



MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE AGENDA

Date & Time of Meeting: **Tuesday, October 3, 2023 at 3:00 p.m.**

Meeting Location: **WebEx/Courthouse Assembly Room, B-105, 500 Forest Street, Wausau WI 54403**

Committee Members: Jacob Langenhahn (Chair); Allen Drabek (Vice-Chair); Rick Seefeldt; David Oberbeck; Mike Ritter; Andrew Venzke; Tony Sherfinski; Kim Ungerer; Rodney Roskopf (FSA Rep); Marilyn Bhend (Town & Villages Association Rep)

Marathon County Mission Statement: *Marathon County Government serves people by leading, coordinating, and providing county, regional, and statewide initiatives. It directly or in cooperation with other public and private partners provides services and creates opportunities that make Marathon County and the surrounding area a preferred place to live, work, visit, and do business. (Last updated 12-20-05).*

Environmental Resources Committee Mission Statement: *Provide leadership for the implementation of the County Strategic Plan, monitoring outcomes, reviewing and recommending to the County Board policies related to environmental resource initiatives of Marathon County. (Revised: 04/17/12)*

Strategic Plan Goals 2018 - 2022 Objective 5.2 - Promote sound land use decisions that conserve and preserve natural resources in decisions with economic development and growth.

Objective 6.3 - Protect and enhance the quantity and quality of potable groundwater and potable surface water supplies.

Persons wishing to attend the meeting by phone may call into the **telephone conference ten (10) minutes prior to the start time indicated above using the following number:**

Phone Number: +1-408-418-9388

Access Code/Meeting Number: 2482 290 3069

Please Note: If you are prompted to provide an “Attendee Identification Number” enter the # sign. No other number is required to participate in the telephone conference.

When you enter the telephone conference, **PLEASE PUT YOUR PHONE ON MUTE!**

The meeting will also be broadcast on Public Access or at <https://tinyurl.com/MarathonCountyBoard>

- 1. Call meeting to order.**
- 2. Pledge of Allegiance to the Flag**
- 3. Public Comment (15-minute limit)** *(Any person who wishes to address the County Board, or one of its committees, during the "Public Comment" portion of meetings, must provide his or her name, address in writing, and the topic he or she wishes to present to the Marathon County Clerk, or chair of the committee, no later than five minutes before the start of the meeting. The topic must be relevant to the committee's area of jurisdiction.)*
- 4. Approval of September 5, 2023 Committee minutes**
- 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. Tim Vreeland on behalf of National Holdings LLC– G-A General Agriculture to U-R Urban Residential -Town of Knowlton
 2. Tim Vreeland on behalf of Andrew Bornreger –G-A General Agriculture to N-C Neighborhood Commercial - Town of Wien
 - B. Review and Possible Recommendations to County Board for its Consideration (Town Zoning changes pursuant to §60.62(3) Wis. Stats.)
None
 - C. Review and Possible Recommendations to County Board for its Consideration
 1. Acceptance of State-Local Hazard Mitigation Grant Program Assistance
 2. Discussion of Human Resources, Finance, and Property Committee's 2024 Proposed Budget and Possible Recommendations Regarding Modifications
 - D. Review and Possible Action
 1. Update to the Zoning Fee Schedule for Conservation Projects with Signed Cost-Share (CPZ)
 2. Updates to Conservation Services Fee Schedule (CPZ)
 3. Update to the Non-Metallic Fee Schedule effective in 2024 (CPZ)

**MARATHON COUNTY
ENVIRONMENTAL RESOURCES COMMITTEE
AGENDA**

6. Educational Presentations/Outcome Monitoring Reports and Committee Discussion

- A. Department Updates: Conservation Planning and Zoning (CPZ), Parks Recreation and Forestry (PRF), Solid Waste –
1. Discussion on Updates to General Code of Ordinances for Marathon County Chapter 15 – Private Sewage Systems and Chapter 21- Non-Metallic Mining Reclamation (CPZ)
 2. Overview of the Marathon County Assemblies Ordinance (12.04) Update Draft (CPZ)
 3. Update on Fenwood Pilot Funding (CPZ)

7. Policy Issues Discussion and Potential Committee Determination

- A. Initial Discussion on Digester Project Proposed in Village of Maine: Request from Human Resources, Finance, and Property Committee for ERC Input (CPZ & Corporation Counsel)

8. Next meeting October 31, 2023, 3:00 pm Assembly Room and future agenda items:

- A. Committee members are asked to bring ideas for future discussion.
B. Announcements/Requests/Correspondence
1. 2024 ERC Meeting Dates

9. Adjournment

Any person planning to attend this meeting who needs some type of special accommodation in order to participate should call the County Clerk's Office at 715-261-1500 at least one business day before the meeting.



SIGNED _____
Presiding Officer or Designee

NOTICE POSTED AT COURTHOUSE:

Date: _____
Time: _____ a.m. / p.m.

EMAILED AND/OR FAXED TO:

News Dept. at Daily Herald (715-848-9361), City Pages (715-848-5887),
Midwest Radio Group (715-848-3158), Marshfield News (877-943-0443),
TPP Printing (715 223-3505)

Date: 9/28/23
Time: pm 9am

By: _____ By: _____
Date/Time/By: nd

County Clerk _____

NOTICE OF PUBLIC HEARING

A public hearing will be held by the Environmental Resources Committee of the Marathon County Board of Supervisors on Tuesday, October 3rd, 2023, at 3:00 p.m., Marathon County Courthouse Assembly Room B-105 500 Forest Street Wausau 54403, at which time the Committee will consider the following:

1. The petition of Tim Vreeland on behalf of National Holdings LLC to amend the General Code of Ordinance for Marathon County Chapter 17 to rezone lands from G-A General Agriculture to U-R Urban Residential located in part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 9, Township 26 North, Range 7 East, Town of Knowlton. The area to be rezoned is described as Lot 1 of the preliminary certified survey map. Parent Parcel #048-2607-093-0982.
2. The petition of Tim Vreeland on behalf of Andrew Borntreger to amend the General Code of Ordinance for Marathon County Chapter 17 to rezone lands from G-A General Agriculture to N-C Neighborhood Commercial described as part of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 32, Township 28 North, Range 4 East, Town of Wien. The area to be rezoned to Neighborhood Commercial is described as part of Lot 1 of preliminary CSM. Parent Parcel #084-2804-321-0995.

All interested persons will be provided the opportunity to be heard at the public hearing. Those planning to attend this meeting who need some type of special accommodation in order to participate should call the County Clerk's Office at 715-261-1500. Please call at least one business day in advance of the meeting.

In the event you are unable to attend the public hearing and wish to provide written testimony prior to the hearing please forward to: Conservation, Planning and Zoning Department, 210 River Drive, Wausau, WI 54403-5449 Jacob Langenhahn – Environmental Resource Committee Chair.

We are encouraging people to attend the meeting by phone. Please call into the telephone conference ten minutes prior to the start time indicated above using the following number:

Phone Number: 1-408-418-9388

Access Code/ Meeting Number: 2482 290 3069

PLEASE NOTE: If you are prompted to provide an "Attendee Identification Number" enter the # sign. No other number is required to participate in the telephone conference.

PETITION FOR ZONE CHANGE
BEFORE THE MARATHON COUNTY BOARD OF SUPERVISORS

1. As authorized by §17.91 of the Marathon County Zoning Code (I) (we) (Name & Address):
Tim Vreeland Vreeland Associates
6103 Owen St, Weston
hereby petition to rezone property owned by (Name & Address): National Holdings LLC
from the classification GA, General Ag to UR, Urban Residential

2. The legal description of that part of the property to be rezoned is (include only the description of the land proposed to be rezoned. You may need to have a surveyor draft this description): See attached CSM

Parcel Identification Number (PIN): 098-2607-093-0982

3. The proposed change is to facilitate the use of the land for (be specific-list all proposed uses):
Adding a small strip of ag land
to UR property.

4. Please address the following criteria as best as you can. These are the "standards for rezoning" which will be addressed at the public hearing. (Use additional sheets if necessary).

A. In detail, explain what public facilities and services serve the proposed development at present, or how they will be provided. No Development. Existing home.

B. Explain how the provision for these facilities will not be an unreasonable burden to local government. No burden

C. What have you done to determine that the land is suitable for the development proposed? No Development.

D. Explain what will have to be done so the development will not cause unreasonable air and water pollution, soil erosion or adverse effects on rare or irreplaceable natural areas. No adverse effects

E. Explain any potential for conflict with existing land uses in the area. No conflict

(OVER)

- F. Demonstrate the need of the proposed development at this location. No Development
- G. What is the availability of alternative locations? Be specific. No Alternative
- H. If cropland is being consumed by this Zone Change, what is the productivity of the agricultural lands involved? No crop land
- I. If cropland is being consumed by this zone change, explain how the proposed development will be located to minimize the amount of agricultural land converted. NA

5. Include on a separate sheet (no larger than 11 x 17) a drawing of the property to be rezoned, at a scale of 1"=200 ft or larger. Show additional information if required. (If larger sheets are required to adequately portray the site, include ten (10) copies).

All property owners within 300 feet of the parent parcel proposed for rezoning are parties in interest, and will be notified by Marathon County Conservation, Planning, and Zoning Department of the public hearing notice via direct mail.

6. If the Environmental Resources Committee, at the public hearing for this zone change request, is unable to make a recommendation based upon the facts presented and/or request additional information, clarification or data from the petitioner, Town Board, or any other source, that information shall be supplied to the Conservation, Planning, and Zoning Department 24 hours or more prior to the next regularly scheduled meeting (date and time to be announced at each regular meeting). Twenty four hour notice is required for all agenda items. If the requested information, etc. is not supplied, the zone change petition is denied and will only appear on the agenda as a report. No additional testimony will be accepted. The petitioner (applicant) may re-apply at any time to bring the matter back before the Committee. **No exceptions to this policy will be granted.**

7. Petitioner's Signature [Signature] Phone 715-241-6947 Date 6-19-23
8. Owner's Signature Donald J. Mallon Phone 715-573-6055 Date 7/28/23
(if different)

Date Fee Received: July 31st, 2023 Fee \$600.00 PAYABLE TO MARATHON COUNTY

Attendance at the Public Hearing before the Marathon County Environmental Resources (ERC) Committee is not mandatory if you have appeared before the Town Planning Commission and/or the Town Board to present your proposal. If there was opposition to your proposal at the town level, attendance at the ERC hearing is recommended.

RECEIVED

JUL 31 2023

CERTIFIED SURVEY MAP

MARATHON COUNTY NO. _____

PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4
OF SECTION 9, TOWNSHIP 26 NORTH, RANGE 7 EAST,
TOWN OF KNOWLTON, MARATHON COUNTY, WISCONSIN.

VREELAND ASSOCIATES, INC.	
LAND SURVEYORS & ENGINEERS	
6103 DAWN STREET WESTON, WI. 54476	
PH (715) 241-0947	tim@vreelandassociates.us
PREPARED FOR: ELLEN JO HOLGUIN	
FILE #: 23-0182 HOLGUIN	
DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND	

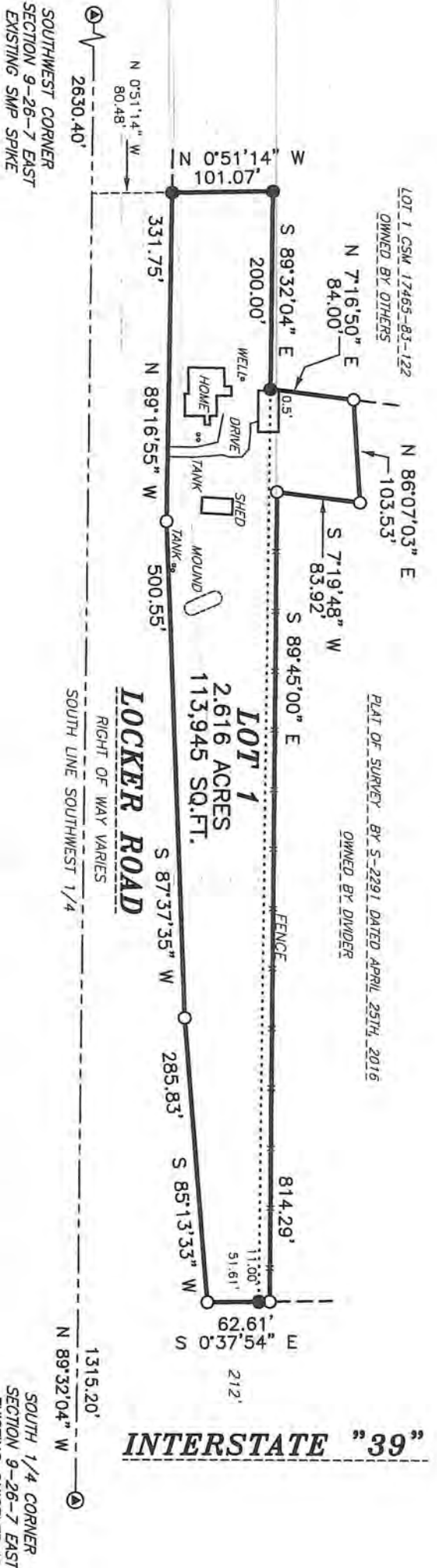
BEARINGS REFERENCED TO THE
SOUTH LINE OF THE SOUTHWEST 1/4
BEARING N 89°32'04" W PER
WISCONSIN COUNTY COORDINATE SYSTEM
(MARATHON) NAD83 (2011)



- LEGEND**
- ⊙ = GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS
 - = 0.75" x 24" REBAR 1.502 POUNDS PER FOOT SET
 - = 0.75" REBAR FOUND IN PLACE
 - < > = PREVIOUSLY RECORDED AS CSM = CERTIFIED SURVEY MAP



THIS MAP DOES NOT TRANSFER
PROPERTY OWNERSHIP, AND THE
SALE OR TRANSFER OF PROPERTY
REQUIRES A RECORDED DEED
EXCEPTING PUBLIC DEDICATION.



CERTIFIED SURVEY MAP

PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 26 NORTH, RANGE 7 EAST, TOWN OF KNOWLTON, MARATHON COUNTY, WISCONSIN.

SHEET 2 OF 2 SHEETS

SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF ELLEN JO HOLGUIN, I SURVEYED, MAPPED AND DIVIDED THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 26 NORTH, RANGE 7 EAST, TOWN OF KNOWLTON, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 9; THENCE N 89°32'04" W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 1315.20 FEET; THENCE N 0°51'14" W 80.48 FEET TO THE NORTH LINE OF LOCKER ROAD AND TO THE POINT OF BEGINNING; THENCE CONTINUING N 0°51'14" W ALONG THE EAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 17465 101.07 FEET; THENCE S 89°32'04" E ALONG THE NORTH LINE OF SAID LOT 1 200.00 FEET; THENCE N 7°16'50" E ALONG THE EAST LINE OF SAID LOT 1 84.00 FEET; THENCE N 86°07'03" E 103.52 FEET; THENCE S 7°19'48" W 83.92 FEET; THENCE S 89°45'00" E 814.29 FEET TO THE WEST LINE OF INTERSTATE HIGHWAY "39"; THENCE S 0°37'54" W ALONG THE WEST LINE OF INTERSTATE HIGHWAY "39" 62.61 FEET TO THE NORTH LINE OF LOCKER ROAD; THENCE S 85°13'33" W ALONG THE NORTH LINE OF LOCKER ROAD 285.83 FEET; THENCE S 87°37'35" W ALONG THE NORTH LINE OF LOCKER ROAD 500.55 FEET; THENCE N 89°16'55" W 331.75 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND USE.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION AND THE CERTIFIED SURVEY MAP THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES IN SURVEYING, MAPPING AND DIVIDING THE LANDS, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE LAND DIVISION ORDINANCE OF MARATHON COUNTY AND THE TOWN OF KNOWLTON, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.



DATED THIS 19TH DAY OF JULY, 2023
SURVEY PERFORMED JULY 15TH, 2023

TIMOTHY G. VREELAND P.L.S. 2291

APPROVED FOR RECORDING UNDER
THE TERMS OF THE MARATHON
COUNTY LAND DIVISION REGULATIONS.

BY _____

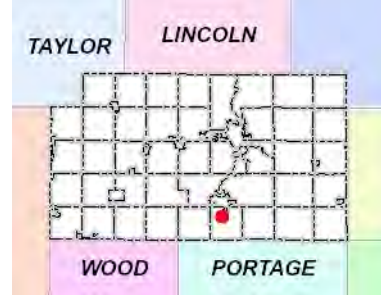
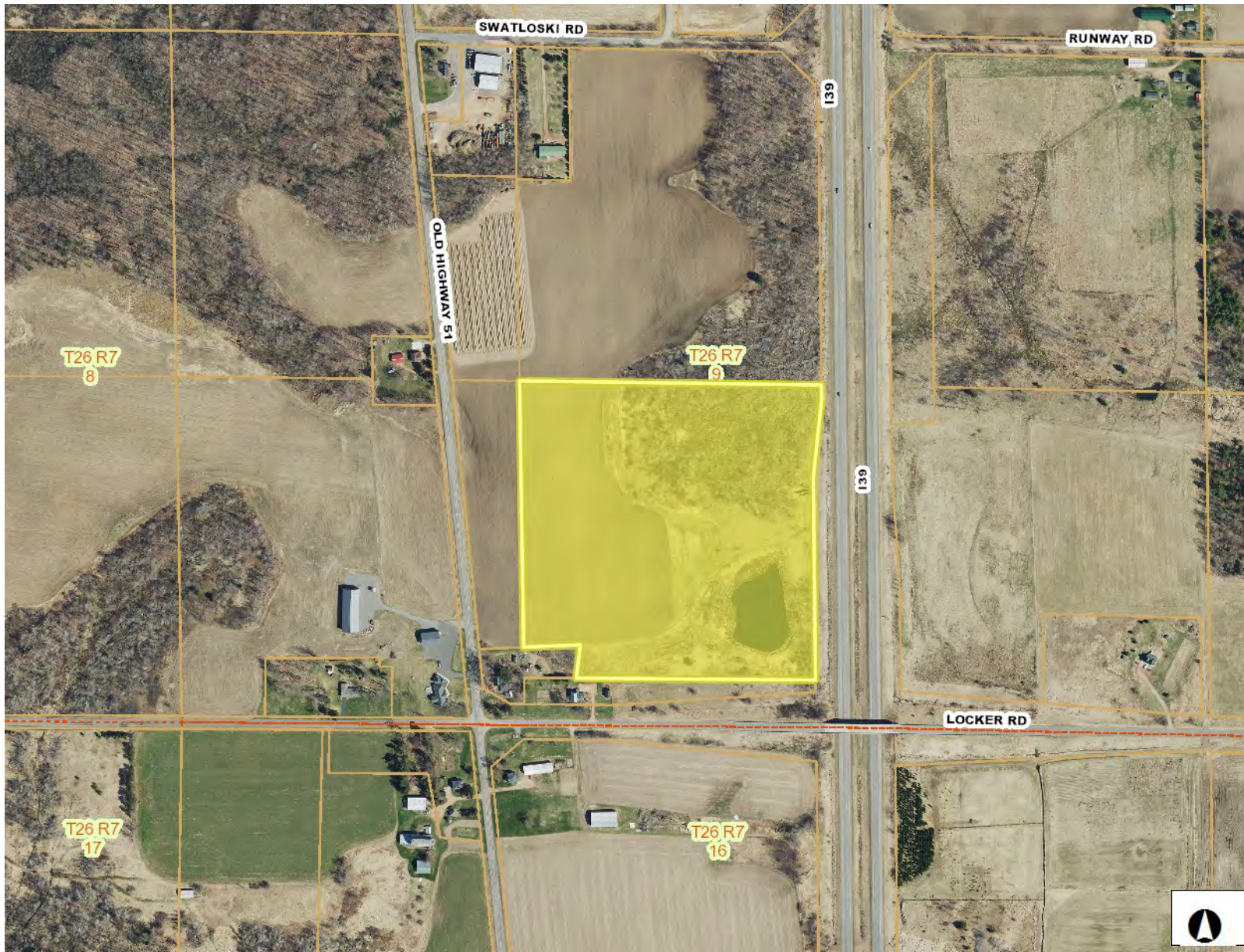
DATE _____

MARATHON CO. CONSERVATION,
PLANNING & ZONING DEPT.
CPZ TRACKING NO _____

REVIEWED AND APPROVED FOR
RECORDING BY THE TOWN OF

DATE: _____

TOWN OF _____



- ### Legend
- Road Names
 - Parcels
 - Parcel Lot Lines
 - Land Hooks
 - Section Lines/Numbers
 - Right Of Ways
 - Named Places
 - Municipalities
 - 2020 Orthos Countywide
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

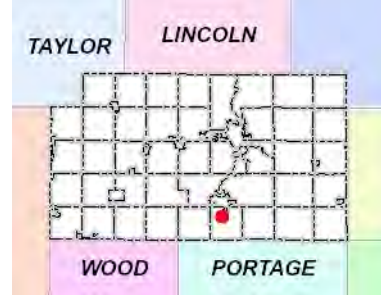
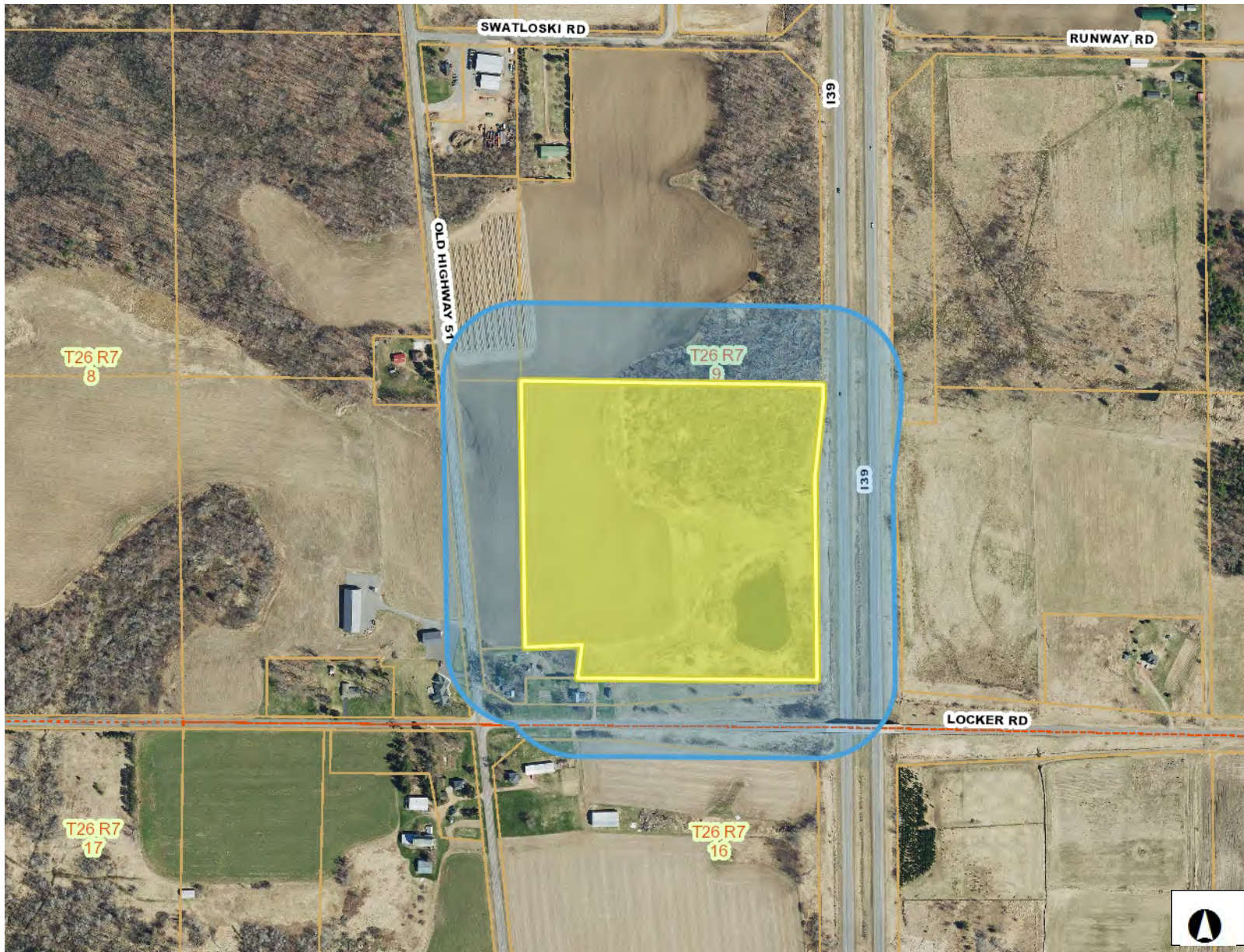
286.19 0 286.19 Feet

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

Notes





- ### Legend
- Road Names
 - Parcels
 - Parcel Lot Lines
 - Land Hooks
 - Section Lines/Numbers
 - Right Of Ways
 - Named Places
 - Municipalities
 - 2020 Orthos Countywide
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

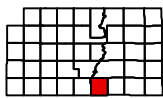
286.19 0 286.19 Feet

NAD_1983_HARN_WISCRS_Marathon_County_Feet

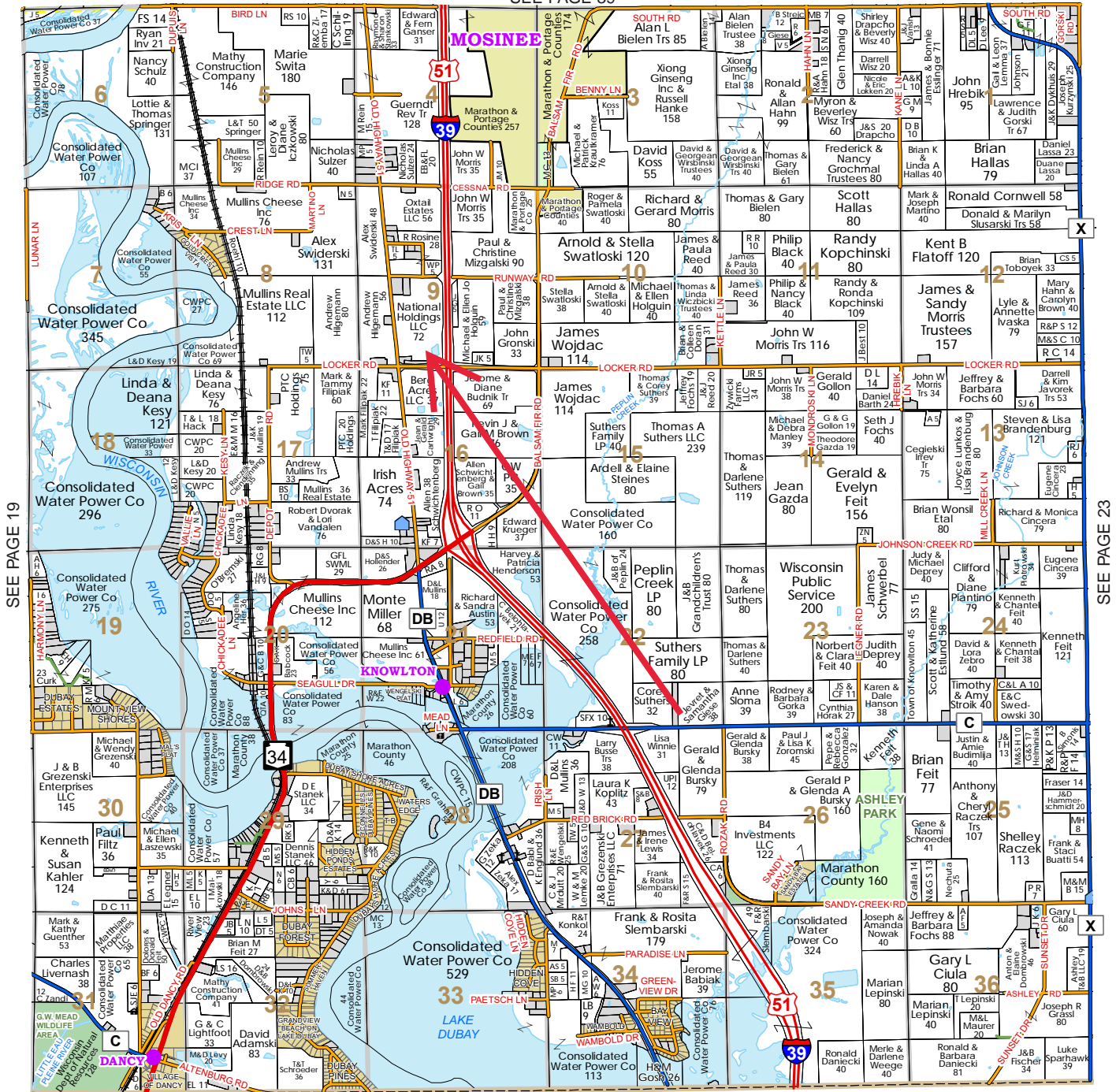
DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement 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.

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Notes



SEE PAGE 39



SEE PAGE 19

SEE PAGE 23

PORTAGE COUNTY

Tim Schindler
Auctioneer LLC
FARM • HOUSEHOLD • ESTATE
 N14555 Sandhill Ave. • Curtiss, WI 54422
(715) 223-4014
www.schindlerauction.com
info@schindlerauction.com

STATE OF WISCONSIN)
MARATHON COUNTY)
TOWN OF KNOWLTON)

RESOLUTION ON ZONING ORDINANCE AMENDMENT

TO THE MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE

I, Alan Fochs, Clerk of the Town of Knowlton, Marathon County, State of Wisconsin, do hereby certify that the following is a true and correct copy of a resolution adopted by the Town of Knowlton Town Board at a meeting held on the 11th day of September, 2023.

RESOLUTION

WHEREAS, Section 59.69(5)(e)3., Wisconsin Statutes, provides that if a town affected by a proposed amendment disapproves of the proposed amendment, the town board may file a certified copy of a resolution adopted by such board disapproving of the petition with the Environmental Resources Committee prior to, at or within ten (10) days after the public hearing, and

WHEREAS, if the town board of the town affected in the case of an ordinance relating to the location of boundaries of districts files such a resolution, the Environmental Resources Committee may not recommend to the County Board approval of the petition without change, but may only recommend approval with change or recommend disapproval.

NOW, THEREFORE BE IT RESOLVED that the Town of Knowlton Town Board considered on the 11th day of September, 2023, petition of Tim Vreeland on behalf of National Holdings LLC to amend the General Code of Ordinance for Marathon County Chapter 17 to rezone lands from G-A General Agriculture to U-R Urban Residential located in part of the Southeast ¼ of the Southwest ¼ of Section 9, Township 26 North, Range 7 East, Town of Knowlton. The area to be rezoned is described as Lot 1 of the preliminary certified survey map. Parent Parcel #048-2607-093-0982.Parcel #048.2607.033.0990.

The Town of Knowlton hereby has considered the following standards for rezoning above property (*use additional sheets if necessary*);

1) **Has the applicant provided what public facilities and/or services currently serve the proposed development, what additional services may be required, and how the additional services will be provided?**

No Yes Explain: NA

2) **Has the applicant demonstrated how the provision of the public facilities will not be an unreasonable burden to local government?**

No Yes Explain: _____

3) **Has the applicant determined that the land is suitable for the development proposed? Explain.**

No Yes Explain: _____

4) **Has the applicant demonstrated what will have to be done so the development will not cause unreasonable air and water pollution, soil erosion, or adverse effects on rare or irreplaceable natural areas? Explain.**

No Yes Explain: _____

5) **Is there any potential for conflict with existing land uses in the area?**

No Yes Explain: _____

(OVER)

- 6) Has the applicant demonstrated the need for the proposed development at this location? Explain.
 No Yes Explain: _____
- 7) Has the applicant demonstrated the availability of alternative locations? Be specific
 No Yes Explain: _____
- 8) Is cropland is being consumed by this zone change? What is the productivity of the agricultural lands involved?
 No Yes Explain: _____
- 9) Has the applicant explained how the proposed development will be located to minimize the amount of agricultural land converted?
 No Yes Explain: NA
- 10) Is proposed rezone request consistent with the town's adopted Comprehensive Plan? Explain.
 No Yes Explain: _____
- 11) Is there anything else the Town wishes to present or comment on regarding this application to the Marathon County Environmental Resources (ERC) Committee?
 No Yes Explain: _____

The Town of Knowlton recommends: **Approval** **Disapproval** of the amendment and/or zone change.

OR **Requests an Extension*** for the following reasons: _____

*Wis. Stats §59.69(5)(e), (3), and (3m) authorizes Towns to extend the time to disapprove a zone change for a total of thirty (30) days beyond the date of the public hearing. The extension must be by Town Board Resolution and remains in effect until the Town Board adopts a resolution rescinding the extension.

Clerk allie
 Town Board Bill
James Monroe
Kuon Rowe

NOTE: If you recommend disapproval of this request, please make every effort to send a representative to the Environmental Resources Committee Public Hearing. Town input at the hearing is always appreciated. Please return this form before September 26, 2023 to:

Marathon County Conservation, Planning and Zoning Department
 210 River Drive
 Wausau, WI 54403



**National Holdings LLC
Petition to Rezone Land
Staff Report, October 3rd, 2023
Environmental Resources Committee**

PETITIONER:

Tim Vreeland-6103 Dawn St, Weston, WI 54476

PROPERTY OWNERS:

National Holdings LLC-202901 Irish Ln, Mosinee, WI 54455

LOCATION OF REZONE REQUEST:

Area proposed to be rezoned is located near the intersection of Old Highway 51 and Locker Rd.

REQUEST:

The petition of Tim Vreeland on behalf of National Holdings LLC to amend the General Code of Ordinance for Marathon County Chapter 17 to rezone lands from G-A General Agriculture to U-R Urban Residential located in part of the Southeast ¼ of the Southwest ¼ of Section 9, Township 26 North, Range 7 East, Town of Knowlton. The area to be rezoned is described as Lot 1 of the preliminary certified survey map. Parent Parcel #048-2607-093-0982.

PUBLIC HEARINGS/MEETINGS:

- Town of Knowlton Town Board Meeting (September 11th, 2023)
- Marathon County Environmental Resources Committee Meeting (October 3rd, 2023, at 3:00pm)

Legal Notification:

A legal advertisement was published in the *Wausau Daily Herald*. Notice of the zoning change request was also sent by regular mail to adjacent property owners within 300 feet of the subject property.

EXISTING ZONING DISTRICT:

G-A General Agricultural. The purpose of the G-A district is designed to foster the preservation and use of agricultural land related uses and to provide for limited residential uses in a rural environment but not the division of land as classified in 18.07(2) and (3) into five or more tracts, parcels or lots within a five-year period. This district provides for limited residential development with modest densities that require relatively large land areas that are compatible with the surrounding rural land use activities. The district is intended to provide towns with multiple options to guide growth and development in concert with the comprehensive planning efforts.

Existing Generalized Land Use Map – Town of Knowlton (Comprehensive Plan 2005) The area proposed to be rezoned is shown as Other Agriculture and Woodlands in the Town’s Comprehensive Plan Existing Land Use Map (2000). Adjacent land uses are comprised of Woodlands, Single Family Residential, and Other Agriculture.

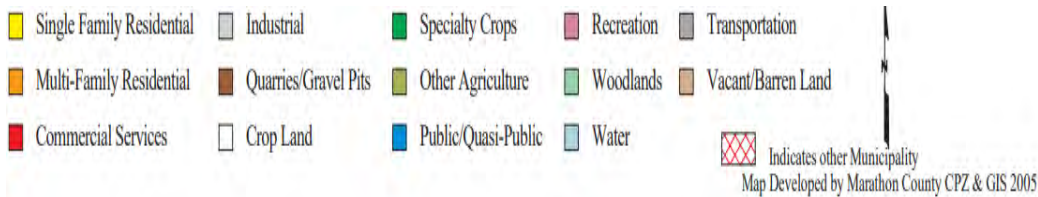
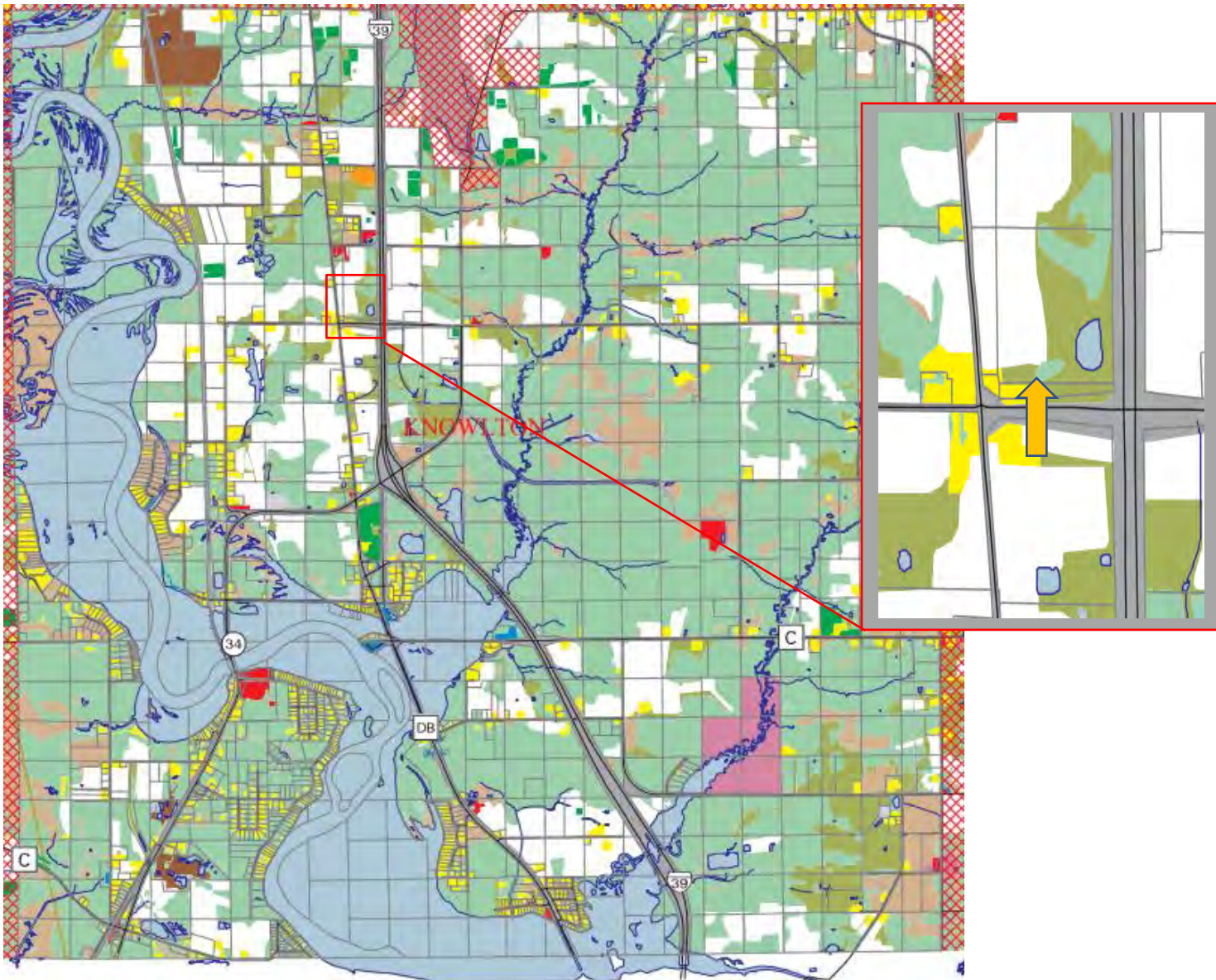


Figure 4-1
2000 Landuse/Landcover
KNOWLTON

PROPOSED ZONING DISTRICT:

U-R Urban Residential District. The purpose of the U-R district is to encourage relatively greater density residential development in areas generally adjacent to the built up sections of the community or in areas of existing development of such density. The Residential districts are designed to encourage a suitable environment for family life by permitting under certain conditions, such neighborhood facilities as churches, schools, playgrounds, and appropriate institutions and by protecting the residential character against non-compatible uses. The U-R district is to encourage multi-family development at densities up to five dwelling units per acre in areas adjacent to community shopping facilities. Development is to consist primarily of single-family (attached or detached), planned unit development, and multi-family dwellings in groupings which will provide for the efficient development and utilization of community facilities.

TOWN COMPREHENSIVE PLAN FUTURE LAND USE MAP (2005 Plan): The area proposed to be rezoned is shown as Single Family Residential and Farm Land in the Town's Comprehensive Plan Future Land Use Map (2005). Adjacent land uses are comprised of Single Family Residential and Farm Land.

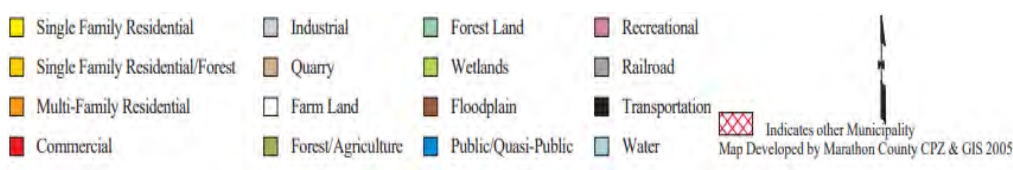
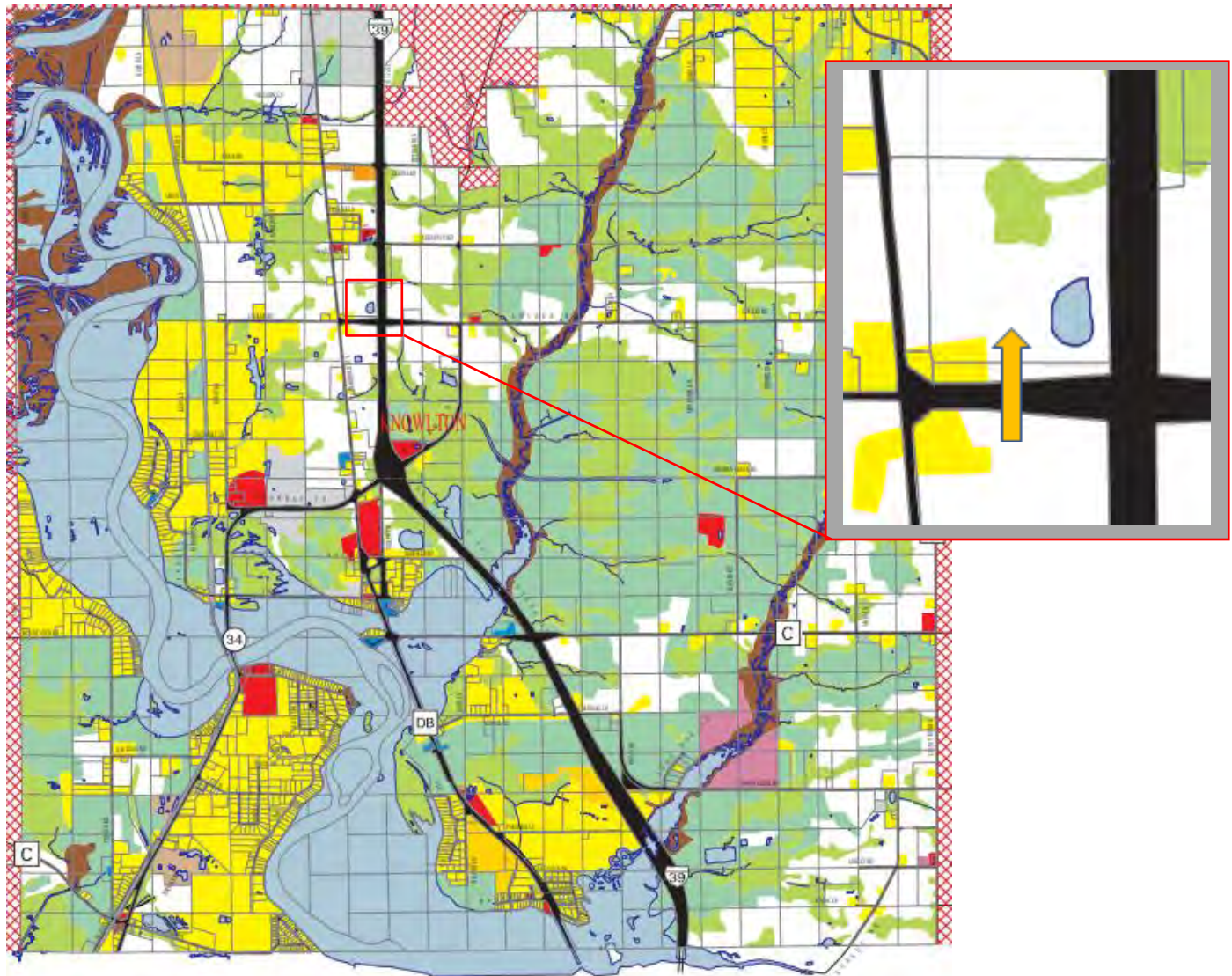


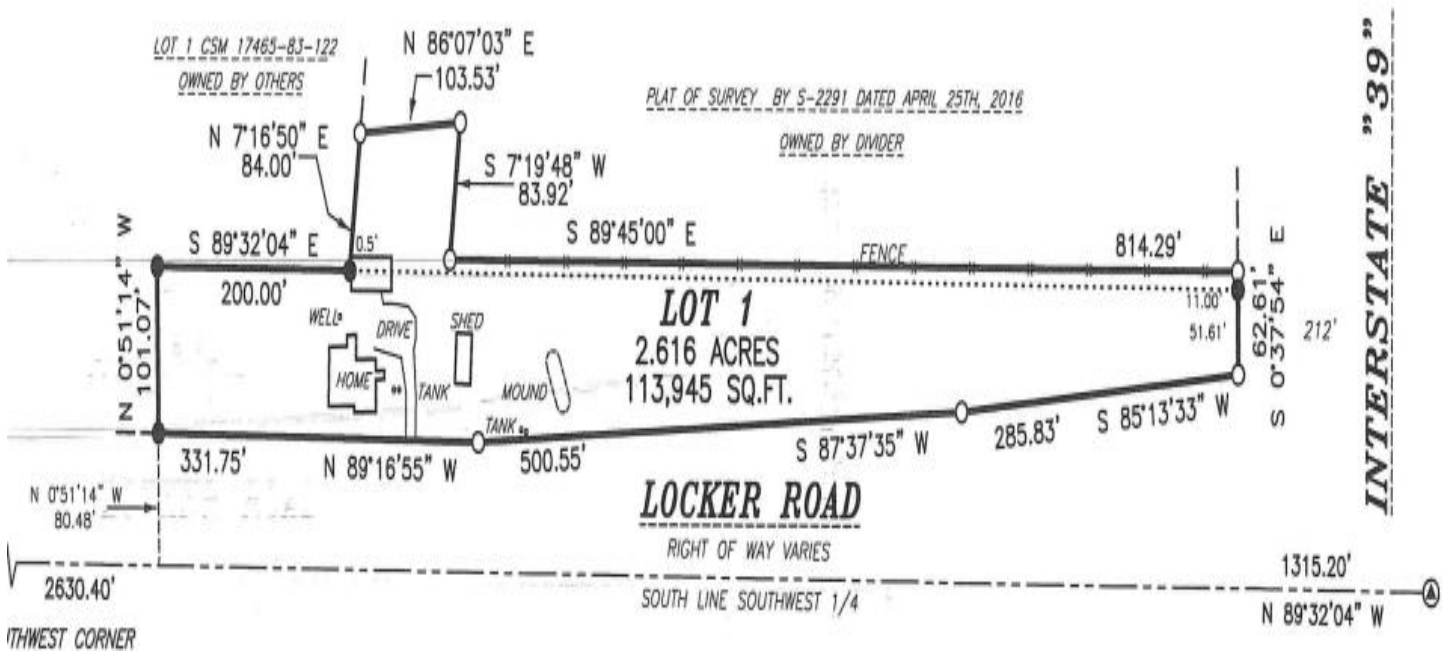
Figure 3-1
 Future Land Use
 KNOWLTON

FARMLAND PRESERVATION PLAN: The Town of Knowlton does not participate in Farmland Preservation.

Aerial Photo



Certified Survey Map



TOWN RECOMMENDATION:

On September 11th, 2023, the **Town of Knowlton** Town Board Recommended **Approval** to Marathon County's Environmental Resources Committee.

Staff Comments regarding ERC Conclusions of Law:

1. The rezoning is substantially consistent with the following plans. (*note how the proposed relates to the future land use plan and the vision, goals, objectives, and policies of the plan*)

- a. [Marathon County](#) Comprehensive Plan
- b. [Town](#) Comprehensive Plan and,
- c. Marathon County [Farmland Preservation Plan](#).

The Marathon County Comprehensive Plan relies on the Town Comprehensive Plan regarding specific land uses and zoning districts for individual parcels. The area proposed to be rezoned is shown to be designated as Single Family Residential and Farm Land in the Town's future land use map, CPZ staff rely on the towns to make these recommendations given the town board members and residents know their town and the true purpose and intent of the plan. The Town of Knowlton does not participate in farmland preservation zoning. As indicated by the town's future land use map and resolution/recommendation it appears the rezone is consistent with the purpose and intent of the Comprehensive Plan.

2. The location of the proposed development minimizes the amount of agricultural land converted and will not substantially impair or limit current or future agricultural use of other protected farmland.

No farmland will be consumed.

3. The applicant has demonstrated that...

- a. There is a need for the proposed development,
- b. Adequate public facilities are present or will be provided (*note impacts on roads, water, sewage, drainage, schools, emergency services, etc.*), and
- c. Providing public facilities will not be an unreasonable burden to the local government.

a. The need is for a proposed land division.

b. All necessary public facilities are anticipated to be provided (if not already provided) given any proposed development would rely of private systems such as a private well and sanitary system (if applicable).

c. No anticipated burden on local government, all applicable building, construction, and use standards will be applied during the zoning and building permit review process.

4. The rezoning will not cause unreasonable air and water pollution, soil erosion, or adverse effects on rare or irreplaceable natural areas.

All Federal, State, and Local permits and approvals are required for any applicable development onsite. Additionally, the proposed rezone will likely not result in any unreasonable air and water pollution as all pertinent regulations apply and will need to be adhered to. Any disturbance greater than one acre would need a DNR Stormwater Management Permit.

5. The Town has approved the proposed rezone of the property.

The Town of Knowlton Town Board has recommended approval of this rezone petition.

6. All concerns from other agencies on the proposed rezone have been addressed? (*DNR, Highway, DOT*) What are the concerns?

The county was not made aware of any concerns from other agencies.

STAFF (CPZ) RECOMMENDATION(S):

The rezone meets all the zoning district standards as it relates to size, frontage, access, and dimension. The rezone also appears to be consistent with the purpose and intent of the Town's Comprehensive Plan and as indicated by the town resolution. Based on the information provided above, findings of fact, conclusions of law, and the town's recommendation, it appears the rezone request meets all the rezone criteria and standards for rezoning. Therefore, CPZ staff recommend that the Environmental Resources Committee recommend **Approval** to the Marathon County Board of Supervisors. Should the rezone be approved by Marathon County Board of Supervisors, CPZ staff recommend that the town update its comprehensive plan to reflect the zoning change if applicable.



Case: #1
Environmental Resources Committee
Decision Form

Conclusions of Law

Marathon County Environmental Resources Committee (ERC) must consider all of the following standards in their decision. Please review and explain how the request does or does not meet each of these standards.

To approve a rezone, ERC must answer 'agree' to each of these standards. If the ERC recommends approval, but answers 'disagree' to any of these questions, a plan/ordinance changes, and/or additional information is required to satisfy the criteria.

- 1. The rezoning is substantially consistent with the following plans. *(note how the proposed relates to the future land use plan and the vision, goals, objectives, and policies of the plan)*
 - a. [Marathon County Comprehensive Plan](#)
 - b. [Town Comprehensive Plan](#) and,
 - c. Marathon County [Farmland Preservation Plan](#).

Agree disagree insufficient information

- 2. The location of the proposed development minimizes the amount of agricultural land converted and will not substantially impair or limit current or future agricultural use of other protected farmland.

Agree disagree insufficient information

- 3. The applicant has demonstrated that...
 - a. There is a need for the proposed development,
 - b. Adequate public facilities are present or will be provided *(note impacts on roads, water, sewage, drainage, schools, emergency services, etc.)*, and
 - c. Providing public facilities will not be an unreasonable burden to the local government.

Agree disagree insufficient information

- 4. The rezoning will not cause unreasonable air and water pollution, soil erosion, or adverse effects on rare or irreplaceable natural areas.

Agree disagree insufficient information

- 5. The Town has approved the proposed rezone of the property.

Agree disagree insufficient information

- 6. All concerns from other agencies on the proposed rezone have been addressed? *(DNR, Highway, DOT)* What are the concerns?

Agree disagree insufficient information

Environmental Resources Committee Decision

On the basis of the above findings of fact, conclusions of law, and the record in this matter, the Marathon County Environmental Resources Committee finds that the rezoning is:

- Approved Motion/ Second
- Denied, for the following reasons
- Tabled for further consideration

Specify reasons for denial, or additional information requested:

- An amendment to the county comprehensive plan is needed to approve this petition.
- An amendment to the county farmland preservation plan is needed to approve this petition.

Describe recommended amendments:

Signature:

Chairman: _____

PETITION FOR ZONE CHANGE
BEFORE THE MARATHON COUNTY BOARD OF SUPERVISORS

1. As authorized by §17.91 of the Marathon County Zoning Code (I) (we) (Name & Address):

Tim Vreeland Vreeland Associates
6103 Dawn St. Wausau 54476

hereby petition to rezone property owned by (Name & Address): Andrew Borntrager
120915 Blackberry Rd Edgar WI 54426

from the classification GA, General Ag to NC, Neighborhood Com.

2. The legal description of that part of the property to be rezoned is (include only the description of the land proposed to be rezoned. You may need to have a surveyor draft this description): See attached CSM

Parcel Identification Number (PIN): 084-2804-321-0995

3. The proposed change is to facilitate the use of the land for (be specific-list all proposed uses):

Adding 3.3 Acres to existing parcel

4. Please address the following criteria as best as you can. These are the "standards for rezoning" which will be addressed at the public hearing. (Use additional sheets if necessary).

A. In detail, explain what public facilities and services serve the proposed development at present, or how they will be provided. Adding lands to existing parcel with

general public services.

B. Explain how the provision for these facilities will not be an unreasonable burden to local government.

No Burden

C. What have you done to determine that the land is suitable for the development proposed?

No Development

D. Explain what will have to be done so the development will not cause unreasonable air and water pollution, soil erosion or adverse effects on rare or irreplaceable natural areas.

No Adverse effects.

E. Explain any potential for conflict with existing land uses in the area.

No Conflict.

(OVER)

- F. Demonstrate the need of the proposed development at this location. Additional
lands needed for business.
- G. What is the availability of alternative locations? Be specific. No Alternative
- H. If cropland is being consumed by this Zone Change, what is the productivity of the agricultural lands involved?
3.3 Acres of crop land is being added
to an existing parcel.
- I. If cropland is being consumed by this zone change, explain how the proposed development will be located to minimize the amount of agricultural land converted. Even though crop land
will be rezoned to MC the property
is still Ag use.

5. Include on a separate sheet (no larger than 11 x 17) a drawing of the property to be rezoned, at a scale of 1"=200 ft or larger. Show additional information if required. **(If larger sheets are required to adequately portray the site, include ten (10) copies).**

All property owners within 300 feet of the parent parcel proposed for rezoning are parties in interest, and will be notified by Marathon County Conservation, Planning, and Zoning Department of the public hearing notice via direct mail.

6. If the Environmental Resources Committee, at the public hearing for this zone change request, is unable to make a recommendation based upon the facts presented and/or request additional information, clarification or data from the petitioner, Town Board, or any other source, that information shall be supplied to the Conservation, Planning, and Zoning Department 24 hours or more prior to the next regularly scheduled meeting (date and time to be announced at each regular meeting). Twenty four hour notice is required for all agenda items. If the requested information, etc. is not supplied, the zone change petition is denied and will only appear on the agenda as a report. No additional testimony will be accepted. The petitioner (applicant) may re-apply at any time to bring the matter back before the Committee. **No exceptions to this policy will be granted.**

7. Petitioner's Signature [Signature] Phone 715-241-0947 Date 7-25-23
 8. Owner's Signature [Signature] Phone 715-219-9891 Date 7-21-23



Date Fee Received: AUG 01 2023

Fee \$600.00 PAYABLE TO MARATHON COUNTY

**MARATHON CO. CONSERVATION,
PLANNING & ZONING DEPT.**

Attendance at the Public Hearing before the Marathon County Environmental Resources (ERC) Committee is not mandatory if you have appeared before the Town Planning Commission and/or the Town Board to present your proposal. If there was opposition to your proposal at the town level, attendance at the ERC hearing is recommended.

CERTIFIED SURVEY MAP

MARATHON COUNTY NO. _____

VREELAND ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS

6103 DAWN STREET WESTON, WI. 54476
 PH (715) 241-0947 tim@vreelandassociates.us

PREPARED FOR: **MELVIN MILLER**

FILE #: 23-0223 MILLER

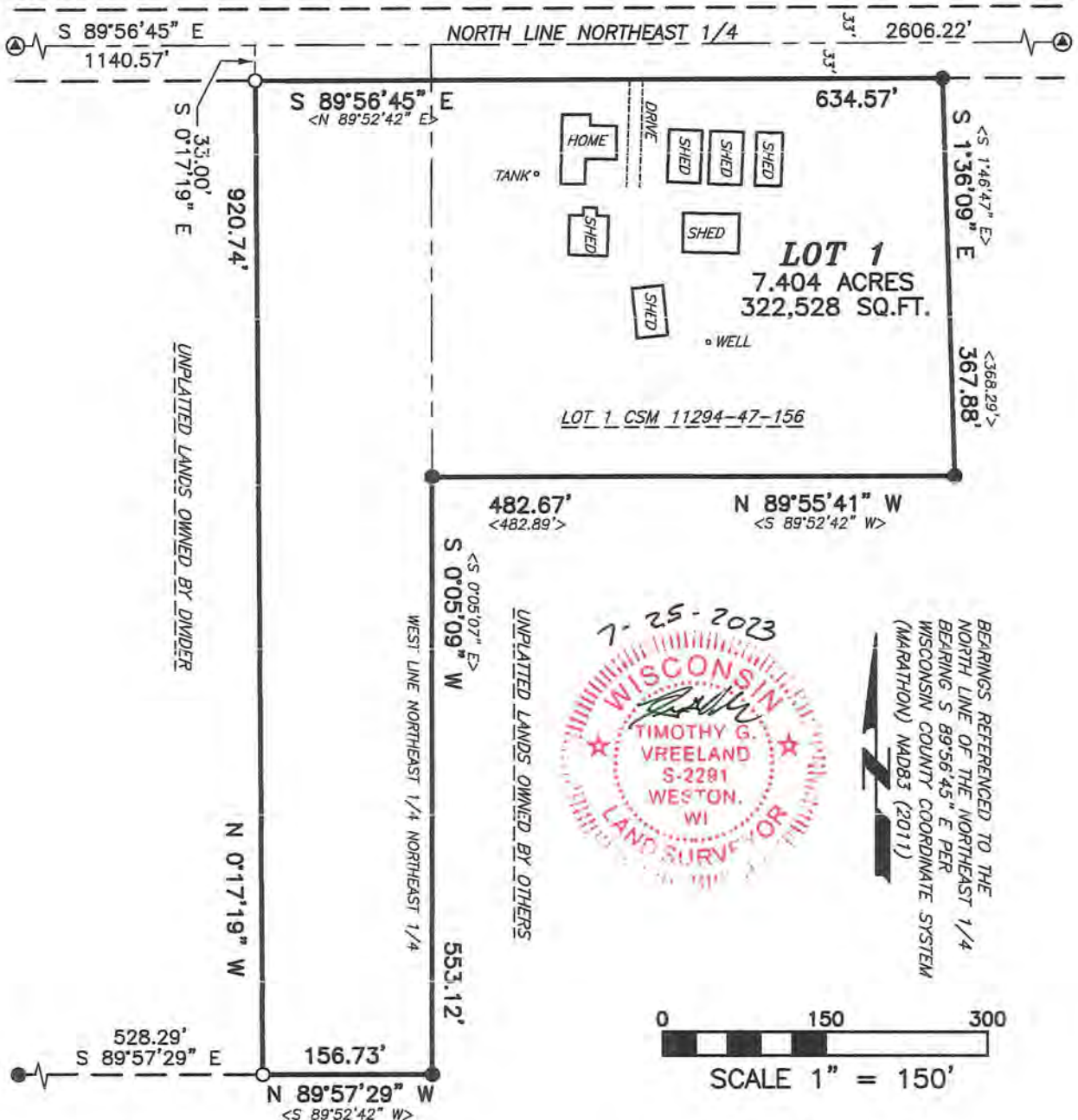
DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND

LOT 1 OF CSM 11294-47-156, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 4 EAST, TOWN OF WIEN, MARATHON COUNTY, WISCONSIN.

NORTH 1/4 CORNER
 SECTION 32-28-4 EAST
 LOCATION PER TIES

BLACKBERRY ROAD

NORTHEAST CORNER
 SECTION 32-28-4 EAST
 EXISTING 2" IRON PIPE



LOT ONE CSM 11186-47-48
 OWNED BY OTHERS

THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP, AND THE SALE OR TRANSFER OF PROPERTY REQUIRES A RECORDED DEED EXCEPTING PUBLIC DEDICATION.

- LEGEND**
- ⊙ = GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS
 - = 0.75" x 24" REBAR 1.502 POUNDS PER FOOT SET
 - = 0.875" REBAR FOUND IN PLACE
 - < > = PREVIOUSLY RECORDED AS CSM = CERTIFIED SURVEY MAP

CERTIFIED SURVEY MAP

LOT 1 OF CSM 11294-47-156, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 4 EAST, TOWN OF WIEN, MARATHON COUNTY, WISCONSIN.

SHEET 2 OF 2 SHEETS

SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF MELVIN MILLER, I SURVEYED, MAPPED AND DIVIDED ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 11294, RECORDED IN VOLUME 47 ON PAGE 156, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 4 EAST, TOWN OF WIEN, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 32; THENCE S 89°56'45" E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 1140.57 FEET; THENCE S 0°17'19" E 33.00 FEET TO THE SOUTH LINE OF BLACKBERRY ROAD AND TO THE POINT OF BEGINNING; THENCE S 89°56'45" E ALONG THE SOUTH LINE OF BLACKBERRY ROAD 634.57 FEET; THENCE S 1°36'09" E ALONG THE EAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 11294 367.88 FEET; THENCE N 89°55'41" W ALONG THE SOUTH LINE OF SAID LOT 1 482.67 FEET; THENCE S 0°05'09" W ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 553.12 FEET; THENCE N 89°57'29" W ALONG THE NORTH LINE OF LOT ONE OF CERTIFIED SURVEY MAP NUMBER 11186 156.73 FEET; THENCE N 0°17'19" W 920.74 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND USE.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION AND THE CERTIFIED SURVEY MAP THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES IN SURVEYING, MAPPING AND DIVIDING THE LANDS, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE LAND DIVISION ORDINANCE OF MARATHON COUNTY AND THE TOWN OF WIEN, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.



DATED THIS 25TH DAY OF JULY, 2023
SURVEY PERFORMED JUNE 6TH, 2023

TIMOTHY G. VREELAND

P.L.S. 2291

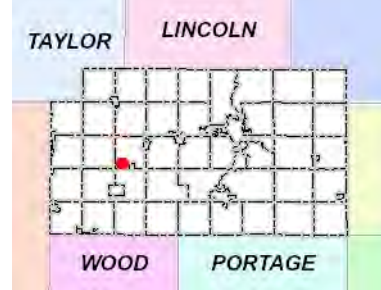
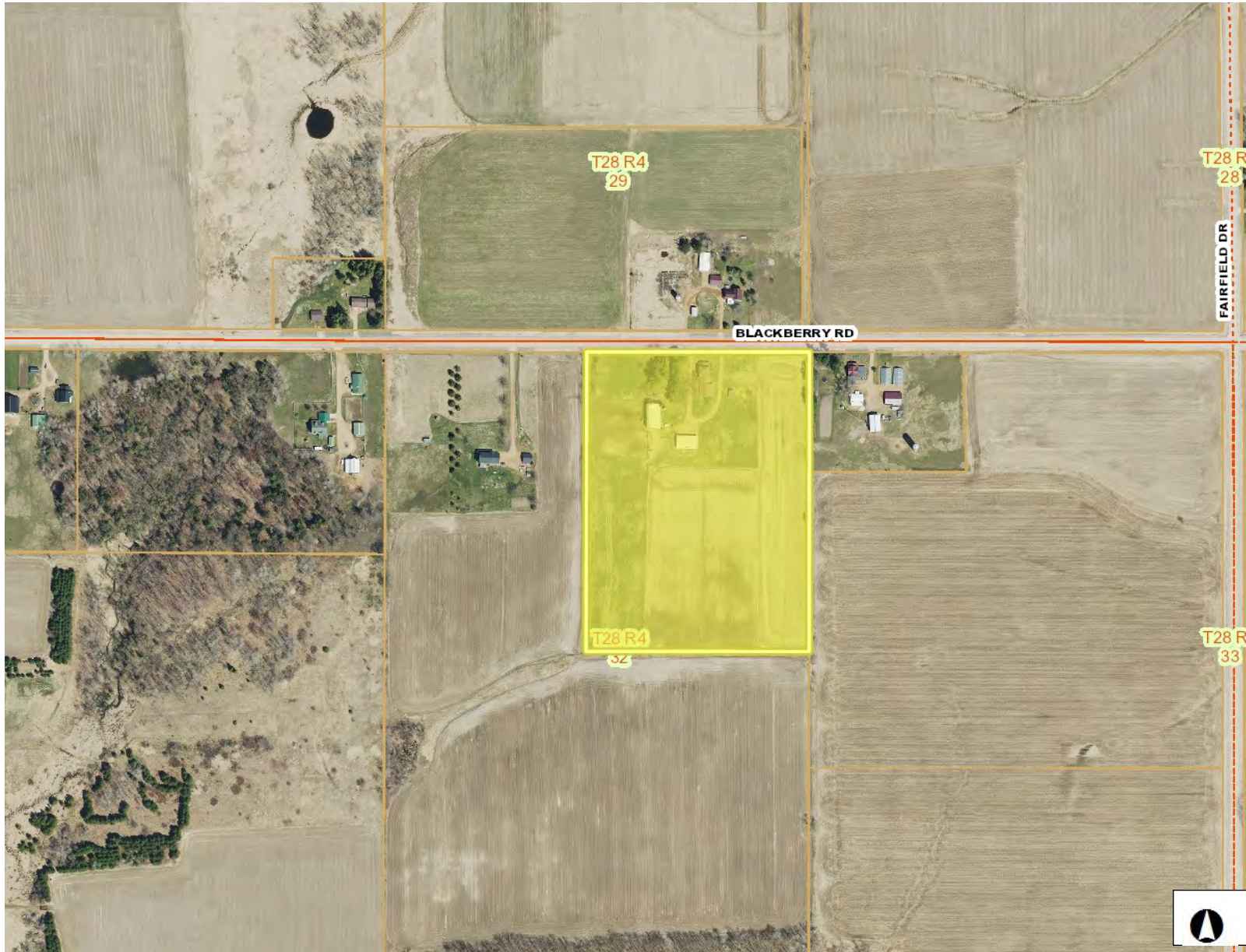
APPROVED FOR RECORDING UNDER
THE TERMS OF THE MARATHON
COUNTY LAND DIVISION REGULATIONS.

BY _____

DATE _____
MARATHON CO. CONSERVATION,
PLANNING & ZONING DEPT.
CPZ TRACKING NO. _____



Land Information Mapping System



- Legend**
- Road Names
 - Parcels
 - Parcel Lot Lines
 - Land Hooks
 - Section Lines/Numbers
 - Right Of Ways
 - Named Places
 - Municipalities
- 2020 Orthos Countywide
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3

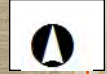
229.81 0 229.81 Feet



NAD_1983_HARN_WISCRS_Marathon_County_Feet

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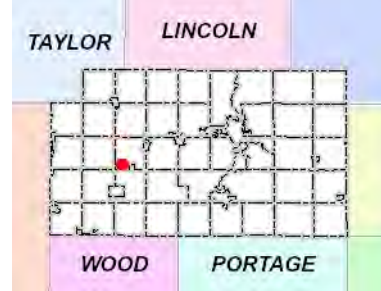
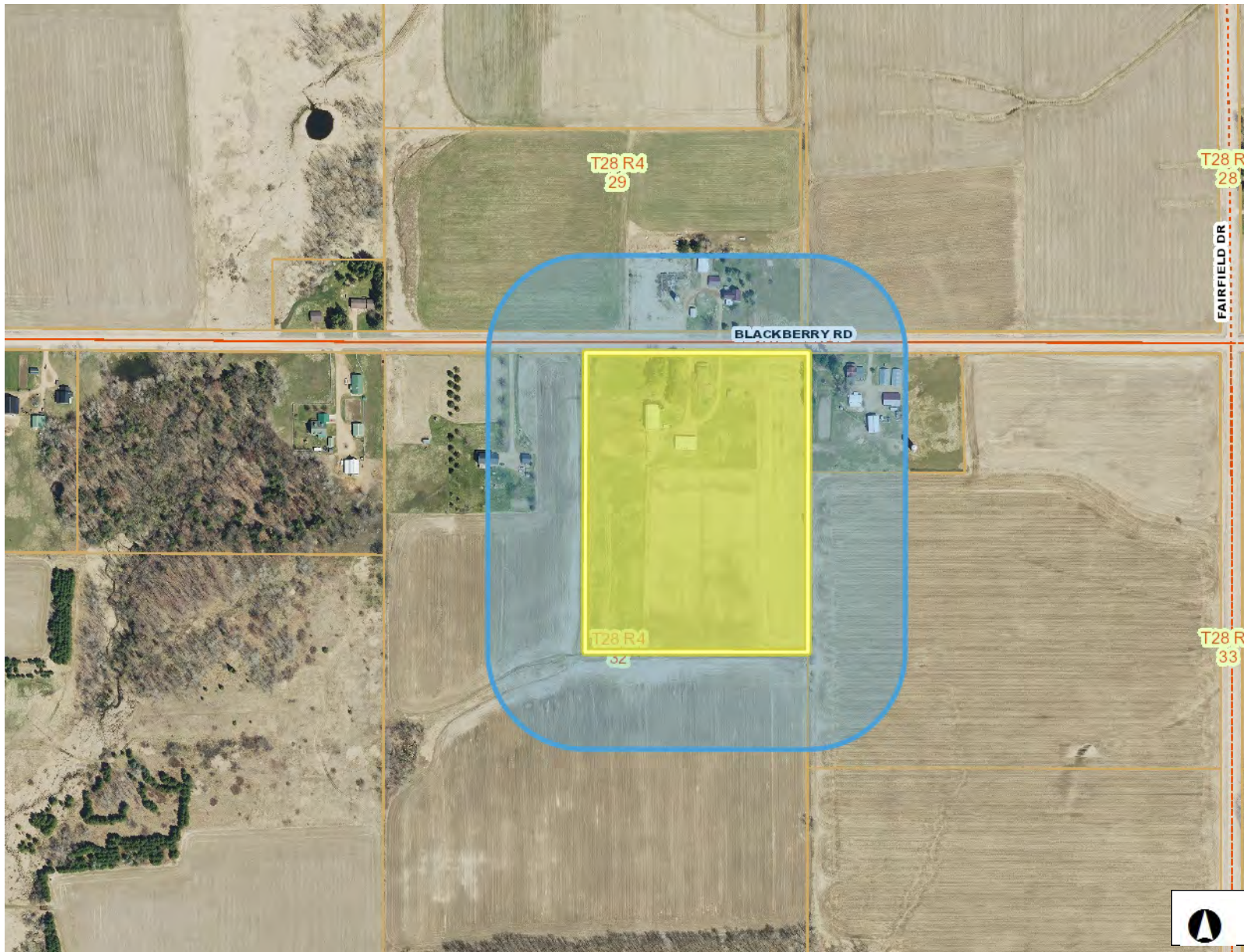
THIS MAP IS NOT TO BE USED FOR NAVIGATION



Notes



Land Information Mapping System



- Legend**
- Road Names
 - Parcels
 - Parcel Lot Lines
 - Land Hooks
 - Section Lines/Numbers
 - Right Of Ways
 - Named Places
 - Municipalities
- 2020 Orthos Countywide
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3



229.81 0 229.81 Feet

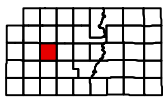


NAD_1983_HARN_WISCRS_Marathon_County_Feet

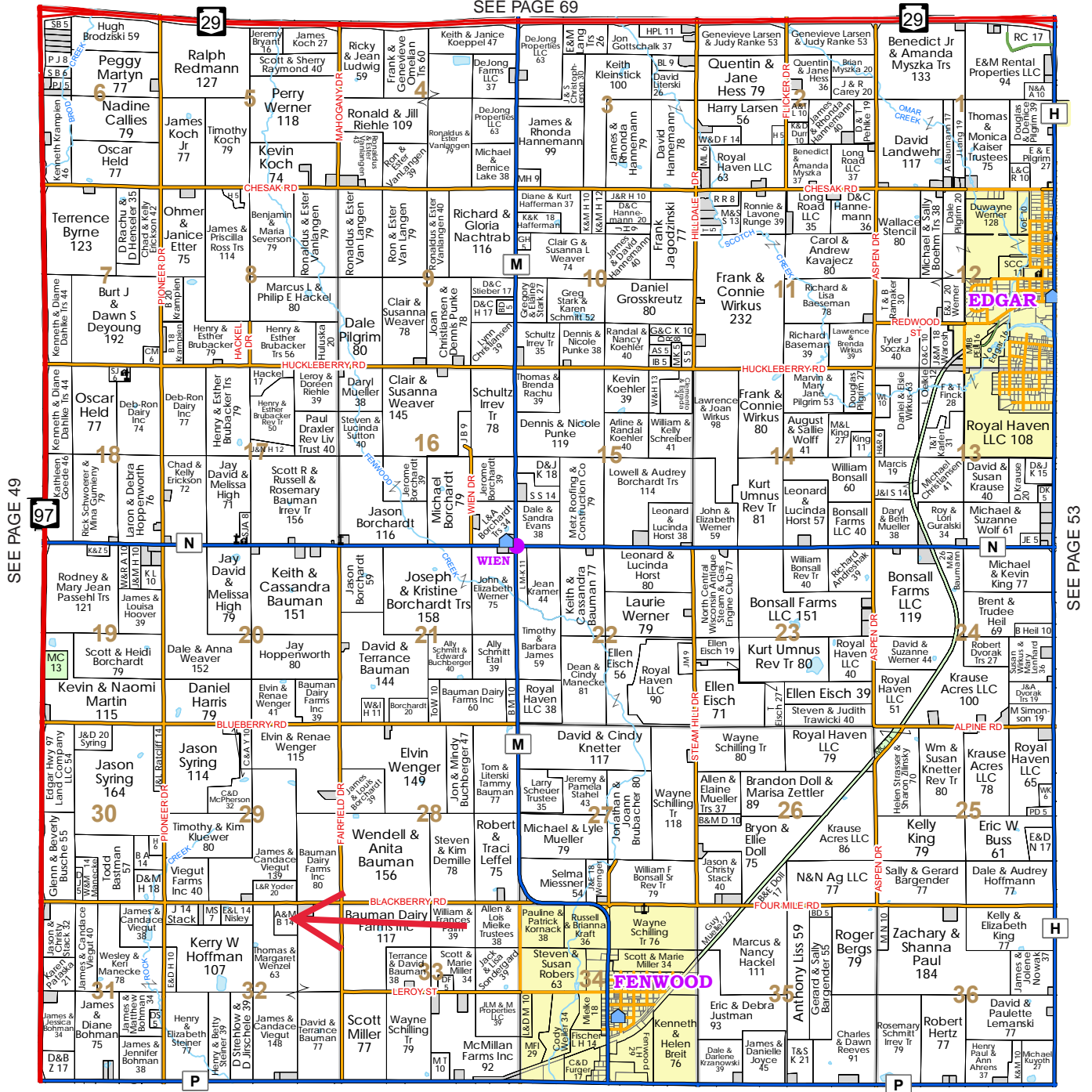
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



SEE PAGE 69



SEE PAGE 49

SEE PAGE 53

SEE PAGE 33



Member of AMERICAN LAND TITLE ASSOCIATION



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MARVIN PILGRIM - President
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Wausau, WI 54402

STATE OF WISCONSIN)
MARATHON COUNTY)
TOWN OF WIEN)

RESOLUTION ON ZONING ORDINANCE AMENDMENT

TO THE MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE

I, Diane Drinsinger, Clerk of the Town of Wien, Marathon County, State of Wisconsin, do hereby certify that the following is a true and correct copy of a resolution adopted by the Town of Wien Town Board at a meeting held on the 11th day of ~~August~~ September, 2023.

RESOLUTION

WHEREAS, Section 59.69(5)(e)3., Wisconsin Statutes, provides that if a town affected by a proposed amendment disapproves of the proposed amendment, the town board may file a certified copy of a resolution adopted by such board disapproving of the petition with the Environmental Resources Committee prior to, at or within ten (10) days after the public hearing, and

WHEREAS, if the town board of the town affected in the case of an ordinance relating to the location of boundaries of districts files such a resolution, the Environmental Resources Committee may not recommend to the County Board approval of the petition without change, but may only recommend approval with change or recommend disapproval.

NOW, THEREFORE BE IT RESOLVED that the Town of Wien Town Board considered on the 11th day of September, 2023, The petition of Tim Vreeland on behalf of Andrew Borntrager to amend the General Code of Ordinance for Marathon County Chapter 17 to rezone lands from G-A General Agriculture to N-C Neighborhood Commercial described as Lot 1 of CSM 11294-47-156, located in the Northeast ¼ of the Northeast ¼ and that part of the Northwest ¼ of the Northeast ¼ of Section 32, Township 28 North, Range 4 East, Town of Wien. The area to be rezoned to Neighborhood Commercial is described as Lot 1 of preliminary CSM. Parent Parcel #084-2804-321-0995.

The Town of Wien hereby has considered the following standards for rezoning above property (use additional sheets if necessary):

1) **Has the applicant provided what public facilities and/or services currently serve the proposed development, what additional services may be required, and how the additional services will be provided?**

No Yes Explain: _____

2) **Has the applicant demonstrated how the provision of the public facilities will not be an unreasonable burden to local government?**

No Yes Explain: _____

3) **Has the applicant determined that the land is suitable for the development proposed? Explain.**

No Yes Explain: _____

4) **Has the applicant demonstrated what will have to be done so the development will not cause unreasonable air and water pollution, soil erosion, or adverse effects on rare or irreplaceable natural areas? Explain.**

No Yes Explain: _____

5) **Is there any potential for conflict with existing land uses in the area?**

No Yes Explain: _____

(OVER)

Has the applicant demonstrated the need for the proposed development at this location? Explain.

No Yes Explain: _____

6) Has the applicant demonstrated the availability of alternative locations? Be specific

No Yes Explain: None needed

7) Is cropland being consumed by this zone change? What is the productivity of the agricultural lands involved?

No Yes Explain: adding to the existing parcel

8) Has the applicant explained how the proposed development will be located to minimize the amount of agricultural land converted?

No Yes Explain: _____

9) Is proposed rezone request consistent with the town's adopted Comprehensive Plan? Explain.

No Yes Explain: _____

10) Is there anything else the Town wishes to present or comment on regarding this application to the Marathon County Environmental Resources (ERC) Committee?

No Yes Explain: _____

The Town of Wien recommends: Approval Disapproval of the amendment and/or zone change.

OR Requests an Extension* for the following reasons: _____

*Wis. Stats §59.69(5)(e), (3), and (3m) authorizes Towns to extend the time to disapprove a zone change for a total of thirty (30) days beyond the date of the public hearing. The extension must be by Town Board Resolution and remains in effect until the Town Board adopts a resolution rescinding the extension.

Clerk Diane Ormswinger
Town Board Calvin Teichel

Kelly [Signature]
[Signature]

NOTE: If you recommend disapproval of this request, please make every effort to send a representative to the Environmental Resources Committee Public Hearing. Town input at the hearing is always appreciated. Please return this form before September 26th, 2023 to:

Marathon County Conservation, Planning and Zoning Department
210 River Drive
Wausau, WI 54403



**Andrew Borntreger
Petition to Rezone Land
Staff Report, October 3rd, 2023
Environmental Resources Committee**

PETITIONER:

Tim Vreeland-6103 Dawn St, Weston, WI 54476

PROPERTY OWNERS:

Andrew Borntreger-120915 Blackberry Rd, Edgar, WI 54426

LOCATION OF REZONE REQUEST:

Area proposed to be rezoned is located on Blackberry Rd just west of the intersection of Blackberry Rd and Fairfield Rd.

REQUEST:

The petition of Tim Vreeland on behalf of Andrew Borntreger to amend the General Code of Ordinance for Marathon County Chapter 17 to rezone lands from G-A General Agriculture to N-C Neighborhood Commercial described as part of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 32, Township 28 North, Range 4 East, Town of Wien. The area to be rezoned to Neighborhood Commercial is described as part of Lot 1 of preliminary CSM. Parent Parcel #084-2804-321-0995.

PUBLIC HEARINGS/MEETINGS:

- Town of Wien Town Board Meeting (September 11th, 2023)
- Marathon County Environmental Resources Committee Meeting (October 3rd, 2023, at 3:00pm)

Legal Notification:

A legal advertisement was published in the *Wausau Daily Herald*. Notice of the zoning change request was also sent by regular mail to adjacent property owners within 300 feet of the subject property.

EXISTING ZONING DISTRICT:

G-A General Agricultural. The purpose of the G-A district is designed to foster the preservation and use of agricultural land related uses and to provide for limited residential uses in a rural environment but not the division of land as classified in 18.07(2) and (3) into five or more tracts, parcels or lots within a five-year period. This district provides for limited residential development with modest densities that require relatively large land areas that are compatible with the surrounding rural land use activities. The district is intended to provide towns with multiple options to guide growth and development in concert with the comprehensive planning efforts.

Existing Generalized Land Use Map – Town of Wien (Comprehensive Plan 2005) The area proposed to be rezoned is shown as Crop Land and Single Family Residential in the Town’s Comprehensive Plan Existing Land Use Map (2000). Adjacent land uses are comprised of Single Family Residential and Crop Land.

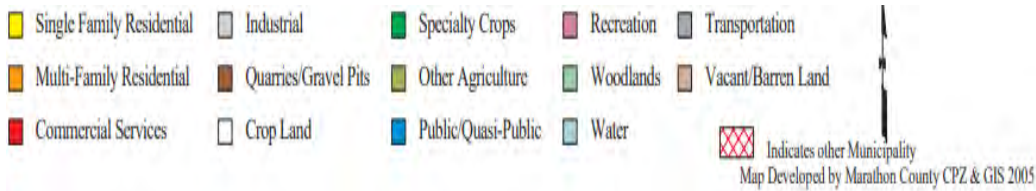
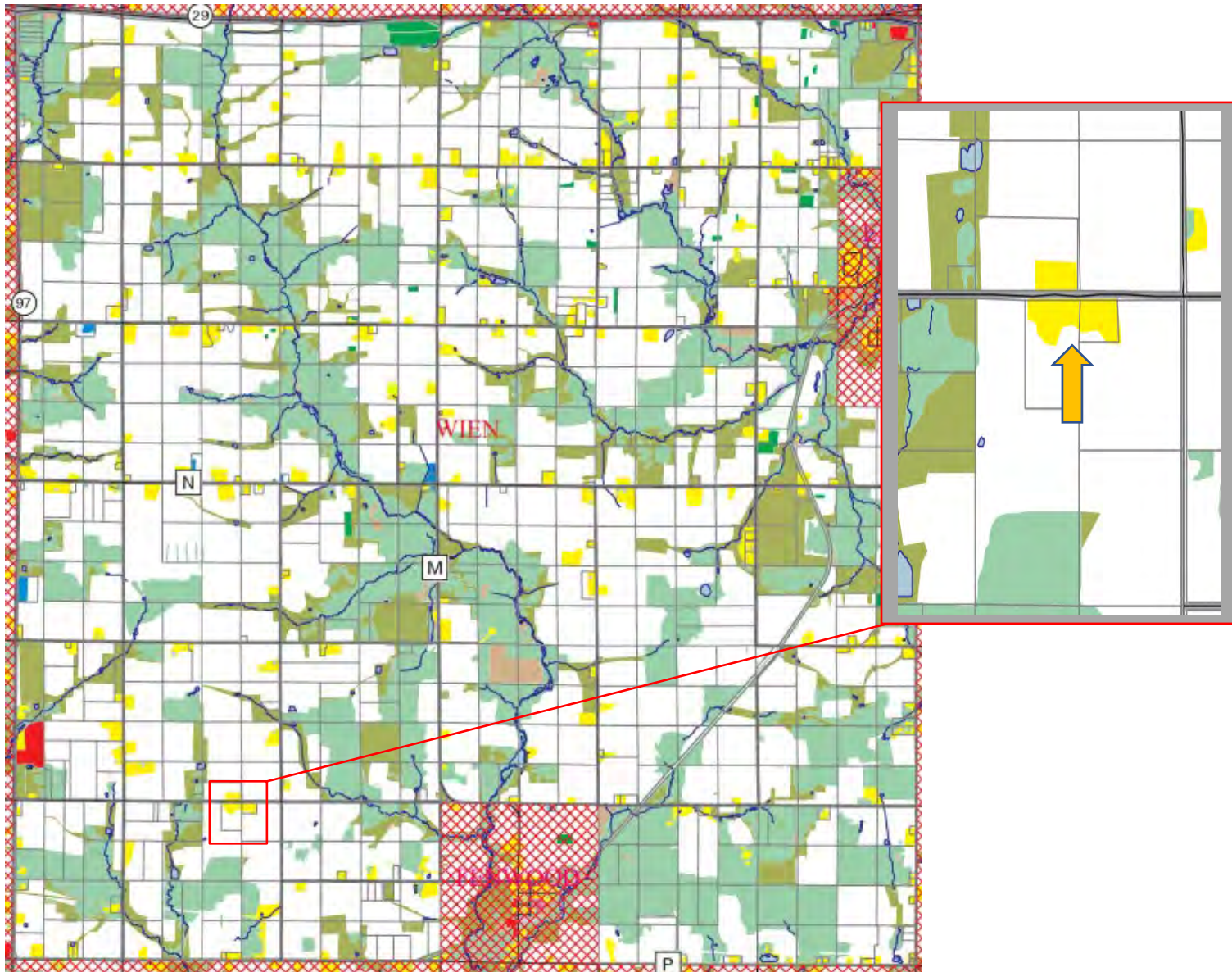
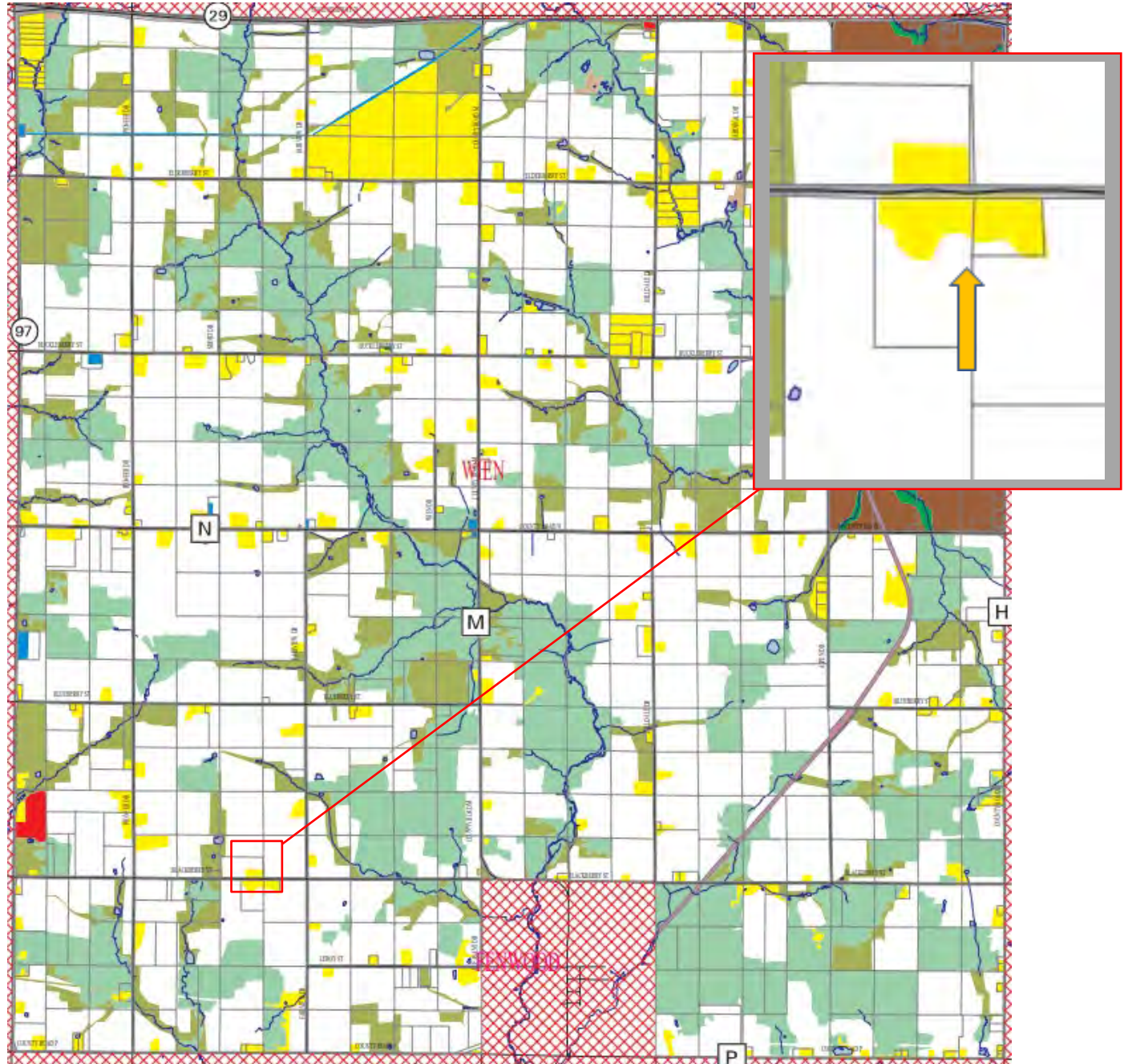


Figure 4-1
2000 Landuse/Landcover
WIEN

PROPOSED ZONING DISTRICT:

N-C Neighborhood Commercial District. The purpose of the N-C district is to accommodate the wide range of retail stores and personal service establishments which cater to frequent recurring needs.

TOWN COMPREHENSIVE PLAN FUTURE LAND USE MAP (2005 Plan): The area proposed to be rezoned is shown as Crop Land and Single Family Residential in the Town's Comprehensive Plan Future Land Use Map (2005). Adjacent land uses are comprised of Crop Land and Single Family Residential.



- | | | | |
|---------------------------|-------------------|---------------------|-------|
| Single Family Residential | No Development | Forest Land | Water |
| Commercial Services | Barren | Public/Quais-Public | |
| Industrial | Crop Land | Recreational | |
| Mixed Development | Other Agriculture | Transportation | |

Indicates other Municipality
Map Developed by Marathon County CPZ & GIS 2005

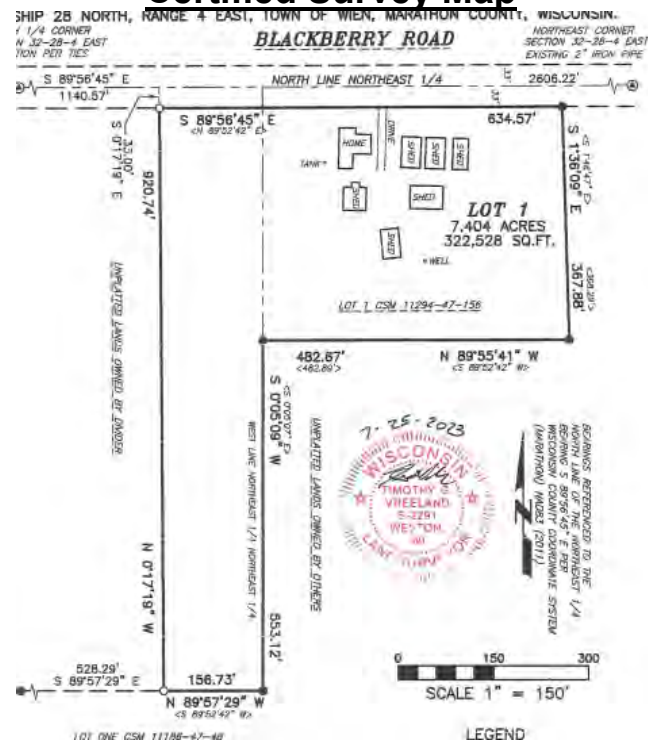
Figure 3-1
Future Land Use
WIEN

FARMLAND PRESERVATION PLAN: The Town of Wien does not participate in Farmland Preservation.

Aerial Photo



Certified Survey Map



TOWN RECOMMENDATION:

On September 11th, 2023, the **Town of Wien** Town Board Recommended **Approval** to Marathon County's Environmental Resources Committee.

Staff Comments regarding ERC Conclusions of Law:

1. The rezoning is substantially consistent with the following plans. (*note how the proposed relates to the future land use plan and the vision, goals, objectives, and policies of the plan*)

- a. [Marathon County](#) Comprehensive Plan
- b. [Town](#) Comprehensive Plan and,
- c. Marathon County [Farmland Preservation Plan](#).

The Marathon County Comprehensive Plan relies on the Town Comprehensive Plan regarding specific land uses and zoning districts for individual parcels. The area proposed to be rezoned is shown to be designated as Single Family Residential and Crop Land in the Town's future land use map, CPZ staff rely on the towns to make these recommendations given the town board members and residents know their town and the true purpose and intent of the plan. The Town of Wien does not participate in farmland preservation zoning. As indicated by the town's future land use map and resolution/recommendation it appears the rezone is consistent with the purpose and intent of the Comprehensive Plan.

2. The location of the proposed development minimizes the amount of agricultural land converted and will not substantially impair or limit current or future agricultural use of other protected farmland.

No farmland will be consumed.

3. The applicant has demonstrated that...

- a. There is a need for the proposed development,
- b. Adequate public facilities are present or will be provided (*note impacts on roads, water, sewage, drainage, schools, emergency services, etc.*), and
- c. Providing public facilities will not be an unreasonable burden to the local government.

a. The need is for a proposed land division.

b. All necessary public facilities are anticipated to be provided (if not already provided) given any proposed development would rely on private systems such as a private well and sanitary system (if applicable).

c. No anticipated burden on local government, all applicable building, construction, and use standards will be applied during the zoning and building permit review process.

4. The rezoning will not cause unreasonable air and water pollution, soil erosion, or adverse effects on rare or irreplaceable natural areas.

All Federal, State, and Local permits and approvals are required for any applicable development onsite. Additionally, the proposed rezone will likely not result in any unreasonable air and water pollution as all pertinent regulations apply and will need to be adhered to. Any disturbance greater than one acre would need a DNR Stormwater Management Permit.

5. The Town has approved the proposed rezone of the property.

The Town of Wien Town Board has recommended approval of this rezone petition.

6. All concerns from other agencies on the proposed rezone have been addressed? (*DNR, Highway, DOT*) What are the concerns?

The county was not made aware of any concerns from other agencies.

STAFF (CPZ) RECOMMENDATION(S):

The rezone meets all the zoning district standards as it relates to size, frontage, access, and dimension. The rezone also appears to be consistent with the purpose and intent of the Town's Comprehensive Plan and as indicated by the town resolution. Based on the information provided above, findings of fact, conclusions of law, and the town's recommendation, it appears the rezone request meets all the rezone criteria and standards for rezoning. Therefore, CPZ staff recommend that the Environmental Resources Committee recommend **Approval** to the Marathon County Board of Supervisors. Should the rezone be approved by Marathon County Board of Supervisors, CPZ staff recommend that the town update its comprehensive plan to reflect the zoning change if applicable.



Case: #1
Environmental Resources Committee
Decision Form

Conclusions of Law

Marathon County Environmental Resources Committee (ERC) must consider all of the following standards in their decision. Please review and explain how the request does or does not meet each of these standards.

To approve a rezone, ERC must answer ‘agree’ to each of these standards. If the ERC recommends approval, but answers ‘disagree’ to any of these questions, a plan/ordinance changes, and/or additional information is required to satisfy the criteria.

1. The rezoning is substantially consistent with the following plans. *(note how the proposed relates to the future land use plan and the vision, goals, objectives, and policies of the plan)*
 - a. [Marathon County](#) Comprehensive Plan
 - b. [Town](#) Comprehensive Plan and,
 - c. Marathon County [Farmland Preservation Plan](#).

Agree disagree insufficient information

2. The location of the proposed development minimizes the amount of agricultural land converted and will not substantially impair or limit current or future agricultural use of other protected farmland.

Agree disagree insufficient information

3. The applicant has demonstrated that...
 - a. There is a need for the proposed development,
 - b. Adequate public facilities are present or will be provided *(note impacts on roads, water, sewage, drainage, schools, emergency services, etc.)*, and
 - c. Providing public facilities will not be an unreasonable burden to the local government.

Agree disagree insufficient information

4. The rezoning will not cause unreasonable air and water pollution, soil erosion, or adverse effects on rare or irreplaceable natural areas.

Agree disagree insufficient information

5. The Town has approved the proposed rezone of the property.

Agree disagree insufficient information

6. All concerns from other agencies on the proposed rezone have been addressed? *(DNR, Highway, DOT)* What are the concerns?

Agree disagree insufficient information

Environmental Resources Committee Decision

On the basis of the above findings of fact, conclusions of law, and the record in this matter, the Marathon County Environmental Resources Committee finds that the rezoning is:

- Approved Motion/ Second
- Denied, for the following reasons
- Tabled for further consideration

Specify reasons for denial, or additional information requested:

- An amendment to the county comprehensive plan is needed to approve this petition.
- An amendment to the county farmland preservation plan is needed to approve this petition.

Describe recommended amendments:

Signature:

Chairman: _____



2024 County Administrator's Budget Message

<https://www.marathoncounty.gov/home/showdocument?id=10848&t=638313372248129291>

CPZ 2024 Budget Overview



Transition of Financial Systems

- Transition of financials from Cayenta to Workday means not all things are reported in the same categories anymore.
- Initially some of it was best guess where/how to set items up in Workday. Some of that is still be adjusted as we learn the new system.

Summary of 2023 & 2024 Budgets

Detailed Breakout at end of Slides

Conservation, Planning & Zoning			
101 General Fund			
All Cost Centers			
Accounts	FY2023	FY2023	FY2024
	Actuals (thru mid-Sept.)	FY23 County Amended	FY24 Requested Budget
Revenues			
Intergovernmental Charges for Services	55,295	1,500	62,586
Intergovernmental Revenue	53,246	0	0
Licenses and Permits	262,205	390,000	522,000
Miscellaneous Revenue	8,797	0	0
Public Charges for Services	300,827	393,692	198,600
Other Financing Sources	0	945,000	1,037,333
Total Revenues	680,370	1,730,192	1,820,519
Expenses			
Capital Outlay	67,246	75,000	41,500
Contractual Services	307,367	808,630	768,295
Fixed Charges	1,200	53,964	71,297
Grants, Contributions, Indemnities and Other	20,920	8,000	75,807
Operating Expenses	50,153	237,336	314,946
Personnel Services	1,414,311	2,060,502	2,187,637
Total Expenses	1,861,197	3,243,432	3,459,482
Net Change	-1,180,827	-1,513,240	-1,638,964

Budget Increases

Revenue

- CPZ fees have/are being increased
 - Previously adjusted Regulatory & Land Division fees
 - Adjustments to Non-Metallic Mining & Conservation are being reviewed at the 10/3 ERC meeting
- Other Financing Sources
 - Transfer of certain funds to CPZ
 - For example, the Environmental Impact Fund

Expenses

Directly related to:

- Personnel and health insurance increases
- Increases in operational expenses predominantly related to new CPZ functions (Assessments, RPL, Parcel Mapping)

2023 HIGHLIGHTS

- **Groundwater Plan Launch:** Following County Board approval of funding for the Groundwater Plan in December 2022, CPZ formed a Groundwater Plan Workgroup and began coordination with the Health Department and the UW Steven's Point Water and Environmental Analysis Lab to facilitate testing on 1,000 wells in Marathon County. Outreach and sampling with the eastern side of the county is underway and will conclude in November 2023. Outreach to the rest of the county will begin in November 2023. The coordination with Marathon County Departments, regional and state partners and technical experts is leading to an increase in resources and information available to inform the analysis in the plan. These are partnerships that will be carried forward to assist in implementation of strategies and actions to maintain groundwater health in the county.
- **Re-Launch of the MCDEVCO Private Onsite Wastewater Treatment Systems (POWTS) Loan Program:** The MCDEVCO POWTS Loan Program, first conceived and approved in 2019 to assist low-income households with replacing failing POWTS, struggled to take off due to COVID-19 and the eligibility requirements limiting the funds to a small segment of landowners. Using feedback from landowners, the State, MCDEVCO, and the Environmental Resources Committee, the program was modified, and relaunched in July. The new structure provides loan opportunities to both low- and moderate-income households, who both struggle to finance large home improvements. It expands payment options and allows a landowner to borrow 100% of what they need at a low interest rate. Furthermore, if they also qualify for state grant funding, they are not restricted from seeking funding from both programs.
- **Next Gen 911:** In 2023, CPZ GIS staff worked with the Sheriff's Office, CCITC, and ATT to organize the address data to convert from an old CADD and spreadsheet method to a GIS mapping method. This new method improves data accuracy for dispatching emergency services. The work done by GIS staff was completed ahead of schedule and now CCITC and the Sheriff's Office can move forward with finalizing their parts of the migration.
- **Zoning Education/Engagement to Towns:** With the 2023 update to the Marathon County Strategic Plan, CPZ has strengthened efforts to enhance coordination and provide education to all Towns, regardless of their current zoning status. Throughout 2023, CPZ staff presented to eight towns that are not presently under Marathon County General Zoning jurisdiction. During these presentations, CPZ engaged in dialogues addressing common zoning inquiries and concerns, emphasizing the importance of up-to-date Comprehensive Plans and how it can help effectively manage and develop their communities. Currently, CPZ is engaged in discussions with two Towns that currently have their own zoning regulations. These Towns are exploring the possibility of joining the Marathon County comprehensive zoning program. Regardless of whether a Town chooses to adopt County Zoning or maintain its existing zoning framework, CPZ recognizes the ongoing importance of cross-education and collaboration with all Marathon County Towns.
- **Replacing Aerators at the Big Eau Pleine:** After the Marathon County Board approved \$175,000 in funds to replace the aged and failing aerators for the Big Eau Pleine Reservoir, a task force has been working together to ensure new aerators will be installed as soon as possible. It is hopeful that despite long waits for unique aerator parts, the new aerators will be installed by Winter 2024. The task force is also applying for a Lake Management Grant through the Wisconsin DNR to receive further funding for the aerators and for watershed improvements in the Big Eau Pleine.



2023 HIGHLIGHTS continued

- **Moving Fenwood Forward:** The Fenwood Creek Watershed (part of the larger Big Eau Pleine watershed) that drains into the Big Eau Pleine reservoir continues to be a huge priority for the Conservation program, as the Marathon County Strategic Plan is targeting a 20% reduction in phosphorus in that watershed by the end of 2024. Increasing outreach and education to landowners has been pivotal to the increased success of conservation practices in 2023. Conservation staff held an outreach event in March 2023 in which 140 landowners attended, which resulted in countless new conservation contracts being created. Over 1,000 pounds of phosphorus have been reduced in the first half of 2023, and new buffers and pollinator habitat, that are the first of its kind in the Fenwood Watershed, are being installed this fall. Conservation staff traveled to Madison in summer of 2023 to testify before both the Assembly and Senate Committees on the Environment, to advocate for AB200/SB200, which would fully fund a conservation incentive program in the Fenwood Watershed. CPZ has been told a vote for funding of the Fenwood Pilot will be held this fall.
- **Reduction of the Real Property Listing Backlog:** In late 2022 the Real Property Listing duties migrated to CPZ. With over 80,000 parcels in Marathon County, the number of documents coming in each year is substantial. In 2023, with assistance from existing and LTE staff, CPZ was able to focus resources to assist in processing the backlog. To date, most documents submitted have been listed, with splits, combos and CSMs still taking 2-4 weeks to process. It is anticipated tax bills will go out in November, with a minimal number of outstanding documents in the log. With continued commitment of LTE resources, CPZ will be able to move toward migrating the rollover date back closer to the end of January/beginning of February, manage assessments and forthcoming changes from DOR with Personal Property and the Village of Rib Mountain incorporation, and the parcel mapper can return to the work of re-mapping towns to create a more accurate dataset for the county.
- **Migration of Assessments to CPZ:** In the spring of 2023 the decision to have CPZ assist with Assessments was made. The transition has gone very well, with feedback from Assessors indicating the change has been smooth and overall positive to the assessment process throughout the county. Moving forward CPZ is gearing up to take on this task on a permanent basis.
- **Updating the Assemblies Ordinance (12.04):** In July 2023 CPZ, in coordination with representatives from the Environmental Resources Committee, the Public Safety Committee, the Infrastructure Committee, the Administrator, Corporation Counsel, Emergency Management, the Sheriff's Office, the Health Department, and Parks, Recreation, Forestry, undertook updating the County's Assemblies Ordinance. The purpose of the update is to create a legal ordinance that will ensure proper health and safety measures and resources are in place for large assemblies, and that adverse impacts to surrounding properties and the environment are minimized when events are held. The workgroup will bring a draft forward to the standing committees and the public this fall, with hopes of adopting and updated ordinance by February of 2024.

LOOKING AHEAD TO 2024

- **Farmland Preservation Plan Update:** The Marathon County Farmland Preservation Plan is required to be updated every 10 years by the Wisconsin Department of Agriculture. CPZ staff have begun updating our current plan and are on track to have an updated plan presented and approved to the County Board by late 2024. There will be several months where the updating process will be placed on the ERC agenda so that there is also ample opportunity for public comment. CPZ staff will also be meeting with townships to review farmland preservation maps and ensure that the townships have opportunity to provide input and suggestions on the current plan.
- **Development of the Land Information 5-year Plan:** The Land Information Program staff along with the Land Information Council will undertake a process to develop a long-term plan for the Land Information Program. Staff is required to update the Land Information Plan for the County in 2024 and the planning process will look at the state defined goals needed to be accomplished, along with our GIS software and hardware needs, RPL program needs, surveying needs, long-term software maintenance needs, and training with special projects like Ortho imagery. As part of this plan, staff will evaluate the long-term considerations for use of the County's retained fees.
- **Transition to New GIS Software:** In 2024, the GIS team will work to update the GIS software and hardware to be able to continue to provide the needed mapping ability and processes for internal staff to use and to put the County maps on the county website for the public to use. The need to update is based on some of the software not being supported after 2024 and the need to move to the new format.
- **Finishing the Groundwater Plan:** In alignment with the updated Strategic Plan, CPZ will be working with the Groundwater Workgroup, regional and state stakeholders, and the County Board to finish the Groundwater Plan in 2024. In addition to getting a baseline of the state of groundwater in the county, workshops will be held to identify concerns and potential strategies for managing groundwater quality and quantity into the future. Strategies identified will focus on building a regional coalition to collectively implement actions.
- **Begin Comprehensive update of the Zoning Code:** Per Chapter 17 of our Code of Ordinances, CPZ conducts a comprehensive update of the code every 10 years. This effort will involve identifying areas the code needs to be changed, expanded upon for clarification or to address trends in the county, and areas where the code is no longer relevant and language needs to be eliminated. This will also involve extensive outreach to towns in the County. This process will get underway in 2024.
- **Moving to the Lake View Drive Campus:** CPZ will begin preparing for its relocation to the Lake View Drive Campus in early 2025, pending CIP project funding. This transition will require a lot of coordination to continue/take place in order to ensure a smooth transition to the new campus with minimal impact on the community and other stakeholders.

Questions



CONSERVATION, PLANNING AND ZONING

Account Description	2023 (mid-Sept.) Actuals	2023 Amended Budget	2024 Requested Budget
Fund: 101 - General Fund			
REVENUES			
Other State Shared Taxes	53,246	-	-
Other Business and Occupational Licenses	250	-	7,000
Plumbing Permits	-	-	245,000
Other Permits	-	-	10,000
Zoning Permits and Fees	261,955	390,000	125,000
Other Regulatory Permits and Fees	-	-	135,000
General Government	-	-	1,100
County Land Records Fee	92,560	198,092	135,000
Certify Survey Map Review	6,725	-	23,000
Sale of Maps, Poll Lists, Copies	42	-	-
Other General Government Fees	104,031	149,100	-
Employer Share of Insurance	29,807	-	-
Employee Share of Insurance	2,974	-	-
Local Department Charges Internal Service Fund	562	-	-
Other Conservation Fees	56,076	46,500	-
Other Conservation Fees and 65801 CPZ Service Fee	8,050	-	39,500
General Government Services Other Local Governments	55,295	-	27,069
Other Services to Local Governments	-	1,500	35,517
Donations from Private Organizations or Individuals	2,781	-	-
Other Miscellaneous Revenues	6,016	-	-
Transfer from the General Fund	-	945,000	1,037,333
REVENUES TOTAL	680,370	1,730,192	1,820,519
EXPENSES			
Salaries and Wages	999,685	1,424,253	1,524,460
Overtime	1,203	3,500	-
Other Special Pay	10,101	-	-
Social Security	73,139	110,671	116,635
Retirement Employers Share	57,150	98,364	105,253
Dental Insurance	7,100	9,983	10,323
Life Insurance	304	560	4,998
Workers Compensation	7,978	13,755	14,209
Unemployment Compensation	-	1,446	1,525
Other Employer Contributions	19,054	18,254	13,540
Medicare	-	-	(14)
Health Insurance	240,945	379,716	396,707
Dental Insurance Premium	(87)	-	-
Health Insurance Premium	(2,252)	-	-
Life Insurance Premium	(8)	-	-
Accounting and Audit Services	-	1,000	-
Financial, Banking and Investment Services	164	-	1,000
Architectural, Engineering and Planning Services	-	19,130	-
Other Professional Services	9,665	128,000	130,000
Telephone, Internet and Cable	4,139	5,000	7,500
Motor Vehicles Repairs Services	94	2,500	3,500

Machinery/Equipment Maintenance Services	30,639	35,000	45,000
Contractual Services	232,667	600,000	350,000
Hardware and Software Maintenance Services	23,800	-	-
Contracted Transportation Services	-	-	38,295
Temporary Staffing Services	-	-	175,000
Demonstration Fields	-	8,000	10,000
Copier Charges	5,149	-	-
Sundry Contractual Services	1,050	10,000	8,000
Postage and Courier	474	1,750	2,000
Printing and Forms	579	13,000	20,109
Training Supplies	367	-	-
Small Office Equipment	456	1,000	500
Software - IT	2,202	-	500
Office Supplies	6,536	134,280	44,576
Testing Supplies & Materials	-	-	5,000
Books & Directories	-	250	150
Publication Of Legal Notices	999	2,000	2,000
Subscriptions	1,285	300	150
Membership Dues	5,078	5,000	5,000
Licenses and Certifications	20	-	2,000
Registration Fees/tuition	7,222	10,606	22,874
Advertising	2,846	350	5,350
Filing Fees	2,100	500	1,500
Personal Auto Mileage	295	2,500	1,000
Commercial Travel	350	-	322
Meals	99	800	770
Lodging	646	2,500	2,822
Meeting Expenses	10,885	19,000	46,323
Agriculture and Horticulture Supplies	913	5,000	7,000
Educational Supplies	-	2,000	55,000
Gasoline and Diesel Fuel	5,280	8,000	8,000
Motor Vehicle Parts & Supplies	145	-	-
Consumable Tools/Supplies	47	500	2,000
Machinery and Equipment Parts	-	23,000	75,000
Other Supplies	1,328	5,000	5,000
Insurance Auto Liability Premium	-	3,964	3,964
Fees & Permits	1,200	50,000	67,333
Direct Payments	20,920	8,000	75,807
Furniture, Fixtures and Equipment	-	75,000	-
Software - Capital	67,246	-	-
Hardware and Software Maintenance Services	-	-	41,500
EXPENSES TOTAL	1,861,197	3,243,432	3,459,482
REVENUE GRAND TOTALS:	680,370	1,730,192	1,820,519
EXPENSE GRAND TOTALS:	1,861,197	3,243,432	3,459,482
NET GRAND TOTALS:	(1,180,827)	(1,513,240)	(1,638,964)

2024 Solid Waste Budget



2024 Budget Overview

Accounts	FY2023 Actuals (thru mid-Sept.)	FY2023 FY23 County Amended	FY2024 FY24 Requested Budget
Revenues			
Intergovernmental Revenue	16,200	0	20,819
Miscellaneous Revenue	3	122,000	117,200
Public Charges for Services	3,336,865	4,157,341	4,577,616
Other Financing Sources	0	1,996,336	7,745,491
Total Revenues	3,353,068	6,275,677	12,461,126
Expenses			
Building Materials	143	0	10,000
Capital Outlay	794,691	1,250,000	7,030,491
Contractual Services	4,051,360	1,955,853	2,682,819
Fixed Charges	155,964	541,647	300,000
Operating Expenses	307,070	1,332,050	1,262,000
Personnel Services	696,526	1,196,127	1,175,816
Total Expenses	6,005,752	6,275,677	12,461,126
Net Change	<u>-2,652,684</u>	<u>0</u>	<u>0</u>



SOLID WASTE MANAGEMENT

Account Description	2023 (mid-Sept.) Actuals	2023 Amended Budget	2024 Requested Budget
<i>Fund: 602 - Landfill Fund</i>			
REVENUES			
State Grants - Other Sanitation	16,200	-	20,819
Solid Waste Disposal	2,804,520	4,157,341	4,470,116
Public Charges Recycling	75,315	-	71,200
Sanitation Services Other	441,370	-	35,000
Employer Share of Insurance	13,940	-	-
Employee Share of Insurance	1,437	-	-
Local Department Charges Internal Service Fund	250	-	1,200
Other Public Charges for Services	33	-	100
Interest Income	-	122,000	117,000
Other Miscellaneous Revenues	3	-	200
Transfer from the General Fund	-	1,841,419	-
Transfer from Enterprise Fund	-	154,917	7,745,491
REVENUES TOTAL	3,353,068	6,275,677	12,461,126
EXPENSES			
Salaries and Wages	442,943	669,910	724,214
Overtime	35,278	171,390	104,408
Other Special Pay	932	-	-
Social Security	34,232	64,369	63,390
Retirement Employers Share	25,936	51,265	52,467
Dental Insurance	4,804	7,313	6,981
Life Insurance	98	326	2,604
Workers Compensation	3,754	9,385	7,830
Unemployment Compensation	-	840	829
Other Employer Contributions	18,004	8,893	5,951
Health Insurance	130,552	212,436	207,144
Dental Insurance Premium	(7)	-	-
Life Insurance Premium	(0)	-	-
Medical and Dental Services	97	-	300
Legal Services	36,302	25,000	20,000
Accounting and Audit Services	-	2,500	-
Financial, Banking and Investment Services	19,697	-	137,000
Architectural, Engineering and Planning Services	179,491	235,353	436,000
Janitorial and Custodial Services	-	3,500	-
Other Professional Services	35,410	309,000	75,000
Electric	26,657	44,000	43,000
Sewer	4,392	2,500	13,000
Natural / Propane Gas	7,115	20,000	16,200
Telephone, Internet and Cable	8,236	15,000	15,000
Road Maintenance Services	13,162	15,000	15,000
Snow Removal Services	2,625	-	5,000
Machinery/Equipment Maintenance Services	11,191	85,000	85,000
Building Repair & Maintenance Services	11,708	20,000	20,000
Leachate System	905,343	940,000	1,301,500
Contractual Services	690,873	-	335,000

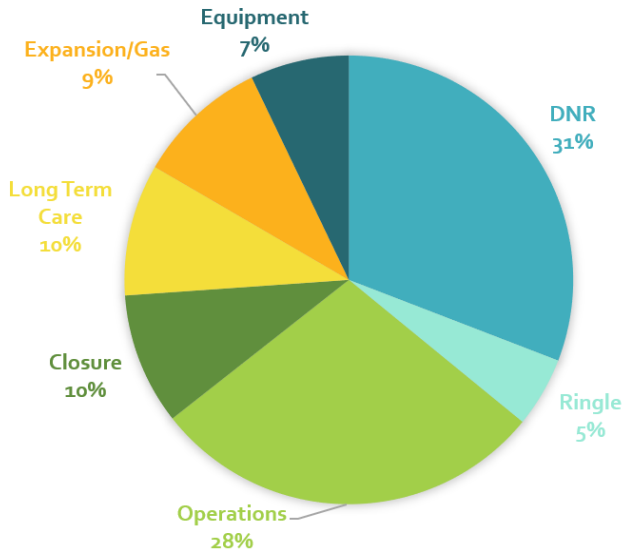


Board and Committee Members	-	2,000	-
Financial, Banking and Investment Services	-	137,000	-
Technology Services	-	15,000	-
Copier Charges	636	2,500	4,000
Landfill Services	2,042,869	20,000	40,000
Refuse Collection	5,087	19,000	7,000
Recycling Collection and Disposal	21,622	-	39,000
Tire Collection - Solid Waste	5,963	-	7,000
Hazardous Waste Collection and Disposal	22,885	43,500	68,819
Postage and Courier	609	2,000	2,000
Training Supplies	540	-	5,000
Small Office Equipment	-	1,000	-
Software - IT	4,820	-	10,000
Equipment & Supplies - IT	1,076	-	5,000
Audio-Visual Materials	-	1,000	-
E-Books Library	35	-	-
Office Supplies	2,413	32,500	5,000
Testing Supplies & Materials	2,075	6,000	5,000
Publication Of Legal Notices	-	3,000	-
Subscriptions	-	1,000	-
Membership Dues	1,125	7,500	7,000
Licenses and Certifications	327	-	1,500
Registration Fees/tuition	6,579	12,500	5,000
Advertising	1,876	14,500	4,500
Personal Auto Mileage	1,944	6,500	2,500
Other Transportation Costs	3	-	-
Commercial Travel	998	3,000	3,000
Meals	1,548	750	3,000
Lodging	10,948	4,000	12,000
Meeting Expenses	3,184	5,000	8,000
Household and Janitorial Supplies	5,655	7,500	8,000
Clothing and Uniforms	8,393	20,000	15,000
Gasoline and Diesel Fuel	123,069	355,000	375,000
Gasoline Fuel	4,649	-	12,000
Motor Vehicle Fluids - Oil, Grease, Antifreeze, Windshield W	6,337	23,500	25,000
Motor Vehicle Parts & Supplies	3,799	85,000	15,000
Tires & Tubes	5,853	-	20,000
Painting Supplies	-	2,500	-
Consumable Tools/Supplies	3,646	-	-
Shop Equipment-Tools-Supplies	9,904	2,500	14,000
Machinery and Equipment Parts	54,710	200,000	180,000
Safety Supplies	1,071	-	5,500
Other Supplies	39,884	48,500	79,000
Sand and Gravel	143	-	10,000
Insurance Professional Liability	-	59,647	-
Insurance General Liability	150	-	40,000
Fees & Permits	3,150	5,000	10,000
Equipment Rent	152,664	475,000	250,000
Microchip Discount	-	2,000	-
Transfer To General Fund	-	-	200,000
Transfer To Landfill Fund	-	487,300	235,000

Other Capital Equipment	357,320	-	300,000
Corrections buildings	256,944	1,250,000	-
Other Capital Improvements	180,427	-	6,730,491
EXPENSES TOTAL	6,005,752	6,275,677	12,461,126
REVENUE GRAND TOTALS:	3,353,068	6,275,677	12,461,126
EXPENSE GRAND TOTALS:	6,005,752	6,275,677	12,461,126
NET GRAND TOTALS:	(2,652,684)	-	-



REVENUE



Tipping Fee Breakdown at \$44/ton

Item	Rate	Totals
DNR	\$13.00	\$2,600,000
Ringle	\$2.21	\$442,000
Closure	\$4.00	\$800,000
Long Term Care	\$4.00	\$800,000
Operations	\$20.79	\$4,158,000
TOTAL	\$44.00	\$8,800,000

- Solid Waste Public Charges - Estimates based on predicted incoming tonnage of 200,000 tons per year
- Tipping fee contract rate - \$44/ton
- \$13/ton to DNR and \$2.21/ton to Ringle

REVENUE

- **Other Financing Sources Total \$7,745,491**

- Area B Closure Escrow \$5,280,491
 - Current Balance \$5,437,898
- Transfer from Fund Balance \$1,925,000
 - \$1,200,000 CIP Landfill Compactor
 - \$250,000 CIP Gas System Improvements
 - \$475,000 Leachate Hauling
- Transfer from Operating Budget \$241,000
 - \$235,000 for Household Hazardous Waste
 - \$6,000 for Recycling Program
- Transfer from Long Term Care Accounts \$299,000
 - \$124,000 Area A
 - \$175,000 Area B

2024 EXPENSES

• Capital Improvements	\$6,730,000
• Leachate Treatment	\$1,301,500
• Engineering and Planning	\$436,000
• Diesel Fuel	\$375,000
• Contractual Services	\$335,000
• Other Cap Equipment	\$300,000
• Equipment Rental	\$250,000
• Hazardous Waste	\$235,000
• Employee Salaries/Wages	\$724,214

LOOKING AHEAD TO 2024

- **Area B Landfill Final Closure** - The department will work to finish filling any remaining capacity in the Area B landfill. Area B still contains some usable capacity, and any remaining space will be utilized for disposal to the extent possible. In 2024, a final cap will be placed on 17 acres of the Area B landfill. The Department currently spends nearly \$500,000 per year on leachate treatment on this landfill alone – closure of 17 acres is projected to reduce leachate generation by 70-80% percent and allow a savings of nearly \$400,000 per year. This project will be funded through the Area B closure fund at a cost of \$5.5 million.
- **Leachate Management & Disposal**- Leachate is the wastewater that is collected at the bottom of a landfill. This wastewater must be hauled off site and treated before discharge into local waterways. In 2019, the Department's nearly 40-year relationship with Domtar Papermill for the disposal of leachate ended. As a result, leachate disposal has become the department's most expensive item to the overall budget. Over the past 3 years, the team has worked to manage these costs and save nearly \$500,000 in just 2022 alone. Work will continue on capping, surface management, slope stability, and channeling stormwater away from the landfill areas – efforts that have yielded very positive results thus far. In 2024, the Department will work with local treatment plants to establish new relationships to reduce the need for long distance transportation for disposal. Success in these efforts will significantly reduce the overall cost of leachate management.
- **Ringle Committee Relations** – In 2022, the Department signed a new agreement with the Town of Ringle for a new 30-acre landfill expansion that will take the Department into 2040. This new agreement also put in place a landfill monitoring committee that will oversee landfill operations and provide support and guidance for managing nuisance conditions. The committee will meet monthly to focus on relationship building and evaluating opportunities for mutual benefit.
- **Equipment Procurement** - The primary work at the landfill is done with a refuse compactor. For nearly 10 years, the team continued to extend the life of the three older compactors by rebuilding them rather than buying new (which ranges from \$1 million to \$1.5 million). Annually, the older compactors are rebuilt and repaired, but are reaching the end of their usable life. In 2024, the Department will need to procure a newer compactor or face a significant reduction in compaction. The Department will evaluate a certified rebuild program with full warranty versus purchasing brand new. This CIP project will be funded through Solid Waste reserves.
- **Gas Royalty Distribution** – In 2024, Marathon County will look to utilize the gas royalty payments in a way to benefit the community – the users of the landfill. The team has modified the 2024 budget in a way to offer financial support back to the general fund. While this change comes with some challenges, it provides a unique way to support Marathon County's residents and reduce the need to increase taxes. In 2024, approximately \$200,000 from the Gas Royalty payments from our energy partner will be distributed back to the General Fund. This expense will also serve as a baseline for administrative services that are being provided to Solid Waste such as HR, Finance, IT, and legal services.
- **Fee Increases** - Tipping fees will increase in 2024 to better manage the increasing costs of fuel and construction. To adjust, disposal fees will be increasing from \$56 per ton to \$58 per ton, but maintaining a competitive pricing structure within the central Wisconsin area. Contract rates for customers who have accounts with the department will be increased by 3.2% following CPI increases. Municipal customers will only see an increase of 2% to help better manage their costs relative to tax dollars. Other increases include recycling fees for appliances, electronics, and tires; and other materials like yard waste, concrete, and shingles.

Landfill Closure of AREA B

Approximate Cost: \$5,280,000 – DNR Closure Account



- Last phase closed in 2004
- Closure/Cap – clay, plastic, drainage, rooting zone
- Closure required per WDNR regulations once elevations are reached
- No alternatives to closing other than delaying.
- Cost savings - \$400,000 per year in wastewater

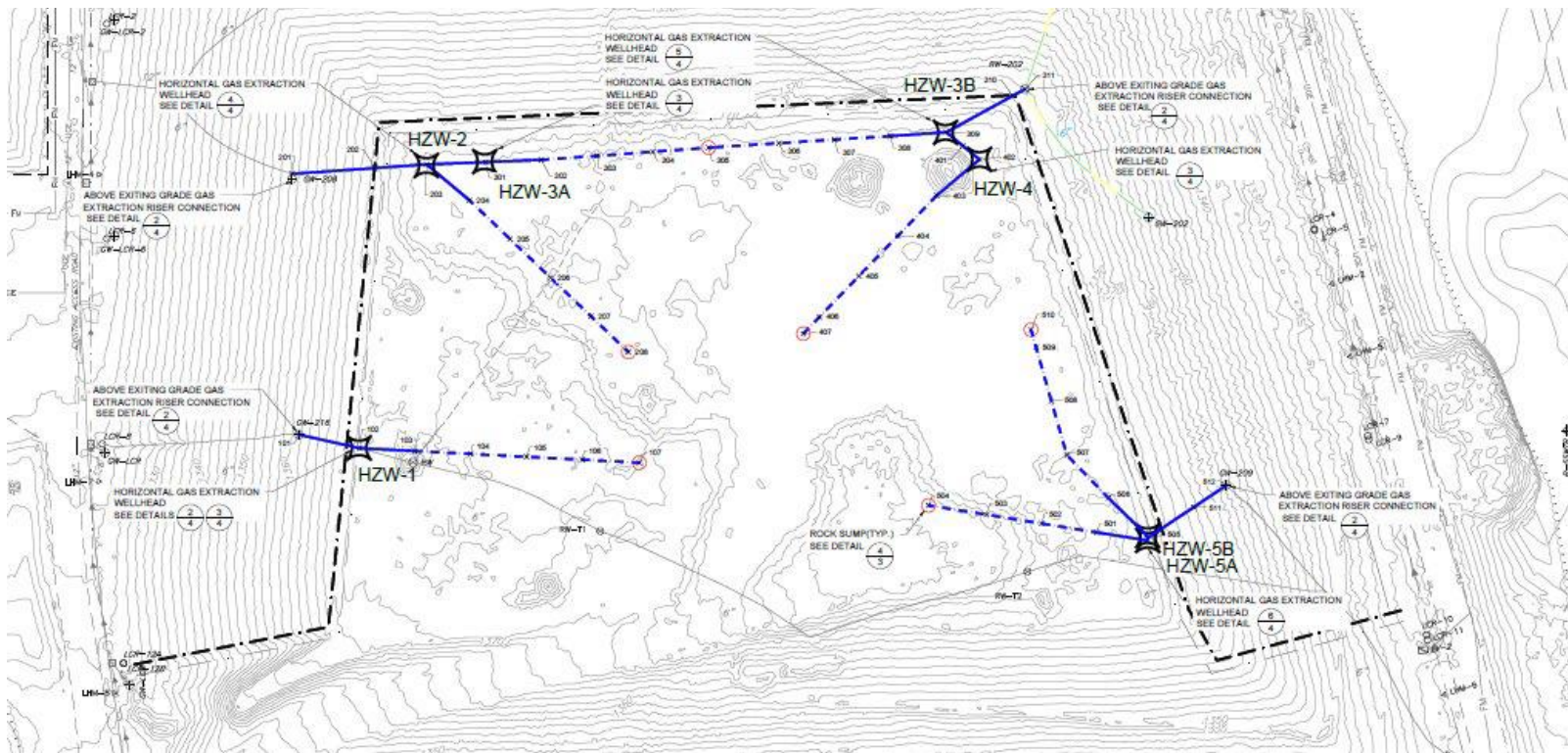
Leachate Management \$1,301,500



- 3 Landfills
- 4 Loads/day to Plover
- 2 Loads/ day to St. Point
- 10,000,000 Gal per yr
- City of Wausau Disposal Agreement in 2024 to reduce hauling expense

Gas Royalty with Viridi Energy

- \$300,000 Addition Revenue from Landfill Gas – projected to increase in 2025 based on RNG startup



Equipment Procurement

- Need reliability to achieve compaction efficiency
- Current Landfill Compactors reaching their usable life
 - 30,000 hours – wheels are worn out - \$350,000/set of wheels
 - Multiple Engine Rebuilds already done at \$100,000 each
 - New Landfill Compactor \$1,200,000
 - Refurbished with warranty around \$800,000

Tons/YR	Density	CY Used/YR	Total CY Capacity	Years	Revenue	Additional Revenue
200,000	1500	266,667	4,000,000	15	132,000,000.00	-
200,000	1600	250,000	4,000,000	16	140,800,000.00	8,800,000.00
200,000	1700	235,294	4,000,000	17	149,600,000.00	17,600,000.00
200,000	1800	222,222	4,000,000	18	158,400,000.00	26,400,000.00
200,000	1900	210,526	4,000,000	19	167,200,000.00	35,200,000.00
200,000	2000	200,000	4,000,000	20	176,000,000.00	44,000,000.00

Community Partners

- Fee increases in 2024
 - 3.2% following CPI increases for all customers
 - 2% for municipal partners – Towns, Villages, and Cities
- Keeping costs manageable for curbside pickup
- Continued Relationships for RUs of Recycling
- Continued support for local business disposal needs
- Continued support of Regional Solid Waste Agreement with Shawano and Portage County
- Market competition with private sector for tonnage



Key Takeaways

- Renewable Natural Gas (RNG)
 - Gas Royalty sharing
- Significant Capital Expenses
 - Expansions and Closure
 - Equipment Procurement
- Future Considerations
 - Leachate Treatment Options
 - Internal engineering work
- Top 3 Operational Expenses
 - Leachate Management
 - Diesel Fuel
 - Planning and Engineering



**Parks, Recreation & Forestry
210 Parks Fund
All Cost Centers**

Accounts	<u>FY2023</u> <u>Actuals (thru mid-Sept.)</u>	<u>FY2023</u> <u>FY23 County Amended</u>	<u>FY2024</u> <u>FY24 Requested Budget</u>
Revenues			
Intergovernmental Charges for Services	14	87,700	1,500
Intergovernmental Revenue	198,861	0	0
Licenses and Permits	500	0	0
Miscellaneous Revenue	37,494	77,000	100,395
Public Charges for Services	1,360,055	1,457,730	1,564,080
Other Financing Sources	12,899	672,251	952,548
Total Revenues	1,609,823	2,294,681	2,618,523
Expenses			
Building Materials	83,443	193,800	169,050
Capital Outlay	0	1,663,146	937,181
Contractual Services	272,555	573,696	722,033
Fixed Charges	4,999	175,431	88,959
Grants, Contributions, Indemnities and	0	0	0
Operating Expenses	244,299	427,923	478,449
Personnel Services	1,967,086	2,412,765	2,402,303
Total Expenses	2,572,383	5,446,761	4,797,975
<u>Net Change</u>	<u>-962,560</u>	<u>-3,152,080</u>	<u>-2,179,453</u>



**GENERAL ZONING (CHAPTER 17) AND SHORELAND, SHORELAND-WETLAND, AND FLOODPLAIN
(CHAPTER 22) FEE SCHEDULE.**

Description Fee:

General Zoning	Single & Two Family Residence.....	\$325
	Residential & Agricultural Additions/Alterations.....	\$200
	Accessory Structures/Additions less than 100 sq. ft.....	Exempt
	Accessory Structures/Additions 101-800 sq. ft.....	\$125
	Accessory Structures/Additions greater than 800 sq. ft.....	\$250
	Residential Fences.....	\$50
	Private Roof Mounted Solar Array.....	\$50
	Private Ground Mounted Solar Arrays.....	See Accessory Structures
	Commercial and Industrial New Construction/Other.....	\$500
	Commercial and Industrial Additions.....	\$300
	Metallic Mining (based on activity; exploration, bulk-sampling etc.)	See Chapter 17
	Buffer Screening plan approval separate from original application.....	\$100
	Photometric/lighting plan approval separate from original application.....	\$100
	Renewal of Zoning Permit.....	\$50
	Temporary/Special Event Zoning Permit.....	\$175
	Hunting/Fishing Shelter.....	\$175
	Signs.....	\$175
	Ponds.....	\$225
	Stock Water Ponds.....	\$50
	Mobile Tower Permits (new tower sitting)	\$225
	Small Wind Energy Systems (300kilowatts or less).....	\$100/Turbine
	Sale or Exchange Review County Zoned Towns (includes POWTS and Zoning Review).....	\$100
	Sale or Exchange Review Non-County Zoned Towns (POWTS Review Only)	\$50
Shoreland Zoning	Shoreland Alteration (Includes Demolition Permit).....	\$400
	Boathouse.....	\$125
	Mitigation Plan/Affidavit (includes Register of Deeds fee).....	\$175
	Staking (Required within 100 feet of the Ordinary High Water Mark).....	\$175
	Demolition Permit (Required within 100 feet of the Ordinary High Water Mark).....	\$50
Navigability Determination.....	\$250	
BOA and ERC	Zoning Change/Rezone.....	\$600
	Conditional Use Permit.....	\$600
	Appeal to Board of Adjustment	\$600
	Variance Board of Adjustment.....	\$600
	Renew Conditional Use Permit.....	\$100
	Reconsideration of ERC or BOA Decision.....	\$100
Airport Approach Protection	Airport Height Principal Structure (includes Register of Deeds fee).....	\$80
	Airport Height Accessory Structure greater than \$2,000 (includes Register of deeds fee).....	\$55
	Airport Height Accessory Structure less than \$2,000 (includes Register of Deeds fee).....	\$45
Other	All Town, County, and State (Municipal) Permits	Exempt
	Conservation projects with signed costsharing contract with Marathon County	Exempt

PLEASE NOTE:

- Zoning Fees are applicable to Shoreland Areas.
- Any after the fact permit fee will be double the original fee.



CONSERVATION SERVICES FEE SCHEDULE

<u>Description</u>	<u>Fee*</u>
Farmland Preservation Program	
Monitoring (charged every 4 years):	
Pre August 23 rd , 2005 contracts.....	No fee
1 – 100 acres	\$50
101 – 200 acres	\$125
Each additional 200 acres	\$60
Animal Waste and Manure Management Ordinance	
Waste Storage Facility Closure	\$200
New Construction or Modification Application	\$400
Construction Permit:	
Transfers and systems up to 250,000 gallons.....	\$250
Storage up to 250,000 gallons	\$250
Storage of 250,000 to 5,000,000 gallons	\$500
Storage greater than 5,000,000 gallons.....	\$1000
Technical Services	
Conservation Specialist	\$50/hr.
Conservation Analyst	\$75/hr.
Livestock Facilities Licensing Ordinance	
Application.....	\$1,000 State Cap
Annual review.....	\$500/yr.
Non-compliance follow-up.....	\$250/visit

Equipment Rentals

Tree Planter.....\$25/1,000 seedlings – minimum fee \$100

No-till Drill.....\$50 plus \$8/acre

Cyclone Seeder.....\$20 per day

Equipment Delivery Fee.....\$100

Cost Share Grants-Technical Assistance and Administration Fee to Landowners¹.....

.....8% of grant amount, no cap

*After the fact permit fee will be double the original fee. Minimum of \$200.

Fee Authority:

66.0628 Fees imposed by a political subdivision.

(1) In this section, "political subdivision" means a city, village, town, or county.

(2) Any fee that is imposed by a political subdivision shall bear a reasonable relationship to the service for which the fee is imposed.

(3) If a political subdivision enters into a contract to purchase engineering, legal, or other professional services from another person and the political subdivision passes along the cost for such professional services to another person under a separate contract between the political subdivision and that person, the rate charged that other person for the professional services may not exceed the rate customarily paid for similar services by the political subdivision.

¹ Landowners will be advised of this fee and options for payment prior to the signing the cost share agreement. They are required to sign an agreement with the County acknowledging they understand and must pay this service fee as part of receiving cost-share agreement.

Proposed Non-Metallic Mine Annual Fee* (County Fee Only)

Mine Size	Current Fees	Proposed Marathon Fees	Difference	Number of Mines in Category*	Total Revenue generated
0-.99 Acres	\$100	\$125	\$25	13	\$ 1,625.00
1-5 Acres	\$225	\$280	\$55	32	\$ 8,960.00
6-10 Acres	\$450	\$555	\$105	20	\$ 11,100.00
11-15 Acres	\$675	\$835	\$160	17	\$ 14,195.00
16-25 Acres	\$1,125	\$1,390	\$265	14	\$ 19,460.00
26-50 Acres	\$2,250	\$2,775	\$525	19	\$ 52,725.00
51-100 Acres	\$4,500	\$5,550	\$1,050	3	\$ 16,650.00
>100 Acres	\$5,000+\$45 per additional acre	\$6170 + \$55 per additional acre	\$1170 + \$10	3	\$ 32,865.00
				121	\$ 157,580.00

*Fee is inflation adjusted - 2018 to July 2023

*NOTES: Mine numbers in each category came from 2022 NR 135 report.

Current annual fee for each category was placed in Bureau of Labor and Statistics inflation calculator (calculator set for 2018 - July 2023). Ran numbers for each category. Rounded up in every category to nearest five or whole number ending in zero.



NONMETALLIC MINING RECLAMATION FEES
Marathon County Annual Fee (Chapter 21)

Acres Disturbed	Marathon County Fee	WI DNR Fee	Total Fee
0-.99	\$125	\$15.00	\$140
1-5	\$280	\$35.00	\$315
6-10	\$555	\$70.00	\$562
11-15	\$835	\$105.00	\$940
16-25	\$1390	\$140.00	\$1530
26-50	\$2775	\$160.00	\$2935
51-100	\$5550	\$175.00	\$5725
>100	\$6170 + \$55 per each additional acre	\$175.00	TBD

Please Note:

Acres are rounded to the nearest whole acre.

After the fact permit fee will be twice that of the original fee.

Reclamation Permit Fee is based on the total acreage of the proposed mine site.

DNR fee is per NR 135.39

12.04 Large Assemblies Ordinance Overview

Laurie Miskimins; CPZ Director, Shad Harvey; Land Resources Manager,
Garrett Pagel; Land Use Specialist



Reason for Update

2022 Review by Corporation Counsel found:

- Potentially Unconstitutional
- Unenforceable



Work Group

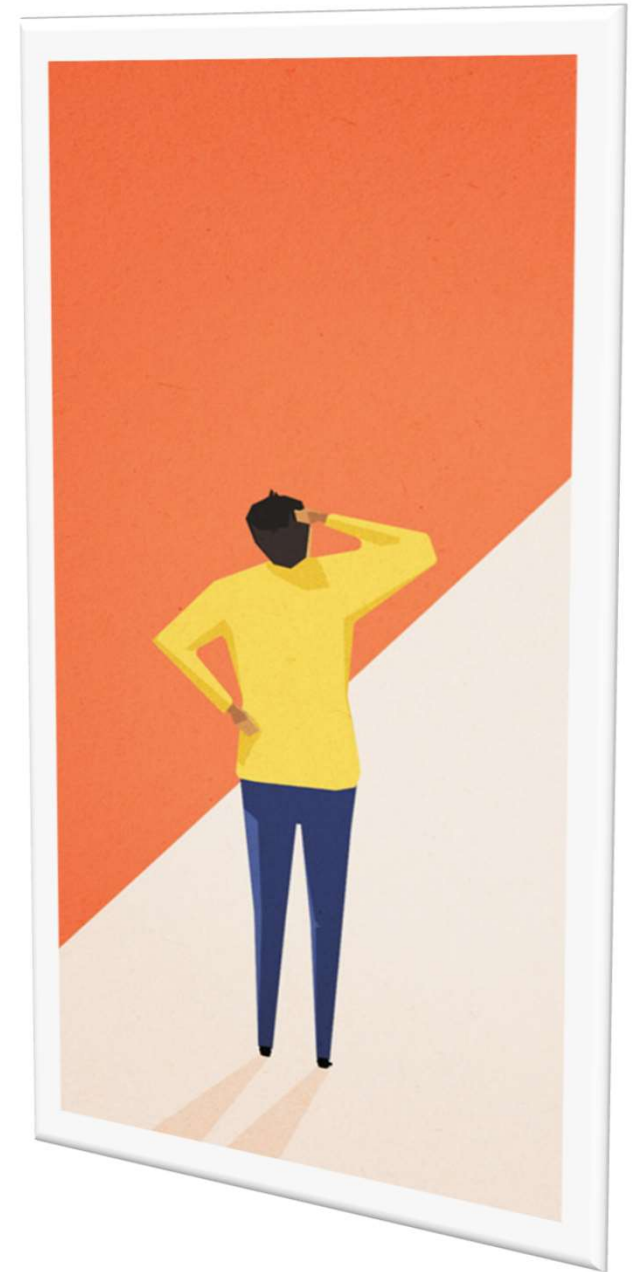
- A work group was created to analyze and create an enforceable ordinance that regulates large assemblies in Marathon County to protect public health and safety.
- The Work Group consists of Members from:
 - Environmental Resource Committee
 - Public Safety Committee
 - Infrastructure Committee
 - Marathon County Staff from:
 - Conservation ,Planning & Zoning
 - Emergency Management
 - Health
 - Parks, Recreation & Forestry
 - Highway
 - Sheriffs' Office



Purpose of Ordinance*

- Regulate the assembly of large numbers of individuals in excess of those who would normally be requiring the services of the health, sanitary, fire, police, transportation and utility agencies which are regularly provided in the County;
- Regulate the assembly of large numbers of individuals in excess of those who regularly occupy the event location to minimize adverse impacts to surrounding properties and uses.

* All slides from this point forward are in reference to the DRAFT Ordinance being reviewed by the committees and Town.



Applicability



Where?

All unincorporated areas of Marathon County regardless of zoning status.



Why?

The objective is to protect people and the resources of Marathon County.

Threshold for Application

- 3,000 or more attendees at any one time, or in aggregate over the course of 8 consecutive hours.



Exceptions

- Established
 - Places of Worship
 - Stadiums
 - Athletic Fields
 - Arenas
 - Auditoriums
 - Coliseums
- Business where the primary product of said business is providing regular event space (Must be correctly zoned and have all necessary permits (Town, County, State, Federal)).



Exceptions cont'

- The ordinance fees shall not apply to government sponsored events held on government owned property where the proceeds are returned to the government/community, nor to assemblies required to be licensed by other laws, rules, resolutions or ordinances and regulations of Marathon County. NOTE: This does not exempt organizations from any other local regulations or any zoning ordinances in effect where the event is taking place.

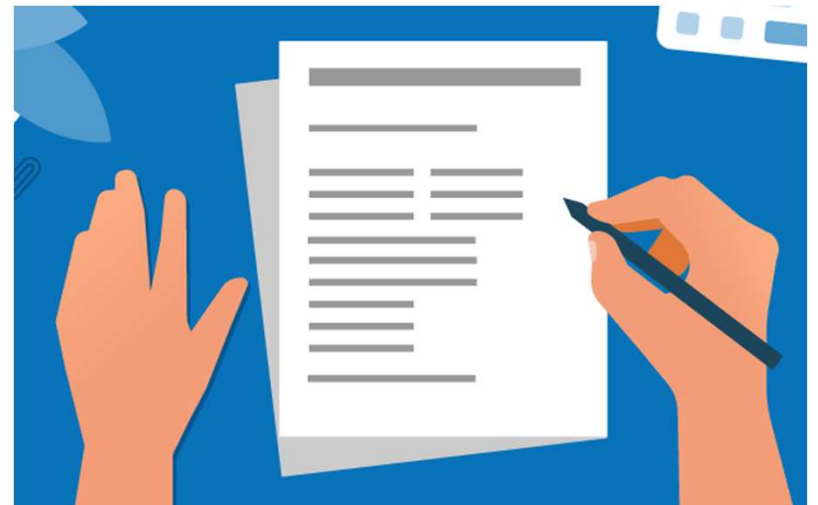
Fees and Recovery



- The applicant shall submit a fee for an Assembly Permit as specified in the associated Schedule of Fees.
 - Fee schedule as well as insurance and liability are still being developed in cooperation with corporation counsel.
- Recovery (Extraordinary Services)
 - Events that require County owned materials and/or staff labor may be subject to additional fees based on demands/requirements to meet the request.

Implementation

- All applications will be submitted to CPZ and distributed to the applicable departments for their individual review based on standards listed in the ordinance.
- Enforcement
 - Specifics regarding enforcement and violations are being developed by staff and Corporation Counsel.



Timeline for Adoption

September
2023
Work Group
developed draft
ordinance.

November
2023
Receive final
input from
Standing
committees and
Towns

January 2024
Presentation to
County Board
and target
adoption

October 2023
Informational
presentations to
Standing committees
& Town outreach

December
2023/January
2024
Final Ordinance
presentations
to Standing
committees

Your Role

- Review draft ordinance
 - Draft ordinance will be sent to you via email on (DATE)
- Provide feedback and comments
 - Submit comments to CPZ by November 10th



Questions



Contact Information

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CPZ Director

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Shad Harvey

Land Resources Manager/Zoning Administrator

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Garrett Pagel

Land Use Specialist

715.261.6039

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ENVIRONMENTAL RESOURCES COMMITTEE

TENTATIVE 2024 MEETING DATES

ERC Public Hearing Date	Application deadline (Complete)
1/5/24 1PM	11/21/23
1/30/24	12/16/23
3/5/24	1/20/24
4/2/24	2/17/24
*4/30/24	3/16/24
6/4/24	4/20/24
7/2/24	5/18/24
7/30/24	6/15/24
9/3/24	7/20/24
10/1/24	8/17/24
11/5/24	9/21/24
12/3/24	10/19/24

****All meeting dates after April 2nd are subject to change based on Rules Review Committee direction in April 2024***