



311 Walnut Street | P.O. Box 487
Marathon City, WI 54448
Tel: 715-443-2221
www.marathoncitywi.gov

PLAN COMMISSION
OFFICIAL NOTICE & AGENDA
Wednesday, May 6, 2026
5:30 pm – Marathon Municipal Center

1. CALL TO ORDER

ROLL CALL: K. HANDRICK, M. AHRENS, M. TELFORD, C. STIEBER, S. CHEREK, L. OLBRANTZ,
L. WIESMAN

2. PLEDGE OF ALLEGIANCE

3. RECOGNITION OF VISITORS

a. Virtual Meeting Guidelines

This meeting will be recorded and available upon request

b. Public Participation at Government Meetings

4. APPROVAL OF APRIL 28, 2026 PLAN COMMISSION MEETING MINUTES

5. NEW BUSINESS

a. Review and Possible Action on Annexation of 6.238 Acres of Parcel 054-2806-181-0989 Owned by Alex &
Dana Blume to be Zoned as C-1 General Commercial

6. FUTURE SCHEDULED MEETINGS

a. Plan Commission Meeting – Wednesday, May 20, 2026 – 4:00 pm

7. ADJOURNMENT



PUBLIC VIRTUAL ACCESS

Join Teams Meeting: <https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>

Meeting ID: 250 652 978 663 613

Passcode: kj7Nv74t

Kurt Handrick, Jr.
Village President

Cassie Lang
Village Clerk / Deputy Treasurer



PLAN COMMISSION

MINUTES

Tuesday, April 28, 2026

1. CALL TO ORDER at 4:02 pm

ROLL CALL: K. HANDRICK-Present, M. AHRENS-Present at 4:15 pm, M. TELFORD-Present, C. STIEBER-Present at 4:07 pm, S. CHEREK-Present, L. OLBRANTZ-Present, L. WIESMAN-Present

2. PLEDGE OF ALLEGIANCE

3. RECOGNITION OF VISITORS

- a. Virtual Meeting Guidelines
This meeting will be recorded and available upon request
- b. Public Participation at Government Meetings
In Person: Eric Sonnleitner - NCWRPC

4. APPROVAL OF JULY 23, 2025 PLAN COMMISSION MEETING MINUTES

MOTION – Approve Minutes from July 23, 2025 Plan Commission Meeting and Public Hearing
Motion made by Cherek second by Olbrantz. Motion passed by voice vote.

5. OVERVIEW OF 10 YEAR COMPREHENSIVE PLAN UPDATE PROCESS WITH NORTHCENTRAL WISCONSIN REGIONAL PLANNING COMMISSION

Eric from NCWRPC explained there are 9 chapters of the Comprehensive Plan to be discussed over 3 Plan Commission meetings. Comprehensive Plans are typically used as a guide by local officials when making land use decisions. It can also guide public and private investments in the Village and support grant funding requests.

6. REVIEW OF PUBLIC PARTICIPATION PLAN – RESOLUTION 2026-04-01A

The Village Board approved a Public Participation Plan at their April 1, 2026 meeting. The Plan outlines that all meetings for the comprehensive planning process will be posted and open to the public and comprehensive plan related materials/draft plans/maps will be available on the Village website and at the Village Hall for review by the public. After the 3 Plan Commission meetings, the Village Board will hold a public hearing and ultimately adopt the Comprehensive Plan by ordinance. The approved Comp Plan would be distributed as outlined in state statute.

7. REVIEW OF EXISTING COMPREHENSIVE PLAN

There was no review of the 2017 Comprehensive Plan, although it is available on the Village website (<https://www.marathoncitywi.gov/communications/comprehensive-planning/>) along with the NCWRPC website for residents wishing to review it.

8. REVIEW OF DRAFT CHAPTERS

- a. Chapter 1 – Demographics
- b. Chapter 2 – Natural Resources
- c. Chapter 3 – Housing

The Commission reviewed and discussed Chapters 1-3 of the draft plan. They made minor changes in wording to the draft. All draft chapters are available for public review at the Village Hall and on the Village Website at <https://www.marathoncitywi.gov/communications/comprehensive-planning/>.

9. DISCUSSION OF PLANNING ISSUES

No planning issues were discussed.

10. SET NEXT MEETING DATE AND TIME

The next meeting will begin with a Public Hearing on Wednesday, May 20th at 4:00 pm. Plan Commission meeting to follow Public Hearing.

11. ADJOURNMENT at 5:40 pm

Motion to adjourn made by Cherek second by Stieber. Motion passed by voice vote.

Cassie Lang
Village Clerk / Deputy Treasurer

**PETITION FOR ANNEXATION OF LANDS
TO THE VILLAGE OF MARATHON CITY
DIRECT ANNEXATION BY UNANIMOUS CONSENT**

TO: Village of Marathon City

TO: Town of Marathon

1. Pursuant to Section 66.0217 (2) of the Wisconsin State Statutes, I/we the undersigned, being the sole owner(s) and elector(s) of the land described in Exhibit "A" attached hereto, petition for Direct Annexation by Unanimous Consent of the land described in said Exhibit "A" from the Town of Marathon, in Marathon County, Wisconsin, to the Village of Marathon City.
 2. The population of said land is zero (0). The number of electors that reside on the lands to be annexed is zero (0).
 3. Said land is contiguous to the Village of Marathon City and is presently part of the Town of Marathon, in Marathon County, Wisconsin.
 4. I/We, the undersigned request that upon annexation, the land as described in Exhibit "A", be zoned as C-1 General Commercial.
 5. Area of lands to be annexed contains 6.238 acres
 6. Tax Parcel number(s) of lands to be annexed:
 - 054-2806-181-0989
- Attach a copy of a complete legal description of the property.
 - Attach a copy of a scale map of the property.
 - Attach a copy of the most recent real estate tax bill.

Dated this 27 day of April, 2026

PROPERTY OWNER SIGNATURE(S):



Alex J. Blume, Owner



Dana R. Blume, Owner



RIVERSIDE LAND SURVEYING LLC

CERTIFIED SURVEY MAPS - SUBDIVISIONS - FLOOD PLAIN AND TOPOGRAPHIC SURVEYS - CONSTRUCTION STAKING - ALTA / NSPS - GPS

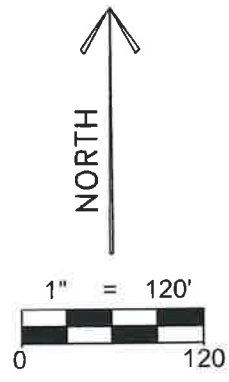
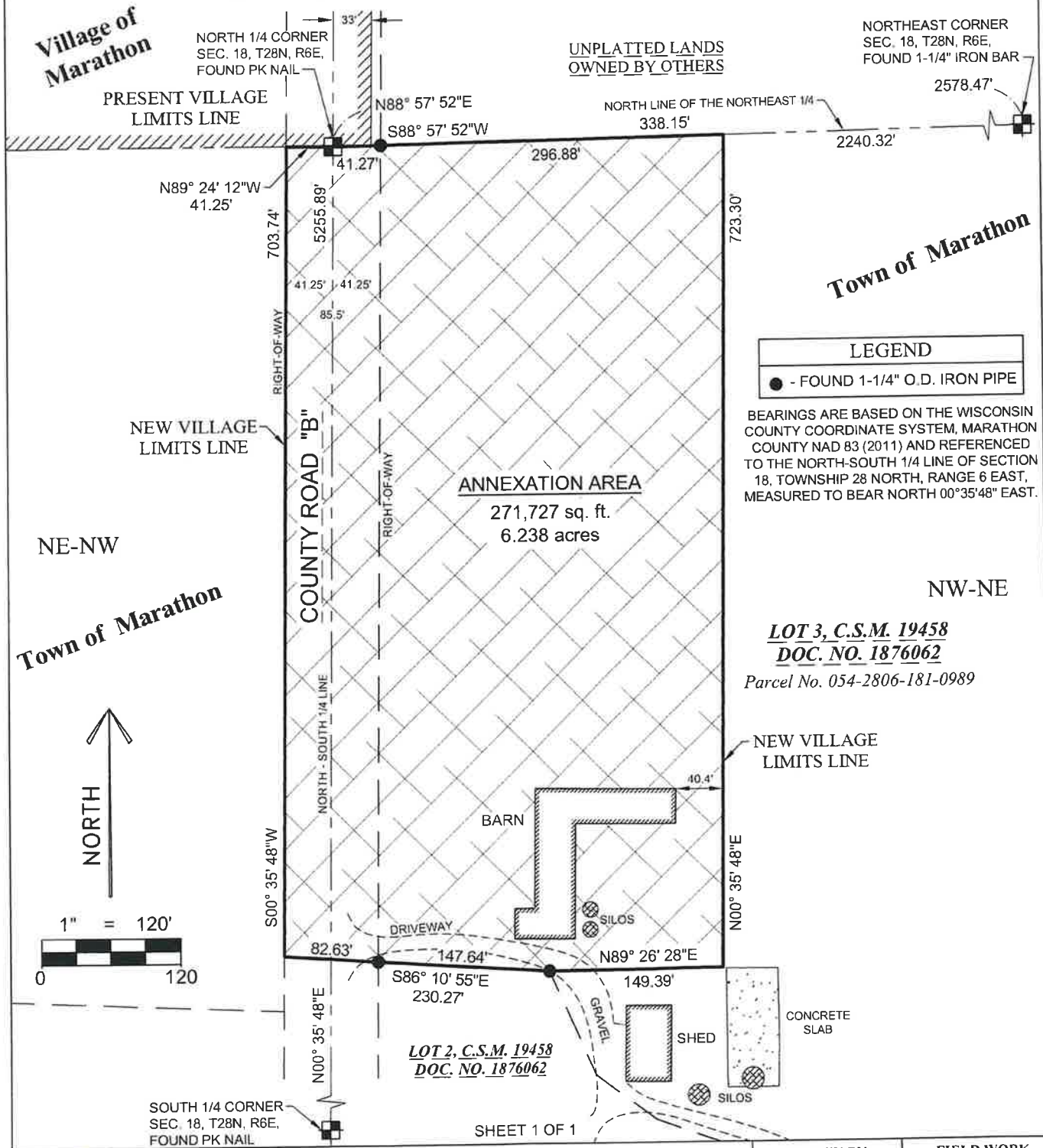
LEGAL DESCRIPTION – BLUME ANNEXATION

Part of Lot 3 of Certified Survey Map Number 19458, as recorded in the Marathon County Register of Deeds Office as Document Number 1876062 and part of the Northeast 1/4 of the Northwest ¼ of Section 18, Township 28 North, Range 6 East, Town of Marathon, Marathon County, Wisconsin, described as follows:

Beginning at the North 1/4 corner of said Section 18; Thence North 89°24'12" West along the North line of said Northeast 1/4 of the Northwest 1/4, 41.25 feet to the West right-of-way line of County Road B; Thence South 00°35'48" West along said West right-of-way line, 703.74 feet to the extension of the South line of said Lot 3 of Certified Survey Map Number 19458; Thence South 86°10'55" East along said South line of Lot 3 and the extension thereof, 230.27 feet; Thence North 89°26'28" East, 149.39 feet; Thence North 00°35'48" East parallel with said West right-of-way line of County Road B, 723.30 feet to the North line of said Northwest 1/4 of the Northeast 1/4; Thence South 88°57'52" West along said North line of the Northwest 1/4 of the Northeast 1/4, 338.15 feet to the point of beginning.

ANNEXATION EXHIBIT MAP

Of part of Lot 3 of Certified Survey Map Number 19458, as recorded in the Marathon County Register of Deeds Office as Document Number 1876062 and part of the Northeast 1/4 of the Northwest 1/4 of Section 18, Township 28 North, Range 6 East, Town of Marathon, Marathon County, Wisconsin.



SHEET 1 OF 1

RIVERSIDE LAND SURVEYING LLC
 5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894
 email - mail@riversidelandsurveying.com

DRAWN BY M.F.L.	FIELD WORK ---
CHECKED BY C.L.F.	PROJECT NO. 4856
PREPARED FOR:	ALEX BLUME

TOWN OF MARATHON - TREASURER
 BETH ALTENHOFEN
 224203 COUNTY ROAD O
 MARATHON, WI 54448

**MARATHON COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2025
 REAL ESTATE**

BLUME, ALEX J
 BLUME, DANA R

**Parcel Number: 05428061810989
 Bill Number: 567724**



567724/05428061810989
 ALEX J BLUME
 DANA R BLUME
 225427 COUNTY ROAD B
 MARATHON WI 54448

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description
 225427 COUNTY ROAD B
 Sec. 18, T28N, R6E
 SEC 18-28-06 PT OF N 1/2 NE 1/4 - LOT 3 CSM #19458 DOC #1876062
 39.926 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 20,400	ASSESSED VALUE IMPROVEMENTS 238,800	TOTAL ASSESSED VALUE 259,200	AVERAGE ASSMT. RATIO 0.806119900	NET ASSESSED VALUE RATE 0.01439860 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 3664.02	
ESTIMATED FAIR MARKET VALUE LAND 26,700	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment 296,200	TOTAL ESTIMATED FAIR MARKET VALUE 322,900	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 488.26	GARBAGE/REFUSE 215.00 POWTS PROGRAM FEE 6.00	
TAXING JURISDICTION		2024 EST. STATE AIDS ALLOCATED TAX DIST.	2025 EST. STATE AIDS ALLOCATED TAX DIST.	2024 NET TAX	2025 NET TAX	% TAX CHANGE
MARATHON COUNTY		103,488	106,508	1,076.30	1,125.15	4.5%
TOWN OF MARATHON		171,456	180,897	330.02	331.12	0.3%
MARATHON SCHOOL		1,692,763	1,591,759	1,814.07	1,945.45	7.2%
NORTHCENTRAL TECH		153,774	151,313	314.67	330.41	5.0%
TOTAL		2,121,481	2,030,477	3,535.06	3,732.13	5.6%
FIRST DOLLAR CREDIT				-72.07	-68.11	-5.5%
LOTTERY AND GAMING CREDIT				0.00	0.00	0.0%
NET PROPERTY TAX				3,462.99	3,664.02	5.8%
TOTAL DUE: \$3,885.02						
FOR FULL PAYMENT PAY BY: JANUARY 31, 2026						
<small>Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.</small>						

FOR INFORMATION PURPOSES ONLY - Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
MARATHON SCHOOL	57,033	106.52	2029				

PAY 1ST INSTALLMENT OF: \$2,053.02
 BY JANUARY 31, 2026

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF MARATHON - TREASURER
 BETH ALTENHOFEN
 224203 COUNTY ROAD O
 MARATHON, WI 54448

PIN# 05428061810989
 BLUME, ALEX J
 BILL NUMBER: 567724

PAY 2ND INSTALLMENT OF: \$1,832.00
 BY JULY 31, 2026

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

MARATHON COUNTY TREASURER
 CONNIE BEYERSDORFF
 500 FOREST ST
 WAUSAU, WI 54403-5554

PIN# 05428061810989
 BLUME, ALEX J
 BILL NUMBER: 567724

PAY FULL AMOUNT OF: \$3,885.02
 BY JANUARY 31, 2026

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF MARATHON - TREASURER
 BETH ALTENHOFEN
 224203 COUNTY ROAD O
 MARATHON, WI 54448

PIN# 05428061810989
 BLUME, ALEX J
 BILL NUMBER: 567724



INCLUDE THIS STUB WITH YOUR PAYMENT



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INCLUDE THIS STUB WITH YOUR PAYMENT