

TOWN OF TEXAS
NOTICE OF A PUBLIC HEARING FOR
REZONING THE FOLLOWING PARCEL

Notice is hereby given that the Town of Texas Planning Commission will hear a request of Brian Wilke, agent for Douglas and Bernadine Wilke to rezone the following parcel from RS 1/40 Residential to C-1 Commercial. The legal description of property is: Section 1, T29N, R7E Being part of the NW ¼, of the fractional NE ¼ . This is a six acre parcel adjacent to other parcels zoned C-1.

Parcel ID # 078-2907-011-0966

Meeting date: JUNE 3RD, 2024

Time: 7:00 pm

Place: Town of Texas Municipal Center

Lorraine I Beyersdorff, Clerk

Town of Texas

CC: Douglas & Bernadine Wilke-Property Owner
Brian Wilke-Agent for Property Owner
David Blaubach-Party of Interest
Jeremiah Bootz-Party of Interest
David Marcus-Party of Interest
River View Ventures LLC-Party of Interest
Paul Hsu Chong-Cheng-Party of Interest
Paul Anderson-Planning Commission Member and Chair
Duane Dittmar-Zoning Inspector
Keith Plautz-Planning Commission Member
Gary Bootz-Planning Commission Member
Todd Chaignot-Planning Commission Member
Thomas Domka-Planning Commission Member
Kathy Hornung-Planning Commission Member
Keith Plautz-Planning Commission Member
Janet Sann-Planning Commission Member
Delmar Winter-Town Chairman
Richard Burch-Town Supervisor
Tom Domka-Town Supervisor



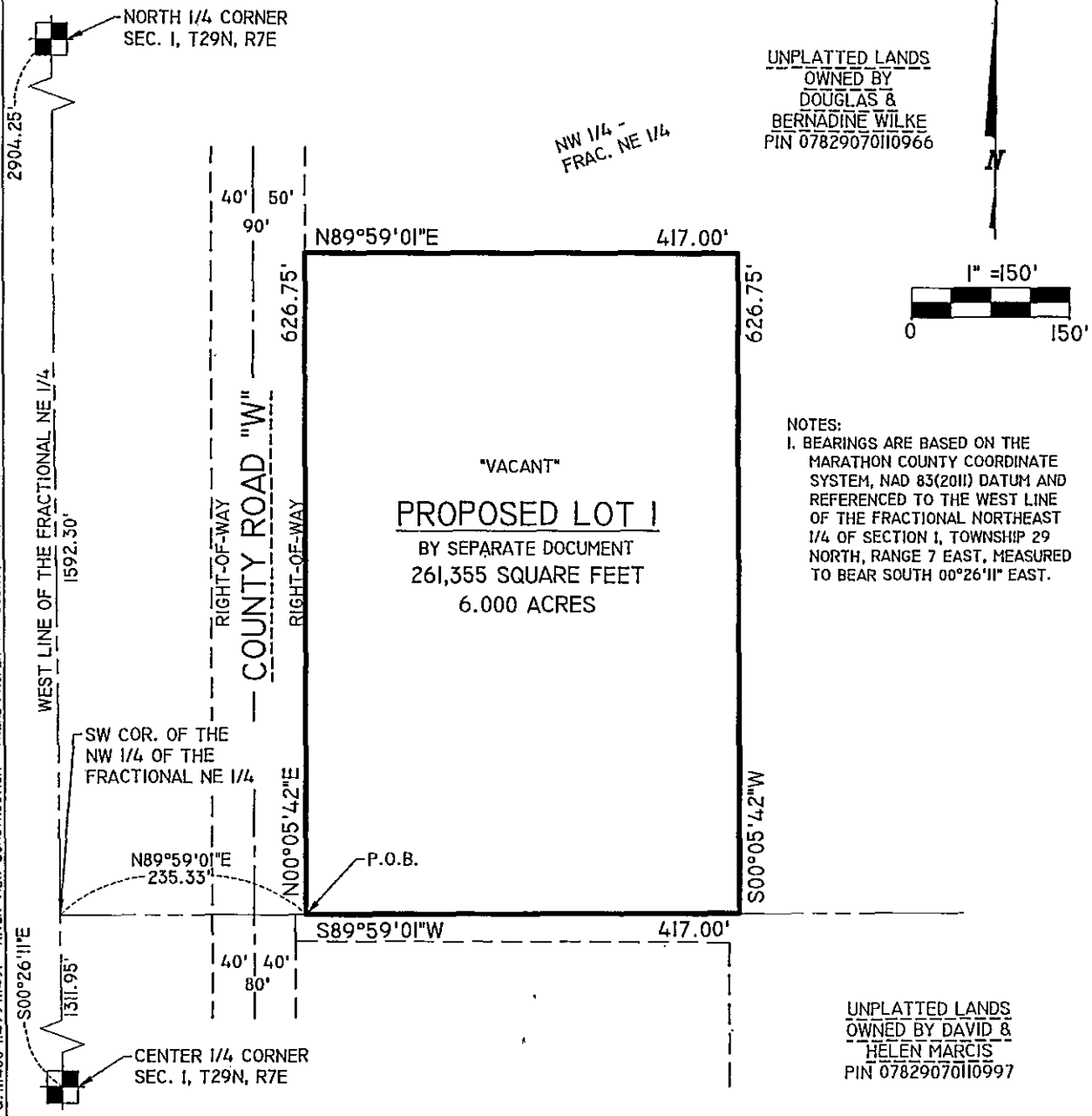
EXHIBIT MAP

PART OF THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 7 EAST, TOWN OF TEXAS, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

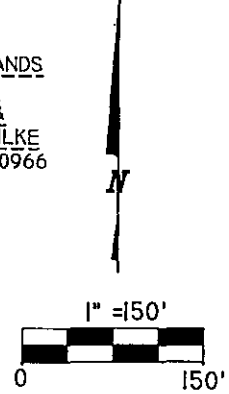
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 1; THENCE SOUTH 00°26'11" EAST, COINCIDENT WITH THE WEST LINE OF SAID FRACTIONAL NORTHEAST 1/4, 1592.30 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4; THENCE NORTH 89°59'01" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4, 235.33 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD "W" AND THE POINT OF BEGINNING; THENCE NORTH 00°05'42" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, 626.75 FEET; THENCE NORTH 89°59'01" EAST, 417.00 FEET; THENCE SOUTH 00°05'42" WEST, 626.75 FEET TO SAID SOUTH LINE OF THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4; THENCE SOUTH 89°59'01" WEST, COINCIDENT WITH SAID SOUTH LINE OF THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4, 417.00 FEET TO SAID EAST RIGHT-OF-WAY LINE OF COUNTY ROAD "W" AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 261,355 SQUARE FEET, 6.000 ACRES, MORE OR LESS.

DRAWING FILE: Q:\11400-11491\11491 - RIVER VIEW CONSTRUCTION - WILKE PROPERTY - COUNTY ROAD W - TOWN OF TEXAS - MARATHON COUNTY\DRAWING\SURVEY\11491 EXHIBIT.DWG



UNPLATTED LANDS
OWNED BY
DOUGLAS &
BERNADINE WILKE
PIN 07829070110966



NOTES:
1. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE WEST LINE OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 7 EAST, MEASURED TO BEAR SOUTH 00°26'11" EAST.

UNPLATTED LANDS
OWNED BY DAVID &
HELEN MARCIS
PIN 07829070110997

REI Engineering, INC.

RIVERVIEW CONSTRUCTION INC.
COUNTY ROAD "W"
WAUSAU, WISCONSIN 54403

FIGURE	: EXHIBIT MAP		
PROJECT NO.	11491	DRAWN BY:	JLR
		DATE:	4/16/2024

TOWN OF TEXAS
NOTICE OF A PUBLIC HEARING

Notice is hereby given that the Town of Texas Planning Commission will hear a request for a conditional use permit per Town Zoning Ordinance 17.54(3)(g) which allows Farm Equipment sales and Service. The property is currently zoned as A-1 Agriculture District with a rezone hearing at 7 PM to C-1 Commercial which the conditional use permit would be allowed. The legal description of this property is: Section 1, T29N, R7E Being part of the NW ¼, of the fractional NE ¼ . This is a six acre parcel adjacent to other parcels zoned C-1.

All property owners that are within 300 feet are considered parties of interest and will be notified. The hearing is a public meeting. The meeting will be held on June 3, 2024 after Rezone Hearing that begins at 7:00 PM at the Town Municipal Center. The Planning Commission meeting will follow the hearing.

LORRAINE I BEYERSDORFF, Clerk – Town of Texas

Douglas & Bernadine Wilke-Property Owner

Brian Wilke-Agent for Property Owner

David Blaubach-Party of Interest

Jeremiah Bootz-Party of Interest

David Marcus-Party of Interest

River View Ventures LLC-Party of Interest

Paul Hsu Chong-Cheng-Party of Interest

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