

Village of Maine

6111 N 44th Ave, Wausau WI 54401

<https://villageofmaine.org>

Plan Commission Meeting Agenda

Monday, June 1st, 2026

5:30 p.m.

Maine Village Hall

1. Call the Plan Commission Meeting to Order – Judith Hase, Village President.
2. Roll Call.
3. Discussion and Possible Action – Request to Rezone Parcel ID 146-2907-151-0982. Brennan & Nicole O’Connell and Rachael Franck.
 **Currently zoned B2 – General Commercial; requested R1 – Single Family Residential.
4. Discussion and Possible Action – Minor Land Division Parcel ID 146-2907-084-0985.
5. Discussion and Possible Action – Minor Land Division Parcel ID 146-2907-201-0999.
6. Adjournment.

Jamie Heindl, Interim Village Clerk
05/28/2026

It is possible that a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no official action shall be taken.

Please note, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request services, contact the Village Hall (715) 675-5607

Village of Maine

Petition to Amend Zoning Ordinance

I (We) petition to amend the Village of Maine Zoning Ordinance as set forth in this petition. I (We) understand that the grant or denial of this petition creates no liability, express or implied on the Village of Maine.

1. Petitioner(s): Brennan and Nicole O'Connell + Rachael Franck

Address for correspondence: 3203 North 20th Ave, Wausau, 54401 916 Washington St., Wausau 54403

Daytime telephone number: 715-409-9447 715-571-6167 Evening telephone number: Same as Daytime

2. Proposed amendment:

Changing the lot currently known as the S.E Corner of 20th ave and Decator. Pin # 146-2907-151-0982 from zone General Commercial B2 to Single Family Residential R1.

3. Why are you proposing this amendment? Attach copies of any drawings, maps or other documents that support your proposal.

The proposed amendment would allow the O'Connells to add 1 acre of land to their current lot that shares a lot line, thus making them a conforming 3 acre lot. And then to allow Ms. Franck to have the ability to build if desired a single family dwelling on the remaining 8.34 acres. (see Map)

4. Address of property for which this amendment is proposed (if any):

S.E Corner of 20th ave and Decator. Pin # 146-2907-151-0982

5. Provide a legal description of the property for which this amendment is proposed, if any, in the space below or attach a copy of the legal description including subdivision lot and block number where applicable, Certified Survey volume and page number, or the metes and bounds description, and the Parcel Identification Number:

SEC 15-29-07 PT OF NW 1/4 NE 1/4 - N 10 ACRES OF THAT PT LYG WLY OF HWY 51 S OF DECATOR DR & E OF 20TH AVE EX BEG AT A PT 33' E & 539' S OF NW COR SD 40 S 88 DEG E 295.16' S 295.16' N 88 DEG W 295.16' TO E LN 20TH AVE N 295.16' TO POB

PIN: 146-2907-151-0982

6. Property owner: Asif, Yusuf

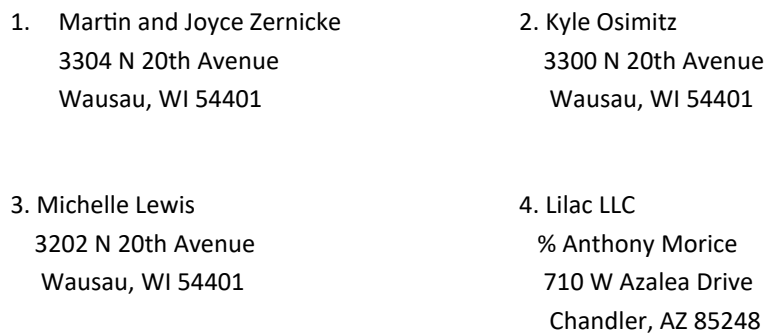
7. Present zoning classification of the property: B2 Propose to rezone to: R1

8. The names and addresses of all landowners inside and within 100 feet of the boundaries of the property that is the subject of this petition are:

Name	Address	Telephone
MARTIN AND JOYCE ZERNICKE	3304 N 20TH AVE, WAUSAU, WI 54401	
KYLE OSIMITZ	3300 N 20TH AVE, WAUSAU, WI 54401	
MICHELLE LEWIS	3202 N 20TH AVE, WAUSAU, WI 54401	
LTLAC LLC ANTHONY P MORICE	710 W AZALEA DR, CHANDLER, AZ 85248	

(If additional landowners, please continue list on reverse side.)

PLEASE COMPLETE ALL SECTIONS OF THIS PETITION. IF ANY DO NOT APPLY TO YOUR PROPOSED AMENDMENT PLEASE MARK THAT SECTION NOT APPLICABLE.



- | | |
|--|--|
| 1. Martin and Joyce Zernicke
3304 N 20th Avenue
Wausau, WI 54401 | 2. Kyle Osimitz
3300 N 20th Avenue
Wausau, WI 54401 |
| 3. Michelle Lewis
3202 N 20th Avenue
Wausau, WI 54401 | 4. Lilac LLC
% Anthony Morice
710 W Azalea Drive
Chandler, AZ 85248 |

**REI**

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

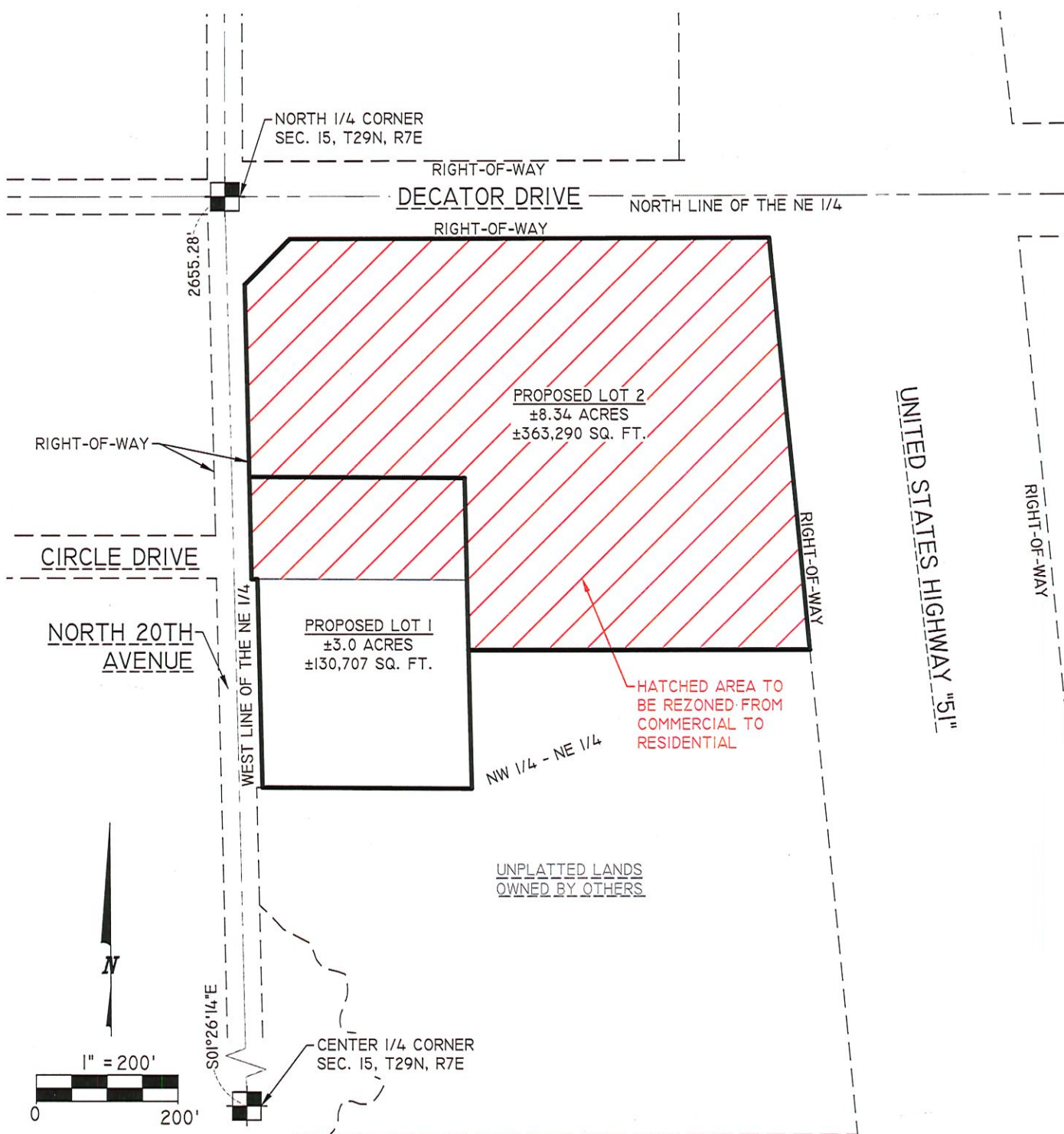
MARATHON COUNTY

PREPARED FOR: BRENNAN O'CONNELL

LANDOWNER: BRENNAN O'CONNELL AND ASIF YUSUF

OF PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION
15, TOWNSHIP 29 NORTH, RANGE 7 EAST, VILLAGE OF MAINE,
MARATHON COUNTY, WISCONSIN.

DRAFT CONCEPT



NOTES:

1. PROPERTIES SHOWN HAVE PIN NUMBERS OF 146-2907-151-0994 AND 146-2907-151-0982
2. PROPOSED LOT 1 AND PROPOSED LOT 2 WILL BE CREATED BY A FUTURE CERTIFIED SURVEY MAP IF ZONING CHANGE IS GRANTED.

SHEET 1 OF 1

MINOR LAND DIVISION APPLICATION

The Minor Land Division Application procedure may be used only for the creation of four or fewer parcels (10 acres or smaller) out of one parcel within a five year period of time. If more than four parcels are being created, the Major Land Division procedure must be followed.

NAMES & MAILING ADDRESSES		PROPERTY			
Applicant Mario Meverden	Property Description <i>Adding approximately 2 Ac of neighboring property to this parcel.</i>				
Address 4200 N 44th Avenue					
City, State, Zip Wausau, WI 54401	Parcel Identification Number (pin) <i>146-290708-40985</i>		T <i>29</i>	N <i>7</i>	R <i>7</i>
Property Owner (if different)	Acreage of whole parcel to be divided. <i>9 Ac</i>	Section <i>8</i>	<i>SE</i> 1/4 <i>NE</i>	<i>NE</i> 1/4 <i>SE</i>	
Address	Street Address of Property				
City, State, Zip	Present Use of Property <i>Residential / Farmette</i>				
CONTACT PERSON(S) Names and contact information of person(s) we can contact if we have questions about your application.					
Name Dan Higginbotham	Name				
Address 2625 Northwestern Avenue	Address				
Daytime Telephone 715-449-2229	Daytime Telephone				
Evening Telephone	Evening Telephone				
Fax	Fax				
Email Address landman432@gmail.com	Email Address				
MAP OR PLAN Include either your proposed certified survey map or drawing of your proposed land division with your application.					
A final Certified Survey Map must comply with Ch. 236 Wis. Stats. and the Village of Maine Land Division Ordinance.					
A Drawing may be submitted to show the concept of your proposed land division and obtain information about the regulations to be complied with prior to incurring the cost of preparing a certified survey map. If a Drawing is submitted, it should show the basic layout of streets, lots, open space, easements, and any other proposed developments. Include all of the following on a Drawing:					
— North arrow, data, scale, and reference to section corner, — Approximate dimensions of the whole parcel and the name, centerline, and right of way line of the street(s) abutting the parcel, — Approximate dimensions of the parcels, streets, open space, and easements; and — Locations and types of existing and proposed buildings, water wells, sewage systems, waterways, drainageways, and other features that would affect development.					
CERTIFICATION					
I apply for Minor Land Division approval and certify that all of the information in this application and accompanying material is true and correct to the best of my knowledge. I authorize officials, employees, and agents of the Village of Maine to enter the above described property for purposes of obtaining information pertinent to my application.					
Signature 		5-21-26 Date			
Printed Name: Dan Higginbotham					

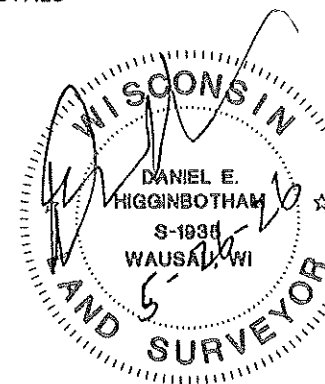
THIS SECTION FOR VILLAGE USE ONLY

Received by: Jamie on 5/24/26 Fee Paid: 100.00 ☐ Cash ☒ Check Check No. 1874

Plan Commission Action & Date: 06/01/2026

Conditions of approval: _____

Of part of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and part of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, including all of Parcel 1, Certified Survey Map No. 15074, Section 8, Township 29 North, Range 7 East, Village of Maine, Marathon County, Wisconsin



MARATHON COUNTY CERTIFIED SURVEY MAP

I, Daniel E. Higginbotham, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped by the order of Mario E. and Tina M. Meverden and Steven Charles Zahn, a parcel of land being part of the Southeast ¼ of the Northeast ¼ and part of the Northeast ¼ of the Southeast ¼ including all of Parcel 1, Certified Survey Map No. 15074, Section 8, Township 29 North, Range 7 East, Village of Maine, Marathon County, Wisconsin more particularly described as follows:

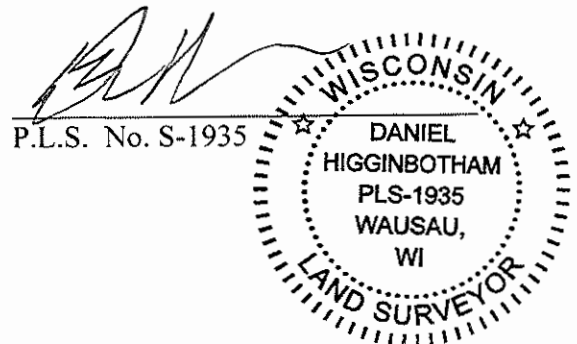
Commencing at the East ¼ Corner of Section 8; thence S 89° 14' 56" W, 24.75 feet to the Westerly R/W of North 44th Avenue and the point of beginning of the parcel herein described; thence S 0° 44' 50" E, 250.98 feet along the Westerly R/W of North 44th Avenue to the Southeast corner of Parcel 1, CSM No. 15074; thence N 89° 45' 47" W, 1317.23 feet along said South line to the Southwest corner of Parcel 1; thence N 0° 33' 35" W, 214.72 feet along the West line of Parcel 1 to the Northwest corner thereof; thence N 0° 23' 16" W, 150.05 feet along the West line of the Southeast ¼ of the Northeast ¼; thence S 89° 45' 51" E, 670.03 feet to the North line of Parcel 1, CSM No. 15074; thence N 88° 33' 38" E, 645.48 feet to the Westerly R/W of North 44th Avenue; thence S 0° 45' 19" E, 131.76 feet along the Westerly R/W of North 44th Avenue to the point of beginning of the parcel herein described.

Said parcel contains 485,983 Square Feet or 11.16 Acres
Subject to all roadways and easements of record.

That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made to the best of my knowledge and belief;

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Subdivision and Zoning Code of the Village of Maine.

Dated this 2nd day of April, 2026.



VILLAGE OF MAINE

Resolved, that this survey map is hereby approved by the Village of Maine.

DATE SIGNED _____

Authorized Representative

Prepared by:
Plover River Land Co., Inc.
2625 Northwestern Avenue
Wausau, WI 54403

Prepared for:
Mario E. Meverden
4200 N 44th Avenue
Wausau, WI 54401

Sheet 2 of 2 Sheets

G:\MY DRIVE\1FILE\MARATHON\MAINE\T 29 N R 7 E\SECTION 8\MARIO MEVERDEN\MEVERDEN DESC 4-2-26.DOC

MINOR LAND DIVISION APPLICATION

The Minor Land Division Application procedure may be used only for the creation of four or fewer parcels (10 acres or smaller) out of one parcel within a five year period of time. If more than four parcels are being created, the Major Land Division procedure must be followed.

NAMES & MAILING ADDRESSES		PROPERTY			
Applicant		Property Description			
Address					
City, State, Zip		Parcel Identification Number (pin)		T	N
Property Owner (if different)		Acreage of whole parcel to be divided.		Section	1/4
Address		Street Address of Property			
City, State, Zip		Present Use of Property			
CONTACT PERSON(S) Names and contact information of person(s) we can contact if we have questions about your application.					
Name		Name			
Address		Address			
Daytime Telephone		Daytime Telephone			
Evening Telephone		Evening Telephone			
Fax		Fax			
Email Address		Email Address			
MAP OR PLAN Include either your proposed certified survey map or drawing of your proposed land division with your application.					
A final Certified Survey Map must comply with Ch. 236 Wis. Stats. and the Village of Maine Land Division Ordinance.					
A Drawing may be submitted to show the concept of your proposed land division and obtain information about the regulations to be complied with prior to incurring the cost of preparing a certified survey map. If a Drawing is submitted, it should show the basic layout of streets, lots, open space, easements, and any other proposed developments. Include all of the following on a Drawing: — North arrow, data, scale,, and reference to section corner, — Approximate dimensions of the whole parcel and the name, centerline, and right of way line of the street(s) abutting the parcel, — Approximate dimensions of the parcels, streets, open space, and easements; and — Locations and types of existing and proposed buildings, water wells, sewage systems, waterways, drainageways, and other features that would affect development.					
CERTIFICATION					
I apply for Minor Land Division approval and certify that all of the information in this application and accompanying material is true and correct to the best of my knowledge. I authorize officials, employees, and agents of the Village of Maine to enter the above described property for purposes of obtaining information pertinent to my application.					
Signature		Date			
Printed Name:					

THIS SECTION FOR VILLAGE USE ONLY

Received by: _____ on _____ Fee Paid: _____ ☐ Cash ☐ Check Check No. _____

Plan Commission Action & Date: _____

Conditions of approval: _____

VILLAGE OF MAINE LAND DIVISION APPLICATION SUPPLEMENTARY SUBMISSION

Zoning permit applications must include information showing changes to the site that will affect drainage and water flow. Village of Maine land divisions must comply with the design standards set forth in Sections 18.18 through 18.25 of the Village's Land Division Ordinance. Section 18.25 requires a storm water management plan based upon the 25 year, 24 hour storm frequency for Marathon County. By submitting your storm water management plan with your application you will assist Village officials' review of your proposed land use and speed the review process.

Your storm water management plan should include at least the following:

- ☐ Identification of the soil types, infiltration characteristics of the soil, amount of available detention area, type of vegetative cover, amount of impervious cover, and time response to runoff;
- ☐ Identification of natural drainage ways and their maintenance easements;
- ☐ Identification of bridges, natural drainage patterns, water boundaries, pipes, culverts, catch basins, waterways, ditches, detention and retention basins, and the sizes, dimensions, and grades of each;
- ☐ Arrows showing the direction of the surface water flow;
- ☐ Indicate methods that will be used to protect downstream areas and adjacent properties from damage caused by surface water runoff and pollutant loadings;
- ☐ Indicate the location, size, and composition of proposed driveways and culverts.

When applicable, a covenant or covenants to preserve drainage ways and other storm water management structures must be recorded with the marathon County Register of Deeds. Those covenants will note that maintenance of the drainage ways in the subdivision are the responsibility of the subdivision property owners and that if not maintained, the Village may perform the maintenance services and assess the costs to the property owners.

Of a part of a parcel of land described in Document No. 1831138 located in the Northeast 1/4 of the Northeast 1/4 of Section 20, Township 29 North, Range 7 East, Village of Maine, Marathon County, Wisconsin.

NOTES:

2.) THE WETLAND LOCATIONS AS SHOWN HEREON WERE SCALED FROM THE MARATHON COUNTY GIS WETLAND MAPPING LAYER AND ARE APPROXIMATE. A WETLAND DELINEATION WOULD NEED TO BE PERFORMED TO DETERMINE THE EXACT LOCATION.

NORTH 1/4 CORNER
SEC. 20, T29N, R7E,
FOUND SNM1 NAIL

N89° 24' 10"E

(S89°24'07"W)
S89° 24' 10"W

RIGHT-OF-WAY

COUNTY ROAD "U"

NORTH LINE OF THE NORTHEAST 1/4

N89° 24' 10"E

RIGHT-OF-WAY

© WFL

NE1/4 - NE1/4

EXISTING
BARNDOMINIUM

SEPTIC

GRAVEL

EXISTING
GARAGE

DOC. 1831138

UNPLATTED LANDS
OWNED BY DIVIDER
+36.9 ACRES REMAINING

NORTH

N01° 40' 40"W

WETLANDS
(SEE NOTE 2)

LOT 1
135,126 sq. ft.
3.102 acres

S89° 24' 10"W

S89° 24' 10"W
24.75'

S01° 40' 40"E

24.75' 49.5' 2181.76' S01° 40' 40"E

LOT 1
C.S.M. 17875
VOL. 86, PG. 120

501° 40' 40"E
(N1° 40' 38"W)

EAST 1/4 CORNER
SEC. 20, T29N, R7E,
FOUND 6"x6" STONE
MONUMENT

- - FOUND 1-1/4" O.D. IRON PIPE
- - SET 1-1/4" O.D. x 24" IRON PIPE
WEIGHING 1.68 LBS/LIN. FT.
- ✕ - SET LINE LATH
- () - RECORDED BEARING/LENGTH
- - CONCRETE

SHEET 1 OF 2



RIVERSIDE LAND SURVEYING LLC

5310 WILLOW STREET, WESTON, WI 54476

PH 715-241-7500 - FAX 715-355-6894

email - mail@riversidelandsurveying.com

DRAWN BY
S.M.H.

FIELD WORK
MAY 12, 2026

CHECKED BY
N.J.W.

PROJECT NO.
4894

PREPARED FOR:

KEN ZEBRO

MARATHON CO. CERTIFIED SURVEY MAP

Of a part of a parcel of land described in Document No. 1831138 located in the Northeast 1/4 of the Northeast 1/4 of Section 20, Township 29 North, Range 7 East, Village of Maine, Marathon County, Wisconsin.

I, Nathan J. Wincentsen, Professional Land Surveyor S-2539, hereby certify to the best of my knowledge and belief: That I have surveyed, mapped and divided a part of a parcel of land described in Document No. 1831138 located in the Northeast 1/4 of the Northeast 1/4 of Section 20, Township 29 North, Range 7 East, Village of Maine, Marathon County, Wisconsin, described as follows:

Commencing at the Northeast corner of said Section 20; Thence South 01°40'40" East along the East line of said Northeast 1/4, 491.76 feet; Thence South 89°24'10" West, 24.75 feet to the West right-of-way line of North 44th Avenue and the point of beginning; Thence continuing South 89°24'10" West, 300.00 feet; Thence North 01°40'40" West, 450.50 feet to the South right-of-way line of County Road U; Thence North 89°24'10" East along said South right-of-way line, 300.00 feet to said West right-of-way line of North 44th Avenue; Thence South 01°40'40" East along said West right-of-way line, 450.50 feet to the point of beginning.

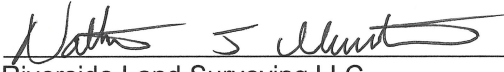
That the above described parcel of land contains 135,126 square feet or 3.102 acres, more or less;

That said parcel is subject to all easements, restrictions and right-of-ways of record;

That I have made this survey, division and map thereof at the direction of Ken Zebro, Owner of said parcel;

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of Marathon County and the Village of Maine in Surveying, Mapping and Dividing the same.

That said map is a correct and accurate representation of the exterior boundaries of said parcel and the division thereof.

Dated this 21ST day of MAY 2026

Riverside Land Surveying LLC
Nathan J. Wincentsen
P.L.S. No. 2539



VILLAGE OF MAINE

Approved for recording under the terms of the Village of Maine Land Division Ordinance.

By _____

Date _____

 RIVERSIDE LAND SURVEYING LLC 5310 WILLOW STREET, WESTON, WI 54476 email - mail@riversidelandsurveying.com	DRAWN BY S.M.H.	FIELD WORK MAY 12, 2026
	CHECKED BY N.J.W.	PROJECT NO. 4894
	PREPARED FOR:	KEN ZEBRO