



MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE AGENDA

Date & Time of Meeting: **Tuesday, January 31, 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 (Towns & 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 January 3, 2023, January 6, 2023, & January 24, 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. Laurie A Bootz Trustee, on behalf of Magdalen Conrad Trust - G-A General Agriculture to R-E Rural Estate - Town of Elderon.
 2. Jordan Weaver - RE Rural Estate to RR Rural Residential and from RE Rural Estate to NC Neighborhood Commercial - Town of Hull
 3. Shad Harvey on behalf of Conservation, Planning, and Zoning (CPZ), text amendment changes to the General Code of Ordinance for Marathon County Chapter 15 – Private Sewage System, Chapter - 17 Zoning Code, and Chapter 18 – Land Division and Survey Regulations: <https://tinyurl.com/2btbpy6e>
 - 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. Resolution for use of Environmental Impact Funds to fund repair and replacement of aerators at the Big Eau Pleine
 2. Recommendation of Adoption of the Westside Master Plan
 - D. Review and Possible Action – None.

**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. Brief Update on Proposed State Legislation related to Salt Pollution Prevention, De-Icer Applicator Certification, and Liability Protection
 2. Motion to go into closed session (roll call vote suggested) pursuant to § 19.85(1)(e) for the purpose of conducting other specified public business, whenever competitive or bargaining reasons require a closed session, to wit: updates relative to cost estimates for Marathon Park water project.
 3. Motion to Return to Open Session (roll call vote not required)
 4. Announcements and/or Action Regarding Closed Session Discussion

7. Policy Issues Discussion and Potential Committee Determination – None

8. Next meeting February 28, 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

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:

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: 1/24/2023 _____

Time: 12pm _____

By: nd _____

Date/Time/By: _____

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



Marathon County
Joint Human Resources, Finance, & Property Committee/ Solid Waste Management Board/ Environmental Resources Committee Minutes
Tuesday, January 3, 2023
500 Forest Street, Wausau WI

Environmental Resources Committee:		<u>Member</u>	<u>Present</u>	<u>Not present</u>
<i>Chair</i>		Jacob Langenhahn	X	} Via in person, Webex Or phone
<i>Vice-Chair</i>		Rick Seefeldt	X	
		Allen Drabek	X	
		Dave Oberbeck	X	
		Andrew Venzke	X	
		Tony Sherfinski	X	
		Kim Ungerer	X	
		Mike Ritter	X	
		Marilyn Bhend	X	
		Rodney Roskopf	X	

Human Resources, Finance & Property Committee:		<u>Member</u>	<u>Present</u>	<u>Not present</u>
<i>Chair</i>		John Robinson	X	} Via in person, Webex Or phone
<i>Vice-Chair</i>		Alyson Leahy	X	
		Kurt Gibbs	X	
		Gayle Marshall	X	
		Kody Hart	X	
		Ann Lemmer	X	
		Yee Leng Xiong	X	

Solid Waste Management Board Committee:		<u>Member</u>	<u>Present</u>	<u>Not present</u>
<i>Chair</i>		Thomas Seubert	X	} Via in person, Webex Or phone
<i>Vice-Chair</i>		Jean Maszk	X	
		David Baker	X	
		Kerry Brimmer	X	
		Brad Lenz	X	
		Myron Podjaski	X	
		Dennis Gonnering	X	
		Ashley Lang	X	
		Allen Drabek	X	

Also present via Webex, phone or in person: Laurie Miskimins, Nicole DeLonay, Shad Harvey, and Garrett Pagel– Conservation, Planning, and Zoning (CPZ); Jamie Polley– Parks Department; Lance Leonhard – County Administrator; Chris Holman – Deputy Administrator; Mike Puerner – Corporation Counsel; Meleesa Johnson, and Dave Hagenbucher – Solid Waste Department, Margaret Fuentes

1. **Call to order** – Environmental Resources Committee called to order by Chair Langenhahn at 3:00 p.m. Human Resources, Finance and Property Committee called to Order by Chair Robinson at 3:00 p.m. Solid Waste Management Board Committee called to order by Chair Seubert at 3:00 p.m.
2. **Pledge of Allegiance to the Flag**
3. **Public Comment** – None.
4. **Policy Issues Discussion and Potential Environmental Resources Committee, Human Resources, Finance, & Property Committee, & Solid Waste Management Board Determination**
 - A. **Motion** / second by Sherfinski/ Seefeldt to go into closed session (roll call vote was taken) pursuant to §§ 19.85(1)(e) and (g) for the purpose of conducting other specified public business, whenever competitive or bargaining reasons require a closed session, and for the purpose of conferring with legal counsel for the

Environmental Resources Committee Minutes

January 3, 2023

governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved, to with: discussion and strategy regarding potential legal or contractual action relative to Marathon County Solid Waste facility.

Motion by Xiong, Second by Lemmer to go into closed session for HRFC, motion carried on a roll call vote unanimously.

Motion by Maszk, second by Gonnering to go into closed session for SWMB, motion carried on a roll call vote unanimously.

B. ERC **Motion** by Drabek/Ritter to Return to Open Session (roll call vote not required)

HRFC **Motion** by Xiong/Lemmer to Return to Open Session (roll call vote not required)

SWMB **Motion** by Maszk/Gonnering to Return to Open Session (roll call vote not required)

C. Announcements and/or Action Regarding Closed Session Discussion

ERC Action: **Motion** / second by Ungerer/Drabek to recommend to County Board to authorize staff to take all necessary actions to acquire landfill gas rights and direct HRFP to identify funding.

SWMB Action: **Motion** / Second by Maszk/Brimmer to recommend to County Board to authorize staff to take all necessary actions to acquire landfill gas rights and direct HRFP to identify funding.

HRFC Action: No action at this time.

~~5. Operational Functions required by Statute, Ordinance, or Resolution for the Environmental Resources Committee and the Solid Waste Management Board:~~

~~A. Review and Possible Recommendations to County Board for its Consideration—~~

~~1. Resolution to execute the negotiated siting agreement between the Town of Ringle and Marathon County Solid Waste Department for Phases 6-8 of Bluebird Ridge~~

~~Action: None.~~

~~Follow Through: Tabled to January 31st ERC meeting.~~

6. Adjournment of the Human Resources, Finance, & Property Committee, and Solid Waste Management Board

SWMB: **Motion** Mazak second by Baker to **adjourn** at 5:10 p.m. Motion **carried** by voice vote, no dissent.

HRFC: **Motion** Hart second by Leahy to **adjourn** at 5:10 p.m. Motion **carried** by voice vote, no dissent.

7. Approval of November 29, 2022, Environmental Resources Committee minutes

Motion / second by Drabek/Roskopf to approve of the November 29, 2022, Environmental Resources Committee minutes.

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

8. Operational Functions required by Statute, Ordinance, or Resolution for the Environmental Resources Committee:

A. Public Hearings, Review, Possible Actions, and Possible Recommendations to the County Board for its Consideration (County Zoning changes)

1. Aaron Karlen on the behalf of Tim & Tracey Karlen - G-A General Agriculture to R-R Rural Residential – Town of Wien

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

There was no additional testimony in favor or opposed to this rezone request virtually or in person.

Testimony portion of the hearing was closed at 5:49 p.m. Committee deliberated and applied the standards for this request by reviewing and completing the decision sheet.

Action: **Motion** / second by Seefeldt/ Drabek to recommend approval to County Board, of the Karlen 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 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.

Environmental Resources Committee Minutes

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

2. Tim Vreeland on behalf of Margaret Fuentes - R-E Rural Estate to R-R Rural Residential - Town of Knowlton

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

Margaret Fuentes was sworn in and stated she is available for any questions.

There was no additional testimony in favor or opposed to this rezone request virtually or in person.

Testimony portion of the hearing was closed at 5:56 p.m. Committee deliberated and applied the standards for this request by reviewing and completing the decision sheet.

Action: Motion / second by Ritter/ Roskopf to recommend approval to County Board, of the Fuentes 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 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. Richard Kersten & Cristy Wick - G-A General Agriculture to R-R Rural Residential - Town of Knowlton

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

There was no additional testimony in favor or opposed to this rezone request virtually or in person.

Testimony portion of the hearing was closed at 6:04 p.m. Committee deliberated and applied the standards for this request by reviewing and completing the decision sheet.

Action: Motion / second by Drabek/ Roskopf to recommend approval to County Board, of the Wick 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 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.

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

1. Town of Weston – RR-2 Rural Residential to RR -5 Rural Residential

Discussion: Harvey stated the Town of Weston is town zoned, intended to change the zoning classification/district to RR- 2 Rural Residential to RR-5 Rural Residential

Action: Motion / second by Seefeldt/ Ritter to recommend approval to County Board of the Town of Weston zone change.

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

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

Environmental Resources Committee Minutes

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Per Chair Langenhahn's request, we will be scheduling a special ERC meeting to get through items C.1 & 2, and 9. 1 & 2. An email will be sent to confirm the best time available for committee members.

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

1. Resolution for use of Environmental Impact Funds to fund Groundwater Plan efforts
Follow through: Will discuss at upcoming special ERC meeting.
2. Resolution for use of Environmental Impact Funds to fund replacement of aerators at the Big Eau Pleine
Follow through: Will discuss at January 31, 2023, ERC meeting.

9. Educational Presentations/Outcome Monitoring Reports and Environmental Resources Committee Discussion

- A. Department Updates: Conservation Planning and Zoning (CPZ), Parks Recreation and Forestry (PRF), Solid Waste
1. Educational Presentation on the Animal and Plant Health Inspection Service (APPHIS); Jim Tharman, USDA APPHIS
Follow through: Will be rescheduled to February 28, 2023, ERC Meeting
 2. Chapter 15, 17, & 18 Updates: Review Summary of Proposed Changes and Schedule for Final Commenting
Follow through: Will discuss at upcoming special ERC meeting.

10. Policy Issues Discussion and Committee Determination to the County Board for its Consideration-

- A. Development of Policy on County Support of Events and revisions to Ordinance 12.04 – Assemblies
Discussion: Administrator Leonard is looking for volunteers to assist with the development of a Policy on County Support of Events and Revisions to Ordinance 12.04.

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

Tuesday, January 31, 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
- Chair Langenhahn proposed that a Special ERC Meeting be held this week to discuss the remaining sections from today's ERC meeting agenda, depending on the availability of committee members.
- B. Announcements/Requests/Correspondence

12. Adjourn – Motion Seefeldt second by Ungerer to **adjourn** at 6:10 p.m. Motion **carried** by voice vote, no dissent.

Laurie Miskimins, CPZ Director

For Jacob Langenhahn, Chair

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

LM/nd



**Marathon County
Environmental Resources Committee Minutes
Tuesday, January 6, 2023
500 Forest Street, Wausau WI**

Attendance:	<u>Member</u>	<u>Present</u>	<u>Not present</u>	
<i>Chair</i>	Jacob Langenhahn.....	X		} Via in person, Webex Or phone
<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		
	Rodney Roskopf.....	X		

Also present via Webex, phone or in person: Laurie Miskimins, Nicole DeLonay, Shad Harvey, Kirstie Heidenreich– Conservation, Planning, and Zoning (CPZ); Chris Holman – Deputy County Administrator

1. **Call to order** – Called to order by Chair Langenhahn at 11:00 a.m.
2. **Pledge of Allegiance to the Flag**
3. **Public Comment** – None.
4. **Operational Functions required by Statute, Ordinance, or Resolution for the Environmental Resources Committee:**
5. **Operational Functions required by Statute, Ordinance, or Resolution for the Environmental Resources Committee:**
 - A. Public Hearings, Review, Possible Actions, and Possible Recommendations to the County Board for its Consideration (County Zoning changes) – None.
 - 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. Resolution for use of Environmental Impact Funds to fund Groundwater Plan efforts
Discussion: Heidenreich and Miskimins discussed a summary of the Marathon County Groundwater Plan overview. There are two costing options for consideration, options in terms of what it would take to update the Groundwater Plan. CPZ staff recommend funding Option #2, which will provide a more comprehensive set of baseline data to assess and determine groundwater protection strategies moving forward.
Follow through: Motion/ second by Ritter/ Oberbeck to Approve the use of Environmental Fund Fees up to \$275,000 to update the Marathon County Groundwater Plan
 Move forward to HR, Finance, & Property, and County Board for decision.
 - D. Review and Possible Action – None.
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. Chapter 15, 17, & 18 Updates: Review Summary of Proposed Changes and Schedule for Final Commenting
Discussion: Harvey discussed the recommended code updates to Chapters 15, 17 and 18. Harvey explained that these will be brought to the next ERC meeting for final approval to bring to county board.
Follow through: Public Hearing will be held and motion will be made at the next ERC meeting.

January 6, 2023

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:

January 31, 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

1. Chair Langenhahn reiterated the creation of a workgroup for the work assembly for Administrator Leonard

8. Adjourn – Motion/ second by Seefeldt/ Drabek to **adjourn** at 11: 48 p.m. Motion **carried** by voice vote, no dissent.

Laurie Miskimins, CPZ Director

For Jacob Langenhahn, Chair

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

LM/nd



**Marathon County
Environmental Resources Committee Minutes
Tuesday, January 24, 2023
500 Forest Street, Wausau WI**

Attendance:	<u>Member</u>	<u>Present</u>	<u>Not present</u>	
<i>Chair</i>	Jacob Langenhahn.....	X		} Via in person, Webex Or phone
<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		
	Rodney Roskopf.....		X	

Also present via Webex, phone or in person: Laurie Miskimins (CPZ), David Hagenbucher (Solid Waste), Michael Puerner – Corporation Counsel, Lance Leonhard – County Administrator, Kurt Gibbs County Board of Supervisors Chair

1. **Call to order** – Called to order by Chair Langenhahn at 6:30 p.m.
2. **Pledge of Allegiance to the Flag**
3. **Public Comment** – None.
4. **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)** – None.
 - B. **Review and Possible Recommendation 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. Negotiated Agreement with the Town of Ringle for siting of Phases 6-8 of Bluebird Ridge Hagenbucher provide an overview of the updated siting agreement between the County and the Town of Ringle related to the continued expansion of the landfill. The Wisconsin Waste Facility Siting Board helped negotiate the agreement. Both parties agreed to the terms of agreement with three key items: 1) an increase in host fees for the Town of Ringle; 2) the establishment of a committee made up of Solid Waste staff and Ringle citizens to increase transparency about operations at the landfill; and 3) agreeing to signage on the roadways to discourage waste haulers from using certain Town roads.

Discussion: Supervisor Langenhahn and Bhend asked clarifying questions related to road weight limit regulations and payments.

Action: Motion/ second by Seefeldt/Drabek to move the siting agreement resolution forward to the County Board for approval. Motion **carried** by voice vote, no dissent.

Follow through: Forward to County Board for action on their next regularly scheduled meeting.
 - D. **Review and Possible Action** - None.
5. **Educational Presentations/Outcome Monitoring Reports and Committee Discussion** – None.
6. **Policy Issues Discussion and Committee Determination to the County Board for its Consideration** – None.

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

**Tuesday, January 31, 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 Ritter/Venzke to **adjourn** at 6:38 p.m. Motion **carried** by voice vote, no dissent.

Laurie Miskimins, CPZ Director

For Jacob Langenhahn, Chair

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

LM/nd

NOTICE OF PUBLIC HEARING

A public hearing will be held by the Environmental Resources Committee of the Marathon County Board of Supervisors on Tuesday, January 31st, 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 Laurie A Bootz Trustee, on behalf of Magdalen Conrad Trust to amend the General Code of Ordinance for Marathon County Chapter 17 Zoning Code to rezone lands from G-A General Agriculture to R-E Rural Estate located in the Southeast ¼ of the Northeast ¼ of Section 8, Township 27 North, Range 10 East, Town of Elderon. The area proposed to be rezoned is described as Lot 1 of preliminary CSM. Parent Parcel #022.2710.081.0994.
2. The petition of Jordan Weaver to amend the General Code of Ordinance for Marathon County Chapter 17 Zoning Code to rezone lands from RE Rural Estate to RR Rural Residential and from RE Rural Estate to NC Neighborhood Commercial location described as part of the Southwest ¼ of the Northwest ¼ of Section 12, Township North, Range 2 East, Town of Hull. The area proposed to be rezoned is described as Lot 1 and 2 of preliminary CSM. Parent Parcel # 044.2802.122.0995.
3. The petition of Shad Harvey, Conservation, Planning, and Zoning (CPZ) Land Resources Manager (Zoning Administrator), for text amendment changes to the General Code of Ordinance for Marathon County Chapters 15, 17, and 18 Ordinance Codes. The text amendments may be viewed online at <https://bit.ly/3K0t1a6> or at the Marathon County Conservation Planning and Zoning Office, 210 River Drive, Wausau WI 54403. Copies may be obtained by contacting the CPZ Department at 210 River Drive, Wausau WI 54403, or by calling (715) 261-6000.

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.



Jacob Langenhahn, Chairman
Environmental Resources Committee



Laurie Miskimins Director
Conservation, Planning, and Zoning Department

Publish: January 16 & January 23, 2023

E-mailed to: Wausau Daily Herald (WDH-Legals@wdhmedia.com) on January 13, 2023 at 10am

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):
Laurie A Bootz, trustee for the Magdalen Conrad Trust
157489 Kiwanis Rd Wausau WI 54403
hereby petition to rezone property owned by (Name & Address): Magdalen Conrad Trust dated 9/30/1996
179476 County Rd II Eland WI 54427
from the classification ~~AG~~ ^{G-A} General Ag to ~~Residential~~ ^{R-E} Rural Est. Lc

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): Vreeland Land Surveying
will provide with CSM
Parcel Identification Number (PIN): 022-2710-081-0994

3. The proposed change is to facilitate the use of the land for (be specific-list all proposed uses):
I am splitting off the house to be sold with 5 acres from the 33.94 acres. The balance of 28.94
acres will continue to be used as agriculture.

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.
There are none, we are just splitting off the house from the large plot of 33.94 acres.

B. Explain how the provision for these facilities will not be an unreasonable burden to local government.
There is none.

C. What have you done to determine that the land is suitable for the development proposed?
There will be 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.
There will be no development.

E. Explain any potential for conflict with existing land uses in the area.
There should be none, this is a residential/agricultural area.

RECEIVED

DEC 02 2022

MARATHON CO. CONSERVATION,
PLANNING & ZONING DEPT.

(OVER)

- F. Demonstrate the need of the proposed development at this location. N/A
- G. What is the availability of alternative locations? Be specific. N/A
- H. If cropland is being consumed by this Zone Change, what is the productivity of the agricultural lands involved? About a 1/2 acre will be moved to residential. Prior it was rented out for cash crop.
- 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. N/A

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 715-511-7348 Date 12-1-2022
 8. Owner's Signature [Signature] Phone _____ Date _____
 (If different)

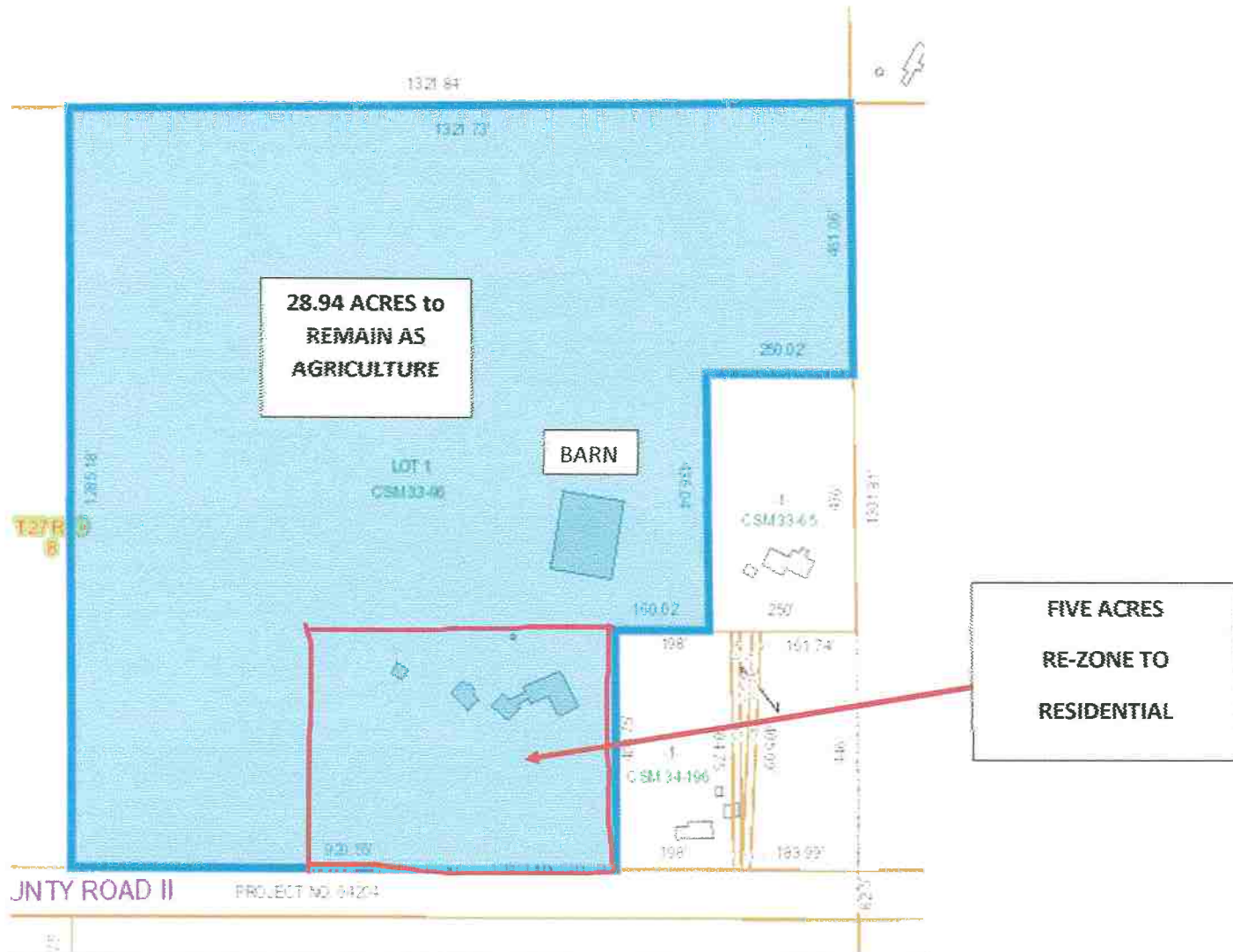
Date Fee Received: 12/2/22 ✓ **Fee \$600.00 PAYABLE TO MARATHON COUNTY**

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.

179476 County Rd II Eland WI 54427

Request to Rezone to Residential

Parcel: SE1/4 NE1/4, SECT. 8, T27N, R10E, Tax ID: 022-2710-081-0994



CERTIFIED SURVEY MAP

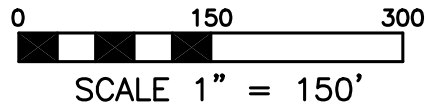
MARATHON COUNTY NO. _____

PART OF LOT 1 OF CSM 8528-33-96, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 27 NORTH, RANGE 10 EAST, TOWN OF ELDERON, MARATHON COUNTY.

VREELAND ASSOCIATES, INC.	
LAND SURVEYORS & ENGINEERS	
6103 DAWN STREET WESTON, WI. 54476	
PH (715) 241-0947	tim@vreelandassociates.us
PREPARED FOR:	LAURIE BOOTZ
FILE #:	22-0579 BOOTZ
DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND	

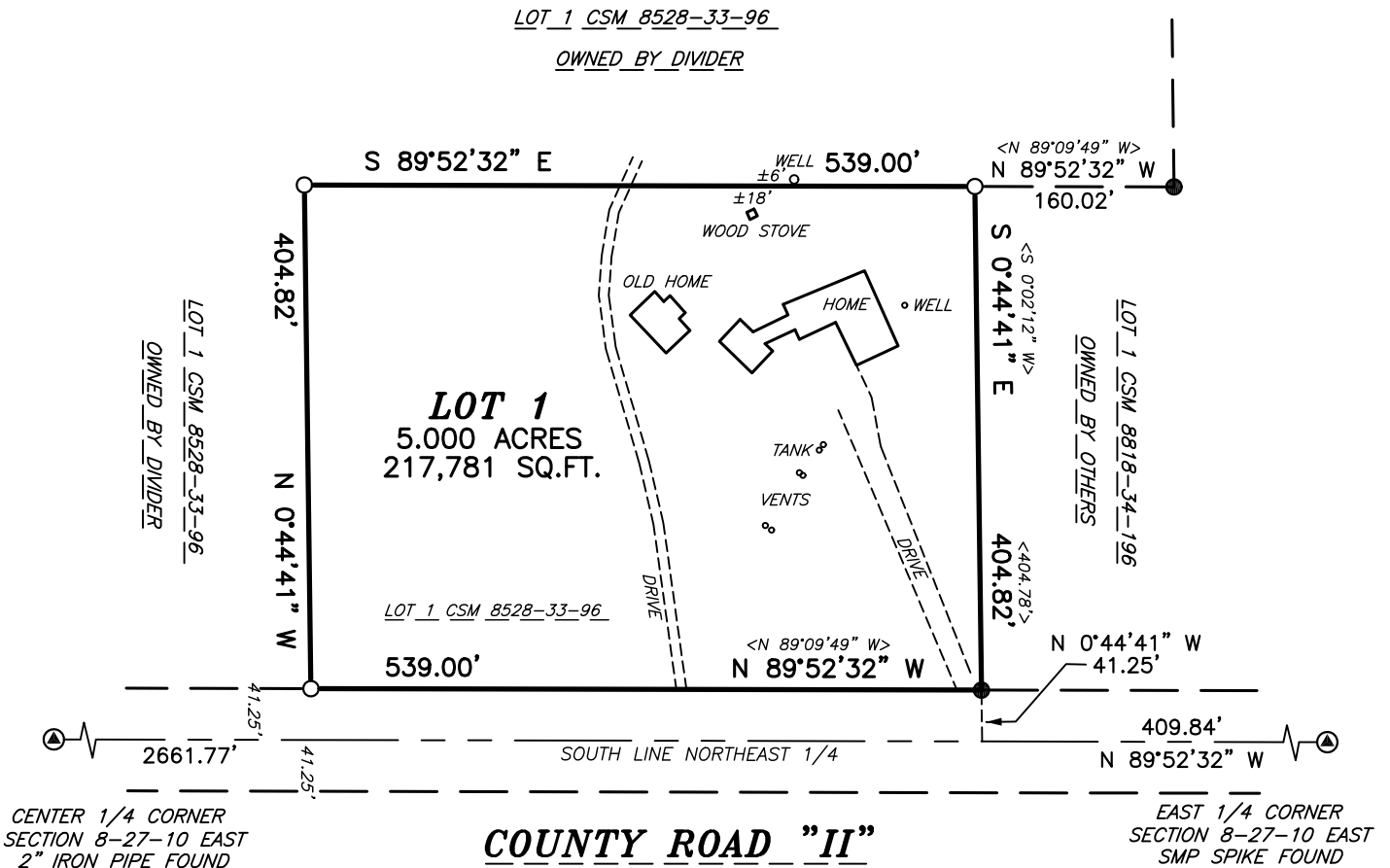
THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP, AND THE SALE OR TRANSFER OF PROPERTY REQUIRES A RECORDED DEED EXCEPTING PUBLIC DEDICATION.

BEARINGS REFERENCED TO THE SOUTH LINE OF THE NORTHEAST 1/4 BEARING N 89°52'32" W PER WISCONSIN COUNTY COORDINATE SYSTEM (MARATHON) NAD83 (2011)



LEGEND

- ⊙ = GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS
- = 1.315" OUTSIDE DIAMETER x 24" IRON PIPE 1.68 POUNDS PER FOOT SET
- = 0.75" REBAR FOUND IN PLACE
- < > = PREVIOUSLY RECORDED AS CSM = CERTIFIED SURVEY MAP



COUNTY ROAD "II"

CERTIFIED SURVEY MAP
MARATHON COUNTY NO. _____

PART OF LOT 1 OF CSM 8528-33-96, LOCATED IN THE SOUTHEAST
1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 27 NORTH,
RANGE 10 EAST, TOWN OF ELDERON, MARATHON COUNTY.

SHEET 2 OF 2 SHEETS

SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF LAURIE BOOTZ, I SURVEYED, MAPPED AND DIVIDED PART OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 8528, RECORDED IN VOLUME 33 ON PAGE 96, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 27 NORTH, RANGE 10 EAST, TOWN OF ELDERON, MARATHON COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 8; THENCE N 89°52'32" W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 409.84 FEET; THENCE N 0°44'41" W 41.25 FEET TO THE NORTH LINE OF COUNTY ROAD "II" AND TO THE POINT OF BEGINNING; THENCE N 89°52'32" W ALONG THE NORTH LINE OF COUNTY ROAD "II" 539.00 FEET; THENCE N 0°44'41" W 404.82 FEET; THENCE S 89°52'32" E 539.00 FEET; THENCE S 0°44'41" E ALONG THE EAST LINE OF SAID LOT 1 404.82 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 ELDERON, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS 7TH DAY OF DECEMBER, 2022
SURVEY PERFORMED NOVEMBER 17TH, 2022

TIMOTHY G. VREELAND P.L.S. 2291

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

BY _____

DATE _____

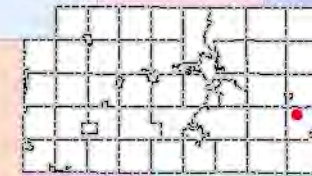
MARATHON CO. CONSERVATION,
PLANNING & ZONING DEPT.
CPZ TRACKING NO _____



Land Information Mapping System

TAYLOR

LINCOLN



WOOD

PORTAGE

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



162.20 0 162.20 Feet



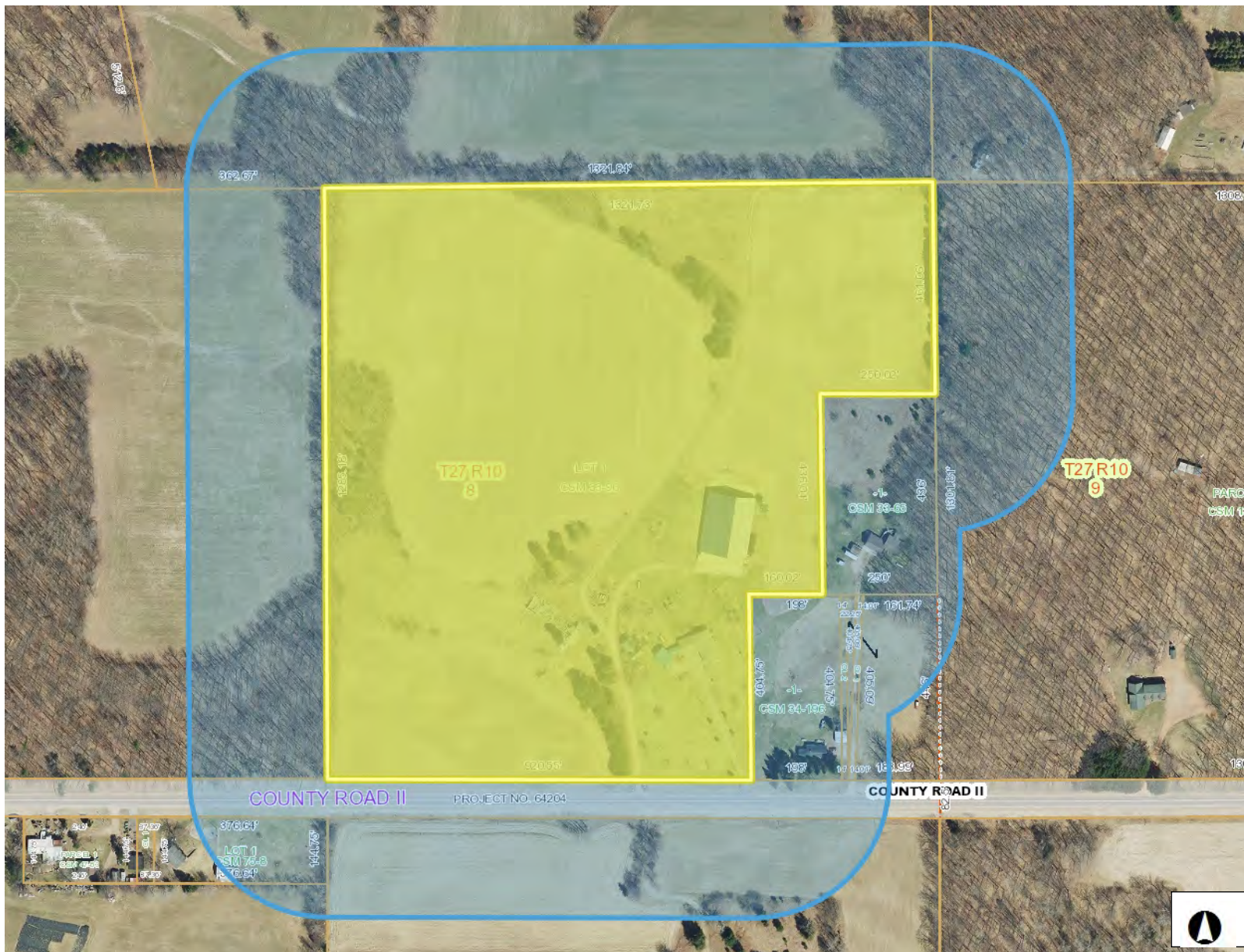
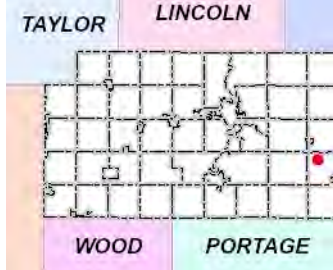
NAD_1983_HARN_WISCRS_Marathon_County_Feet

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

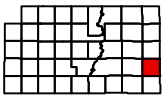
162.20 0 162.20 Feet



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

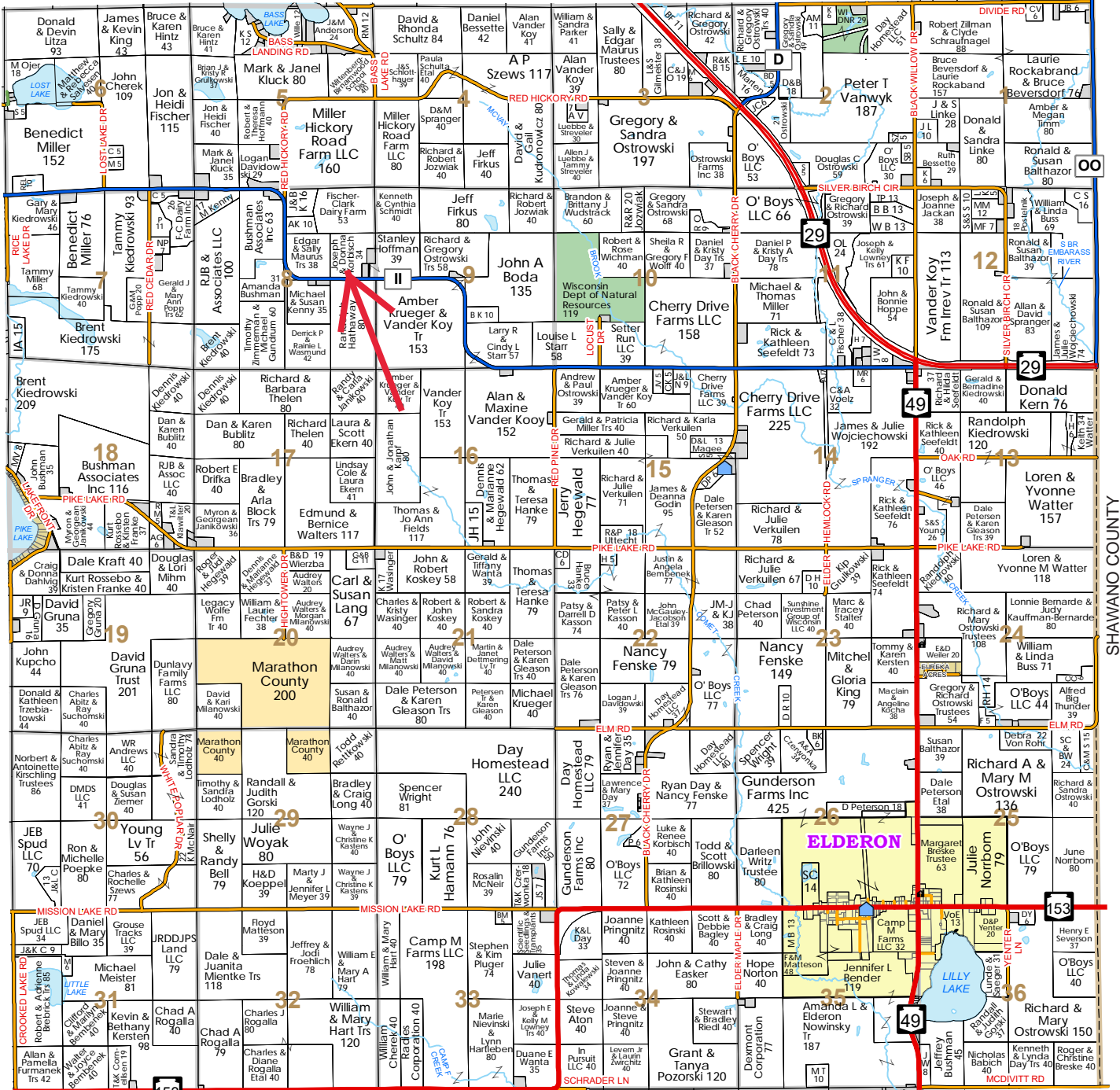


Elderon

Township 27N - Range 10E

Copyright © 2021 Mapping Solutions

SEE PAGE 63



SEE PAGE 27

4-H programs use hands-on activities in robotics, rocketry, computer science and electrical engineering to teach problem solving, creative and critical thinking, and build excitement for engineering and technology.

The image shows two computer monitors on a desk. The left monitor displays a blue-toned image, possibly a cityscape or data visualization. The right monitor displays a blue-toned image, possibly a cityscape or data visualization. In the bottom left corner, there is a green 4-H clover logo.

STATE OF WISCONSIN)
MARATHON COUNTY)
TOWN OF ELDERON)

RESOLUTION ON ZONING ORDINANCE AMENDMENT

TO THE MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE

I, Mary Ostrowski, Clerk of the Town of Elderon, 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 Elderon Town Board at a meeting held on the 3rd day of JANUARY, 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 Elderon Town Board considered on the 3rd day of JANUARY, 2023, petition of Laurie A. Bootz, Trustee, on behalf of Magdalen Conrad Trust to amend the General Code of Ordinance for Marathon County Chapter 17 Zoning Code to rezone lands from G-A General Agriculture to R-E Rural Estate located in the Southeast ¼ of the Northeast ¼ of Section 8, Township 27 North, Range 10 East, Town of Elderon. The area proposed to be rezoned is described as Lot 1 of preliminary CSM. Parent Parcel #022.2710.081.0994.

The Town of Elderon 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: no public facilities or services
- 2) Has the applicant demonstrated how the provision of the public facilities will not be an unreasonable burden to local government?
 No Yes Explain: no unreasonable burden
- 3) Has the applicant determined that the land is suitable for the development proposed? Explain.
 No Yes Explain: confirms with 5 acre minimum lot size required in TOWN OF ELDERON
- 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: none affected
- 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: NO New development
- 7) Has the applicant demonstrated the availability of alternative locations? Be specific
 No Yes Explain: no alternative location
- 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: No ag land converted
- 10) Is proposed rezone request consistent with the town's adopted Comprehensive Plan? Explain.
 No Yes Explain: See #3
- 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 Elderon recommends: **Approval** **Disapproval** of the amendment and/or zone change.

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

*Wis. Stats §59.69(5)(c), (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 Mary Ostrawski
 Town Board Donald Anderson
Craig Ostrowski
Michael Reynolds

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 January 20, 2023 to:

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



**Laurie Bootz on behalf of Magdalen Conrad Trust
Petition to Rezone Land
Staff Report, January 31st, 2023
Environmental Resources Committee**

PETITIONER:

Laurie Bootz, Trustee for the Magdalen Conrad Trust-157489 Kiwanis Rd, Wausau, WI 54403

PROPERTY OWNERS:

Magdalen Conrad Trust- 179476 County Rd II, Eland, WI 54427

LOCATION OF REZONE REQUEST:

Area proposed to be rezoned is located just East of the corner of Red Hickory Rd and County Rd II.

REQUEST:

The petition of Laurie A Bootz Trustee, on behalf of Magdalen Conrad Trust to amend the General Code of Ordinance for Marathon County Chapter 17 Zoning Code to rezone lands from G-A General Agriculture to R-E Rural Estate located in the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 8, Township 27 North, Range 10 East, Town of Elderon. The area proposed to be rezoned is described as Lot 1 of preliminary CSM. Parent Parcel #022.2710.081.0994.

PUBLIC HEARINGS/MEETINGS:

- Town of Elderon Town Board Meeting (January 3rd, 2023)
- Marathon County Environmental Resources Committee Meeting (January 31st, 2023, at 3:00pm)

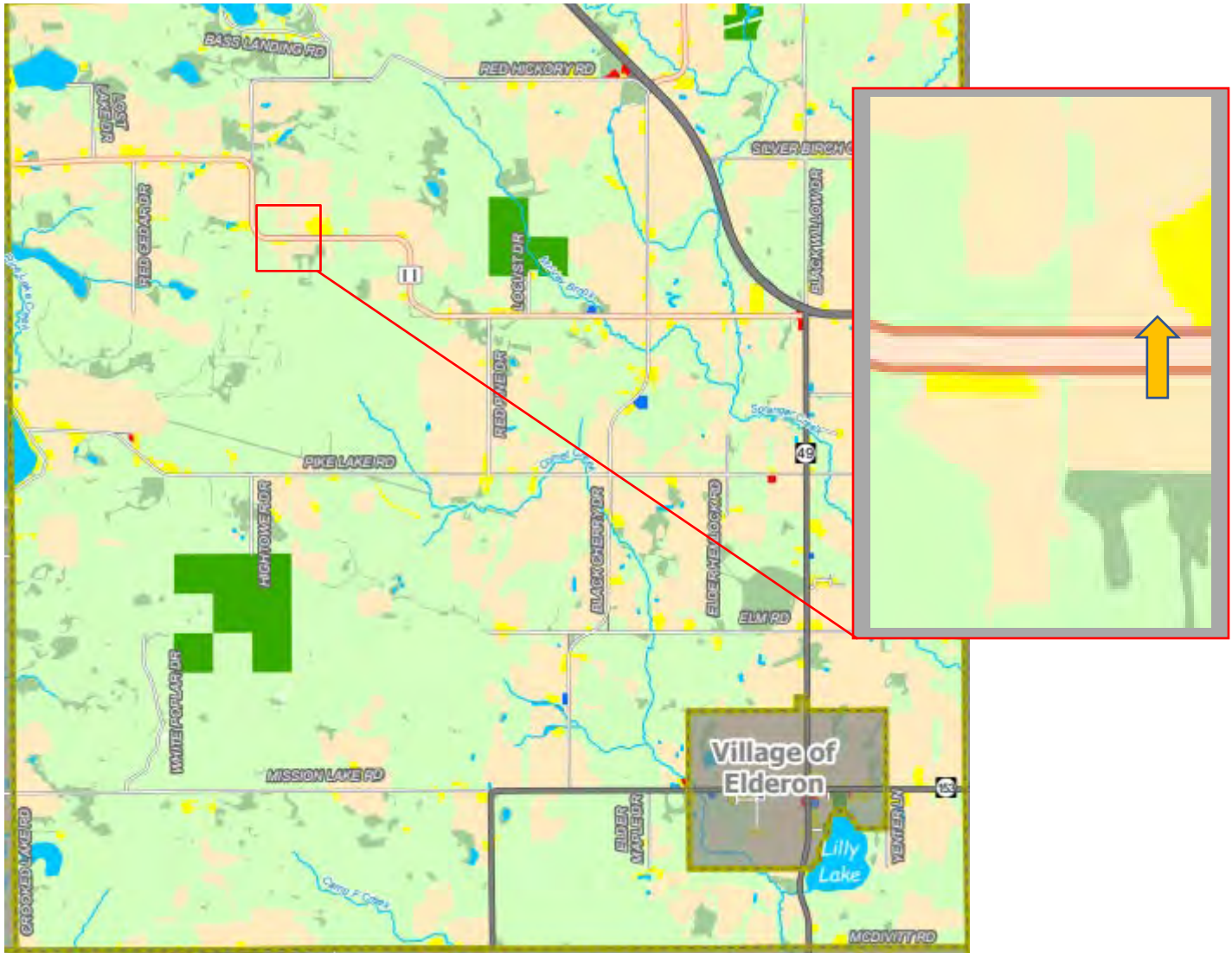
Legal Notification:

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 Elderon (Comprehensive Plan 2021) The area proposed to be rezoned is shown as Agriculture, and Residential in the Town’s Comprehensive Plan Existing Land Use Map (2021). Adjacent land uses are comprised of Woodlands, Open Lands, Agriculture, and Residential.



- Minor Civil Division
- State Highways
- County Highways
- Local Roads
- Private Roads
- Agriculture
- Commercial
- Gov./Inst./Utilities
- Industrial
- Open Lands
- Outdoor Recreation
- Residential
- Transportation
- Woodlands
- Water

Existing Land Use

TOWN RECOMMENDATION:

On January 3rd, 2023, the **Town of Elderon** 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 Residential and Agriculture 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 area in question was not designated as a farmland preservation area. The Town of Elderon 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 Elderon 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.



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):
Jordan Weaver 226390 Silver Maple Lane, Colby, WI 54421

hereby petition to rezone property owned by (Name & Address): Jordan + Elaine Weaver
226573 County Road F, Colby, WI 54421

from the classification RE, _____ to _____.

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): Part of the SW 1/4 NW 1/4 of
Section 12, Town of Hull - See attached CSM

Parcel Identification Number (PIN): 044-2802-122-0995

3. The proposed change is to facilitate the use of the land for (be specific-list all proposed uses):
House - Rezoned to RR (Lot 1)
Shed - Rezoned to N-C (Lot 2) to be used for mechanic business

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 additional public facilities or services needed

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

C. What have you done to determine that the land is suitable for the development proposed?
Consulted with Shad Harvey from Marathon Co. Zoning

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. All land use regulations will be followed.

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

(OVER)

F. Demonstrate the need of the proposed development at this location. The shed will be used to house a diesel repair mechanic business

G. What is the availability of alternative locations? Be specific. None

H. If cropland is being consumed by this Zone Change, what is the productivity of the agricultural lands involved? The existing cropland will not be altered

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. The existing cropland will not be altered

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 _____ Phone _____ Date _____

8. Owner's Signature [Signature] Phone 715-650-2990 Date 11-30-22
(If different)

Date Fee Received: _____ 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.

Zoning Division - Marathon County CPZ Dept. - 210 River Drive - Wausau, WI 54403-5449
www.co.marathon.wi.us Telephone: (715) 261-6020 or 6021 Fax: (715) 261-6016

CERTIFIED SURVEY MAP

MARATHON COUNTY NO. _____

PART OF THE SW1/4 OF THE NW1/4 OF SECTION
12, TOWNSHIP 28 NORTH, RANGE 2 EAST,
TOWN OF HULL, MARATHON COUNTY, WI.

NORTHCENTRAL LAND SURVEYING, LLC
163957 OWL RIDGE ROAD, WAUSAU, WISCONSIN 54403
WEBSITE: www.NorthCentralLandSurveying.com
PHONE: 715-297-8343
EMAIL: JasonPflieger@gmail.com
DRAFTED & DRAWN BY: JASON J. PFLIEGER
OWNER OF PROPERTY: JORDAN & ELAINE WEAVER
SURVEY PREPARED FOR: JORDAN WEAVER
DATE OF FIELDWORK: 11/10/2022
FILE NUMBER: 2022132 WEAVER

PAGE 1 OF 2

N



LEGEND

- ⊙ = SECTION CORNER AS NOTED
- = 3/4" X 18" REBAR 1.50lbs/ft SET
- < > = PREVIOUSLY RECORDED AS

BEARING REFERENCE

BEARINGS REFERENCED TO THE WEST LINE OF
THE NW1/4 BEARING N 0°19'13" W PER WCCS
(MARATHON COUNTY) NAD83 (2011)



SCALE 1" = 120'

NOTE:
THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP.
SALE OR TRANSFER OF PROPERTY REQUIRES A DEED.

NW CORNER
SECTION
12-28N-2E
EXISTING
SMP SPIKE



41.25' 41.25'

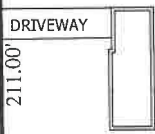
LOT 1 CSM #7341 OWNED BY OTHERS

<N 88°57'21" W>
N 89°57'21" E

620.52'

WEST LINE NW1/4
COUNTY ROAD 'F'

658.24'

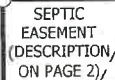


LOT 1
3.005 ACRES
130,929.76 SQ.FT.

211.00'
S 0°19'13" E
<N 0°45' E>

620.52'

S 89°57'21" W



LOT 2
6.370 ACRES
277,516.88 SQ.FT.

447.24'

447.24'

LOT 1 CSM #7341 OWNED BY OTHERS

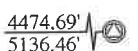
N 0°19'13" W
<N 0°45' E>
N 0°19'13" W

447.24'

SOUTH LINE SW1/4 NW1/4

620.52'

S 89°57'21" W
<N 88°57'21" W>



4474.69'
5136.46'
E1/4 CORNER
SECTION 12-28N-2E
EXISTING 60D SPIKE

W1/4 CORNER
SECTION
12-28N-2E
EXISTING
MAG SPIKE

UNPLATTED LANDS OWNED BY OTHERS

CERTIFIED SURVEY MAP

MARATHON COUNTY NO. _____

PART OF THE SW1/4 OF THE NW1/4 OF SECTION
12, TOWNSHIP 28 NORTH, RANGE 2 EAST,
TOWN OF HULL, MARATHON COUNTY, WI.

NORTHCENTRAL LAND SURVEYING, LLC
163957 OWL RIDGE ROAD, WAUSAU, WISCONSIN 54403
WEBSITE: www.NorthCentralLandSurveying.com
PHONE: 715-297-8343
EMAIL: JasonPflieger@gmail.com
DRAFTED & DRAWN BY: JASON J. PFLIEGER
OWNER OF PROPERTY: JORDAN & ELAINE WEAVER
SURVEY PREPARED FOR: JORDAN WEAVER
DATE OF FIELDWORK: 11/10/2022
FILE NUMBER: 2022132 WEAVER

PAGE 2 OF 2

SURVEYORS CERTIFICATE

I, JASON J. PFLIEGER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF JORDAN WEAVER, I SURVEYED, MAPPED AND DIVIDED PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 28 NORTH, RANGE 2 EAST, TOWN OF HULL, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 12; THENCE N 89°57'21" E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 41.25 FEET TO THE EAST LINE OF COUNTY ROAD 'F' AND TO THE POINT OF BEGINNING; THENCE N 0°19'13" W ALONG THE EAST LINE OF COUNTY ROAD 'F', 658.24 FEET TO THE SOUTH LINE OF LOT (1) OF CERTIFIED SURVEY MAP NUMBER (7341); THENCE N 89°57'21" E ALONG THE SOUTH LINE OF SAID LOT (1), 620.52 FEET; THENCE S 0°19'13" E ALONG THE WEST LINE OF SAID LOT (1), 658.24 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE S 89°57'21" W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 620.52 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS 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 HULL, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS 29TH DAY OF NOVEMBER, 2022

JASON J. PFLIEGER P.L.S. 3148-8

SEPTIC EASEMENT DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 28 NORTH, RANGE 2 EAST, TOWN OF HULL, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 12; THENCE N 89°57'21" E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 41.25 FEET TO THE EAST LINE OF COUNTY ROAD 'F'; THENCE N 0°19'13" W ALONG THE EAST LINE OF COUNTY ROAD 'F', 378.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 0°19'13" W ALONG THE EAST LINE OF COUNTY ROAD 'F', 68.61 FEET; THENCE N 89°57'21" E 87.61 FEET; THENCE S 27°34'32" W 77.43 FEET; THENCE S 89°57'21" W 51.38 FEET TO THE POINT OF BEGINNING.

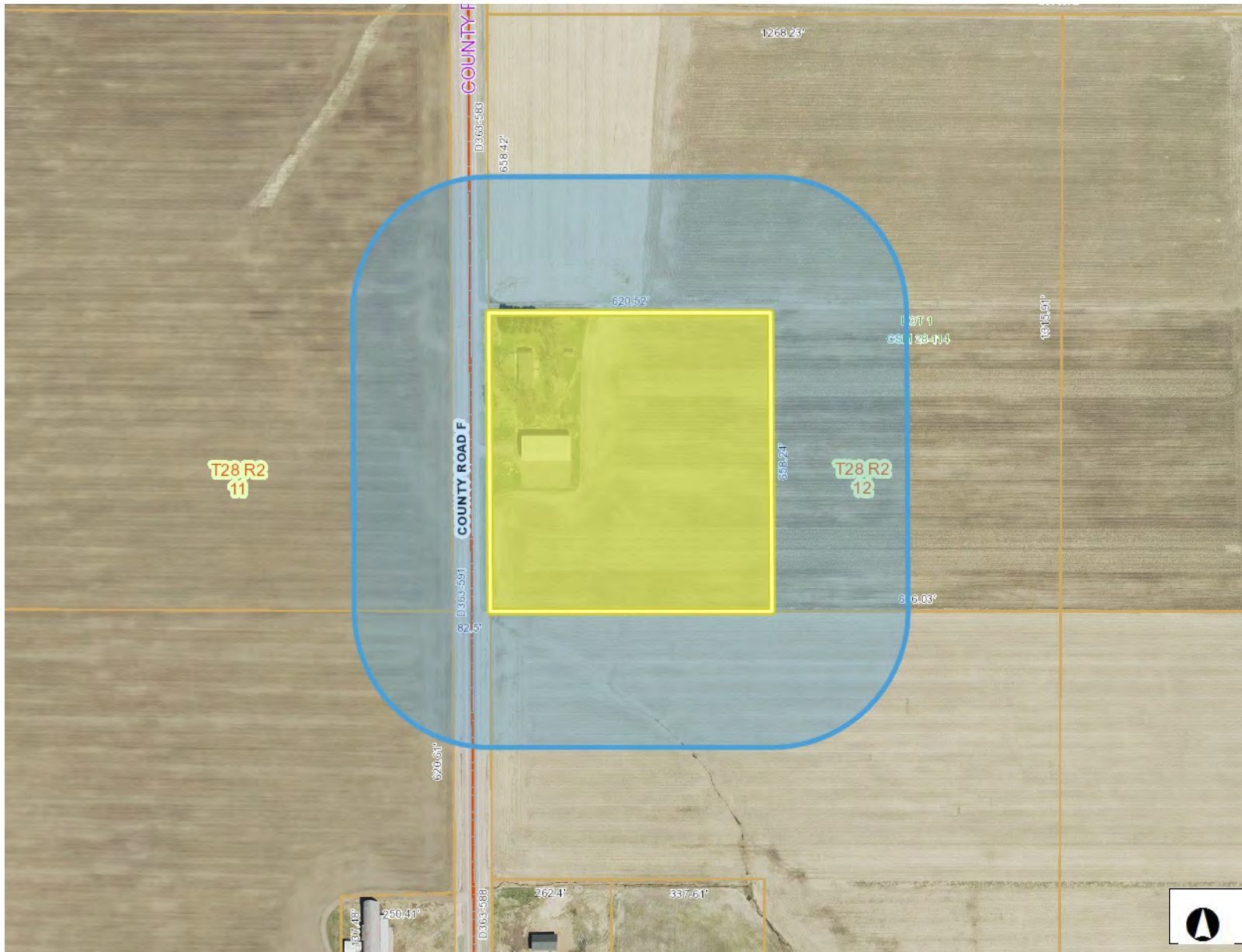
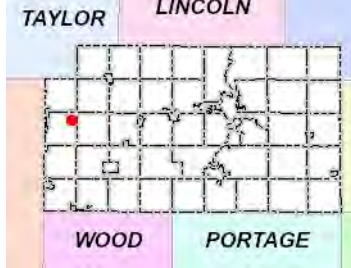
APPROVED FOR RECORDING UNDER THE
TERMS OF THE MARATHON COUNTY LAND
DIVISION REGULATIONS.

BY: _____

DATE: _____
MARATHON COUNTY DEPARTMENT OF
CONSERVATION, PLANNING & ZONING
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

164.20 0 164.20 Feet



NAD_1983_HARN_WISCRS_Marathon_County_Feet

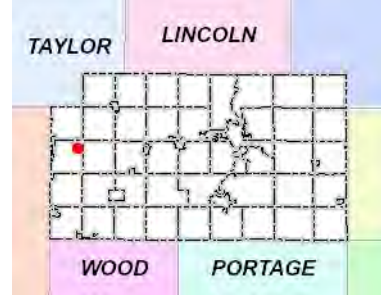
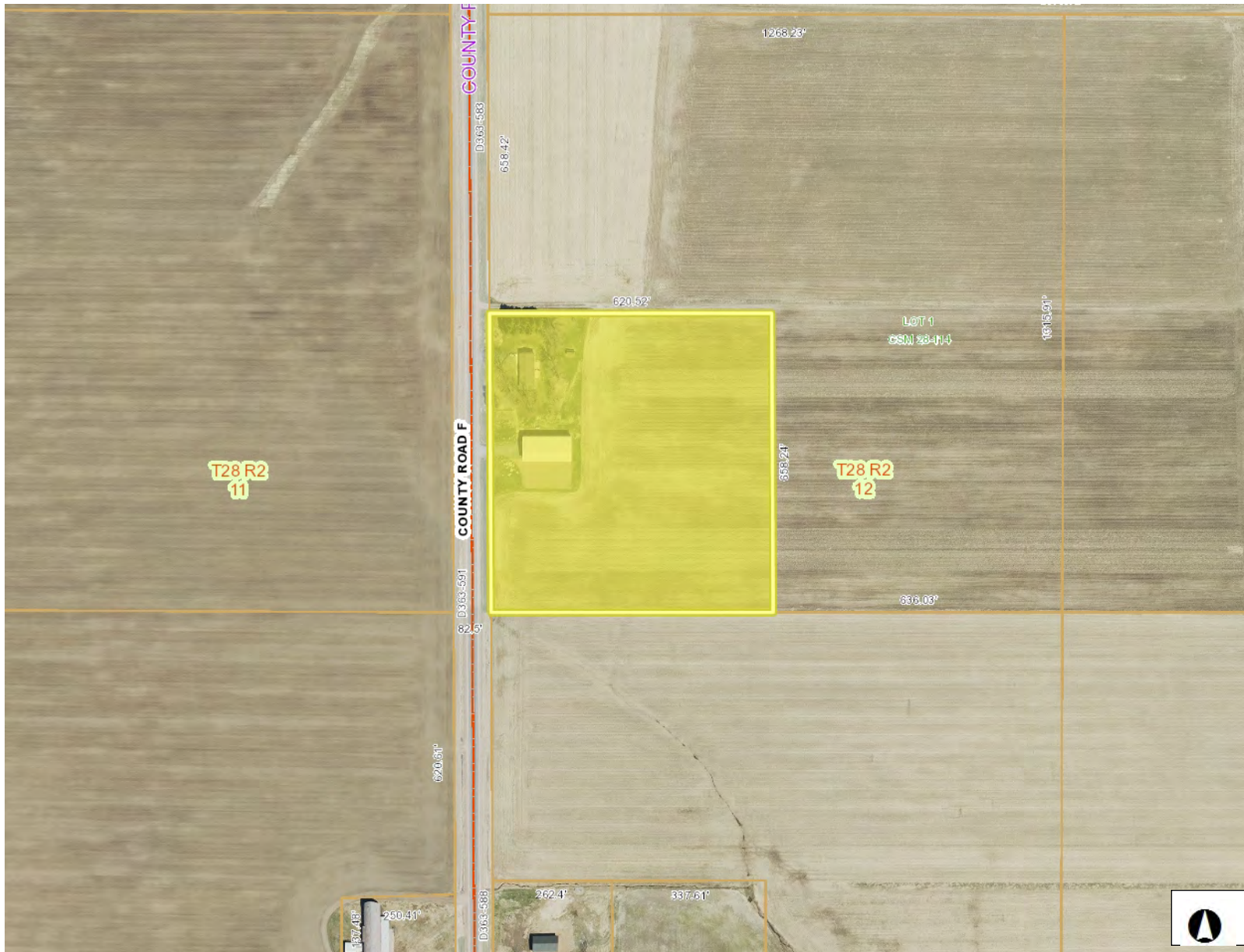
DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement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



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



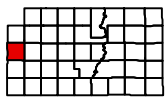
164.20 0 164.20 Feet

NAD_1983_HARN_WISCRS_Marathon_County_Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

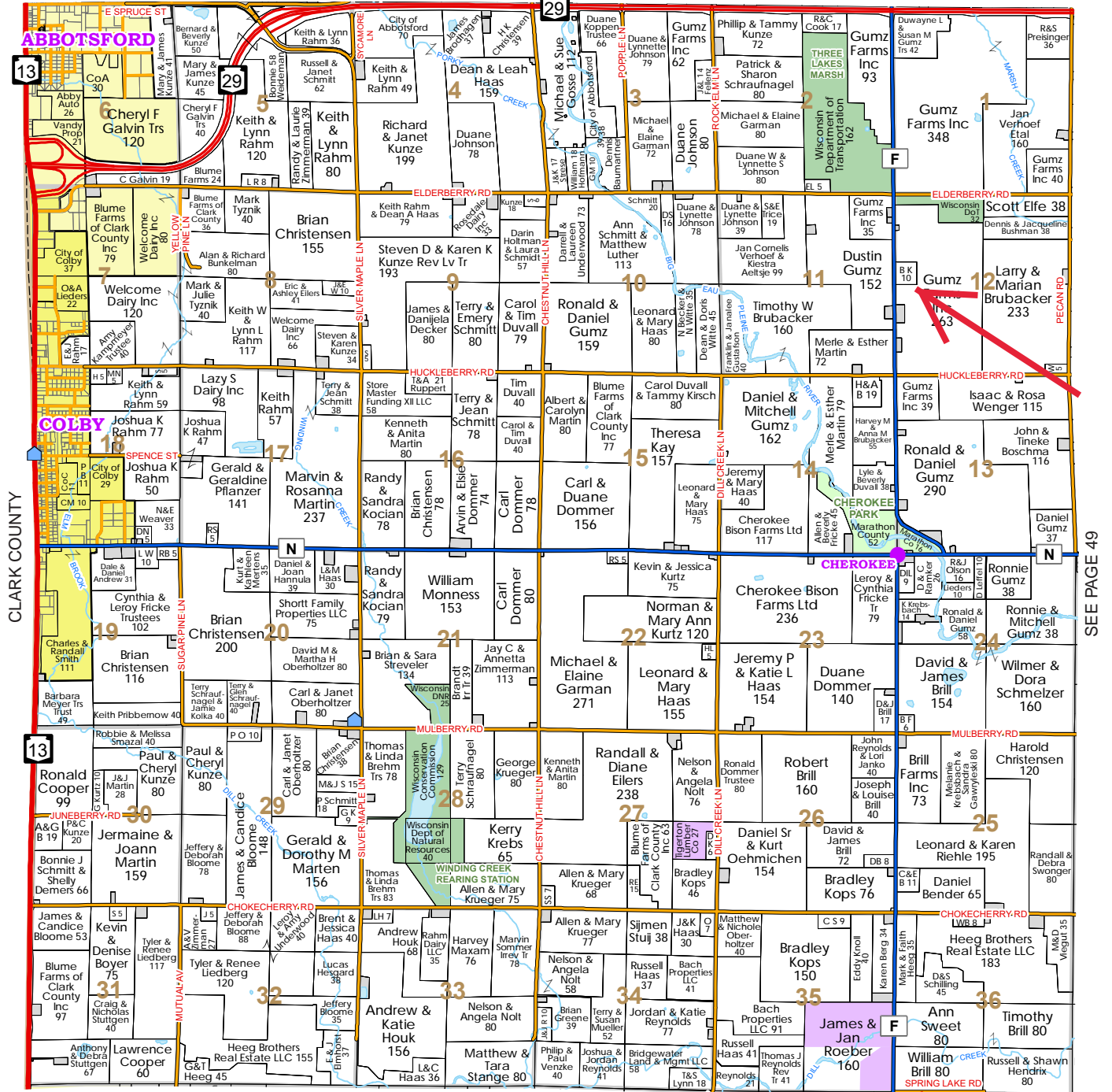


Hull

Township 28N - Range 2E

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SEE PAGE 65



SEE PAGE 49

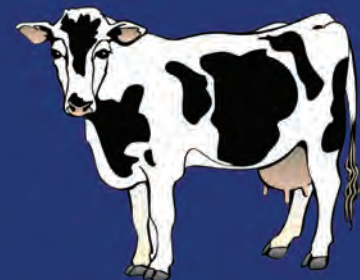
SEE PAGE 29



Dorchester, WI 54425

715-654-5252

Universal
Mueller
Germania
DeLaval



Dairy Equipment & Supplies
Complete Heating & Cooling Systems

STATE OF WISCONSIN)
MARATHON COUNTY)
TOWN OF HULL)

RESOLUTION ON ZONING ORDINANCE AMENDMENT

TO THE MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE

I, Jenny Reynolds, Clerk of the Town of Hull, 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 Hull Town Board at a meeting held on the 20th day of January, 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 Hull Town Board considered on the 20th day of January, 2023, petition of Jordan Weaver to amend the General Code of Ordinance for Marathon County Chapter 17 Zoning Code to rezone lands from RE Rural Estate to RR Rural Residential and from RE Rural Estate to NC Neighborhood Commercial location described as part of the Southwest ¼ of the Northwest ¼ of Section 12, Township North, Range 2 East, Town of Hull. The area proposed to rezoned is described as Lot 1 and 2 of preliminary CSM. Parent Parcel # 044.2802.122.0995.

The Town of Hull 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)

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 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: _____

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 Hull approves the request.

The Town of Hull 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 [Signature]
Town Board [Signature]
[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 January 20, 2023 to:

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



**Jordan Weaver
Petition to Rezone Land
Staff Report, January 31st, 2023
Environmental Resources Committee**

PETITIONER:

Jordan Weaver-226390 Silver Maple Ln, Colby, WI 54421

PROPERTY OWNERS:

Jordan and Elaine Weaver-226390 Silver Maple Ln, Colby, WI 54421

LOCATION OF REZONE REQUEST:

Area proposed to be rezoned is located on the East side of County Rd F, between Elderberry Rd and Huckleberry Rd.

REQUEST:

The petition of Jordan Weaver to amend the General Code of Ordinance for Marathon County Chapter 17 Zoning Code to rezone lands from RE Rural Estate to RR Rural Residential and from RE Rural Estate to NC Neighborhood Commercial location described as part of the Southwest ¼ of the Northwest ¼ of Section 12, Township North, Range 2 East, Town of Hull. The area proposed to be rezoned is described as Lot 1 and 2 of preliminary CSM. Parent Parcel # 044.2802.122.0995.

PUBLIC HEARINGS/MEETINGS:

- Town of Hull Town Board Meeting (January 20th, 2023)
- Marathon County Environmental Resources Committee Meeting (January 31st, 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:

R-E Rural Estate District. The purpose of the R-E district is to accommodate single-family residential use along existing streets, to preserve the rural character while promoting open space single-family medium residential development (involving the extension of new streets), and to separate agricultural uses from other more extensive community development within the County. Limited agricultural activities and livestock are allowed in this district. These areas may or may not be serviced by municipal water and sanitary sewer.

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

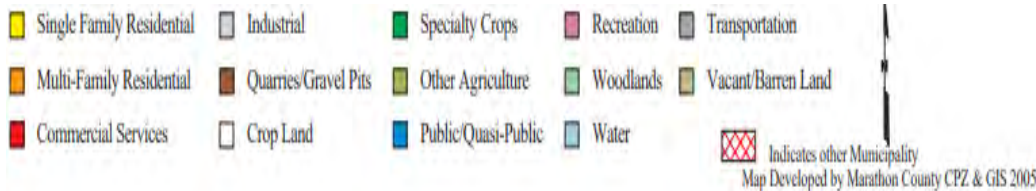
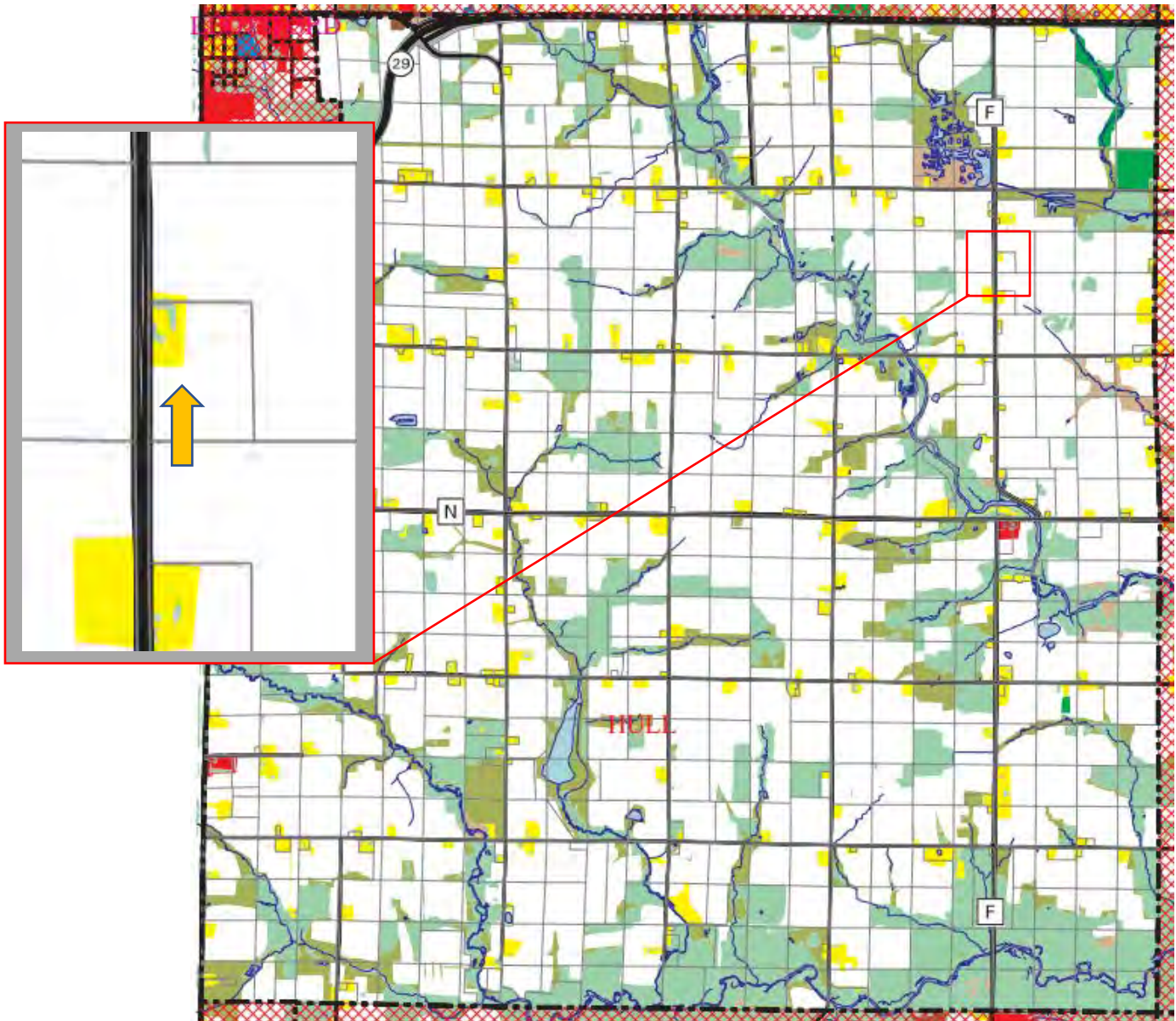


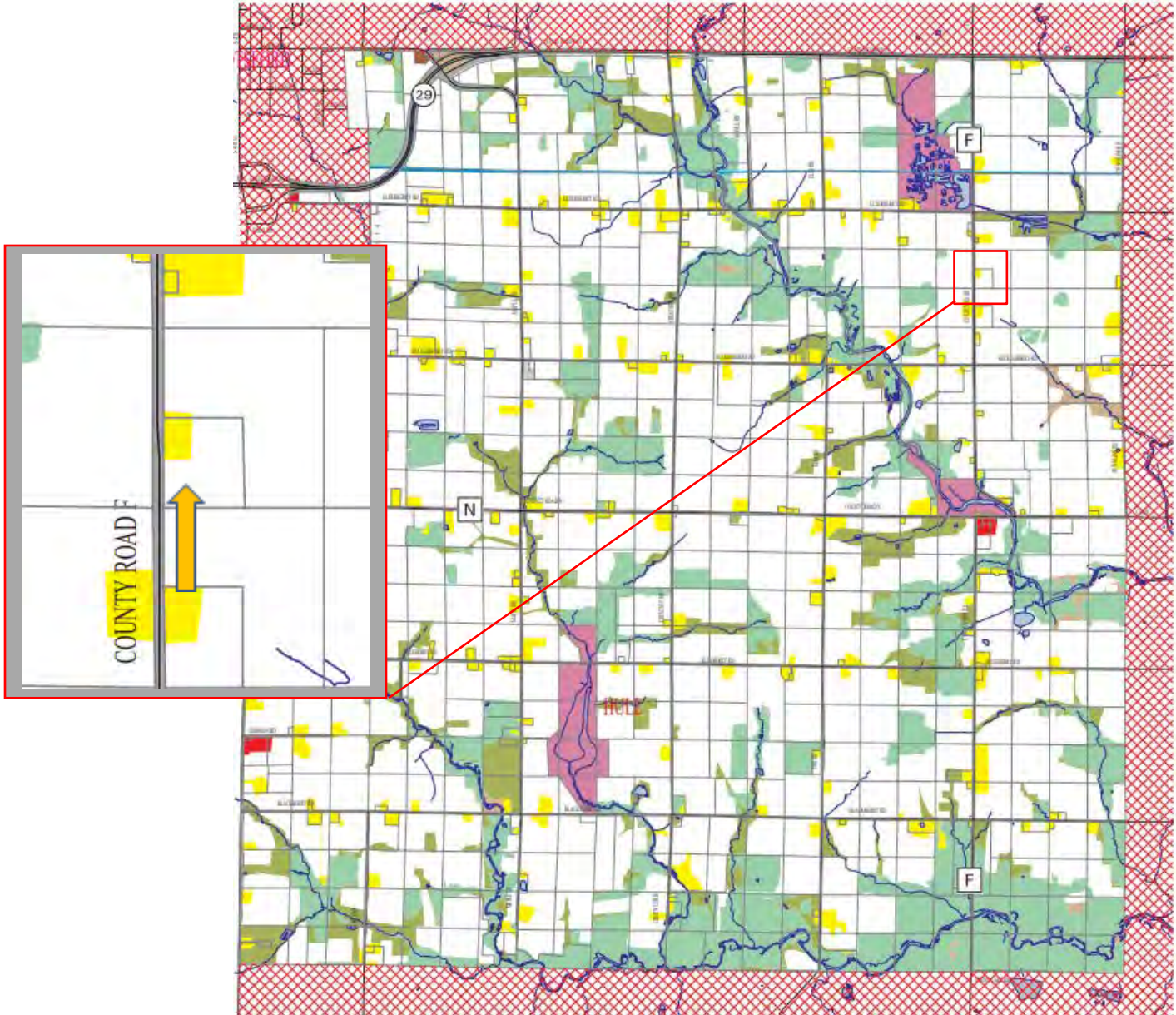
Figure 4-1
2000 Landuse/Landcover
HULL

PROPOSED ZONING DISTRICT:

Lot 1: R-R Rural Residential District. The purpose of the R-R district is to accommodate single-family residential use along existing streets, to preserve the rural character while promoting open space single-family residential development (involving the extension of new streets), and to separate agricultural uses from other more extensive community development within the county. Limited agricultural activities are permitted in this district. These areas may or may not be serviced by municipal water and sanitary sewer.

Lot 2: 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 (2000). Adjacent land uses are comprised of Crop Land and Single Family Residential.



- Single Family Residential
- Commercial
- Industrial
- Quarry
- Barren
- Crop Land
- Other Agriculture
- Forest Land
- Public/Quasi-Public
- Recreational
- Transportation
- Water

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

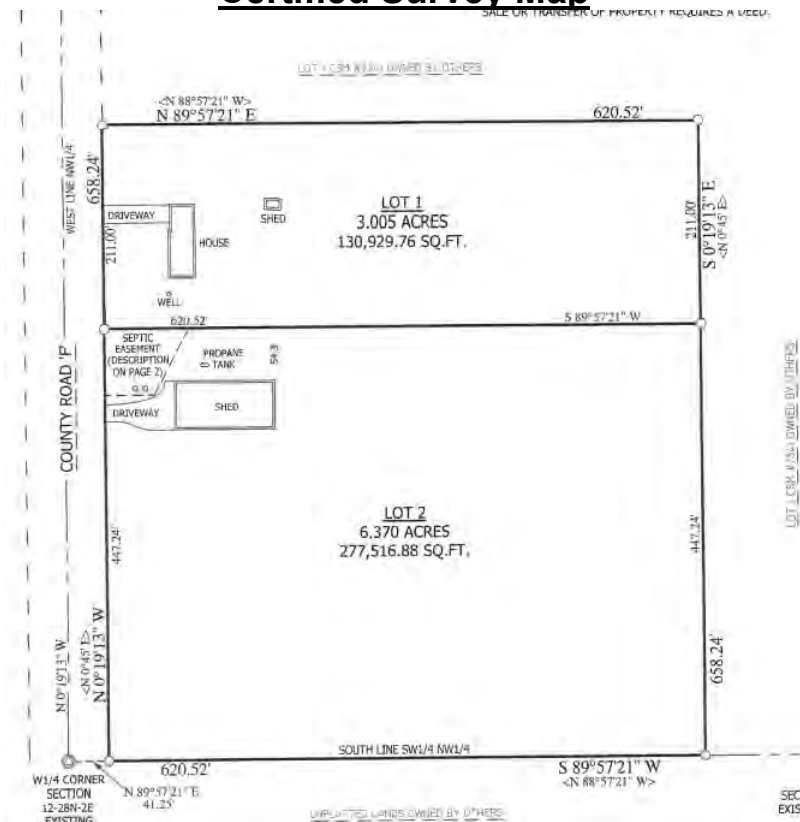
Figure 3-1
Future Land Use
HULL

FARMLAND PRESERVATION PLAN: The Town of Hull participates in Farmland Preservation.

Aerial Photo



Certified Survey Map



TOWN RECOMMENDATION:

On January 20th, 2023, the **Town of Hull** 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 Crop Land and Single Family Residential 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 area in question was not designated as a farmland preservation area. 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 to accommodate the creation of a Diesel Repair Shop.

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 Hull 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.



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: _____



MEMORANDUM

DATE: January 24, 2023

TO: Environmental Resource Committee (ERC)

FROM: Shad Harvey, Marathon County Land Resources Manager

SUBJECT: 2023 TEXT AMENDMENTS TO THE MARATHON COUNTY GENERAL CODE OF ORDINANCES – CHAPTERS 15, 17, and 18

As many of you are aware, Marathon County Conservation, Planning and Zoning (CPZ) has reviewed Chapter 15-Private Sewage Systems, Chapter 17-Zoning Code, and Chapter 18-Land Division and Surveying Regulations of the General Code of Ordinances to propose text amendments that have been suggested or noted throughout the past year. The Marathon County Environmental Resources Committee (ERC) has been reviewing and discussing these proposed changes over the past 4 months. In addition to the ERC's review, CPZ has asked Towns and citizens to provide unput as well. This memo outlines the opportunities that have been provided to give input on the proposed ordinance changes.

- **October 6th, 2022-** Memo sent to towns notifying of potential updates and the request for comments and offering to come to Town meetings to provide an overview of the proposed changes.
- **November 1st, 2022-** Public meeting with ERC for initial discussion on proposed updates.
- **November 29th, 2022-** Public meeting with ERC to continue discussions on proposed updates.
- **December 28th, 2022-** Second memo sent to towns notifying them of code updates, scheduled open house, and opportunities to submit questions or comments.
- **January 6th, 2023-** Public meeting with ERC to continue discussions on proposed updates.
- **January 19th, 2023-** Open house for towns and/or public to ask questions and submit comments.

CPZ's goal is to have the ERC recommend approval based on CPZ staff recommendations and town input at their January 31st, 2023, meeting and forward to the Marathon County Board of Supervisors for action at their February meeting. This will allow changes to be reflected in preparation for the upcoming building season.

To review full drafts of Chapters 15, 17, 18 of the General Code of Ordinances for Marathon County please visit <https://tinyurl.com/2btbpy6e>. Look under the *2023 Drafts for Review* header. As always, CPZ would like to answer any questions or concerns prior to the public hearing. If you have any questions or concerns regarding these text amendments, please call me at 715-261-6030 or send an email to Shad.Harvey@co.marathon.wi.us.

2023 Summary of Proposed Revisions to Marathon County General Code Ordinances Chapter 17 - Zoning Code

Amendment #	Title	Page Number (refers to page # on bottom right of page in the Draft)	Section (in proposed code)	Proposed Change	Reason for Change
1	Chapter 17	Entire Document	Entire Document	Update Chapter 17 code references, correct existing spelling, formatting, and grammatical errors.	See draft ordinance for code reference updates and grammatical error updates.
2	Title 2, 4	Pages 23, 90, 91	Section 17.203.05 Table of Permitted Uses (Table 3) Section 17.401.02 Accessory Buildings and (Table 6)	Remove conditional use process for accessory building(s) exceeding the dimensional limitations of Table 6. (For personal/private use and/or accessory to the principal use of the lot). Pair this removal with an increase in dimensional standards for residential structures in Table 6.	This conditional use should actually be addressed as and area variance which currently has a process in our code.
3	Title 2, 9	Pages 9, 10, 99	Section 17.202.02 Schedule of Regulation (Table 2) Section 17.202.03 Footnotes To The Schedule of Regulations Chapter 17.902 General Definitions	Include Net Dwelling Densities back into the schedule of regulations. Add clarity regarding how Net Dwelling Density is calculated and what is applicable too. (Subdivisions, Multifamily Developments, Conservation Developments).	State statute 66.1001(2)(h) states that counties regulate densities. It is referenced in multiple areas in our code as a key factor in regulating 17.204.18 Multi-Family Dwellings, 17.204.19 Conservation Development. Without densities included regulating the number of Dwelling units in Multi-Family Dwellings and Conservation Development areas is not possible.
4	Title 3	Pages 71, 72	Section 17.204.64 Special Events, Transient Amusements, and Temporary / Intermittent Events	Include additional requirements for events with 500 or more guests such as Traffic control plan and or Emergency Management plan.	To better protect health and safety of the public. The current code says the event shall be designed in a manner which minimizes the potential effect on adjacent properties and or conflicting land uses but does not outline tools to accomplish that goal.
5	Title 2	Page 68	Section 17.204.57 Major Home Occupation / Home Professional Business	Removal of Major Home Occupation Conditional Use Permit Exemption for businesses that primarily conduct service off site.	Better protect the integrity of zoning districts and the interests of the public by requiring all new Major Home Occupations to go through the Conditional Use Permit process.
6	Title 1	Pages 2, 3	Section 17.101.06 Compliance With Other Applicable Regulations	Include new subsection section requiring a review of sale or exchange documents for parcels under 10 acres to ensure it abides by zoning district standards and POWTS standards. (Update Chapter 15 and 18 updated to remain consistent).	Wisconsin State Statute 236.45 removed the authority of Section 18.004.03 of Chapter 18 Land Division Ordinance to require a CSM (and review) for sale or exchanges that are less than 5 acres, where a new lot is not created. Not having this review process prevents the County from ensuring the newly adjusted parcels are conforming to the size requirements and standards of their respective zoning districts as well as ensuring a legal sanitary system remains possible. The addition of this section would allow the county to prevent non-conforming parcels from being created in county zoned towns.

2023 Summary of Proposed Revisions to Marathon County General Code Ordinances Chapter 15 - Private Sewage Systems

Amendment #	Title	Page Number (refers to page # on bottom right of page in the Draft)	Section (in proposed code)	Proposed Change	Reason for Change
1	N/A	Page 22	15.40- Powers and Duties	Add sub section in powers and duties to include review of sale or exchange documents.	To ensure consistency among codes. To ensure sale or exchange does not affect the parcels ability to have a legal sanitary system.

2023 Summary of Proposed Revisions to Marathon County General Code Ordinances Chapter 18 - Land Division and Surveying Regulations

Amendment #	Title	Page Number (refers to page # on bottom right of page in the Draft)	Section (in proposed code)	Proposed Change	Reason for Change
1	Title 2, 4	Pages 3, 7	Section 18.002.03 Land Divisions and other Surveying Exceptions Not Governed By This Code Section 18.004.03 Special Land Division Circumstances and Procedures	Add sub section to reference chapters 15 and 17 for the purpose of requiring a review of sale or exchange documents. And update to ensure code is following state statute.	To ensure consistency among codes. To ensure sale or exchange does not affect the parcels ability to have a legal sanitary system.

To review full drafts of Chapters 15, 17, and 18 of The General Code of Ordinances for Marathon County please visit:

<https://tinyurl.com/2btbpy6e>

Look under the *2023 Drafts for Review* header.

Hard copies of the draft are available upon request to Shad.Harvey@co.marathon.wi.us

RESOLUTION #R-

**APPROVING THE USE OF ENVIRONMENTAL IMPACT FUND FEES FOR
REPAIR & REPLACEMENT OF THE BIG EAU PLEINE AERATORS**

WHEREAS, Marathon County is authorized to use environmental impact fees for environmental programs, pursuant to §16.969(4), Wis. Stats.; and

WHEREAS, Marathon County is the recipient of environmental impact fees from the construction of the Arrowhead-Weston Transmission Line; and

WHEREAS, Marathon County has established through the Strategic Plan that Objective 5.2 to: *Promote sound land use decision that conserve and preserve natural resources in decisions with economic development and growth*, and Objective 6.3 to: *Protect and enhance the quantity and quality of potable groundwater and potable surface water supplies*; remain priority objectives of the County Board of Supervisors; and a key strategy in 6.3 is to: *Create new partnerships with agencies and organizations to further efforts to protect surface water and groundwater*; and

WHEREAS, the Marathon County has partnered with the Wisconsin Department of Natural Resources, the Wisconsin Valley Improvement Company, and the Big Eau Pleine Citizens Organization since the 1980s to repair and maintain the aerators, to improve oxygen levels for fish in the winter months, as part of a host of strategies to prevent fish kill events; and

WHEREAS, the aerators on the Big Eau Pleine reservoir have been a part of keeping the water and fish populations healthy for decades, and subsequently creating a natural resource that people want to visit and recreate at/on; and

WHEREAS, the Big Eau Pleine County Park is the most heavily used County Park due to access for fishing, boating, camping, and other outdoor sport opportunities, and is subsequently a primary economic generator for the region; and

WHEREAS, the aerators on the Big Eau Pleine are approaching the end of their useful life cycle; and

WHEREAS, on January 31, 2023, the Environmental Resources Committee reviewed and approved the use of environmental impact fees for repair and replacement of the Big Eau Pleine Aerators, finding this project to be consistent with the purpose and intent of the Environmental Impact Fund.

NOW, THEREFORE, BE IT HEREBY RESOLVED AND ORDAINED that the Board of Supervisors for the County of Marathon does hereby approve the use of Environmental Impact Funds for up to \$175,000 for use in repair and replacement of the Big Eau Pleine Aerators.

BE IT FURTHER RESOLVED that all appropriate officers and administration of Marathon County are hereby authorized and directed to implement the terms and conditions of this resolution.

Respectfully submitted this _____ day of January 2023.

Fiscal Note: Approval of this resolution would obligate up to \$150,000 of environmental repair fund dollars to be used to fund repair and replacement of the Big Eau Pleine Aerators.

Environmental Resources Committee

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Human Resources, Finance, & Property Committee

_____	_____
_____	_____
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MARATHON COUNTY PARK - MASTER PLAN

Marathon County, Wisconsin

LEGEND

- 1 17th Avenue Entrance
- 2 Campground
- 3 Main Park Entrance
- 4 Central Playground
- 5 New Railway and Station
- 6 New Marathon Junction
- 7 New Splash Pad
- 8 New Playground
- 9 New Skating Ribbon
- 10 Big Kitchen
- 11 Meeting Hall
- 12 Little Red School House
- 13 East Entrance

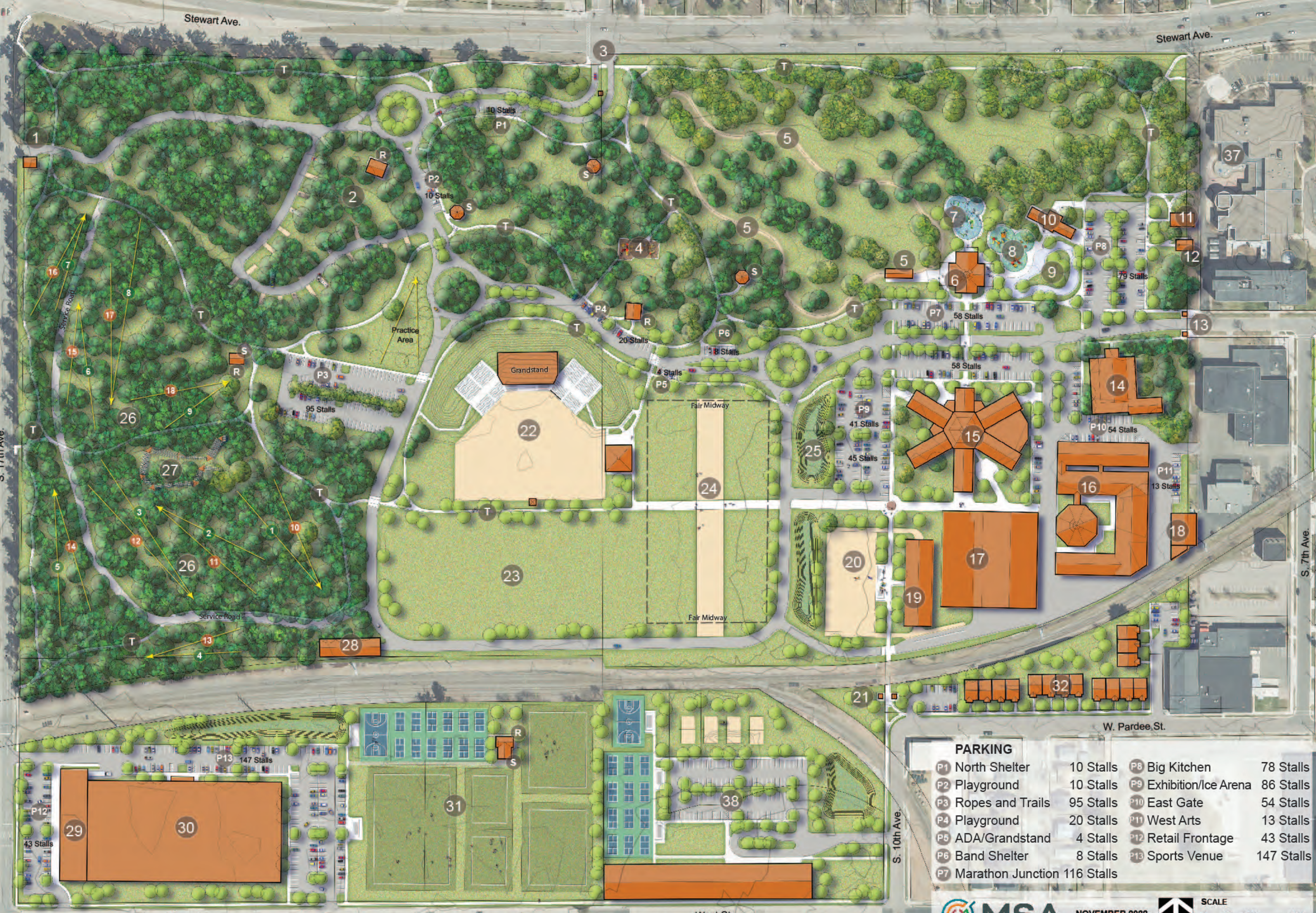
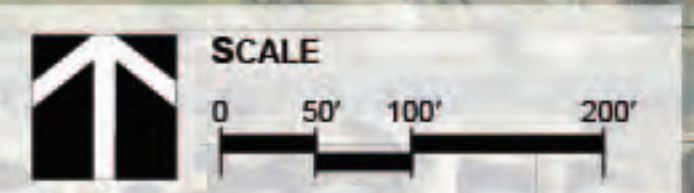
- 14 East Gate Hall
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- 36 UWSP Wausau St Closure
- 37 UWSP Wausau Rest. Remodel
- 38 Future Court Sports
- T Trails
- R Restrooms
- S Shelter

PARKING

P1 North Shelter	10 Stalls	P8 Big Kitchen	78 Stalls
P2 Playground	10 Stalls	P9 Exhibition/Ice Arena	86 Stalls
P3 Ropes and Trails	95 Stalls	P10 East Gate	54 Stalls
P4 Playground	20 Stalls	P11 West Arts	13 Stalls
P5 ADA/Grandstand	4 Stalls	P12 Retail Frontage	43 Stalls
P6 Band Shelter	8 Stalls	P13 Sports Venue	147 Stalls
P7 Marathon Junction	116 Stalls		



NOVEMBER 2022





Marathon County Westside Master Plan

December 8, 2022 DRAFT



Acknowledgments

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Marathon County Facilities and Capital Management Planner

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Marathon County Director of Facilities and Capitol Management

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Marathon County Director of Conservation, Planning and Zoning

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UWSP-Wausau Campus Executive (through August 2022)

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Project Manager



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1.0

Introduction

Introduction

The Marathon County Westside Master Plan Project spans three areas of interest for future improvements: Marathon Park, UWSP – Wausau Campus, and a Redevelopment Area south of the park. The project area is located centrally in the City of Wausau, surrounded by a mix of residential neighborhoods and retail and industrial uses, and easily accessible from the regional highway system. The Marathon County

Westside Master Plan Project was conceived to prioritize investments into this high-profile, high-use area through a public process that engaged all interested stakeholders. Over the next 15 years this document is intended to help the County and other stakeholders make decisions about when, where and how to invest in the continued success of these sites and the activities and users they support.

Introduction (Continued)

MARATHON PARK

Marathon Park is an important asset to the community in many ways. It is a prominent and popular recreation site, it hosts several community amenities and gathering places such as East Gate Hall, and it hosts the Wisconsin Valley Fair. Previous Master Plans identify this park as an environmental asset with opportunities for year-round programming and an economic generator. The original 80-acre site was donated in 1867 by two Wausau citizens with the condition that it be used for an agricultural fair. Just the next year, the first county fair was held by the Marathon County Agricultural Society. The white pines, a beloved feature of Marathon Park, are direct descendants of the great pines that existed when the first lumbermen explored the Wisconsin River Valley over 170 years ago. Existing facilities within Marathon Park are in need of improvements. This Master Plan proposes many facility upgrades, introduces new recreational elements, and maintains functioning programs. The most important resources to maintain are natural elements, historic structures, and the fair grounds. Introduction of new recreational facilities will continue to bring visitors to the park year-round as a regional destination. Overall improvements will increase the park's accessibility, visibility, safety and success.

UWSP – WAUSAU

The UW Stevens Point – Wausau campus sits on county land directly adjacent to Marathon Park. Originally the Training School for Teachers and the Agriculture and Domestic Economy (1899 to 1943), the University campus was absorbed into the University of Wisconsin Center System in 1964 and in 1998 it became the University of Wisconsin-Marathon County. Most recently, through a 2018 UW System restructuring, it became affiliated with UW Stevens Point. Campus facilities are owned by Marathon County but are operated and maintained by university staff. The Marathon County Westside Master Plan Project proposes a few updates and renovations to existing facilities but mainly focuses on opportunities for new, private residential development on unutilized sites within the campus, including the vacant Marathon Hall and an excess parking lot.

REDEVELOPMENT AREA

The County owns most of the parcels immediately south of Marathon Park along West St. and Pardee St., including lands that house the County Highway Department Operations, the City/County Park Department Operations, and the Emergency Management and Medical Examiners offices. The operations facilities are undersized relative to the needs of those departments and this planning process was intended to identify uses that better fit the size and location of each site. A full range of residential, commercial, industrial

and recreational uses were considered in the planning process and a focus on recreational and residential uses is proposed. The redevelopment area also includes the privately-held site commonly known by its historical use as the Wausau Iron Works. That site may continue in its current use, may be acquired by the City of Wausau for Public Works purposes, or could be utilized for other forms of new development, including as an expansion of the proposed recreational uses along West St.





2.0

Stakeholder Input

Stakeholder Input

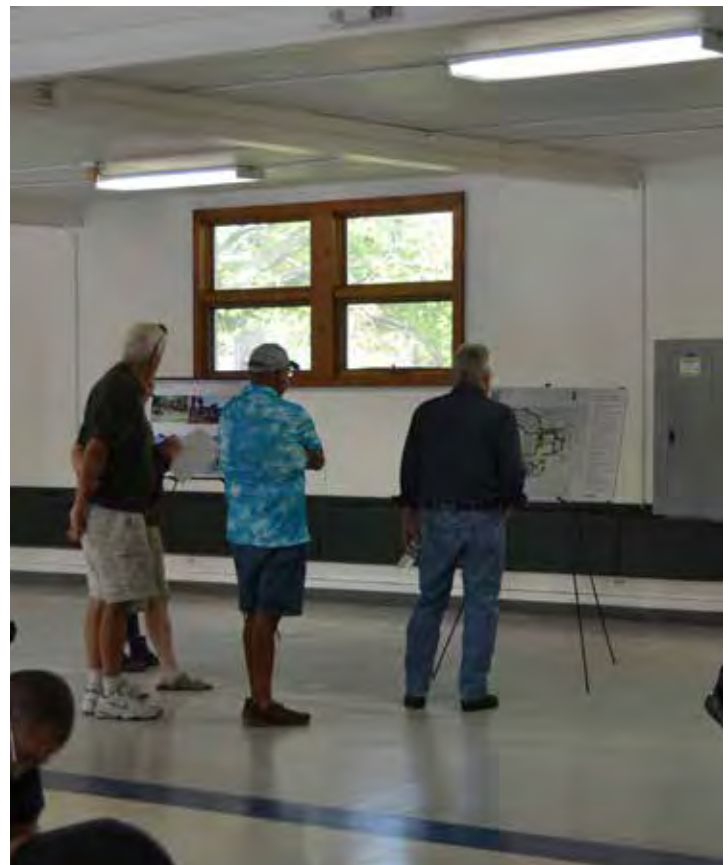
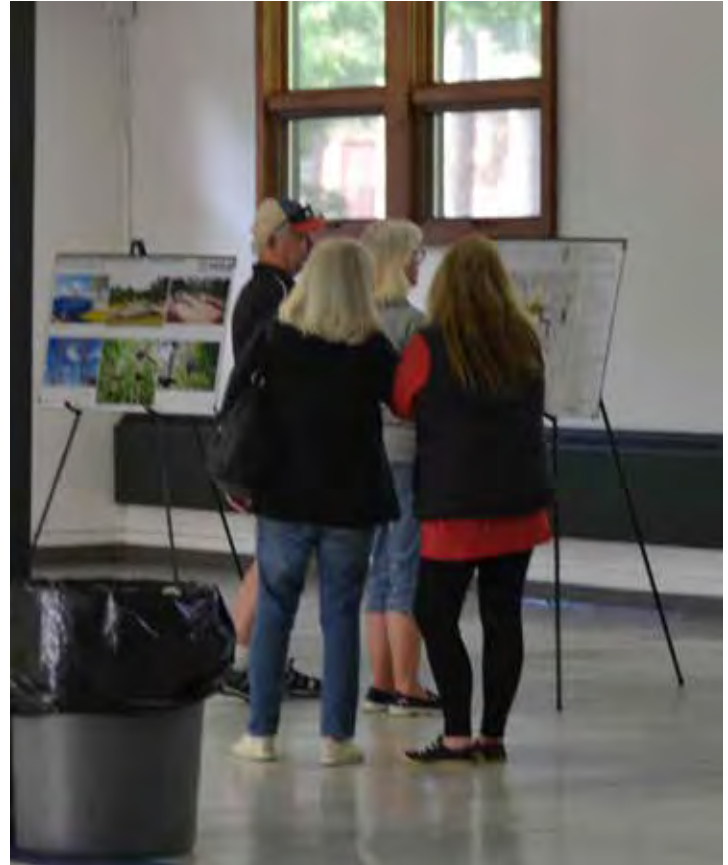
This process started in January 2022, focused on conversations with the steering committee, including representation from County staff (Facilities, Planning and Parks departments), UWSP-Wausau staff, and City of Wausau staff.

In March the staff and consultant team presented an overview of the project to the County Board and conducted a series of interviews with key stakeholder groups, including the Fair Board, ice users, the School District and regional economic development leaders.

In April an online community survey was conducted, asking about how people use the park and surrounding areas now and what they think about various future improvements and changes. The survey collected more than 2,200 responses, which are summarized in the appendix.

In May there was a public meeting hosted in East Gate Hall. Approximately 30 people attended to learn about the preliminary findings and conceptual plan alternatives for the entire study area. The key stakeholder groups were invited to review and comment on the concepts via an online preference survey which garnered 157 responses that helped the steering committee and consultant formulate a single, preferred concept.

The consultant and staff team worked to refine the master plan through the summer and fall, and then made presentations to the Park Commission, HR-Finance Committee, Fair Board and County Board in October through December.





3.0

Master Plan

MARATHON COUNTY PARK - MASTER PLAN

Marathon County, Wisconsin

LEGEND

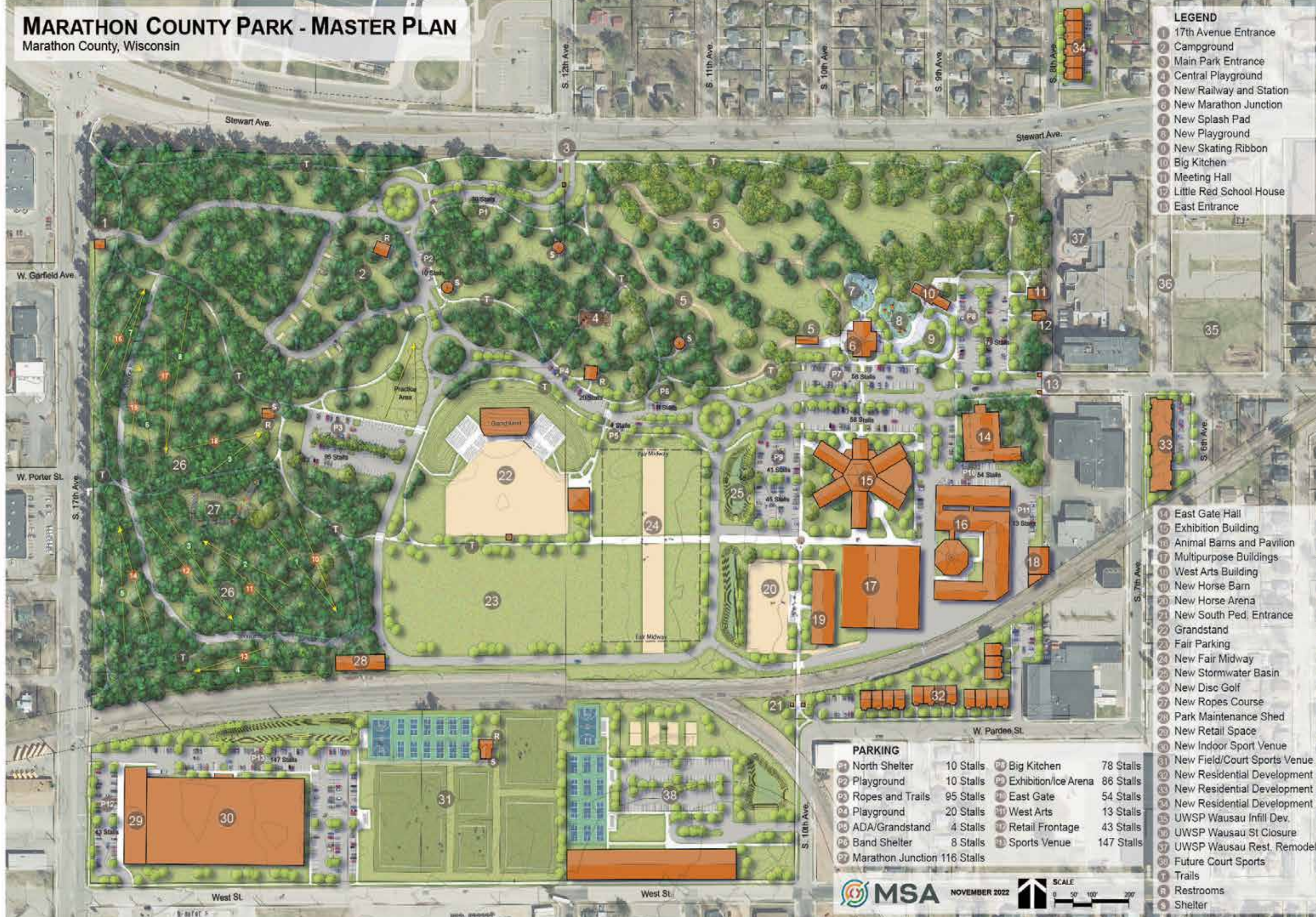
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MSA NOVEMBER 2022

SCALE 0 50 100 200





4.0
Project
Descriptions

Improvements

PARK DRIVE AND WALKWAY CHANGES

One of the most significant changes proposed for the park is rethinking and reconstruction of the drives and paths throughout the park. Most notably, this plan recommends the removal of most vehicle routes from the western, forested area and also from the northeastern quadrant. These routes are considered non-essential to the function of the park, offering opportunities to enhance green space. The primary route through the park, from the Main entrance on Stewart Ave. to the east entrance via Garfield Ave. is proposed for reconstruction with roundabouts and boulevard sections that should help keep traffic speeds low. A drive connection

across the south side of the park, currently just a gravel path, would be paved to establish a new loop around the central open space. Paved trails and trail connections are proposed throughout the park, including better crossings of internal roadways, providing many options for walking and running in and through the park.

PARKING CHANGES

Parking is currently provided in perpendicular stalls along roadways, in marked parking lots, and in unmarked gravel areas. The new design eliminates all gravel parking and proposes a mix of new lots at the core of the park and limited new perpendicular parking along the drive lanes. Just under 500 marked stalls are proposed within the park, plus another 150 stalls with a new sports facility on West St.

Improvements (Continued)

The elimination of parking along the drive in the northeast quadrant is expected to have the greatest impact on the parking choices of UWSP-Wausau students who currently take advantage of free parking in the park, both along that road and in the lot east of the Big Kitchen. The University should work with the County to create a parking permit system that charges a modest fee each semester for off-street parking and enables parking either in the Big Kitchen lot in the park or in on-campus lots. Student parking in other park lots may necessitate signage and periodic enforcement efforts to ensure its availability for park users.

On-site parking during the Fair would be somewhat reduced due to the elimination of roadways and parking stalls in the northeast quadrant of the park. Off-site lots with shuttle service are recommended to support access to the Fair.

The parking directly north of the Exhibition Building is proposed to have multiple electric

hookups, to support food carts for a weekly event in the park during the summer.

FORESTRY MANAGEMENT

The park's tree population, in particular the white pines, are an important and beloved aspect of its identity. Storm events have continued to remove trees and have made the remaining trees more vulnerable to wind damage. The County should continue the practice of replacing lost trees, with the long-term objective of a healthy mix of ages and species that is resilient to damage from weather, insects, and disease. The current tree mix is predominantly white pine on the west end of the park, transitioning to predominantly deciduous hardwoods at the east end of the park, and exclusively deciduous in the center of the park around the Exhibition Building and parking areas. Future plantings should generally continue the current tree mixes in each area, including some deciduous hardwoods among the white pines in the forested part of the park.



Numbered Master Plan Features

1 17TH AVENUE ENTRANCE (MAINTAIN)
The western entrance may be utilized less due to the removal of most roadways through the wooded portion of the site, however it should be maintained to maximize flexibility for special events, including the Fair.

2 CAMPGROUND (MAINTAIN)
The campground is recommended for continued use at its current size, with improved parking pads and continued monitoring of tree health to mitigate risk to campers. The "Tourist Cabin" shelter at the campground is recommended for removal due to declining condition and limited utilization, while the bathrooms are to be maintained as-is. Campers desiring shelter can use the other existing structures directly east and south of the campground.

3 MAIN PARK ENTRANCE (MAINTAIN)
No significant changes are proposed, beyond continued maintenance. The internal site circulation will change as described above, affecting flow to and from this entrance.

4 CENTRAL PLAYGROUND (MAINTAIN)
No significant changes are proposed, beyond continued maintenance.



Feature 1: 17th Avenue Entrance



Feature 2: Camping Area



Feature 4: Existing Central Playground

Numbered Master Plan Features (Continued)

5 RAILWAY AND STATION (NEW)

The rail line is proposed to be expanded, to enhance its appeal. The expanded route would not have a fence, to allow free movement through the park (a design safely used in other parks with similar train features). The train station would be redesigned in coordination with the redevelopment of Marathon Junction.



Feature 5: Existing Railway with Fence

6 MARATHON JUNCTION (NEW)

The current Marathon Junction is worn out, not architecturally consistent with other structures, and underutilized. A new facility would become a year-round, all-ages, multipurpose focal point of activity in the park. Proposed features include a high-quality concessionaire facility with indoor and outdoor seating, bathrooms/locker rooms in support of the splash pad, and a reservable multipurpose space for birthday parties and other gatherings. Optional components include concessionaire enhancements to enable beer vending in support of a seasonal beer garden, and an ice skate rental counter and storage in support of the skating ribbon. The facility should be designed on axis with the Exhibition Building.



Feature 6: Existing Marathon Junction Building

7 SPLASH PAD (NEW)

A new splash pad is recommended to replace the aging spray pad, to be located outside of the trailway for improved safety. The proposed site is north of the new Marathon Junction where the bathrooms are currently located (the bathrooms are to become part of Marathon Junction). With the relocation of the splash pad, the Pool Cabin would be removed.



Feature 7: Proposed Splash Pad

8 EAST PLAYGROUND

This site adjacent to the new Marathon Junction and Splash Pad is recommended as the focus for a new playground investment, to enhance this node as an all-ages recreation destination. Improvements should include both small child and older child play features.

9 SKATING RIBBON

A new year-round skating feature is proposed, allowing for both summer wheeled skating and winter ice skating on an undulating, looped ribbon. The winter use could be supported from the new Marathon Junction, which could offer skate rentals, a warming area, and concessions.

10 BIG KITCHEN (MAINTAIN)

No significant changes are proposed, beyond continued maintenance. This facility may be able to serve as part of a new beer garden use, either as a seating area or also with sales in the structure.

11 MEETING HALL

No changes are proposed; continued maintenance.

12 LITTLE RED SCHOOL HOUSE (MAINTAIN)

No changes are proposed; continued maintenance.

13 EAST ENTRANCE (MAINTAIN)

No changes are proposed; continued maintenance.



Feature 9: Proposed Skating Ribbon



Feature 10: Existing Big Kitchen Building

Numbered Master Plan Features (Continued)

14 EAST GATE HALL (MAINTAIN/ENHANCE)

As one of the park's busiest venues, East Gate Hall serves many uses and generates revenue for the County. It's function and flexibility can be enhanced with several upgrades, including restoration of the clerestory windows, update of the ceiling material and acoustical modifications, replacement of the floor material (and underlying base as necessary), remodeling of the main entrance to make it more open and inviting, and installation of air conditioning to enable comfortable summer use.

15 EXHIBITION BUILDING (MAINTAIN)

No significant changes are proposed for the Exhibition Building. It is recommended for continued seasonal use, including summer events and winter storage, and maintenance as needed to protect its appearance and longevity. Removal of the detached storage shed and restoration of more green space around the building is recommended.

16 ANIMAL BARN AND PAVILIONS (MAINTAIN)

No changes are proposed for the animal barns or pavilion, beyond continued maintenance.

17 MULTIPURPOSE BUILDINGS (MAINTAIN/ENHANCE)

The existing multipurpose buildings are recommended for repair and continued use with limited changes, both for summer and winter events. The uses will continue for the next three-five years, or as soon as the ice rink can be relocated to a new facility. The current facility would revert to a mix of winter storage and special event uses. If a new facility in another location is further evaluated and deemed not feasible, more extensive changes will be needed to this facility, including improved insulation to extend the season and a more expansive entry hall that wraps around the northwest corner of the building. The expanded entrance hall may also be considered as an optional interim investment if a new ice facility at another location is to be deferred for five (5) or more years. Assuming relocation of the ice uses, the existing buildings can function for their other uses with limited changes, though there are no proposed uses for the various locker room spaces. The long term plan illustrated on the conceptual illustration is a major overhaul of the facility to consolidate the needed floor space into a more compact structure, either by modification or wholesale replacement of the facility. With a smaller footprint for this use the horse barn can and should be relocated and a wider promenade between the Exhibition Building and the Multipurpose Buildings(s) should be established, each as shown on the concept map.

18 WEST ARTS BUILDING (MAINTAIN/MODIFY)

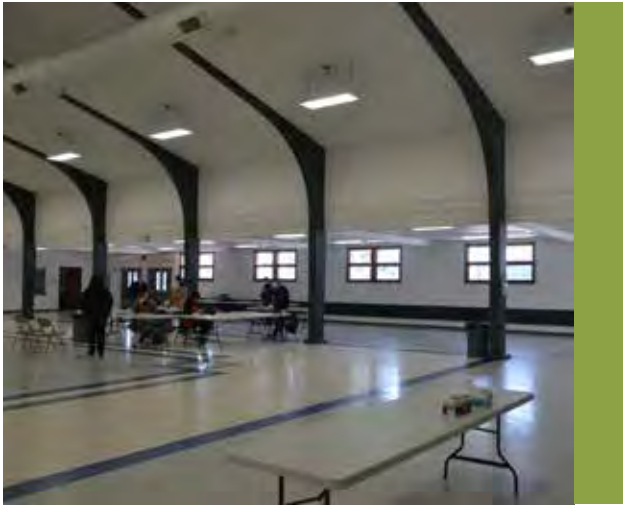
The western additions to the building are recommended for removal, to improve truck and trailer movements around the animal buildings during Fair and livestock events. The remainder of the building is to be cleaned and renewed for an academic and community-oriented glass-blowing program.

19 HORSE BARN (RELOCATE)

The horse barn is in good condition, but it is too close to the railroad tracks and the park's south entrance walkway. This plan recommends moving it to the north in conjunction with a planned modification or replacement of the multipurpose buildings.

20 HORSE ARENA

The existing arena should be relocated just a bit further east, in conjunction with improvements to parking, roadways, and stormwater management facilities.



Feature 14: Existing East Gate Hall Interior



Feature 18: Existing Arts Building



Feature 15: Interior (Fair Office) of Existing Exhibition Building



Feature 20: Existing Horse Barn (Interior)

Numbered Master Plan Features (Continued)

21 SOUTH PEDESTRIAN ENTRANCE (NEW)

The south entrance should be improved with a more formal, stone gateway feature, similar in stature to those at the other entrances, and located south of the railroad tracks. The surrounding area should be improved with landscaping as an extension of the park. The track crossing surface should be improved to enhance appearance and safety.



Feature 13: Existing East Pedestrian Entrance

22 GRANDSTAND (MAINTAIN)

No changes are proposed to the grandstand or event area it faces. The County is encouraged to promote its use for events other than the Fair, supported by shuttle service from off-site parking.



Feature 22: Existing Grandstand

23 PARKING FIELD (MAINTAIN)

The field south of the grandstand is to be maintained as grassy open space, to be used during Fair and other event operations as needed for parking, either patrons or trucks and trailers.

24 FAIR MIDWAY (NEW)

A new midway location is proposed, expanded in size from 120,000 SF to approximately 135,000 square feet. This area can be maintained mostly as grass and should be engineered to ensure efficient drainage toward the new stormwater ponds, so that it can withstand heavy use in varied weather conditions. As needed, areas that will have the most foot traffic can be maintained with a gravel surface. A central fairway 60 feet in width is shown as gravel in the master plan.

25 STORMWATER BASIN (NEW)

The park was developed without any on-site facilities to manage the rate and quality of stormwater runoff. This could be remedied during construction of new roadways and parking, and will help the City of Wausau meet its pollution discharge permit requirements.

26 DISC GOLF COURSE (NEW)

The wooded area could accommodate an 18-hole disc golf course, with the following assumptions: The “front” and “back” 9 holes share the same set of baskets. Most of the existing vehicle roadway would be changed to service vehicles only to reduce conflict between disc golfers and runners/walkers (walking trails would be closer to the edges, as shown); selective tree trimming and clearing would be needed for most of the holes to work.

27 ROPES/CHALLENGE COURSE (NEW)

There is ample space within the wooded area of the park to install a high ropes course. This facility would use installed wooden poles (not existing trees) connected by cables in various ways. Access could be controlled and secured at the base, and use managed by a public or private entity that offers team building experiences (e.g. UWSP-Wausau or NTC).

28 PARK MAINTENANCE SHED (MAINTAIN)

The existing shed should continue to serve the needs of the park. It should at some point be remodeled or replaced, and expanded as necessary to compensate for the loss of other on-site storage and/or the relocation of the Parks Department Operations Facility.

29 RETAIL SPACE (NEW)

This retail space would complement and connect to the attached indoor sports venue, yet operate independently. Food and beverage retailers are suggested. The County could own and lease the space, or the building could be sold as a commercial condominium to a commercial property investor/manager.



Feature 25: Proposed Stormwater Basin



Feature 26: Proposed Disc Golf Course



Feature 27: Proposed High Ropes/
Challenge Course

Numbered Master Plan Features (Continued)

30 INDOOR SPORTS VENUE (NEW)
This facility is intended to replace and expand upon the sport use of the Multipurpose Buildings in the park. The tentative program includes one year-round ice sheet, one seasonal ice sheet (until demand shows otherwise) that can be used for indoor turf sports during the summer, and one indoor turf sports field. Other amenities should include dedicated locker rooms for boys and girls hockey, coaches training room, concessions and gear shop, informal café/eating spaces, etc. Ownership and maintenance are negotiable, though County ownership is suggested.

31 FIELD AND COURT SPORTS VENUE (NEW)
Improved in conjunction with the adjacent indoor facility, on land owned by the County, this site can accommodate court sports and several soccer fields, plus a bathroom and shelter structure. The courts should include basketball and 12 pickleball courts. This site needs to be improved before the Fair midway can be relocated and roadways improved in the center of Marathon Park.

32 RESIDENTIAL DEVELOPMENT (NEW)
The Parks Department Operations Facility is planned for relocation to a larger site (location TBD). This site could accommodate a variety of residential redevelopment formats and be returned to the tax rolls. Townhomes are recommended.

33 RESIDENTIAL DEVELOPMENT (NEW)
Marathon Hall has repair needs and an undesirable layout. Razing and redevelopment is recommended. A 30-unit, three-story apartment building is proposed. Parking could be supplemented by fee for permit across Garfield Ave. to the north, if needed.

34 RESIDENTIAL DEVELOPMENT (NEW)
This underutilized parking lot north of Stewart Ave. could accommodate a variety of residential redevelopment formats and be returned to the tax rolls. Townhomes are recommended.

35 UWSP-WAUSAU INFILL DEVELOPMENT (NEW)
This site along Garfield Ave between 6th Ave. and 7th Ave. could accommodate multi-story infill development, either private housing or an academic facility. This plan recommends reserving the site for the possibility of expanded academic facilities until 2027, unless there is clarity before then that no further expansion is reasonably anticipated in the next 20 years.



Features 32/34: Residential
Redevelopment - Townhomes



Feature 35: Residential
Redevelopment - Apartments



Feature 38: Wausau Iron Works Building
(Potential Adaptive Reuse Opportunity)

36 UWSP-WAUSAU 7TH AVENUE CLOSURE (NEW/MODIFIED)

At this time the closure of 7th Ave. between Stewart Ave. and Garfield Ave. for vehicle use is not recommended, based on the current campus needs and flows of vehicle and pedestrian traffic. However, this option is noted for future consideration as conditions change, especially if expanded academic facilities are considered to the east.

37 UWSP-WAUSAU RESTAURANT REMODEL (MAINTAIN/ENHANCE)

The existing cafeteria and kitchen have been hosting a private restaurant use. The cafeteria, kitchen, and exterior entrance should be remodeled to enhance the viability of the restaurant and also to serve effectively as rentable space for meetings, receptions, etc.

38 POTENTIAL BUILDING/SITE REUSE (NEW USE)

Should this site become available for public purchase, consider adaptive reuse of the original brick warehouse. New use could include a small, heated area with bathrooms and a larger area that is covered but not fully enclosed, for additional court sports options, skate park or similar.

Other Park Features

- RR - RESTROOMS (MAINTAIN)

EXISTING RESTROOM FACILITIES IN MARATHON PARK ARE TO BE MAINTAINED

- S - SHELTERS (MAINTAIN)

EXISTING SHELTERS IN MARATHON PARK ARE TO BE MAINTAINED, EXCEPT FOR THE NORTH SHELTER AND THE TOURIST CABIN

- NORTH SHELTER (REMOVED)

The shelter north of the Pool Cabin will lack access when the north drive and parking are removed. It should be removed with those access features.

- BANDSTAND (MAINTAIN)



Existing Restrooms north of Grandstand (to be maintained)



Existing Shelter east of Campground (to be maintained)



Existing Shelter near Stewart Avenue (to be removed)





5.0

Phasing and
Implementation

Phasing and Implementation

This master plan describes projects to be pursued over the next 15 years within Marathon Park and on County-owned land around the park. Each individual project requires further design, cost/revenue analysis, and budget approval. The most significant projects in size and cost are expected to require public-private partnerships and private fundraising efforts. This section offers preliminary recommendations on the approximate timing and phasing of projects, to help the County and other stakeholders plan and coordinate efforts in the coming years.

Preliminary cost estimates were prepared during this planning process and provided to County staff for future reference but are not included in the plan, both because of uncertainty about design details and future construction costs and because this plan is not intended to establish budgeting approval for any of the projects described.

Phasing and Implementation (Continued)

TIMING AND PHASING OVERVIEW

2023
-
2025

East Gate Hall Improvements, Utility Upgrades, Splash Pad Replacement, Playground Replacement, Campus Residential Redevelopment, Multipurpose Feasibility Planning

2026
-
2028

New Marathon Junction, Highway and Parks Department Relocations, New Ice/Field Sports Facility

2029
-
2032

New Court Sports and Field Sports Site, Roadway and Parking Changes Throughout Park, New Midway Site, Horse Arena Relocation, Skating Ribbon, New Multipurpose Building

2033
-
2037

Parks Site Residential Redevelopment, Train Track Expansion, New/Relocated Horse Barn, New Recreation Features in Forested Area

2023 - 2025

East Gate Hall Improvements

This project is not contingent upon any other work, however changes to the entry could extend to the approaches from the parking area and street and should anticipate the reconstruction of each. Preferred timing is design in 2023 and implementation in 2024.

Utility Upgrades

This project is a high priority to bring the park's water supply system up to code. These improvements and associated underground utility improvements should be able to proceed before roadway improvements are designed, but potential conflicts should be considered in the utility design process to place surface features where they are least likely to conflict. Preferred timing is design in 2023 and construction in 2024 or 2025.

Splash Pad and Playground Replacement

The existing splash pad is in need of replacement. The preferred location is outside the train track loop, where the bathrooms are today. The playground near the campground is in need of replacement, and the preferred location for new playground investment is near the splash pad. These projects require detailed site planning for the entire area around Marathon Junction to ensure that these first new investments in that area are compatible with other future improvements to the train track and station, Marathon Junction, and a possible skating ribbon. Removal of the bathrooms will require the use of portable toilets until the new Marathon Junction is completed. Preferred timing is design in 2023-2024 and construction in 2024-2025.

Campus Residential Development

These projects are not contingent on any other work. The lot north of Stewart Ave. can be sold as-is for redevelopment at any time. Marathon Hall can be offered as-is, but the County may need to raze the site or indicate intent to cover the cost of site clearing. A clean site is much more likely to get interest from developers and so it is recommended to proceed with that project. Preferred timing is sale of each as soon as possible, and clearing of the Marathon Hall site by 2024 if it has not sold.

Ice/Field Sports Facility Feasibility Planning

Keeping pace with the growing demands on the ice sheets and related spaces calls for some sort of major new investment. The current facility is not meeting user needs in several ways and the County faces difficult decisions regarding maintenance of the existing cooling system. The process of planning that investment and raising the necessary funds will take years and should start immediately.

Phasing and Implementation (Continued)

2026 - 2028

New Marathon Junction

Preliminary programming and design for this project should occur in conjunction with the splash pad and playground replacement efforts to reserve adequate space for this new facility and allow time for partnership development and/or fundraising. Preferred timing is design in 2025 and construction in 2026.

Highway and Parks Department Relocations

These relocations are contingent upon other efforts by the County to acquire land and design and fund new facilities. Those efforts should proceed immediately with the goal of relocation of both departments by the end of 2026.

New Ice/Field Sports Facility

The proposed site is a strong candidate for a new indoor ice and field sports facility but other sites outside of Marathon Park may also be considered. Any new facility will require years of planning, design, and fundraising, efforts that should begin as soon as possible so that the County has more clarity about how long it may need to patch and repair the existing facility. Preferred timing is design in 2025-2026 and construction in 2027-2028.



2029 - 2032

New Court Sports and Field Sports Site

This site currently includes the old cold storage buildings (expected to be razed at any time) and the Emergency Management and Medical Examiners offices (plus document storage for other County departments). The latter facilities are in good condition but will need to be relocated to accommodate the County's vision for West St. It should be feasible to improve this site in phases, adding court sports and some of the desired fields first, and then more field space when the offices are relocated. Preferred timing is court sports design in 2028 and construction in 2029. Field sports could be added to the former cold storage site at any time, with the caveat that they may depend upon off-street parking to be provided as part of the new ice/field sports indoor facility.

Roadway and Parking Changes Throughout Park

Roadway and parking removals (northeast quadrant) and replacement (everywhere else) could be achieved in a piecemeal fashion over several years, though the most efficient approach would be a single construction process in one season. It will be important to maintain access to Marathon Junction during the summer season and to have the entire park accessible and usable for the Fair. These considerations in the design phase may influence phasing decisions. Projects that must be complete before new roadway construction include the new court sports facility and the new midway site. Preferred timing is design in 2028-2029 and construction 2030-2031.

New Midway Site

The midway site needs to be ready for use in conjunction with the planned roadway and parking improvements where the midway is currently hosted. This will likely require construction in the fall following the completion of the fair, with adequate time in the following season for turf portions of the midway site to establish themselves. It will also be necessary to complete the new court sports facility and to relocate the horse arena prior to construction of the midway grounds. Preferred timing is design in 2029 and construction in 2030.

Horse Arena Relocation

This project can be completed only in conjunction with the roadway and parking improvements in the center of the park. Timing is tied to that project.

Skating Ribbon

This project is intended to occur after the completion of the new Marathon Junction. It could be constructed at the same time as that facility if fiscally feasible. The later construction of this amenity is based on an assumption that it may require a separate budgeting and fundraising effort. Possible timing is design in 2029 and construction in 2030.

New Multipurpose Building

This project is premised on the relocation of the ice uses in earlier years. The existing facility is adequate for continued event and fair uses, but the total footprint is somewhat larger and inefficient for those uses. A purpose-built facility would make space for relocating or including the horse barn. Possible timing is design in 2030 and construction in 2031.

Phasing and Implementation (Continued)

2033 - 2037

Parks Site Residential Redevelopment

This site can be sold for redevelopment as soon as the Parks Department is out. The County will likely need to raze the site to achieve its sale for residential use. Preferred timing is sale in 2028.

New/Relocated Horse Barn

This project should occur in conjunction with design and construction of a new multipurpose building.

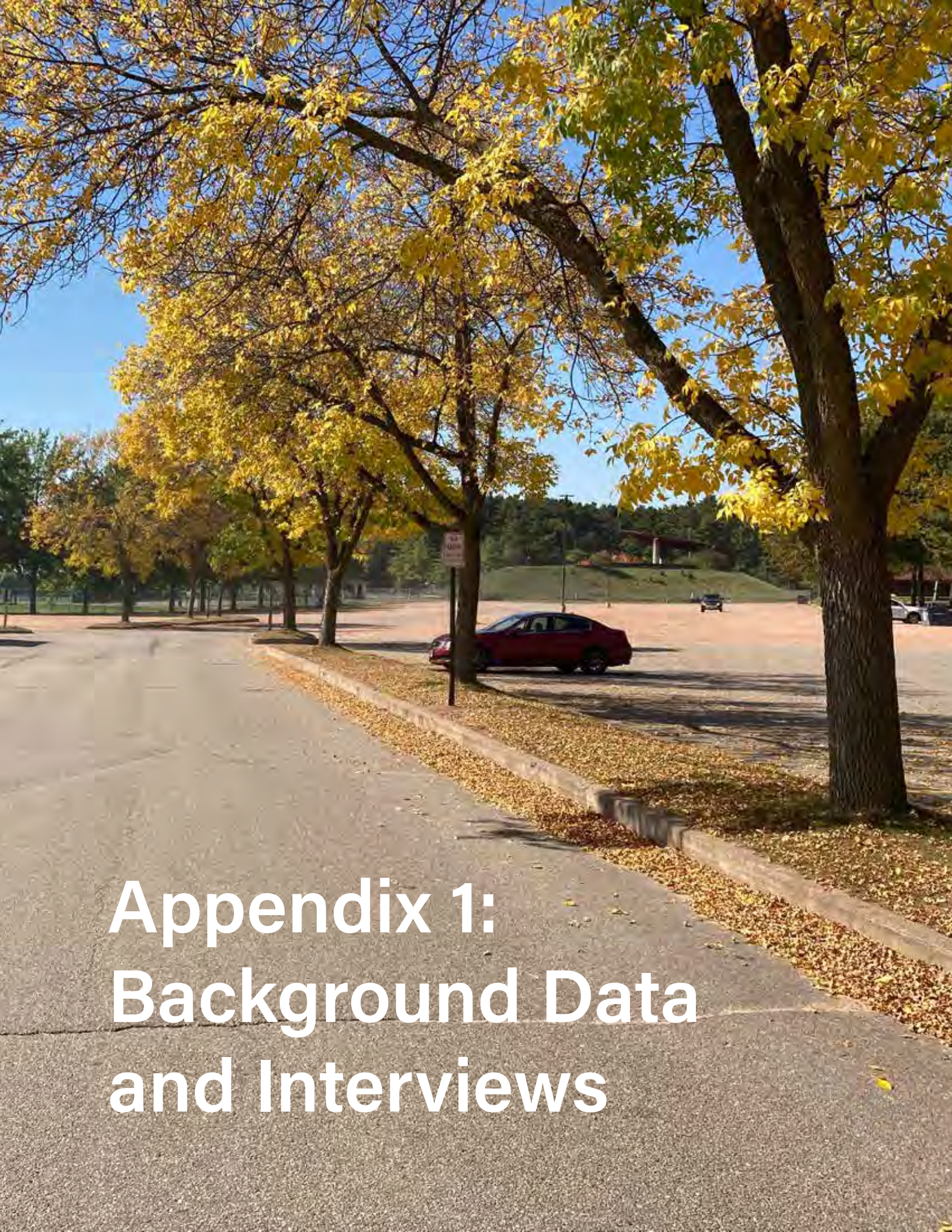
Train Track and Station Expansion

Expanding the train track will become possible after the removal of the parking and roadway infrastructure in the northeast quadrant of the park. A new station and shelter for the train could occur in conjunction with improvements to Marathon Junction or as part of track expansion, depending on site design considerations. Preferred timing for the new track is design in 2033 and construction in 2034.

New Recreation Features in the Forested Area

High ropes course and disc golf amenities could be added to the forested area at the west end of the park at any time. They are proposed for the 2033-2037 timeframe simply because they have not been identified as high-priority projects. If advocates for these amenities come forward earlier these projects could proceed sooner.





Appendix 1: Background Data and Interviews

Marathon County Westside Master Plan

Background Data and Interviews

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1 - Overview and Preliminary Conclusions

The information in this memo combines a broad scan of existing conditions data, site visit observations, and staff interviews to inform our understanding of the project area and our initial site improvement concepts. These findings lead us to offer a few preliminary guidelines for our work to imagine changes in the project area. All of the information contained herein remains open for discussion and confirmation for accuracy, though particular attention is due to the following points to confirm that we have consensus:

- 1) Marathon Park
 - a. This is the home of the Central Valley Fair
 - b. The following features must be maintained: the white pines, the stone entrance features, the Exhibition Building, Judging Pavilion, East Gate Hall, and Little Red School House
 - c. There are a number of underutilized, reservable small interior spaces in the park (Tourist Cabin, Pool Cabin, Meeting Hall, Marathon Junction) – one or more could be removed
 - d. A reduction of gravel surfacing is preferred
- 2) UWSP-Wausau Campus
 - a. Parking Lot A (north of Stewart Ave.) no longer serves a purpose and should be sold for development (likely residential)

- b. The West Arts Building will change in some way, either to become facilities management storage for the campus, or by demolition
 - c. Marathon Hall will never again serve a direct University function and has significant needs for any continued use under other public or private ownership, including its own hot water boilers for building heat, a new roof, and all new windows. It has communal bathrooms, small rooms, and cement block construction not easily modified. As such a recommendation for demolition is likely.
- 3) Redevelopment Area
- a. The rail line and rail yard remain active and any new crossing (at or above grade) is not feasible.
 - b. None of the existing buildings in this area are off-limits at this time for redevelopment consideration, whether due to historic status or existing value.
 - c. New uses will be a continuing topic of discussion, but retail, lodging and heavy industry should come off the list of options. Residential, service businesses, office, light manufacturing, storage and indoor sports remain on the table for discussion.

We need clarification on the following question: Is the Parks Department Operations facility staying or moving?

2 - Prior Plans Summary

A summary of recommendations and findings from prior plans and studies affecting the project area. Highlights from each plan are noted below.

Marathon County Comprehensive Outdoor Recreation Plan (2020-2024) - Marathon Park – 79.3 acres

Goals for Marathon Park include the following:

- Provide opportunities for both active and passive recreational use for all users,
- Protect national, historic, and cultural resources and other environmentally significant areas,
- Provide recreational opportunities in natural appearing settings,
- Accessible to all users (ADA),
- Generate revenue from users,
- Promote tourism

Priorities for Marathon Park include:

- Continue rehabilitation of historic structures (several built in early 20th century),
- Park master plan (add to MC CORP to maintain eligibility for state and federal park and recreational grants),
- Replace campground playground,
- Park road repairs,
- MPB roof replacement/ renovation,
- MPB sound system,
- Campground improvements (electrical)

Marathon County Comprehensive Plan (2016)

- Environmental stewardship
- Recreation hub – year-round destination
- Health focused

- Embrace innovation

Marathon County Strategic Plan (2020 Annual Update)

- Promote sound land use decisions that conserve and preserve natural resources in decisions with economic development and growth
- Develop a comprehensive approach to redevelopment and revitalization of older housing stock and older buildings.
- Protect and enhance the quantity and quality of potable groundwater and potable surface water supplies.
- Support inter-organization economic development activities – Greater Wausau Chamber of Commerce, Wausau Area Metropolitan Planning Organization (MPO), Marathon County Development Corporation (MCDEVCO)

Greater Wausau Region Economic Development Strategic Plan (2019) –

- Focus on regional brand of “Xtreme Sports Capital”
- Outdoor recreation industry
- Recreation technology (rec tech)

Regional Livability Plan (RLP) (2015) – NCWRPC (10-county area plan)

- Improve economic competitiveness
- Promote affordable housing
- Provide more transportation choices
- Support infrastructure needed for economic development
- Promote reuse of vacant and underutilized buildings and land

Wausau Comprehensive Plan (2017) –

Future land use for subject area - Public/Open Space & Legacy Industrial

Wausau MPO Bicycle and Pedestrian Plan (2015) –

- Develop a well-connected bicycle and pedestrian network that links a variety of facilities together into a cohesive transportation system that accommodates users of all ages and abilities, including those with disabilities and those that cannot drive.
- Complete streets
- Recommended path and bike lanes (Stewart Avenue)
- Suitable route (consider wayfinding & bicycle boulevard treatments).
- Stewart Avenue is the main arterial into downtown Wausau
- Crosswalks, Safe Routes to School

Marathon County LIFE Report (2019-2021) –

- Workforce development
- Housing needs
- Health

Connections 2030 (statewide transportation plan) –

- Complete streets -bicycle and pedestrian accommodations
- ADA design guidelines
- Community sensitive design solutions

Wausau Metropolitan Area Long-Range Transportation Plan, 2050 – (completed Jan. 2022)

- No recommended improvements in subject area.

3 - Site Context – Land Use

A. Surrounding Land Uses

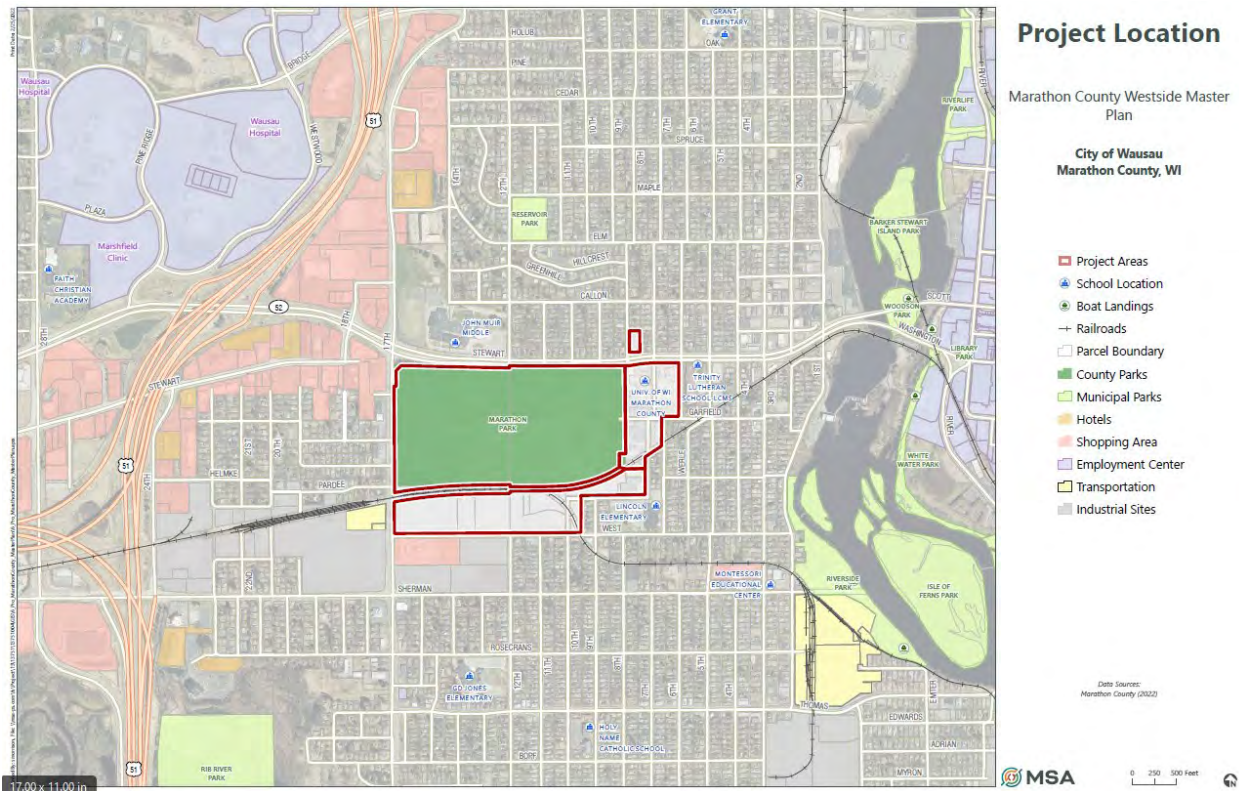
The subject parcels are centrally located in the City of Wausau with Stewart Avenue to the north, West Street to the south, S. 17th Avenue to the west and approximately 6th Avenue to the east. Adjacent land uses are noted below:

North – Single-family residential and Institutional (John Muir Middle School)

South - Suburban Mixed-Use (Kwik Trip gas station) , Medium Industrial (Roadready Transfer Services), Single-family residential, Institutional (Lincoln Elementary), Duplex residential, Two-flat residential and Urban Mixed-use (auto repair shop).

East – Two-flat residential, Single-family residential and Institutional (church). Further to the east, the Wisconsin River and Wausau’s downtown.

West – Suburban Mixed-use (restaurant, Walgreen’s, multi-tenant retail and an auto parts store), PUD, and Single-family residential. I-39/USH 51 is the major highway that runs north/south through Marathon County and provides a connection to Ironwood in northern Wisconsin and Madison and points beyond in southern Wisconsin.



4 - Cultural and Historical Background

A. History of Development and Usage

Marathon Park

The original 80 acres of Marathon Park were donated by two Wausau citizens in 1867 with the stipulation that it be used for an agricultural fair. According to the Marathon County Historical Society, the first annual county fair was held in 1868 by the Marathon County Agricultural Society. Other public organizations used the property when the wasn't being held.

The park was created in 1921 when the Agricultural Society donated the fairgrounds to the County with specific stipulations. A landscape architect was hired to draft a comprehensive design for the property's transition to a public park. The property was dedicated perpetually to the people of Marathon County and never diverted to any other use. If the County would fail to keep the park open, the title would revert to the Agricultural Society. In addition, the Society would have the right to perpetually keep the necessary buildings and facilities on the property to conduct the annual fair.

The pine trees located in the park are direct descendants of the great pines that existed when the first lumbermen explored the Wisconsin River Valley over 170 years ago. There are several structures built in Marathon Park by Milwaukee architect Alexander Eschweiler, including judging barns and the original grandstand. The grandstand was replaced in 2004 with the current amphitheater. The Little Red Schoolhouse was built in 1894 and moved to the east end of Marathon Park in 1964.

Source: Wisconsin Historical Society, Wisconsin Architecture and History Inventory, "Wausau", "Marathon County", "WI"

Source: Tish, Jason (2003) "An Unlikely Museum" *Submitted on partial fulfillment of the requirements for Landscape Architecture 677: Cultural Resource Preservation and Landscape History University of Wisconsin – Madison Department of Landscape Architecture*

UWSP – Wausau Campus

Originally the site of the Training School for Teachers and the Agriculture and Domestic Economy that operated from 1899 to 1943, this University of Wisconsin campus began operations in 1960. It was first part of the UW Center System created in 1964, then became the University of Wisconsin-Marathon County in 1998, and then through another system restructuring became UW-Stevens Point – Wausau in 2018.

Redevelopment Area

This area has been in use for industrial purposes since at least 1910 when the first brick buildings were constructed by Wausau Iron Works at the northeast corner of West St. and 10th Ave. to manufacture steel bridges and, later, snowplows. The site immediately west of the Ironworks site was a cold storage facility for cheese for many decades until destroyed by a fire in 2017.



USDA image taken September 22, 1938; Wisconsin Historical Aerial Imagery Finder

B. Specific Historic Features

Locally designated historic landmarks - Marathon Park Exhibition Building, Judging Pavilion, Cattle Barns #1 & #2, Marathon Park Big Kitchen, Stone Gate entrance and fence at Garfield Avenue entrance, Stone Gate building and fence at S. 8th Avenue entrance, Stone Gate building at S. 12th Avenue and Stone Gate building at S. 17th Avenue entrance.

National Register Historic Places - Marathon Park (Fairgrounds) - Exhibition Building, Cattle Shed #1, the Stock Judging Pavilion, and the Grandstand which are listed on the State and National Registers of Historic Places. The original Eschweiler grandstand was razed in 2001 and replaced with the current amphitheater in 2002.

Eligible for State and National Register Historic Places because of federal or state compliance projects (intensive surveys)

Marathon County Park – 43 contributing buildings including, Youth Building, Stock Judging Pavilion, Grandstand, several cattle shed buildings, Exhibition Building, bandstand, log cabin, fireplace shelter and a park stone monument). The park was determined eligible in 2013.

Potentially Eligible for State and National Register Historic Places

UW-Marathon County Campus Historic District (contributing buildings include North Hall & South Hall, Marathon Hall and Fieldhouse). This district was recommended as part of an intensive survey completed in 2018 by Heritage Research, LTD. for the Wausau Historic Preservation Commission.

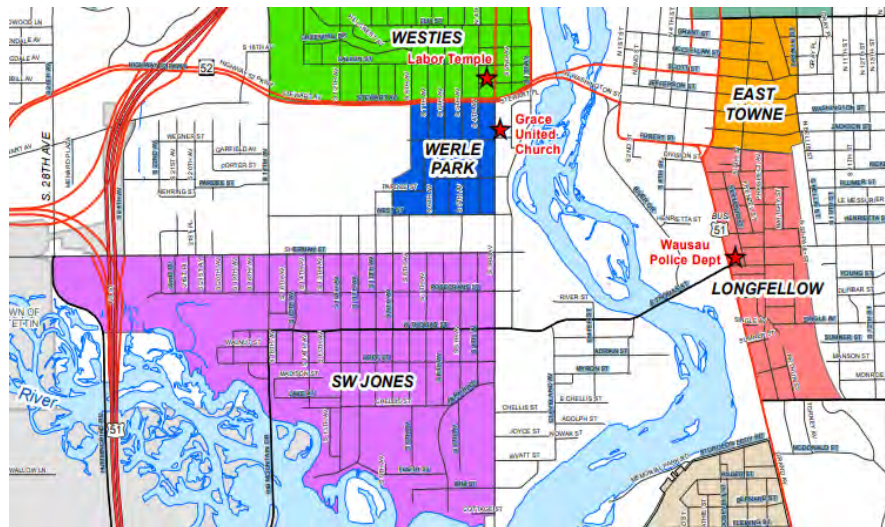
Further Research Needed

Wausau Iron Works – 738 S. 10th Avenue. This individual property was surveyed in 2018 by Heritage Research, LTD. The intensive survey recommended further research and a site visit.

Any work in these areas would need to be reviewed by the Compliance section of the Wisconsin Historical Society.

C. Neighborhood Associations

The subject parcels are not part of a defined neighborhood association but is adjacent to the Westies and Merle Park neighborhoods. See the neighborhood map below.



Wausau Neighborhood Groups Maps, 2004

5 - Environmental Limitations

A. Soil Contamination Risks

WIDNR contaminated sites map shows no open sites on the subject parcels. Several closed sites are listed on WIDNR RR Sites Map including (see map below):

County highway buildings - hazardous substance discharge, soil disposal completed and activity closed in 1997.

Former county library - contamination detected below diesel tanks, disposal approved and activity closed in 1995.

Loed Corp - hazardous substance discharge, soil investigation and activity closed in 1994.

Waste disposal screening completed in 2007 with no evidence on site.

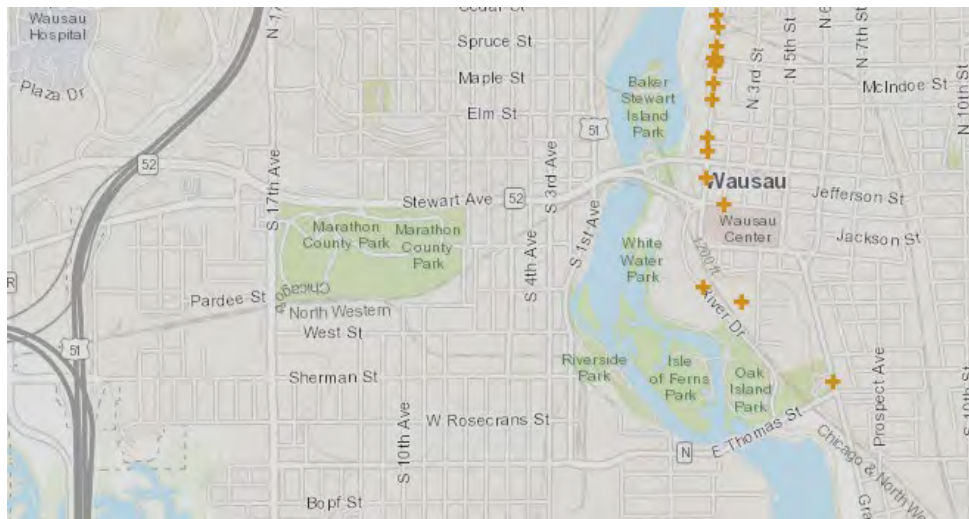
County parks department - hazardous substance discharge, over-excavated pump area, activity closed in 1998.

UW Marathon Center - hazardous substance discharge, activity closed after well abandonment in 1996.



B. Known Existing/Historical Contaminants

No cleanup sites listed on the US Environmental Protection Agency cleanup site map in the subject area. This listing includes brownfields properties, hazardous waste and Superfund sites.



EPA Cleanups March 1, 2022

C. Rare Species

NHI - Endangered Resources Preliminary Assessment (2/23/22) – This search was conducted for terrestrial and wetland species as well as aquatic species. No further action necessary.

D. Wetlands

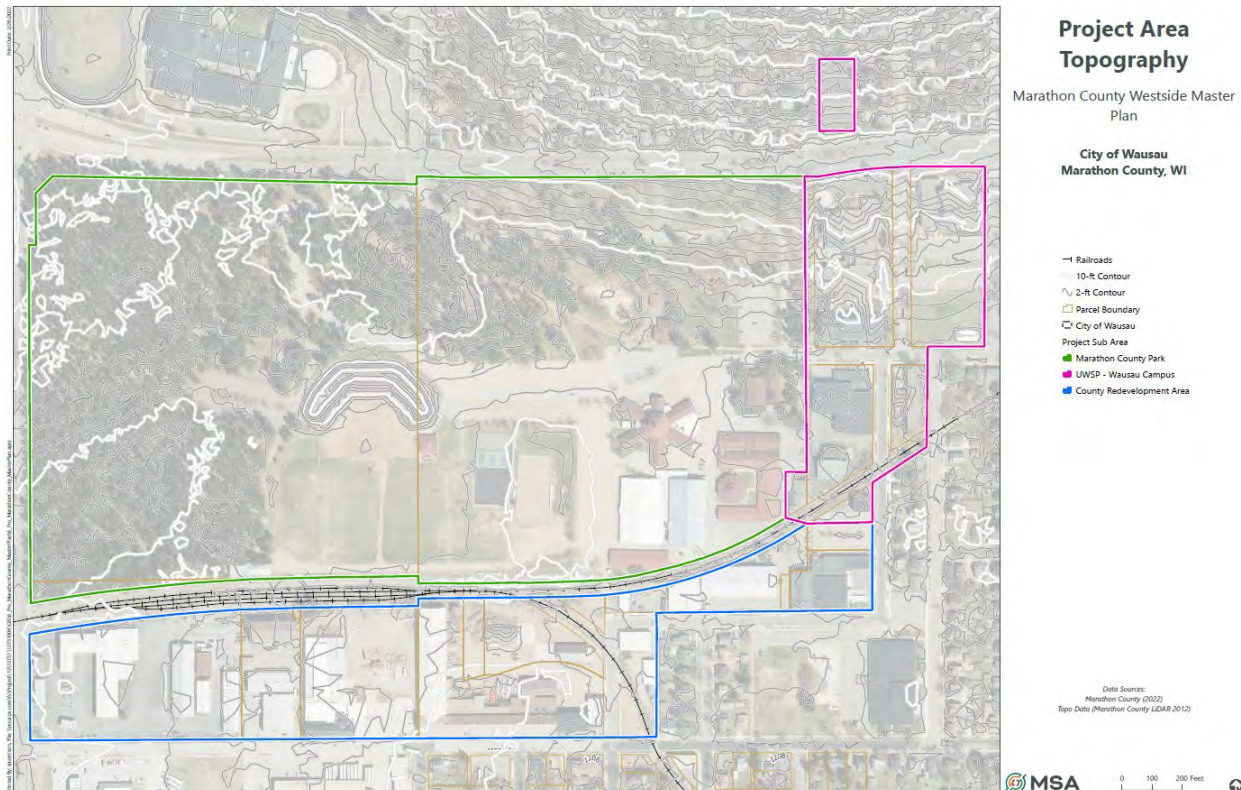
No wetlands identified on subject parcels (Wisconsin Wetland Mapper).

E. Floodplain

FEMA FIRMETTE shows Zone X on subject parcels. No floodplain identified on subject parcels.

6 - Natural Features

- A. **Topography** - The overall site is relatively flat with the highest points at the northeast corner of the subject parcels. The study area ranges from a low elevation of 1196 in the southwest corner of the park to a high elevation of 1228 in the northeast corner of the park and the campus (32 feet of rise).



- B. **Vegetation** – the three subareas of the project area are quite varied in vegetation. The Redevelopment Area has very little vegetation of any kind, except a few street trees and volunteer trees along the rail corridor. The campus area is heavily paved in some areas but then planted with grass in others. There are quite a few trees in the campus area, nearly all deciduous. Marathon Park is the most heavily vegetated and diverse in its plant communities. The most striking feature is the forest of mature white pines at the west end of the site and wrapping along the north side also. Intermixed with the pines are other coniferous and deciduous trees. Most of the park lacks understory growth and features only mowed (or low-growing) grass. There is some understory growth in the center of the most heavily forested area, generally toward the southwest corner of the park.

7 - Utilities

All sites are served with public water and sewer by Wausau Waterworks. Marathon Park is served via sewer and water mains that enter the park from the east under Garfield Ave. The water main was installed to shallow and is a freeze risk. Water service is maintain year-round

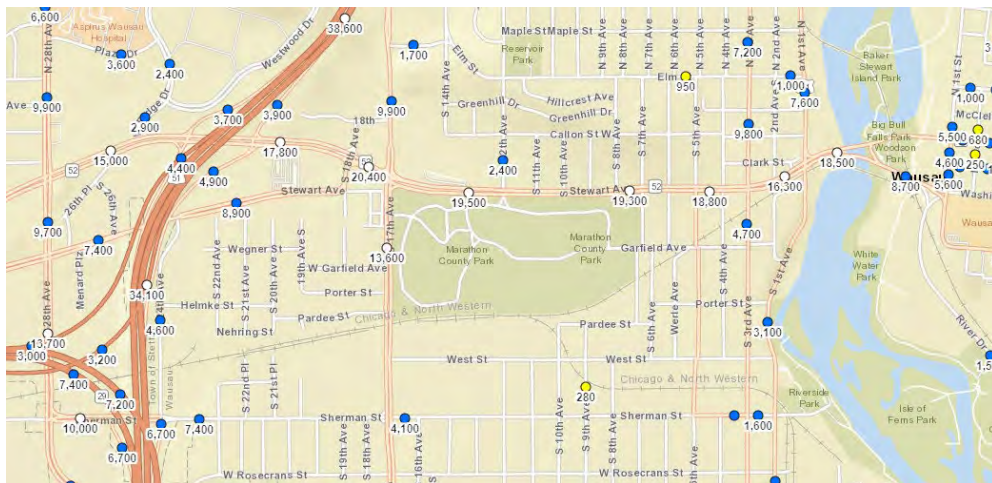
to a hydrant east of the Junction building, serving East Gate Hall and the Multipurpose buildings. The rest of the system and site are drained down seasonally. Parks staff would prefer to bring this line up to code and loop it back into the City system by extending it through the site to the west – this would eliminate the need for winterization.

8 - Transportation Conditions

A. Traffic Patterns

Stewart Avenue is the main arterial to downtown Wausau. WisDot traffic counts indicate 19,500 and 19,300 average annual trips per day (AADT) on Stewart Avenue north of the park. Immediately west of S. 17th Avenue on Stewart Avenue, the AADT is 20,400. West of the park on S. 17th Avenue, south of Stewart Avenue, the AADT is 13,600.

Anecdotally, there is an undesirably high volume of traffic driving through Marathon Park to reach the UWSP-Wausau campus, though we have no data to evaluate that concern.



[WisDOT Traffic Counts webpage](#) Updated 1/6/22

B. Parking

Marathon Park has a variety of parking lots and locations scattered throughout the park. The primary paved and marked parking area is north of East Gate Hall and features about 64 stalls. Other paved and marked marking is located near Marathon Junction, along the park drive in the NE part of the site, along the main drive north of the grandstand, and in lots west of the grandstand. There is also a substantial supply of unmarked parking in the gravel west of the multipurpose buildings and in the midway area flanking the main drive in the middle of the park. When needed for the Fair, parking is also allowed throughout the park, including the grassy area south of the grandstand and along the drives through the forest.

UWSP-Wausau has eight identified parking lots including Lot A north of Stewart Ave. Many student avoid these lots and park nearby in *Marathon Park* because it is free.

The Redevelopment Area has onsite parking as needed. Wausau Iron Works has a small “off-site” lot east of 10th Ave.

C. Bus information

There are two bus routes that serve the subject area. Route 1 (Stewart Ave. / Aspirus Hospital) and Route G (Sherman St). See transit map below.



Metro Ride Transit System Map, July 1, 2021

D. Railroad

The Fox Valley Lake Superior rail line was recently purchased from Canadian National. The line, located south of Marathon Park, is an active rail that serves industrial businesses. A spur from this line connects east to 3M Wausau located near the Wisconsin River. The line extends west and ends at the business campus near S. 66th Avenue. According to Fox Valley Lake Superior, there are no immediate plans to reduce capacity or remove this line.

E. Bike and Pedestrian Facilities

Bike Lanes – the City has no bike lanes or routes in or adjacent to the study area as indicated in the [Wausau Area Bike Ped Map](#), however Stewart Ave. does have marked bike lanes from 17th Ave. east to the downtown.

Pedestrian routes – the study area is generally well-served by sidewalks, with the following exceptions: the east side of 17th Ave. along the park, the south side of Stewart Ave. along the park, the north side of West. St., and the East side of 10th Ave. The sidewalks missing along the park are supplemented by paths within the park. Marked pedestrian crossings are provided on Stewart Ave. and 17th Ave. at most intersections. Locations where crossings are needed but not provided include at the intersections of 17th Ave. with West St. and with W. Pardee St. (near the SW park entrance) and

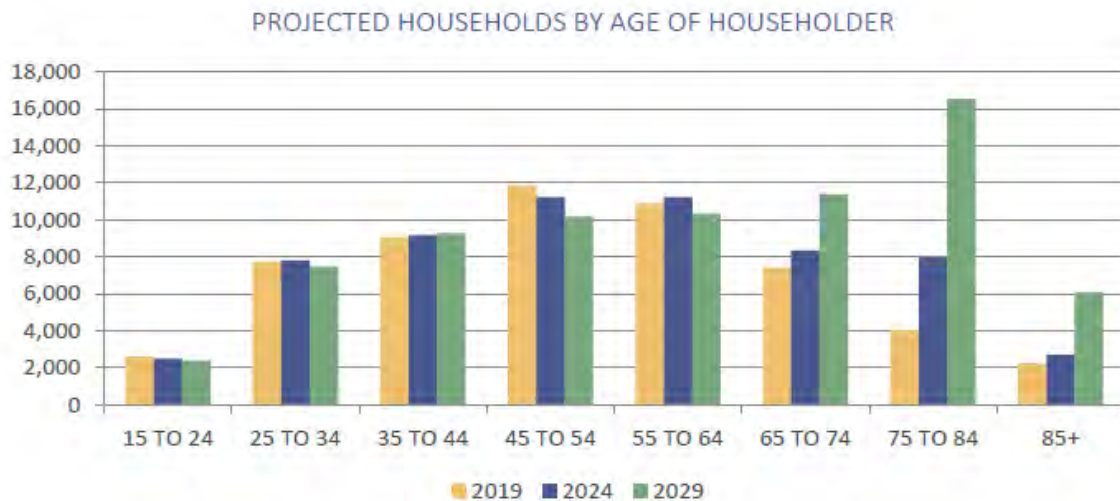
9 - Market Analysis

A. Housing

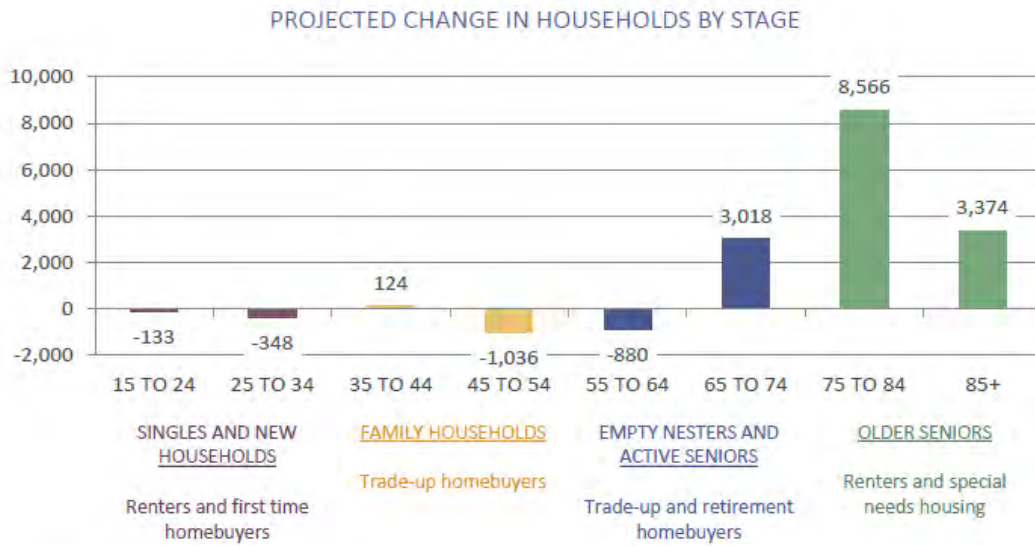
A 2019 study was completed by Place Dynamics that indicated Marathon County is projected to lose population in most cohorts between 15 and 59 years of age. The largest growth will be in groups 65 and older, with the increases growing larger with the age of the cohort. This reflects the movement of the Baby Boomer generation into their post-retirement years.

Over the past several decades, the City of Wausau has represented a shrinking percentage of the county's total population, dropping from 35.9 percent in 1960 to an estimate of 28.5 percent in 2018. Much of this has been due to detached, single family home construction in other communities and rural parts of the county. As demand for this type of housing decreases, while the demand for attached housing increases, the City of Wausau has an opportunity to attract a large share of the multifamily housing needed in the market.

At the same time, a growing older population is going to place demands on services provided by the City, and by related quasi-public organizations in the city. This population change will occur, whether in Wausau or elsewhere, but there may be advantages to concentrating it in the City where there is existing infrastructure and capacity, and where issues of mobility could be minimized.



Estimates generated by Place Dynamics



Estimates generated by Place Dynamics

DEMAND FOR NEW RENTAL HOUSING

Overall demand for rental housing in Marathon County is projected to grow by 984 units over the next decade, though a larger number of new units will be needed when factoring in replacements for those that become obsolete. By age, the number of renters in their prime family years is expected to remain roughly the same, while the number in their retirement years will expand quickly. This has implications for both the design and location of units that will be favored. Senior renters will likely prefer units with onsite management, on one level, with elevator access to upper floors, and will have a greater need for accessibility features. Many of these renters may have been homeowners and will want some of the same amenities such as enclosed parking, private outdoor space, in-unit laundry, and finishes of a better quality than often found in typical rental housing. Convenient locations with easy access to basic shopping, services, and health care will also likely be preferred.

ESTIMATED ANNUAL NUMBER OF RENTERS IN THE MARKET BY AGE

AGE OF HOUSE-HOLDER	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
15 TO 24	966	957	950	945	940	937	934	933	932	932	933
25 TO 34	1,487	1,485	1,479	1,472	1,463	1,453	1,443	1,433	1,423	1,413	1,405
35 TO 44	1,135	1,138	1,141	1,143	1,145	1,146	1,147	1,146	1,145	1,143	1,141
45 TO 54	1,346	1,324	1,307	1,294	1,284	1,276	1,270	1,266	1,263	1,261	1,259
55 TO 64	820	817	811	803	794	784	773	763	753	743	734
65 TO 74	651	682	712	738	762	783	800	815	826	835	841
75 TO 84	474	516	559	603	648	694	740	786	830	874	915
85+	521	566	614	666	723	784	850	920	995	1,074	1,157
TOTAL	7,401	7,486	7,573	7,665	7,759	7,857	7,958	8,062	8,168	8,276	8,386

Estimates generated by Place Dynamics

HOUSING OPPORTUNITIES

Over the next decade, net increases in demand for housing will be found among those types of housing oriented to an older population. Some portion of this includes detached housing for those still in their active senior years, but a large share of the demand will be for apartments, condominiums, and increasingly, units offering some level of assisted living.

Source: 2019 Towers & South Riverfront Market Analysis

B. Retail

The proximity to the existing commercial corridors of Stewart Avenue and S. 17th Avenue will deplete the opportunities for commercial within this study area. Marathon County Park is the primary asset, but the study area is somewhat isolated between the rail corridor and industrial uses. While the immediate uses are industrial, there are healthy single and two-family neighborhoods adjacent to the commercial corridors just south and north of this area.

Commercial uses that fit into the existing industrial character that could support the nearby residential areas include:

- **Auto repair and parts store** (roughly 7 locations within 5-minute drive of the study area),
- **Storage facility** (6 locations in 5-minute drive),
- **Car wash and detail establishment** (several car washes at nearby gas stations, but no detail services),
- **Liquor store** (3 establishments within one-mile radius),
- **Barbershop/salon/nail shops.** (8 establishments within one-mile radius), and
- **Gas stations.** Based on ESRI Business Analyst, the gas stations in the trade area support \$33.8 million in gas sales with \$26.5 million coming from outside the one-mile radii. While there are six locations within a one-mile radius, including a Kwik Trip across the street from the site, there is a lack of gas stations off the Sherman

Street exit. It is typical to see more than a single gas station at a specific node; however, this is typically found at busy intersections or across the street from each other on heavily traveled roadway. This site does not fit either of these two scenarios.

- **Clothing Stores.** Using ESRI business analyst, the residential base within one mile of the site typically spends \$1.6 million on apparel with roughly \$800,000 supplied within this trade area. This leaves a gap of \$800,000 and does not account for customer purchasing power outside of the one-mile radii. However, there are several factors that reduce the viability of a clothing store including the following:
 - this does not factor in supply through online purchase;
 - an average clothing store in Wisconsin sells \$1.2 million worth of goods in a given year (per 2017 Economic Census), which is more than the \$800,000 gap;
 - department stores are drawing in an additional \$10.6 million in sales from outside of the one-mile trade area. Plus, there is a cluster of apparel and other chain retailers available two miles south of the site in Rib Mountain.

Based on this information this site is likely not competitive to attract an apparel retailer with other locations more visible from major highways and clustered around other similar retailers.

- **Food Establishments.** The trade area supports over \$21 million in food and drink sales, drawing in \$15 million in sales from outside the trade area residential base. There are over 30 establishments within the trade area with many chain fast-food and sit-down restaurants near the major interchanges. The only potential draw to this site is a local establishment that caters to the locals along a street with 14,000 daily users but lacks the headache of busier locations near the interchanges.

C. Industrial / Manufacturing

Since the Great Recession, the number of manufacturing jobs in the region has decreased by over 2,000 and another 500 jobs are expected to be lost by 2026 in this industry. Many of these losses have been in the paper and wood products subindustries, which has faced falling paper sales with digitization and intense foreign competition. In addition to the Wood Products cluster and the Paper and Packaging cluster, other crucial clusters have been declining. However, while some manufacturing subindustries struggle, others are growing. This is particularly true for Technology Production and the Machinery Technology industry cluster, which includes companies such as Greenheck Fan Corporation, and Industrial Service & Machine.

Other prominent and growing industry clusters in the metro region include the Downstream Metal Products cluster, which encompasses Wausau Window and Wall Systems, and the Food Processing and Manufacturing cluster, which is comprised of establishments such as the Marathon Cheese Corporation and Kraft Foods. The Business cluster is also expected to grow and is highly concentrated in the area. This includes regional management offices, engineering, and consulting services along with other specialties.

Source: 2017 Metro Region Economic Development Assessment

Top industries in the Wausau area include air handling, building materials, metal manufacturing, health care, information technology and insurance sectors. The Technology Production and Machinery Technology industry cluster has imported over \$215 million dollars of supplies and services, providing for an opportunity to potentially produce more in the metro region¹. However, current practices already import millions of dollars of purchases from motor and generator manufacturing, machine shops, and other related subindustries that already exist within the metro region. Facing the issues of a low-growth population, transitioning industries, labor shortages, and low wages will be challenging.

The City's Wausau Business Campus is located roughly 5 miles west of the subject area, offering an integrated, full-service business park of over 1,000 acres, with two full interchanges, and home to over 5,000 employees. The City has nearly 400 acres of available, development-ready land. This will reduce the market for industrial/business park uses on the Marathon County site. The primary benefit of this site is the rail access that is not available in the Wausau Business Campus. Industries requiring/desiring rail access will be the primary targets, while the lots size and dimensions will be a limiting factor. Other potential industrial targets could be:

- **Industrial Flex Building.** These developments typically are one-story, expandable buildings that have some sort of combination of warehouse space and office/retail space. These units often have a warehouse door or loading dock with a higher ceiling height - typically around 14-16 feet tall. Companies requiring flex space are commonly found in the research, testing and product development sectors. Other potential users include brewers, artists, auto shops and cabinet makers.
- **First Student Inc. (expansion/new site).** First students, Inc. owns the site across the Street on 17th Avenue. If they were restricted on space, this site would provide a larger site for parking buses and larger building for administration and service.
- **Wisconsin Public Service Corp. (expansion).** This company owns an expansive area across 17th Avenue. This site could provide additional space or rail service area.

D. Lodging

USH 51, which carries 34,000-38,000 average daily traffic, is accessible from WIS 52 (Stewart Ave) and Sherman Street. Both highway exits are roughly 0.5 mile from the site. S. 17th Avenue, which connects WIS 52 to Sherman Street, brings roughly 14,000 vehicles a day right past this development area. For these reasons, and because Marathon Park is a tourist destination, demand for a hotel is considered.

There are many hotel accommodations up and down USH 51 near the site. The City of Wausau contracted a 2014 Hotel Feasibility Study for the East Riverfront District. This study found by 2019 that there would still be over supply of rooms in the Wausau area marketplace (as shown in the figure below). If the marketplace grew greater than 1.9% estimated for this study, the pandemic likely negated any gains. Hotel

¹ 2017 Metro Region Economic Development Assessment

chains are currently delaying approved projects about 2-3 years with only the strong markets seeing projects move forward on schedule.

Figure 1: Wausau Area Hotel Room Demand 2008-2019



10 - Facilities Condition Overview

MSA walked by or through most of the public facilities in the study area on Monday, January 31. Brief notes and observations about the condition and needs of these facilities are provided. See Appendix A.

11 - Staff Interview Notes

MSA interviewed staff representing property various County and City departments during the week of January 24-28, 2022. A summary of notes from these conversations follow.

Marathon County Parks, Recreation & Forestry

Jamie Polley, Director

Andy Sims, Assistant Director

General Notes

- If this process is successful, the park will have in five years:
 - More green space, less gravel
 - A new splashpad
 - Expanded train track
 - A permanent stage for grandstand programming
 - No overnight camping
 - Still be a natural oasis in the City
 - The main Fair buildings will remain

Park Feature Commentary

- Nothing is overutilized.
- Features that are underutilized include the Marathon Junction, Tourist Cabin, Poolhouse Building, the Meeting Hall, and Exhibition Building (just Fair and winter storage)
- Some of the livestock buildings get more use than just the Fair, including Art in the Park and dryland hockey practice. The horse barn supports the Fair and other horse event.
- The winter storage uses are a good source of revenue for the park, and it always sells out, especially the high storage in the Exhibition building.
- East Gate Hall is busy with weddings, meetings, social gatherings, the Fair, Children's Fest, Art in the Park, etc. It has been the site of major speeches or presidential visits over the years (MLK, Coolidge, George W Bush. Some interest in a historical feature/display in the building about its history.
- The Big Kitchen shelter is popular and heavily used, and relies on the adjacent parking areas.
- The east parking lot is used by UWSP-Wausau students, who use it for free while the school pays for plowing. This use is a pretty good fit with larger park uses that require that parking, which are typically in the summer and/or on weekends.
- The camping area is used, but not much by families. It tends to have long-term seasonal residents, some likely otherwise homeless. The risk of falling trees or limbs is a concern with the campground.
- The woods area is dimly lit at night, lightly used in general, and thus far safe – no crime issues.
- During the Fair there is parking everywhere, throughout the park, including in the forest. County preference would be to remove most parking from the park.
- A better fence is desired along the south edge of the park, though it remains at risk of damage from railroad material storage activities
- The trees are in need of continual maintenance and removal for risk management, but it can't happen en masse, needs to be strategic. There have been as many as 50 trees lost at a time in major wind events. Individual trees not surrounded by others are more vulnerable to wind loss than trees in clusters.

Hockey

- Hockey use is September to March, and is only designed to maintain ice in cooler/colder months. It supports the fair and other events in the summer, including roller derby and Art in the Park.
- Users are youth hockey, Wausau East, Wausau West, the Storm (girls co-op team), figure skating, Cyclones and River Wolves.
- They don't have a minor league team, but could maybe get to that if seating increased from 900 to 1,200.
- There is likely a market for a year-round ice sheet. Jamie sees opportunity for a two-sheet facility, one year-round sheet and one flex space that also hosts events, turf, and/or indoor roller rink. Jamie's ballpark cost guess: \$20M.
- They have recently put money into new boards and glass and new crowd heating equipment (though this could be transferred to another facility).

- The parking for hockey use is generally adequate, except for big games. During the Fair this area is cattle trailer parking.

Park Operations Facilities

- Current plan is to relocate/collocate with the Highway Department.
- The HVAC system needs updating, and it needs a backup generator. It is structurally sound.
- Would the School District want it? Should talk to Larry Cihlar.

UW Stevens Point – Wausau

Ann Herda-Rapp, Campus Executive

Gary Rapp, Director of Facilities Planning and Management

General Notes

- The County owns the buildings. The University doesn't pay rent but is responsible for the costs and staffing of operation and basic maintenance. For larger capital costs, funding application to County.
- No major space needs. Enrollment is down and unlikely to rise dramatically. They would like to increase 4-year programming, but expect to remain a commuter campus.
- Non-curricular uses that serve the community include continuing education programming for people of all ages, and space rentals of the CCE theater and some classrooms.

Main Academic Building

- Would like to renovate/replace cafeteria area. Existing kitchen is original to building (1958), is used rent-free by a restaurant that serves the campus and the public, including use of an exterior entrance to the west.
- Would like to renovate the theater space (near the cafeteria). Limited use since the Center for Civic Engagement was built. Preferred change is to remove the tiered seating and create a level floor, multiuse space available for banquets, weddings, campus gatherings, etc. (note – no windows and a sloped ceiling due to the lecture hall above).
- Related to the prior two changes, need to be able to isolate those areas from the rest of the building when campus is otherwise closed, while retaining access to bathrooms. Staff are working on an RFP for conceptual design and detailed cost estimate.
- The student union space needs a refresh.
- The planetarium is non-operational (mechanism broken, not fixable) and could be removed.
- Some of the restrooms are original and in need of updating
- Air handlers are old – 1960's.
- Some limited exterior façade repairs needed (EIFS)

Marathon Hall

- Operations turned over to the County on January 1, 2022, but continuing to provide heat and hot water through this season to enable proper maintenance until it's fate is decided. Campus staff continue to check on it frequently to confirm systems are functioning.

- UW currently provides hot water to heat the building (there is no internal heat source in the building), but has no interest in continuing to provide hot water for another user in the building. It would need a new boiler system on-site to replace the campus hot water supply.
- Regarding new uses:
 - Senior housing? Sure.
 - Affordable housing? Sure, especially if students were eligible.
 - Parking? Sure.

Parking Lots

- Lot A is north of Stewart Avenue (though it's not shown on the campus parking map). This had been used primarily by Marathon Hall residents. No one uses it – the distance and challenge of crossing Stewart Ave. are impediments. This lot could be abandoned and redeveloped.
- Lots E (near arts building) and G (near CCE) are primary on-campus option available to students and staff, at a cost of \$40/semester. They don't typically fill up.
- Parking in Marathon Park is available for student use, at no cost to students and at limited cost to the university – only plowing costs are charged. Most students use this lot.

Field House

- Pool is in good condition, and currently getting tile repairs. It is deep and had a raised lip edge design. They use it for open swim and rentals. Because the shallow end is too deep for kids (~4 feet deep) it is not useful for youth swim lessons. Discussions with County about taking over pool management didn't go very far because County uses conflicted with school uses.
- Gym is in good shape – good floor, new bleachers
- Fitness center has good equipment
- There is one classroom here, but gets limited use
- Roof has 10-15 years left

East Art Building

- Houses sculpture, design, painting, drawing, photography (incl. darkroom)
- Built in 2003, in good condition
- Focus is more on community classes than undergrad students

West Art Building

- Former service garage, built 1920's
- Not currently in use because glass making and ceramics programs are not currently active
- The arts department doesn't want to use it, in part because of silica dust from on-site clay mixing
- The facilities department would like to have it for storage of grounds equipment (only other garage is in main academic building)

Center for Civic Engagement

- Completed in 2010 – in good condition. No needs or desired changes.

Other Campus notes

- The open green space south of Lot G is not programmed for anything. There were ideas of further campus expansion there at one time, but no current plans or aspirations for growth or more space needs. The bioretention pond there needs rejuvenation – new plant community.

Marathon County Facilities and Capital Management

Terry Kaiser, Director

Troy Torgerson, Facility Planner

General Notes

- Highest priority is deciding on land use along West St., and finding uses that will bring revenue to the County. MSA should bring our own ideas and solutions to this process.
- The County purchased the land east of the Medical Examiners/Emergency Management building (former cheese storage for many decades before a fire) and is waiting on the results of a grant application to create a 16,000 sq ft regional morgue on that site.
- Emergency Management is planning to move/co-locate with the highway department.
- UWSP West Arts Building? Terry prefers demolition.
- Regarding location of various County departments and facilities – all departments that are/were at the River Drive site are in the process of relocation to Lakeview Drive to open up space for tourism and recreation development along the whitewater course. Terry prefers to consolidate County facilities, to have fewer custodial teams driving around to a bunch of different sites.
- Regarding the hockey facilities – the method of funding facility improvements matters to the programs that use it. The County can't borrow money to improve them because it would threaten the hockey programs' non-profit status.

Marathon County Department of Conservation, Planning & Zoning

Laurie Miskimins, Director

Dave Mack, Planning Manager

General Notes

- The desire for this process is that people are aware of it. The prior process in 2007 occurred with little public involvement, and county planning was not involved. User groups to talk to include the Fair Board and the Cyclones
- Their main interest is the redevelopment ideas for West St.
- Success of this process looks like:
 - More development south of the tracks that complements and is connected to the park

- Year-round activity
- More pedestrian access points
- More open space
- Much the same as today – variety of activities including fair, hockey, dog park (horse arena), various park functions

Transportation

- There is a bus route along Stewart Ave. (though no transit plan to review).
- The park is a pedestrian through-route for Muir Middle school students who live south of the park

Wisconsin Valley Fair

- 2nd largest fair in the state
- Parking is a challenge. Concerns about on-site parking, including the difficulty of managing carry-in (drive-in) alcohol). The transit system could provide shuttle service from remote parking but has not been asked to do that. The former Shopko parking lot to the NW could serve this purpose.
- The horse arena's proximity to the midway is problematic – horse get spooked

Planning

- The Marathon County Strategic Plan will be updated next year. Much has changed, and this plan should inform that strategic plan update (rather than the opposite)

City of Wausau Department of Planning, Community & Economic Development

Liz Brodek, Director

Brad Lenz, City Planner

Coordination with City Leadership

- Council likes to be kept informed at forefront of projects. Having them adopt the plan is a good idea.
- The Economic Development Committee should be in the loop – they will want updates from staff
- Plan Commission is easy to work with

Planning

- When reviewing the comprehensive plan, rely more on the text than on the map – this is how staff uses the plan.
- Review the City's Housing Affordability Report and the housing chapter of the Comprehensive Plan
- The County should decide what use(s) it wants north of West St. From their perspective the only use that wouldn't be appropriate is heavy industrial

- More connections between the study area, the “mini downtown east along Stewart and the actual downtown would be a good thing, including new housing opportunities in those locations.

Surrounding Uses and Stakeholders

- There are two nearby neighborhood associations – Werle Park (east) and Westies (north). Westies is most active and likely to support affordable housing
- There is no neighborhood association to the west, though residents there have talked to City staff at times with concerns about commercial creep into the neighborhood. They would not support more commercial use within their neighborhood (west of 17th Ave.).
- Consider talking to Tim White at the Convention and Visitors Bureau for perspective on the value of the Fair.
- There is a group that is (quietly) studying the idea of a sports district for indoor sports, and has (or is working on) a feasibility study. They may be focused on the riverfront site that the county is leaving, but could the study area here be useful for any of that? Try Dave Ackman at the Wausau Chamber to learn more?

Historic Preservation

- City staff reached out to the owner of the Wausau Iron Works building (Wausau Manufacturing LLC) at the behest of the Historic Preservation Committee – they had no interest in the conversation. The Commission likes the idea of adaptive reuse for residential for the brick portions of the Wausau Iron Works. But, the site is not in a qualified census tract (6.1) for Low Income Housing tax Credits (LIHTC)

Transportation

- Stewart and 17th are both busy, and the intersection of the two is the busiest non-interstate intersection in the city.
- 7th Ave. is hard to cross on foot (we noted the unmarked crosswalk visible in Google street view near the SW corner of the park)

Marathon Park

- The tall pines are an important feature to protect. The stone gates too.
- The park seems like it could be more than it is through design enhancements. The large gravel area is not appealing
- Most people seem to travel to and interact with the park in cars
- Consider Eau Claire’s Owen Park and Carson Park as examples of other larger urban parks

12 – Key Stakeholder Group Interview Notes

MSA conducted focus group discussions with key stakeholder groups in late March and early April 2022. A summary of notes from these conversations follow.

Wisconsin Valley Fair Board (March 22, 2022)

Participants:

- Keith Langenhahn, President
- Jodi Langenhahn, Administrator

Fair Parking

- Chaotic and all over
- They charge \$6 for permits and assign permits to specific zones, but people generally park where they want and they let in anyone who shows up and pays, with or without permits
- Most of the time parking is not at capacity
- Offsite parking options include \$6 at the old Iron Works property and \$5 on residential properties (and street parking)
- They would miss the revenue (said they can get us numbers on how much there is).

Fair Traffic

- Getting cattle trucks/trailers in and unloaded/reloaded is a challenge – they come in south of the fieldhouse and wind around among the buildings. Can't get around the south corner of the livestock buildings because of the tight squeeze with the railroad and the West Arts building.

Horse Barn

- Don't see the noises of the railroad or midway as especially problematic.
- Barn was updated about 10-12 years ago. They have to encourage people to fill it up and keep horses there rather than in trailers.
- Congestion relative to the Fair's south pedestrian entrance can be an issue.

Campground

- Important to the Fair – animal owners, especially those who live far from Wausau, prefer to stay there. They use all the sites and they are in high demand.
- The Fair paid to update the electrical hookups

Midway

- Keith called North American Amusement after the interview and confirmed that the midway can be setup on grass, if desired.

Vendors

- Two areas, east and west.
- West end of west area gets the least traffic. They would consider moving some vendors to the south end of the east parking area (North of East Gate Hall), but the parking is needed.

Gates

- All are busy, but most people come through the north and west gates

- The east gate used to be mostly just fair staff/exhibitors, but has changed to general use.

Other facility rental opportunities

- In general, feel that facility rentals could increase if prices decreased
- Farm show looked here but went to Marshfield instead
- Holstein breeders had been here but when to Marshfield due to prices
- Grandstand needs a big crowd to justify rental cost

Big Kitchen

- Used this for staff/exhibitor meals, with an outside caterer. Used to use UW kitchen for these meals, but new approach worked well and will be used again.

Wausau School District (April 1, 2022)

Participants:

- Keith Hilts, Superintendent
- Robert Tess, Chief Finance and Business Services Officer
- Larry Cihlar, Director of Buildings and Grounds

Regarding the Maintenance and Operations Building (MOB) on Pardee St.

- One of two operated by the District. The other has only what the site on Pardee lacks – open space to store materials, equipment, etc. outdoors (2404 E. Wausau Ave.)
- Current facility was improved with loading docks 7-9 years ago.
- No immediate needs or concerns with current facility
- Parking north of the facility is County-owned by shared with the District
- The site is awkward for getting truck deliveries (middle of neighborhood)
- A consolidated facilities and operations site combining indoor and outdoor needs would be ideal. If doing so, would consider redevelopment for this site. Residential?
- Parking for the MOB is usually fine, except during the fair. Then they need constant police patrols to monitor illegal parking.
- Would they be interested in using the City/County Parks site or building if available? Maybe... Will take a look and consider needs.

Other notes

- East Gate Hall is the District's emergency reunification site in case of an event at a school (any school, not just Lincoln or Muir).

Ice Arena Users (March 28 and 29, 2022)

Participants:

- James Sekel – DC Everest Athletic Director/Storm
- Stephen Jokinen – Warjacks coach, runs Friday adult hockey
- Mike Wasmundt – Blaze Hockey (mostly adult, some youth)
- Bob Berg – runs the “Woodies”(?) – Sunday hockey

- Kurt Vanden Heuvel – Wausau East Activities Director
- Nate Pagel – Wausau East head coach
- Brian Brandt – Wausau West coach
- Chris Toner – President, Marathon County Youth Hockey
- Linda Stefl – President, Timberline Figure Skating Club
- Justin Welsch – Scheduler, Marathon county Youth Hockey
- Zach Serwe – Cyclones General Manager
- Brian Miller – Wausau West Athletic Director

Things that work well

- The sharing of the facility by many organizations seems to work out
- The new boards, glass, sound system and flooring are appreciated
- Good participation in youth hockey (and a surge of kids headed up the pipeline, including girls) From 180 kids before to 275 now. There are 83 girls in Mites right now (that's a lot).
- Active maintenance is appreciated
- The ability to have alcohol and tobacco on the site is a plus as compared to school sites.

Things that need Improvement

- The locker rooms work well enough for boys, but the girls don't have a place of their own to keep gear (Title IX issue). The high school teams would like showers, dedicated lock rooms (freshmen can't keep gear on site).
- A video scoreboard
- The entry and lobby are inadequate, especially when accommodating 500-600 people in a day
- Ugly
- small, congested, nowhere to sit, no tables.
- the removal of benches has caused problems for Timberline, which now has to use five different locker rooms due to youth protection requirements. It has also been unpopular with grandparents.
- The location of bathrooms is awkward
- Other facilities have display cabinets for team awards – no such space here
- The concessions could be larger
- A merchandise sales venue would be nice
- More storage would be nice
- A modest classroom would be helpful, for training sessions and coaches meetings, with video review equipment
- The scheduling software could be better and would enable more use and more efficient use of the ice. People would like to be able to see the schedule realtime, claim time the same day if available, and claim time in smaller increments (e.g. 10- or 20-minute increments). Would also like to be able to look back at the schedule later.
- The parking lot is icy, dirty, disorganized (many comments about the parking lot)
- Wayfinding to find the facility – newcomers struggle to get from Stewart Ave to the building entrance
- Landscaping around the building would be nice – very plain building right now
- Better sightlines within the facility would be preferred

- Would love to expand the season a bit at the ends
- More seating for the second sheet would be helpful on days with multiple events
- The single Zamboni struggles to keep up with demand on busy days.

Is there demand or support for a new, dedicated hockey facility somewhere?

- Some say yes
- This is a “hockey town”
- Current 2-sheet facility is used to capacity
- Greenheck is only year-round facility, and it is hard to get ice time in the summer
- Hockey is growing and there are many needs not currently accommodated (see above)
- Multiple people expressed interest in working on the fundraising
- Most felt a new facility would have to be multi-sport, with common amenities supporting multiple sports
- Look at Appleton facility as a model
- Others were more skeptical
- The locker room and other improvements in 2015 required about \$800,000, roughly 50% from foundations, 10% from room tax dollars, and 40% from families and businesses. A new facility is likely in the realm of \$20M.
- Low cost facility means lower fees too
- Look at plans from 8 years ago. Note that a new junior team was anticipated, but that didn’t happen

Economic Development (April 1, 2022)

Participants:

- Tim White, Executive Director, Convention and Visitors Bureau
- Dave Eckmann, President/CEO, Wausau Region Chamber of Commerce

Redevelopment Opportunities

- Housing, and affordable housing
- Expanded recreation amenities – build on what’s there now
- A brewery would be great

Marathon Park

- The “north woods” feel is great
- The south entrance needs improvement – unsafe for bikers
- A pump track is needed in the City and would be great here
- Camping here seems like an odd fit. It is primarily an RV park. Should demand for RV space be assessed and expanded elsewhere?
- The City needs a venue for food trucks – consider improving a site here with concrete pads and electric hookups to support a weekly food truck night. Schedule music too. Could have a bar/beer garden too?

UWSP-Wausau Campus

- The dorm isn't usable as a dorm (compare to the NTC private dorm) or anything else and should come down. The site might support new student housing.
- Center for Civic Engagement could/should host more events, more community programming.
- Concern about long term viability of the school, in competition with NTC. Consider alignment opportunities with local industries, including manufacturing and healthcare. The Physician Assistant program here is important.

Other comments

- Encourage the County to take a long view in this process, and have some openness to risk
- The Greater Wausau Prosperity Partnership is working on a process related to an indoor rec complex. Check back this summer to learn more about status.
- Consider getting rid of the one-way street (7th Ave.)

Appendix A

Marathon County Westside Master Plan Structure Inventory						
A. Marathon County Park						
#	Name	Description	Year Built	Size	Capacity	Walkthrough Notes
A.1	Amphitheater	The Amphitheater is a venue for music events, demolition derbies, monster truck shows, fireworks and more. There is permanent seating for 4,090, 1,214 of these seats are under cover. Up to 5,100 spectators can fit in the area between the stage and the fixed seats. In addition another 1,130 spectators can be seated on the grass berm which brings the capacity to 10,320 people.	1920 (renovated 2001)	25,570 sq ft	5100	Good condition, no concerns or major investment needs.
A.2	Restrooms/ Shelter					Good condition, no concerns or major investment needs.
A.3	Exhibition Building	Exhibition Building. This is Marathon Park's signature structure and the location of The Marathon County Agricultural Society business office. Built in 1924, the Exhibition Building was originally intended for agricultural exhibits. Today, it serves as the center for the fairs' commercial vendors. The wood constructed building features an impressive wooden dome and a central hexagonal rotunda serving as a hub for its six wings.	1924	27,600 sq ft (6 wings and rotunda)		Good condition exterior, reroofed in 2021. Good condition interior (some peeling paint in the rotunda). No heating or cooling except the fair office, which has baseboard electric heat and a window air conditioner. Winter use is paid RV storage - it is in high demand because it can accommodate tall vehicles.

A.4	Multipurpose Building 1		1973 (locker rooms added 2006)	120' x 215'	1000	Good condition. Used for hockey in winter, Fair in summer. Hockey boards and glass new in 2021.
A.5	Multipurpose Building 2		1986	120' x 215'	300	Good condition. Used for hockey in winter, Fair in summer. Hockey boards were purchased used in 1983, but remain serviceable.
A.6	Horse Barn		1965	48' x 190'	53 stalls	Good condition, stalls are recent and in excellent condition. Proximity to the railroad tracks has always been a concern - trains spook the horses
A.7A	Judging Pavilion		1920	Octagon, 40' sides		Did not review structure. No reported needs or concerns.
A.7B	Cattle Barn 1		1920	50' x 200'		Good condition, no concerns or major investment needs. Off-season use is paid storage for boats, recreational vehicles, etc.
A.7C	Cattle Barn 2		1962	50' x 200'		Good condition, no concerns or major investment needs. Off-season use is paid storage for boats, recreational vehicles, etc.
A.7D	Cattle Barn 3		1948	70' x 175'		Good condition, no concerns or major investment needs. This is a popular off-season space - uses are 1/2 storage, 1/2 hockey dryland training.
A.7E	Poultry Barn		1948	45' x 130'		Good condition, no concerns or major investment needs. Off-season use is storage of fair equipment - tables, chairs, barricades, etc.
A.8	East Gate Hall	East Gate Hall is located at the parks east entrance and is available year round. During the Wisconsin Valley Fair, this facility serves as the Junior Fair Office and houses the 4 H projects. The capacity of the building is 800 people and it is used for weddings receptions, family reunions, and medium sized commercial events.	1940 (Renovated 1999)	130' x 160'	800	Good condition. Heavily used (COVID shot clinic while there on 1/31/22). Acoustics not great; heated but not cooled. Stage removed and main floor bathrooms installed 1999. Clerestory windows removed long ago. Staff would like to modernize the ceiling. Stone wing off SE corner is used for smaller meetings and events, usually in conjunction with the larger space.

A.9	Marathon Jct. Restaurant			75	Good condition. Kitchen serves to the exterior space only, which is geared to little kids as it serves the train and the spray pad (max age 12). Interior space is available for use and reserveable (e.g. for birthday parties), but underutilized.
A.10	The Big Kitchen			150 inside, 500 total	Did not review structure. No reported needs or concerns.
A.11	Meeting Hall	One room building with wetbar, plus bathroom. Heated (as needed). Available for rent but underutilized, used mostly in conjunction with Little Red School House		50	Good condition, no concerns or major investment needs.
A.12	Pool Cabin	A rentable/reservable space adjoining the spray pad.			Did not review closely, but reported to be in poor condition and used only for storage right now.
A.13	Restrooms				Did not review structure. No reported needs or concerns.
A.14	Splash Pad water fun park				No reported needs or concerns.
A.15	Equipment Building				Did not review structure. No reported needs or concerns.
A.16	Restrooms				Did not review structure. No reported needs or concerns.
A.17	Bandstand			60	Did not review structure. No reported needs or concerns. Used to be programmed regularly pre-COVID.
A.18	Tourist Cabin	Open air shelter plus one interior room with sink, counter and an oven/stove.			Good condition. Limited exterior space use, almost no interior space use (possibly because of perception that it is part of the campground)
A.19	Shower Facility				Did not review structure. No reported needs or concerns. Showers are used by campground users, with key code access.
A.20	Shelter #3				Did not review structure. No reported needs or concerns.
A.21	Train				16" tracks, tracks run around spray pad, and surrounded by a fence

A.22	Little Red School House	Independently operated historic school house relocated to here from a rural site.				Did not review structure. No reported needs or concerns.
A.23	West Entrance					Main entrance for vehicles during the fair, otherwise not used. Fair does not use the structures for managing the entrance.
A.24	North Entrance	Main park entrance				Did not review structure. No reported needs or concerns.
A.25	Pickleball Courts					Recently converted from tennis. No reported needs or concerns.
A.26	Horse Arena					Did not review structure. No reported needs or concerns, except for proximity to the midway (noises can spook the horses)
A.27	East Entrance					Did not review structure. No reported needs or concerns.
A.28	West Playground					Did not review structure. Planned for replacement.
A.29	?	Identify				Did not review structure. No reported needs or concerns.
A.30	Shelter #3					Did not review structure. No reported needs or concerns.
A.31	North Playground					Did not review structure. Planned for removal when west playground replaced.
A.32	South Entrance					Did not review structure. No reported needs or concerns.
A.33	East Playground					Did not review structure. Could be considered for replacement/upgrade.

B. UWSP Wausau Campus						
#	Name	Description	Year Built	Size	Capacity	Walkthrough Notes
B.1	West Art Building	Houses ceramics and glass-making programs and equipment, though neither is active in 2022. Four kilns inside, two outside.	1937			Not in use. Old structure in fair condition, with concerns about environmental conditions inside related to history of making clay from powder in the building for years. Art department does not want it, facility management staff wants it for equipment storage.
B.2	CCE Center Civic Engagement	Newest building on campus, houses the Wisconsin Institute for Public Policy and Service (WIPPS), Wisconsin Public Radio, Continuing Education programs, and the UWSP Theatre program	2010		366 (theater seating)	Excellent condition. The theatre is rented out to a variety of users - Central Wisconsin Ballet, Central Wisconsin Civilians Theatre, Penguin Project, etc.
B.3	Boiler Plant					Did not review structure. No reported needs or concerns. Serves hot water as heat source for campus buildings.
B.4	East Art Building	Built in 2003, houses arts program.	2003			Building is in good condition. Arts department wants to move the glass and ceramics equipment and programs into this facility and relocate digital art instruction to Stevens Point.
B.5	Fieldhouse	Gymnasium, pool, weightroom	1966			Good condition. Gym floor is high quality - floating floor on springs; light use lately. Pool tile is currently under repair; pool is used mostly by outside groups such as high school swim team and County Sheriffs Department for SCUBA training.
B.6	Marathon Hall Dormitory	Three stories of small dorm rooms (approximately 80 total rooms), multipurpose rooms and laundry in basement, dorm host apartment on west side of building.				Building is structurally sound though reportedly in need of a new roof and new windows (windows were relaced in 2000 with a low-quality residential product that had not aged well). It has an elevator (added in 2000). Communcal bathrooms, two per floor). Heat system uses campyus steam; if sold for private use an independent heat system would be needed; no air conditioning. All interior walls are concrete block, ceilings are concrete panels. Corridors and rooms feature exposed steam pipes and/or conduit for electrical and telecommunications lines. Building is empty but heated to normal room temperature.

B.7	Main Academic Building	All programs and departments located here except arts and theatre.	1958 initial construc tion		Building is in good condition. Various remodeling and changes over the years, most recently renovation of the top two floors of the south wing in 2007. The planetarium has outdated equipment and is not in use. The theatre space in the north wing is rarely used since CCE opened and is being considered for remodeling as a multi-purpose space. The restaurant serves internal and external customers. The restaurant and multipurpose space could operate during "off" hours if the rest of the building could be closed off from these spaces while retaining bathroom access.
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C. County Redevelopment Area						
#	Name	Description	Year Built	Size	Capacity	Walkthrough Notes
C.1	Highway Department	A collection of buildings for office space, material storage, vehicle and equipment storage and maintenance, etc.				Did not review. The entire site is planned for redevelopment following relocation of the highway department.
C.2	Emergency Management Department and Medical Examiners office	Office space for the two departments, plus interior storage of Emergency Management's vehicles and cold file storage for other county departments.				Building in good conditions, no reported no concerns or major investment needs. Seems heavily used. Majority of space is vehicle and file storage (in mezzanines). A space in the back of the building was retrofitted as a COVID vaccine clinic.
C.3, C.4	Former storage buildings					Buildings were damaged in a fire and have been razed. County now owns the site.
C.5	Private use	Storage and/or business uses, owned by Wausau Manufacturing Group, LLC				This lot features a series of structures of various ages and conditions. The brick structure at the east end appears to be offices and in good condition. Other structures visible from the street are unknown in use but appear to be in poor condition.
C.6, C.7	Private use	Storage and/or business uses, owned by Wausau Manufacturing Group, LLC				A pair of metal pole buildings - did not review but presumed to be in good condition.
C.8	Department	?				Did not review structure. No reported needs or concerns.
C.9, C.10	Parks Department	Parks Department offices, locker rooms, vehicle and equipment storage and maintenance, sign shop,				Good condition, no reported issues or concerns. Heavily used, but generally meeting needs of the department.
C.11	Wausau School District	Maintenance, Food Service, and Technology Departments				Did not review.
C.12	Parks Department	Park Garage #3				Truck garage, did not review condition. Per staff, is heavily used though too small for some of the trucks
C.13	Parks Department	Construction Supply/Greenhouse				Greenhouse, did not review condition. Per staff, is heavily used and maxed out on space.



Appendix 2: Survey Results

Community Survey Results Summary

2,206 Responses from across the City and Region, collected April 2022

Q1 Please indicate approximately how many times you visited Marathon Park in the past 12 months for each of the following activities.

- Only 37% had not been to the Fair
- Only 37% had not used the park for trail walking/running
- Who visits the park more than 20 times per year? Indoor ice users (13%) and trail users (12%)

Q2 If you've used a park amenity in the past few years, please indicate whether that experience was satisfactory or in need of improvement. Please add comments about improvement needs.

- Most satisfactory experiences (among those who used them) – Little Red School House (88%), Grandstand (80%), Pickleball courts (85%)
- Least satisfactory experience (among those who used them) – ADA accessibility (42%), Parking (49%), Restrooms (51%)

Insight from the comments:

- Bathroom complaints include seasonal closure, location/number, and age/cleanliness

Q3 If you've attended a winter ice activity in the Multipurpose Buildings in the past few years, please indicate whether each of the following aspects of that experience was satisfactory or in need of improvement. Please add comments about improvement needs.

- Most satisfactory experiences (among those who use the facility) – Ice quality (67%), Restrooms (60%)
- Least satisfactory experience (among those who use the facility) – Parking (41%), Locker rooms (43%)

Insight from the comments:

- Lots of complaints about the parking lot
- Desires for year-round ice

Q4 If you've attended the Wisconsin Valley Fair in the past few years, please indicate how you travelled to the fair and comment on anything you would change about parking and transportation options for the fair.

- Most people park offsite (55%)

Insight from the comments:

- Lots of complaints about parking, notably a lack of sufficient on-site ADA parking
- Lots of complaints about the price of admission

Community Survey Results Summary (Cont.)

Q7 Have you directly experienced any safety or security concerns in or near Marathon Park? If answering yes to any of these, please add a comment to explain.

- Most people answered "No" (80%)
Insight from the comments:
- 24 responses include reference to homeless people
- Concerns about drug use and sales

Q8 Have you been in and/or used any of the following buildings of the UWSP-Wausau campus in the past three years? If so, which ones, and for what purpose? Please note the purpose(s) in the comment box.

- More than half have been in the Center for Civic Engagement (57%), and exactly 50% in the main academic building
- Only 4% have ever been in Marathon Hall

Q9 Is there anything that you would change or improve on the UWSP-Wausau campus? Insight from the comments:

- Quite a few comments about parking – more, better, different locations
 - "AMERICA NEEDS TUITION FREE COLLAGE"
- Insight from the comments:
- Lots of comments about housing
 - At least 10 comments about indoor pickleball

Demographics of Respondents

- 18% within walking distance, 58% within Wausau, 4% from outside the county
- 94% white
- 55% between ages of 30 and 49

Q10 Marathon Hall is the former dorm on the UWSP-Wausau campus. It has been vacant since the start of COVID-19 and will not be used again as student housing because it is functionally obsolete. The building needs new windows and a new roof, at minimum, and its narrow rooms, narrow corridors, low ceilings, communal bathrooms and cement block construction limit its potential uses.

Which statement best reflects your opinion about the future of this building?

- Most people would defer to professional advice (41%) or would tear it down (29%)

Insight from the comments:

- Housing for the homeless or low-income residents mentioned many times
- Interest in redeveloping with new housing

Q11 We are considering new uses south of the park, along West St. and Pardee St. (Area C), because the County plans to consolidate the Highway Department and Parks Department facilities at a new location. Do you have an opinion about the types of uses that should be considered immediately south of Marathon Park? Identify each use that you think is appropriate there.

- Most people prefer recreational uses, either indoor (52%) or outdoor (54%)

Insight from the comments:

- Lots of comments about housing
- At least 10 comments about indoor pickleball

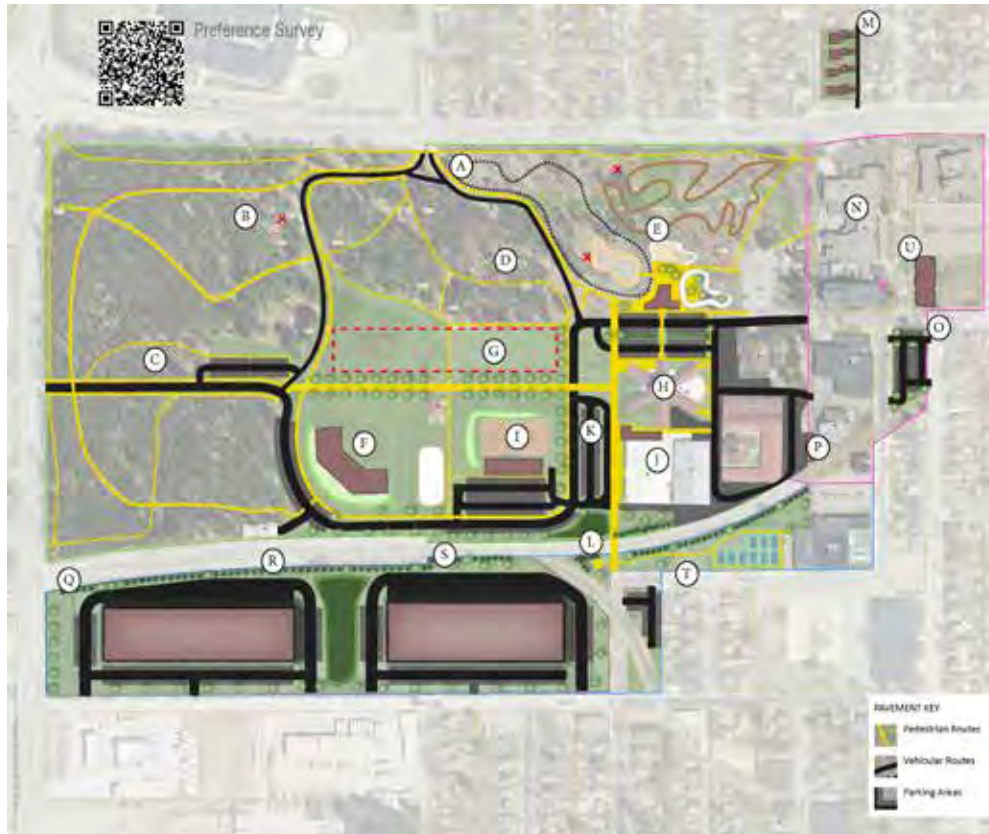
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Westside Plan Concepts

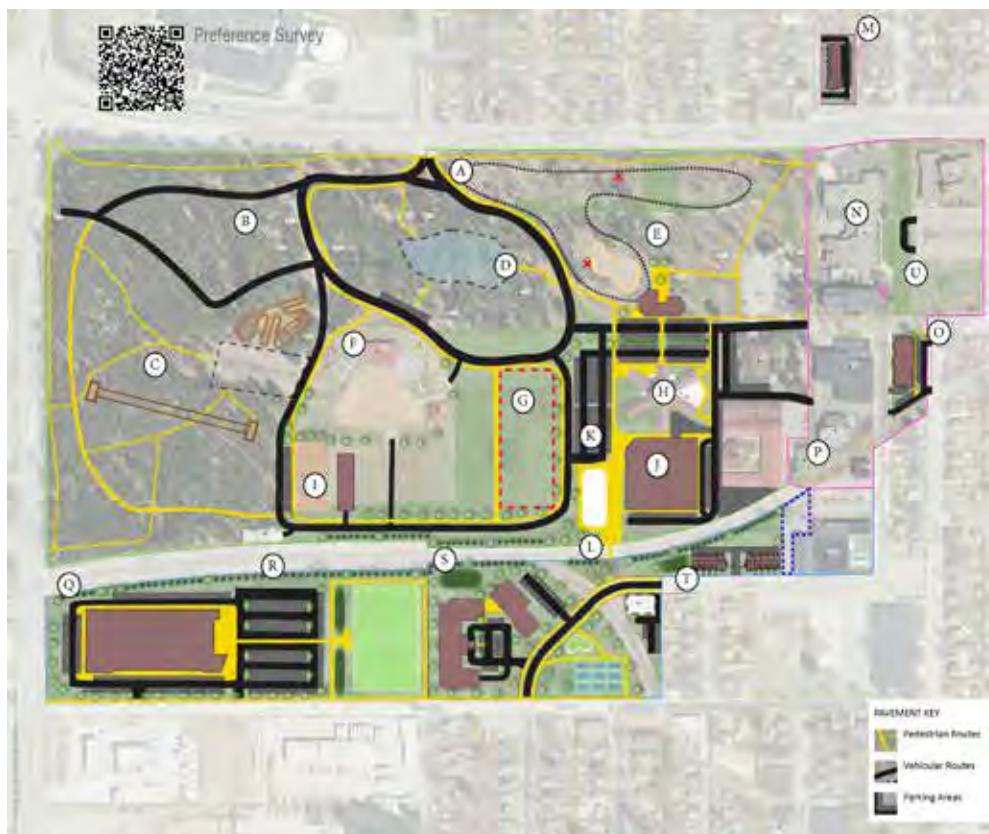


Westside Plan Concepts



Marathon County Westside Master Plan CONCEPT ILLUSTRATION 3 May 12, 2022

- A - Site Circulation** - new primary entrance from 17th Ave., two-way traffic around south side of field, one-way traffic flow from the north entrance, northeast park road removed, west park roads to woods converted to walking paths
- B - Campground** - removed
- C - West Park Area** - large pump track/cycling course
- D - Central Park Area** - No significant changes
- E - East Park Area** - splash pad improved in current location, train expanded, new playground, north shelter removed, bike challenge course added, engineered "ribbed" skating loop, Marathon Junction replaced with new concessions, beer garden, restroom, skate rental/warming space, optional meeting space
- F - Grandstand** - relocated to north
- G - Fair Midway** - same general location, stretched further west
- H - Exhibition Building** - west garage removed, more green space around edges, parking area to north doubles as a seasonal food cart plaza
- I - Horse Barn and Arena** - barn moved next to reconfigured arena
- J - Multipurpose Buildings** - new entry addition to address deficiencies, building and equipment repairs as needed
- K - Parking Area** - new paved parking lot
- L - South Park Entrance** - improved pedestrian entrance, shifted outward to align with walkway through park
- M - Parking Lot** - redeveloped as single family housing
- N - Main Academic Building** - cafeteria and theater remodel for flexible school and rental use
- O - Marathon Hall** - surface parking (if/when needed), consider closure of 7th St. if expanding 7th Street for community recreational use
- P - West Arts Building** - building demolished, replaced with a storage garage, serving park and campus
- Q/R/S - redeveloped as modern, high ceiling warehouse/light manufacturing space**
- T - Parks Department Site** - relocated Great Sports, site south of Parker St. converted to parking
- U - Other Campus Opportunities** - New multifamily housing in the open green space



Marathon County Westside Master Plan CONCEPT ILLUSTRATION 4 May 12, 2022

- A - Site Circulation** - primary path loop shortened, east drive area removed, southeast drives converted to pedestrian only
- B - Campground** - removed, parking lot to south improved with electric for camper use during Fair
- C - West Park Area** - bike pump track and age/height ropes course
- D - Central Park Area** - expanded playground area serving multiple age groups (possible DeWitt Park)
- E - East Park Area** - splash pad improved in current location, train expanded, north shelter removed, Marathon Junction replaced with new concessions, beer garden, restroom, skate rental/warming space, optional meeting space
- F - Grandstand** - no changes
- G - Fair Midway** - relocated to south
- H - Exhibition Building** - west garage removed, more green space around edges, parking area to north doubles as a seasonal food cart plaza
- I - Horse Barn and Arena** - relocated to west edge of field
- J - Multipurpose Buildings** - replaced with a new facility with open air and dirt floor (priority to animal events) or paved floor and enclosed (multipurpose)
- K - Parking Area** - improved, paved parking lot, white to mark located next to building
- L - South Park Entrance** - improved pedestrian entrance
- M - North Parking Lot** - new townhome housing
- N - Main Academic Building** - modest changes to cafeteria and bathroom/building access to support continued restaurant use
- O - Marathon Hall** - redeveloped as housing, ~60 units
- P - West Arts Building** - no changes
- Q/R - Highway Dept/Cold Storage Site** - new indoor ice and field sports facility including one year round ice sheet and one convertible to other outdoor uses, additional outdoor field space
- S - Wausau Iron Works Site** - 10th Ave abandoned, Parker St. connected to 11th Ave, senior housing west of 11th, playground and court sports east of 11th
- T - Parks Department Site** - new townhome housing
- U - Other Campus Opportunities** - Re-use 7th Ave.



Westside Plan Design Feedback

157 Responses from Key Stakeholder Groups

Collected May 2022

A- CIRCULATION CHANGES

- Most likes are for removing vehicles from forest (50%) and adding the 17th Ave. entrance (61%).
- Most dislikes are removing roadway from the NE quadrant (30%) and removing from the center of the park (27%)

Notable comments:

- Keep parking close to pickleball
- Maintain park accessibility for handicapped/elderly (woods, near bandstand)
- Concern about congestion on 17th and more cut-through traffic with a new entrance

B- CAMPGROUND

- Most likes for removing it completely (42%)
- Most dislikes for fair-only camping in a parking lot (45%) and expanded camping (43%)

Notable comments:

- Decide based on profit/loss evaluation
- Increase edge plantings with or without camping changes
- Strongly split reactions to the idea of camping in this park

C - WEST PARK AREA

- Lots of likes for both a pump track and a zip line/ropes course, though 19% strongly dislike the high ropes course

Notable comments:

- Concerns about costs, safety
- Don't overdevelop the woods area

D- CENTRAL AREA

- Very strong support for expanded playground area (75% likes), and strong support for expanded train route (55% likes)

Notable Comments:

- The train is a great feature in declining condition
- Dream park idea is too big/out of character for this park

E - EAST PARK AREA

- Most ideas liked here, strongest are New Splashpad (74%), New Marathon Junction with Beer Garden (70%), Improved Meeting/Party space (64%), Skating Ribbon (62%), and Expanded Train Route (61%).
- Most dislikes are for Mountain Bike Challenge Course (25%) and North Shelter Removal (20%).

Notable Comments:

- Multiple negative comments about the beer garden
- One comment about shelter removal suggests that they think we meant the Big Kitchen

F - GRANDSTAND

- A plurality stayed neutral on this topic, but more people prefer keeping it as is (49%) and actively dislike the relocation idea (39%).

Notable Comments:

- Some agreement to the logic of moving it, but mostly negative comments about the cost

G- MIDWAY

- Indifference about location, many likes for grass groundcover (62%)

Notable Comments:

- Maintain court sport parking

Westside Plan Design Feedback (Cont.)

H - EXHIBITION BUILDING

- Many people like the idea of more grass around the building (56%)
- Most people like the idea of a summer food cart plaza (75%)

Notable Comments:

- Food trucks could be there now – don't need to spend to make that happen

I- HORSE BARN AND ARENA

- Most people indifferent

Notable Comments:

- Equal split of comments for and against moving the horse barn

J - MULTIPURPOSE BUILDINGS

- Opinions are split on moving the ice uses. 51% support improving the current facility, and 50% support relocating to a new facility (with a notable plurality of 41% strongly liking a new facility).
- Most people support continuing to use the current buildings for fair and event purposes (61%) and most are indifferent about a new open-air facility.

Notable Comments:

- Many comments in favor of a new ice facility

K - PARKING AREA

- Strong support for improved, paved, marked parking (80%)
- Support for a relocated winter ice rink (55%)

L- SOUTH PARK ENTRANCE

- Strong Support for improved appearance and surfacing (73%)

M- NORTH CAMPUS PARKING LOT

- A plurality strongly dislikes each of the options.
- Townhomes and single family each got 30% support, while duplexes got only 20% support.

Notable Comments:

- Multiple commenters prefer affordable housing.

N - MAIN ACADEMIC BUILDING

- About 52% of respondents liked both remodel options described. There were few dislikes.

Notable Comments:

- Increase public awareness of the restaurant

O - MARATHON HALL

- Pluralities responded with no opinion on each option.
- The most liked option was redevelopment as new housing (34%)

Notable Comments:

- Nine comments, nine unique sentiments

P - WEST ARTS BUILDING

- Most respondents had no opinion on this one. Razing it was least popular (40% dislike) and remodeling with additions removed most popular (35% like).

Q - HIGHWAY DEPARTMENT SITE

- More dislikes than likes for most of the options, except the indoor ice and field sports facility, which was liked by 76% of respondents.

Notable Comments:

- Many in support of a rec facility.
- Several concerns about putting residential next to the train yard.

R - COLD STORAGE

- More dislikes than likes for most of the options, except the outdoor field space, which was liked by 67% of respondents.

Notable Comments:

- Apparent confusion for some about this site being part of the park?

S - WAUSAU IRON WORKS SITE

- The public use options were supported (59% for park uses, 48% for community center uses). Views on senior housing were about equally split, and there was least support for new warehouse space (50% dislike).

Notable Comments:

- Concern about bringing the small child uses closer to the railroad crossings

T - PARKS DEPARTMENT SITE

- Parking in support of the park was most popular (57% support), while many dislike the housing concept (46% dislike).

Notable Comments:

- Comments for and against moving pickleball
- "Don't need anymore sport crap enough around town already"

U - OTHER CAMPUS CHANGES

- A majority had no opinion on closing 7th Ave., and 29% liked it.
- 46% dislike new housing, while 35% remained neutral on it.

Notable Comments:

- We mislabeled 7th Ave. as 7th St.