



**Marathon County  
Environmental Resources Committee Minutes  
Tuesday, October 31, 2023  
500 Forest Street, Wausau WI**

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

Via in person,  
Webex  
Or phone

**MEETING RECORDING**

Also present via Webex, phone or in person: Laurie Miskimins, Shad Harvey, Nicole Delonay, Garrett Pagel - Conservation Planning and Zoning; Jamie Polley – Parks and Department; Michael Puerner, Corporation Counsel, John Robinson – County Board Supervisor, Krystal Kleman, Michael Kleman

1. **Call to order** – Called to order by Chair Langenhahn at 3:05 p.m.
2. **Pledge of Allegiance to the Flag**
3. **Public Comment** –
4. **Approval of October 3, 2023, Committee minutes**  
**Motion /** second by Ritter/Drabek to approve of the October 3, 2023, Environmental Resources Committee minutes.  
 Motion **carried** by voice vote, no dissent.
5. **Operational Functions required by Statute, Ordinance, or Resolution:**
  - A. **Public Hearings, Review, Possible Actions, and Possible Recommendations to the County Board for its Consideration (County Zoning changes)**
    1. Tim Vreeland on behalf of Maynard Matthie– G-A General Agriculture and U-R Urban Residential to R-R Rural Residential – Town of Rib Falls (0:04)

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

There was no additional testimony in favor or opposed to this rezone request virtually or in person. The testimony portion of the hearing was closed at 3:13 p.m. Committee deliberated and applied the standards for this request by reviewing and completing the decision sheet.



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

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

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

2. Matthew Hoeft - from R-E Rural Estate to G-A General Agriculture - Town of Guenther (0:09)

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

There was no additional testimony in favor or opposed to this rezone request virtually or in person. The testimony portion of the hearing was closed at 3:17 p.m. Committee deliberated and applied the standards for this request by reviewing and completing the decision sheet.

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

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

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

3. Tim Vreeland on behalf of Mitch Gumz - from F-P Farmland Preservation to L-D-R Low Density Residential - Town of Hull (0:12)

Discussion: Pagel was sworn in and noted the staff report and decision sheet had been



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

There was no additional testimony in favor or opposed to this rezone request virtually or in person. The testimony portion of the hearing was closed at 3:25 p.m. Committee deliberated and applied the standards for this request by reviewing and completing the decision sheet.

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

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

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

4. Jason Pflieger on behalf of Bradley Krueger – R-E Rural Estate to G-A General Agriculture - Town of Plover (0:21)

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

There was no additional testimony in favor or opposed to this rezone request virtually or in person. The testimony portion of the hearing was closed at 3:30 p.m. Committee deliberated and applied the standards for this request by reviewing and completing the decision sheet.

Action: **Motion** / second by Drabek/ Sherfinski to recommend approval to County Board, of the Bradley Krueger rezone request. Noting the reasoning provided in the staff report and conclusions of law, the Committee determined the rezone is consistent with the Marathon County and Town comprehensive plans and is not located in the Farmland Preservation Zoning District. Adequate facilities are present or will be provided and providing any necessary public facilities will not burden local government. Based on the proposed land division and existing land uses onsite the rezone should not result in any adverse effect on



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natural areas. The committee made their recommendation of approval based on the information, findings of fact, and conclusions of law as described in the CPZ staff report included in the ERC packet.

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

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

5. Michael and Janice Kleman on the behalf of Chris and Krystal Kleman – G-A General Agriculture to R-R Rural Residential – Town of Reid (0:25)

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

There was no additional testimony in favor or opposed to this rezone request virtually or in person. The testimony portion of the hearing was closed at 3:34 p.m. Committee deliberated and applied the standards for this request by reviewing and completing the decision sheet.

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

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

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

6. Marathon County Parks, Recreation, and Forestry Department on behalf of Micke Family Trust – C-V/R-C Conservancy and Recreation to G-A General Agriculture and G-A General Agriculture to C-V/R-C Conservancy and Recreation – Town of Plover (0:29)

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



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There was no additional testimony in favor or opposed to this rezone request virtually or in person. The testimony portion of the hearing was closed at 3:40 p.m. Committee deliberated and applied the standards for this request by reviewing and completing the decision sheet.

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

B. Review and Possible Recommendation to County Board for its Consideration (Town Zoning changes pursuant to §60.62(3) Wis. Stats.) – (0:35)

1. Ringle – Town Zoning Ordinance Section 13
2. Ringle – Town Zoning Ordinance Section 11.03(7)
3. Ringle – Town Zoning Ordinance Section 4.08(3)

Action: **Motion** / Second by Oberbeck/Drabek to approve the Town of Ringle Zoning Ordinance for Sections 13, 11.03(7) and 4.08(3).

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

C. Review and Possible Recommendations to County Board for its Consideration - None

D. Review and Possible Action

1. Discussion of Human Resources, Finance, and Property Committee's 2024 Proposed Budget and Possible Recommendations Regarding Modification (0:39)
2. Discussion of Marathon County Assemblies Ordinance (12.04) Draft (CPZ) (0:41)  
Follow-through: The committee asked CPZ to seek out input from the Taste and Glow and Steam Show events. Further, the committee asked the 12.04 Workgroup to revisit/examine Section 11(h) of the draft ordinance to determine if more guidance should be given on how to arrive at that number. Additionally, examine the whole draft ordinance for where more guidance should be given, or best practice/help sheets might be helpful for applicants.

**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, Chapter 21- Non-Metallic Mining Reclamation,  
Chapter 22 – Shoreland, Shoreland-Wetland, and Floodplain Code (CPZ) (1:52)



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7. **Policy Issues Discussion and Committee Determination to the County Board for its Consideration** -None
8. **Next meeting date, time & location, and future agenda items:**  
**Tuesday, December 5, 2023, 3:00 p.m. *Marathon County Courthouse, Assembly Room***  
**500 Forest Street Wausau WI**
  - A. Committee members are asked to bring ideas for future discussion.
  - B. Announcements/Requests/Correspondence
9. **Adjourn – Motion/** second by Drabek/ Sherfinski to **adjourn** at 5:04 p.m.  
Laurie Miskimins, CPZ Director  
For Jacob Langenhahn, Chair  
cc: (via email/web site) ERC members; County Administrator; Corporation Counsel; County Clerk

LM/nd