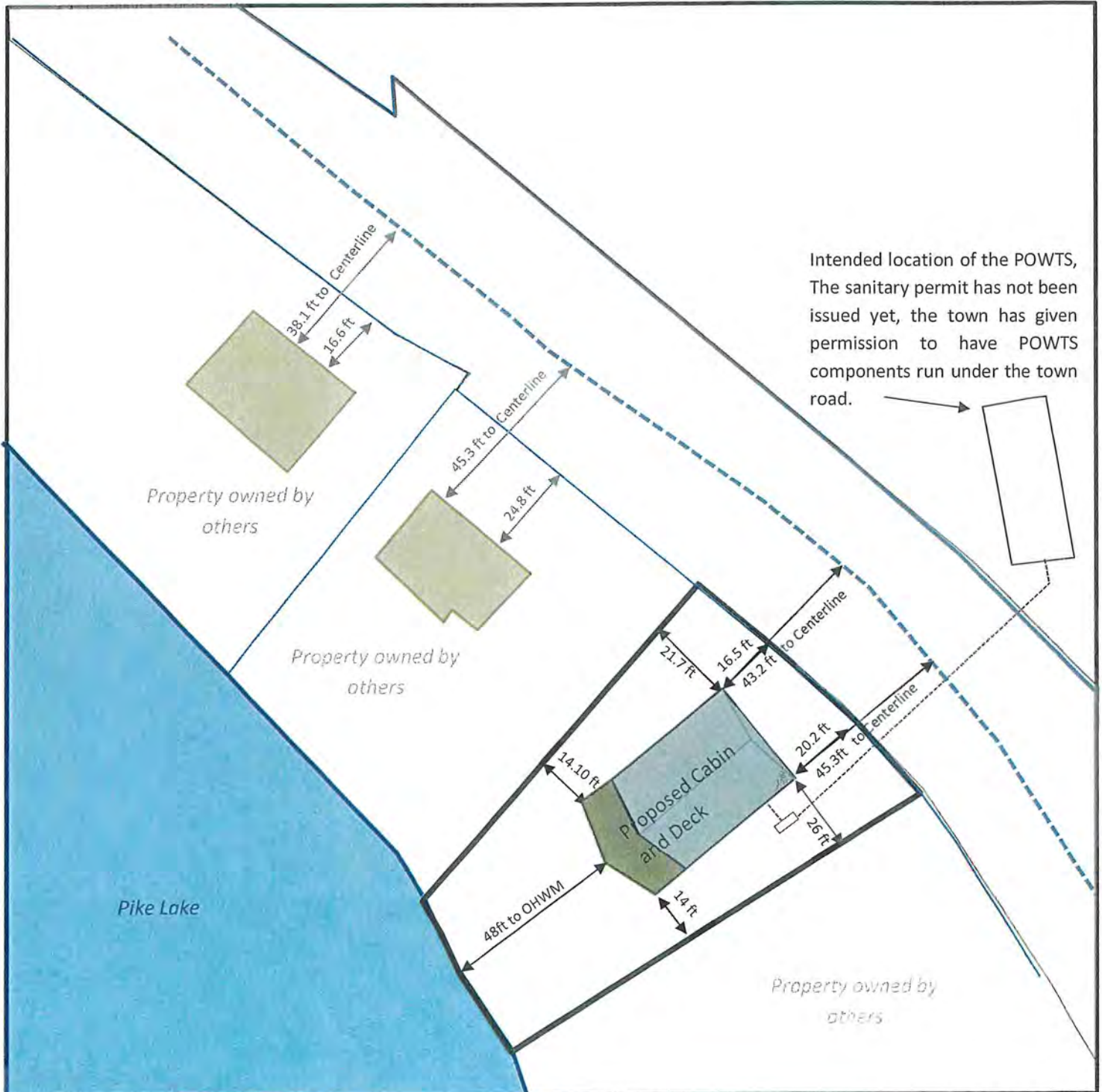
Side yard Setbacks ( NW = 21.7 ft, NE =26 ft, SW = 14.1 ft, SE =14.00 ft)

**Variance Per 17.202.03(F)**

Standard minimum = 30 ft to the ROW  
Standard minimum= 63 ft to the Centerline

*Proposed*

Minimum setback to the ROW = **16.5ft**  
Minimum Setback to Centerline = **43.2 ft**



Intended location of the POWTS,  
The sanitary permit has not been  
issued yet, the town has given  
permission to have POWTS  
components run under the town  
road.

The above composite site plan was created by CPZ staff, the information and dimensions of which derive from the variance petition materials supplied by Mr. Vaughn.

Michael Vaughn Approval of the Staff Site Plan depiction

*Michael Vaughn*

Date: 4/9/2021



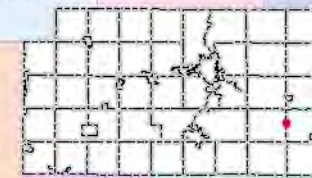


# Land Information Mapping System



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

17.32 0 17.32 Feet



NAD\_1983\_HARN\_WISCRS\_Marathon\_County\_Feet

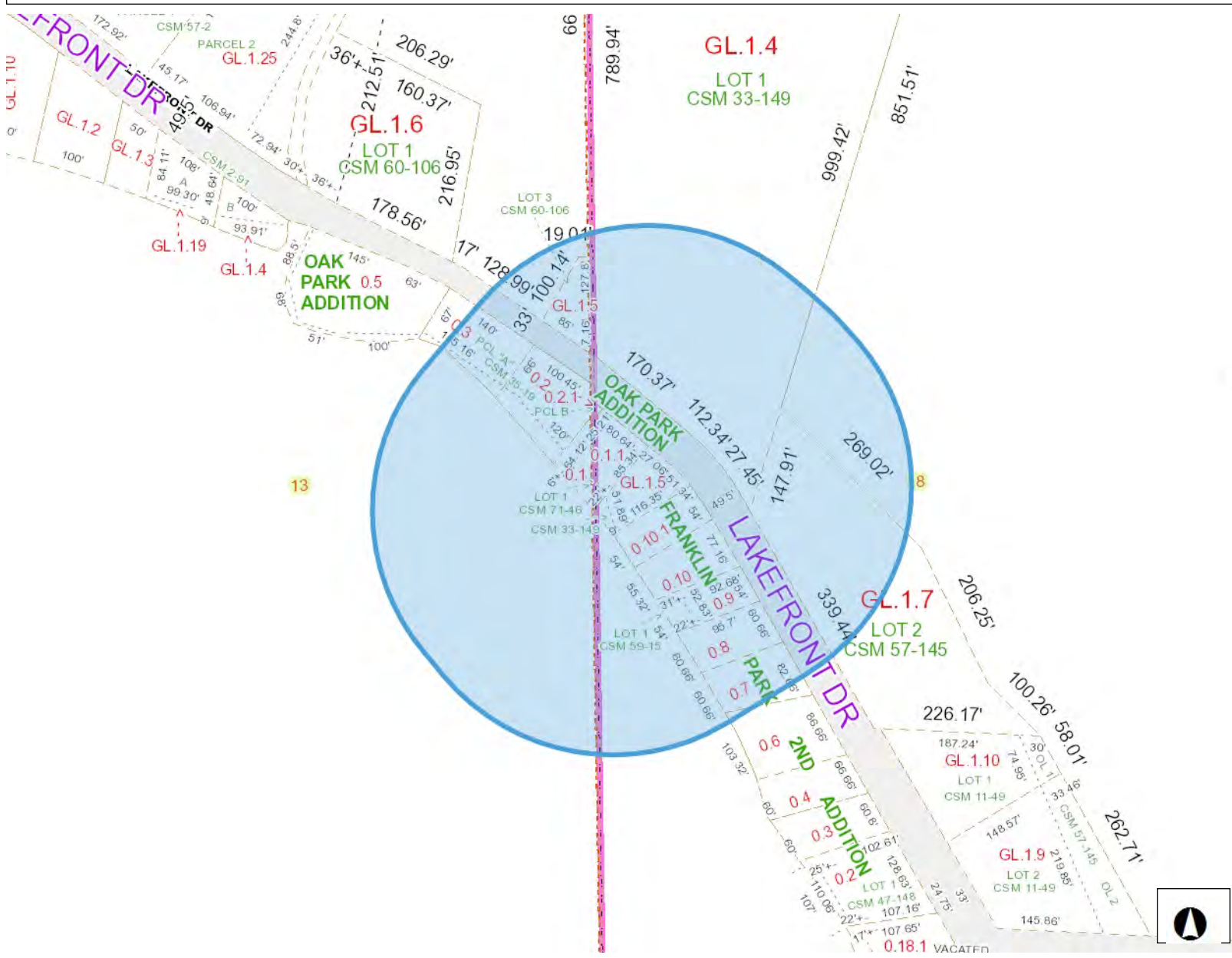
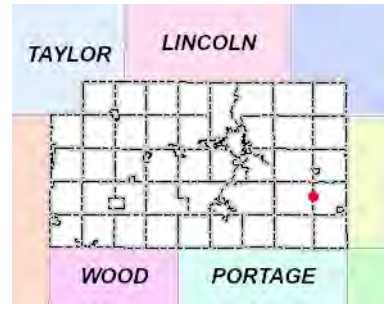
DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement 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



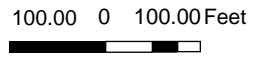
# Land Information Mapping System



**Legend**

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

**Notes**

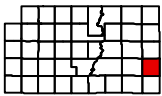


**DISCLAIMER:** The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement 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.

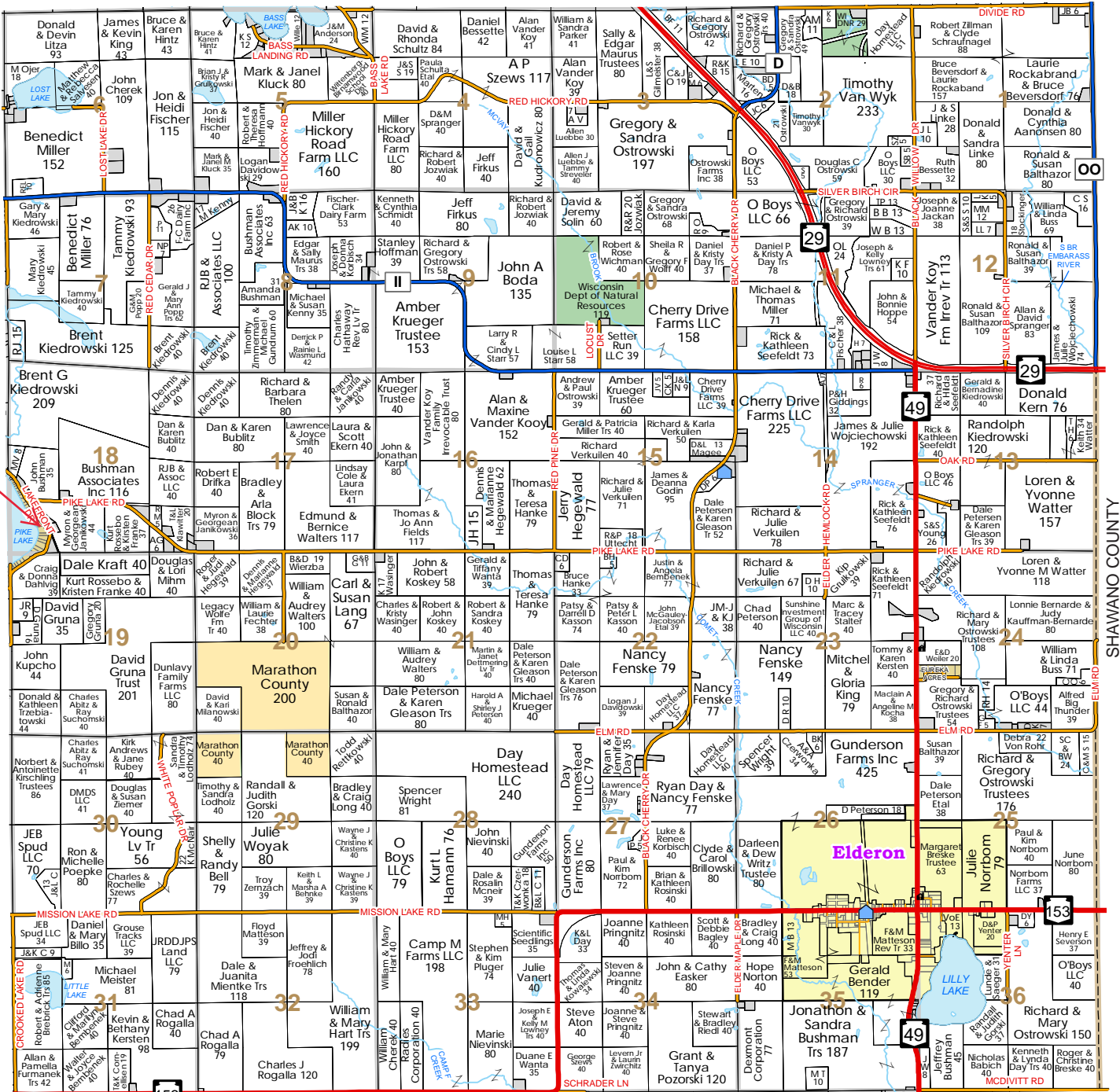
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

NAD\_1983\_HARN\_WISCRS\_Marathon\_County\_Feet





SEE PAGE 63



SEE PAGE 27

4-H programs use hands-on activities in robotics, rocketry, computer science and electrical engineering to teach problem solving, creative and critical thinking, and build excitement for engineering and technology.

# PETITION FOR VARIANCE

to the  
**MARATHON COUNTY BOARD OF ADJUSTMENT**

Name of Applicant: Seth Hornung Phone # (715)347-7384

Applicant's Address: 152179 Greenview Drive, Mosinee, WI 54455

E-Mail Address: hornungs@firstweber.com

Owner (if different than applicant): \_\_\_\_\_ Phone # \_\_\_\_\_

Owner's Address: 152179 Greenview Drive, Mosinee, WI 54455

Town of Knowlton Parcel ID#: 048-2607-344-0026 Zoning District: U-R w/o ss & pw

Property Legal Description: NW 1/4, SE 1/4, Section 34, T 26 N, R 7 E

Lot Nine, Block Two, Subdivision Bay View

Site Address: 152179 Greenview Drive, Mosinee, WI 54455

The Marathon County Board of Adjustment is authorized by §59.694(7)(c) to authorize upon appeal, in specific cases, variances from the terms of the ordinance that will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of the ordinance will result in unnecessary hardship, and so that the spirit of the ordinance shall be observed and substantial justice done.

The applicant hereby requests the Board of Adjustment to hear and decide upon the following (Use additional sheets if necessary):

A use/area variance from the terms of Section(s) 17.202.03 (F.1.c & F.2.c) of the General Code of Ordinances for Marathon County relating to the  Area,  Setback,  Yard,  Height,  Other: \_\_\_\_\_

A. Strict application of the regulations would cause **unnecessary hardship** because the non-conforming parcel/principle structure does not allow for expansion and reasonable use of subject parcel. New occupants would prefer to use principle structure as full-time residence and the approximately 3,303.66 sq/ft of buildable area within the minimum required principle structure setbacks per the U-R Zoning District.


B. The hardship is due to the following **unique physical limitations of the property**: see attached exhibit #1

C. The variance would **not harm public interest** because: our property sits at the end of a dirt road, with zero automobile traffic. This would allow for easier parking and security for our vehicles. Plus comfort for the public and more so the neighbors who access the adjacent consolidated land via the northeast corner of our parcel. Many have been hesitant when our vehicles are present in our driveway or the road.

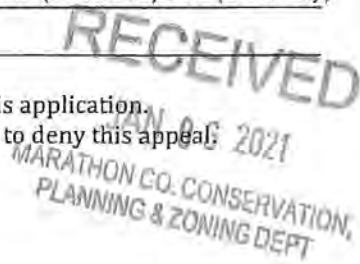
**Attach** additional information to specifically describe the nature of your request, why such changes are deemed necessary, alternatives you have considered, and how A, B, & C above apply to this project. **Include** detailed and scaled drawings that illustrate your case. **Show** existing and proposed improvements such as property lines, roads, utilities, septic, well, slopes, water, wetlands, floodplain, and anything else that will illustrate hardship, unique physical characteristics, and effects of the variance on the public interest. Any photos submitted will be kept as a part of the record.

Present Use of Property: homestead Improvements upon Land: none

Date Property Acquired: 07/01/2020 Area Affected (Sq. ft. or acres): 360 (structure) 792 (driveway)

Applicant / Owner Signature(s) (required): 

A fee of **\$ 600.00** payable to Marathon County **must** be submitted with this application. Failure of the applicant or his agent to appear at the hearing will cause the Board to deny this appeal.





## Exhibit #1: Petition for Variance

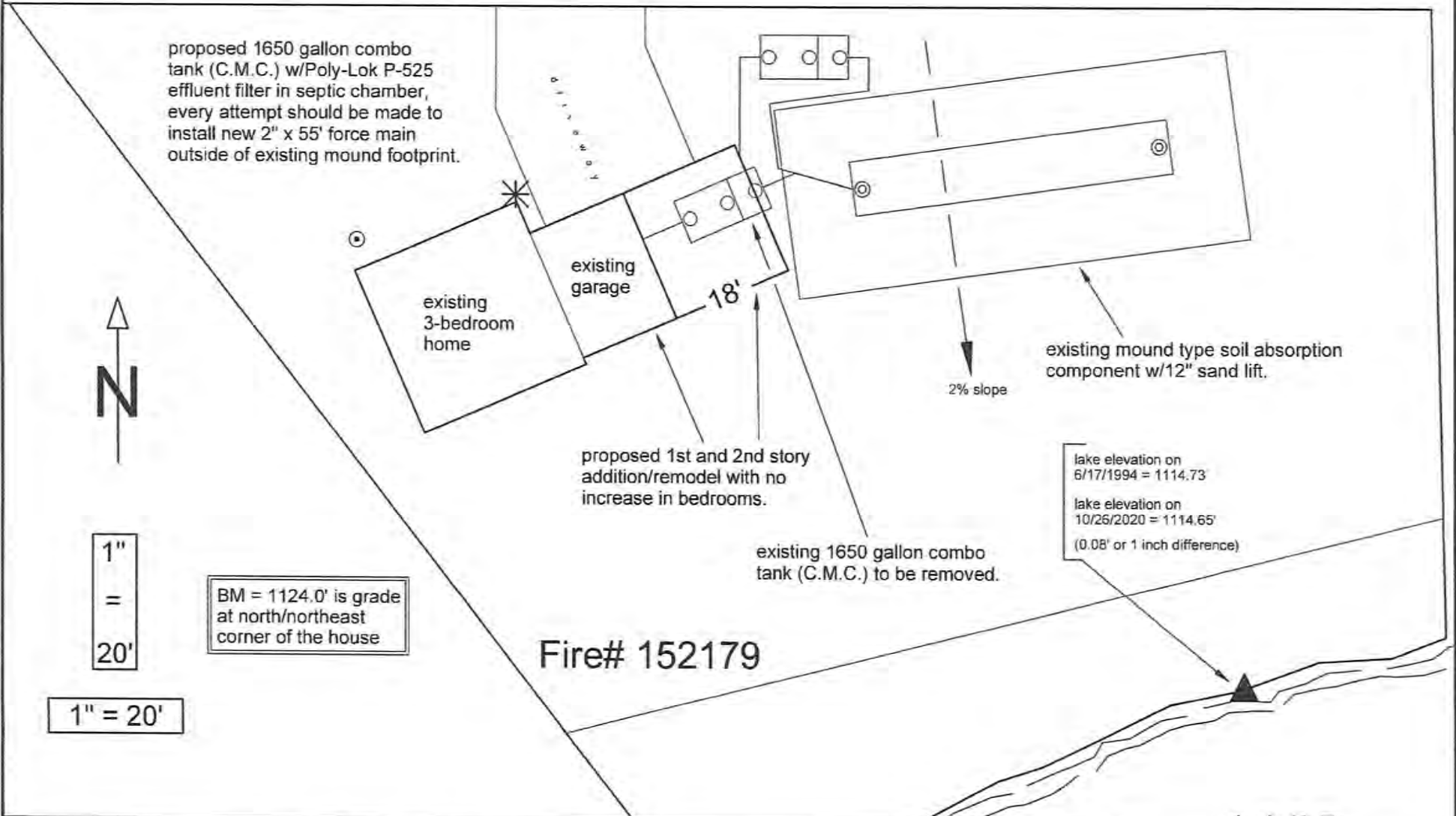
### **B. The hardship is due to the following unique limitations of the property.**

A few limitations contribute to this hardship. To start, the existing non-conforming status of the structure due to the minimum required town road setbacks. The subject parcel within the initial design of the subdivision was only 0.4 acres, plus abnormal in shape. Besides not meeting the minimum size requirements for the U-R district, this limits the useability of the parcel with the setbacks in mind.

Throughout, there is not a location that meets the 75ft setback to navigable waterways and road setbacks. With the need for a sanitary system to function as a residence and the portion of land used. This once again limits the areas on which an expansion/addition may occur and the use of the approximate 3,303.66 ft<sup>2</sup> of area on this parcel that would be considered buildable.

Our initial task was to prove that the current structure or the 18' x 20' addition is not or would not be within the floodplain. A pending LOMA from FEMA and via the attached site survey provides information that neither would be affected. This was initially seen as a limitation of the subject parcel.

# GREENVIEW DRIVE



- Benchmark
- Boring
- Pit
- Elevation
- Well
- Vent Pipe
- Diverter Valve
- Observation Pipe

\* Above ground drain & vent pipe material as per Table 384.30-1  
 \* Underground drain & vent pipe material as per Table 384.30-2  
 \* Sanitary building sewer pipe material as per Table 384.30-3  
 \* Perforated effluent distribution piping for non-pressurized soil absorption systems material as per Table 384.30-4  
 \* Pressurized drain pipe & service suction lines material as per Table 384.30-5

This instrument was drafted by Scott T. Kramer, CST 226846, D-2055-7  
 7629 Rolling Hills Road, Custer, WI 54423  
 (715) 570-6474

Scott Kramer holds the rights to copyright in and to these prints, drawings and documents. No reproduction, copying, alteration, usage, etc. is allowed until released by Scott Kramer by written permission or original signature.

**OWNER:** Seth Hornung & Sage Brooks  
**ADDRESS1:** 2517 Ellis Street  
**ADDRESS2:** Stevens Point WI 54481  
**COUNTY:** Marathon, Town of Knowlton  
**LEGAL:** NW1/4 SE1/4 S34 T26N R7E  
**PIN:** 048-2607-344-0026

LAKE DUBAY



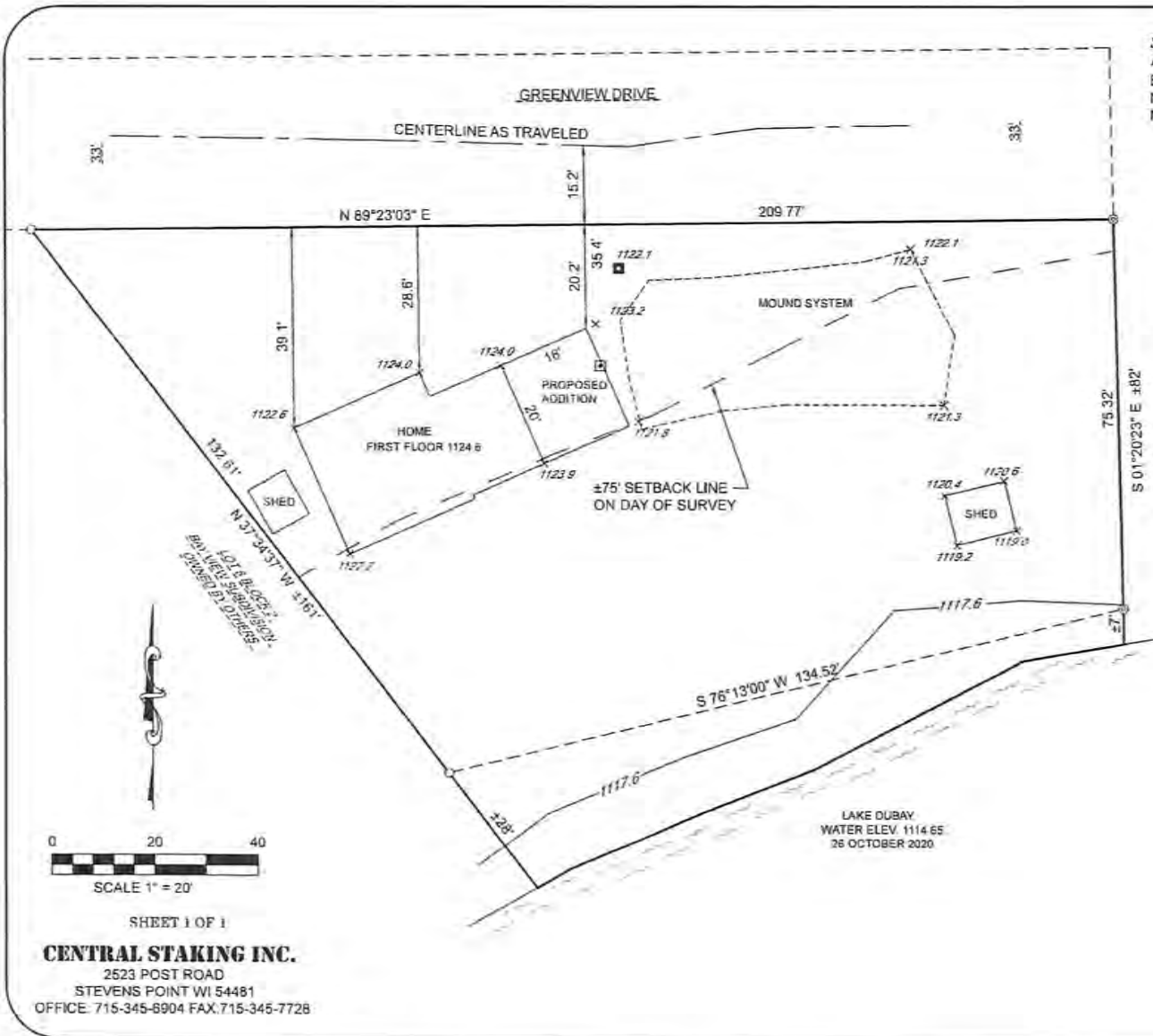
**SITE SURVEY**  
**PREPARED FOR: SETH HORNUNG**  
 BEING LOT 9, BLOCK 2, BAY VIEW SUBDIVISION, LOCATED IN THE  
 NW1/4 OF THE SE1/4, SECTION 34, T26N R7E, TOWN OF KNOWLTON,  
 MARATHON COUNTY, WISCONSIN

OWNER:  
 SETH HORNUNG

PROPERTY ADDRESS:  
 152179 GREENVIEW DRIVE  
 MOSINEE WI 54455

1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)  
 1117.6 PER FEMA LETTER OF MAP AMENDMENT

ANALYZED & MAPS DRAWN BY CDRENS



- LEGEND**
- = 1in IRON PIPE FOUND
  - ⊗ = 2in IRON PIPE FOUND
  - ⊙ = FOUND
  - ⊞ = EXISTING SEPTIC TANK
  - = PROPOSED SEPTIC TANK LOCATION



SHEET 1 OF 1  
**CENTRAL STAKING INC.**  
 2523 POST ROAD  
 STEVENS POINT WI 54481  
 OFFICE: 715-345-8904 FAX: 715-345-7728

*35.4' to centerline*



# 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



29.00 0 29.00 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.

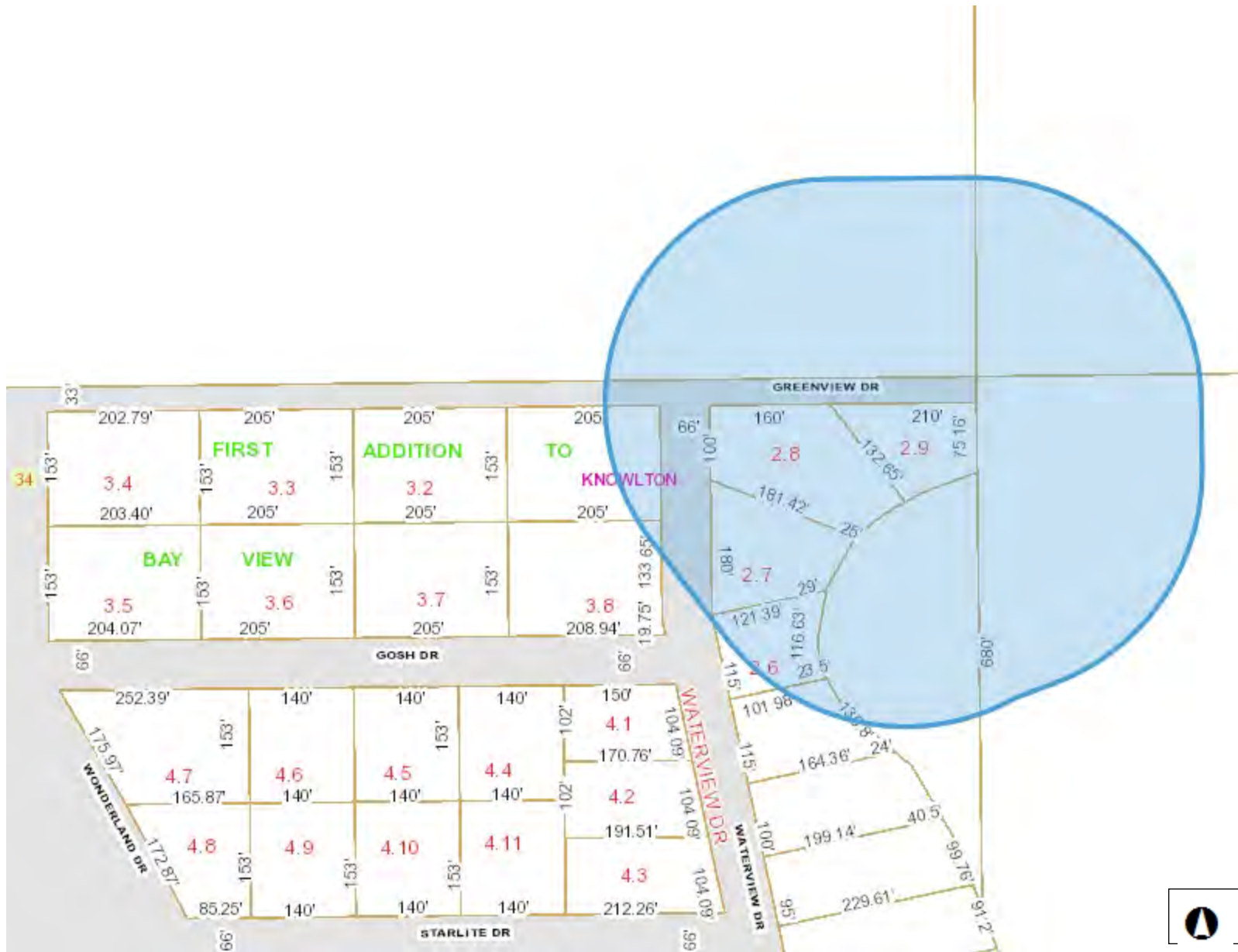
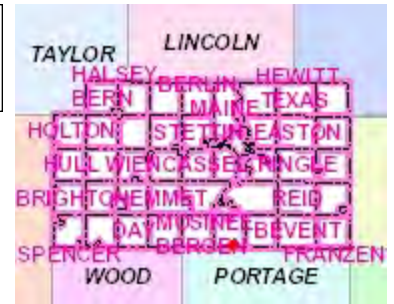
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

## Notes





# Land Information Mapping System



## Legend

- Parcel Annotations
- Parcels
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Municipalities



99.25 0 99.25 Feet

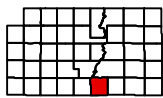


NAD\_1983\_HARN\_WISCRS\_Marathon\_County\_Feet

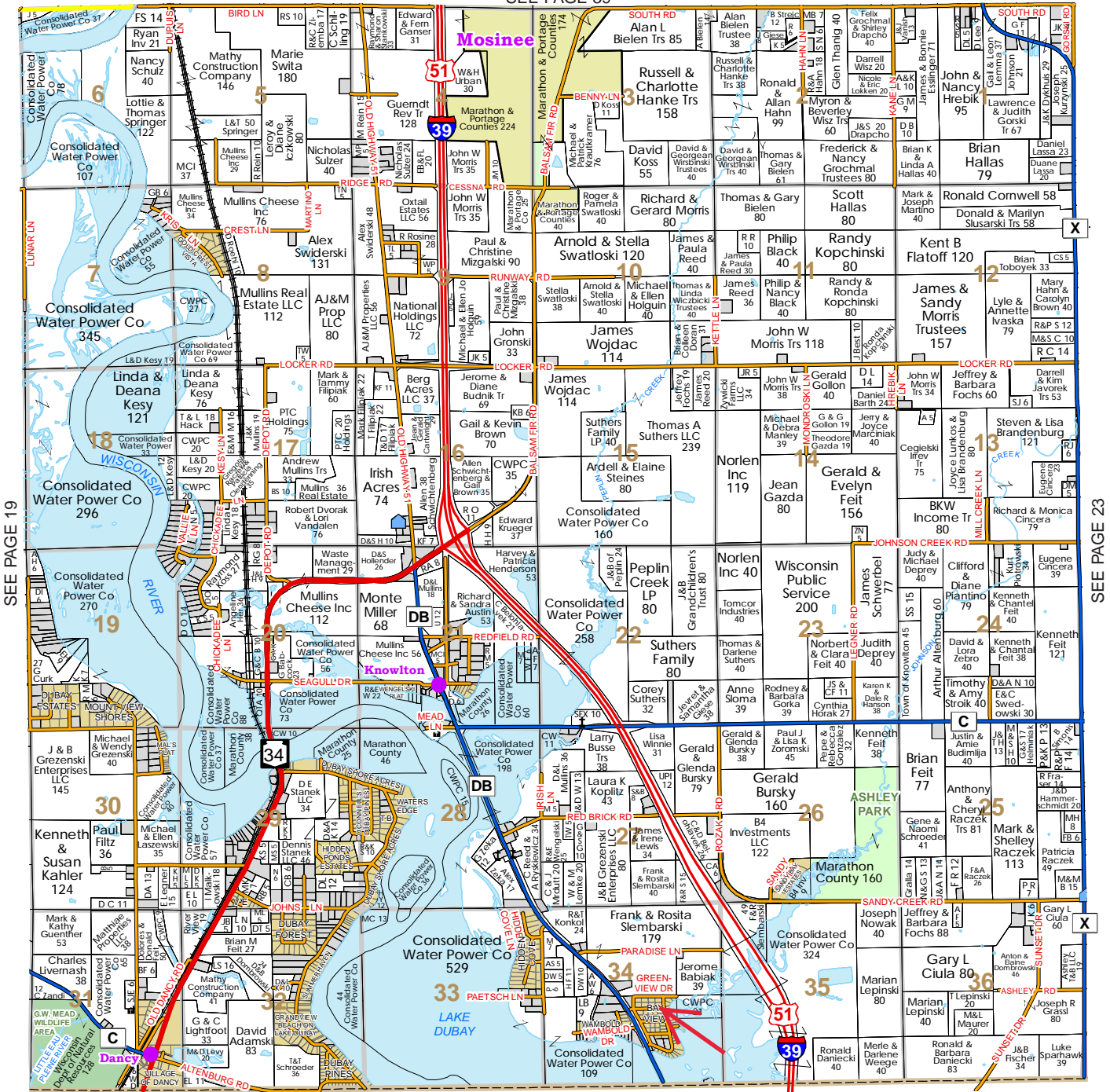
DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement 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



SEE PAGE 39



SEE PAGE 19

SEE PAGE 23

PORTAGE COUNTY

**Tim Schindler**  
**Auctioneer LLC**  
**FARM • HOUSEHOLD • ESTATE**  
 N14555 Sandhill Ave. • Curtiss, WI 54422  
 (715) 223-4014  
[www.schindlerauction.com](http://www.schindlerauction.com)  
[info@schindlerauction.com](mailto:info@schindlerauction.com)