



**Marathon County
Environmental Resources Committee Minutes
Tuesday, August 1, 2023
500 Forest Street, Wausau WI**

Attendance:	<u>Member</u>	<u>Present</u>	<u>Not present</u>
<i>Chair</i>	Jacob Langenhahn.....X		
<i>Vice-Chair</i>	Allen Drabek.....X		
	Rick Seefeldt.....		X(Excused)
	Dave Oberbeck		X
	Andrew Venzke.....X		
	Tony Sherfinski.....		X(Excused)
	Kim Ungerer	X	
	Mike Ritter.....X		
	Marilyn Bhend.....X		
	Rodney Roskopf.....X		

} Via in person,
Webex
Or phone

Also present via Webex, phone or in person: Kurt Gibbs, County Board of Supervisors Chair; Laurie Miskimins, Shad Harvey, Garrett Pagel, & Dave Decker– Conservation, Planning, and Zoning (CPZ); Andrew Sims – Parks Department, Chris Holman – Deputy Administrator; Mike Puerner – Corporation Counsel, Tim Vreeland; Dave Hagenbucher – Solid Waste Department; Kristopher Schumacker, Brian Feit, William Larson. Tim Micke.

1. **Call to order** – Called to order by Chair Langenhahn at 3:02 p.m.
2. **Pledge of Allegiance to the Flag**
3. **Public Comment** –
4. **Approval of June 27, 2023, Committee minutes**
Motion / second by Drabek/ Ungerer to approve of the June 27, 2023, Environmental Resources Committee minutes.
 Motion **carried** by voice vote, no dissent.
5. **Operational Functions required by Statute, Ordinance, or Resolution:**
 - A. **Public Hearings, Review, Possible Actions, and Possible Recommendations to the County Board for its Consideration (County Zoning changes)**
 1. Chris Fieri on behalf of Jerome and Christine Blume, Robert and Kelly Blume, and James Blume Trust - F-P Farmland Preservation to G-A General Agriculture -Town of Marathon

Discussion: Pagel was sworn in and noted the staff report and decision sheet had been included in the packet. Pagel reviewed the rezone request shown on the Preliminary Certified Survey Map (CSM) that was submitted with the petition. Pagel additionally reviewed the reasoning behind why Conservation Planning and Zoning (CPZ) staff are recommending approval of the rezone request, citing the rezone standards, requirements, and pertinent site characteristics. The Town Marathon has reviewed the application and recommends approval without any concerns or additional comments.

There was no additional testimony in favor or opposed to this rezone request virtually or in person. Testimony portion of the hearing was closed at 3:11 p.m. Committee deliberated and applied the standards for this request by reviewing and completing the decision sheet.



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Action: **Motion** / second by Ritter/Venzke to recommend approval to County Board, of the Chris Fieri on behalf of Jerome and Christine Blume, Robert and Kelly Blume and James Blume Trust rezoning request. Noting the reasoning provided in the staff report and conclusions of law, the Committee determined the rezoning is consistent with the Marathon County and Town comprehensive plans. Adequate facilities are present or will be provided and providing any necessary public facilities will not burden local government. Based on the proposed land division and existing land uses onsite the rezoning should not result in any adverse effect on natural areas. The committee made their recommendation of approval based on the information, findings of fact, and conclusions of law as described in the CPZ staff report included in the ERC packet.

Motion **carried** by voice vote, no dissent.

Follow through: Forward to County Board for action at their next regularly scheduled meeting.

2. Tim Vreeland on behalf of Tim Brubacker - G-A General Agriculture to R-R Rural Residential - Town of Frankfort

Discussion: Pagel was sworn in and noted the staff report and decision sheet had been included in the packet. Pagel reviewed the rezoning request shown on the Preliminary Certified Survey Map (CSM) that was submitted with the petition. Pagel additionally reviewed the reasoning behind why Conservation Planning and Zoning (CPZ) staff are recommending approval of the rezoning request, citing the rezoning standards, requirements, and pertinent site characteristics. The Town of Frankfort has reviewed the application and recommends approval without any concerns or additional comments. Pagel noted the staff report reports that it is written as Urban Residential but should be Rural Residential and this was correctly stated on the public hearing notice.

There was no additional testimony in favor or opposed to this rezoning request virtually or in person. Testimony portion of the hearing was closed at 3:16 p.m. Committee deliberated and applied the standards for this request by reviewing and completing the decision sheet.

Action: **Motion** / second by Drabek/ Roskopf to recommend approval to County Board, of the Tim Vreeland on behalf of Tim Brubacker rezoning request. Noting the reasoning provided in the staff report and conclusions of law, the Committee determined the rezoning is consistent with the Marathon County and Town comprehensive plans and is not located in the Farmland Preservation Zoning District. Adequate facilities are present or will be provided and providing any necessary public facilities will not burden local government. Based on the proposed land division and existing land uses onsite the rezoning should not result in any adverse effect on natural areas. The committee made their recommendation of approval based on the information, findings of fact, and conclusions of law as described in the CPZ staff report included in the ERC packet.

Motion **carried** by voice vote, no dissent.

Follow through: Forward to County Board for action at their next regularly scheduled



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meeting.

3. Kristopher Schumacher on behalf of Philip and Delaine Carlson - R-R Rural Residential & G-A General Agriculture to R-E Rural Estate and G-A General Agriculture - Town of McMillan

Discussion: Pagel was sworn in and noted the staff report and decision sheet had been included in the packet. Pagel reviewed the rezone request shown on the Preliminary Certified Survey Map (CSM) that was submitted with the petition. Pagel additionally reviewed the reasoning behind why Conservation Planning and Zoning (CPZ) staff are recommending approval of the rezone request, citing the rezone standards, requirements, and pertinent site characteristics. The Town of McMillan has reviewed the application and recommends approval without any concerns or additional comments. Pagel noted the staff report should state the Town of McMillan recommends approval and not the Town of Guenther as it reads in the staff report.

Kristopher Schumacher was sworn in and stated he is cleaning up the existing parcels.

There was no additional testimony in favor or opposed to this rezone request virtually or in person. Testimony portion of the hearing was closed at 3:22 p.m. Committee deliberated and applied the standards for this request by reviewing and completing the decision sheet.

Action: **Motion** / second by Ritter/Ungerer to recommend approval to County Board, of the Kristopher Schumacher on behalf of Philip Delaine Carlson rezone request. Noting the reasoning provided in the staff report and conclusions of law, the Committee determined the rezone is consistent with the Marathon County and Town comprehensive plans and is not located in the Farmland Preservation Zoning District. Adequate facilities are present or will be provided and providing any necessary public facilities will not burden local government. Based on the proposed land division and existing land uses onsite the rezone should not result in any adverse effect on natural areas. The committee made their recommendation of approval based on the information, findings of fact, and conclusions of law as described in the CPZ staff report included in the ERC packet.

Motion **carried** by voice vote, no dissent.

Follow through: Forward to County Board for action at their next regularly scheduled meeting.

4. Tim Vreeland on behalf of Back Country Manor - G-A General Agriculture to L-D-R Low Density Residential and L-D-R Low Density Residential to G-A General Agriculture - Town of Spencer

Discussion: Pagel was sworn in and noted the staff report and decision sheet had been included in the packet. Pagel reviewed the rezone request shown on the Preliminary Certified Survey Map (CSM) that was submitted with the petition. Pagel additionally reviewed the reasoning behind why Conservation Planning and Zoning (CPZ) staff are recommending



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approval of the rezone request, citing the rezone standards, requirements, and pertinent site characteristics. The Town Spencer has reviewed the application and recommends approval without any concerns or additional comments. The committee asked staff to clarify if wetlands were present on the property.

Questions arose regarding the shape of the parcel.

Shad Harvey was sworn in and gave background information on why the property was shaped like a flag lot. Historically these parcels were only required to have 33ft wide easement or access, today new parcels must have at least a 66ft wide access.

There was no additional testimony in favor or opposed to this rezone request virtually or in person. Testimony portion of the hearing was closed at 3:29 p.m. Committee deliberated and applied the standards for this request by reviewing and completing the decision sheet.

Action: **Motion** / second by Ritter/Venzke to recommend approval to County Board, of the Tim Vreeland on the behalf of Back Country Manor rezone request. Noting the reasoning provided in the staff report and conclusions of law, the Committee determined the rezone is consistent with the Marathon County and Town comprehensive plans and is not located in the Farmland Preservation Zoning District. Adequate facilities are present or will be provided and providing any necessary public facilities will not burden local government. Based on the proposed land division and existing land uses onsite the rezone should not result in any adverse effect on natural areas. The committee made their recommendation of approval based on the information, findings of fact, and conclusions of law as described in the CPZ staff report included in the ERC packet.

Motion **carried** by voice vote, no dissent.

Follow through: Forward to County Board for action at their next regularly scheduled meeting.

5. Tim Vreeland on behalf of Selma Miessner - G-A General Agriculture to R-E Rural Estate - Town of Wien

Discussion: Pagel was sworn in and noted the staff report and decision sheet had been included in the packet. Pagel reviewed the rezone request shown on the Preliminary Certified Survey Map (CSM) that was submitted with the petition. Pagel additionally reviewed the reasoning behind why Conservation Planning and Zoning (CPZ) staff are recommending approval of the rezone request, citing the rezone standards, requirements, and pertinent site characteristics. The Town Wien has reviewed the application and recommends approval without any concerns or additional comments.

There was no additional testimony in favor or opposed to this rezone request virtually or in person. Testimony portion of the hearing was closed at 3:33 p.m. Committee deliberated and applied the standards for this request by reviewing and completing the decision sheet.



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Action: **Motion** / second by Venzke/Roskopf to recommend approval to County Board, of the Tim Vreeland on the behalf of Selma Miessner rezone request. Noting the reasoning provided in the staff report and conclusions of law, the Committee determined the rezone is consistent with the Marathon County and Town comprehensive plans and is not located in the Farmland Preservation Zoning District. Adequate facilities are present or will be provided and providing any necessary public facilities will not burden local government. Based on the proposed land division and existing land uses onsite the rezone should not result in any adverse effect on natural areas. The committee made their recommendation of approval based on the information, findings of fact, and conclusions of law as described in the CPZ staff report included in the ERC packet.

Motion **carried** by voice vote, no dissent.

Follow through: Forward to County Board for action at their next regularly scheduled meeting.

6. Town of Knowlton for text amendment changes to the General Code of Ordinances for Marathon County Chapters 17 - <https://www.marathoncounty.gov/services/zoning>

Discussion: Harvey was sworn in and discussed the text amendment changes related the town of Knowlton's Petition to amend Marathon County's Chapter 17 chicken ordinance. The minimum lot size would now be a half- acre. chickens would now be allowed in the U-R Urban Residential Districts. The towns of Rib Falls, McMillan and Frankfort all opted to support the resolution. The town of Elderon chose to not support the resolution due to the half-acre being too small of a lot size to allow for chickens. The Town of Elderon did not suggest a lot size requirement.

The committee discussed the definition of fowl.

Puerner suggested that CPZ should further clarify the definition of fowl.

William Larson spoke in support of the Chapter 17 update. Larson currently has 9 chickens and wants to be in compliance with the Marathon County Chapter 17 chicken ordinance.

Brian Feit was sworn in and stated that the Town of Knowlton is in favor of this amendment code update.

Harvey stated CPZ will define the definition of residential fowl and will reach out to towns for input on the changes. CPZ will provide the ERC committee with an update at the next meeting.

There was no additional testimony in favor or opposed to the text amendment changes to the General Code of Ordinances for Chapter 17 virtually or in person. Testimony portion of the hearing was postponed at 3:54 p.m.

Follow through: CPZ will define residential fowl and seek additional town input and bring it back to the next scheduled ERC meeting.

B. Review and Possible Recommendation to County Board for its Consideration (Town Zoning changes pursuant to §60.62(3) Wis. Stats.)

1. Town of Ringle – Town Zoning Ordinance Section 10.03 (2)(a) and 10.04 (2)(a)
Discussion: Harvey discussed this is a town zoned town update to the Towns zoning Ordinance Section 10.03(2)(a) and Section 10.04 (2)(a).



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Action: **Motion** / second by Drabek/Venzke to approve the Town of Ringle zoning Ordinance for Section 10.03(2)(a) and Section 10.04(2)(a).

2. Town of Wausau – R-1/20 Residential District, Sec. 17.43 to Commercial/ Light Manufacturing District, 17.46 – 080-2908-203-0958

Discussion: Harvey discussed this is a town zoned town and the rezone petition submitted was intended to change the zoning classification/district from R-1/2 Residential District Sec 17.42 to Commercial/ Light Manufacturing District 17.46.

Action: **Motion** / second by Ritter/ Drabek to approve the Town of Wausau rezone.

C. Review and Possible Recommendations to County Board for its Consideration

1. Amendments to Chapter 19 of Marathon County General Code

Discussion: The ERC had previous questions related to the proposed changes to 19.07(6)(a)(2) pertaining to hunting in Big Eau Pleine Park. The proposed additional changes to Chapter 19 of the Marathon County General Code are as stated in the packet.

Action: **Motion** / Second Drabek/Venzke recommend approval to the County Board of Supervisors.

Motion **carried** by voice vote, no dissent.

2. Establish Dells of Eau Claire Park Boundary Based on Recent Survey and Complete Land Exchange

Discussion: The owner of the neighboring property to Dells of Eau Claire Park, Mr. Tim Micke, reached out to the County to clarify the boundary between the park and his own property. This was done to establish timber management boundaries for his land. County staff collaborated with the County Surveyor to verify the accurate park boundary lines. Upon completion of the survey, it was discovered that this section had corrected property lines, which differed from the assumed lines. The attached survey map illustrates the actual property lines in relation to the old, barbed wire fence line. The correct property lines reveal that the County's privy, serving the group campground, is encroaching on Mr. Micke's property.

To correct these issues there are a few options:

1. Adjust the property boundary to the new survey and remove the privy
2. Quit claim deed (title conveyance) 0.547 of County land (Detail A) to Mr. Micke and 0.084 of Mr. Micke's land (Detail B) to the County.
3. County purchase 0.084 acres (Detail B) from Mr. Micke
4. Request a 5- or 10-year easement for the parcel containing the privy until the privy could be moved.

Action: **Motion** / Second Venzke/ Ungerer recommend approval to the County Board of Supervisors for option 2.

Motion **carried** by voice vote, no dissent.



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3. Approving Funding for Ice Arena Architectural Study

Discussion: According to Sims, the study is estimated to cost \$32,500. The County has secured a commitment of \$5,000 from Wausau Youth Hockey, and the Wausau School District is planning to seek approval for an additional \$5,000 to contribute to the study. The Parks, Recreation & Forestry has \$10,500 available for this purpose. The Park Commission and Environmental Resources Committee are being requested to approve the study and recommend a funding source for the remaining \$12,000 of the project costs to the Human Resources, Finance, and Property Committee. This is identified in the Westside Master Plan as a next step.

Action: **Motion** / Second Ritter/ Ungerer recommend approval to the County Board of Supervisors contingent on the remaining \$12,000 of funding come from the ARPA funds. Motion **carried** by voice vote, 5 Yes, 1 No.

D. Review and Possible Action

1. Turbett Estates Final Plat – Town of Mosinee

Discussion: Decker discussed the Turbett Estates Final Plat submittal. Decker reviewed preliminary plat approvals. Based on the information provided CPZ staff recommend Committee approval.

Action: **Motion** / Second Venzke/ Drabek to approve final plat for Stettin Acres no dissent.

Follow-through/Action: Final plats only require ERC approval.

2. Corrections and updates to the 2022 Schedule of Deposits regarding CPZ citation amounts.

Discussion: Miskimins discussed corrections and updated to the 2022 Schedule of Deposits regarding CPZ citation amounts. Clerical errors and code corrections were updated in the Schedule of Deposits. Miskimins noted that Code Reference 11.02(3)(d) was added.

Action: **Motion** / Second Ungerer/ Ritter to approve the corrections and updates to the 2022 Schedule of Deposits regarding the CPZ citation amounts. Motion **carried** by voice vote, no dissent.

Follow-through/Action: Forward to the County Board of Supervisors for approval.

6. **Educational Presentations/Outcome Monitoring Reports and Committee**

Discussion

- A. Department Updates: Conservation, Planning and Zoning (CPZ), Parks Recreation and Forestry (PRF), Solid Waste – None.

7. **Policy Issues Discussion and Committee Determination to the County Board for its Consideration**



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- A. Continue Discussion Regarding 2024 Annual Budget and Policy Recommendations from the Committee
1. Mandatory vs. Non- Mandated Programs
 2. Use of Fees and Rates
 3. Understanding a Department's Use of Levy

Discussion: Miskimins explained reasoning behind bringing it back to Committee and explained the priority-based budgeting process that was previously done in 2019, what documents departments still had, and what information about the process the departments do not have. All three departments reviewed their scorecards and looked at the basic program attributes/ characteristics and community attributes, however, re-scoring them without guidance from the priority-based budgeting contractor or software would be a difficult exercise.

Polley added that the Park Department last evaluated in 2017 and have yet to be reranked.

Hagenbucher also noted that Solid Waste Management is not a mandated practice in County Government. He noted the cost recovery is 100%.

Hanson indicated that the scorecards have not been revamped since 2020.

The committee discussed and recommended each department summarize evaluations of their budgets and improvement actions discussions that have been conducted over the last few months into a memo for ERC and County Board .

Action: **Motion** / Second Sherfinski/ Oberbeck.

Follow-through: Forward to Human Resources & finance & property with the revisions as stated.

8. Next meeting date, time & location, and future agenda items:

**Tuesday, September 5, 2023, 3:00 p.m. Marathon County Courthouse, Assembly Room
500 Forest Street Wausau WI**

- A. Committee members are asked to bring ideas for future discussion.
- B. Announcements/Requests/Correspondence

9. Adjourn – **Motion/ second by Venzke/ Roskopf to **adjourn** at 5:02 p.m.**

Laurie Miskimins, CPZ Director
For Jacob Langenhahn, Chair

cc: (via email/web site) ERC members; County Administrator; Corporation Counsel; County Clerk

LM/nd