

TOWN OF TEXAS  
APPLICATION FOR A BOARD OF APPEALS HEARING

Justin Thoma requested a hearing before the TOWN OF TEXAS BOARD OF APPEALS for the property located and described as: 243411 BUFFALO RIDGE ROAD (formally N 73<sup>rd</sup> St) located in Section 14 T30N R8E Pt of SW ¼ SW ¼ S 148.5 OF W 290' of that part Lyg E of Hwy, Running N&S of forty listed on the assessment roll as 1 acre. The party is working with an adjacent owner to reconstruct the property to be less non-conforming. Justin requested to add to the structure on the north side but the side yard setback didn't meet ordinance of 25', however the following excerpt from the Zoning Ordinance would allow a change in the original parcel by reconstructing the parcel to meet setbacks. The parcel would still be non-conforming, as a one acreage parcel in Agricultural Zoning. The size would not change but the dimensions would.

Chapter 17.21 (2) No Existing lot shall have boundaries altered in any way without the resulting parcel being in full compliance with this zoning code and zoning district in which the parcel is located. The Board of Appeals may waive this requirement where there is not sufficient contiguous ownership to comply but where the parcel to be created will be less non-conforming.

Hearing date June 6<sup>th</sup> at 7:00 PM prior to the Planning Commission monthly meeting at the Town of Texas Municipal Center.

CC: Justin Thoma- Applicant  
Reid Hoerter-Party of Interest  
Carl Yaron and Diane Sennholz-Party of Interest  
Donald and Susan Woller-Party of Interest  
Arlie Kittel -Party of Interest  
Tom Allman-Party of Interest  
Richard Burch-Board of Appeals

Linda Thiessen-Board of Appeals

Milton Schultz-Board of Appeals

Gina Walters-Board of Appeals

Dan Krall -Board of Appeals

Aaron Wallin – Alternate Board of Appeals Member

Troy Krezine—Alternate Board of Appeals Member

Lorraine I Beyersdorff

Town of Texas Clerk

NEW map of  
Thoma & Hoelter

CERTIFIED SURVEY MAP  
MARATHON COUNTY NO. \_\_\_\_\_

PART OF THE SW1/4 OF THE SW1/4 OF SECTION 14  
AND PART OF LOT 1 OF CSM #15814 LOCATED IN  
THE NW1/4 OF THE NW1/4 OF SECTION 23,  
TOWNSHIP 30 NORTH, RANGE 8 EAST, TOWN OF  
TEXAS, MARATHON COUNTY, WISCONSIN

**NORTHCENTRAL LAND SURVEYING, LLC**  
163957 OWL RIDGE ROAD, WAUSAU, WISCONSIN 54403  
WEBSITE: www.NorthCentralLandSurveying.com  
PHONE: 715-297-8343  
EMAIL: JasonPfleger@gmail.com  
DRAFTED & DRAWN BY: JASON J. PFLIEGER  
OWNER OF PROPERTY: JUSTIN THOMA / REID HOELTER  
SURVEY PREPARED FOR: JUSTIN THOMA  
DATE OF FIELDWORK: 3/15/2022 & 5/3/2022  
FILE NUMBER: 2022030 THOMA

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NOTES:

- 1). THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP. SALE OR TRANSFER OF PROPERTY REQUIRES A DEED.
- 2). LOT 1 CONTAINS FLOODPLAIN PER FEMA FIRM MAPPING. AN ELEVATION SURVEY WOULD BE NEEDED TO VERIFY THE LOCATION.

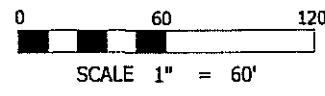


NO changes  
to parties  
of  
interest  
parties of  
interest are  
w/in 300ft  
of property

LEGEND

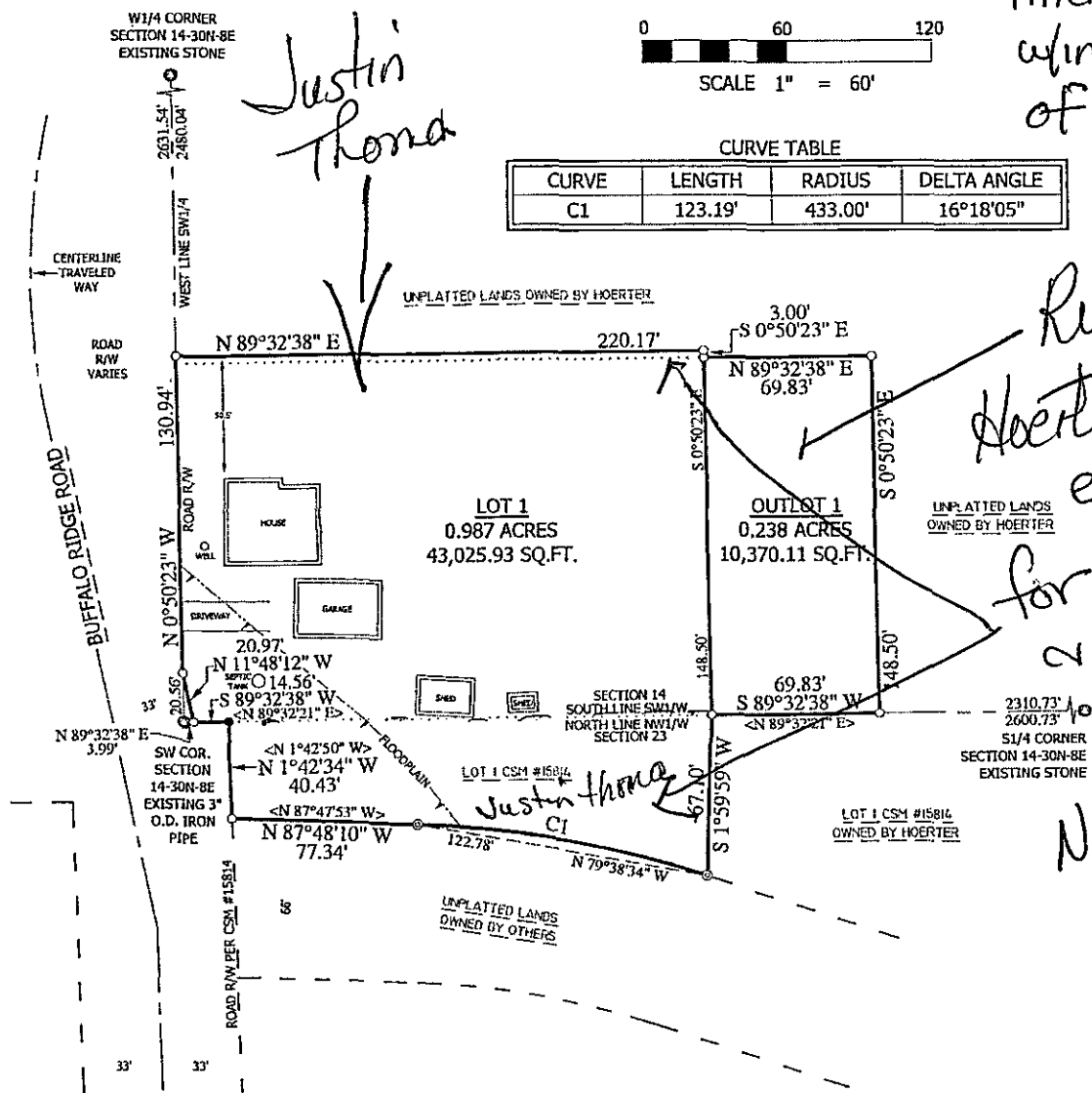
- = SECTION CORNER AS NOTED
- = 3/4" X 18" REBAR 1.50lbs/ft SET
- = 1.25" OD IRON PIPE FOUND
- ⊙ = 3/4" REBAR FOUND
- < > = PREVIOUSLY RECORDED AS

BEARING REFERENCE  
BEARINGS REFERENCED TO THE WEST LINE OF  
THE SW1/4 SEC.14 BEARING N 0°50'23" W PER  
WCCS (MARATHON COUNTY) NAD83 (2011)



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE
C1	123.19'	433.00'	16°18'05"



Justin  
Thoma

Reid  
Hoelter  
exchanged  
for this area  
~ 3 feet  
on  
N. Side

ORIGINAL MAP



WAUSAU

Land Information Mapping System

Albee  
Kibler  
RIVER HILLS RD

John Stokes  
T30 R8  
15

Tom Johnson  
T30 R8  
22

66' INNAMED RD

66' BUFFALO RIDGE RD

Justin Monna  
T30 R8  
14  
current parcel  
148.5'

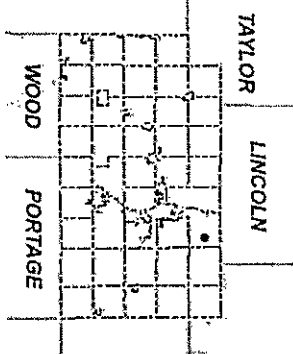
Rui Haertel

40' 77.34' 123.2' 83.41' Rud Haertel  
43' 72.82' 104.42' 83.41' 201.81' Carl Johnson & Walee Senkowsky  
Dr. Woller

37.26 0 37.26 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



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

**Notes**