



# MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE AGENDA

Date & Time of Meeting: **Tuesday, April 4, 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 February 28, 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. John Suchomski - HI Heavy Industrial to R-R Rural Residential -Town of Reid
    2. Nathan Koss - G-A General Agriculture to R-R Rural Residential & G-A General Agriculture to R-E Rural Estate- Town of Knowlton
    3. David Willman on behalf of Travis and Troy Willman, trustees of Willman Family Legacy Trust - L-I Light Industrial to G-A General Agriculture - Town of Spencer
    4. Larry J Scheuer, trustee on behalf of Scheuer Revocable Living Trust - G-A General Agriculture to F-P Farmland Preservation - Town of McMillan
    5. Jason Pflieger on behalf of Merle and Ester Martin - F-P Farmland Preservation to N-C Neighborhood Commercial - Town of Hull
  - B. Review and Possible Recommendations to County Board for its Consideration (Town Zoning changes pursuant to §60.62(3) Wis. Stats.)
    1. Town of Stettin – A-3 to RR – 141726 Woodland Drive
    2. Town of Stettin – A-3 to A-1 – 235100 N 136<sup>th</sup> Avenue
    3. Town of Stettin – C-P to M2 – 917 S 60<sup>th</sup> Avenue
    4. Town of Stettin – RR to R/S 1/40 – 145373 Stettin Drive
  - C. Review and Possible Recommendations to County Board for its Consideration



**Marathon County  
Environmental Resources Committee Minutes  
Tuesday, February 28, 2023  
500 Forest Street, Wausau WI**

<b>Attendance:</b>	<b><u>Member</u></b>	<b><u>Present</u></b>	<b><u>Not present</u></b>	
<i>Chair</i>	Jacob Langenhahn.....	X		} 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, Garrett Pagel, Kirstie Heidenreich, Jeff Pritchard, Dave Decker – Conservation, Planning, and Zoning (CPZ); Dale Grosskurth – Health Department, Michael Puerner – Corporation Counsel, Jim Tharman-USDA, Chris Fieri

1. **Call to order** – Called to order by Chair Langenhahn at 3:00 p.m.
2. **Pledge of Allegiance to the Flag**
3. **Public Comment** – None.
4. **Approval of January 31, 2023, Committee minutes**  
**Motion / second** by Drabek/ Roskopf to approve of the January 31, 2023, Environmental Resources Committee minutes.  
 Motion **carried** by voice vote, no dissent.
5. **Operational Functions required by Statute, Ordinance, or Resolution:**  
 A. **Public Hearings, Review, Possible Actions, and Possible Recommendations to the County Board for its Consideration (County Zoning changes)**

1. Jay Troyer - F-P Farmland Preservation to R-R Rural Residential and G-A General Agriculture-Town of Eau Pleine

**Discussion:** Pagel was sworn in and noted the staff report and decision sheet had been included in the packet. Pagel reviewed the rezone request shown on the Preliminary Certified Survey Map (CSM) that was submitted with the petition. Pagel additionally reviewed the reasoning behind why Conservation Planning and Zoning (CPZ) staff are recommending approval of the rezone request, citing the rezone standards, requirements, and pertinent site characteristics. The Town of Eau Pleine has reviewed the application and recommends approval without any concerns or additional comments. Pagel stated that the town of Eau Pleine updated their town Comprehensive Plan in 2006.

There was no additional testimony in favor or opposed to this rezone request virtually or in person. Testimony portion of the hearing was closed at 3:12 p.m. Committee deliberated and applied the standards for this request by reviewing and completing the decision sheet.

**Action: Motion / second** by Ritter/ Sherfinski to recommend approval to County Board, of the Jay Troyer 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

January 31, 2023

the rezone should not result in any adverse effect on natural areas. The committee made their recommendation of approval based on the information, findings of fact, and conclusions of law as described in the CPZ staff report included in the ERC packet.

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

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

2. Chris Fieri on behalf of Edward and Roseanne Buchberger - F-P Farmland Preservation to R-R Rural Residential - Town of Marathon

Discussion: Pagel noted the staff report and decision sheet had been included in the packet. Pagel reviewed the rezone request described as lot 1 preliminary CSM. Pagel additionally reviewed the reasoning behind why CPZ staff are recommending approval of the rezone request, citing the rezone standards, requirements, and pertinent site characteristics. Pagel noted, The Town of Marathon has reviewed the application and recommends approval without any concerns.

Chris Fieri was sworn in and stated the reasoning for the rezone request.

There was no additional testimony in favor or opposed to this rezone request virtually or in person. Testimony portion of the hearing was closed at 3:21 p.m. Committee deliberated and applied the standards for this request by reviewing and completing the decision sheet.

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

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

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

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

1. Town of Bergen – Zoning Ordinance Update: Section 6.02(12) – Keeping of Chickens

Discussion: Miskimins noted that typically town zoned requests for rezones or ordinance updates are accompanied by a resolution and a copy of the public notice. Only the ordinance update was submitted, and it cannot be confirmed if the town followed process in updating their ordinance. CPZ did follow-up with the Town of Bergen and suggest they submit the accompanying resolution and public notice for the adopted ordinance change. The Town had not yet responded. Corporation Counsel explained options to the ERC. The Committee discussed.

Action: **Motion** / second by Sherfinski/Venzke to return the request of the ordinance update back to the Town of Bergen, requesting the accompanying resolution and public notice, consistent with what every town zoned town is asked to provide in their submittals.

2. Town of Mosinee Rezone - A-1 to A/R – 058.2706.161.0994

Discussion: Miskimins discussed this is a town zoned town and the rezone petition submitted was intended to change the zoning classification/district from A-1 to A/R.

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

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

1. Possible Resolution in Support of State Legislation for Salt Population Prevention, De-Icer Applicator Certification and De-Icer Applicator Liability Protection.  
Discussion: Pritchard brought forward the proposed 2023 Senate Bill 52, introduced by Senators Jacque, Hessebein and Spreitzer, cosponsored by Representatives Behnke, Joers, Knodl, Andraca, Baldeh, Doyle, Gustafson, Murphy, O'Conner, Ratcliff, Subeck and Shankland. The bill proposes to create a de-icer applicators certification program with limited liability elements for those achieving certification. The Northcentral Wisconsin Stormwater Coalition Chair is requesting favorable consideration of support through partners in the coalition submitting resolutions of support for the passing of this bill. If passed, the DNR would create a de-icer applicators certification program and establish criteria for training individual commercial applicators in methods for snow and ice removal that use less salt application. All participation is voluntary. This bill does not have any implications for how Marathon County Highways maintains roads. Support of this bill will improve and protect groundwater and surface water quality while protecting public safety.  
Action: **Motion** / second by Ritter/Venzke to approve the resolution in support  
**Motion carried** by voice vote, 6 approval and 1 objection.  
Follow through: Forward to County Board for action at their next regularly scheduled meeting.

D. Review and Possible Action

1. Jayne Griepentrog Certified Survey Map – Town of Emmet – Tim Vreeland, Survey, Vreeland Associates  
Discussion: Decker discussed the the Griepentrog CSM submittal. Based on the information provided CPZ staff recommend this approval.  
Motion Carried by Voice vote, no dissent.  
Action: forward to the County Board of Supervisors for approval at their next regular scheduled meeting.  
Follow through: Forward to County Board for action at their next regularly scheduled meeting.

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. Educational Presentation on the Animal and Plant Health Inspection Service (APHIS); Jim Tharman, USDA APHIS  
Discussion: Tharman gave a brief update on what USDA APHIS is and does within Marathon County. It is a state-run program that assists the County with many different things, primarily wildlife abatement and damage claims.
2. Forthcoming DNR Updates to the General Code of Ordinance for Marathon County – Chapter 22 – Shoreland, Shoreland-Wetland, and Floodplain Code  
Discussion: Harvey provided a brief update regarding the DNRs completion of their model ordinance update for Shoreland, Shoreland – Wetland and Floodplain. CPZ will be bringing forward the Marathon County Chapter 22 changes to the Environmental Resources Committee for approval in the upcoming months.
3. State Legislative Bill Updates  
Discussion: Miskimins gave a brief update on the State Legislative Bills that have been introduced recently. CPZ is still reviewing all the new bills introduced and will be monitoring many to determine if ERC should consider other resolutions of support. A few CPZ is monitoring include stabilization of funding for conservation staff, farmland preservation program updates, well compensation fund expansion of program parameters, and the Fenwood Pilot. Additional information will be brought forward at forthcoming meetings.

**7. Policy Issues Discussion and Committee Determination to the County Board for its Consideration – None.**

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

**Tuesday, April 4, 2023, 3:00 p.m. Marathon County Courthouse, Assembly Room 500 Forest Street Wausau WI**

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

**9. Adjourn – Motion/ second by Drabek/Sherfinski to **adjourn** at 4:20 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  
AGENDA**

D. Review and Possible Action

1. Royal View Estates 1<sup>st</sup> Addition Final Plat – Rib Mountain – REI Civil & Environmental Engineering Surveying
2. Updates to the Zoning and Land Division Fee Schedules

**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. Update on Manure Incidents in Marathon County
2. MS4 Annual Report
3. Overview of MS4/Urban Stormwater Quality Management Plan

**7. Policy Issues Discussion and Potential Committee Determination – None**

**8. Next meeting May 2, 2023, 3:00 pm Assembly Room and future agenda items:**

- A. Committee members are asked to bring ideas for future discussion
- B. Announcements/Requests/Correspondence
  1. Request for ERC representation on the 12.04 Task Force
  2. Request for ERC representation on the Groundwater Work Group
  3. Upcoming Joint Finance Committee Hearings and Fenwood Testimony

**9. Adjournment**

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



SIGNED \_\_\_\_\_  
Presiding Officer or Designee

NOTICE POSTED AT COURTHOUSE:

Date: \_\_\_\_\_  
Time: \_\_\_\_\_ a.m. / p.m.

By: \_\_\_\_\_  
County Clerk

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: 03/29/2023 \_\_\_\_\_  
Time: 10:30am \_\_\_\_\_

By: nd \_\_\_\_\_  
Date/Time/By: \_\_\_\_\_

## NOTICE OF PUBLIC HEARING

A public hearing will be held by the Environmental Resources Committee of the Marathon County Board of Supervisors on Tuesday, April 4th, 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 John Suchomski to amend the General Code of Ordinances for Marathon County Chapter 17 Zoning Code to rezone lands from HI Heavy Industrial to RR Rural Residential, location described as part of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 29, Township 27 North, Range 9 East, Town of Reid. Property described as Lot 1 of recorded CSM (#19107) (DOC #1848380). Parcel PIN #064-2709-291-0973.
2. The petition of Tim Vreeland on behalf of Nathan Koss to amend the General Code of Ordinances for Marathon County Chapter 17 Zoning Code to rezone lands from G-A General Agriculture to R-R Rural Residential and from G-A General Agriculture to R-E Rural Estate as described as Lot 2 of Certified Survey Map #6185, recorded as Document #937022, located in the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 3, Township 26 North, Range 7 East, Town of Knowlton. Area to be rezoned is described as Lot 1 and 2 of preliminary CSM. Parent Parcel #048.2607.033.0990.
3. The petition of David Willman on behalf of Travis and Troy Willman, trustees of Willman Family Legacy Trust, to amend the General Code of Ordinances for Marathon County Chapter 17 Zoning Code to rezone lands from L-I Light Industrial to G-A General Agriculture as described as part of Lot 1 of Certified Survey Map #17748, recorded as Document #1738119, located in the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  and the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 12, Township 26 North, Range 2 East, Town of Spencer. Parcel PIN #074.2602.121.0990.
4. The petition of Larry J Scheuer, trustee on behalf of Scheuer Revocable Living Trust to amend the General Code of Ordinances for Marathon County Chapter 17 Zoning Code to rezone lands from G-A General Agriculture to F-P Farmland Preservation described as Lot 2 of Certified Survey Map #19203, recorded as Document #1857529, located in the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  and in the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 9, Township 26 North, Range 3 East, Town of McMillan. Parcel PIN #056.2603.091.0988.
5. The petition of Jason Pflieger on behalf of Merle and Ester Martin to amend the General Code of Ordinances for Marathon County Chapter 17 Zoning Code to rezone lands from F-P Farmland Preservation to N-C Neighborhood Commercial located in part of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 11, Township 28 North, Range 2 East, Town of Hull. Parcel to be rezoned is described as Lot 1 of preliminary CSM. Parent Parcel PIN #044.2802.114.0997.

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

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

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

**Phone Number: 1-408-418-9388**

**Access Code/ Meeting Number: 2482 290 3069**

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

**PETITION FOR ZONE CHANGE**  
**BEFORE THE MARATHON COUNTY BOARD OF SUPERVISORS**

1. As authorized by §17.91 of the Marathon County Zoning Code (I) (we) (Name & Address):  
John Suchomyski 169498 Kingston Rd  
Hatley WI 54440

hereby petition to rezone property owned by (Name & Address):  
John Suchomyski 169498 Kingston Rd.  
Hatley WI 54440  
 from the classification H-I, Heavy Industrial to R-R, Rural Residential.

2. The legal description of that part of the property to be rezoned is (include only the description of the land proposed to be rezoned. You may need to have a surveyor draft this description): SEC 29-27-09 PT of SW 1/4 NE 1/4 - Lot 2 CSM (# 19107) DOC # 1848380

Parcel Identification Number (PIN): 064-2709-291-0973

Town: Reid

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

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. currently no public facilities on property well and septic will be added for home when built

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

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

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.  
will get all permits required for project

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



(OVER)

- F. Demonstrate the need of the proposed development at this location. Home for daughter & grandchildren
- G. What is the availability of alternative locations? Be specific. NO ALTERNATIVE
- H. If cropland is being consumed by this Zone Change, what is the productivity of the agricultural lands involved? NOT IS CURRENTLY ZONE HEAVY INDUSTRIAL? NOT AGRICULTURAL
- 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. SEE IT

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.

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 (24hr) 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 715-571-2995 Date 1/27/23  
 8. Owner's Signature [Signature] Phone 715-571-2995 Date 1/27/23  
 (If different)

Date Fee Received: 01/30/2023 Fee **\$600.00** PAYABLE TO MARATHON COUNTY

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

**RECEIVED**  
**01/30/2023**  
**MARATHON CTY**  
**CPZ**



# 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
- Streams-Rivers
- Lake-Ponds
- 2020 Orthos Countywide
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

83.81 0 83.81 Feet



NAD\_1983\_HARN\_WISCRS\_Marathon\_County\_Feet

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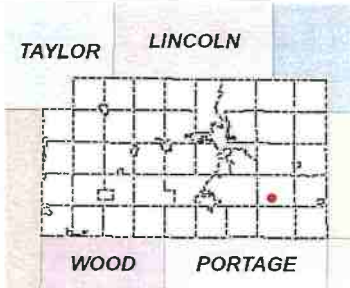
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### Notes



WAUSAU

# Land Information Mapping System



### Legend

- Road Names
- Parcels
- Parcel Lot Lines
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Named Places
- Municipalities
- Streams-Rivers
- Lake-Ponds
- County Zoning ZCR
  - U-R (Urban Residential)
  - L-D-R (Low Density Residential)
  - R-R (Rural Residential)
  - R-E (Rural Estate)
  - M-H (Manufactured/Mobile Home Park)
  - C (Commercial Regional)
  - N-C (Neighborhood Commercial)
  - B-R (Business Regional)
  - L-I (Light Industrial)
  - H-I (Heavy Industrial)
  - G-A (General Agriculture)
  - F-P (Farmland Preservation)
  - C-V/R-C (Conservancy & Recreation)
- 2020 Orthos Countywide
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

83.81 0 83.81 Feet



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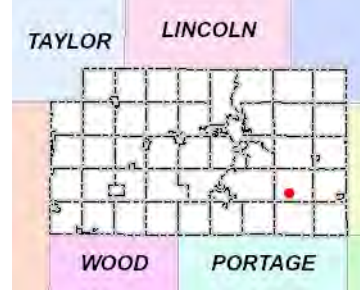
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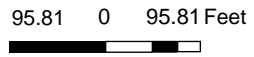
### Notes



# Land Information Mapping System



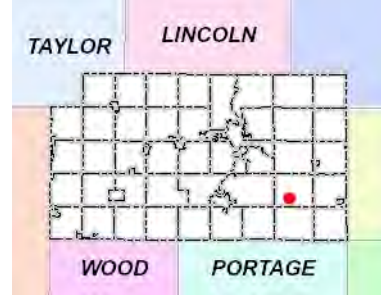
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- Road Names
  - Parcels
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  - 2020 Orthos Countywide
    - Red: Band\_1
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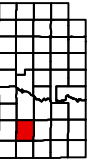
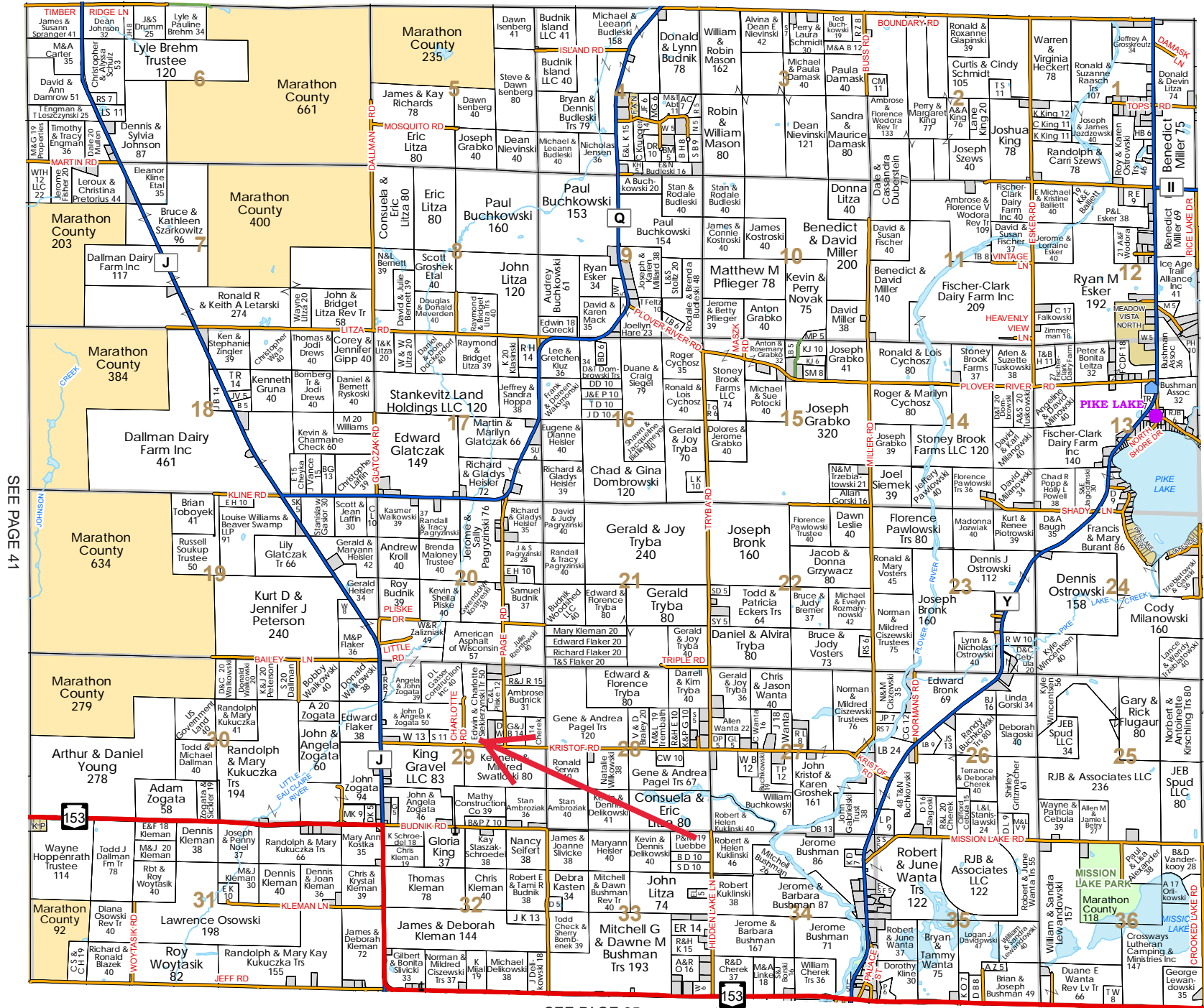
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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

### Notes



Reid



Township 27N - Range 9E

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STATE OF WISCONSIN )  
MARATHON COUNTY )  
TOWN OF REID )

**RESOLUTION ON ZONING ORDINANCE AMENDMENT**

TO THE MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE

I, Kittie Milanowski, Clerk of the Town of Reid, 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 Reid Town Board at a meeting held on the 14<sup>th</sup> day of March, 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 Reid Town Board considered on the 14<sup>th</sup> day of March, 2023, petition of John Suchomski to amend the General Code of Ordinance for Marathon County Chapter 17 Zoning Code to rezone lands from HI Heavy Industrial to RR Rural Residential, location described as part of the Southwest ¼ of the Northeast ¼ of Section 29, Township 27 North, Range 9 East, Town of Reid. Property described as Lot 1 of recorded CSM (#19107) (DOC #1848380). Parcel PIN #064-2709-291-0973.

The Town of Reid 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: PERK TEST

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

No  Yes Explain: \_\_\_\_\_

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

No  Yes Explain: \_\_\_\_\_

(OVER)

- 6) Has the applicant demonstrated the need for the proposed development at this location? Explain.  
 No  Yes Explain: \_\_\_\_\_
- 7) Has the applicant demonstrated the availability of alternative locations? Be specific  
 No  Yes Explain: \_\_\_\_\_
- 8) Is cropland is being consumed by this zone change? What is the productivity of the agricultural lands involved?  
 No  Yes Explain: \_\_\_\_\_
- 9) Has the applicant explained how the proposed development will be located to minimize the amount of agricultural land converted?  
 No  Yes Explain: \_\_\_\_\_
- 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 Reid 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 Kittie MilanowSKI  
 Town Board Jack Puffman  
Robert Kuhlman  
Denise Melhu

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 March 20, 2023 to:

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





**John Suchomski  
Petition to Rezone Land  
Staff Report, April 4th, 2023  
Environmental Resources Committee**

**PETITIONER:**

John Suchomski-169498 Kristof Rd, Hatley, WI 54440

**PROPERTY OWNERS:**

John and Michelle Suchomski-169498 Kristof Rd, Hatley, WI 54440

**LOCATION OF REZONE REQUEST:**

Area proposed to be rezoned is located on the corner of Charlotte Rd and Kristof Rd.

**REQUEST:**

The petition of John Suchomski to amend the General Code of Ordinances for Marathon County Chapter 17 Zoning Code to rezone lands from HI Heavy Industrial to RR Rural Residential, location described as part of the Southwest ¼ of the Northeast ¼ of Section 29, Township 27 North, Range 9 East, Town of Reid. Property described as Lot 1 of recorded CSM (#19107) (DOC #1848380). Parcel PIN #064-2709-291-0973.

**PUBLIC HEARINGS/MEETINGS:**

- Town of Reid Town Board Meeting (March 14<sup>th</sup>, 2023)
- Marathon County Environmental Resources Committee Meeting (April 4<sup>th</sup>, 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:**

**H-I Heavy Industrial.** The Heavy Industrial district is intended to provide for uses which by their nature could exhibit characteristics harmful, noxious, or detrimental to surrounding uses of the land.

**Existing Generalized Land Use Map – Town of Reid (Comprehensive Plan 2007)** The area proposed to be rezoned is shown as Crop Lands in the Town’s Comprehensive Plan Existing Land Use Map (2007). Adjacent land uses are comprised of Commercial, Crop Lands, Other Agriculture, Quarries/Gravel Pits, Woodlands, and Single Family Residential.

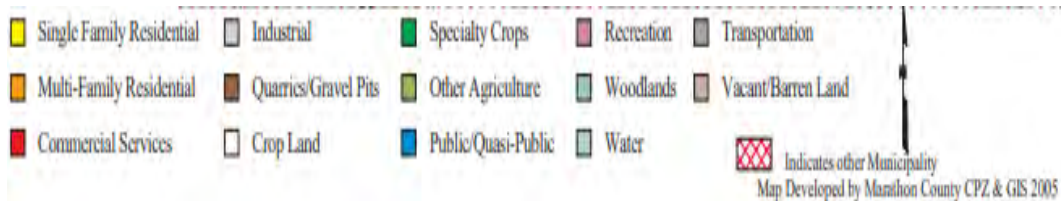
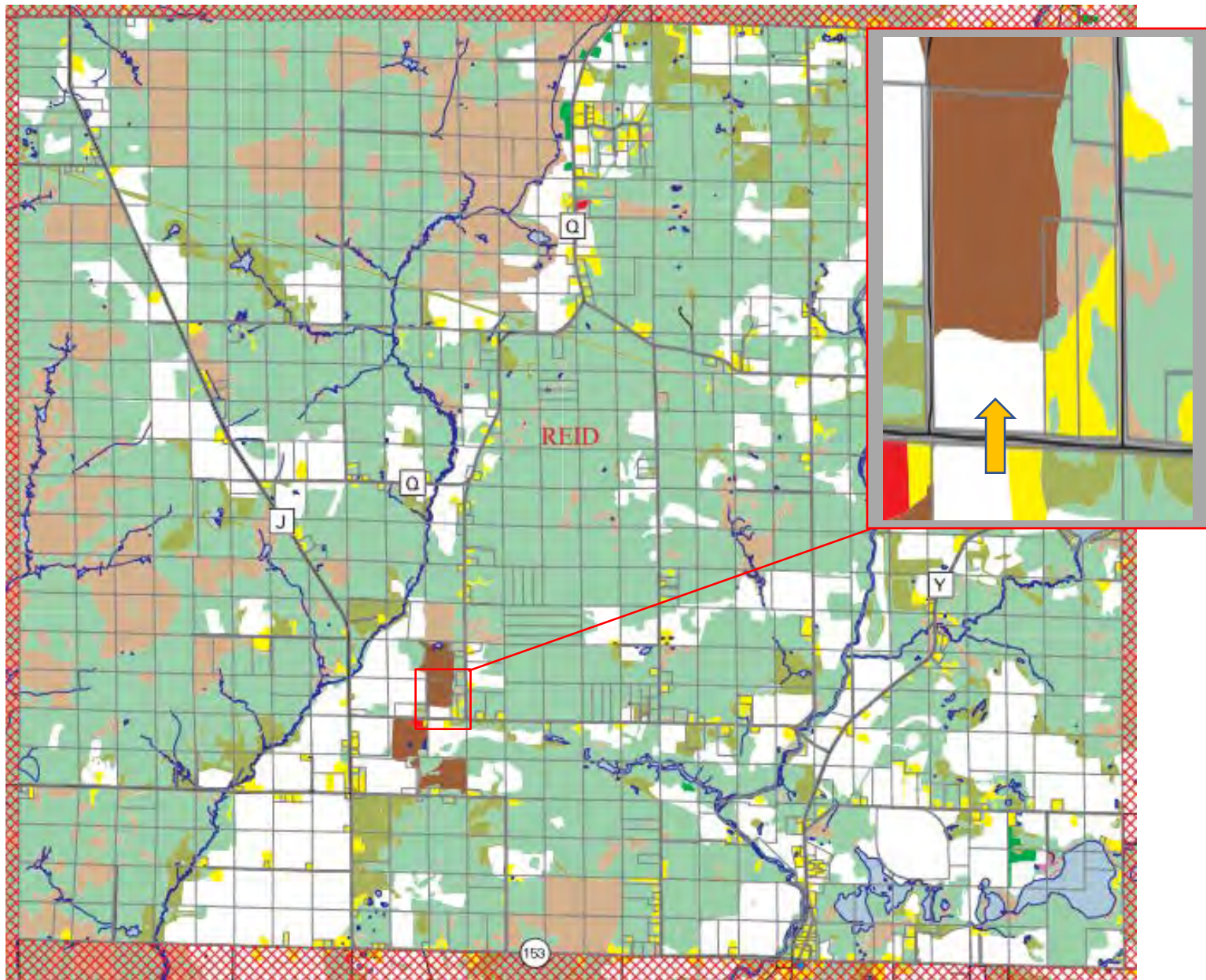
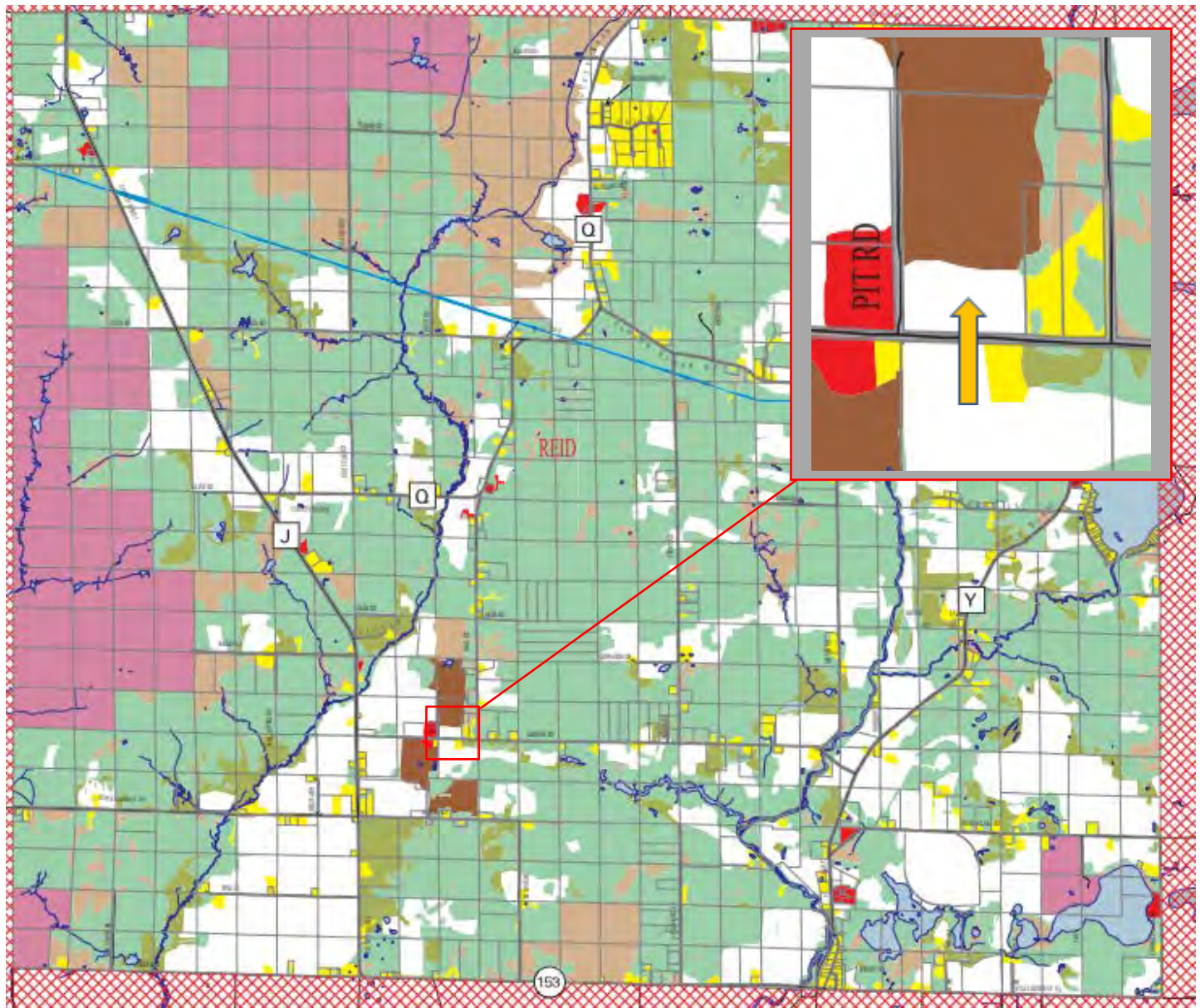


Figure 4-1  
2000 Landuse/Landcover  
REID

**PROPOSED ZONING DISTRICT:**

**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.

**TOWN COMPREHENSIVE PLAN FUTURE LAND USE MAP (2007 Plan):** The area proposed to be rezoned is shown as Crop Lands in the Town's Comprehensive Plan Future Land Use Map (2007). Adjacent land uses are comprised of Other Agriculture, Crop Lands, Commercial, Quarry, Woodlands, and Single Family Residential.



- Single Family Residential
- Multi-Family Residential
- Commercial
- 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  
REID



## **TOWN RECOMMENDATION:**

On March 14<sup>th</sup>, 2023, the **Town of Reid** 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 Lands in the Town's future land use map, CPZ staff rely on the towns to make these recommendations given the town board members and residents know their town and the true purpose and intent of the plan. The Town of Reid does not participate in farmland preservation zoning. The area in question was not designated as a farmland preservation area. As indicated by the town's 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.

The parcel will not be farmed as it is proposed for residential use.

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 to create a residential lot for a future Single Family Home.

**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 Reid 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.

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## **STAFF (CPZ) RECOMMENDATION(S):**

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



**Case: #1**  
**Environmental Resources Committee**  
**Decision Form**

**Conclusions of Law**

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

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

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

Agree       disagree       insufficient information

---

---

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

Agree       disagree       insufficient information

---

---

3. The applicant has demonstrated that...

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

Agree       disagree       insufficient information

---

---

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

Agree       disagree       insufficient information

---

---

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

Agree       disagree       insufficient information

---

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

Agree       disagree       insufficient information

---

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**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:

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- 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:

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Signature:

Chairman: \_\_\_\_\_

PETITION FOR ZONE CHANGE  
BEFORE THE MARATHON COUNTY BOARD OF SUPERVISORS

1. As authorized by §17.91 of the Marathon County Zoning Code (I) (we) (Name & Address):  
Tim Vreeland (agent) Vreeland Associates  
6103 Dawn St. Weston WI 54476

hereby petition to rezone property owned by (Name & Address): Nathan Koss  
2418 Morningside Dr. Rothschild WI 54474

from the classification G-A, General Ag <sup>1 RR Rural Res</sup>  
to RE, Rural Estate

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

Parcel Identification Number (PIN): 048-2607-033-0990

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

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. The land division is on a public road with public services.

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

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

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

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

(OVER)

RECEIVED  
JUL 3 2003  
MARATHON COUNTY ZONING DEPARTMENT



- F. Demonstrate the need of the proposed development at this location. No Development
- G. What is the availability of alternative locations? Be specific. No Alternate.
- H. If cropland is being consumed by this Zone Change, what is the productivity of the agricultural lands involved?  
No Cropland being consumed
- 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. No Croplands

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

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

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

7. Petitioner's Signature [Signature] Phone 715-241-0947 Date 1-20-23

8. Owner's Signature [Signature] Phone 715-370-7291 Date 1/18/2023  
*(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.

# CERTIFIED SURVEY MAP

**MARATHON COUNTY NO. \_\_\_\_\_**  
 LOT 2 OF CSM 6185-23-13, LOCATED IN THE  
 NORTHEAST 1/4 OF THE FRACTIONAL SOUTHWEST 1/4  
 OF SECTION 3, TOWNSHIP 26 NORTH, RANGE 7 EAST,  
 TOWN OF KNOWLTON, MARATHON COUNTY, WISCONSIN.

**VREELAND ASSOCIATES, INC.**  
**LAND SURVEYORS & ENGINEERS**  
 6103 DAWN STREET WESTON, WI. 54476  
 PH (715) 241-0947 tim@vreelandassociates.us

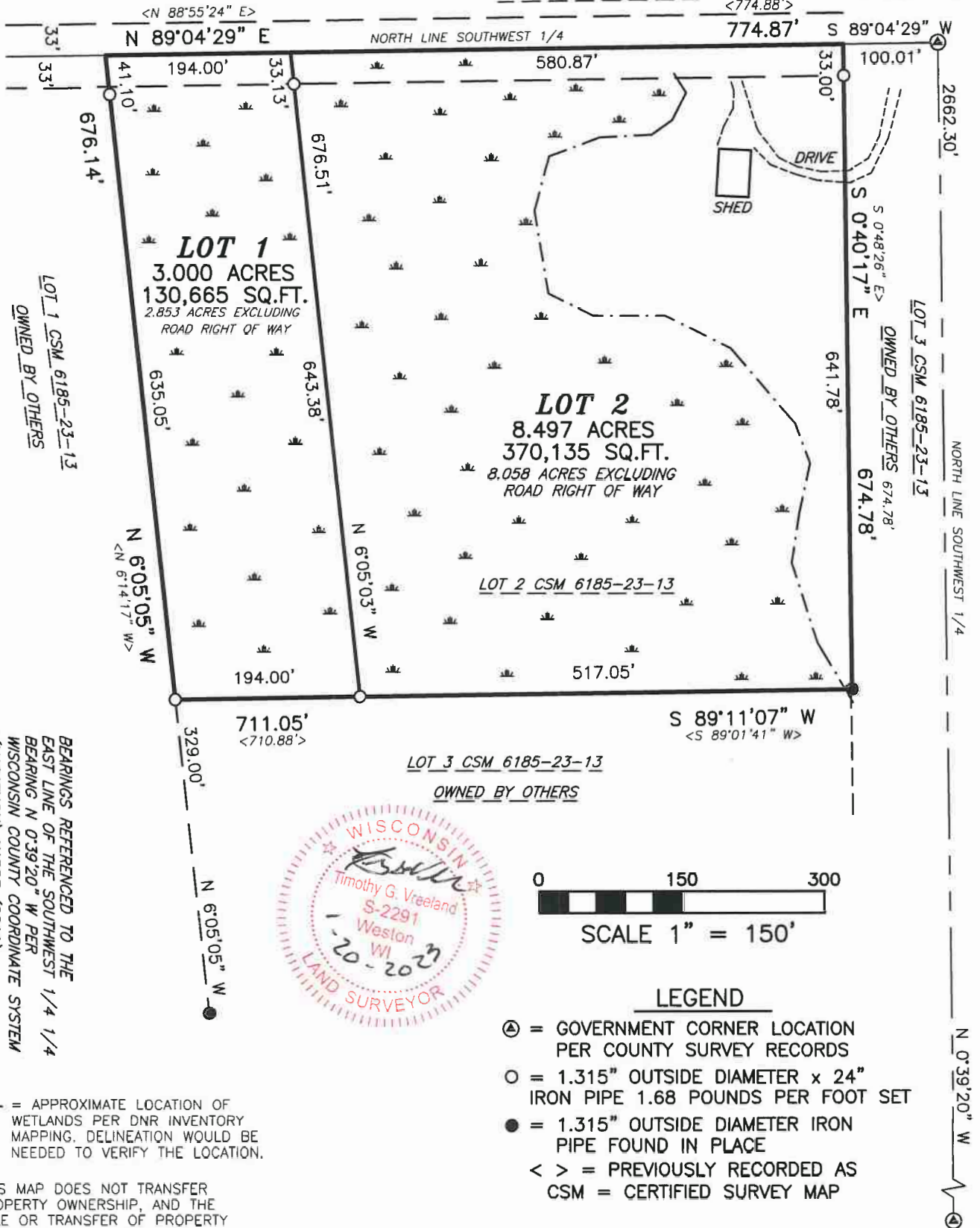
PREPARED FOR: **NATE KOSS**

FILE #: 22-0391 KOSS

DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND

## BENNY LANE

CENTER 1/4 CORNER  
 SECTION 3-26-7 EAST  
 EXISTING 2" IRON PIPE

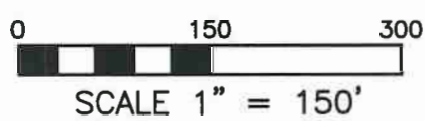


LOT 1 CSM 6185-23-13  
 OWNED BY OTHERS

LOT 3 CSM 6185-23-13  
 OWNED BY OTHERS

LOT 3 CSM 6185-23-13  
 OWNED BY OTHERS

BEARINGS REFERENCED TO THE  
 EAST LINE OF THE SOUTHWEST 1/4 1/4  
 BEARING N 0°39'20" 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
- = 1.315" OUTSIDE DIAMETER IRON PIPE FOUND IN PLACE
- < > = PREVIOUSLY RECORDED AS CSM = CERTIFIED SURVEY MAP

--- = APPROXIMATE LOCATION OF WETLANDS PER DNR INVENTORY MAPPING. DELINEATION WOULD BE NEEDED TO VERIFY THE LOCATION.

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

SOUTH 1/4 CORNER  
 SECTION 3-26-7 EAST  
 EXISTING CONCRETE MONUMENT

**CERTIFIED SURVEY MAP**  
**MARATHON COUNTY NO. \_\_\_\_\_**

LOT 2 OF CSM 6185-23-13, LOCATED IN THE NORTHEAST 1/4 OF  
THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 26 NORTH,  
RANGE 7 EAST, TOWN OF KNOWLTON, MARATHON COUNTY, WISCONSIN.

SHEET 2 OF 2 SHEETS

SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF NATE KOSS, I SURVEYED, MAPPED AND DIVIDED LOT 2 OF CERTIFIED SURVEY MAP NUMBER 6185, RECORDED IN VOLUME 23 ON PAGE 13, LOCATED IN THE NORTHEAST 1/4 OF THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 26 NORTH, RANGE 7 EAST, TOWN OF KNOWLTON, MARATHON COUNTY, WISCONSIN. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND USE.

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

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



*[Handwritten Signature]*

DATED THIS 20TH DAY OF JANUARY, 2023  
SURVEY PERFORMED NOVEMBER 30TH, 2022

TIMOTHY G. VREELAND P.L.S. 2291

REVIEWED AND APPROVED FOR  
RECORDING BY THE TOWN OF  
KNOWLTON

DATE: \_\_\_\_\_

\_\_\_\_\_  
TOWN OF KNOWLTON

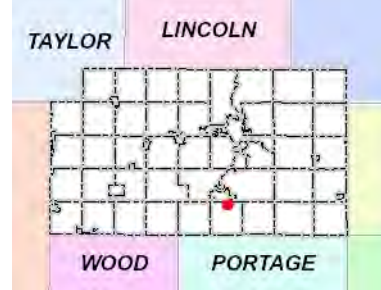
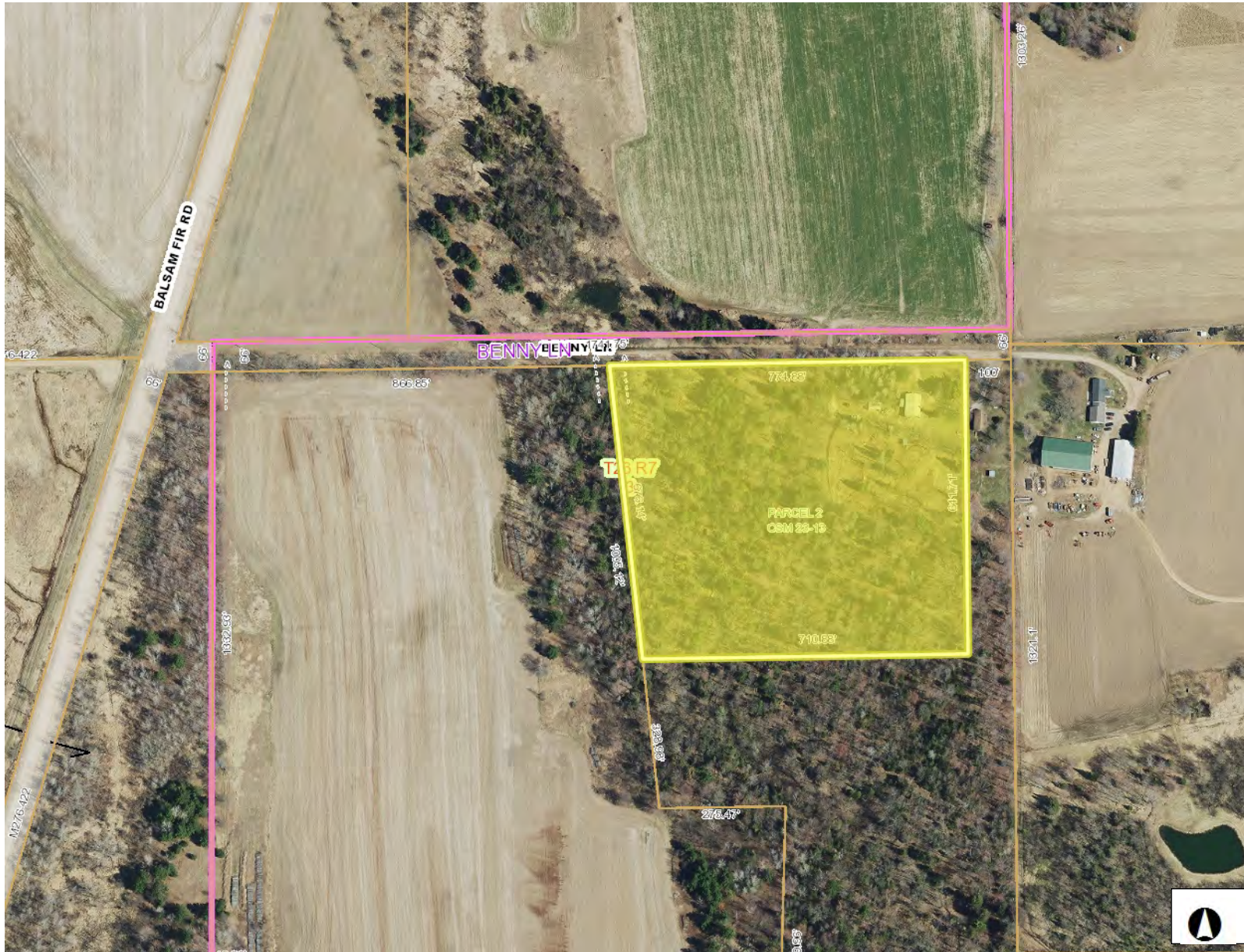
APPROVED FOR RECORDING UNDER  
THE TERMS OF THE MARATHON  
COUNTY LAND DIVISION REGULATIONS.

BY \_\_\_\_\_

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



# Land Information Mapping System



- ### Legend
- Road Names
  - Parcels
  - Parcel Lot Lines
  - Land Hooks
  - Section Lines/Numbers
  - Right Of Ways
  - Named Places
  - Municipalities
- 2020 Orthos Countywide
- Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

162.83 0 162.83 Feet

NAD\_1983\_HARN\_WISCRS\_Marathon\_County\_Feet

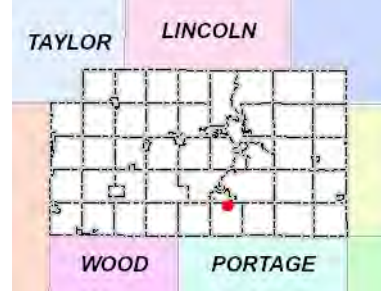
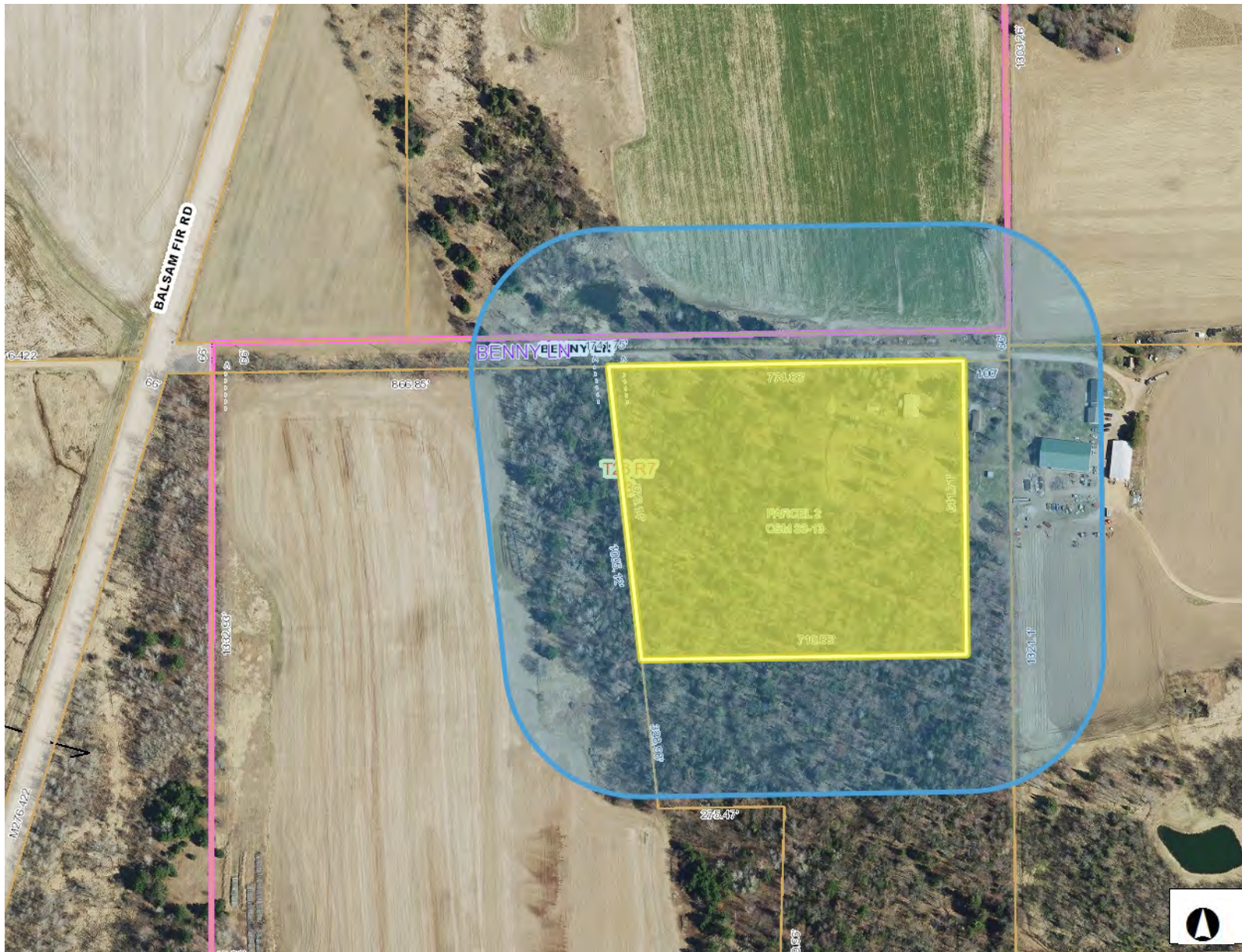
**DISCLAIMER:** The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement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

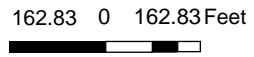
### Notes



# Land Information Mapping System



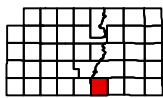
- ### Legend
- Road Names
  - Parcels
  - Parcel Lot Lines
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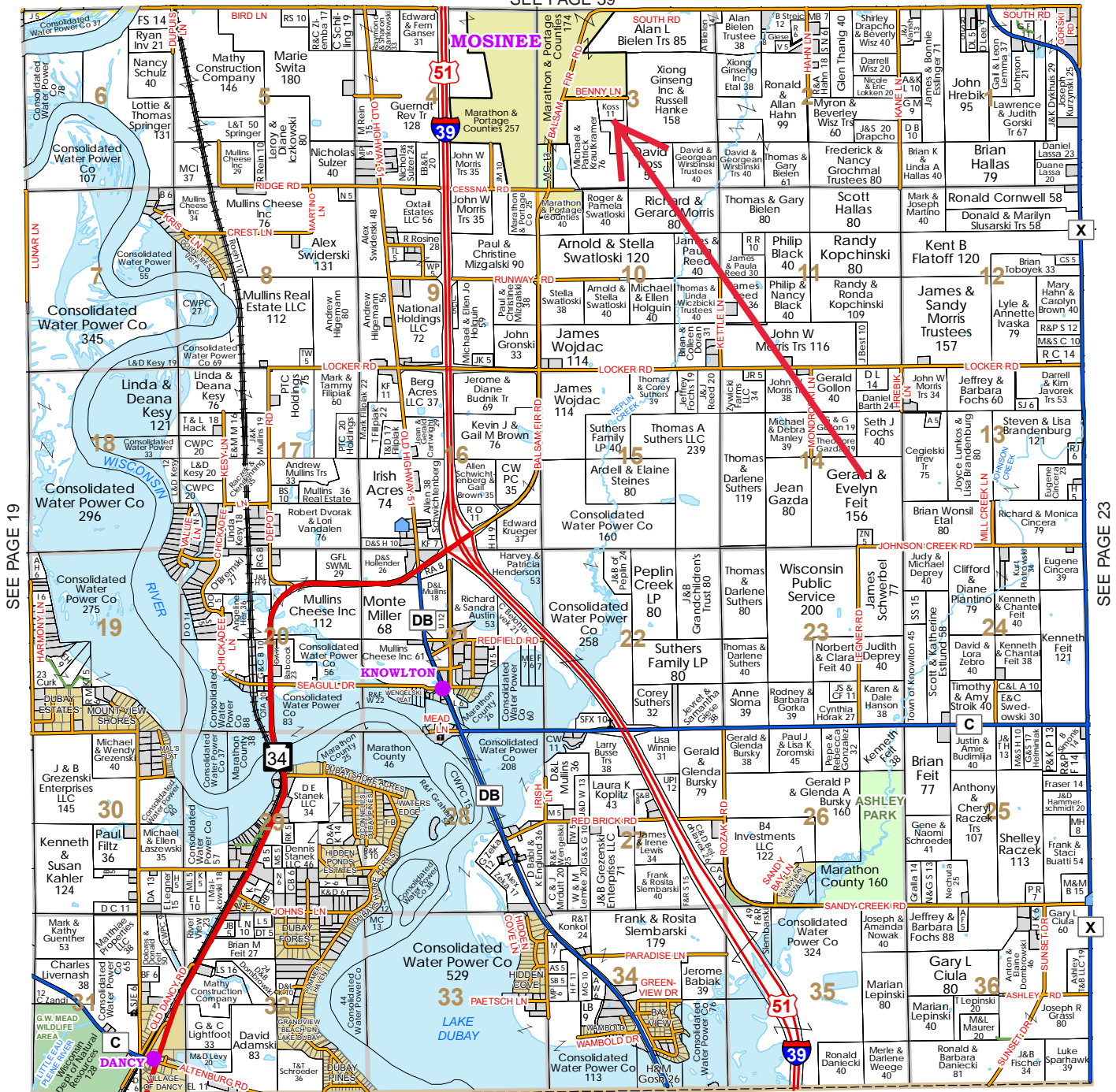
NAD\_1983\_HARN\_WISCRS\_Marathon\_County\_Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

**Notes**



SEE PAGE 39



PORTAGE COUNTY

**Tim Schindler**  
**Auctioneer LLC**  
**FARM • HOUSEHOLD • ESTATE**  
 N14555 Sandhill Ave. • Curtiss, WI 54422  
 (715) 223-4014  
[www.schindlerauction.com](http://www.schindlerauction.com)  
[info@schindlerauction.com](mailto:info@schindlerauction.com)

STATE OF WISCONSIN )  
MARATHON COUNTY )  
TOWN OF KNOWLTON )

**RESOLUTION ON ZONING ORDINANCE AMENDMENT**

TO THE MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE

I, Alan Fochs, Clerk of the Town of Knowlton, Marathon County, State of Wisconsin, do hereby certify that the following is a true and correct copy of a resolution adopted by the Town of Knowlton Town Board at a meeting held on the 13th day of March, 2023.

RESOLUTION

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

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

NOW, THEREFORE BE IT RESOLVED that the Town of Knowlton Town Board considered on the 13th day of March, 2023, petition of Tim Vreeland on behalf of Nathan Koss to amend the General Code of Ordinance for Marathon County Chapter 17 Zoning Code to rezone lands from G-A General Agriculture to R-R Rural Residential and from G-A General Agriculture to R-E Rural Estate as described as Lot 2 of Certified Survey Map #6185-23-13, located in the Northeast ¼ of the Fractional Southwest ¼ of Section 3, Township 26 North, Range 7 East, Town of Knowlton. Area to be rezoned is described as Lot 1 and 2 of preliminary CSM. Parent Parcel #048.2607.033.0990.

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

- 1) **Has the applicant provided what public facilities and/or services currently serve the proposed development, what additional services may be required, and how the additional services will be provided?**  
 No     Yes Explain: NA
- 2) **Has the applicant demonstrated how the provision of the public facilities will not be an unreasonable burden to local government?**  
 No     Yes Explain: NA
- 3) **Has the applicant determined that the land is suitable for the development proposed? Explain.**  
 No     Yes Explain: NA
- 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: NA
- 5) **Is there any potential for conflict with existing land uses in the area?**  
 No     Yes Explain: \_\_\_\_\_

(OVER)

- 6) Has the applicant demonstrated the need for the proposed development at this location? Explain.  
 No     Yes Explain: \_\_\_\_\_

---

- 7) Has the applicant demonstrated the availability of alternative locations? Be specific  
 No     Yes Explain: \_\_\_\_\_

---

- 8) Is cropland is being consumed by this zone change? What is the productivity of the agricultural lands involved?  
 No     Yes Explain: \_\_\_\_\_

---

- 9) Has the applicant explained how the proposed development will be located to minimize the amount of agricultural land converted?  
 No     Yes Explain: NA

---

- 10) Is proposed rezone request consistent with the town's adopted Comprehensive Plan? Explain.  
 No     Yes Explain: \_\_\_\_\_

---

- 11) Is there anything else the Town wishes to present or comment on regarding this application to the Marathon County Environmental Resources (ERC) Committee?  
 No     Yes Explain: \_\_\_\_\_

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

**OR**     **Requests an Extension\*** for the following reasons: \_\_\_\_\_

---

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

Clerk *all*  
Town Board *Bo. Let*  
*Kevin Brown*

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 March 20, 2023 to:

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





**Nathan Koss  
Petition to Rezone Land  
Staff Report, April 4th, 2023  
Environmental Resources Committee**

**PETITIONER:**

Tim Vreeland-6103 Dawn St, Weston, WI 54476

**PROPERTY OWNERS:**

Nathan Koss-2418 Morningside Dr, Rothschild, WI 54474

**LOCATION OF REZONE REQUEST:**

Area proposed to be rezoned is located at the end of Benny Lane.

**REQUEST:**

The petition of Tim Vreeland on behalf of Nathan Koss to amend the General Code of Ordinance for Marathon County Chapter 17 Zoning Code to rezone lands from G-A General Agriculture to R-R Rural Residential and from G-A General Agriculture to R-E Rural Estate as described as Lot 2 of Certified Survey Map #6185-23-13, located in the Northeast ¼ of the Fractional Southwest ¼ of Section 3, Township 26 North, Range 7 East, Town of Knowlton. Area to be rezoned is described as Lot 1 and 2 of preliminary CSM. Parent Parcel #048.2607.033.0990.

**PUBLIC HEARINGS/MEETINGS:**

- Town of Knowlton Town Board Meeting (March 13<sup>th</sup>, 2023)
- Marathon County Environmental Resources Committee Meeting (April 4<sup>th</sup>, 2023, at 3:00pm)

**Legal Notification:**

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

**EXISTING ZONING DISTRICT:**

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

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

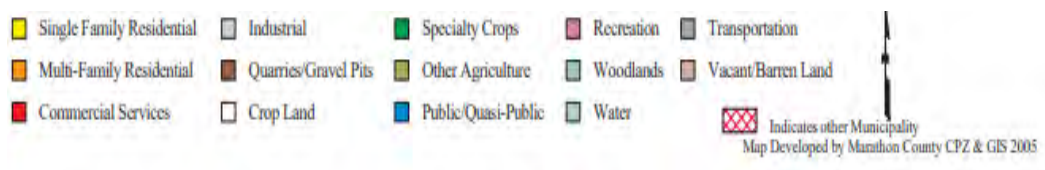
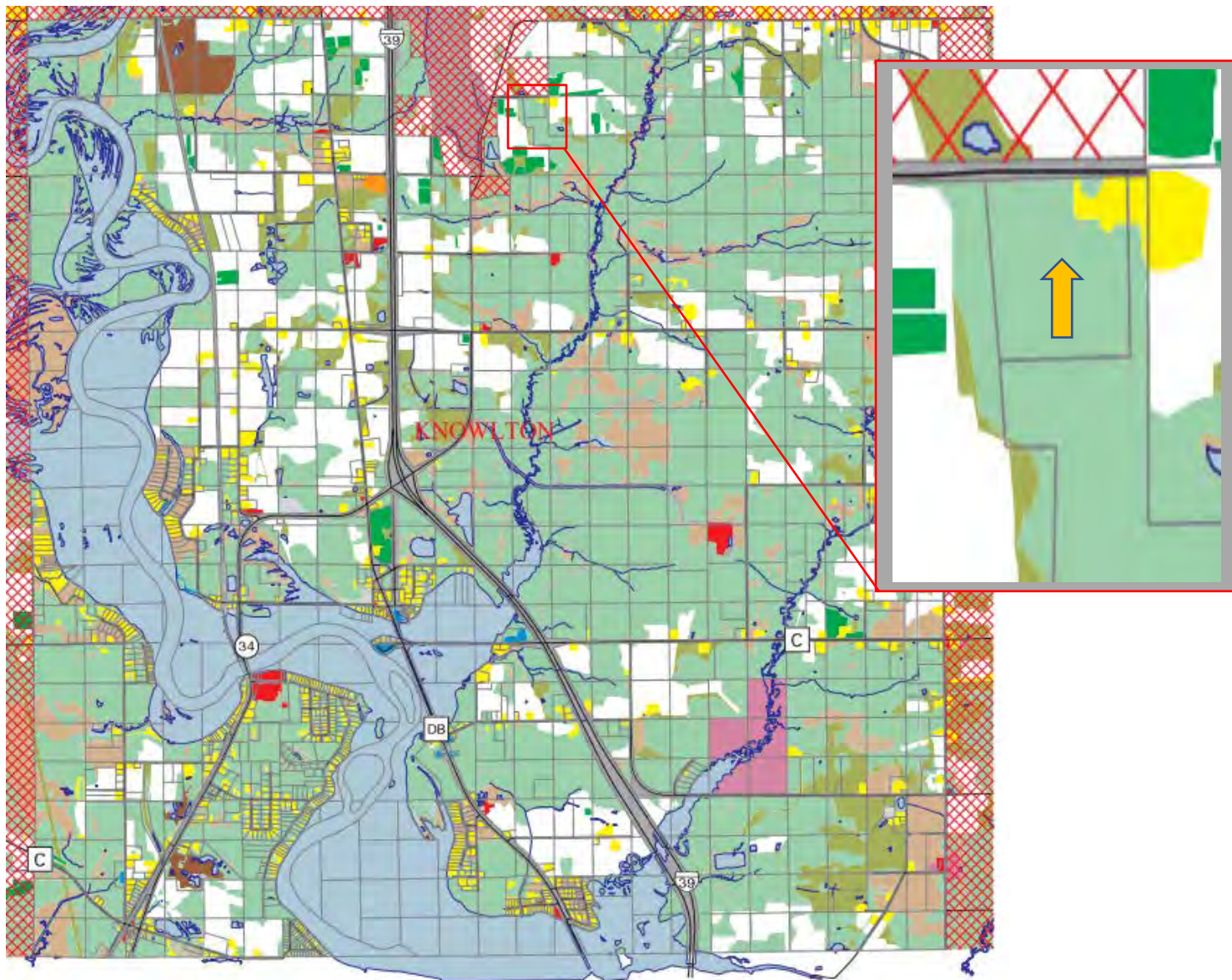


Figure 4-1  
2000 Landuse/Landcover  
KNOWLTON

**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: 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.

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

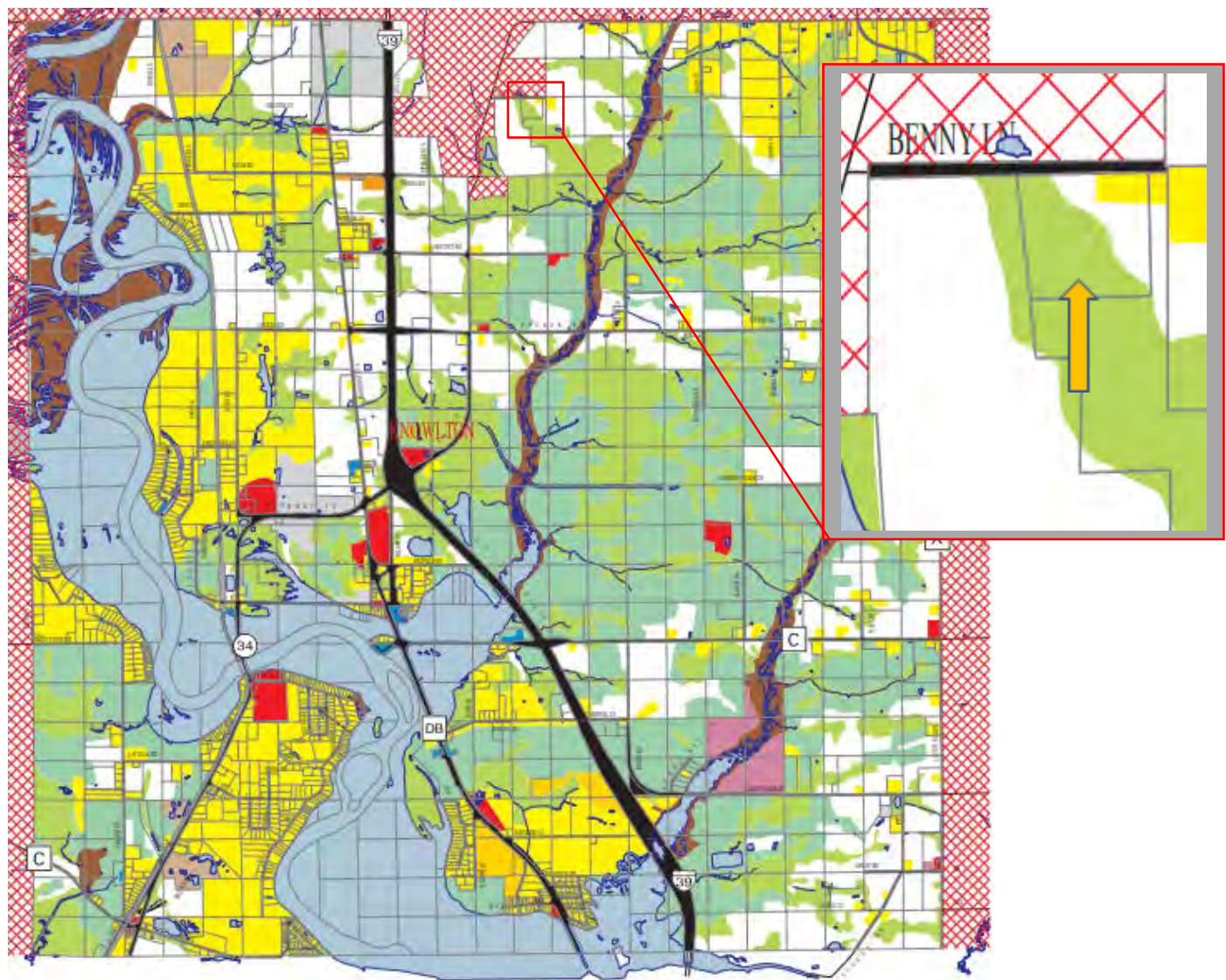


Figure 3-1  
Future Land Use  
KNOWLTON



## **TOWN RECOMMENDATION:**

On March 13<sup>th</sup>, 2023, the **Town of Knowlton** Town Board Recommended **Approval** to Marathon County's Environmental Resources Committee.

### **Staff Comments regarding ERC Conclusions of Law:**

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

The Marathon County Comprehensive Plan relies on the Town Comprehensive Plan regarding specific land uses and zoning districts for individual parcels. The area proposed to be rezoned is shown to be designated as Wetlands, Farmland, 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 Town of Knowlton does not participate in farmland preservation zoning. The area in question was not designated as a farmland preservation area. As indicated by the town's resolution/recommendation it appears the rezone is consistent with the purpose and intent of the Comprehensive Plan.

2. The location of the proposed development minimizes the amount of agricultural land converted and will not substantially impair or limit current or future agricultural use of other protected farmland.  
No farmland will be consumed.

3. The applicant has demonstrated that...
  - a. There is a need for the proposed development,
  - b. Adequate public facilities are present or will be provided (*note impacts on roads, water, sewage, drainage, schools, emergency services, etc.*), and
  - c. Providing public facilities will not be an unreasonable burden to the local government.
  - a.** The need is for a proposed land division.
  - b.** All necessary public facilities are anticipated to be provided (if not already provided) given any proposed development would rely of private systems such as a private well and sanitary system (if applicable).
  - c.** No anticipated burden on local government, all applicable building, construction, and use standards will be applied during the zoning and building permit review process.

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

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

5. The Town has approved the proposed rezone of the property.  
The Town of Knowlton Town Board has recommended approval of this rezone petition.

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

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

---

### **STAFF (CPZ) RECOMMENDATION(S):**

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



**Case: #1**  
**Environmental Resources Committee**  
**Decision Form**

**Conclusions of Law**

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

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

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

Agree       disagree       insufficient information

---

---

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

Agree       disagree       insufficient information

---

---

3. The applicant has demonstrated that...

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

Agree       disagree       insufficient information

---

---

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

Agree       disagree       insufficient information

---

---

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

Agree       disagree       insufficient information

---

---

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

Agree       disagree       insufficient information

---

---

**Environmental Resources Committee Decision**

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

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

Specify reasons for denial, or additional information requested:

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- 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:

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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):  
David Willman 109055 County Rd C, Spencer, WI  
54479.

hereby petition to rezone property owned by (Name & Address): Travis Willman and  
Troy Willman (Trustees of Willman Family Legacy Trust)  
Travis - 401 Columbus Drive, Marshfield WI 54449  
from the classification LI, Light Industrial to GA, General Agriculture.

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): Sec 12-26-02 PT of N 1/2  
NE 1/4 - LOT 1 CSM VOL 85 PG 123 (#17748) (Doc # 1738119)

Parcel Identification Number (PIN): 074-2602-121-0990

Town: Spencer

3. The proposed change is to facilitate the use of the land for (be specific list all proposed uses):  
Returning the barn back to the same zoning district  
and to eliminate a split zoned parcel to facilitate building a new  
accessory structure.

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. Residential well and septic to the house.  
Holding taxes for barn. No other facilities needed.

B. Explain how the provision for these facilities will not be an unreasonable burden to local government. All facilities are present and private. No anticipated  
burden to local govt.

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

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. None anticipated.

E. Explain any potential for conflict with existing land uses in the area. No conflict. Rezone  
will fix a zoning inconsistency by eliminating a dual  
zoned parcel.



(OVER)

F. Demonstrate the need of the proposed development at this location. Accessory Structure in the future needs one set of rules for setbacks. with two zoning districts on one parcel, rules and setbacks are not consistent.

G. What is the availability of alternative locations? Be specific. None. Taking care of the split zoning.

H. If cropland is being consumed by this Zone Change, what is the productivity of the agricultural lands involved? No cropland will be consumed.

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. no cropland being consumed.

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.

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 (24hr) 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 715-899-3465 Date 2-3-23

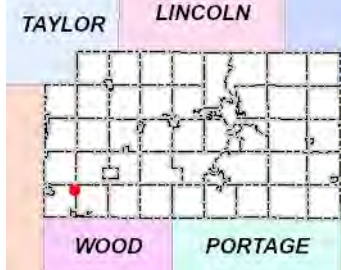
8. Owner's Signature [Signature]  
*(If different)*

Phone 715-897-6046 Date 2-4-23

Date Fee Received: 2/6/23 \$600.00

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.



### 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

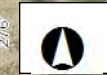
151.89 0 151.89 Feet



NAD\_1983\_HARN\_WISCRS\_Marathon\_County\_Feet

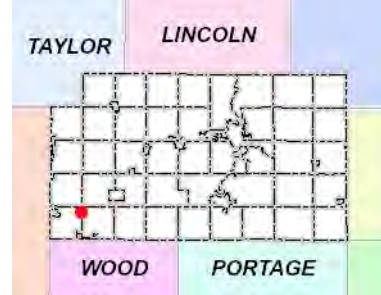
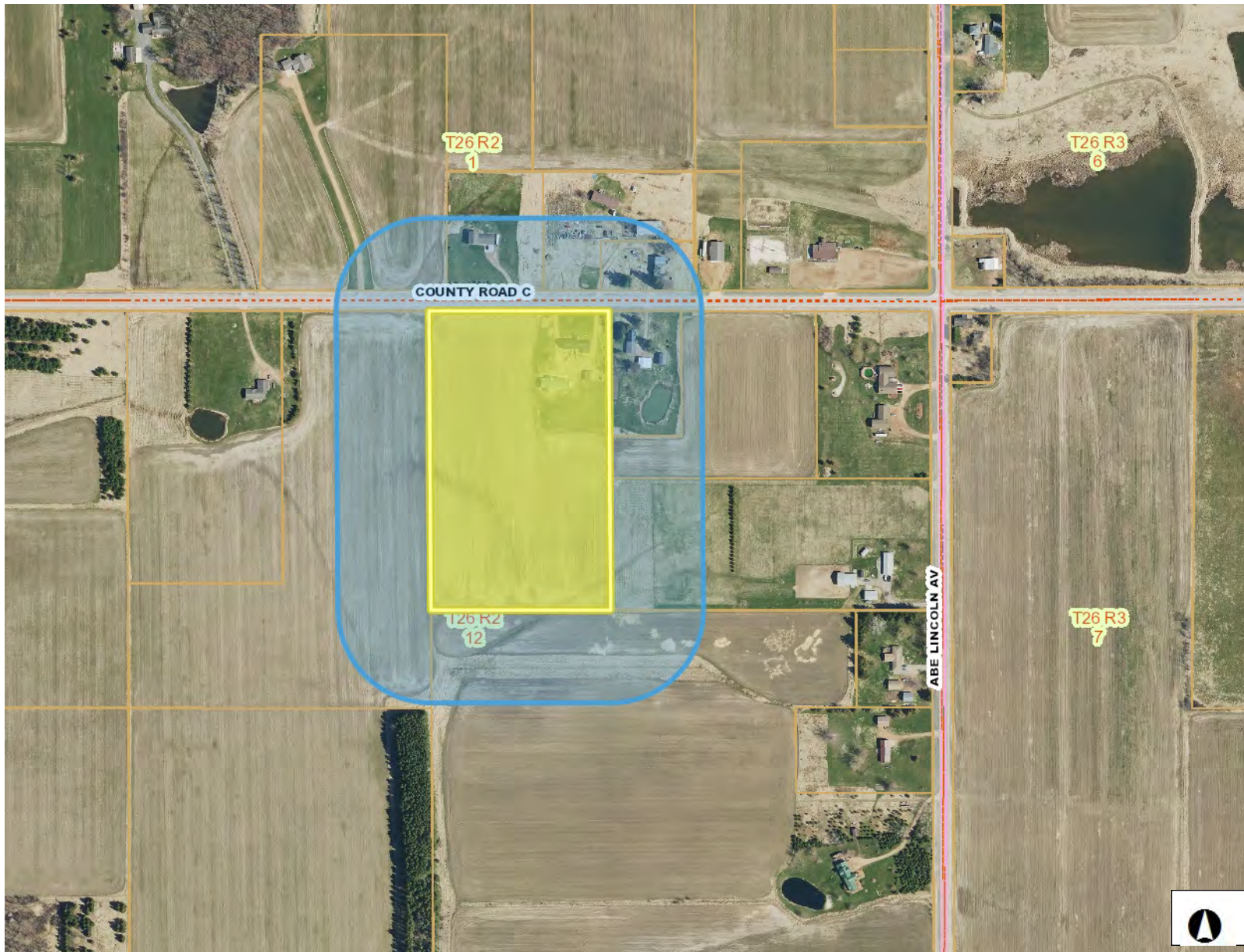
**DISCLAIMER:** The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement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

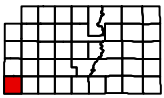


240.92 0 240.92 Feet

NAD\_1983\_HARN\_WISCRS\_Marathon\_County\_Feet

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**Notes**

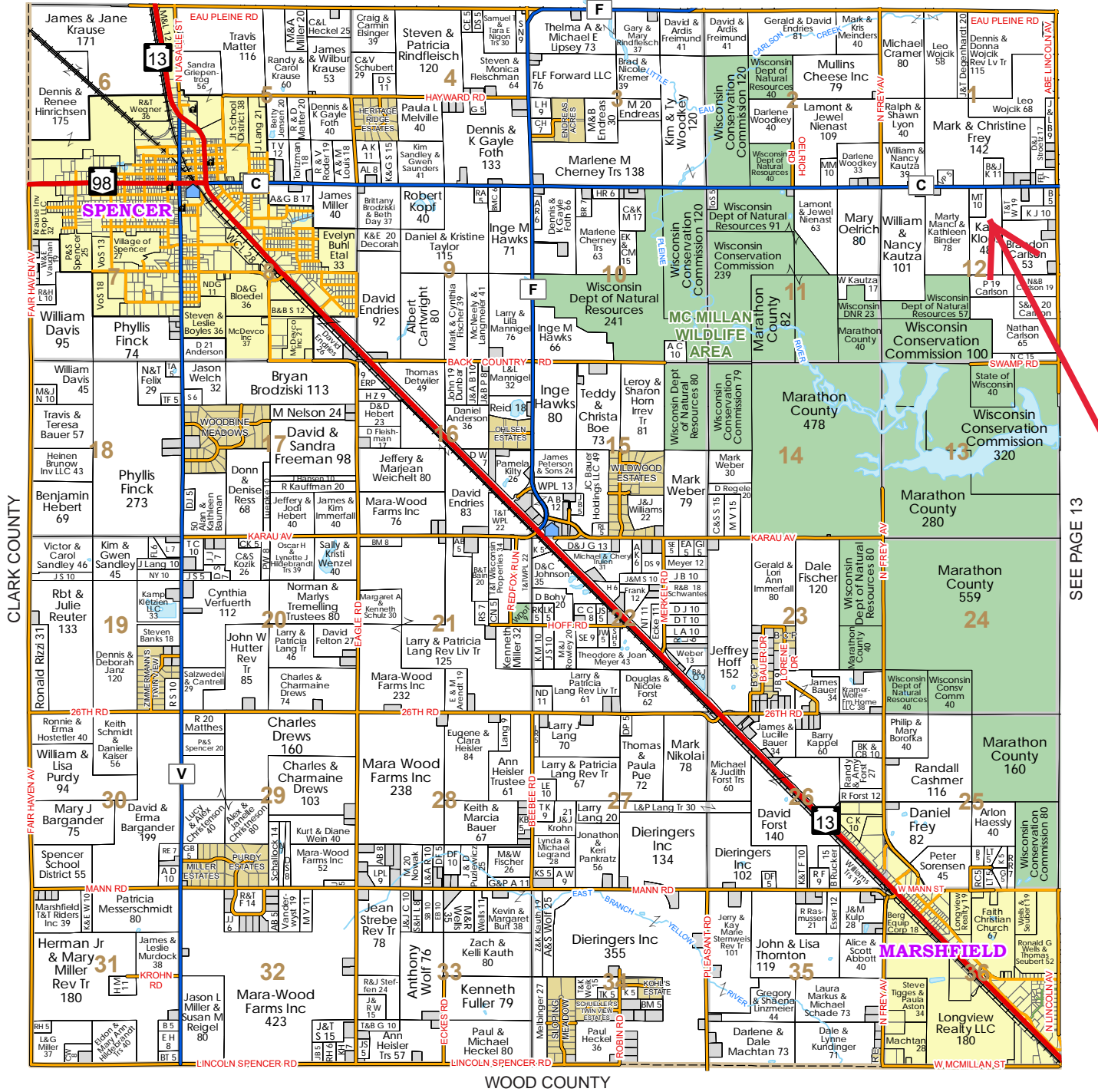


# Spencer

# Township 26N - Range 2E

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SEE PAGE 29



SEE PAGE 13

**Rural Mutual Insurance Company**

Contact us for your HOME, AUTO, BUSINESS, FARM and LIFE insurance. Premiums Paid Here, Stay Here To Keep Wisconsin Strong

							
<b>Jennifer Howen</b>	<b>Brad Kreklau</b>	<b>Ian Pierce</b>	<b>Leon Woller</b>	<b>Katherine Zorowski</b>	<b>Jennifer Zinda-Mancl</b>	<b>Stacey Zimmermann</b>	<b>Brian Deffner</b>
<b>MARSHFIELD</b>			<b>ATHENS</b>		<b>STEVENS POINT</b>		<b>SHAWANO</b>
(715) 384-2826   1213 S Central Ave, Ste A			(715) 257-1414   704 Pine St		(715) 341-5808   3205 Post Rd		(715) 803-4030 1478 E Green Bay St

STATE OF WISCONSIN )  
MARATHON COUNTY )  
TOWN OF SPENCER )

**RESOLUTION ON ZONING ORDINANCE AMENDMENT**

TO THE MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE

I, Dennis Gonnering, Clerk of the Town of Spencer, 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 Spencer Town Board at a meeting held on the 14th day of ~~February~~, 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 Spencer Town Board considered on the 14th day of February, 2023, petition of David Willman on behalf of Travis and Troy Willman, trustees of Willman Family Legacy Trust, to amend the General Code of Ordinances for Marathon County Chapter 17 Zoning Code to rezone lands from L-I Light Industrial to G-A General Agriculture as described as part of Lot 1 of Certified Survey Map, Volume 85, Page 123, #17748, Document #1738119, located in the Northeast ¼ of the Northeast ¼ and the Northwest ¼ of the Northeast ¼ of Section 12, Township 26 North, Range 2 East, Town of Spencer. Parcel PIN #074.2602.121.0990.

The Town of Spencer 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: connect to road
- 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: connect to road
- 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: To corner zoning
- 7) Has the applicant demonstrated the availability of alternative locations? Be specific  
 No  Yes Explain: \_\_\_\_\_
- 8) Is cropland is being consumed by this zone change? What is the productivity of the agricultural lands involved?  
 No  Yes Explain: \_\_\_\_\_
- 9) Has the applicant explained how the proposed development will be located to minimize the amount of agricultural land converted?  
 No  Yes Explain: No crop land being converted
- 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 Spencer 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 Drew Downing  
 Town Board Dennis R. Fesby  
Carl P. Hoff  
Jay P. Lipka

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 March 20, 2023 to:

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



**Travis and Troy Willman, Trustees of Willman Family Legacy Trust  
Petition to Rezone Land  
Staff Report, April 4th, 2023  
Environmental Resources Committee**

**PETITIONER:**

David Willman-109055 County Rd C, Spencer, WI 54479

**PROPERTY OWNERS:**

Travis and Troy Willman (Trustees of Willman Family Legacy Trust) 401 Columbus Dr, Marshfield, WI 54449

**LOCATION OF REZONE REQUEST:**

Area proposed to be rezoned is just west of the intersection of Abe Lincoln Ave and County Rd C.

**REQUEST:**

The petition of David Willman on behalf of Travis and Troy Willman, trustees of Willman Family Legacy Trust, to amend the General Code of Ordinances for Marathon County Chapter 17 Zoning Code to rezone lands from L-I Light Industrial to G-A General Agriculture as described as part of Lot 1 of Certified Survey Map #17748, recorded as Document #1738119, located in the Northeast ¼ of the Northeast ¼ and the Northwest ¼ of the Northeast ¼ of Section 12, Township 26 North, Range 2 East, Town of Spencer. Parcel PIN #074.2602.121.0990.

**PUBLIC HEARINGS/MEETINGS:**

- Town of Spencer Town Board Meeting (February 14<sup>th</sup>, 2023)
- Marathon County Environmental Resources Committee Meeting (April 4<sup>th</sup>, 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.

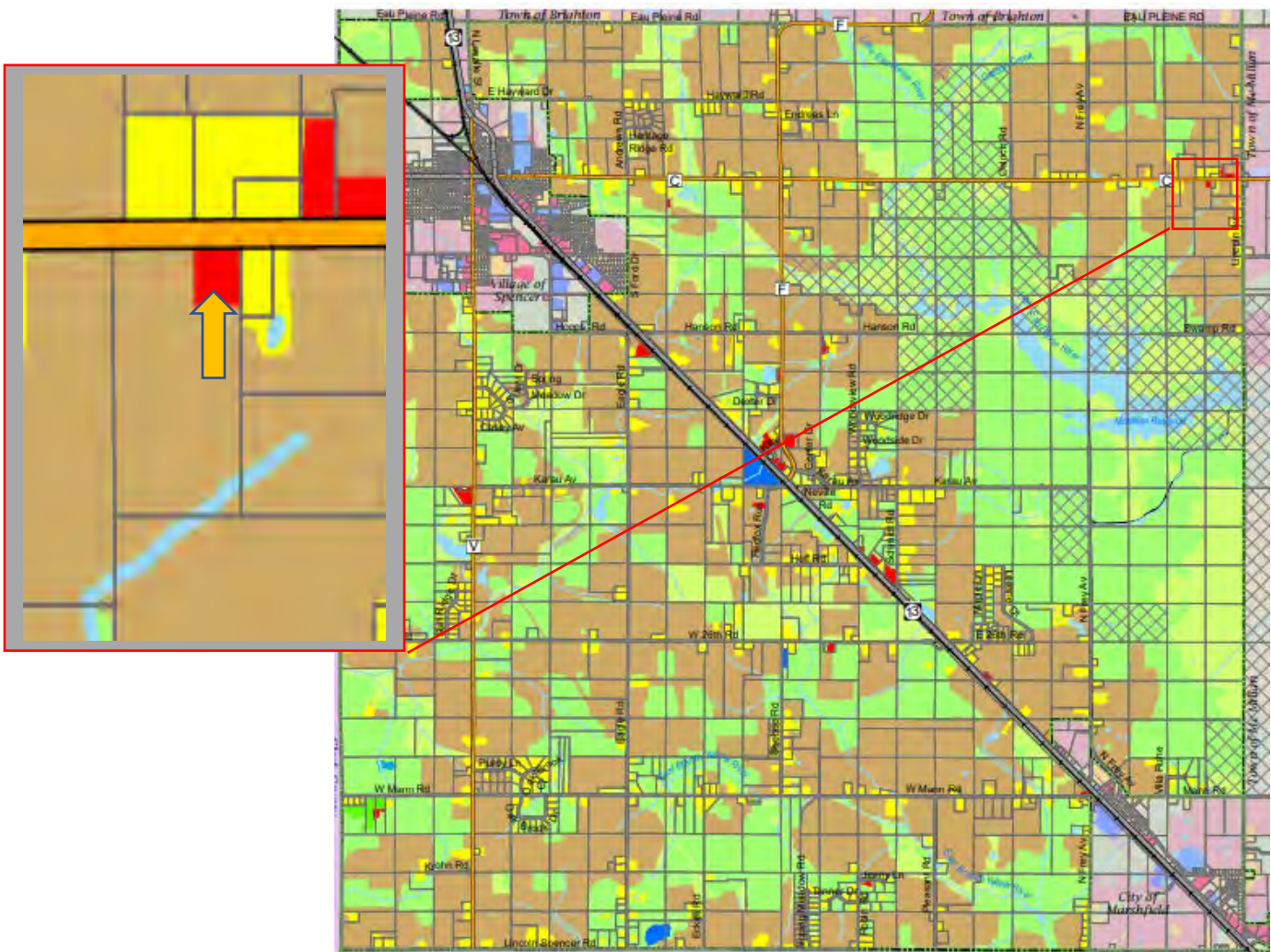
**EXISTING ZONING DISTRICT:6**

**L-I Light Industrial, Industrial Research and Office district.** The purposes of the L-I district are:

1. To provide an environment exclusively for and conducive to the development and protection of modern administrative facilities and research institutions that are office-like in physical appearance and service requirements.

2. To provide for and accommodate industrial uses in the fields of repair, storage, manufacturing, processing, wholesaling, and distribution, free from the encroachment of residential, retail, and institutional uses unless otherwise specified in this ordinance. The uses allowed are those which, because of their normally unobjectionable characteristics, can be in relatively close proximity to residential and commercial districts.

**Existing Generalized Land Use Map – Town of Spencer (Comprehensive Plan 2017)** The area proposed to be rezoned is shown as Commercial in the Town’s Comprehensive Plan Existing Land Use Map (2017). Adjacent land uses are comprised of Agriculture and Residential.



Legend		
— Minor Civil Divisions	■ Agriculture	■ Outdoor Recreation
— US Highway	■ Commercial	■ Residential
— State Highways	■ Governmental / Institutional; Utility	■ Transportation
— County Highways	■ Industrial; Quarry	■ Water
— Local Roads	■ Multi-Family	■ Woodlands
— Railroad	■ Open Lands	
□ Parcels		
▨ Mc Millan Wildlife Area		

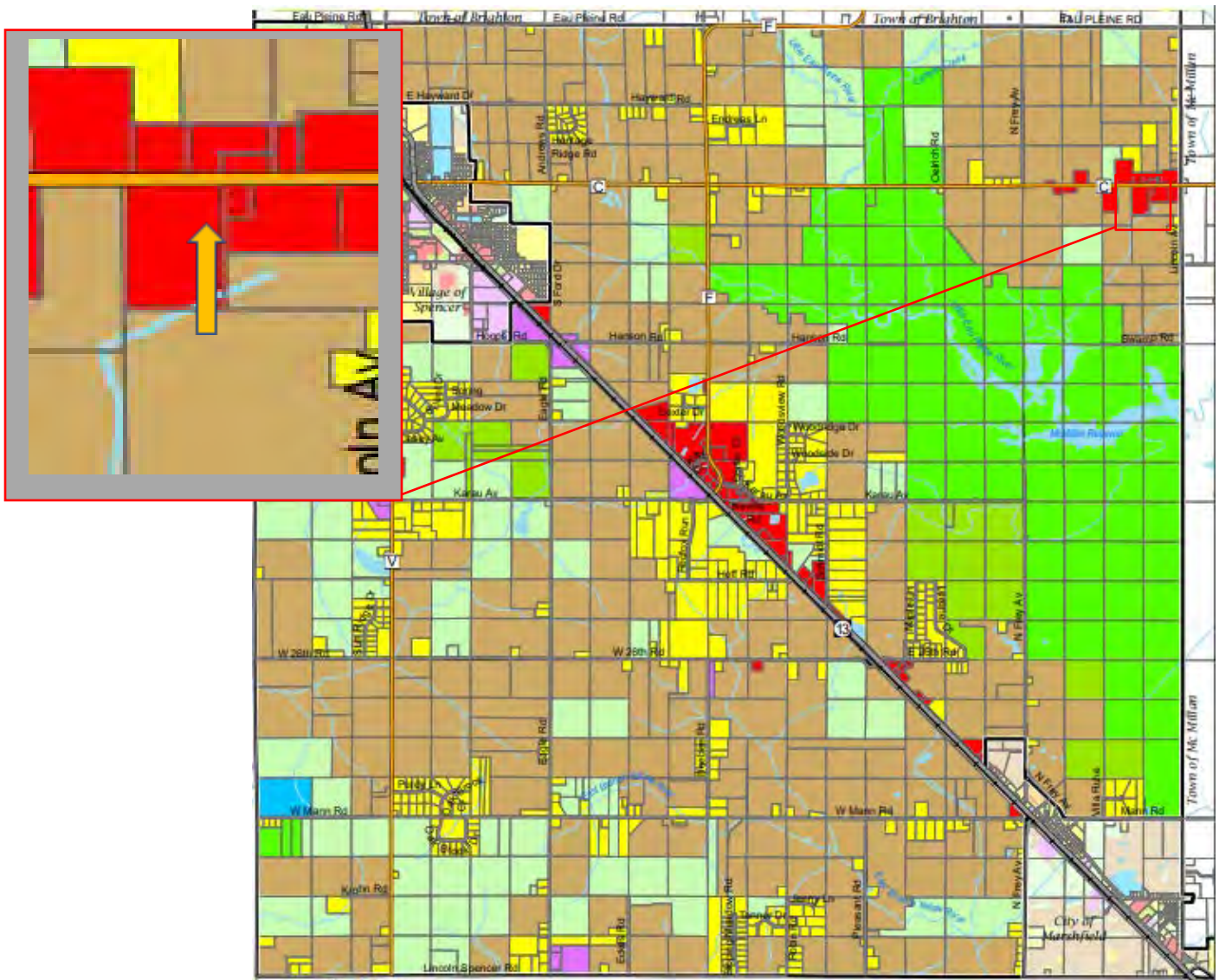
**Map 6**  
**Existing Land Use**  
**Town of Spencer**  
**Marathon County, Wisconsin**



**PROPOSED 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.

**TOWN COMPREHENSIVE PLAN FUTURE LAND USE MAP (2017 Plan):** The area proposed to be rezoned is shown as Commercial in the Town’s Comprehensive Plan Future Land Use Map (2017). Adjacent land uses are comprised of Agriculture and Commercial.



**Legend**

- Minor Civil Divisions
- ▭ Parcels
- Railroad
- US Highway
- State Highways
- County Highways
- Local Roads
- Agricultural Areas
- Commercial
- Governmental / Public / Institutional
- Industrial
- Multi-Family Residential
- Open Lands
- Outdoor Recreation
- Residential
- Transportation
- Water
- Woodlands

**Map 7**  
**Future Land Use Plan**  
**Town of Spencer**  
**Marathon County, Wisconsin**



## **TOWN RECOMMENDATION:**

On February 14<sup>th</sup>, 2023, the **Town of Spencer** 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 Commercial in the Town's future land use map, CPZ staff rely on the towns to make these recommendations given the town board members and residents know their town and the true purpose and intent of the plan. The Town of Spencer does not participate in farmland preservation zoning. The area in question was not designated as a farmland preservation area. As indicated by the town's 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 to clean up a split zoned parcel as the parcel is no longer used for a commercial business.

**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 Spencer Town Board has recommended approval of this rezone petition.

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

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

---

## **STAFF (CPZ) RECOMMENDATION(S):**

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



**Case: #1**  
**Environmental Resources Committee**  
**Decision Form**

**Conclusions of Law**

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

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

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

Agree       disagree       insufficient information

---

---

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

Agree       disagree       insufficient information

---

---

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

Agree       disagree       insufficient information

---

---

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

Agree       disagree       insufficient information

---

---

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

Agree       disagree       insufficient information

---

---

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

Agree       disagree       insufficient information

---

---

**Environmental Resources Committee Decision**

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

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

Specify reasons for denial, or additional information requested:

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- 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):  
LARRY J SCHEUER, TRUSTEE  
200955 GALVIN AVE MARSHFIELD WI 54449

hereby petition to rezone property owned by (Name & Address):  
SCHEUER REVOCABLE LIVING TRUST

from the classification GA, GENERAL AG to FP, FARMLAND PRES.

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): SEC 09 26 03 PT OF S 1/2 NE 1/4  
Lot 2 CSM #19203 DOC #1857529

Parcel Identification Number (PIN): 056 2603 091 0988

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

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. NONE

B. Explain how the provision for these facilities will not be an unreasonable burden to local government.  
NO ADDITIONAL BURDEN TO LOCAL MUNICIPALITY

C. What have you done to determine that the land is suitable for the development proposed?  
CONFIRMED ELIGIBILITY TO FP MAP W/CPZ STAFF

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.  
N/A

E. Explain any potential for conflict with existing land uses in the area.  
NONE

RECEIVED

FEB 08 2023

(OVER)

McMillan

MARATHON CO. CONSERVATION,  
PLANNING & ZONING DEPT.

Zoning Division - Marathon County CPZ Dept. - 210 River Drive - Wausau, WI 54403-5449

F. Demonstrate the need of the proposed development at this location. THIS PARCEL WAS COMBINED W/EXISTING FP ZONED PARCEL. THIS REQUEST WILL ZONE THE ENTIRE PARCEL FP.

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? N/A

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 Larry Scheuer Phone 715 615 2121 Date 1/13/2023

8. Owner's Signature \_\_\_\_\_ Phone \_\_\_\_\_ Date \_\_\_\_\_  
*(If different)*

Date Fee Received: 2/8/23 \$600.00

Fee \$600.00 PAYABLE TO MARATHON COUNTY

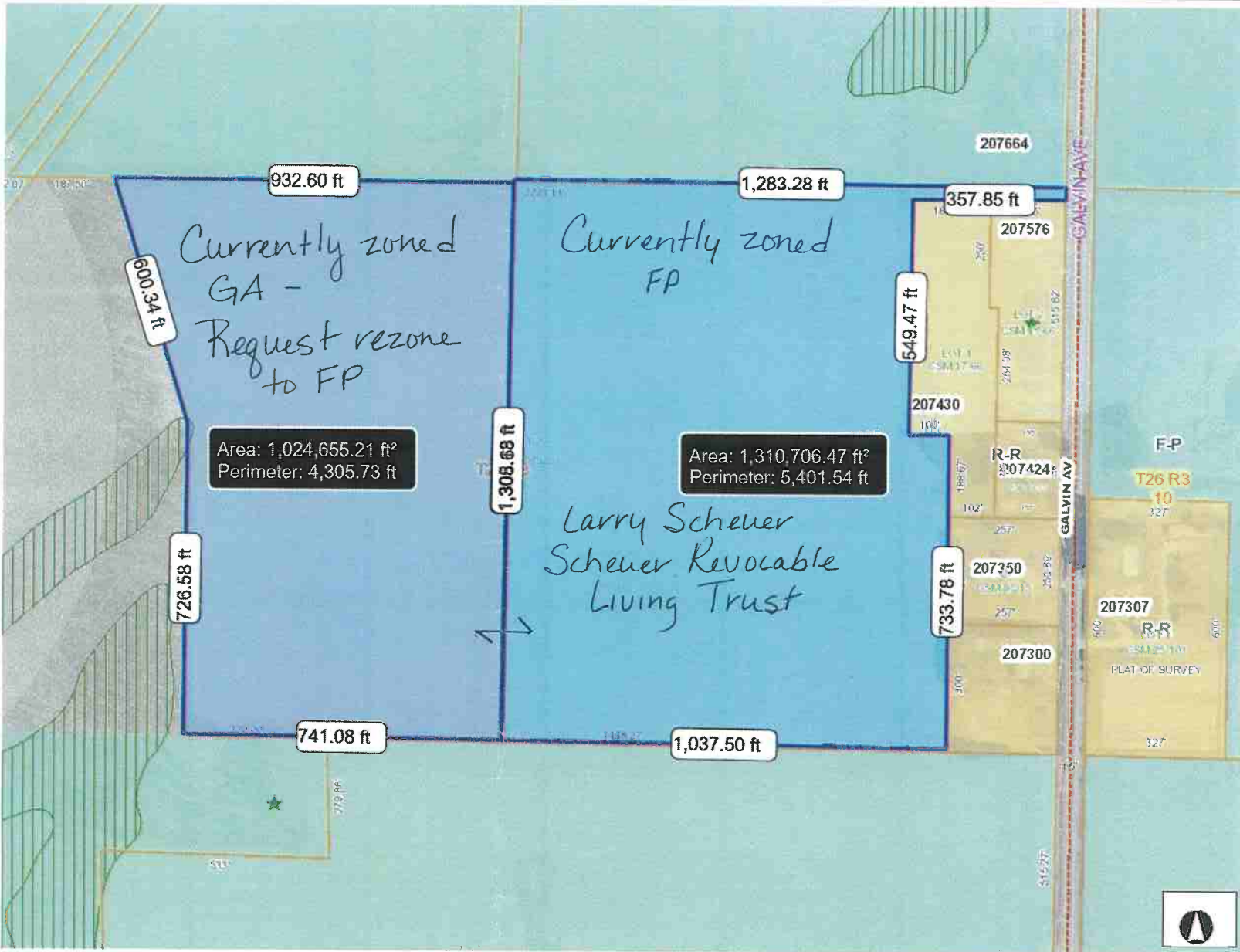
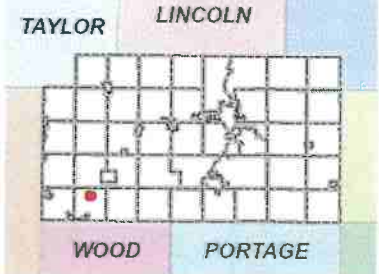
**Attendance at the Public Hearing before the Marathon County Environmental Resources (ERC) Committee is not mandatory if you have appeared before the Town Planning Commission and/or the Town Board to present your proposal. If there was opposition to your proposal at the town level, attendance at the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

**RECEIVED**

**FEB 08 2023**



# Land Information Mapping System



## Legend

- Road Names
- Parcels
- Parcel Lot Lines
- Land Hooks
- Address Points
- Section Lines/Numbers
- Right Of Ways
- Named Places
- Municipalities
- DNR Wetland Points
- DNR Wetland Areas
- Floodplain
  - A
  - AO
  - AE
  - AE FLOODWAY
  - AE ADMINISTRATIVE FLOODWAY
  - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- County Zoning ZCR
  - U-R (Urban Residential)
  - L-D-R (Low Density Residential)
  - R-R (Rural Residential)
  - R-E (Rural Estate)
  - M-H (Manufactured/Mobile Home Park)
  - C (Commercial Regional)
  - N-C (Neighborhood Commercial)
  - B-R (Business Regional)
  - L-I (Light Industrial)
  - H-I (Heavy Industrial)
  - G-A (General Agriculture)
  - F-P (Farmland Preservation)
  - C-V/R-C (Conservancy & Recreation)
- Shoreland Overlap Zoning

173.51 0 173.51 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

056-2603-091-0988 - Zone change request for approximately 23.5 ac from GA to FP

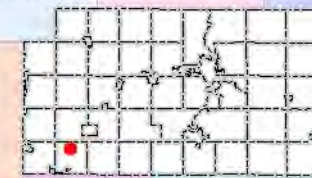




# Land Information Mapping System

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

249.45 0 249.45 Feet



NAD\_1983\_HARN\_WISCRS\_Marathon\_County\_Feet

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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

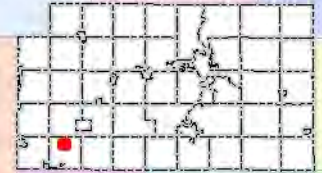
## Notes



# Land Information Mapping System

TAYLOR

LINCOLN

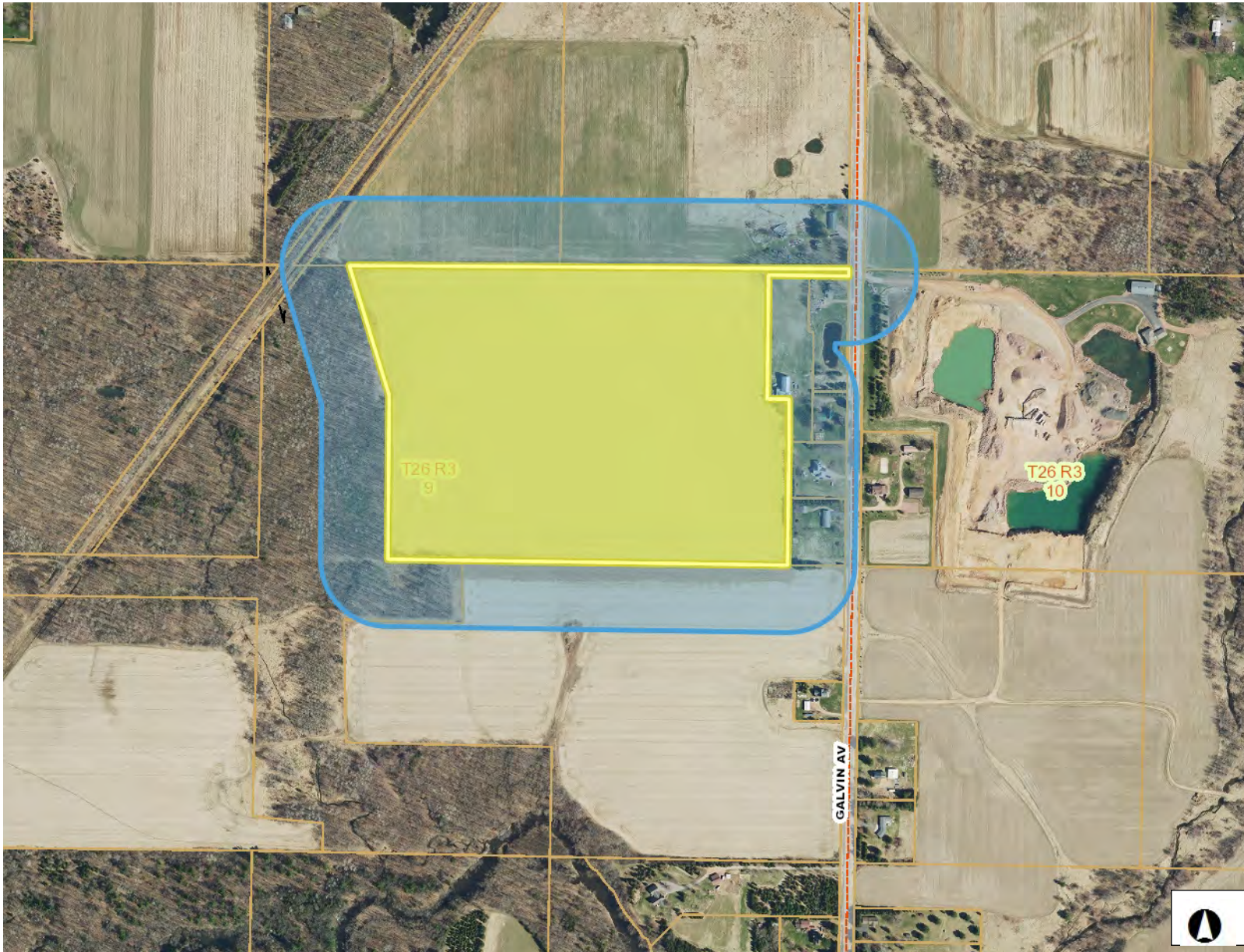


WOOD

PORTAGE

## Legend

- Road Names
- Parcels
- Parcel Lot Lines
- Land Hooks
- Section Lines/Numbers
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- Named Places
- Municipalities
- 2020 Orthos Countywide
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3



332.60 0 332.60 Feet

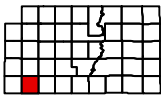


NAD\_1983\_HARN\_WISCRS\_Marathon\_County\_Feet

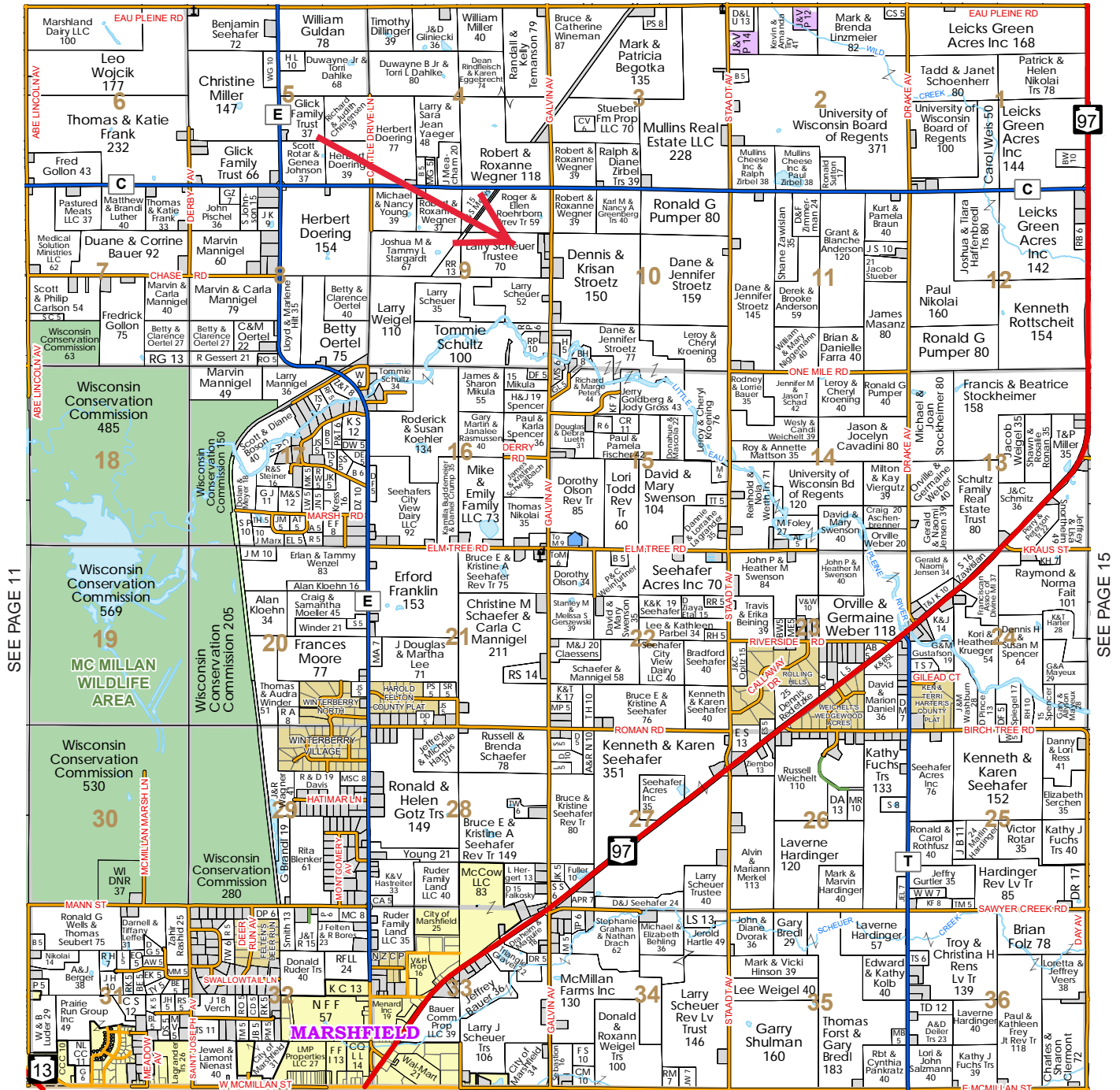
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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

## Notes



SEE PAGE 31



WOOD COUNTY

# Steenweis & Sons

Serving the Area Since 1972

**BLOCK PLANT**  
(715) 384-4870  
400 East Arnold  
Marshfield

**REDI-MIX**  
(715) 384-8995  
11397 Wren Road  
Marshfield

- REDI-MIX CONCRETE • CONCRETE PUMPING
- CONCRETE BLOCK
- KOZY HEAT FIREPLACE HEATING SYSTEMS
- GLASS BLOCK & CERAMIC TILE
- PATIO & RETAINING BLOCK
- SATURDAY A.M. DELIVERY • HEATED IN WINTER
- SAND & STONE • REINFORCING MATERIALS
- OUTDOOR KITS • BRICK • CONCRETE PRODUCTS
- CHIMNEY & FIREPLACE SUPPLIES

STATE OF WISCONSIN )  
MARATHON COUNTY )  
TOWN OF MCMILLAN )

**RESOLUTION ON ZONING ORDINANCE AMENDMENT**

TO THE MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE

I, John Cokl, Clerk of the Town of McMillan, 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 McMillan Town Board at a meeting held on the 13 day of MARCH, 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 McMillan Town Board considered on the 13 day of MARCH, 2023, petition of Larry J Scheuer, trustee on behalf of Scheuer Revocable Living Trust to amend the General Code of Ordinance for Marathon County Chapter 17 Zoning Code to rezone lands from G-A General Agriculture to F-P Farmland Preservation described as Lot 2 of Certified Survey Map #19203, Document #1857529, located in the Southeast ¼ of the Northeast ¼ and in the Southwest ¼ of the Northeast ¼ of Section 9, Township 26 North, Range 3 East, Town of McMillan. Parcel PIN #056.2603.091.0988.

The Town of McMillan 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 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: \_\_\_\_\_
- 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 McMillan 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 \_\_\_\_\_  
 Town Board \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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 March 20, 2023 to:

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



**Scheuer Revocable Living Trust  
Petition to Rezone Land  
Staff Report, April 4th, 2023  
Environmental Resources Committee**

**PETITIONER:**

Larry J Scheuer-200955 Galvin Ave, Marshfield, WI 54449

**PROPERTY OWNERS:**

Scheuer Revocable Living Trust-200955 Galvin Ave, Marshfield, WI 54449

**LOCATION OF REZONE REQUEST:**

Area proposed to be rezoned is located just south of the intersection of County Rd C and Galvin Ave.

**REQUEST:**

The petition of Larry J Scheuer, trustee on behalf of Scheuer Revocable Living Trust to amend the General Code of Ordinances for Marathon County Chapter 17 Zoning Code to rezone lands from G-A General Agriculture to F-P Farmland Preservation described as Lot 2 of Certified Survey Map #19203, recorded as Document #1857529, located in the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  and in the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 9, Township 26 North, Range 3 East, Town of McMillan. Parcel PIN #056.2603.091.0988.

**PUBLIC HEARINGS/MEETINGS:**

- Town of McMillan Town Board Meeting (March 13<sup>th</sup>, 2023)
- Marathon County Environmental Resources Committee Meeting (April 4<sup>th</sup>, 2023, at 3:00pm)

**Legal Notification:**

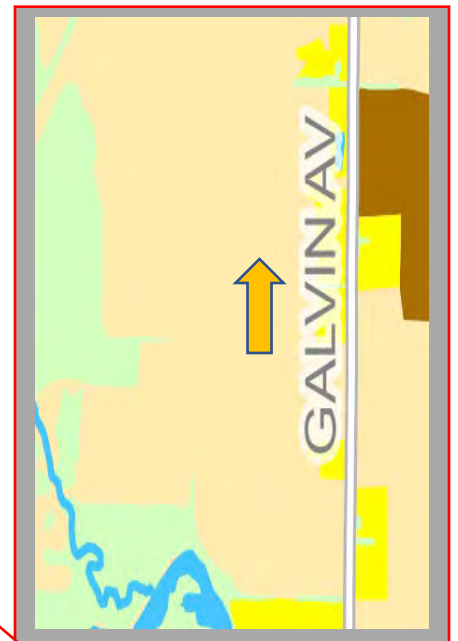
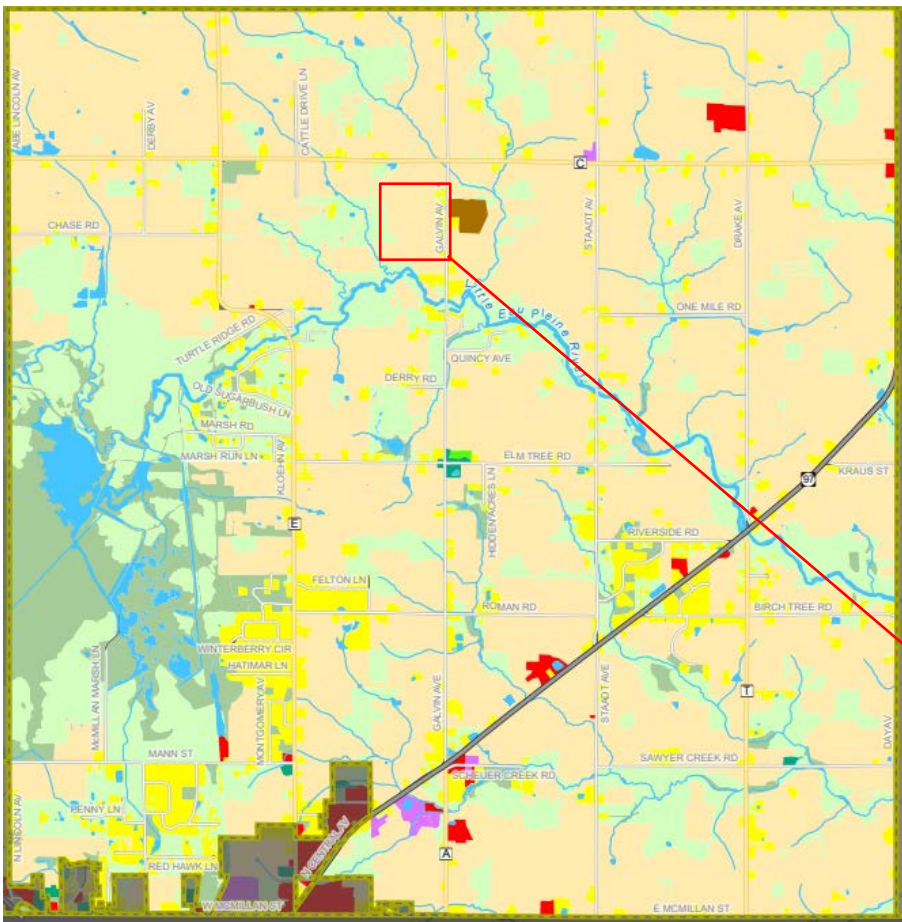
A legal advertisement was published in the *Wausau Daily Herald*. Notice of the zoning change request was also sent by regular mail to adjacent property owners within 300 feet of the subject property.

**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.

**F-P Farmland Preservation Zoning.** The intent of this district is to maintain highly productive agricultural lands in food and fiber production by effectively limiting encroachment of non-agricultural development and minimizing land use conflicts among incompatible uses. This district is not intended to accommodate non-agricultural growth.

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



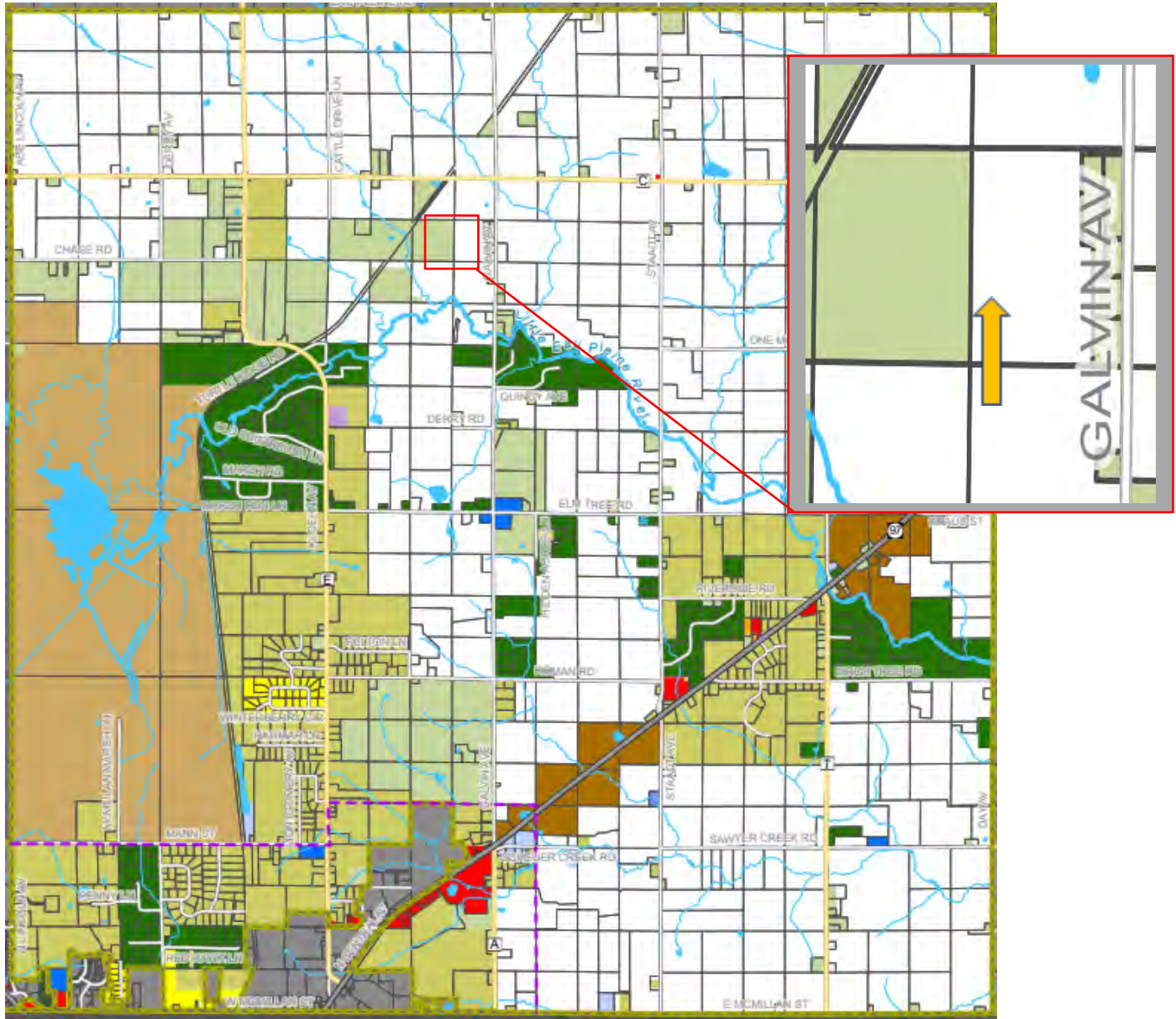
- |                              |                    |
|------------------------------|--------------------|
| Minor Civil Divisions        | Multi-Family       |
| State Highways               | Open Lands         |
| County Highways              | Outdoor Recreation |
| Local Roads                  | Quarry             |
| Agriculture                  | Residential        |
| Commercial                   | Transportation     |
| Governmental / Institutional | Water              |
| Industrial                   | Woodlands          |

Existing Land Use

**PROPOSED ZONING DISTRICT:**

**F-P Farmland Preservation Zoning.** The intent of this district is to maintain highly productive agricultural lands in food and fiber production by effectively limiting encroachment of non-agricultural development and minimizing land use conflicts among incompatible uses. This district is not intended to accommodate non-agricultural growth.

**TOWN COMPREHENSIVE PLAN FUTURE LAND USE MAP (2021 Plan):** The area proposed to be rezoned is shown as Agriculture and General Agriculture in the Town’s Comprehensive Plan Future Land Use Map (2021). Adjacent land uses are comprised of Agriculture and General Agriculture.



- |                              |                              |                     |
|------------------------------|------------------------------|---------------------|
| Minor Civil Divisions        | Single Family Residential    | Conservancy         |
| Joint Planning Area Boundary | Multi-Family Residential     | Agriculture         |
| State Highways               | Rural Residential            | General Agriculture |
| County Highways              | Residential Estate           | Heavy Industrial    |
| Local Roads                  | Commercial                   | Light Industrial    |
| Parcels                      | Potential Mixed Use          | Recreational        |
|                              | Governmental / Institutional | Transportation      |
|                              |                              | Water               |

Future Land Use

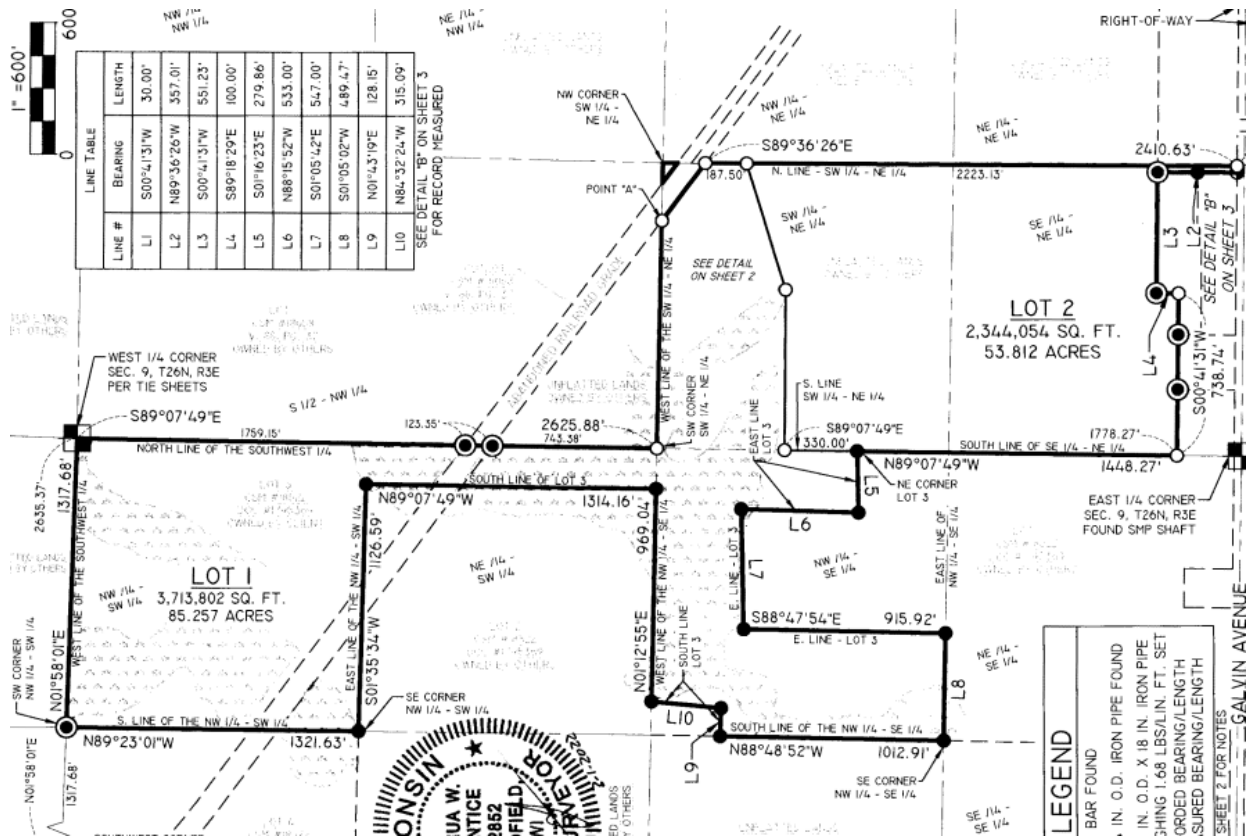


**FARMLAND PRESERVATION PLAN:** The Town of McMillan participates in Farmland Preservation. Approximately 23.39 acres of Farmland Preservation area will be added.

## Aerial Photo



## Certified Survey Map



## **TOWN RECOMMENDATION:**

On March 13<sup>th</sup>, 2023, the **Town of McMillan** 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 Agriculture and General 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 Town of McMillan participates in farmland preservation zoning. The area in question was not designated as a farmland preservation area. As indicated by the 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.

The land will continue to be farmed.

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 combination.

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

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

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

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

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

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

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

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

---

### **STAFF (CPZ) RECOMMENDATION(S):**

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



**Case: #1**  
**Environmental Resources Committee**  
**Decision Form**

**Conclusions of Law**

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

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

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

Agree       disagree       insufficient information

---

---

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

Agree       disagree       insufficient information

---

---

3. The applicant has demonstrated that...

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

Agree       disagree       insufficient information

---

---

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

Agree       disagree       insufficient information

---

---

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

Agree       disagree       insufficient information

---

---

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

Agree       disagree       insufficient information

---

---

**Environmental Resources Committee Decision**

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

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

Specify reasons for denial, or additional information requested:

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- 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:

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Signature:

Chairman: \_\_\_\_\_

PETITION FOR ZONE CHANGE  
**FROM FARMLAND PRESERVATION ZONING**  
 BEFORE THE MARATHON COUNTY BOARD OF SUPERVISORS

1. As authorized by §17.91 of the Marathon County Zoning Ordinance (I) (we): (Name and mailing address) Jason Pflieger  
163957 Owl Ridge Road, Wausau, WI 54403

hereby petition to rezone property owned by: (Name and mailing address) Merle + Esther Martin  
107167 Huckleberry Road, Colby, WI 54421

from the classification FP Farmland Preservation to NC

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

Parcel Identification Number / PIN (can be found on tax bill): 044-2802-114-0997

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

4. Total acres in parcel (outside of right-of-way): 37.07 acres

5. Total acres zoned Farmland Preservation: FP 37.07 acres A-4(-M) \_\_\_\_\_ acres

6. Total acres in farm: 7 151 acres

7. How many acres/square feet are you requesting be changed? 2.069 acres / square feet

8. Are there improvements (structures) on this parcel in question?  Yes  No  
 What is the current use of the structure(s)? \_\_\_\_\_

9. A. What is your reason for requesting this rezone? (Please check and fill in the blanks)
- |  |  |
|--|--|
| <input type="checkbox"/> Develop land for non-agricultural residential use | <input type="checkbox"/> Develop land for recreational use                     |
| <input type="checkbox"/> Develop land for industrial use                   | <input type="checkbox"/> Pre-existing use, substandard or nonconforming parcel |
| <input checked="" type="checkbox"/> Develop land for commercial use        | <input type="checkbox"/> Other: _____  |

B. How far is the land from a city or village boundary? 4 miles / feet

C. How far is the land from an existing area of similar use? \_\_\_\_\_ miles / feet

D. Is the land served by public sewer?  Yes  No

E. Is the land served by public water?  Yes  No

F. Is the land within a sanitary district?  Yes  No

G. If more than one lot was developed: \_\_\_\_\_ # of Lots: \_\_\_\_\_ Average lot size: \_\_\_\_\_

10. 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 serve the proposed development at present, or how they will be provided.  
Property is located on a public road

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

C. What have you done to determine that the land is suitable for the proposed development?  
Conversations with Shad Harvey at 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.  
No adverse effects are expected. Permits will be applied for before any construction begins.

RECEIVED

FEB 09 2023

MARATHON CO. CONSERVATION

- OVER -

E. Explain any potential conflict with remaining agricultural uses in the area.

No potential conflicts are expected.

F. Demonstrate the need for the proposed development in an agricultural area.

A new school is needed and this location is available.

G. What is the availability of alternative locations? Be specific.

No alternative locations available at this time.

H. What is the productivity of the agricultural lands involved?

Average for the area.

I. Explain how the location of the proposed development has been selected to minimize the amount of agricultural land converted.

Location is the corner of an odd shaped field with wetlands directly north.

J. Explain how the proposed rezoned land is better suited for a use not allowed in the Farmland preservation zoning district.

It is a good location for a needed school.

K. Explain how the rezone is consistent with the Marathon County and town's comprehensive plans.

It appears to be consistent.

L. Explain how the rezone is substantially consistent with the Marathon County Farmland Preservation plan which is in effect at the time of the rezone.

It appears to be consistent.

M. Explain how the rezone will not substantially impair or limit current or future agricultural use of other protected farmland.

Location is a corner of an odd shaped field - no impairment expected.

11. 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. Include the names of all property owners, existing land uses, and zoning classifications within 300 feet of the boundaries of the property on which the rezone is located. 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 direct mail of the public hearing notice.

If, at the public hearing for this zone change request, the Zoning Committee 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 CPZ Department 24 hours or more prior to the next regularly scheduled meeting (date and time to be announced at each regular meeting). Minimum of 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.

12. Petitioner's Signature [Signature]

Phone 715-297-8343 Date 2/9/2023

13. Owner's Signature Merle Martin

Phone 715-223-5082 Date 2-9-2023

(If different than Petitioner)

Fee \$ 600 - (Checks payable to Marathon County)

Date Fee Received: 2-9-2023

**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 Committee hearing is recommended.**

# CERTIFIED SURVEY MAP

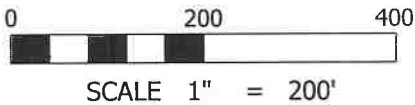
## MARATHON COUNTY NO. \_\_\_\_\_

PART OF THE SW1/4 OF THE SE1/4 OF SECTION 11, TOWNSHIP 28 NORTH, RANGE 2 EAST, TOWN OF HULL, MARATHON COUNTY, WISCONSIN.

**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: MERLE & ESTHER MARTIN  
 SURVEY PREPARED FOR: LARRY BRUBACKER  
 DATE OF FIELDWORK: 2/6/2023  
 FILE NUMBER: 2023006 BRUBACKER

PAGE 1 OF 2

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



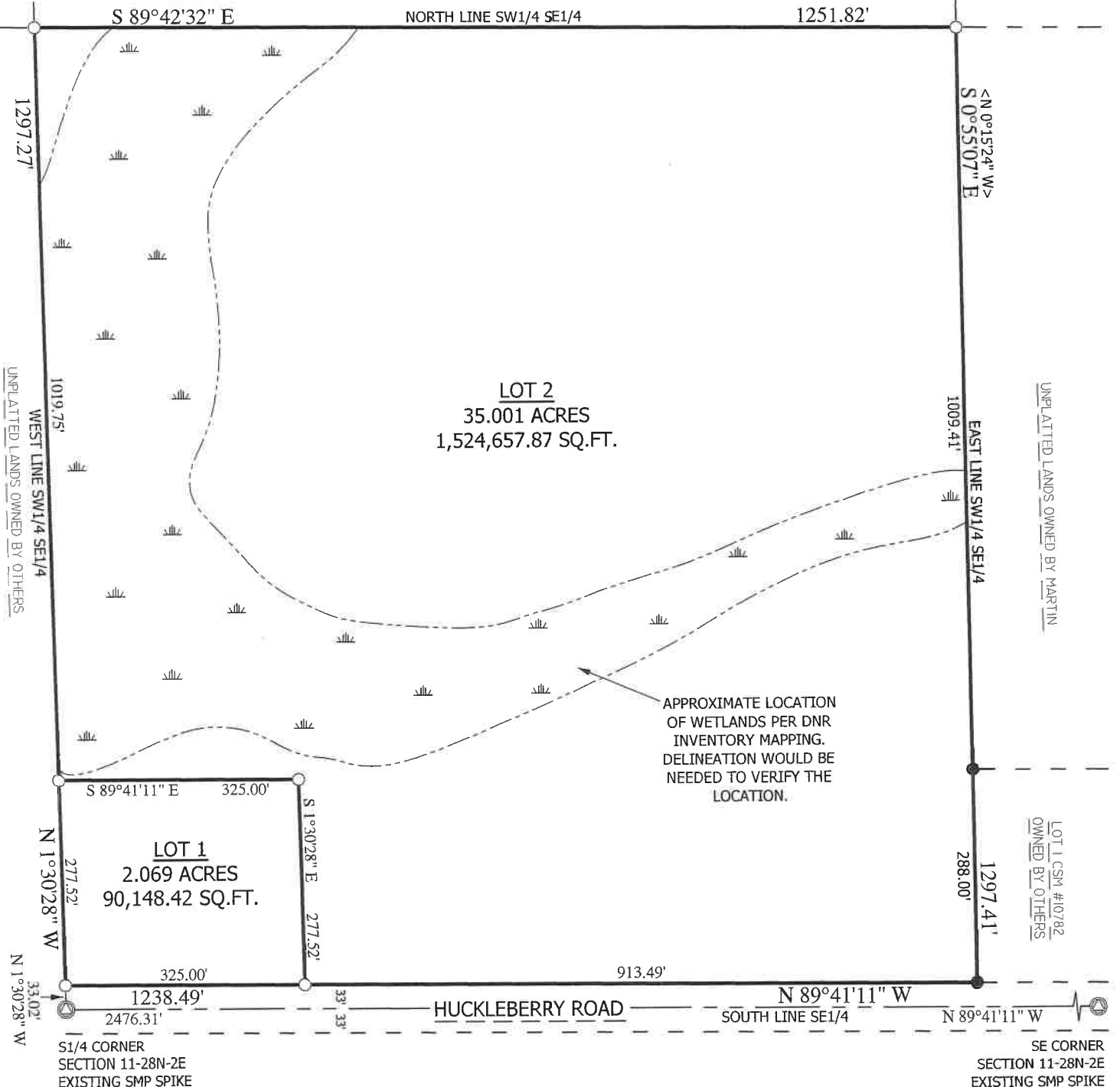
### LEGEND

- = SECTION CORNER AS NOTED
- = 3/4" X 18" REBAR 1.50lbs/ft SET
- = 1.25" O.D. IRON PIPE FOUND
- = PREVIOUSLY RECORDED AS

### BEARING REFERENCE

BEARINGS REFERENCED TO THE SOUTH LINE OF THE SE1/4 BEARING N 89°41'11" W PER WCCS (MARATHON COUNTY) NAD83 (2011)

UNPLATTED LANDS OWNED BY OTHERS



# CERTIFIED SURVEY MAP

## MARATHON COUNTY NO. \_\_\_\_\_

PART OF THE SW1/4 OF THE SE1/4 OF SECTION 11, TOWNSHIP 28 NORTH, RANGE 2 EAST, TOWN OF HULL, MARATHON COUNTY, WISCONSIN.

**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: MERLE & ESTHER MARTIN  
 SURVEY PREPARED FOR: LARRY BRUBACKER  
 DATE OF FIELDWORK: 2/6/2023  
 FILE NUMBER: 2023006 BRUBACKER

PAGE 2 OF 2

### SURVEYORS CERTIFICATE

I, JASON J. PFLIEGER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF LARRY BRUBACKER, I SURVEYED, MAPPED AND DIVIDED PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 28 NORTH, RANGE 2 EAST, TOWN OF HULL, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

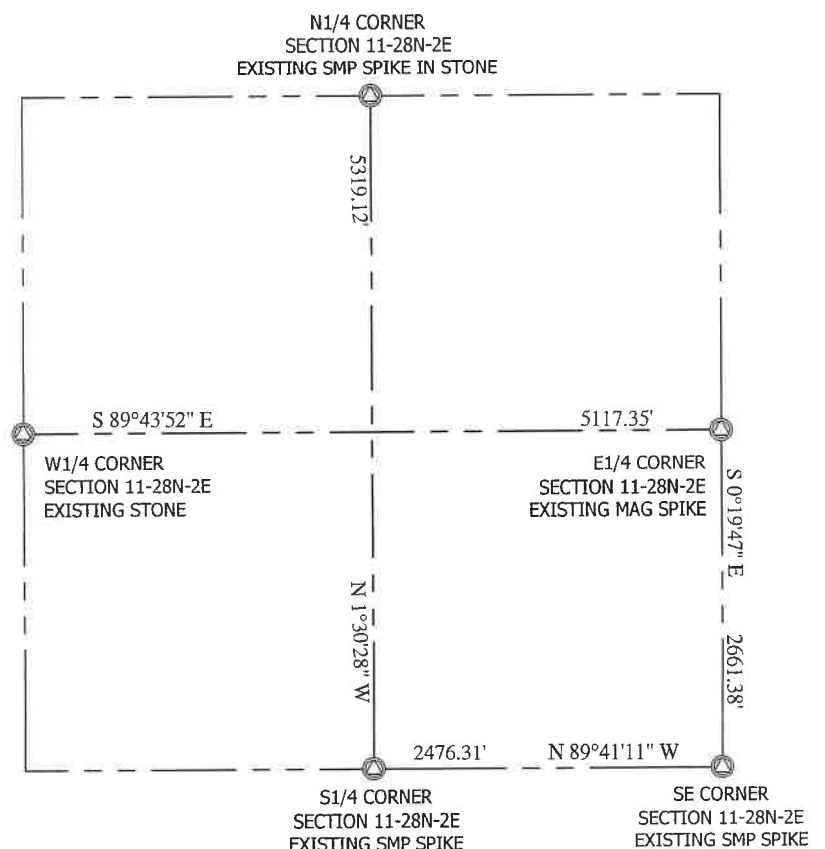
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 11; THENCE N 1°30'28" W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, 33.02 FEET TO THE NORTH LINE OF HUCKLEBERRY ROAD AND TO THE POINT OF BEGINNING; THENCE CONTINUING N 1°30'28" W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, 1297.27 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE S 89°42'32" E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, 1251.82 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE S 0°55'07" E ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, 1297.41 FEET TO THE NORTH LINE OF HUCKLEBERRY ROAD; THENCE N 89°41'11" W ALONG THE NORTH LINE OF HUCKLEBERRY ROAD, 1238.49 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 8TH DAY OF FEBRUARY, 2023

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



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. \_\_\_\_\_

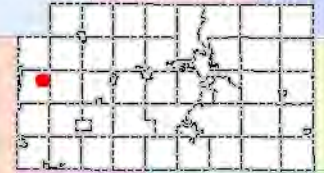




# Land Information Mapping System

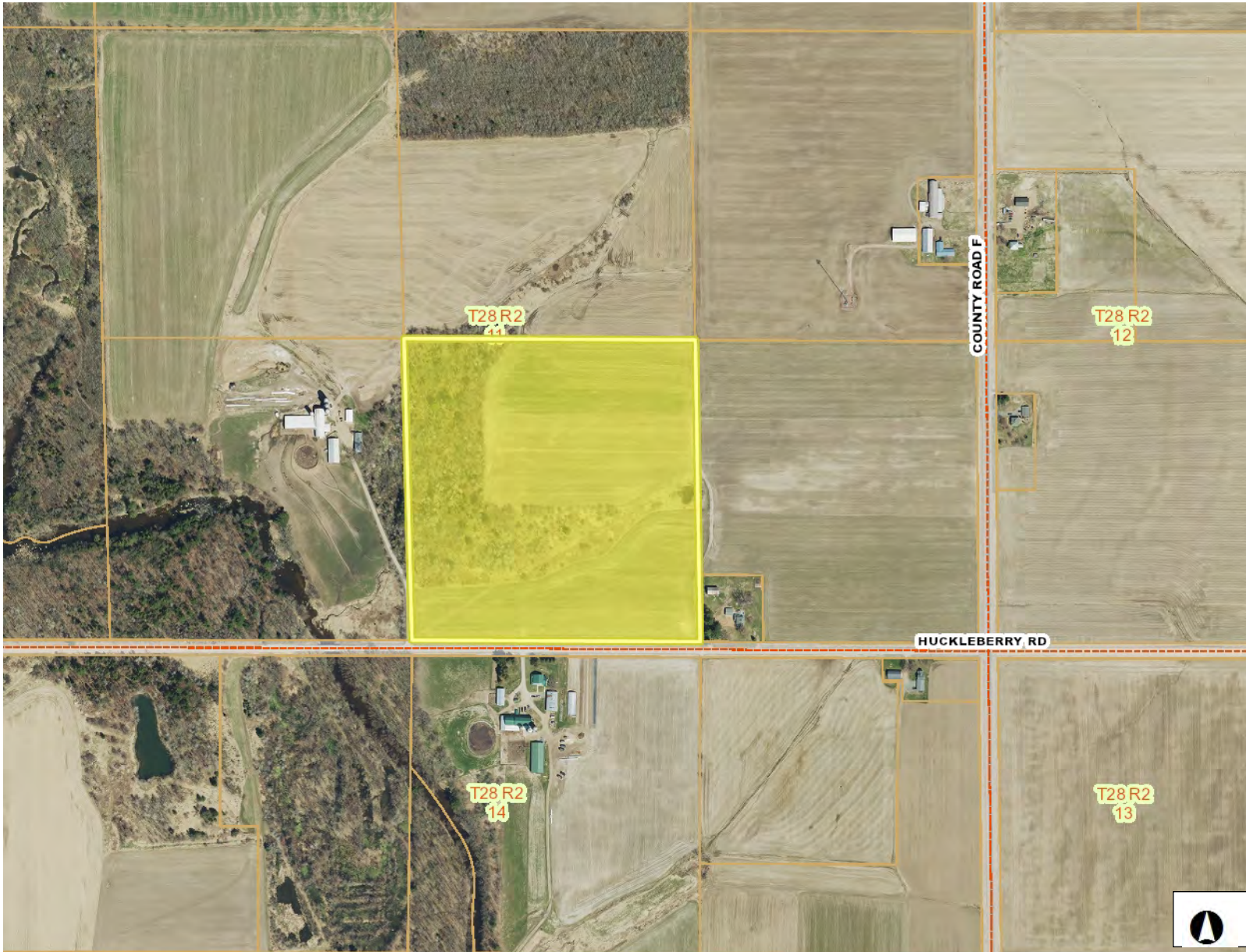
TAYLOR

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



321.71 0 321.71 Feet



NAD\_1983\_HARN\_WISCRS\_Marathon\_County\_Feet

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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

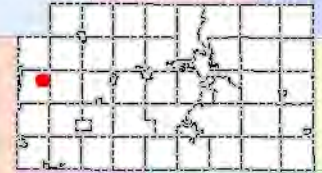
## Notes



# Land Information Mapping System

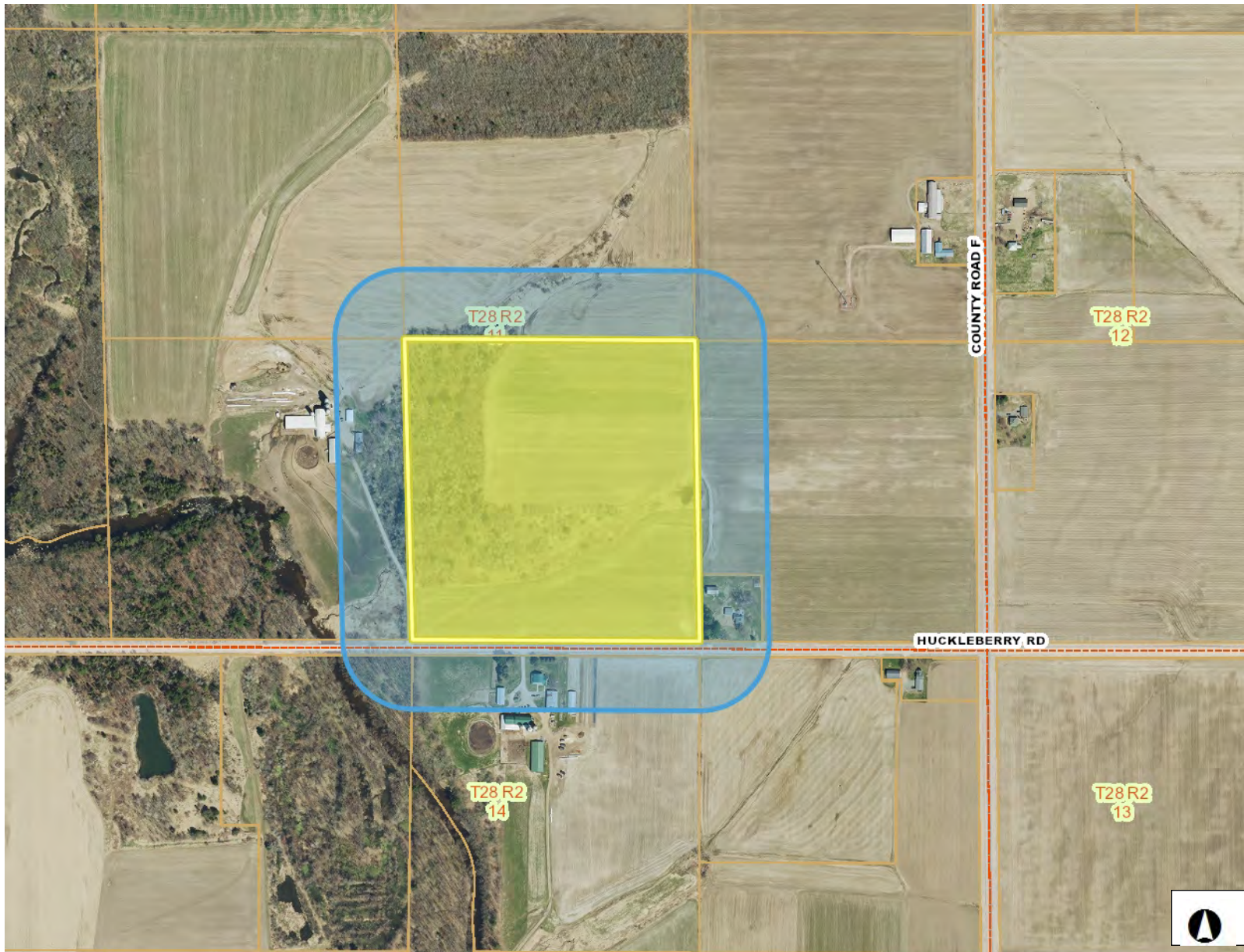
TAYLOR

LINCOLN



WOOD

PORTAGE



## Legend

- Road Names
- Parcels
- Parcel Lot Lines
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  - Red: Band\_1
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321.71 0 321.71 Feet



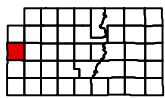
NAD\_1983\_HARN\_WISCRS\_Marathon\_County\_Feet

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## Notes

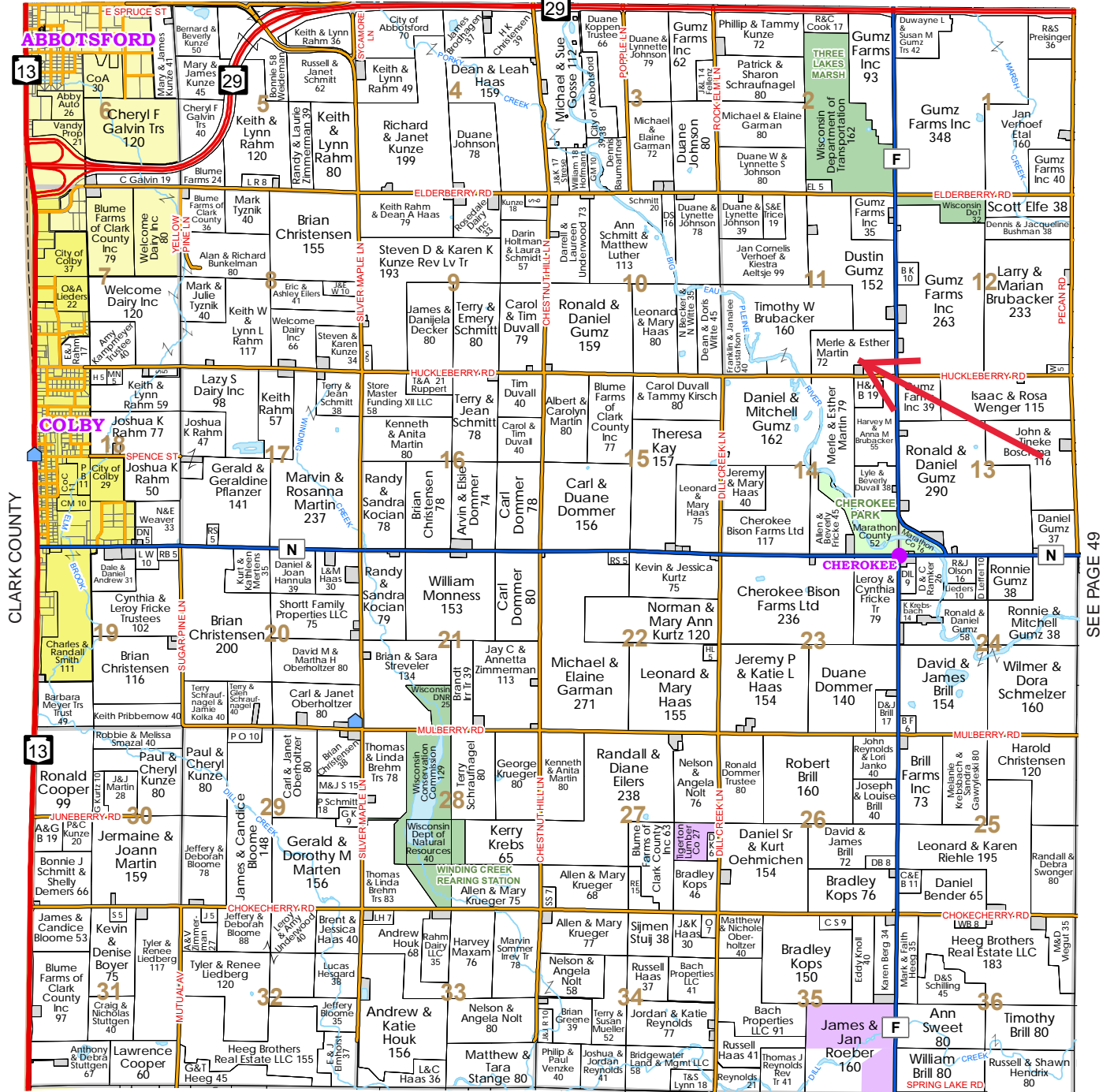


Hull

Township 28N - Range 2E

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SEE PAGE 65



SEE PAGE 29



Dorchester, WI 54425

715-654-5252

Universal  
Mueller  
Germania  
DeLaval



Dairy Equipment & Supplies  
Complete Heating & Cooling Systems



**Merle and Ester Martin  
Petition to Rezone Land  
Staff Report, April 4th, 2023  
Environmental Resources Committee**

**PETITIONER:**

Jason Pflieger-163957 Owl Rdige Rd, Wausau, WI 54403

**PROPERTY OWNERS:**

Merle and Ester Martin-107167 Huckleberry Rd, Colby, WI 54421

**LOCATION OF REZONE REQUEST:**

Area proposed to be rezoned is located just west of the intersection of Huckleberry Rd and County Rd F.

**REQUEST:**

The petition of Jason Pflieger on behalf of Merle and Ester Martin to amend the General Code of Ordinances for Marathon County Chapter 17 Zoning Code to rezone lands from F-P Farmland Preservation to N-C Neighborhood Commercial located in part of the Southwest ¼ of the Southeast ¼ of Section 11, Township 28 North, Range 2 East, Town of Hull. Parcel to be rezoned is described as Lot 1 of preliminary CSM. Parent Parcel PIN #044.2802.114.0997.

**PUBLIC HEARINGS/MEETINGS:**

- Town of Hull Town Board Meeting **TBD**
- Marathon County Environmental Resources Committee Meeting (April 4<sup>th</sup>, 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:**

**F-P Farmland Preservation Zoning.** The intent of this district is to maintain highly productive agricultural lands in food and fiber production by effectively limiting encroachment of non-agricultural development and minimizing land use conflicts among incompatible uses. This district is not intended to accommodate non-agricultural growth.

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

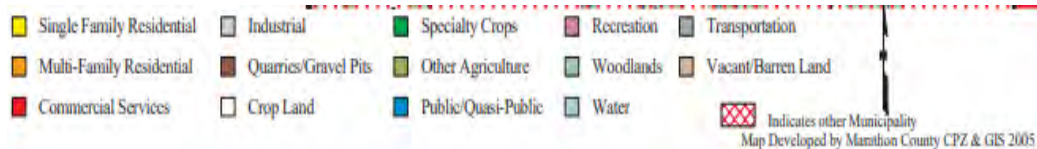
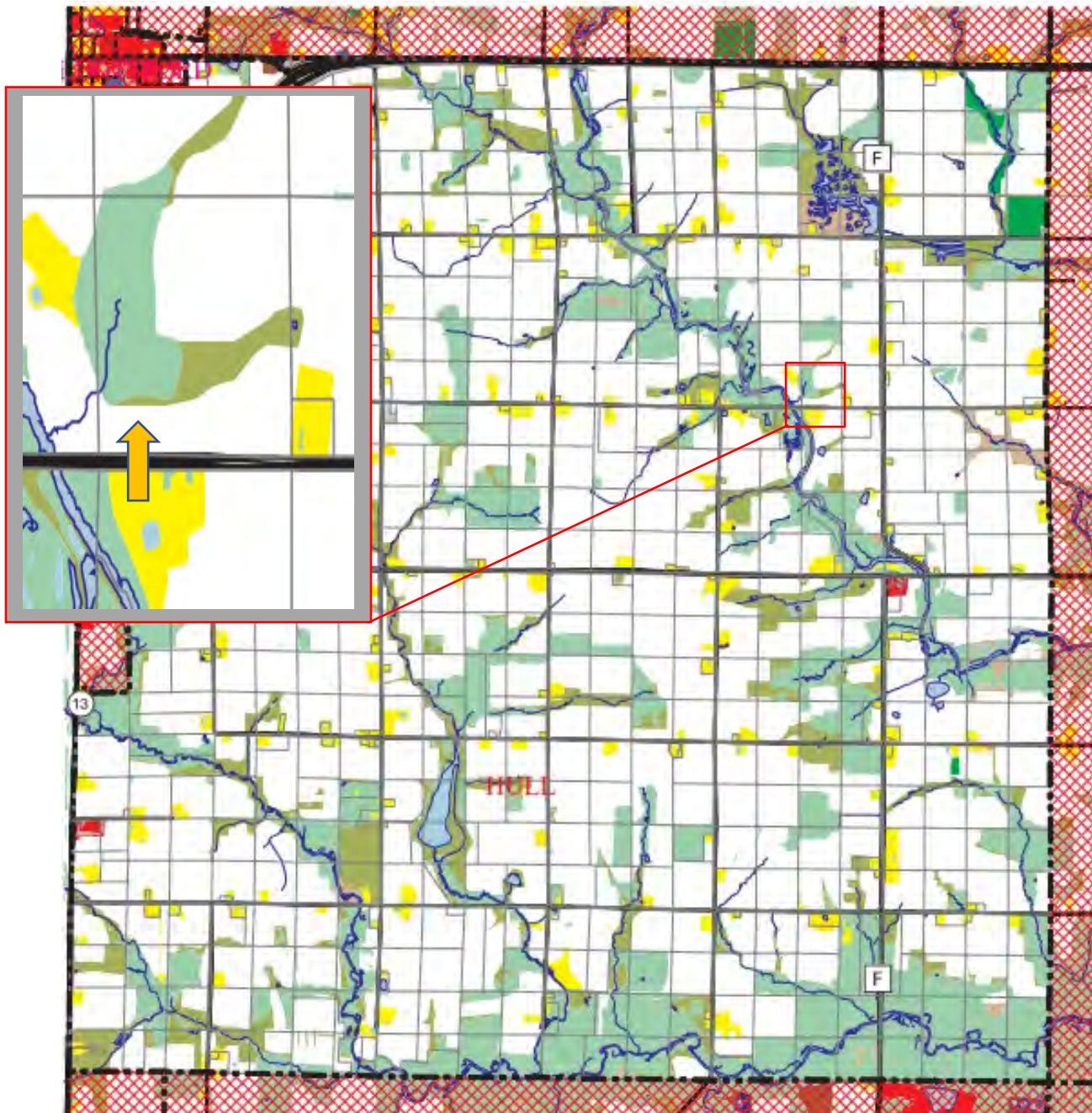
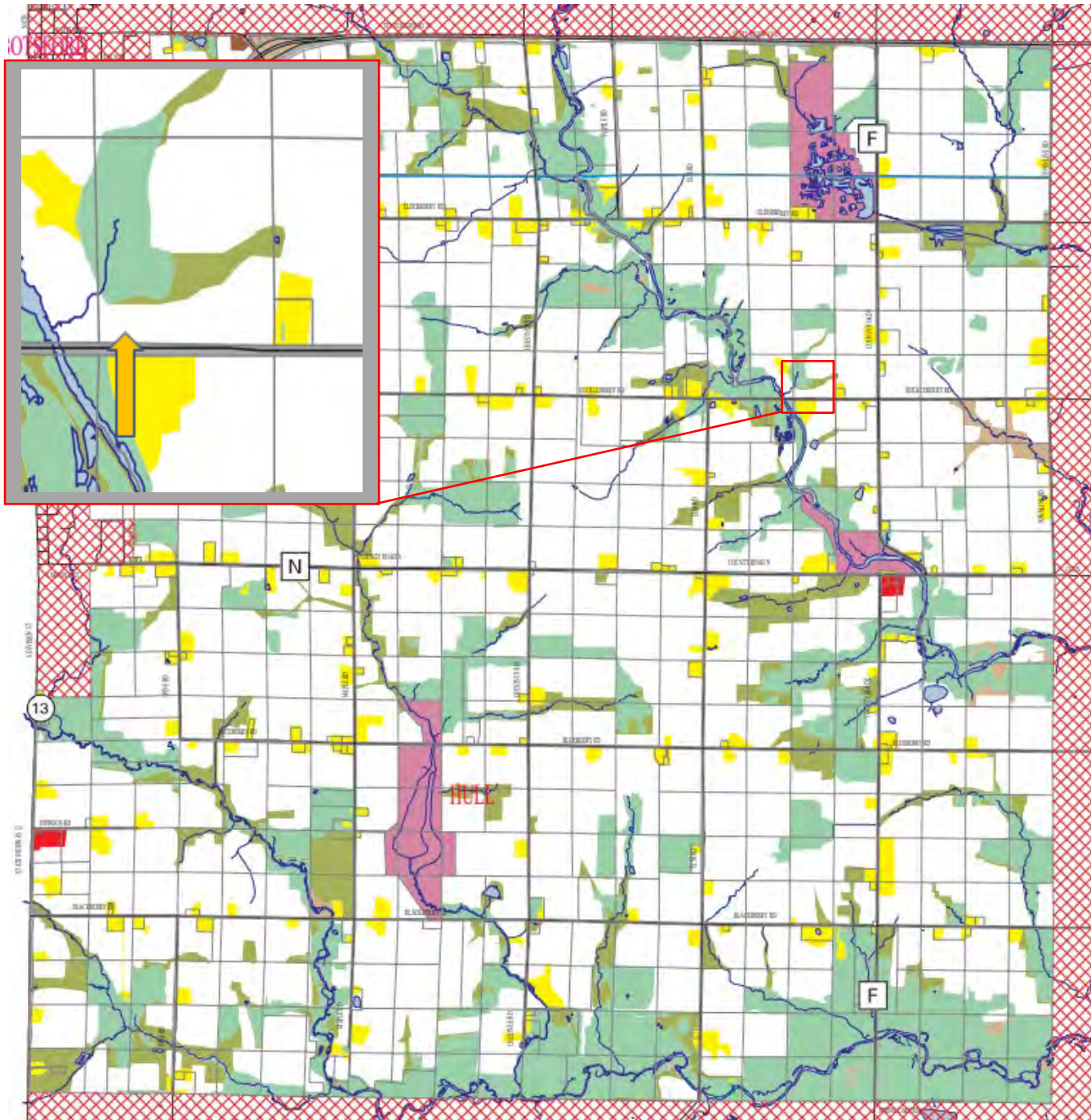


Figure 4-1  
2000 Landuse/Landcover  
HULL

**PROPOSED ZONING DISTRICT:**

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

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



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

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

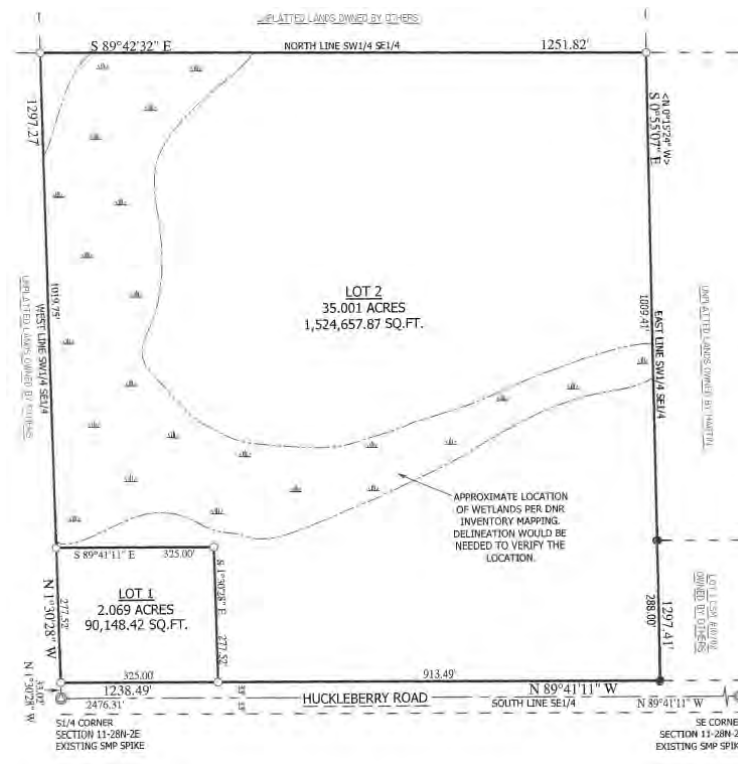
Figure 3-1  
Future Land Use  
HULL

**FARMLAND PRESERVATION PLAN:** The Town of Hull participates in Farmland Preservation. Approximately 2.069 acres of Farmland Preservation area will be lost.

## Aerial Photo



## Certified Survey Map



## **TOWN RECOMMENDATION:**

On **October 11<sup>th</sup>, 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 Lands, Woodlands, and Other 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 Town of Hull participates in farmland preservation zoning. The area in question was designated as a farmland preservation area. As indicated by the town's 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.

Approximately 2.069 acres of farmland will be lost.

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 to create a parcel that permits the location of a parochial school.

**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. Should the Marathon County Board of Supervisors approve this rezone, CPZ staff recommend that the town update its Comprehensive Plan to reflect the zoning change, if applicable.





**Case: #1**  
**Environmental Resources Committee**  
**Decision Form**

**Conclusions of Law**

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

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

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

Agree       disagree       insufficient information

---

---

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

Agree       disagree       insufficient information

---

---

3. The applicant has demonstrated that...

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

Agree       disagree       insufficient information

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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:

---

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---

---

- 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:

---

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---

---

Signature:

Chairman: \_\_\_\_\_

Steve Burger  
Zoning Administrator

Mobile: 715.432.3743

**Town of Stettin – Application for Zoning Change**

Property Owner / Petitioner Information (Please fill out completely)

Owner(s) HIERONIMUS SURVIVOR'S TRUST - LORI FREY-GOMOLL (TRUSTEE)

Address: 1420 WOODLAND RD City: KOHLER, WI ZIP: 53044

Phone: (920) 208-2835 Email: lorifreyand3@charter.net

[Signature]  
SIGNATURE

10/12/22  
DATE

Petitioner(s): SAMS

Address: \_\_\_\_\_ City: \_\_\_\_\_ ZIP: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

\* The owner/petitioner should be aware that all applications forwarded to any of our engineering / planning consultants may incur additional fees per ordinance and fee schedule. Fees not paid by the petitioner will be billed against the property owner as a special charge on the tax bill.

Land Description: PARCEL ID # 076-2906-033-0996

Parcel No. 1: SW 1/4, SW 1/4, Sec. 3, T. 29 N., R. 6 E. Acreage 2.02 w/o R/W

Parcel No. 2: SW 1/4, SW 1/4, Sec. 3, T. 29 N., R. 6 E. Acreage 36.32 w/o R/W

Current Property Address: 141726 WOODLAND DR. WAUSAU, WI

Zoning Change Request: \*See Zoning Districts (Page 2).

Parcel No. 1: From: A3 To: RR

Bordering Land Owners or within 300 feet of property (attach area map indicating land owners – Maps are available online at [www.co.marathon.wi.us](http://www.co.marathon.wi.us)):

Name: Don + Lyn Hieronimus

Name: STUART + KAREN MORSE

Address: 142204 WOODLAND DR.

Address: 401 MAPLE ST.

City, Zip: WAUSAU WI 54401

City, Zip: ATHENS, WI 54411

Name: CAROL FITZKE

Name: JOHN + ARLENE LONDERVILLE

Address: 237 227 N. 120TH AVE

Address: 237150 N. 120TH AVE

City, Zip: WAUSAU, WI 54401

City, Zip: WAUSAU, WI 54401

Note: Provide additional names and addresses on the back.

SEE BACK →

Distribution: Zoning Administrator: Original. Town Clerk: 1 copy and check. Town Planning Commission Chairman: 1 copy.

Updated: 4/30/2013

\* INTEND TO RE ZONE LOT # 1 (PARCEL 1) OF ATTACHED MAP

Steve Burger  
Zoning Administrator

Mobile: 715.432.3743

All rezone applications shall include a concept plan, cover letter of petitioner's plans, area maps, and any other information that may be pertinent.

I have completed the application to the best of my knowledge. I understand that any inaccurate or missing information or an incomplete application can cause unnecessary delays. At a minimum there will be a four week period before a hearing including review time and the required notice.

Signed: [Signature] Date: 10/12/22

**Cautionary Note:** Any incomplete application or completed application with out the correct fee will not be reviewed. It will be sent back to the petitioner for completion. The Plan Commission generally meets every 1<sup>st</sup> Tuesday of the month. All rezone hearings are acted upon by the Planning Commission who makes a recommendation to the Town Board. Final approval is given by the Town Board who met every 2<sup>nd</sup> and 4<sup>th</sup> Monday of each month. The total application process may take any where from 8-12 weeks for complete review and a final decision to be made. Please plan your time line accordingly.

**NOTE:** Conversion Fees will apply to Land taken out of Exclusive Agriculture. Fee required prior to Town Board action.

\*\*\*\*\*  
ZONING ADMINISTRATOR REVIEW  
\*\*\*\*\*

Fee Required: \$225 \*\* Payable to: Town of Stettin \*\*Received on: \_\_\_\_\_

Zoning: A-3 Overlay District: LA Comp Plan Designation: TRAB/AG

Complete / Incomplete Scheduled by: SB

Hearing Date: 1-9-2023 Notice Dates: 1. 12-20-2022 2. 12-27-2022

**\*Districts:**

- R/S 1/40 – Single Family Residence; RR – Agricultural/Residential;
- RM – Multiple Family Residences; RP – Planned Development Residence;
- CP – Conservancy Protection; RC – Recreation;
- A-1 – Agricultural; AE – Agricultural/Estate; A-3 – Exclusive Agricultural;
- A-4 – Agricultural Transitional;
- C-1 – Commercial;
- M-1 – Light Industrial & Office; M-2 – Heavy Industrial

Please contact the Zoning Administrator with questions on districts.

PREPARED FOR:  
 HIERONIMUS SURVIVOR'S TRUST  
 LORI FREY-GOMOLL (TRUSTEE)  
 1420 WOODLAND ROAD  
 KOHLER, WI 53044



GENE WADZINSKI  
 OWNER  
 1221 S. 50TH AVENUE APT 6  
 WAUSAU WI 54401  
 PHONE: 715-218-8151  
 LLEVL@AOL.COM

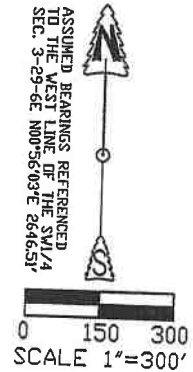
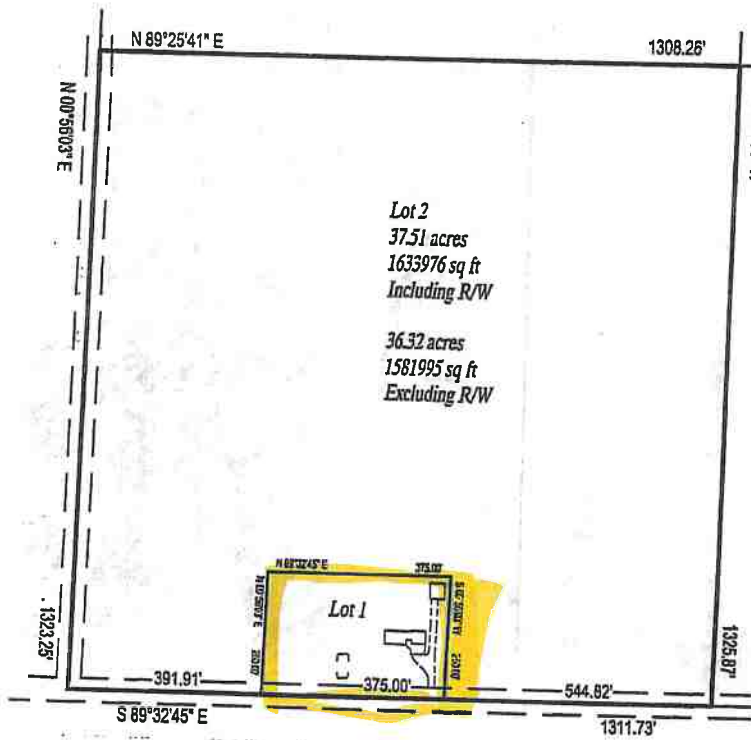
PROJECT #FreyLori

THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF ALL LAND DATA AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.

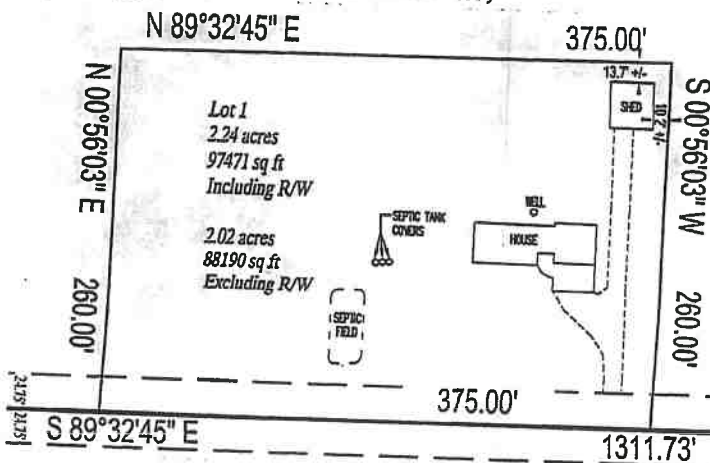
DRAWN BY: KTS  
 SHEET 1 OF 2  
 FIELD COMPLETE  
 Date: X/XX/22

MARATHON COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_ DOC. \_\_\_\_\_

ALL OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 29 NORTH,  
 RANGE 6 EAST, TOWN OF STETTIN, MARATHON COUNTY, WISCONSIN



DETAIL (SCALE 1":100')



Town of Stettin  
141678 Stettin Drive  
Wausau, WI 54401  
(715)261-2705  
**Email: [townofstettin.wi@gmail.com](mailto:townofstettin.wi@gmail.com)**  
**Website: <http://www.townofstettin.org>**

Next regular Board Meeting: January 23, 2023  
Time: 7:00 pm  
Location: Stettin Town Hall

## **MINUTES OF THE STETTIN TOWN BOARD**

For January 9, 2023

Supervisor Skrzyphak called the meeting to order at 7:00 pm. Members present were Supervisor Schaefer, Supervisor Skrzypchak, Clerk Turner, Treasurer Zernicke and Zoning Administrator Steve Burger. Chair Buttke absent.

In Attendance: Mike Schlichte, Barb Schuster, Scott Mertens and Erv Ziegel.

The people in attendance pledged their allegiance to the American Flag.

The minutes of the December 12, 2022 Board meeting were approved with a motion by Schaefer, a second from Skrzypchak, and the motion carried.

### Treasurer's Report

December 12, 2022 through January 9, 2023:

Deposits: \$2,992,971.16

Expense: \$59,424.39

Money Market: \$3,255,438.70

- 2023 Final Calculation for General Transportation Aid \$197,340.12. Rec'd 1<sup>st</sup> Quarterly Payment \$49,335.03.
- January Property Tax Settlements: Marathon County \$511,466.94, Marathon School District \$189,737.14, Wausau School District \$938,203.39 and NTC \$141,992.62. Town retains \$306,220.08.
- Continue to process property taxes and sell dog licenses.

### Zoning Administrator's Report:

- No permits issued since last meeting.
- Planning Commission met January 3, 2023. Agenda included Rader CSM, Hieronimus Survivor's Trust Rezone and CSM. Wayne Krautkramer attended meeting and had questions about possible cell tower on 152<sup>nd</sup> Ave. Explained Bug Tussel has only received a driveway permit. There has been no special exception applied for. Bug Tussel has copy of town ordinance.

- In the process of sending Hoffman Appraisals copies of zoning permits issued in 2022.

Clerk's Report:

- Submitted Election Security Subgrant Application. Grant for election security such as IT Security Service town has through Kerber Rose Technologies for town computers. Rec'd \$1200 December 29,2022.
- Have been working on end of year. Retirement Annual Summary, Payroll taxes, HSA contribution rates and Retirement Rates.
- Rec'd local candidacy papers for April Election.
- There will be a primary election February 21, 2023 for State Supreme Court Judge.
- Western Towns and Villages Unit Meeting is Jan 26 at 6:30pm, Town of Berlin Town Hall.
- Supervisors Skrzypchak and Schaefer requested Clerk Turner register them both for the Towns Assoc District Meeting 2-10-23 in Stevens Point.

Period of Discussion available for issues presented by the public in attendance (there is a three minute limit per person at the discretion of the Chairman)

- Mike Schlichte thanked board for approving ATV/UTV Routes in township pending signage. He requested the board consider extending route on Stettin Dr to Erdman's Farm (5712 Stettin Dr) as he and his neighbors would appreciate being able to ATV/UTV from their homes on Tranquil River Lane.

The following agenda items were discussed and acted upon:

- a) Discussion and possible action on Hieronimus Survivor's Trust – Lori Frey Gomall (Trustee) Rezone, 141726 Woodland Dr. Wausau WI 54401. Schaefer made a motion to approve, Skrzypchak seconded, motion carried.
- b) Discussion and possible action on Hieronimus Survivor's Trust – Lori Frey Gomall (Trustee) CSM Review, 141726 Woodland Dr. Wausau WI 54401. Schaefer made a motion to approve, Skrzypchak seconded, motion carried.
- c) Discussion and possible action on Shane Rader CSM Review – 3403 Sherman St. Wausau 54401. Schaefer made a motion to approve, subject to receiving application payment, Skrzypchak seconded, motion carried.
- d) Discussion and possible action on planning commission member February 1, 2023 to December 31, 2025. Schaefer made a motion to table to 1-23-23 Meeting, Skrzypchak seconded, motion carried.
- e) Discussion and possible action on Board of Appeals Members Chair Pat Kage, Members Kevin Schemenauer and Robert Dehnel, effective January 1, 2023 to December 31, 2025. Schaefer made a motion to reappoint members, Skrzypchak seconded, motion carried.
- f) Discussion and possible action on Temporary Class B License for Trailmates Snowmobile Club, Wisconsin Pond Hockey Tournament Event at 1000 N 72<sup>nd</sup> Ave, Wausau WI 54401, 1/20/23 to 1/21/2023. Schaefer made a motion to approve, Skrzypchak seconded, motion carried.
- g) Discussion and possible action on Operator Licenses for Scott Liegl and Jim Brown for Wisconsin Pond Hockey Tournament Event 1/20/23 to 1/21/2023.

Schaefer made a motion to approve, Skrzypchak seconded, motion carried.  
Schaefer made a motion to approve, Skrzypchak seconded, motion carried.

- h) Discussion and possible action on short term road closure at 120<sup>th</sup> Ave and Countryside Dr. No action.
- i) Discussion and possible action on ATV/UTV Signage.

Chairman's Report: None

Supervisor Schaefer's Report:

- Ordered 2 dumpsters for town garage to dispose of old culverts and other things to clean up garage.
- Spoke to County Highway Dept, Jim Griesbach re: concern about ability to see oncoming traffic on 72<sup>nd</sup> Ave and Highway 29 exit. County issue and he will look into it.
- Sent out annual town weight limit permits.
- Reviewed 75<sup>th</sup> Ave ice damage to trees.
- Rec'd call re: garbage on Highland Dr.

Supervisor Skrzypchak's Report:

- Would like to schedule a meeting with road crew to evaluate brush cutter cost/performance, ATV/UTV Signage and evaluate tree damage on town roads during ice storms and how to move forward. Will let Clerk know when meeting scheduled so it can be noticed.
- Issued town road weight limit permit to Denyon Homes for 2023 year. Permit is not valid during spring road weight limit restrictions.
- Frontier Pedestal on Sunnyvale Lane, that was damaged, is now repaired.
- Rec'd a request for fence regulations in yards, referred resident to Zoning Administrator, Burger.

New Business: Next meeting agenda: complete work around overhead door at garage and UTV/ATV Routes.

Review and approval of accounts payable.

Schaefer moved, Skrzypchak seconded, motion carried to approve the vouchers and have the Treasurer send out the checks.

Schaefer moved, Skrzypchak seconded, motion carried to adjourn at 8:23pm.

Submitted by:

Marlo Turner, Town Clerk



**Town of Stettin Plan Commission**  
**General Meeting**  
**January 3, 2023**

**Members in attendance:**

Bill Buttke, Kris Schumacher, Dave Thunder, Dan Varline, Bob Voigt, Gene Wadzinski and Steve Burger-Zoning Administrator, Absent: Bruce Jaecks

**Others Present:**

Dustin Vreeland, Waine Krautkramer, Candy Krautkramer, Don Hieronimus, and Lyn Hieronimus.

Dan Varline, Chairman, called the meeting to order at 6:30 p.m.

**Minutes:**

Minutes from 12/6/2022 were read, reviewed. Motion to approve. Buttke, 2<sup>nd</sup> Voigt, Motion carried.

**Town Board Reports:**

Town Board is increasing the fees for special exception and rezone fees.

**New Business:**

1. Shane Rader CSM Review – 3403 Sherman St. Wausau 54401. CSM proposed has two parcels labeled Lot 1 and Outlot 1. Outlot 1 may require clean up due to batteries being dumped in wetlands and is being dealt with between previous owner and DNR. Rader's lender requires the portion of the land that is under contention be separated from the parcel being used for storage buildings before providing additional funding. Storage buildings to be built will meet setback requirements from new lot lines for Lot 1.

Motion to recommend the town board approve the Rader CSM as proposed contingent on application and fee being received by the township. Wadzinski, 2<sup>nd</sup> Voigt, motion carried.

2. Waine Krautkramer asked questions about the internet lines being buried and about the tower being proposed on property adjacent to his land. Asked questions about Town of Stettin's tower ordinance and raised concerns about decreasing property values if the cell tower is built. Planning Commission directed him to contact the Marathon County Conservation, Planning & Zoning Dept. to see if they had more information about the county wide project. He could also contact Brian Poulin from Bug Tussel, who presented during the December Planning Commission meeting.

**7:00 CLOSE PLAN COMMISSION MEETING – OPEN PUBLIC HEARING**

**a. Hieronimus Survivor's Trust-Lori Frey-Gomoll (trustee) (owner/applicant), requesting rezone of property from A-3 to RR with legal description below.**

**SEC 03-29-06 SW 1/4 SW 1/4 141726 Woodland Dr. Wausau WI 54401**

Applicant is requesting to rezone approximately 2 acres surrounding existing home and shed in order to divide land between heirs of the Hieronimus Survivor's Trust. Applied for RR for the new parcel to minimize the amount of land being rezoned and separated. The remnant parcel would remain in A-3. Neighbors in attendance had no objections.

**CLOSE PUBLIC HEARING – OPEN PLAN COMMISSION MEETING**

3. Hieronimus rezone review

Standards for Rezoning Land out of Farmland Preservation were reviewed – see attached.  
Findings of Fact and Recommendation for Rezoning were reviewed – see attached.

Motion to recommend the town board approve removing the approximate 2 acre parcel proposed from A-3 and rezoning to RR and leaving the remnant parcel in A-3. Thunder, 2<sup>nd</sup> Buttke, abstain Wadzinski and Schumacher, motion carried 4-0.

Motion to recommend the town board approve the Heironimus CSM as presented. Thunder, 2<sup>nd</sup> Buttke, abstain Wadzinski and Schumacher, motion carried 4-0.

**Old Business:**

1. John Frazier Special Exception. Town board approved.
2. Brian Poulin – Bug Tussel: Cell Tower on N. 152<sup>nd</sup> Ave. No correspondence since last meeting

Tentative Next Meeting: February 7, 2023.

**Adjourn:** 7:45 pm. Motion to adjourn. Wadzinski, 2<sup>nd</sup> Voigt, Motion carried

Respectfully submitted,  
Kris Schumacher

**TOWN OF STETTIN PLANNING COMMISSION**  
**STANDARDS FOR REZONING LAND OUT OF FARMLAND PRESERVATION**  
Hieronimus Survivor's Trust-Lori Frey-Gomoll (trustee) (owner/applicant)  
SEC 03-29-06 SW 1/4 SW 1/4 141726 Woodland Dr. Wausau WI 54401

A. The land is better suited for a use in another zoning district that is not allowed in the farmland preservation district.

Agree                       Disagree

B. The rezoning is consistent with the Town Comprehensive Plan.

Agree                       Disagree

C. The rezoning is consistent with the Marathon County Farmland Preservation Plan.

Agree                       Disagree

D. The rezoning is compatible with (will not impair or limit current or future agricultural use of) surrounding parcels zoned or restricted to agricultural use.

Agree                       Disagree

E. There are adequate public facilities to serve the proposed development.

Agree                       Disagree

F. Any additional burden placed on local government reasonable.

Agree                       Disagree

G. The land is suitable for the proposed development.

Agree                       Disagree

H. Allowing the proposed development will not cause unreasonable air pollution, water pollution, soil erosion, or an adverse effect on rare or irreplaceable natural areas?

Agree                       Disagree

I. There is a need for the proposed development in an agricultural area.

Agree                       Disagree

J. This is the only available location.

Agree                       Disagree

K. The proposed development does not affect the productabilty of the agricultural land involved.

Agree                       Disagree

L. The location of the proposed development minimizes the amount of agricultural land converted.

Agree                       Disagree

STATE OF WISCONSIN )  
COUNTY OF MARATHON )  
TOWN OF STETIN )

WHEREAS, the Town Board of Supervisors of the Town of STETIN has heretofore been petitioned to amend the Town Zoning Ordinance and accompanying Zoning Map, and;

WHEREAS, the Town on due notice conducted a public hearing on the proposed amendment(s), and;

WHEREAS, the proposed amendment(s) has been given due consideration by the Town Board in open session, and;

WHEREAS, if a comprehensive plan has been adopted by the Town, the proposed amendments  are or  are not compatible with the adopted comprehensive plan [ Town has not adopted a comprehensive plan];

NOW, THEREFORE BE IT RESOLVED, that pursuant to §60.62(3) Wis. Stats, the Town Board of Supervisors of the Town of STETIN does hereby request review by the County Zoning Committee and subsequent recommendation for County Board approval of the attached Zoning Ordinance (and accompanying Zoning Map).

Dated this 9<sup>th</sup> of JANUARY, 2023

Signed by the Board of the Town of STETIN:

Chair - \_\_\_\_\_  
SVP. - [Signature]  
SVP. - [Signature]  
\_\_\_\_\_  
\_\_\_\_\_

CERTIFICATION

I, Marlo Turner, Clerk of the Town of STETIN, Marathon County, State of Wisconsin do hereby certify that the attached is a true and correct copy of a Zoning Resolution adopted by a majority vote of the Town Board of the Town of STETIN on 1-9, 2023.

Marlo Turner  
Town Clerk (signature)

1/9/2023  
Date

Send this completed form along with your amendments, and a map, to:  
Zoning and Regulatory Services  
Marathon County Conservation, Planning & Zoning (CPZ) Department  
210 River Drive  
Wausau WI 54403 5449

Steve Burger  
Zoning Administrator

Mobile: 715.432.3743

**Town of Stettin – Application for Zoning Change**

Property Owner / Petitioner Information (Please fill out completely)

Owner(s) Randy Hanke

Address: 137291 Stettin Dr City: Marathon ZIP: 54448

Phone: 715 370-9519 Email: ~~hanke@hankeburgerbush.com~~  
Randy Hanke 7-25-22 Dicloud.com

SIGNATURE

DATE

Petitioner(s): \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ ZIP: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

SIGNATURE

DATE

\* The owner/petitioner should be aware that all applications forwarded to any of our engineering / planning consultants may incur additional fees per ordinance and fee schedule. Fees not paid by the petitioner will be billed against the property owner as a special charge on the tax bill.

**Land Description:**

*Lot 1 of proposed CSM*  
Parcel No. 1: NE 1/4, NE 1/4, Sec. 17, T. 29 N., R. 6 E. Acreage 5.05 Ac outside of ROAD R/W  
~~4.0 AC~~

Parcel No. 2: 1/4, 1/4, Sec. , T. N., R. E. Acreage \_\_\_\_\_

Current Property Address: 235100 N 136th Ave Marathon

Zoning Change Request: \*See Zoning Districts (Page 2).

Parcel No. 1: From: A-3 To: A-1

**Bordering Land Owners or within 300 feet of property (attach area map indicating land owners – Maps are available online at [www.co.marathon.wi.us](http://www.co.marathon.wi.us)):**

*Renee Braun  
5041 1180th St  
Pescott, WI  
54021*

Name: Judith Hanke  
Address: ~~235077 N 136th Ave~~  
City, Zip: Marathon 54448

Name: Patrick Kaye  
Address: 140052 Countryside Drive  
City, Zip: Marathon 54448

Name: Gene Steidinger  
Address: 139548 Countryside Dr.  
City, Zip: Marathon WI

Name: David Hoover  
Address: 234993 136th Avenue  
City, Zip: Marathon, WI 54448

**Note: Provide additional names and addresses on the back.**

Steve Burger  
Zoning Administrator

Mobile: 715.432.3743

**All rezone applications shall include a concept plan, cover letter of petitioner's plans, area maps, and any other information that may be pertinent.**

I have completed the application to the best of my knowledge. I understand that any inaccurate or missing information or an incomplete application can cause unnecessary delays. At a minimum there will be a four week period before a hearing including review time and the required notice.

Signed: Ray M... Date: 9-25-22

**Cautionary Note:** Any incomplete application or completed application with out the correct fee will not be reviewed. It will be sent back to the petitioner for completion. The Plan Commission generally meets every 1<sup>st</sup> Tuesday of the month. All rezone hearings are acted upon by the Planning Commission who makes a recommendation to the Town Board. Final approval is given by the Town Board who met every 2<sup>nd</sup> and 4<sup>th</sup> Monday of each month. The total application process may take any where from 8-12 weeks for complete review and a final decision to be made. Please plan your time line accordingly.

**NOTE: Conversion Fees will apply to Land taken out of Exclusive Agriculture. Fee required prior to Town Board action.**

.....  
ZONING ADMINISTRATOR REVIEW

Fee Required: \$225 \*\* Payable to: Town of Stettin \*\*Received on: \_\_\_\_\_

Zoning: A-3 Overlay District: EA Comp Plan Designation: TMA, AG

Complete / Incomplete Scheduled by: SB

Hearing Date: 9-6-2023 Notice Dates: 1. 8-23-2022 2. 8-30-2022

**\*Districts:**

- R/S 1/40 – Single Family Residence; RR – Agricultural/Residential;
- RM – Multiple Family Residences; RP – Planned Development Residence;
- CP – Conservancy Protection; RC – Recreation;
- A-1 – Agricultural; AE – Agricultural/Estate; A-3 – Exclusive Agricultural;
- A-4 – Agricultural Transitional;
- C-1 – Commercial;
- M-1 – Light Industrial & Office; M-2 – Heavy Industrial

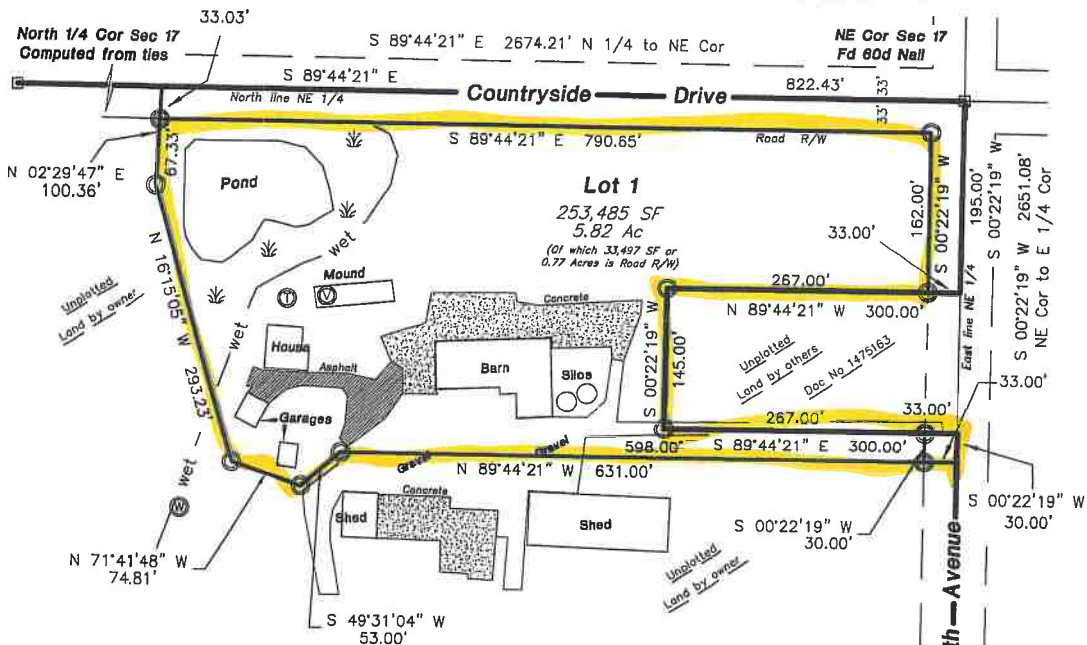
**Please contact the Zoning Administrator with questions on districts.**

# Certified Survey Map No. \_\_\_\_\_

OF ALL OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4  
AND PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4  
OF SECTION 17, TOWNSHIP 29 NORTH, RANGE 6 EAST  
TOWN OF STETTIN, MARATHON COUNTY, WISCONSIN

Register of Deeds

See Sheet 1 for information regarding the remainder of North 1/2 Northeast 1/4



Notes: The well serving Lot 1 is not located within the boundary of Lot 1. Either a new well will need to be provided for Lot 1 or a shared well agreement will be developed.  
A non-exclusive easement as described in Doc No. 1475163 is provided over the existing driveway for the benefit of both Lot 1 as well as the existing unplatted parcel

— wet — Wetland boundary scaled from Wis DNR Inventory Mapping. The boundary may not be accurate

Ⓧ SEPTIC VENT/TANK

Ⓜ WELL

—x— FENCE

⊙ 3/4" X 18"OD IRON ROD WEIGHING 1.3 LBS/LINEAL FOOT SET

● FOUND 2" ID IRON PIPE

⊙ FOUND 1" OD IRON PIPE

▲ FOUND PK NAIL OR RR SPIKE

⊠ FOUND GOV'T CORNER

( ) RECORD DATA



GRAPHIC SCALE



1 inch = 150ft.

APPROVED FOR RECORDING  
UNDER THE TERMS OF THE  
MARATHON CO. LAND DIVISION CODE

BY \_\_\_\_\_

DATE \_\_\_\_\_  
MARATHON COUNTY CONSERVATION  
PLANNING AND ZONING DEPT.

CPZ TRACKING # \_\_\_\_\_

**Town of Stettin Plan Commission**  
**General Meeting**  
**September 6, 2022**

**Members in attendance:**

Bill Buttke, Bruce Jaecks, Kris Schumacher, Dave Thunder, Dan Varline, Bob Voigt and Steve Burger-Zoning Administrator, Absent: Gene Wadzinski

**Others Present:**

Lori Frey, Sharon Krautzman, Seth Sierk, Randy Hanke, Dan Higginbotham

Dan Varline, Chairman, called the meeting to order at 6:30 p.m.

**Minutes:**

Minutes from 7/12/2022 were read, reviewed. Motion to approve. Thunder, 2<sup>nd</sup> Voight, Motion carried.

**Town Board Reports:**

Town Board is continuing to review ordinances.

**Old Business:**

None

**New Business:**

1. Ringo Properties LLC CSM Review. 229577 County Road O, Marathon, 54448  
Seth Sierk is presented a CSM reconfiguring 2 parcels into 3 lots. Lot 2 will have an easement across lot 3. The plan is that the buyers of lot 2 will purchase lot 3 in the future.

Motion to recommend the Town Board approve the CSM as presented. Buttke, 2<sup>nd</sup> Thunder, Motion carried.

**CLOSE PLAN COMMISSION MEETING – OPEN PUBLIC HEARING**

**2a. Randy Hanke (owner/applicant), requesting rezone of 5 acres being part of legal description below from A-3 (Farmland Preservation Agriculture) zoning district to A-1 (Agricultural) zoning district.**

**2b. Randy Hanke (owner/applicant), requesting a special exception to exceed the square footage for accessory buildings in an A-1 zoning district, for the existing accessory buildings on the 5 acre parcel.**

SEC 17-29-06 NE 1/4 NE 1/4 EX BEG 195 FT S OF NE COR S 145 FT W 300 FT N 145 FT E 300 FT  
Address: 235100 N 136TH AVE MARATHON, WI 54448

Randy Hanke presented a CSM separating approximately 80 acres into 3 lots. Lot 1 includes the house, barn, and several accessory buildings. The application for rezone and special exception is for lot 1. Lots 2 and 3 will remain in A-3. New lots meet zoning code setbacks and requirements. No neighbors attended the meeting.

**CLOSE PUBLIC HEARING OPEN - PLAN COMMISSION MEETING**

2a. The Plan Commission reviewed the Standards for Rezoning Land out of Farmland Preservation (attached). The Plan Commission reviewed the Findings of Fact and Recommendation for rezone (attached).



Motion to recommend the Town Board approve rezoning Lot 1 of proposed CSM from A-3 to A-1. Jaecks, 2<sup>nd</sup> Buttke, Motion carried.

2b. The Plan Commission reviewed the standards for approving special exceptions.

Motion to recommend the Town Board approve the special exception to exceed the maximum square footage for accessory buildings for existing buildings. Thunder, 2<sup>nd</sup> Jaecks, Motion carried.

2c. Review of 3 lot CSM for SEC 17-29-06 all of NW 1/4 NE 1/4, and part of NE 1/4 NE 1/4 EX BEG 195 FT S OF NE COR S 145 FT W 300 FT N 145 FT E 300 FT Address: 235100 N 136TH AVE MARATHON, WI 54448.

Motion to recommend the Town Board approve the CSM as presented. Voigt, 2<sup>nd</sup> Thunder, Motion carried.

3. Preliminary discussion for possible rezone, Sharlene L Hieronimus 141726 Woodland DR Wausau, WI 54401

Lori Frey requested information to create a smaller parcel separating the existing house. Land is currently zoned A-3. If they separate a minimum of 5 acres, both the 5 acre parcel and remnant would need to be rezoned since the remnant would not meet the 35 acre minimum to remain in A-3. If they separate between 2 and 5 acres, they could apply to rezone the smaller parcel to RR (Rural Residential) and leave a remnant of 35 acres minimum in A-3.

No action at this time.

4. Tyler Day CSM review Lots 3, 4, and 5 of Autumn Heights (reconfigure 3 existing lots into 2 lots).

Tyler Day is requesting reconfiguring the existing 3 lots of Autumn Heights subdivision into 2 lots by splitting lot 4.

Motion to recommend the Town Board approve the CSM as presented. Voigt, 2<sup>nd</sup> Jaecks, Motion carried.

5. A short discussion on a potential Comprehensive Plan Update. The plan is to be updated every 10 years and Town of Stettin is 2 years overdue. Burger said he would find out more information.

Tentative Next Meeting: October 4, 2022.

**Adjourn:** 7:45 pm. Motion to adjourn. Buttke, 2<sup>nd</sup> Jaecks, Motion carried

Respectfully submitted,  
Kris Schumacher

**TOWN OF STETTIN PLANNING COMMISSION**  
**STANDARDS FOR REZONING LAND OUT OF FARMLAND PRESERVATION**

Randy Hanke, Lot 1 of proposed CSM for SEC 17-29-06 NE 1/4 NE 1/4 EX BEG 195  
FT S OF NE COR S 145 FT W 300 FT N 145 FT E 300 FT Rezone Hearing

A. The land is better suited for a use in another zoning district that is not allowed in the farmland preservation district.

Agree       Disagree

B. The rezoning is consistent with the Town Comprehensive Plan.

Agree       Disagree

C. The rezoning is consistent with the Marathon County Farmland Preservation Plan.

Agree       Disagree

D. The rezoning is compatible with (will not impair or limit current or future agricultural use of) surrounding parcels zoned or restricted to agricultural use.

Agree       Disagree

E. There are adequate public facilities to serve the proposed development.

Agree       Disagree

F. Any additional burden placed on local government reasonable.

Agree       Disagree

G. The land is suitable for the proposed development.

Agree       Disagree

H. Allowing the proposed development will not cause unreasonable air pollution, water pollution, soil erosion, or an adverse effect on rare or irreplaceable natural areas?

Agree       Disagree

I. There is a need for the proposed development in an agricultural area.

Agree       Disagree

J. This is the only available location.

Agree       Disagree

K. The proposed development does not affect the productabilty of the agricultural land involved.

Agree       Disagree

L. The location of the proposed development minimizes the amount of agricultural land converted.

Agree       Disagree

**TOWN OF STETTIN PLANNING COMMISSION**  
**FINDINGS OF FACT AND RECOMMENDATION FOR REZONING**  
Randy Hanke, Lot 1 of proposed CSM for SEC 17-29-06 NE 1/4 NE 1/4 EX BEG 195  
FT S OF NE COR S 145 FT W 300 FT N 145 FT E 300 FT Rezone Hearing

**LAND USE**

1. What is the existing use of the property within the general area of the property in question?  

Agricultural
2. What is the zoning classification of the property within the general area of the property in question?  

A-3
3. Which district best describes the proposed use?  

A-1
4. Is the property in question suitable to the uses permitted under the existing zoning classification?  

No due to parcel size.
5. Will the proposed land use begin an undesirable or a desirable trend in the area?  

Desirable
6. Is the proposed land use better suited in a different location?
  - a. \*If so, is land available elsewhere in the town for this use?  

No
7. What is the trend of development, if any, in the general area of the property in question, including changes if any which have taken place since the day the property in question was placed in its present zoning classification?  

None
8. Will approving the rezone result in land-locked or irregular shaped lots?  

No
9. Will the potential rezone be compatible with the *official* future land use map of record?  

Yes
10. Will the approval of the rezone benefit the overall community?  

Yes
11. Minimum size of parcel: A lot, lots or parcel of land shall not qualify for a zoning amendment unless it possesses 200 feet of frontage or contains 25,000 square feet of area, or adjoins a lot, lots or parcel of land which bears the same zoning district classification as the proposed zoning amendment.  

Meets all qualifications

## TRANSPORTATION FACILITIES

1. Is the current road leading to the property suitable for any changes in anticipated traffic?
  - a. \*If not, can the road be improved to support the anticipated traffic?
    - (1) \*If so, how will the improvement be financed?  
Yes
2. Will the property have safe access or will it pose a traffic safety hazard?
  - a. \*If it poses a traffic safety hazard, can the hazard be remedied?  
Safe access
3. Will the property's access follow all access control ordinances?  
Yes

## ECONOMIC DEVELOPMENT

1. Will the rezone of the property contribute to the economic stability of the town?  
Yes
2. Will the loss of the existing land use harm the economic stability of the town?  
No

## NATURAL RESOURCES

1. Can long-term environmental values be preserved if the property is rezoned, or will the proposed use diminish the existing environmental and aesthetic values?  
Values are preserved

## COMMUNITY FACILITIES

1. Will the change in use have different police or fire protection needs than the existing use?
  - a. \*If so, can existing police and fire protection adequately accommodate the change?  
No

The concurring vote of four members of the Town Planning Commission shall be necessary to recommend the adoption of a proposed amendment. The Town Planning Commission shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such amendment is in the public interest as outlined in the Town Comprehensive Plan and Future Land Use Map and is not solely for the interest of the applicant. The Town Planning Commission may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph, the RS 1/40 District shall be considered the highest classification and the M2 District shall be considered the lowest classification.

**STANDARDS FOR SPECIAL EXCEPTION**

Randy Hanke, Lot 1 of proposed CSM for SEC 17-29-06 NE 1/4 NE 1/4 EX BEG 195  
FT S OF NE COR S 145 FT W 300 FT N 145 FT E 300 FT Rezone Hearing

The Town Planning Commission finds that the establishment, maintenance, or operation of the special exception;

- a. will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

Agree                       Disagree

- b. will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

Agree                       Disagree

- c. will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

Agree                       Disagree

- d. that adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

Agree                       Disagree

- e. that adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and

Agree                       Disagree

- f. in all other respects, will conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Town Board pursuant to the recommendations of the Town Planning Commission.

Agree                       Disagree

Town of Stettin  
141678 Stettin Drive  
Wausau, WI 54401  
(715)261-2705

**Email: [townofstettin.wi@gmail.com](mailto:townofstettin.wi@gmail.com)**  
**Website: <http://www.townofstettin.org>**

Next Board Meeting: September 26, 2022  
Time: 7:00 pm Regular Meeting  
Location: Stettin Town Hall

## **MINUTES OF THE STETTIN TOWN BOARD**

For September 12, 2022

Chairman Tim Buttke called the meeting to order at 7:00 pm. Members present were Chairman Tim Buttke, Supervisor Schaefer, Supervisor Skrzypchak, Clerk Turner, Treasurer Zernicke, and Zoning Administrator Steve Burger.

In Attendance: Kevin Olsen, Scott Cyzan, Randy Hanke, Randy Thurs and Jeff Dix.

The people in attendance pledged their allegiance to the American Flag.

The minutes of the August 22, 2022 Board meeting were approved with a motion by Skrzypchak, a second from Schaefer, and the motion carried.

### Treasurer's Report

August 22, 2022 through September 12, 2022:

Deposits: \$4,507.41

Expense: \$53,724.56

Money Market: \$588,416.91

- Did not receive August Parking Taxes for Westgate Estates, which were due September 10<sup>th</sup>.

### Zoning Administrator's Report:

- Issued zoning permit for new home at 233426 Silver Hill Lane.
- Planning Commission met 9/6/2022. CSM Review for Tyler Day, CSM Review for Ringo Properties. Public hearing for Randy Hanke rezone, special exception and CSM Review. Discussed possible rezone for Sharlene Hieronimus Property at 141726 Woodland Dr, that may be on 10/04/22 Plan Comm Meeting Agenda.

### Clerk's Report:

- Submitted Stettin Dr and Highland Dr Bridge Aid to county through August 2022.
- Submitted patching invoice for Decator Dr Culvert to county for ½ reimbursement.

- h) Discussion and possible action on employee compensation. Schaefer made a motion to give all road crew employees (full and part time) a 5% raise, effective 10/1/2022, Skrzypchak seconded, motion carried.
- i) Discussion and possible action on workflow on easements for the Stewart Ave Road Project. Schaefer made a motion to table to 9/26 Meeting, Skrzypchak seconded, motion carried.

Chairman's Report:

- Taste n Glow Fun Run route was through Trinity Church Property without informing the church. Church would like to be notified next time.
- Rec'd a call from a resident on Rolling Hills Lane, which is a private road. Semis are using road to turn around and it's a dead-end road. Would like signage posted. Gave resident the name and number of Rent-a-Flash to order a sign as the road is private and the town would not put a sign up.
- Will be attending MPO Meeting tomorrow.
- Will be contacting town attorney to draft and review the UTV/ATV Town Ordinance as discussed at special meeting prior to this meeting.

Supervisor Schaefer's Report:

- Met with Jim Griesbach, County Highway Dept, to discuss changing Class B signs in township to list axels and weights. Griesbach suggested drivers from out of state will understand axel signs and some don't know Class B. Signs need to include "By order of Town of Stettin." Will review how many signs need to be changed.
- Exterior Light on metal building at garage malfunctioning. Called Bob's Electric to look at it.
- Rec'd an inquiry about failing culvert at 144849 Stettin Dr. Resident would like to move and install a new culvert. Need driveway application submitted to do so.

Supervisor Skrzypchak's Report:

- Binder layer and finish layer complete on 48<sup>th</sup> Ave and Hilltop Ave. Road crew will need to do shouldering there and Fieldstone Meadows. Will need to wait until temperatures drop so shouldering doesn't damage new pavement.
- Completed Denyon Homes Driveway application for driveway across from Little Brook Court. (15" x 70') Denyon Plan is to turn driveway into future subdivision road. Informed Denyon if different sized culverts needed when changed to a road, it is their responsibility and cost to change the culverts.
- Asphalt company was hired by resident to redo a driveway on 48<sup>th</sup> Ave, North of Hilltop Ave. Asphalt company caused damage to 48<sup>th</sup> Ave new pavement. Sherriff dept was called and responded. A report was completed.

New Business:

- Need to call company that chips yard waste at town garage.
- Steve Burger spoke to CPZ and they suggested town use North Central WI Regional Planning to update comprehensive plan.

- Jeff Dix asked status of town ordinances update. Chair stated working with town attorney to finish up and once approved, they will be available to review prior to the meeting to approve the updated ordinances.

Review and approval of accounts payable.

Skrzypchak moved, Schaefer seconded, motion carried to approve the vouchers and have the Treasurer send out the checks.

Schaefer moved, Skrypchak seconded, motion carried to adjourn at 8:11pm.

Submitted by:

Marlo Turner, Town Clerk



HARKG

STATE OF WISCONSIN )  
COUNTY OF MARATHON )  
TOWN OF STETLIE )

WHEREAS, the Town Board of Supervisors of the Town of STETLIE has heretofore been petitioned to amend the Town Zoning Ordinance and accompanying Zoning Map, and;

WHEREAS, the Town on due notice conducted a public hearing on the proposed amendment(s), and;

WHEREAS, the proposed amendment(s) has been given due consideration by the Town Board in open session, and;

WHEREAS, if a comprehensive plan has been adopted by the Town, the proposed amendments  are or  are not compatible with the adopted comprehensive plan [ Town has not adopted a comprehensive plan];

NOW, THEREFORE BE IT RESOLVED, that pursuant to §60.62(3) Wis. Stats, the Town Board of Supervisors of the Town of STETLIE does hereby request review by the County Zoning Committee and subsequent recommendation for County Board approval of the attached Zoning Ordinance (and accompanying Zoning Map).

Dated this 26 of SEPTEMBER, 20 22

Signed by the Board of the Town of STETLIE:

CHAIR - [Signature]  
Supv. - [Signature]  
Supv. - [Signature]

CERTIFICATION

I, Marlo Turner, Clerk of the Town of STETLIE, Marathon County, State of Wisconsin do hereby certify that the attached is a true and correct copy of a Zoning Resolution adopted by a majority vote of the Town Board of the Town of STETLIE on SEPT 26, 20 22.

Marlo Turner  
Town Clerk (signature)

Sept-26-2022  
Date

Send this completed form along with your amendments, and a map, to:  
Zoning and Regulatory Services  
Marathon County Conservation, Planning & Zoning (CPZ) Department  
210 River Drive  
Wausau WI 54403 5449

**Town of Stettin – Application for Zoning Change**

**Property Owner / Petitioner Information** (Please fill out completely)

Owner(s) Eau Claire River LLC

Address: 7306 Zinser Street City: Weston ZIP: 54476

Phone: 715-355-6717 Email: Kurt.s@pgainc.net ; gary.g@pgainc.net

[Signature]

5-10-2022

SIGNATURE

DATE

Petitioner(s): Eau Claire River LLC

Address: 7306 Zinser Street City: Weston ZIP: 54476

Phone: 715-355-6717 Email: Kurt.s@pgainc.net ; gary.g@pgainc.net

[Signature]

5-10-2022

SIGNATURE

DATE

\* The owner/petitioner should be aware that all applications forwarded to any of our engineering / planning consultants may incur additional fees per ordinance and fee schedule. Fees not paid by the petitioner will be billed against the property owner as a special charge on the tax bill.

**Land Description:**

Parcel No. 1: MW 1/4, SW 1/4, Sec. 32, T. 29 N., R. 7 E. Acreage 46.01

Parcel No. 1: SE 1/4, SW 1/4, Sec. 32, T. 29 N., R. 7 E. Acreage same as above

Current Property Address: 917 S. 60th Ave.

Zoning Change Request: \*See Zoning Districts (Page 2).

Parcel No. 1: From: CP To: M2

**Bordering Land Owners or within 300 feet of property (attach area map indicating land owners – Maps are available online at [www.co.marathon.wi.us](http://www.co.marathon.wi.us)):**

Name: Wausau Warehousing

Name: Lori Ann Schutte

Address: 903 S. 60th Ave

Address: 227810 Crane Drive

City, Zip: Wausau, WI 54401

City, Zip: Wausau, WI 54401

Name: Brown Field Investments

Name: Marathon County

Address: 909 S. 60th Ave

Address: 500 Forest Street

City, Zip: Wausau, WI 54401

City, Zip: Wausau, WI 54401

Note: Provide additional names and addresses on the back.

See back →

**All rezone applications shall include a concept plan, cover letter of petitioner's plans, area maps, and any other information that may be pertinent.**

I have completed the application to the best of my knowledge. I understand that any inaccurate or missing information or an incomplete application can cause unnecessary delays. At a minimum there will be a four week period before a hearing including review time and the required notice.

Signed: *Steve Burger* Date: 5-10-2022

**Cautionary Note:** Any incomplete application or completed application with out the correct fee will not be reviewed. It will be sent back to the petitioner for completion. The Plan Commission generally meets every 1<sup>st</sup> Tuesday of the month. All rezone hearings are acted upon by the Planning Commission who makes a recommendation to the Town Board. Final approval is given by the Town Board who met every 2<sup>nd</sup> and 4<sup>th</sup> Monday of each month. The total application process may take any where from 8-12 weeks for complete review and a final decision to be made. Please plan your time line accordingly.

**NOTE: Conversion Fees will apply to Land taken out of Exclusive Agriculture. Fee required prior to Town Board action.**

.....  
ZONING ADMINISTRATOR REVIEW

Fee Required: \$225 \*\* Payable to: Town of Stettin \*\*Received on: \_\_\_\_\_

Zoning: CP Overlay District: UA Comp Plan Designation: Recreation

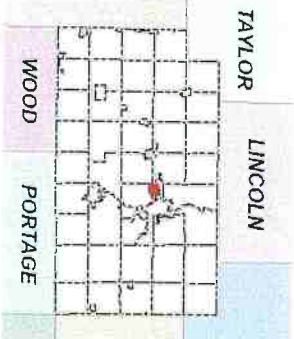
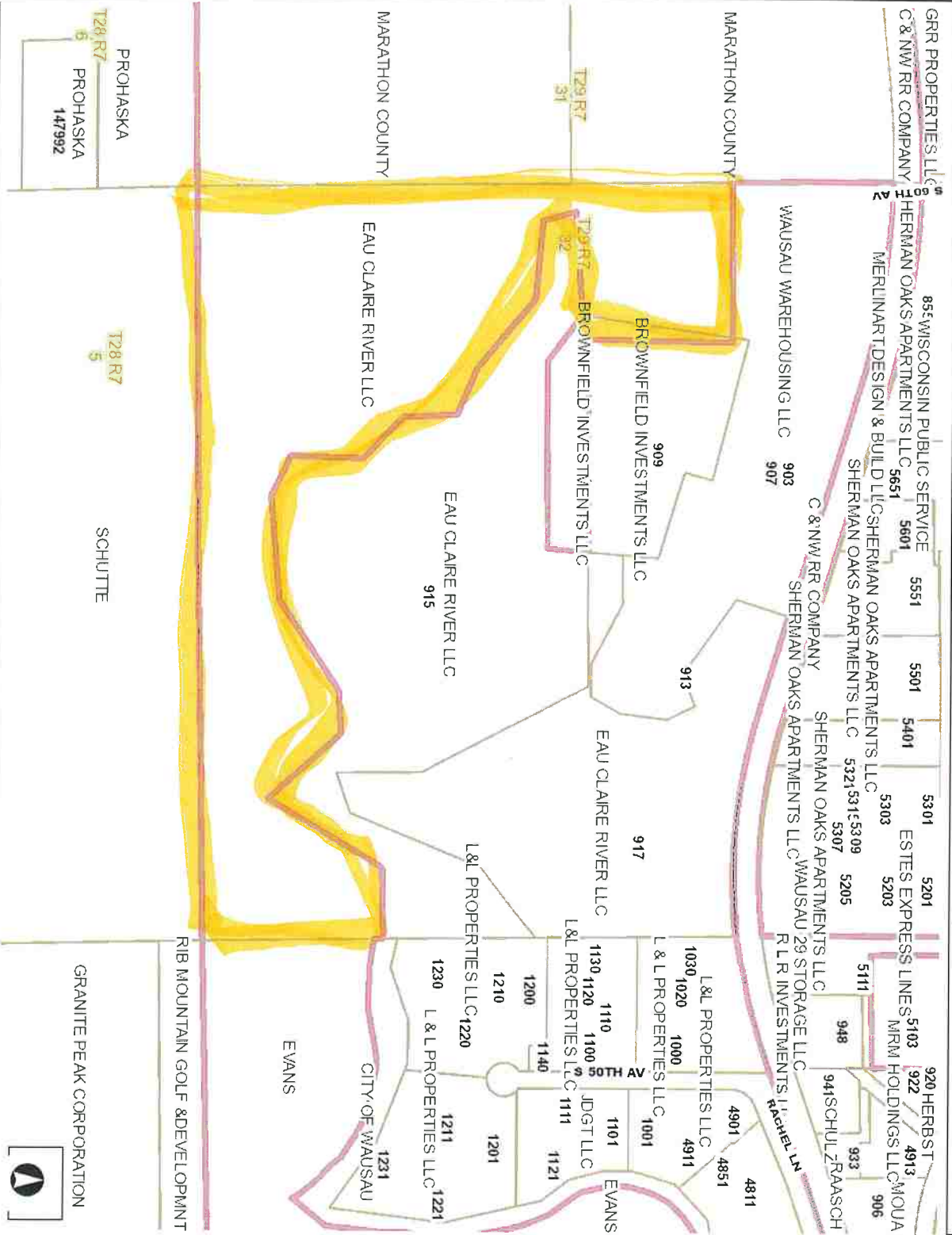
Complete / Incomplete Scheduled by: SB

Hearing Date: 6-7-2022 Notice Dates: 1. 5-24-2022 2. 5-31-2022

**\*Districts:**

- R/S 1/40** – Single Family Residence; **RR** – Agricultural/Residential;
- RM** – Multiple Family Residences; **RP** – Planned Development Residence;
- CP** – Conservancy Protection; **RC** – Recreation;
- A-1** – Agricultural; **AE** – Agricultural/Estate; **A-3** – Exclusive Agricultural;
- A-4** – Agricultural Transitional;
- C-1** – Commercial;
- M-1** – Light Industrial & Office; **M-2** – Heavy Industrial

**Please contact the Zoning Administrator with questions on districts.**



- Legend**
- Road Names
  - Owner Last Names
  - Parcels
  - Parcel Lot Lines
  - Land Hooks
  - Address Points
  - Section Lines/Numbers
  - Right Of Ways
  - Named Places
  - Municipalities

**Notes**

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

259.22 0 259.22 Feet

NAD\_1983\_HARN\_WISCRS\_Marathon\_County\_Feet

Town of Stettin  
141678 Stettin Drive  
Wausau, WI 54401  
(715)261-2705

**Email: [townofstettin.wi@gmail.com](mailto:townofstettin.wi@gmail.com)**  
**Website: <http://www.townofstettin.org>**

Next Board Meeting: June 27, 2022  
Time: 7:00 pm Regular Meeting  
Location: Stettin Town Hall

## **MINUTES OF THE STETTIN TOWN BOARD**

For June 13, 2022

Chairman Tim Buttke called the meeting to order at 7:00 pm. Members present were Chairman Tim Buttke, Supervisor Schaefer, Supervisor Skrzypchak, Clerk Turner, Treasurer Zernicke and Zoning Administrator Steve Burger.

In Attendance: Nate Porath and Heath Tappe.

The people in attendance pledged their allegiance to the American Flag.

The minutes of the May 23, 2022 Board meeting were approved with a motion by Skrzypchak, a second from Schaefer, and the motion carried.

### Treasurer's Report

May 23, 2022 through June 13, 2022:

Deposits: \$2610.78

Expense: \$8590.07

Money Market: \$585,249.36

- Rec'd \$367.24 from State of WI DNR for MFL. 1836.22 acres at \$.20/acre.

### Zoning Administrator's Report:

- Issued permits for accessory building at 230867 N 152<sup>nd</sup> Ave and 229935 N 136<sup>th</sup> Ave.
- Planning Commission met June 7. Had hearings for Eau Claire River LLC Rezone and Denyon Homes CSM Review.
- Spoke to Randy Hanke 235100 N 136<sup>th</sup> Ave re: wants to split off 5 acres and house. Would need to do a rezone to do that.
- Next planning commission meeting will be July 12. Rec'd application from Paul Knoblock 5906 Stewart Ave applying for a special exception to build a bigger accessory building, hearing will be July 12. Also, possibly Randy Hanke Rezone.
- Rec'd CSM from Marathon City, may possibly be on July 12 Agenda also.

Clerk's Report:

- Rec'd payment from the sale of McCormick Tractor and accessories, from auction in the amount of \$45,674.
- Rec'd a complaint of lawn not being mowed at 5008 Stettin Dr, Wausau.
- Rec'd check from Terx for spring clean up recycling \$661.50.
- Rec'd an email from Representative Spiros Office re: email they rec'd from resident re: wind turbine noise in township.
- Rec'd open records request re: Denyon Stettin Dr Property.
- Rec'd Westgate Estates Mobile Home License Renewal Application and payment. Incomplete; do not have surety bond. License expires June 30, 2022.
- Town hall floors were refinished 6-2-22.

Period of Discussion available for issues presented by the public in attendance (there is a three minute limit per person at the discretion of the Chairman) None

The following agenda items were discussed and acted upon:

- a) Discussion and possible action on Eau Claire River LLC (owner/applicant), requesting rezone of property with legal description below. The applicant is requesting rezoning, from current CP (Conservancy Protection) zoning district to M-2 (Heavy Industrial) zoning district. Legally described as: SEC 32-29-07 PT OF SW 1/4 - LOT 2 CSM VOL 85 PG 14 (#17639)(DOC# 1731206) Schaefer made a motion to approve, Skrzypchak seconded, motion carries.
- b) Discussion and possible action on Four Lot Certified Survey Map application and review for Denyon Homes at 145373 Stettin Drive. Skrzypchak made a motion to approve, Schaefer seconded, motion carries.
- c) Discussion and possible action on RC Pavers Quote for area near Trails End; Sherman St, Lomar Dr and Sweet Water Lane. Schaefer made a motion to table until budget hearing, Skrzypchak seconded, motion carries.
- d) Discussion and possible action on Operators License for Gregory Behrendt for Taste N Glow Balloon Fest Event July 7 to July 10, 2022. Schaefer made a motion to approve, Skrzypchak seconded, motion carried.
- e) Tabled from 5/23/22; Discussion and possible action on Aramark Contract. Skrzypchak made a motion to table to 6/27 meeting, Schaefer seconded, motion carried.
- f) Discussion and possible action on Class "B" Retail License for Burk's Bar, and Operator's Licenses for Rodney Stanczak, Scott Urbanski, Brittney Mick, Joseph Okerzesik, David Sliwicki, Aaron Meyers, Sara Meyers, Kelly Hagenbucher, Seth DeLorme, Jade Romatowski, Jordan Calmes, Mike Hagenbucher, Tracy Nelson, Jessica Sinclair, Morgan Scheibe, Brianna Sparr and Colby Gartmann. Schaefer made a motion to approve, Skrzypchak seconded, motion carried.
- g) Discussion and possible action on Class "B" Retail License for Pine Valley Golf Course, and Operator's Licenses for Sharon Tinjum, Donald Tinjum, Dale Mroczenski, Jason Peters, Emily Novitzke, Sydney Weiland, Kassidy Oliva,

Vanessa Krueger, Kathleen McNair and Mya Jablonski. Skrzypchak made a motion to approve, Schaefer seconded, motion carried.

- h) Discussion and possible action on Class "B" Retail License for Trails End Lodge, Inc and Operator's Licenses for Mark Brummond, Daphne Brummond, Jami Lex, Susan Gartmann, Alesha Hodge, Erik Brummond, Kelly Hofstad, Wendy Schneider, Brittany Schwalbach and Jodi Kluetz. Schaefer made a motion to approve, Skrzypchak seconded, motion carried.

#### Chairman's Report:

- Attended May MPO Meeting. Nothing for Stettin. Discussion on Stewart Ave Project.
- Spoke to Andy Kurtz, Village of Marathon. May have something more for next meeting.
- Board continued to review ordinances. Ready for next step to meet with Town Attorney.
- Spoke with Jim Griesbach, Marathon County, to continue to discuss and complete applications for additional bridge funding.
- Resident Lawrence Wokatsch thanked the town board. The professional controlled burn, that was approved by Town Board, went very well.

#### Supervisor Schaefer's Report:

- Rec'd a call from city re: culvert leak, under power lines, on Hilltop Ave. Reviewed with town road crew and it's City's Culvert. Will call city back to discuss.
- Rec'd call about culvert back up and not working properly, on Green Meadow Dr. Town Road Crew will review.
- Rec'd calls from resident on 128<sup>th</sup> Ave, South of County Road A, would like dust control on road.
- Rec'd calls re: pot holes on 48<sup>th</sup> Ave and Hilltop. Called residents back to let them know road being paved and also pot holes have been filled.
- Issued 3 burning permits.
- Rec'd quote from county for lane wedging on Stettin Dr, Highway O to 120<sup>th</sup> Ave. Approx \$20,000, but will be at least 1.5 to 2 years until they can get to it.

#### Supervisor Skrzypchak's Report:

- Waiting on quotes for lane wedging on Stettin Dr and Maple Creek Dr.
- Road crew had been doing four 10 hour days from Memorial Day to Labor Day, but last year continued five 8 hours days all year. Will continue with five 8 hour days this summer.
- Fieldstone Meadows Project has been started with American Asphalt. Has been pulverized. Fabric layer installed in 3 or 4 different areas by town road crew. Road base and grading done. American Asphalt applying binder layer week of June 20.
- Road crew found garbage dumped May 26, on side of road 120<sup>th</sup> Ave, ¼ mile north of County Road U. Found name and address of City of Wausau Resident, in garbage. Called Sheriff Dept and they are handling.

#### New Business:

- Invite Taste n Glow Representatives to next board meeting to discuss upcoming event.

Review and approval of accounts payable.

Skrzypchak moved, Schaefer seconded, motion carried to approve the vouchers and have the Treasurer send out the checks.

Schaefer moved, Skrypchak seconded, motion carried to adjourn at 8:08pm.

Submitted by:

Marlo Turner, Town Clerk



**Town of Stettin Plan Commission**  
**General Meeting**  
**June 7, 2022**

**Members in attendance:**

Bob Voigt, Dan Varline, Kris Schumacher, Dave Thunder, Bruce Jaecks, Gene Wadzinski, Steve Burger-Zoning Administrator Absent: Kris Schumacher

**Others Present:**

Keith Walkowski, Randy Hanke, Gary Guerndt, Nate Porath

Dan Varline, Chair, called the meeting to order at 6:35 p.m.

**Minutes:**

Minutes from 5/10/2022 were read and reviewed. Motion to approve. Buttke 2<sup>nd</sup> Wadzinski Motion carried.

**Town Board Reports:**

**New Business:**

**Denyon Homes CSM review :**

Keith Walkowski for Denyon Homes presented a 4 lot certified survey map for review. Discussion about frontage, access and lot width. Motion to recommend approval. Thunder 2<sup>nd</sup> Jaecks. Motion carried.

**Preliminary Inquiry:**

Randy Hanke requesting info on proposed minor subdivision 5 acres at 235100 N 136<sup>th</sup> Avenue with buildings currently zoned A-3. Discussion about rezone vs. parcel combination. No objections with existing zoning if new 5 acres meets 10' side yard setback minimum and remnant parcel combined with lands to south.

**CLOSE PLAN COMMISSION MEETING – OPEN PUBLIC HEARING**

**Eau Claire River LLC (owner/applicant), requesting rezone of property with legal description below.**

The applicant is requesting rezoning, from current CP (Conservancy Protection) zoning district to M-2 (Heavy Industrial) zoning district.

Legally described as:

**SEC 32-29-07 PT OF SW 1/4 - LOT 2 CSM VOL 85 PG 14 (#17639)(DOC# 1731206)**

Guerndt presented information on existing approved and proposed activities at worksite and discussed options for property after operations are complete.

**CLOSE PUBLIC HEARING RE-OPEN PLAN COMMISSION MEETING**

TOWN OF STETTIN PLANNING COMMISSION  
FINDINGS OF FACT AND RECOMMENDATION FOR REZONING  
Eau Claire River LLC 32-29-7E

**LAND USE**

1. What is the existing use of the property within the general area of the property in question?

1. Can long-term environmental values be preserved if the property is rezoned, or will the proposed use diminish the existing environmental and aesthetic values?

Environmental values are preserved

### COMMUNITY FACILITIES

1. Will the change in use have different police or fire protection needs than the existing use?

No

- a. \*If so, can existing police and fire protection adequately accommodate the change?

The concurring vote of four members of the Town Planning Commission shall be necessary to recommend the adoption of a proposed amendment. The Town Planning Commission shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such amendment is in the public interest as outlined in the Town Comprehensive Plan and Future Land Use Map and is not solely for the interest of the applicant. The Town Planning Commission may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph, the RS 1/40 District shall be considered the highest classification and the M2 District shall be considered the lowest classification.

Motion to recommend rezone approval from CP to M-2. Wadzinski 2<sup>nd</sup> Thunder Motion carried.

#### **Old Business:**

Chardoir CSM approved.

Denyon Homes Rezone approved.

Next Meeting July 12, 2022

**Adjourn:** 8:02 pm. Motion to adjourn. Voigt 2<sup>nd</sup> Buttke Motion carried.

Respectfully submitted,  
Gene Wadzinski

STATE OF WISCONSIN )  
COUNTY OF MARATHON )  
TOWN OF STETIN )

WHEREAS, the Town Board of Supervisors of the Town of STETIN  
has heretofore been petitioned to amend the Town Zoning Ordinance and accompanying Zoning Map, and;

WHEREAS, the Town on due notice conducted a public hearing on the proposed amendment(s), and;

WHEREAS, the proposed amendment(s) has been given due consideration by the Town Board in open session, and;

WHEREAS, if a comprehensive plan has been adopted by the Town, the proposed amendments  are or  are not compatible with the adopted comprehensive plan [ Town has not adopted a comprehensive plan];

NOW, THEREFORE BE IT RESOLVED, that pursuant to §60.62(3) Wis. Stats, the Town Board of Supervisors of the Town of STETIN does hereby request review by the County Zoning Committee and subsequent recommendation for County Board approval of the attached Zoning Ordinance (and accompanying Zoning Map).

Dated this 6-13 of JUNE, 2022

Signed by the Board of the Town of STETIN:

CHAIR - [Signature]  
SOP. [Signature]  
SOP. [Signature]

CERTIFICATION

I, Marlo Turner, Clerk of the Town of STETIN, Marathon County, State of Wisconsin do hereby certify that the attached is a true and correct copy of a Zoning Resolution adopted by a majority vote of the Town Board of the Town of STETIN on June 13, 2022.

Marlo Turner  
Town Clerk (signature)

6/13/22  
Date

Send this completed form along with your amendments, and a map, to:  
Zoning and Regulatory Services  
Marathon County Conservation, Planning & Zoning (CPZ) Department  
210 River Drive  
Wausau WI 54403 5449

Steve Burger  
Zoning Administrator

Mobile: 715.432.3743

**Town of Stettin – Application for Zoning Change**

Property Owner / Petitioner Information (Please fill out completely)

Owner(s) Denyon Homes, Inc  
Address: 5309 Schofield Ave. City: Weston ZIP: 54476  
Phone: 715-409-1110 Email: heath.tappe@denyonhomes.com

[Signature] petitioner 4-15-2022  
SIGNATURE DATE

Petitioner(s): Denyon Homes, Inc  
Address: 5309 Schofield Ave. City: Weston ZIP: 54476  
Phone: 715-409-1110 Email: heath.tappe@denyonhomes.com

[Signature] petitioner 4-15-2022  
SIGNATURE DATE

\* The owner/petitioner should be aware that all applications forwarded to any of our engineering / planning consultants may incur additional fees per ordinance and fee schedule. Fees not paid by the petitioner will be billed against the property owner as a special charge on the tax bill.

**Land Description:**

Parcel No. 1: NE 1/4, NW 1/4, Sec. 25, T. 29 N., R. 6 E. Acreage 39.9

Parcel No. 2: NW 1/4, NE 1/4, Sec. 25, T. 29 N., R. 6 E. Acreage 30

Current Property Address: 145373 Stettin Dr., Wausau, WI 54401

Zoning Change Request: **\*See Zoning Districts (Page 2).**

Parcel No. 1: From: RR To: R/S 1/40

**Bordering Land Owners or within 300 feet of property (attach area map indicating land owners – Maps are available online at [www.co.marathon.wi.us](http://www.co.marathon.wi.us)):**

Name: <u>See attached tax</u>	Name: _____
Address: <u>parcel reports</u>	Address: _____
City, Zip: <u>for 11 parcels</u>	City, Zip: _____
Name: <u>within 300 feet</u>	Name: _____
Address: _____	Address: _____
City, Zip: _____	City, Zip: _____

**Note: Provide additional names and addresses on the back.**

Steve Burger  
Zoning Administrator

Mobile: 715.432.3743

All rezone applications shall include a concept plan, cover letter of petitioner's plans, area maps, and any other information that may be pertinent.

I have completed the application to the best of my knowledge. I understand that any inaccurate or missing information or an incomplete application can cause unnecessary delays. At a minimum there will be a four week period before a hearing including review time and the required notice.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

**Cautionary Note:** Any incomplete application or completed application with out the correct fee will not be reviewed. It will be sent back to the petitioner for completion. The Plan Commission generally meets every 1<sup>st</sup> Tuesday of the month. All rezone hearings are acted upon by the Planning Commission who makes a recommendation to the Town Board. Final approval is given by the Town Board who met every 2<sup>nd</sup> and 4<sup>th</sup> Monday of each month. The total application process may take any where from 8-12 weeks for complete review and a final decision to be made. Please plan your time line accordingly.

**NOTE:** Conversion Fees will apply to Land taken out of Exclusive Agriculture. Fee required prior to Town Board action.

.....  
ZONING ADMINISTRATOR REVIEW  
.....

Fee Required: \$225 \*\* Payable to: Town of Stettin \*\* Received on: 4-20-2022

Zoning: RFL Overlay District: MA Comp Plan Designation: TRANSIT/RES.

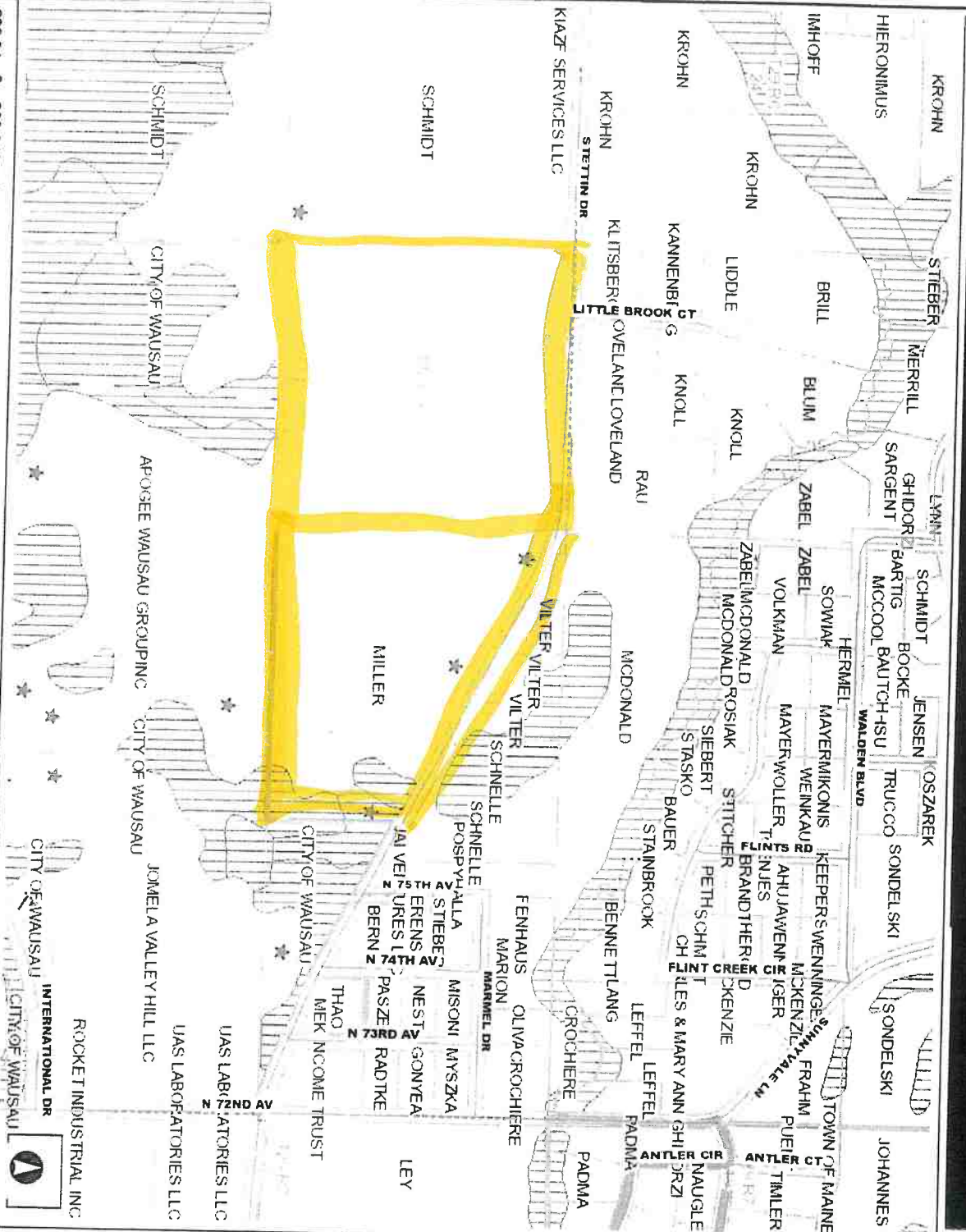
Complete / Incomplete Scheduled by: SB

Hearing Date: 5-10-2022 Notice Dates: 1. 4-27-2022 2. 5-3-2022

**\*Districts:**

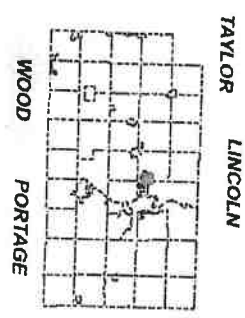
- R/S 1/40 – Single Family Residence; RR – Agricultural/Residential;
- RM – Multiple Family Residences; RP – Planned Development Residence;
- CP – Conservancy Protection; RC – Recreation;
- A-1 – Agricultural; AE – Agricultural/Estate; A-3 – Exclusive Agricultural;
- A-4 – Agricultural Transitional;
- C-1 – Commercial;
- M-1 – Light Industrial & Office; M-2 – Heavy Industrial

Please contact the Zoning Administrator with questions on districts.



330.91 0 330.91 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 for any damages resulting 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.



**Legend**

- Road Centerlines
- US
- State
- County
- Local
- Private
- Forest
- Park
- Road Names
- Owner Last Names
- Parcels
- Parcel Lot Lines
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Named Places
- Municipalities
- Snowmobile Trails
  - MC Trail
  - Non MC Trail
- ATV/UTV Roads
- DNR Wetland Points
- DNR Wetland Areas
- Floodplain
- AO
- AE
- AE FLOODWAY
- AE ADMINISTRATIVE FLOODWAY
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- County Zoning ZCR
- U-R (Urban Residential)
- L-D-R (Low Density Residential)
- R-R (Rural Residential)

**Notes**

Town of Stettin  
141678 Stettin Drive  
Wausau, WI 54401  
(715)261-2705  
**Email: [townofstettin.wi@gmail.com](mailto:townofstettin.wi@gmail.com)**  
**Website: <http://www.townofstettin.org>**

Next Board Meeting: June 13, 2022  
Time: 7:00 pm Regular Meeting  
Location: Stettin Town Hall

## **MINUTES OF THE STETTIN TOWN BOARD**

For May 23, 2022

Chairman Tim Buttke called the meeting to order at 7:00 pm. Members present were Chairman Tim Buttke, Supervisor Schaefer, Supervisor Skrzypchak, Clerk Turner, Treasurer Zernicke and Zoning Administrator Steve Burger.

In Attendance: Dave Chaudoir, Erv Ziegel, Tom Schmidt, Gail Schmidt, Lyle Steidinger, Jeff Dix, Heath Tappe, and Randy Thurs.

The people in attendance pledged their allegiance to the American Flag.

The minutes of the May 9, 2022 Board meeting were approved with a motion by Skrzypchak, a second from Schaefer, and the motion carried.

### Treasurer's Report

May 9, 2022 through May 23, 2022:

Deposits: \$1,734.98

Expense: \$41,693.32

Money Market: \$641,666.93

- Rec'd Mobile Home Operator License Application and \$100 check from Property Connection for Westgate Estates Mobile Home Park.
- Continue to sell dog licenses.

### Zoning Administrator's Report:

- Issued permits for accessory buildings at 234151 N 76<sup>th</sup> Ave, Wausau and 230050 N 152<sup>nd</sup> Ave, Wausau.
- Rec'd rezone app for Eau River LLC (old Murray Machine) from CP to M2. Hearing will be at plan comm meeting June 7, 2022.

### Clerk's Report:

- Rec'd notification received \$2123.27 Recycling Grant. Will be direct deposited by June 1.
- Rec'd calls re: town hall rental. Summer rental weekend dates booking up.

- Townhall Floors will be refinished June 2.

Period of Discussion available for issues presented by the public in attendance (there is a three minute limit per person at the discretion of the Chairman)

- Heath Tappe, Denyon Homes, introduced himself.

The following agenda items were discussed and acted upon:

- a) Discussion and possible action on Rezone of property of Denyon Homes Inc. Rezone from current RR (Rural Residential) to RS-140 (Residential) Parcel #1 SEC 25-29-06 NE 1/4 NW 1/4 EX N 13' OF E 450'  
Address: 145373 STETTIN DR WAUSAU, WI 54401  
Parcel #2 SEC 25-29-06 PT OF NW 1/4 NE 1/4 THAT PT LYG S OF HWY EX SE 7', Schaefer made a motion to approve, Skrzypchak seconded, motion carried.
- b) Discussion and possible action on David Chaudoir CSM Review – Parcel combination of Lots 15 & 16 of Autumn Heights Subdivision on Silver Hill Lane. Schaefer made a motion to approve, Skrzypchak seconded, motion carried.
- c) Discussion and possible action on change order to garage repairs. Schaefer made a motion to approve, Skrzypchak seconded, motion carried.
- d) Discussion and possible action on Temporary Class B Retailers License for Trailmates Snowmobile Club for Taste n Glow Balloon Fest Event July 7 to July 10, 2022. Skrzypchak made a motion to approve, Schaefer seconded, motion carried.
- e) Discussion and possible action on Operators Licenses for Faith Thurs and David Hibbard for Taste N Glow Balloon Fest Event July 7 to July 10, 2022. Skrzypchak made a motion to approve, Schaefer seconded, motion carried.
- f) Tabled from 5/9/22; Discussion and possible action on Aramark Contract.
- g) Tabled from 5/9/22; Discussion and possible action on garage lighting. Skrzypchak made a motion to approve Bob's Electric Quote of \$4641.62, Schaefer seconded, motion carried.

Chairman's Report:

- Spoke to company hired to do Wokatsch Controlled Burn. Gave approval for burn, subject to DNR Fire Level.
- Will be attending MPO Meeting tomorrow at 2pm.
- Board met to continue reviewing ordinances.

Supervisor Schaefer's Report:

- Reviewed 3 culverts on Green Meadow Dr. Two of three not working properly. Will work with road crew to find solution.
- Spoke to City Resident on W Wausau Ave re: ditches. Confirmed north side of road is Maine and south side is City of Wausau.



Supervisor Skrzpychak's Report:

- Board met with road crew. All trucks need maintenance. Taking them in one by one to be repaired. Also discussed road weight limits. For future road material bids, may ask for two bids, to see difference in price for a) 2 lifts, 1.5" per layer b) 2 lifts, 2" per layer. May be able to have less road weight limits in future.
- There are plastic culverts throughout township failing. Road crew will start replacing one by one. May replace with metal depending on situation.
- Old tractor was sold at auction. Will be receiving check.
- RC Pavers will be patching over culvert replaced on Decator Dr. Send invoice to county for half as they partnered with town on project.
- Resident on Highland Dr, requested signage re: concern about passing on Highland Dr, west of Highway O. Striping will be done this summer and will be double line.
- Met with Road Crew and RC Pavers to review 4 project areas; 1) Wedging and overlay area near Trails End. Sherman St, Lomar Dr and Sweet Water Lane. 2) Wedging 1 mile on Stettin Dr, Highway O to 120<sup>th</sup> Ave 3) Maple Creek and 34<sup>th</sup> Ave 4) Pitting on 72<sup>nd</sup> Ave and Sunnysvale Ave. RC Pavers did that project last year and will do repairs at no additional cost.

New Business: None

Review and approval of accounts payable.

Skrzpychak moved, Schaefer seconded, motion carried to approve the vouchers and have the Treasurer send out the checks.

Schaefer moved, Skrzpychak seconded, motion carried to adjourn at 7:55pm.

Submitted by:

Marlo Turner, Town Clerk

**Town of Stettin Plan Commission**  
**General Meeting**  
**May 10, 2022**

**Members in attendance:**

Bill Buttke, Bruce Jaecks, Kris Schumacher, Dave Thunder, Dan Varline, Bob Voigt, Absent: Gene Wadzinski and Steve Burger-Zoning Administrator

**Others Present:**

Tom Schmidt, Jim K. Schaefer, Kurt Suebert, Gary Guerndt, Noah R Blum, Bryan Loveland, Tony Liddle, Jeff Brill, Don Krohn, Sandy Warnecke, Phil Pospyhalla, Jamie Pospyhalla, Jim Mathie, one other in attendance – name not legible.

Dan Varline, Chairman, called the meeting to order at 6:36 p.m.

**Minutes:**

Minutes from 4/12/2022 were read, reviewed. Motion to approve. Buttke, 2<sup>nd</sup> Thunder, Motion carried.

**Town Board Reports:**

None

**Old Business:**

1. Eau Claire River LLC possible rezone to allow nonmetallic mining. Burger recommended applying for M-2 zoning to allow for nonmetallic mining. Eau Claire River LLC submitted application and fee. Requested information about application regarding possible consulting fees that could be required. Burger to contact them with information. No action by planning commission at this time.

**New Business:**

1. Steve Chaudoir CSM Review – Parcel combination of Lots 15 & 16 of Autumn Heights Subdivision on Silver Hill Lane  
Motion to recommend the Town Board approve the parcel combination. Schumacher, 2<sup>nd</sup> Voight, Motion carried.

**CLOSE PLAN COMMISSION MEETING – OPEN PUBLIC HEARING**

**2. Application to rezone property of Denyon Homes, Inc from current RR (Rural Residential) to RS-1/40 (Residential).**

Parcel #1 SEC 25-29-06 NE 1/4 NW 1/4 EX N 13' OF E 450'

Address: 145373 STETTIN DR WAUSAU, WI 54401

Parcel #2 SEC 25-29-06 PT OF NW 1/4 NE 1/4 THAT PT LYG S OF HWY EX SE 7'

Heath Tappe, Denyon Homes, owns approximately 70 acres, wants to rezone property to allow dividing into approximately 50 parcels of about 1 acre each. Current zoning (RR) requires parcels to be a minimum of 2 acres while new zoning (RS 1/40) would have a minimum lot size determined by soil analysis according to the formulas of the Dept. of Commerce (Stettin Zoning Code 4.4 (4)(c)2 ) but not less than 40,000 sq.ft. Denyon homes need to have about 25 test holes to determine suitability. Would require reviews by Town of Stettin, Marathon County, City of Wausau (Extraterritorial Review), and by state if more than 4 parcels are less than 1.5 acres.

Neighbors in attendance asked questions regarding number of lots and size of lots allowable under the current and proposed zoning classifications. Neighbors raised concerns about shallow bedrock (3-5 feet below surface) and the potential for well contamination from septic systems due to parcel density. Neighbors stated they would prefer to see the subdivision meet current zoning classification. Three letters (attached in the minutes) expressed similar concerns.

Also discussed possible ramifications if property would be annexed into the city of Wausau, affects on tax base, and affects to neighboring properties.

#### **CLOSE PUBLIC HEARING OPEN - PLAN COMMISSION MEETING**

The Plan Commission reviewed the Findings of Fact and Recommendation for Rezoning (see attached).

Motion to recommend the Town Board approve rezoning Parcels 1 and 2 from RR to RS 1/40 as requested. Thunder, 2<sup>nd</sup> Voigt. Motion carried.

Tentative Next Meeting: June 7, 2022.

**Adjourn:** 8:32 pm. Motion to adjourn. Jaecks, 2<sup>nd</sup> Thunder, Motion carried

Respectfully submitted,  
Kris Schumacher

TOWN OF STETTIN PLANNING COMMISSION  
FINDINGS OF FACT AND RECOMMENDATION FOR REZONING

**LAND USE**

1. What is the existing use of the property within the general area of the property in question? **RR (Rural Residential)**
2. What is the zoning classification of the property within the general area of the property in question? **Residential**
3. Which district best describes the proposed use? **RS 1/40 (Residential)**
4. Is the property in question suitable to the uses permitted under the existing zoning classification? **Not suitable in existing classification.**
5. Will the proposed land use begin an undesirable or a desirable trend in the area? **Desirable**
6. Is the proposed land use better suited in a different location? **No**
  - a. \*If so, is land available elsewhere in the town for this use?
7. What is the trend of development, if any, in the general area of the property in question, including changes if any which have taken place since the day the property in question was placed in its present zoning classification? **Residential Development**
8. Will approving the rezone result in land-locked or irregular shaped lots? **No**
9. Will the potential rezone be compatible with the *official* future land use map of record? **Yes**
10. Will the approval of the rezone benefit the overall community? **Yes**
11. Minimum size of parcel: A lot, lots or parcel of land shall not qualify for a zoning amendment unless it possesses 200 feet of frontage or contains 25,000 square feet of area, or adjoins a lot, lots or parcel of land which bears the same zoning district classification as the proposed zoning amendment. **Will meet**

**TRANSPORTATION FACILITIES**

1. Is the current road leading to the property suitable for any changes in anticipated traffic? **Yes**
  - a. \*If not, can the road be improved to support the anticipated traffic?  
(1) \*If so, how will the improvement be financed?
2. Will the property have safe access or will it pose a traffic safety hazard? **Safe access**
  - a. \*If it poses a traffic safety hazard, can the hazard be remedied?
3. Will the property's access follow all access control ordinances? **Yes**

### ECONOMIC DEVELOPMENT

1. Will the rezone of the property contribute to the economic stability of the town? **Yes**
2. Will the loss of the existing land use harm the economic stability of the town? **Yes**

### NATURAL RESOURCES

1. Can long-term environmental values be preserved if the property is rezoned, or will the proposed use diminish the existing environmental and aesthetic values? **Should be preserved**

### COMMUNITY FACILITIES

1. Will the change in use have different police or fire protection needs than the existing use? **No**
  - a. \*If so, can existing police and fire protection adequately accommodate the change?

The concurring vote of four members of the Town Planning Commission shall be necessary to recommend the adoption of a proposed amendment. The Town Planning Commission shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such amendment is in the public interest as outlined in the Town Comprehensive Plan and Future Land Use Map and is not solely for the interest of the applicant. The Town Planning Commission may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph, the RS 1/40 District shall be considered the highest classification and the M2 District shall be considered the lowest classification.

STATE OF WISCONSIN )  
COUNTY OF MARATHON )  
TOWN OF STEVEN )

WHEREAS, the Town Board of Supervisors of the Town of STEVEN  
has heretofore been petitioned to amend the Town Zoning Ordinance and accompanying Zoning Map, and;

WHEREAS, the Town on due notice conducted a public hearing on the proposed amendment(s), and;

WHEREAS, the proposed amendment(s) has been given due consideration by the Town Board in open session, and;

WHEREAS, if a comprehensive plan has been adopted by the Town, the proposed amendments  are or  are not compatible with the adopted comprehensive plan [ Town has not adopted a comprehensive plan];

NOW, THEREFORE BE IT RESOLVED, that pursuant to §60.62(3) Wis. Stats, the Town Board of Supervisors of the Town of STEVEN does hereby request review by the County Zoning Committee and subsequent recommendation for County Board approval of the attached Zoning Ordinance (and accompanying Zoning Map).

Dated this 23 of MAY, 2022

Signed by the Board of the Town of STEVEN:

[Signature]  
[Signature]  
[Signature]  
[Signature]  
[Signature]

CERTIFICATION

I, Marlo Turner, Clerk of the Town of STEVEN, Marathon County, State of Wisconsin do hereby certify that the attached is a true and correct copy of a Zoning Resolution adopted by a majority vote of the Town Board of the Town of STEVEN on MAY 23, 2022.

Marlo Turner  
Town Clerk (signature)

5/23/2022  
Date

Send this completed form along with your amendments, and a map, to:  
Zoning and Regulatory Services  
Marathon County Conservation, Planning & Zoning (CPZ) Department  
210 River Drive  
Wausau WI 54403 5449



**“Royal View Estates 1<sup>st</sup> Addition”**  
**Town of Rib Mountain**  
**Final Plat**  
**Staff Report**  
**Environmental Resources Committee**  
**April 4, 2023**

**PLAT REQUIREMENTS**

- **Survey**
  - Plat complies with Chapter 236.34 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and Chapter 18 of the Marathon County Code of Ordinances regarding subdivisions and mapping.
- **Zoning**
  - Plat is in Rib Mountain and is town zoned. The area is zoned MR-4 (Mixed Residential) and SR-2 (Suburban Residential) zoning districts. The MR-4 zoning district is intended to permit development which has a moderately high density community character which lies somewhere between suburban and urban. The land use standards for this district permit both single-family detached residential development and certain types of moderately high density single-family attached development permitted by right, and both moderately high density single-family attached development and certain types of multi-family development permitted as a conditional use, as well as a variety of related institutional land uses. Density and intensity standards for this district are designed to ensure that the Mixed Residential (MR-4) District shall serve as a designation which preserves and protects the moderately high density residential community character of its area. A variety of residential development options are available in this district, with a Maximum Gross Density (MGD) of 4 dwelling units per gross acre. The SR-2 zoning district is intended to permit development which has a moderate density, suburban community character. This district is intended to be the principal district for single-family development within the Town of Rib Mountain not served by both public water and public sanitary sewer. Density and intensity standards for this district are designed to ensure that the Suburban Residential (SR-2) District shall serve as a designation which preserves and protects the suburban residential community character of its area. A variety of residential development options are available in this district, with a Maximum Gross Density (MGD) of 2 dwelling units per gross acre.
- **Environmental Conditions**
  - Storm Water Management Plan (SWMP) was submitted with the preliminary plat.
  - Erosion Control Plan included with SWMP.
  - Wetland areas have been identified on the plat.
- **Sanitary Sewer**
  - Sanitary sewer will be provided by the Rib Mountain Sanitary District and has been approved by the DNR per approval letter S-2023-0052 as provided in the packet.
- **Access**
  - All proposed lots will have access to an improved public road.
  - The Marathon County Highway Department is aware of the design and supports the layout for access.

**NOTES**

Prior to the submittal of the Royal View 1<sup>st</sup> Addition preliminary plat for approval, a concept plat meeting was held on October 8, 2021 to discuss the plat. Present at that meeting were representatives from Rib Mountain, REI Engineering, Marathon County and the BPW Development, LLC. Design concepts and plans were discussed and agreed upon by all parties involved. The preliminary plat reflected the design discussed in this meeting and was approved by the Environment Resources Committee on August 2, 2022. This final plat substantially conforms to the preliminary plat.

**RECOMMENDATION**

Based on the information provided, CPZ staff recommend that the Environmental Resources Committee approve the proposed final plat of “Royal View 1<sup>st</sup> Addition”.



February 24, 2023

*DNR PROJECT NO.* S-2023-0052

*DNR REGION:* WCR

MICHAEL HEYROTH DIRECTOR  
RIB MOUNTAIN SANITARY DISTRICT  
224505 LILAC AVENUE  
WAUSAU, WI 54401

### **DNR PLAN APPROVAL for SEWERAGE SYSTEM IMPROVEMENT**

*Wastewater System Owner:* RIB MOUNTAIN SANITARY DISTRICT  
*Consultant:* REI ENGINEERING, INC.  
*Engineer:* MICHAEL MOHR  
*Date Project Received:* January 23, 2023  
*Project Description:* PLANS for SEWER  
A 47-lot single family subdivision served by 8" & 1 O" gravity sewer. Five of the lots will require individual grinder pumps, and a private forcemain will discharge to the public gravity system.

The proposed sewerage system improvement included in the above referenced plan submittal is hereby approved in accordance with s. 281.41, Wis. Stats., subject to the following conditions:

1. That a preconstruction conference be held to familiarize the contractor(s) and inspector(s) with the plans, specifications, and conditions of approval.
2. That a competent resident inspector be provided during the course of construction.
3. That erosion control methods be used to prevent siltation to lands and waterways in the vicinity of the construction activity.
4. That all storm and other clear water, including that from sump pumps, roof drains, cistern overflows, and building foundation drains be excluded from these approved sewers (not applicable for combined sewers).
5. That the improvements be installed in accordance with the approved plans and specifications, and the above conditions, or subsequent essential and approved modifications.

This approval is valid for four years from the date of approval. The Department reserves the right to order changes or additions should conditions arise making this necessary.

If you believe you have a right to appeal this decision, you may file a request for a contested case hearing pursuant to s. 227.42, Wis. Stats., or file for judicial review under s. 227.52 and 227.53, Statutes. You have 30 days after this approval is mailed to file your written request for hearing or file and serve your petition for judicial review. Your request for hearing or petition for judicial review must name the Secretary of the Department as respondent. This notice is provided pursuant to s. 227.48, Statutes.

STATE OF WISCONSIN  
DEPARTMENT OF NATURAL RESOURCES  
For the Secretary

Jason R. Knutson, P.E.  
Wastewater Section Chief

Handwritten signature of Lauren Belz in cursive.

Lauren Belz  
Wastewater Specialist

cc: Engineer



# ROYAL VIEW ESTATES 1ST ADDITION

A SUBDIVISION PLAT OF ALL OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE

I, JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT I HAVE SURVEYED, MAPPED AND DIVIDED A PARCEL OF LAND BEING ALL OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 16; THENCE NORTH 00°12'27" WEST, COINCIDENT WITH THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, 24.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD "N" AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°12'27" WEST, COINCIDENT WITH SAID WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4, 2554.12 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 89°44'33" EAST, COINCIDENT WITH THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4, 1319.76 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 00°12'27" EAST, COINCIDENT WITH THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, 2568.25 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD "N"; THENCE NORTH 88°51'18" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 728.09 FEET; THENCE SOUTH 89°23'30" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 591.09 FEET TO SAID WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE POINT OF BEGINNING.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 3,372,544 SQUARE FEET, 77.423 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF THE BPW DEVELOPMENT, LLC, AGENT OF SAID PARCEL.

THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHT-OF-WAYS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, WISCONSIN ADMINISTRATIVE CODE A-7 AND THE SUBDIVISION REGULATIONS OF THE TOWN OF RIB MOUNTAIN, CITY OF WAUSAU, MARATHON COUNTY AND THE WISCONSIN DEPARTMENT OF ADMINISTRATION.

THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCEL, AND OF THE DIVISION THEREOF MADE.

DATED THIS 28TH DAY OF FEBRUARY, 2023

REI ENGINEERING, INC.  
JOSHUA W. PRENTICE  
WI P.L.S. S-2852



FEBRUARY 28TH, 2023

## MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE

RESOLVED THAT THE PLAT OF ROYAL VIEW ESTATES 1ST ADDITION, IS HEREBY APPROVED BY THE MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE.

DATE APPROVED \_\_\_\_\_ APPROVED BY \_\_\_\_\_

DATE SIGNED \_\_\_\_\_ SIGNED BY \_\_\_\_\_

## COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN) MARATHON COUNTY)

I, CONNIE BEYERSDORF, COUNTY TREASURER, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE COUNTY OF MARATHON, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF \_\_\_\_\_ 20 \_\_\_\_\_ AFFECTING THE LANDS INCLUDED IN THE PLAT OF ROYAL VIEW ESTATES 1ST ADDITION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_\_

## TOWN OF RIB MOUNTAIN APPROVAL CERTIFICATE

RESOLVED THAT THE PLAT OF ROYAL VIEW ESTATES 1ST ADDITION IN THE TOWN OF RIB MOUNTAIN, BPW DEVELOPMENT, LLC, OWNER, IS HEREBY APPROVED BY THE TOWN BOARD.

DATE \_\_\_\_\_ APPROVED \_\_\_\_\_ TOWN CHAIRMAN \_\_\_\_\_

## CERTIFICATE OF TOWN OF RIB MOUNTAIN TREASURER

STATE OF WISCONSIN) MARATHON COUNTY)

I, DEBBIE HEIG, BEING THE DULY ELECTED, QUALIFIED AND ACTING DEPUTY TREASURER OF THE TOWN OF RIB MOUNTAIN, WISCONSIN, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF \_\_\_\_\_ 20 \_\_\_\_\_ AFFECTING THE LANDS INCLUDED IN THE PLAT OF ROYAL VIEW ESTATES 1ST ADDITION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_\_

## CITY OF WAUSAU EXTRATERRITORIAL APPROVAL CERTIFICATE

RESOLVED THAT THIS PLAT OF ROYAL VIEW ESTATES 1ST ADDITION IS WITHIN THE EXTRATERRITORIAL AREA OF THE CITY OF WAUSAU AND IS HEREBY APPROVED BY THE COMMON COUNCIL.

DATE \_\_\_\_\_ APPROVED \_\_\_\_\_

## GENERAL NOTES:

- BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD83 (2011) DATUM, AND ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 7 EAST, MEASURED TO BEAR SOUTH 89°20'28" EAST.
- THERE DOES NOT APPEAR TO BE ANY STRUCTURES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.
- FIELD WORK WAS COMPLETED ON 5-18-20.
- WETLANDS SHOWN WERE DELINEATED BY STAR ENVIRONMENTAL IN JUNE 2021.
- ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION. THE WATER'S EDGE IS AS SHOWN ON THE MAP. THE APPROXIMATE ORDINARY HIGH WATER MARK IS THE SAME AS THE WATER'S EDGE LINE AS SHOWN ON THIS PLAT AND IS FOR REFERENCE ONLY.
- ALL LOTS WITHIN THIS PLAT SHALL BE FOR SINGLE FAMILY ONLY, UNLESS APPROVED BY THE TOWN OF RIB MOUNTAIN.
- ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20 \_\_\_\_\_  
Register of Deeds  
Marathon County, Wis.  
Received for Record this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20 \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M. in Plat \_\_\_\_\_ Cabinet No. \_\_\_\_\_ on page \_\_\_\_\_  
REGISTRAR

Department of Administration

LEGEND

- 1 1/4" O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS./LIN. FT. SET #10X18" REBAR WEIGHING 4.303 LBS./LIN. FT. SET (UNLESS NOTED)
- 1 1/4" IN. O.D. IRON PIPE FOUND
- (126.00')
- (126.00')

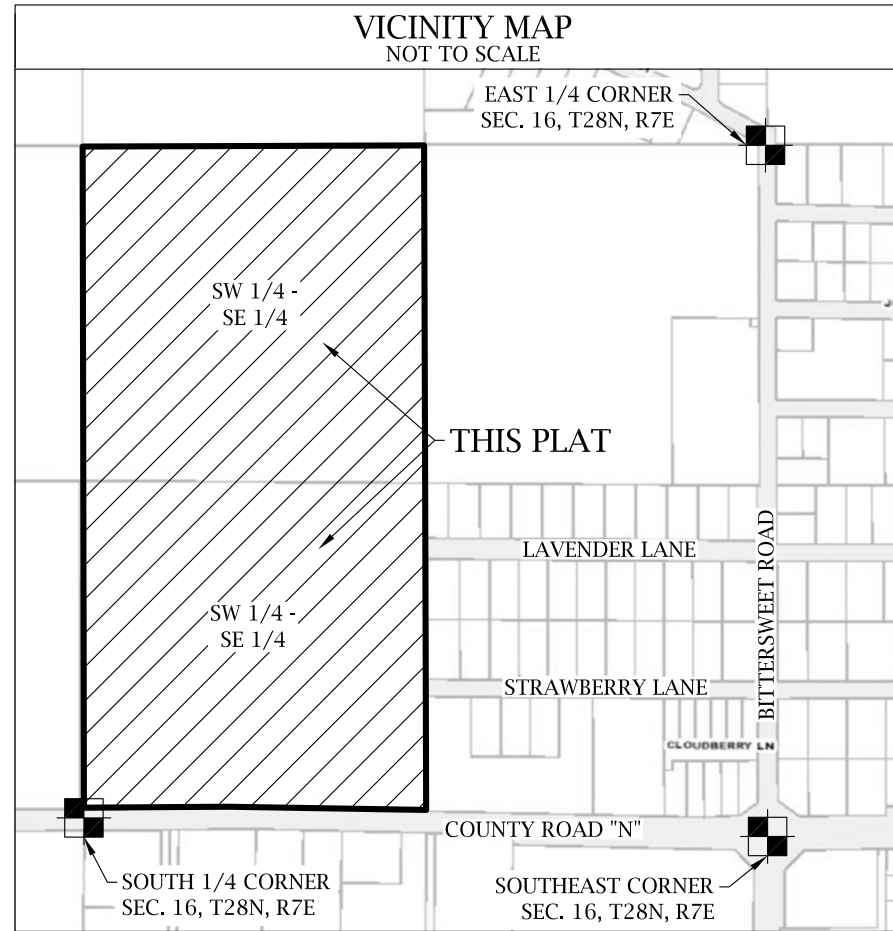
SHEET 1 OF 1  
REI PROJECT #7071G

### Curve Table

CURVE	LOT NO.	RADIUS	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	ARC LENGTH	TANGENT IN	TANGENT OUT
C1	OUTLOT 1	313.50	N16°07'57"W	172.23'	31°53'11"	174.47'	N00°11'22"E	N32°04'33"W
C2	LOT 1	232.50	N17°05'19"W	135.17'	33°47'54"	137.15'	N00°11'22"E	N33°59'16"W
C3	OUTLOT 1	240.00	S81°47'23"W	72.01'	17°15'24"	72.29'	N89°34'55"W	S73°09'41"W
C4	LOT 26	306.00	S78°48'00"W	121.64'	22°55'46"	122.46'	N89°44'07"W	S67°20'07"W
C5	LOT 25	306.00	S54°09'54"W	7.24'	1°21'22"	7.24'	S54°50'35"W	S53°29'13"W
C6	LOTS 3-6	306.00	N71°38'55"E	190.76'	36°19'26"	194.00'	N89°48'38"E	N53°29'13"E
C7	LOT 3	306.00	N57°08'51"E	39.07'	7°19'17"	39.10'	N60°48'29"E	N53°29'13"E
C8	LOT 4	306.00	N67°33'52"E	72.00'	13°30'45"	72.17'	N74°19'14"E	N60°48'29"E
C9	LOT 5	306.00	N81°04'37"E	72.00'	13°30'46"	72.17'	N87°50'00"E	N74°19'14"E
C10	LOT 6	306.00	N88°49'19"E	16.56'	1°58'38"	16.56'	N89°48'38"E	N87°50'00"E
C11	LOTS 23-24	240.00	N71°38'55"E	149.62'	36°19'26"	152.16'	N89°48'45"E	N53°29'13"E
C12	LOT 24	240.00	N60°49'43"E	61.34'	14°41'01"	61.51'	N68°10'14"E	N53°29'13"E
C13	LOT 23	240.00	N78°59'26"E	96.11'	21°38'24"	96.65'	N89°48'38"E	N68°10'14"E
C14	LOT 19	100.00	S45°11'22"E	141.42'	90°00'00"	157.08'	S00°11'22"E	N89°48'38"E
C15	LOTS 11-15	166.00	S45°11'22"E	234.76'	90°00'00"	260.75'	S00°11'22"E	N89°48'38"E
C16	LOT 11	166.00	S88°48'29"E	8.00'	2°45'47"	8.01'	S87°25'35"E	N89°48'38"E
C17	LOT 12	166.00	S75°47'02"E	67.00'	23°17'07"	67.46'	S64°08'28"E	S87°25'35"E
C18	LOT 13	166.00	S52°29'54"E	67.00'	23°17'07"	67.46'	S40°51'21"E	S64°08'28"E
C19	LOT 14	166.00	S29°12'47"E	67.00'	23°17'07"	67.46'	S17°34'14"E	S40°51'21"E
C20	LOT 15	166.00	S08°52'48"E	56.16'	17°22'52"	56.36'	S00°11'22"E	S17°34'14"E
C21	LOTS 46-47	60.00	N48°03'32"W	88.09'	264°15'39"	276.73'	N84°04'17"E	S01°12'22"E
C22	LOT 47	60.00	S71°46'18"W	114.10'	143°55'21"	150.71'	N36°16'02"W	S01°12'22"E
C23	LOT 46	60.00	N23°54'08"E	104.10'	120°20'18"	126.02'	N84°04'17"E	N36°16'01"W
C24	LOTS 29-32	450.00	S71°38'55"W	286.53'	36°19'25"	285.29'	S53°29'13"W	S89°48'38"W
C25	LOT 32	450.00	N89°09'37"E	16.21'	1°18'02"	16.21'	N89°48'38"E	N88°30'36"E
C26	LOT 31	450.00	N81°48'38"E	105.00'	13°23'56"	105.24'	N88°30'36"E	N75°06'40"E
C27	LOT 30	450.00	N68°05'29"E	109.99'	14°02'22"	110.27'	N75°06'40"E	N61°04'18"E
C28	LOT 29	450.00	N57°16'45"E	59.53'	7°35'05"	59.57'	N61°04'18"E	N53°29'13"E
C29	LOTS 41-42	369.00	N71°38'55"E	230.04'	36°19'25"	233.03'	N89°48'38"E	N53°29'13"E
C30	LOT 41	369.00	N76°25'22"E	170.88'	26°46'32"	172.44'	N89°48'38"E	N63°02'06"E
C31	LOT 42	369.00	N58°15'39"E	61.42'	9°32'53"	61.49'	N63°02'06"E	N53°29'13"E
C32	LOT 27	240.00	S71°57'09"W	152.03'	36°55'52"	154.70'	N89°34'55"W	S53°29'13"W
C33	LOTS 43-45	321.00	S71°57'09"W	202.53'	36°40'40"	206.05'	N89°44'07"W	S53°29'13"W
C34	LOT 44	321.00	S56°37'39"W	35.17'	6°16'53"	35.19'	S59°46'06"W	S53°29'13"W
C35	LOT 45	321.00	S69°38'03"W	110.00'	19°43'53"	110.55'	S79°29'59"W	S59°46'06"W
C36	OUTLOT 2	321.00	S84°52'56"W	60.22'	10°45'54"	60.31'	N89°44'07"W	S79°29'59"W
C37	LOTS 42-44	306.00	S18°50'10"E	185.83'	35°21'15"	188.82'	S01°09'32"E	S36°30'47"E
C38	LOTS 44-46	273.00	S18°50'10"E	165.79'	35°21'15"	168.45'	S01°09'32"E	S36°30'47"E
C39	LOTS 41-49	240.00	S18°50'10"E	145.75'	35°21'15"	148.09'	S01°09'32"E	S36°30'47"E
C40	LOTS 41-49	425.00	N22°41'31"W	311.98'	43°03'57"	319.45'	N01°09'32"W	N44°13'29"W
C41	LOTS 48-49	392.00	N22°41'31"W	287.76'	43°03'57"	294.64'	N01°09'32"W	N44°13'29"W
C42	LOTS 48-49	359.00	N22°41'31"W	263.53'	43°03'57"	269.84'	N01°09'32"W	N44°13'29"W
C43	LOTS 48-49	267.50	S18°23'47"E	54.33'	11°39'24"	54.42'	S32°34'05"E	S44°13'29"E
C44	LOTS 48-49	234.50	S23°13'59"E	168.01'	41°59'00"	171.83'	S02°14'29"E	S44°13'29"E
C45	LOTS 41-49	201.50	S23°13'59"E	144.37'	41°59'00"	147.65'	S02°14'29"E	S44°13'29"E

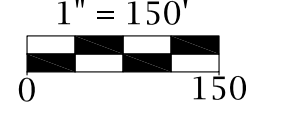
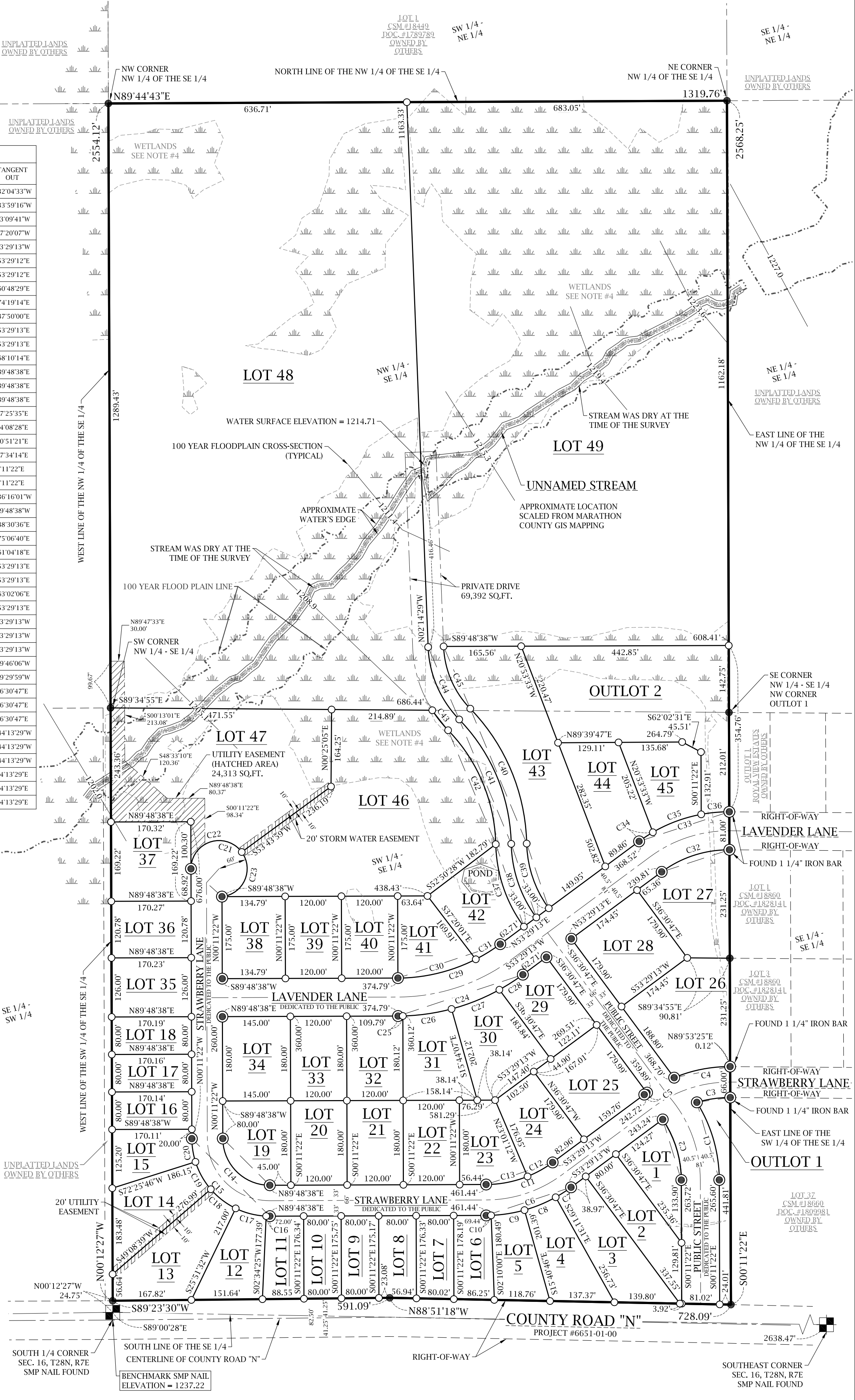
### PARCEL AREA TABLE

PARCEL	SQ. FT.	ACRES
LOT 1	18,163	0.417
LOT 2	23,171	0.532
LOT 3	28,581	0.656
LOT 4	22,316	0.512
LOT 5	17,797	0.409
LOT 6	14,891	0.342
LOT 7	14,181	0.326
LOT 8	14,040	0.322
LOT 9	14,037	0.322
LOT 10	14,084	0.323
LOT 11	14,888	0.342
LOT 12	20,395	0.468
LOT 13	32,689	0.750
LOT 14	25,335	0.579
LOT 15	16,361	0.388
LOT 16	13,610	0.312
LOT 17	13,612	0.312
LOT 18	13,614	0.313
LOT 19	23,954	0.550
LOT 20	21,600	0.496
LOT 21	21,600	0.496
LOT 22	21,600	0.496
LOT 23	20,000	0.459
LOT 24	22,158	0.509
LOT 25	30,045	0.690
LOT 26	41,402	0.950
LOT 27	32,183	0.739
LOT 28	31,383	0.720
LOT 29	22,044	0.460
LOT 30	28,844	0.662
LOT 31	24,546	0.563
LOT 32	21,600	0.496
LOT 33	21,600	0.496
LOT 34	26,100	0.599
LOT 35	21,446	0.492
LOT 36	20,562	0.472
LOT 37	28,818	0.662
LOT 38	23,588	0.542
LOT 39	21,000	0.482
LOT 40	21,000	0.482
LOT 41	20,000	0.459
LOT 42	25,057	0.576
LOT 43	76,236	1.750
LOT 44	29,373	0.674
LOT 45	24,085	0.553
LOT 46	149,428	3.430
LOT 47	117,922	2.707
LOT 48	871,679	20.011
LOT 49	790,042	18.137
OUTLOT 1	13,372	0.307
OUTLOT 2	92,617	2.126



REI Engineering, Inc.  
4401 W. 20TH AVENUE  
WAUSAU, WISCONSIN 54980  
PHONE: 715.755.1755 FAX: 715.755.1000  
EMAIL: MAIL@REIENGINEERING.COM

CIVIL & ENVIRONMENTAL  
ENGINEERING, SURVEYING





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

		<u>Description Fee:</u>	
<b>General Zoning</b>	Single & Two Family Residence.....		\$325
	Residential & Agricultural Additions/Alterations.....		\$200
	Accessory Structures/ <b>Additions</b> less than 100 sq. ft.....		<b>Exempt**</b>
	Accessory Structures/ <b>Additions</b> 101-800 sq. ft.....		\$125
	Accessory Structures/ <b>Additions</b> greater than 800 sq. ft.....		\$250
	<b>Residential Fences</b> .....		\$50
	<b>Private Roof Mounted Solar Array</b> .....		\$50
	<b>Private Ground Mounted Solar Arrays</b> .....	<b>See Accessory Structures</b>	
	<del>Tarp Accessory Structure less than 350 sq.....</del>		<del>\$25</del>
	Commercial and Industrial New Construction/Other.....		\$500
	Commercial and Industrial Additions.....		\$300
	Metallic Mining (based on activity; exploration, bulk-sampling etc.) .....	<b>See Chapter 17</b>	
	Buffer Screening plan approval separate from original application.....		\$100
	Photometric/lighting plan approval separate from original application.....		\$100
	Renewal of Zoning Permit.....		\$50
	Temporary/ <b>Special Event</b> Zoning Permit.....		\$175
	Hunting/Fishing Shelter.....		\$175
	Signs.....		\$175
	Ponds.....		\$225
	Stock Water Ponds.....		\$50
Mobile Tower Permits (new tower sitting) .....		\$225	
<b>Small Wind Energy Systems (300kilowatts or less)</b> .....	<b>\$100/Turbine</b>		
<b>Sale or Exchange Review County Zoned Towns (includes POWTS and Zoning Review)</b> .....		<b>\$100</b>	
<b>Sale or Exchange Review Non-County Zoned Towns (POWTS Review Only)</b> .....		<b>\$50</b>	
<b>Shoreland Zoning</b>	Shoreland Alteration (Includes Demolition Permit).....		\$400
	Boathouse.....		\$125
	Mitigation Plan/Affidavit (includes Register of Deeds fee).....		\$175
	Staking (Required within 100 feet of the Ordinary High Water Mark).....		\$175
	Demolition Permit (Required within 100 feet of the Ordinary High Water Mark).....		\$50
	<b>Navigability Determination</b> .....		<b>\$250</b>
	<del>Accessory Structures located in a floodplain (100 sq. ft. or less).....</del>		<del>\$175</del>
<del>Special Zoning Permit (Fee plus Mitigation Permit).....</del>		<del>\$175</del>	
<b>BOA and ERC</b>	Zoning Change/Rezone.....		\$600
	Conditional Use Permit.....		\$600
	Appeal to Board of Adjustment .....		\$600
	Variance Board of Adjustment.....		\$600
	Renew Conditional Use Permit.....		\$100
	Reconsideration of ERC or BOA Decision.....		\$100

**Airport Approach  
Protection**

Airport Height Principal Structure (includes Register of Deeds fee).....	<b>\$80</b>
Airport Height Accessory Structure greater than \$2,000 (includes Register of deeds fee).....	<b>\$55</b>
Airport Height Accessory Structure less than \$2,000 (includes Register of Deeds fee).....	<b>\$45</b>
All Town, County, and State (Municipal) Permits .....	<b>Exempt**</b>

DRAFT

## Chapter 17 Zoning Fee Proposed Updates

Description	Current Fee	Proposed Fee	Other County Comparable Fees	Justification
Private Roof Mounted Solar Array	Based on Access. Size	\$50	No direct data comparison	Chapter 17 regulates roof mounted solar arrays, and we don't have a specific fee established to review the permits (lumping under accessory size for now). Roof mounted solar arrays are placed on the roof of an existing structure. We review them for height on the structure, so it does not protrude more than 12 inches above the peak of the roof.
Private Ground Mounted Solar Arrays	Based on Access. Size	Based on Access. Size	No direct data comparison	Private Ground Mounted Solar have always been treated as an accessory structure and based the permit fee on the size of the accessory structure. Separated out for clarity.
Tarp Accessory Structure less than 350 sq. ft	\$25	Eliminate	Captured in accessory structure fee	Tarp structures are accessory structures and permit fees are applied based on size of structure under our accessory structure fees.
Residential Fence	Based on Access. Size	\$75	No direct data comparison	We previously based the fee for fences on the accessory structure fees; however, in the current fee structure, if a fence is over 100 linear feet, the permit fee increases to \$125. Current permit fee does not reflect the scope of the project as it relates to the ordinance requirements.
Small Wind Energy Systems (300 kilowatts or less)	\$100	\$100/Turbine	Highly Variable	We currently do not have any small wind energy systems in Marathon County. However, based on other counties having a fee, we propose an affordable fee that would cover our time to review the unique aspects of a small wind energy system. Small systems in FP districts are subject to Conditional Use Permits.
Mitigation Plan/Affidavit (includes Register of Deeds fee)	\$75	\$175	Service generally not offered by other counties.	The original fee did not accurately reflect the staff time put in to develop a mitigation plan. The minimum amount of time to design a mitigation plan is about 2 hours. a recording fee of \$30 for the Mitigation Affidavit is included in the proposed \$175.
Navigability Determination	No fee	\$250	Service generally not offered by other counties yet.	WDNR has recommended that Marathon County perform navigability determinations to enforce our shoreland ordinance. This service requires two staff members for two hours of field work, and 1 staff member an additional hour of office work to compile the report to send to WDNR for concurrence. WDNR charges \$300 for a Navigability Determination.
Accessory Structures located in a floodplain (100 sq. ft. or less)	\$100	Eliminate	No direct data comparison	Structures in the floodplain are reviewed like any permit and are subject to reviews from FEMA for flood studies and Map Amendments.
Special Zoning Permit (Fee plus Mitigation Permit)	\$175	Eliminate	No direct data comparison	We do not issue Special Zoning Permits with Mitigation plans included. Mitigation plans costs are a separate fee due to their complexity and time needed to complete.
Sale or Exchange Review-County Zoned Town	No Fee	\$100	No direct data comparison	County zoned town: sale and exchanges are reviewed for compliance with zoning standards and POWTS Standards. Fee is due to staff time verifying compliance, historical records, aerial photography, and site visits.
Sale or Exchange Review-County Zoned Town	No Fee	\$50	No direct data comparison	Non-County zoned town: sale and exchanges are reviewed for compliance with POWTS Standards. Fee is due to staff time verifying compliance, historical records, aerial photography, and site visits.



**LAND DIVISION FEE SCHEDULE**

<b><u>Description</u></b>	<b><u>Fee</u></b>
<b><u>MINOR SUBDIVISION</u></b>	
1 Lot CSM .....	<b>\$150</b>
2 Lot CSM .....	<b>\$175</b>
3 Lot CSM .....	<b>\$200</b>
4 Lot CSM .....	<b>\$225</b>
CSM 3rd review .....	<b>\$100</b>
 <b><u>SUBDIVISION PLATS</u></b>	
Preliminary Plat 5-10 lots.....	<b>\$400</b>
Preliminary Plat 11-20 lots.....	<b>\$450</b>
Preliminary Plat 21-30 lots.....	<b>\$550</b>
Preliminary Plat 31-40 lots.....	<b>\$650</b>
Preliminary Plat 41 or more lots .....	<b>\$750</b>
Final Plat .....	<b>\$200</b>
Condo plat 2-4 units .....	<b>\$300</b>
Condo plat 5 or more units.....	<b>\$500</b>
Plat 3rd review .....	<b>\$200</b>
 <b><u>OTHER</u></b>	
Request for Modification.....	<b>\$50</b>
Parcel Combination.....	<b>\$100</b>
Courtesy Review (ex: related to Sale & Exchange of land).....	<b>\$50</b>

# Manure Incidents: Complaints, Spills, Runoff, and Manure Storage Facility Overflows

Marathon County Conservation, Planning, and Zoning

Matt Repking



# Marathon County Animal Waste Ordinance

- Conservation Department staff time spent on enforcement and complaints is significant.
- Several staff spend approx. 25-30% of their time on animal waste enforcement
  - Average time spent on a complaint varies from 6-30 hours of staff time



# Marathon County Animal Waste Ordinance

- The purpose of this ordinance is to regulate the location, design, construction, installation, alteration, operation, maintenance, closure, use, and application of animal waste from all waste storage facilities covered by this ordinance so as to:
  - protect the health and safety of residents and transients;
  - prevent the degradation of surface and groundwater thereby preventing the spread of disease and promoting the prosperity and general welfare of the citizens of Marathon County; and
  - protect the groundwater and surface water resources of Marathon County.
- Doesn't apply to incorporated areas of the county.

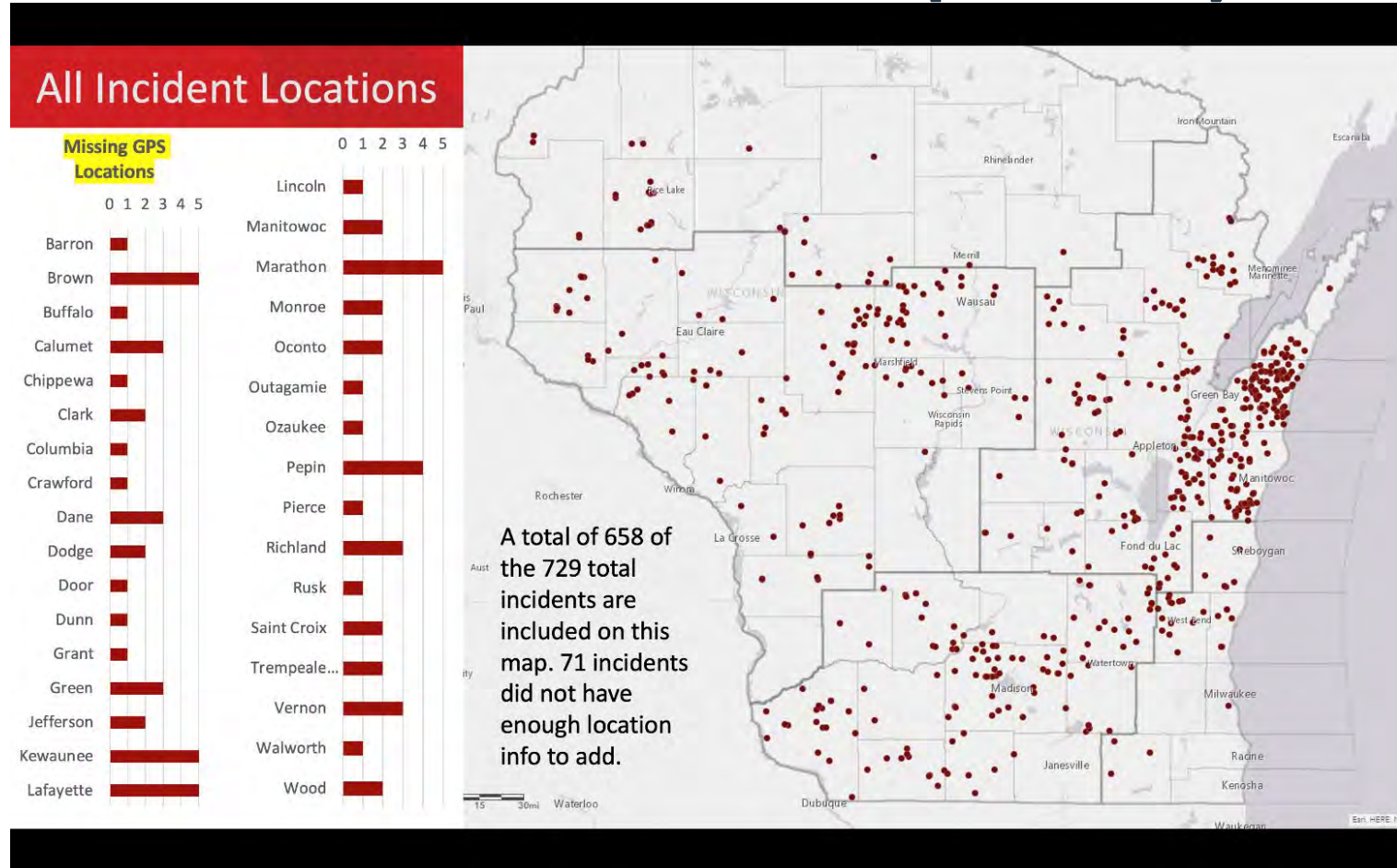


# State Agencies

- DNR: Manure Spills
- DATCP: Commercial fertilizer and pesticide spills
  - Reportable volumes:
    - >250 lbs of dry fertilizer
    - >25 gallons liquid fertilizer
    - Pesticide to cover one acre or more if applied at label rates
- Emergency Spills Hotline: for manure, commercial fertilizer, and pesticides
  - 1-800-943-0003
  - <https://dnr.wisconsin.gov/topic/Spills>

# Statewide Reported Manure Incidents

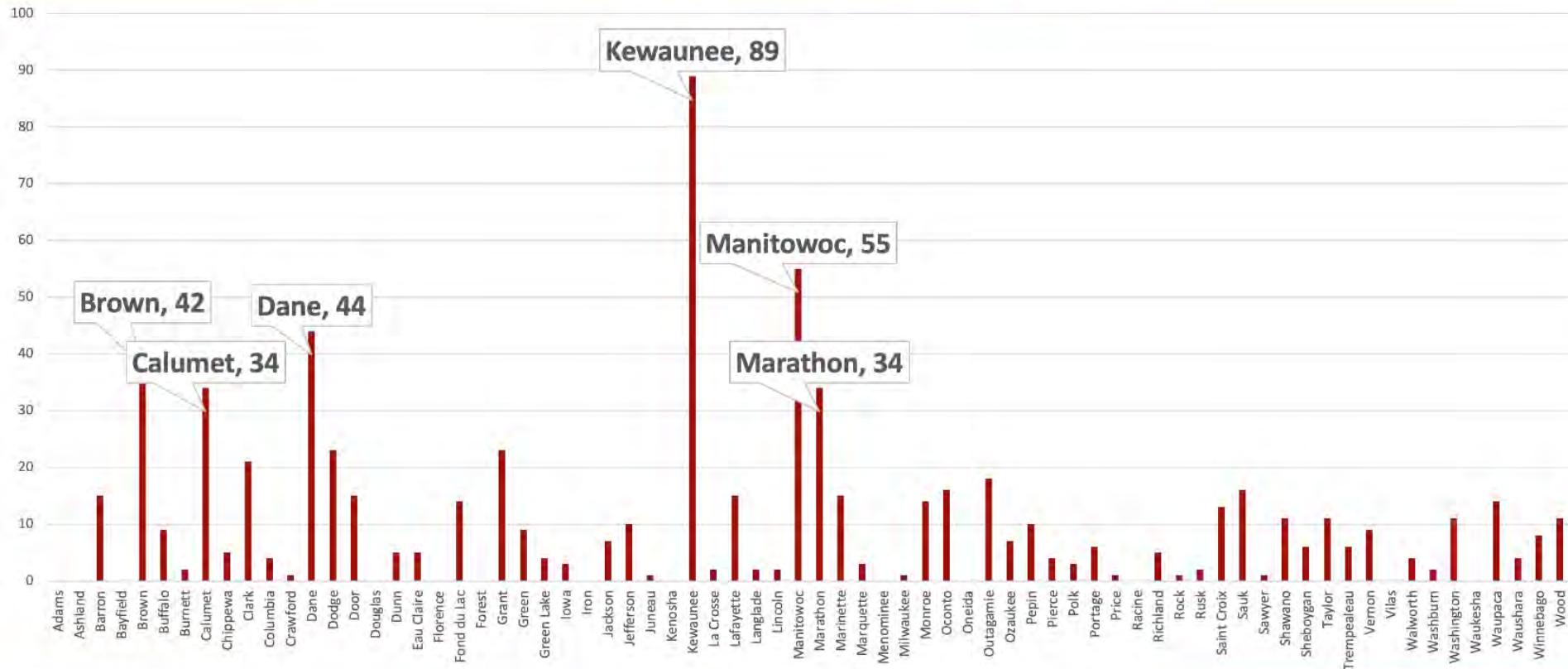
## Marathon: ~15-20 complaints/year



It's not illegal to have a spill, but it is illegal to not report it.

# Statewide Reported Manure Incidents

## Incidents by County



Conservation Professional  
Training Program



Extension  
UNIVERSITY OF WISCONSIN-MADISON

# Complaint Stats: 2014-2023

- 186 complaints
  - 83 Ordinance violations
  - 16 DNR violations
  - 87 non violations
- Non violations are:
  - Concerned: may not know or understand requirements
  - Family/neighbor discrepancies
  - Civil matter
  - Right to farm-non regulated

# Complaints – No Jurisdiction

- Wisconsin's right to farm law:
  - Provides farmers with protection from frivolous nuisance lawsuits, allowing them to practice agriculture without fear of legal action as long as they follow good production practices
    - Odor/smells
    - Noise
    - Lights
    - Flies, insects
- Some complaints are civil matters.
  - Example: altering/damning a drainage flow path and causing flooding; cutting down trees on a fence line, etc

# 87 Violations over 10 Years: The Breakdown

- 19: Manure runoff
  - Barnyards/feedlots
  - Manure applications
  - Stacking sites
- 15: Unpermitted structures
- 12: Manure storages
  - Overflow/overtopping
  - Exceeding maximum operating level (MOL)
- 9: Over application
- 6: Manure spills
  - Tankers tipping over, equipment failure
- 6: Soil erosion
- Remainder are: unpermitted alteration, unpermitted closure, nutrient management, and unlimited cattle access to stream

# Enforcement Process

- Goal is always compliance
- Stepped enforcement process (written guidance for this)
  - 1<sup>st</sup> notice- CPZ staff contact or written notice
  - 2<sup>nd</sup> notice-written notice
    - Includes citing of code violations
    - Can issue citation if serious violation or don't meet requirements/deadlines
  - 3<sup>rd</sup> notice-citation issued and a 2<sup>nd</sup> citation may be issued if compliance isn't achieved
  - Egregious violation
    - Immediate citation and/or long forms summons and complaint
  - Long forms summons and complaint
    - Work w/ Corp Counsel (Michael Puerner)
    - This can be filed without going through stepped enforcement
    - Daily fines
    - Serious violations or cases that were not resolved after 2 citations

# County Manure Stats

- Liquid: 1 acre inch of water is 27,154 gallons; most liquid manure applications are 5,000 to 12,000 gallons/acre
- Marathon County (#2 in state): 63,000 milk cows x 28 gallons/day x 365 days = 643,860,000 gallons/yr;
  - ~300,000 acres cropland







## Field Applications- runoff and fish kill

~80,000 gallons ran off  
into Big Eau Pleine River;  
manure applied to field  
just before a rain (~5300  
gal/acre on  
15 acres on 10/20)



# Makeshift Manure Storage in Field



# Manure Storage Overflow



# Cost Share: Nutrient Management



- Cost share requirement
  - 174,000 acres in NMP (58% cropland, 300,000 acres total)
  - State funding ~ \$100,000/yr and \$40/acre: 2500 acres/yr
  - 125,000 cropland acres ~50 years
- Starting point: nutrient management plans
- Followed by: implementation of nutrient management plans

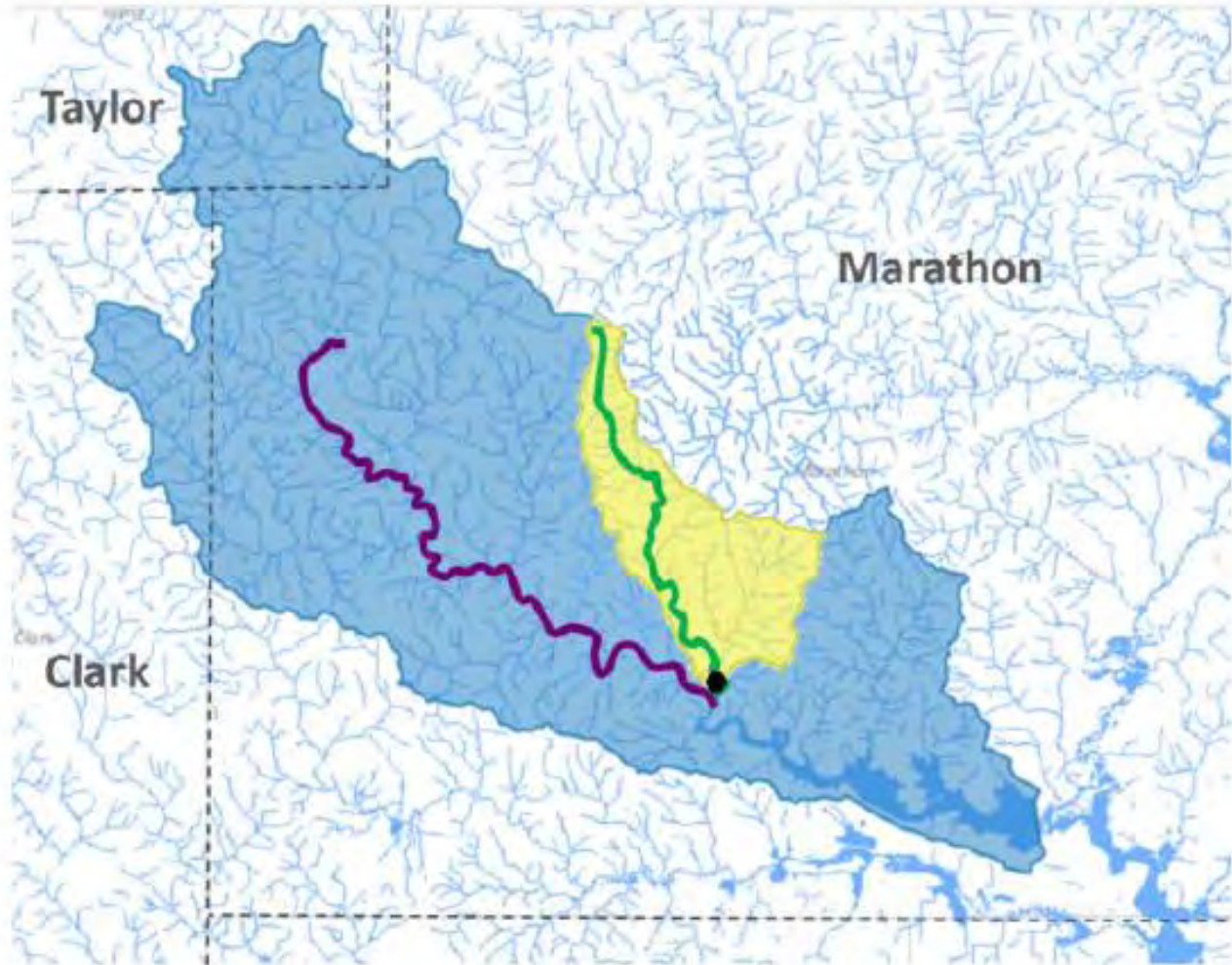
# Cost Share: Nutrient Management

- Cost share to support nutrient management:
  - Cover crops: \$25/acre
  - No-till/reduced till: \$18.50/acre
  - Grass waterways: 70% of project cost
- Marathon County offers courses to farmers for writing their own nutrient management plans
  - Pays for class cost, a portion of soil sampling, and manure sampling.



# 2023 Nutrient Management Targets

- Acreage surrounding wells with high nitrates that have no NMP
- Fenwood Creek Watershed

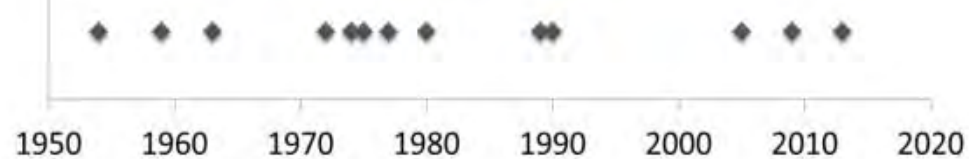


*Figure 1: Fenwood Creek Watershed in Yellow-Part of Big Eau Pleine Watershed*

# How do we Move the Needle with Manure Management in Marathon Co?



Years with reported winter fish kills.



Note: The fish kills in 1989, 1990, and 2005 were considered small.

# Big Eau Pleine Flowage Winter Runoff Study (Mark Hazaga -DNR, January 2009)

- The period of study was the early spring seasons of 2006 and 2007. The Spirit Flowage served as a reference site (a non-agricultural watershed).
- Bacteria concentrations in both watersheds increased during event sampling, but the concentrations were 7 times higher in the BEP.
- The BOD load in the BEP was 14 times greater than the influent (raw sewage) BOD load to Wausau Wastewater Treatment Plant. The loadings from Freeman and Fenwood Creeks were not included in the study; therefore, results likely underestimate the actual loadings.



# “Strategies for Reducing Fish Kills in the BEP Reservoir” (2017)

Dissolved Oxygen  
Committee Management  
Recommendations:

## Goal #9:

- “Support development and implementation of measures that reduce nutrient and organic matter loading to the BEP.”



# “Strategic Plan for the Big Eau Pleine Reservoir” (2011)

## a. **Marathon County will:**

- i. Adopt and implement state agricultural performance standards in local ordinance to address chronic and significant discharges.
- ii. Minimize or eliminate winter land surface spreading activities of wastes.
- iii. Promote technologies to treat and distribute livestock waste.
- iv. Provide Best Management Practice education and training to landowners.
- v. Administer the Non-metallic Mining Ordinance.
- vi. Eliminate direct surface discharges of sanitary wastes.
- vii. Develop a reservoir recreation management plan.
- viii. Provide financial support of annual operational costs of the aerator.
- ix. Develop and implement a Fenwood Creek pilot project (see description below).

# What we are Working Towards with Manure Management



**OBJECTIVE 6.3: Protect and enhance the quantity and quality of potable groundwater and potable surface water supplies.**

## Healthiest County:

- **WATER RESOURCES GOAL:** The water resources in Marathon County are of the highest quality for the safety of residents and the health of aquatic ecosystems and are protected from damaging behaviors like overuse and pollution.
- **NATURAL RESOURCES GOAL:** The natural resources of Marathon County are managed in a balanced way so they are protected and preserved for current and future generations' health, enjoyment, and benefit.

# Questions?



# Submittal of Annual Reports and Other Compliance Documents for Municipal Separate Storm Sewer System (MS4) Permits

NOTE: Missing or incomplete fields are highlighted at the bottom of each page. You may save, close and return to your draft permit as often as necessary to complete your application. After 120 days your draft is **deleted**.

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Form 3400-224(R8/2021)

## Reporting Information :

Will you be completing the Annual Report or other submittal type?  Annual Report  Other

**Project Name:** 2022 Annual Report

**County:** Marathon

**Municipality:** Marathon County

**Permit Number:** S050075

**Facility Number:** 33647

**Reporting Year:** 2022

Is this submittal also satisfying an Urban Nonpoint Source Grant funded deliverable?  Yes  No

Under s. 283.53(3)(a), a general MS4 permittee is required to reapply for permit coverage at least 180 days prior to the expiration date of the permit .

In order to acknowledge that you are reapplying for permit coverage, please check the following box:

## Required Attachments and Supplemental Information

Please complete the contents of each tab to submit your MS4 permit compliance document. The information included in this checklist is necessary for a complete submittal. A complete and detailed submittal will help us review about your MS4 permit document. To help us make a decision in the shortest amount of time possible, the following information must be submitted:

### Annual Report

- Review related web site and instructions for [Municipal storm water permit eReporting](#) [Exit Form]
- Complete all required fields on the annual report form and upload required attachments
- Attach the following other supporting documents as appropriate using the attachments tab above
  - Public Education and Outreach Annual Report Summary
  - Public Involvement and Participation Annual Report Summary

- Illicit Discharge Detection and Elimination Annual Report Summary
  - Construction Site Pollution Control Annual Report Summary
  - Post-Construction Storm Water Management Annual Report Summary
  - Pollution Prevention Annual Report Summary
    - Leaf and Yard Waste Management
    - Municipal Facility (BMP) Inspection Report
    - Municipal Property SWPPP
    - Municipally Property Inspection Report
    - Winter Road Maintenance
  - Storm Sewer Map Annual Report Attachment
  - Storm Water Quality Management Annual Report Attachment
  - TMDL Attachment
  - Storm Water Consortium/Group Report
  - Municipal Cooperation Attachment
  - Other Annual Report Attachment
- Attach the following permit compliance documents as appropriate using the attachments tab above
- Storm Water Management Program
    - Public Education and Outreach Program
    - Public Involvement and Participation Program
    - Illicit Discharge Detection and Elimination Program
    - Construction Site Pollutant Control Program
    - Post-Construction Storm Water Management Program
    - Pollution Prevention Program
      - Municipal Storm Water Management Facility (BMP) Inventory
      - Municipal Storm Water Management Facility (BMP) Inspection and Maintenance Plan
  - Total Maximum Daily Load documents (*\*if applicable, see permit for due dates.*)
    - TMDL Mapping\*
    - TMDL Modeling\*
    - TMDL Implementation Plan\*
    - Fecal Coliform Screening Parameter \*
    - Fecal Coliform Inventory and Map (*S050075-03 general permittees Appendix B B.5.2 – document due to the department by March 31, 2022*)
    - Fecal Coliform Source Elimination Plan (*S050075-03 general permittees Appendix B - document due to the department by October 31,2023*)
- Sign and Submit form

**Municipal Contact Information- Complete**

**Notice:** Pursuant to s. NR 216.07(8), Wis. Adm. Code, an owner or operator of a Municipal Separate Storm Sewer System (MS4) is required to submit an annual report to the Department of Natural Resources (Department) by March 31 of each year to report on activities for the previous calendar year ("reporting year"). This form is being provided by the Department for the user's convenience for reporting on activities undertaken in each reporting year of the permit term. Personal information collected will be used for administrative purposes and may be provided to the extent required by Wisconsin's Open Records Law [ss. 19.31-19.39, Wis. Stats.].

**Note:** Compliance items must be submitted using the Attachments tab.

**Municipality Information**

**Name of Municipality:** Marathon County

**Facility ID # or (FIN):** 33647

**Updated Information:**  Check to update mailing address information

**Mailing Address:** 210 River Dr.

**Mailing Address 2:**

**City:** Marathon County

**State:** WI

**Zip Code:** 54403 xxxxx or xxxxx-xxxx

**Primary Municipal Contact Person (Authorized Representative for MS4 Permit)**

The "Authorized Representative" or "Authorized Municipal Contact" includes the municipal official that was charged with compliance and oversight of the permit conditions, and has signature authority for submitting permit documents to the Department (i.e., Mayor, Municipal Administrator, Director of Public Works, City Engineer).

Select to **create new** primary contact

**First Name:** Lance

**Last Name:** Leonhard

Select to **update** current contact information

**Title:** County Administrator

**Mailing Address:** 500 Forest Street

**Mailing Address 2:**

**City:** Wausau

**State:** WI

**Zip Code:** 54403 xxxxx or xxxxx-xxxx

**Phone Number:** 715-261-1400 Ext: xxx-xxx-xxxx

**Email:** Lance.Leonhard@co.marathon.wi.us

**Additional Contacts Information (Optional)**

**Individual with responsibility for:  
(Check all that apply)**

- I&E Program
- IDDE Program
- IDDE Response Procedure Manual
- Municipal-wide Water Quality Plan
- Ordinances
- Pollution Prevention Program
- Post-Construction Program
- Winter roadway maintenance

**First Name:**

**Last Name:**

**Title:**

**Mailing Address:**

**Mailing Address 2:**

**City:**

**State:**

**Zip Code:**

 xxxxx or xxxxx-xxxx

**Phone Number:**

 Ext:  xxx-xxx-xxxx

**Email:**

### Municipal Billing Contact Person (Authorized Representative for MS4 Permit)

Select to **create new** Billing contact

**First Name:**

**Last Name:**

Select to **update** current contact information

**Title:**

**Mailing Address:**

**Mailing Address 2:**

**City:**

**State:**

**Zip Code:**

 xxxxx or xxxxx-xxxx

**Phone Number:**

 Ext:  xxx-xxx-xxxx

**Email:**

1. Does the municipality rely on another entity to satisfy some of the permit requirements?

Yes  No

Public Education and Outreach Northcentral Wisconsin Stormwater Coalition

Public Involvement and Participation Northcentral Wisconsin Stormwater Coalition



Illicit Discharge Detection and Elimination Municipalities via MOU and Northcentral Wisconsin Stormwater Coalition

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Construction Site Pollutant Control Municipalities via MOU and Northcentral Wisconsin Stormwater Coalition

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Post-Construction Storm Water Management Municipalities via MOU and Northcentral Wisconsin Stormwater Coalition

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Pollution Prevention

2. Has there been any changes to the municipality's participation in group efforts towards permit compliances (i.e., the municipality has added or dropped consortium membership)?

Yes  No

## Missing Information

Do not close your work until you SAVE.

Note: For the minimum control measures, you must fill out all questions in sections 1 through 7.

Form 3400-224 (R8/2021)

## Minimum Control Measures- Section 1 : Complete

### 1. Public Education and Outreach

- a. Does MS4 conduct any educational efforts or events independently (not with a group)  Yes  
 No
- b. How many total educational events were held during the reporting year:
- c. The permit requires that both passive and interactive mechanisms are utilized. How many interactive mechanisms were used during the reporting year?

Topics Covered	Target Audience
<input checked="" type="checkbox"/> Illicit discharge detection and elimination	<input checked="" type="checkbox"/> General Public
<input checked="" type="checkbox"/> Household hazardous waste disposal/pet waste management/vehicle washing	<input checked="" type="checkbox"/> Public Employees
<input checked="" type="checkbox"/> Yard waste management/pesticide and fertilizer application	<input checked="" type="checkbox"/> Residents
<input type="checkbox"/> Stream and shoreline management	<input checked="" type="checkbox"/> Businesses
<input checked="" type="checkbox"/> Residential infiltration	<input checked="" type="checkbox"/> Contractors
<input checked="" type="checkbox"/> Construction sites and post-construction storm water management	<input type="checkbox"/> Developers
<input checked="" type="checkbox"/> Pollution prevention	<input type="checkbox"/> Industries
<input checked="" type="checkbox"/> Green infrastructure/low impact development	<input type="checkbox"/> Public Officials
<input type="checkbox"/> Other: <input type="text"/>	<input type="checkbox"/> Other

- d. Will additional information/summary of education events be attached to the annual report?  Yes  
 No

If no, please provide additional comment in the brief explanation box below. *Limit response to 250 characters and/or attach supplemental information on the attachments page.*

### Missing Information

Do not close your work until you SAVE.

Note: For the minimum control measures, you must fill out all questions in sections 1 through 7

Form 3400-224 (R8/2021)

## Minimum Control Measures - Section 2 : Complete

### 2. Public Involvement and Participation

- a. Permit Activities. Complete the following information on Public Involvement and Participation Activities related to storm water. Select the Delivery Mechanism that best describes how the permit

activities were conveyed to your population. Use the Add Event to add additional entries.

<b>Event Start Date</b>	5/5/2022		
<b>Project/Event Name</b>	Infrastructure and Environmental Resources Committee Meetings (2)		
<b>Delivery Mechanism</b>	Government Event (Public Hearing, Council Meeting, etc)		
Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
<input checked="" type="checkbox"/> MS4 Annual Report <input type="checkbox"/> Storm Water Management Program <input type="checkbox"/> Storm Water related ordinance <input type="checkbox"/> Other: <input type="text"/>	<input checked="" type="checkbox"/> General Public <input checked="" type="checkbox"/> Public Employees <input type="checkbox"/> Residents <input type="checkbox"/> Businesses <input type="checkbox"/> Contractors <input type="checkbox"/> Developers <input type="checkbox"/> Industries <input checked="" type="checkbox"/> Public Officials <input type="checkbox"/> Other	11-50	<input type="radio"/> Yes <input checked="" type="radio"/> No

**b. Volunteer Activities.** Complete the following information on Public Involvement and Participation Activities related to storm water. Select the Delivery Mechanism that best describes how volunteer activities were conveyed to your population. Use the Add Event to add additional entries.

<b>Event Start Date</b>	4/1/2022	<input type="checkbox"/> NA (Individual Permittee).	
<b>Project/Event Name</b>	Adopt a Highway Cleanup		
<b>Delivery Mechanism</b>	Clean up event		
Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
Volunteer Opportunity	<input checked="" type="checkbox"/> General Public <input checked="" type="checkbox"/> Public Employees <input checked="" type="checkbox"/> Residents <input checked="" type="checkbox"/> Businesses <input type="checkbox"/> Contractors <input type="checkbox"/> Developers <input type="checkbox"/> Industries <input type="checkbox"/> Public Officials <input type="checkbox"/> Other	101+	<input checked="" type="radio"/> Yes <input type="radio"/> No

**c. Brief explanation on Public Involvement and Participation reporting.** *Limit response to 250 characters and/or attach supplemental information on the attachments page.*

Highway Department provides bag, vests, signs, gloves, etc. and subsequently picks up and disposes of trash that volunteer groups gather.

**Missing Information**

Note: For the minimum control measures, you must fill out all questions in sections 1 through 7

Minimum Control Measures - Section 3 : Complete

3. Illicit Discharge Detection and Elimination

- a. How many total outfalls does the municipality have?   Unsure
- b. How many outfalls did the municipality evaluate as part of their routine ongoing field screening program?   Unsure
- c. From the municipality's routine screening, how many were confirmed illicit discharges?   Unsure
- d. How many illicit discharge complaints did the municipality receive?   Unsure
- e. From the complaints received, how many were confirmed illicit discharges?   Unsure
- f. How many of the identified illicit discharges did the municipality eliminate in the reporting year (from both routine screening and complaints)?   Unsure

(If the sum of 3.c. and 3.e. does not equal 3.f., please explain below.)

- g. How many of the following enforcement mechanisms did the municipality use to enforce its illicit discharge ordinance? Check all that apply and enter the number of each used in the reporting year.  Unsure

- Verbal Warning
- Written Warning (including email)
- Notice of Violation
- Civil Penalty/ Citation

Additional Information: Both confirmed discharges have begun replacement process.

- h. Brief explanation on Illicit Discharge Detection and Elimination reporting. *If you marked Unsure for any questions above, justify the reasoning. Limit response to 250 characters and/or attach supplemental information on the attachments page.*

Most Discharge complaint within MS4 area are managed through MOU with Cities, Villages and Townships. For the two discharges in section e., both are in the process of updating their systems to eliminate the discharge.

Missing Information

Note: For the minimum control measures, you must fill out all questions in sections 1 through 7

Minimum Control Measures - Section 4 : Complete

4. Construction Site Pollutant Control

- a. How many total construction sites with one acre or more of land disturbing construction activity were active at any point in the reporting year?   Unsure
- b. How many construction sites with one acre or more of land disturbing construction activity did the municipality issue permits for in the reporting year?   Unsure
- c. How many erosion control inspections did the municipality complete in the reporting year (at sites with one acre or more of land disturbing construction activity)?   Unsure

d. What types of enforcement actions does the municipality have available to compel compliance with the regulatory mechanism? Check all that apply and enter the number of each used in the reporting year.  Unsure

- No Authority
- Verbal Warning
- Written Warning (including email)
- Notice of Violation
- Civil Penalty/ Citation
- Stop Work Order
- Forfeiture of Deposit
- Other - Describe below

e. Brief explanation on Construction Site Pollutant Control reporting . *If you marked Unsure for any questions above, justify the reasoning. Limit response to 250 characters and/or attach supplemental information on the attachments page.*

This is managed by Cities, Villages and Townships through MOU.

### Missing Information

**Do not close** your work until you **SAVE**.

**Note:** For the minimum control measures, you must fill out all questions in sections 1 through 7

Form 3400-224 (R8/2021)

## Minimum Control Measures - Section 5 : Complete

### 5. Post-Construction Storm Water Management

- a. How many sites with new structural storm water management Best Management Practice (BMP) have received local approval ?   Unsure

\*Engineered and constructed systems that are designed to provide storm water quality control such as wet detention ponds, constructed wetlands, infiltration basins, grassed swales, permeable pavement,

- b. Does the MS4 have procedures for inspecting and  Yes  No  Unsure

maintaining private storm water facilities?

- c. If Yes, how many privately owned storm water management facilities were inspected in the reporting year ?   Unsure  
 Inspections completed by private landowners should be included in the reported number.

- d. Does the municipality utilize privately owned storm water management BMP in its pollutant reduction analysis?  Yes  No  Unsure

- e. If yes, does MS4 have maintenance authority on these privately owned BMPs?   Unsure

- f. How many municipally owned storm water management BMPs were inspected in the reporting year?   Unsure

- g. What types of enforcement actions does the municipality have available to compel compliance with the regulatory mechanism? Check all that apply and enter the number of each used in the reporting year.  Unsure

- No Authority
- Verbal Warning
- Written Warning (including email)
- Notice of Violation
- Civil Penalty/ Citation
- Forfeiture of Deposit
- Complete Maintenance
- Bill Responsible Party
- Other - Describe below

- e. Brief explanation on Post-Construction Storm Water Management reporting . *If marked 'Unsure' on any questions above, justify your reasoning. Limit your response to 250 characters and/or attach supplemental information on the attachments page.*

Enforcement is through Cities, Villages and Towns via MOU. Municipal BMPs were inspected by consultant in 2021 and report of findings should be completed in 2023.

### Missing Information

**Do not close** your work until you **SAVE**.

**Note:** For the minimum control measures, you must fill out all questions in sections 1 through 7

Form 3400-224 (R8/2021)

## Minimum Control Measures - Section 6 : Complete

### 6. Pollution Prevention

Storm Water Management Best Management Practice Inspections  Not Applicable

- a. Enter the total number of municipally owned or operated structural storm water management best management practices.   Unsure
- b. How many new municipally owned storm water management best management practices were installed in the reporting year?   Unsure
- c. How many municipally owned storm water management best management practices were inspected in the reporting year?   Unsure
- d. What elements are looked at during inspections (250 character limit)?

Marathon County is currently reviewing the County BMPs and maintenance procedures. Document should be ready to be utilized for inspections in summer of 2023.

- e. How many of these facilities required maintenance?   Unsure
- f. Brief explanation on Storm Water Management Best Management Practice inspection reporting. *If you marked Unsure for any questions above, justify the reasoning. Limit response to 250 characters and/or attach supplemental information on the attachments page.*

See note above.

Public Works Yards & Other Municipally Owned Properties (SWPPP Plan Review)  Not Applicable

- g. How many municipal properties require a SWPPP?   Unsure
- h. How many inspections of municipal properties have been conducted in the reporting year?   Unsure
- i. Have amendments to the SWPPPs been made?  
 Yes  No  Unsure
- j. If yes, describe what changes have been made. Limit response to 250 characters and/or attach supplemental information on the attachment page:

Inspections were completed in 2021 and will be included in the final report anticipated to be available for the summer of 2023

- k. Brief explanation on Storm Water Pollution Prevention Plan reporting. *If you marked Unsure for any questions above, justify the reasoning. Limit response to 250 characters and/or attach supplemental information on the attachments page.*

Collection Services - Street Sweeping / Cleaning Program  Not Applicable

- l. Did the municipality conduct street sweeping/cleaning during the reporting year?  
 Yes  No  Unsure
- m. If known, how many tons of material was removed?   Unsure
- n. Does the municipality have a low hazard exemption for this material?  Yes  No
- o. If street cleaning is identified as a storm water best management practice in the pollutant loading analysis, was street cleaning completed at the assumed frequency?

Yes - Explain frequency Annually in the spring and periodically in summer.

No - Explain \_\_\_\_\_

Not Applicable

Collection Services - *Catch Basin Sump Cleaning Program*  Not Applicable

- p. Did the municipality conduct catch basin sump cleaning during the reporting year?  Yes  No  Unsure
- q. How many catch basin sumps were cleaned in the reporting year?   Unsure
- r. If known, how many tons of material was collected?   Unsure
- s. Does the municipality have a low hazard exemption for this material?  Yes  No
- t. If catch basin sump cleaning is identified as a storm water best management practice in the pollutant loading analysis, was cleaning completed at the assumed frequency?  
 Yes- Explain frequency periodically based on visual observations.  
 No - Explain \_\_\_\_\_  
 Not Applicable

Collection Services - *Leaf Collection Program*  Not Applicable

Winter Road Management  Not Applicable

\*Note: We are requesting information that goes beyond the reporting year, answer the best you can.

aa. How many lane-miles of roadway is the municipality responsible for doing snow and ice control? (One mile of a two-way road equals two lane miles.)   Unsure

ab. Provide amount of de-icing products used by month last winter season?  
Solids (tons) (ex. sand, or salt-sand)

Product	Oct	Nov	Dec	Jan	Feb	Mar
<u>Salt</u>	<input type="text" value="0"/>	<input type="text" value="280"/>	<input type="text" value="2860"/>	<input type="text" value="650"/>	<input type="text" value="1100"/>	<input type="text" value="0"/>
<u>Salt/sand mix</u>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="210"/>	<input type="text" value="670"/>	<input type="text" value="275"/>	<input type="text" value="0"/>

Liquids (gallons) (ex. brine)

	Oct	Nov	Dec	Jan	Feb	Mar
<u>Brine</u>	<input type="text" value="0"/>	<input type="text" value="29792"/>	<input type="text" value="50066"/>	<input type="text" value="34886"/>	<input type="text" value="24007"/>	<input type="text" value="0"/>
<u>Other</u>	<input type="text" value="0"/>	<input type="text" value="620"/>	<input type="text" value="1436"/>	<input type="text" value="458"/>	<input type="text" value="272"/>	<input type="text" value="0"/>

ac. Was salt applying machinery calibrated in the reporting year?  Yes  No  Unsure

ad. Have municipal personnel attended salt reduction strategy training in the reporting year?  Yes  No  Unsure

Training Date	Training Name	# Attendance
<input type="text" value="10/12/2022"/>	<input type="text" value="Fall Rodeo"/>	<input type="text" value="75"/>

ae. Brief explanation on Winter Road Management reporting. If you marked Unsure for any questions above, justify the reasoning. Limit response to 250 characters and/or attach



supplemental information on the attachments page

All staff training day that includes winter maintenance trainings and discussions.

### Internal (Staff) Education & Communication

- af. Has the municipality provided an opportunity for internal training or education to staff implementing the municipality's procedures for each of the pollution prevention program element ?  Yes  No  Unsure

If yes, describe what training was provided (250 character limit):

When:

How many attended:

- ag. Describe how the municipality has kept the following local officials and municipal staff aware of the municipal storm water discharge permit programs, procedures and pollution prevention program requirements.

Elected Officials

Infrastructure Committee and Environmental Resources Committee receive annual briefing and copy of the Annual Report.

Municipal Officials

Participation with Northcentral Wisconsin Stormwater Coalition, participation with SaltWise Open house, participation with WisDOT annual meetings for winter maintenance.

Appropriate Staff ( such as operators, Department heads, and those that interact with public)

Annual reports are forwarded to the committees above and staff reviews and answers any questions or concerns.

- ah. Brief explanation on Internal Education reporting. *If you marked Unsure for any questions above, justify the reasoning. Limit response to 250 characters and/or attach supplemental information on the attachments page.*

### Missing Information

**Do not close** your work until you **SAVE**.

**Note:** For the minimum control measures, you must fill out all questions in sections 1 through 7

Form 3400-224 (R8/2021)

## Minimum Control Measures - Section 7 : Complete

### 7. Storm Sewer System Map

- a. Did the municipality update their storm sewer map this year?  
 Yes  No  Unsure

If yes, check the areas the map items that got updated or changed:

- Storm water treatment facilities
- Storm pipes
- Vegetated swales
- Outfalls
- Other - Describe below

Entire system is being re-modeled and reevaluated. Final report includes updated maps of facilities. Report is in final d...

- b. Brief explanation on Storm Sewer System Map reporting. *If you marked Unsure for an question for any questions above, justify the reasoning. Limit response to 250 characters and/or attach supplemental information on the attachments page.*

## Missing Information

Do not close your work until you SAVE.

Form 3400-224 (R8/2021)

## Final Evaluation - Complete

### Fiscal Analysis

Complete the fiscal analysis table provided below. For municipalities that do not break out funding into permit program elements, please enter the monetary amount to your best estimate of what funding may be going towards these programs.

Annual Expenditure Reporting Year	Budget Reporting Year	Budget Upcoming Year	Source of Funds
-----------------------------------	-----------------------	----------------------	-----------------

**Element:** Public Education and Outreach

5805	6000	6000	<u>Other</u>
------	------	------	--------------

**Element:** Public Involvement and Participation

425	500	500	<u>Other</u>
-----	-----	-----	--------------

**Element:** Illicit Discharge Detection and Elimination

975	1000	1000	<u>General revenue fund</u>
-----	------	------	-----------------------------

**Element:** Construction Site Pollutant Control

0	0	0	<u>Other</u>
---	---	---	--------------

**Element:** Post-Construction Storm Water Management

0	0	0	<u>Other</u>
---	---	---	--------------

**Element:** Pollution Prevention

12000	12000	12000	<u>General revenue fund</u>
-------	-------	-------	-----------------------------

**Other (describe)**

Completion of Strand Report

30000	30000	0	<u>General revenue fund</u>
-------	-------	---	-----------------------------

Please provide a justification for a "0" entered in the Fiscal Analysis. *Limit response to 250 characters.*

Managed through Cities, Villages and Towns via MOU.

### Water Quality

a: Were there any known water quality improvements in the receiving waters to which the

municipality's storm sewer system directly discharges to?

Yes  No  Unsure      If Yes, explain below:

**b:** Were there any known water quality degradation in the receiving waters to which the municipality's storm sewer system directly discharges to?

Yes  No  Unsure      If Yes, explain below:

**c:** Have any of the receiving waters that the municipality discharges to been added to the impaired waters list during the reporting year?

Yes  No  Unsure

**d:** Has the municipality evaluated their storm water practices to reduce the pollutants of concern?

Yes  No  Unsure

### Storm Water Quality Management

**a.** Has the municipality completed or updated modeling in the reporting year (relating to developed urban area performance standards of s. NR 151.13(2)(b)1., Wis. Adm. Code)?  Yes  No

**b.** If yes, enter percent reduction in the annual average mass discharging from the entire MS4 to surface waters of the state as compared to implementing no storm water management controls:

Total suspended solids (TSS)

Total phosphorus (TP)

### Additional Information

Based on the municipality's storm water program evaluation, describe any proposed changes to the municipality's storm water program. *If your response exceeds the 250 character limit, attach supplemental information on the attachments page.*

Do not close your work until you SAVE.

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Form 3400-224 (R8/2021)

**Requests for Assistance on Understanding Permit Programs**

Would the municipality like the Department to contact them about providing more information on understanding any of the Municipal Separate Storm Sewer Permit programs?

Please select all that apply:

- Public Education and Outreach
- Public Involvement and Participation
- Illicit Discharge Detection and Elimination
- Construction Site Pollutant Control
- Post-Construction Storm Water Management
- Pollution Prevention
- Storm Water Quality Management
- Storm Sewer System Map
- Water Quality Concerns
- Compliance Schedule Items Due
- MS4 Program Evaluation

Do not close your work until you **SAVE**.

Form 3400-224(R8/2021)

## Required Attachments and Supplemental Information

Any other MS4 program information for inclusion in the Annual Report may be attached on here. Use the Add Additional Attachments to add multiple documents.

Upload Required Attachments (15 MB per file limit) - [Help reduce file size and trouble shoot file uploads](#)

\*Required Item

**Note:** To replace an existing file, use the 'Click here to attach file ' link or press the to delete an item.

### Municipal Facility SWPPP

 File Attachment

[2018SWPPPMCHDSiteMap.pdf](#)

### Storm Sewer System Map

 File Attachment

[StormSewerMap.jpg](#)

### Attach - Other Supporting Documents

#### AR Other

 File Attachment

[0-NCWSC 2022 Website Stats.pdf](#)

#### AR SWGroupReport

 File Attachment

[1-2022NCWSCAnnualReport--PublicEducationandOutreach.docx](#)

#### AR EO

 File Attachment

[3-DRAFT-PubEduOutreachOptions.pdf](#)

#### AR EO

 File Attachment

[2022MinimumControlMeasures.xlsx](#)

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(To remove items, use your cursor to hover over the attachment section. When the drop down arrow appears, select remove item)

## Attach - Permit Compliance Documents

(To remove items, use your cursor to hover over the attachment section. When the drop down arrow appears, select remove item)

## Missing Information

**Draft and Share PDF Report with the permittee's governing body or delegated representatives.**

Press the button below to create a PDF. The PDF will be sent to the email address associated with the WAMS ID that is signed in. After the annual report has been reviewed by the governing body or delegated representative, return to the MS4 eReporting System to submit the final report to the DNR.

[Draft and Share PDF Report](#)

## Sign and Submit Your Application

### Steps to Complete the signature process

1. Read and Accept the Terms and Conditions
2. Press the Submit and Send to the DNR button

**NOTE:** For security purposes all email correspondence will be sent to the address you used when registering your WAMS ID. This may be a different email than that provided in the application. For information on your WAMS account click [HERE](#).

### Terms and Conditions

**Certification:** I hereby certify that I am an authorized representative of the municipality covered under Marathon County MS4 Permit for which this annual report or other compliance document is being submitted, and that the information contained in this submittal and all attachments were gathered and prepared under my direction or supervision. Based on my inquiry of the person or persons under my direction or supervision involved in the preparation of this document, to the best of my knowledge, the information is true, accurate, and complete. I further certify that the municipality's governing body or delegated representatives have reviewed or been apprised of the contents of this annual report. I understand that Wisconsin law provides severe penalties for submitting false information.

Signee (must check current role prior to accepting terms and conditions)

- Authorized municipal contact using WAMS ID.
- Delegation of Signature Authority ( Form 3400-220 ) for agent signing on the behalf of the authorized municipal contact.
- Agent seeking to share this item with authorized municipal contact (authorized municipal contact must get WAMS id and complete signature).

**Name:**

**Title:**

Authorized Signature.

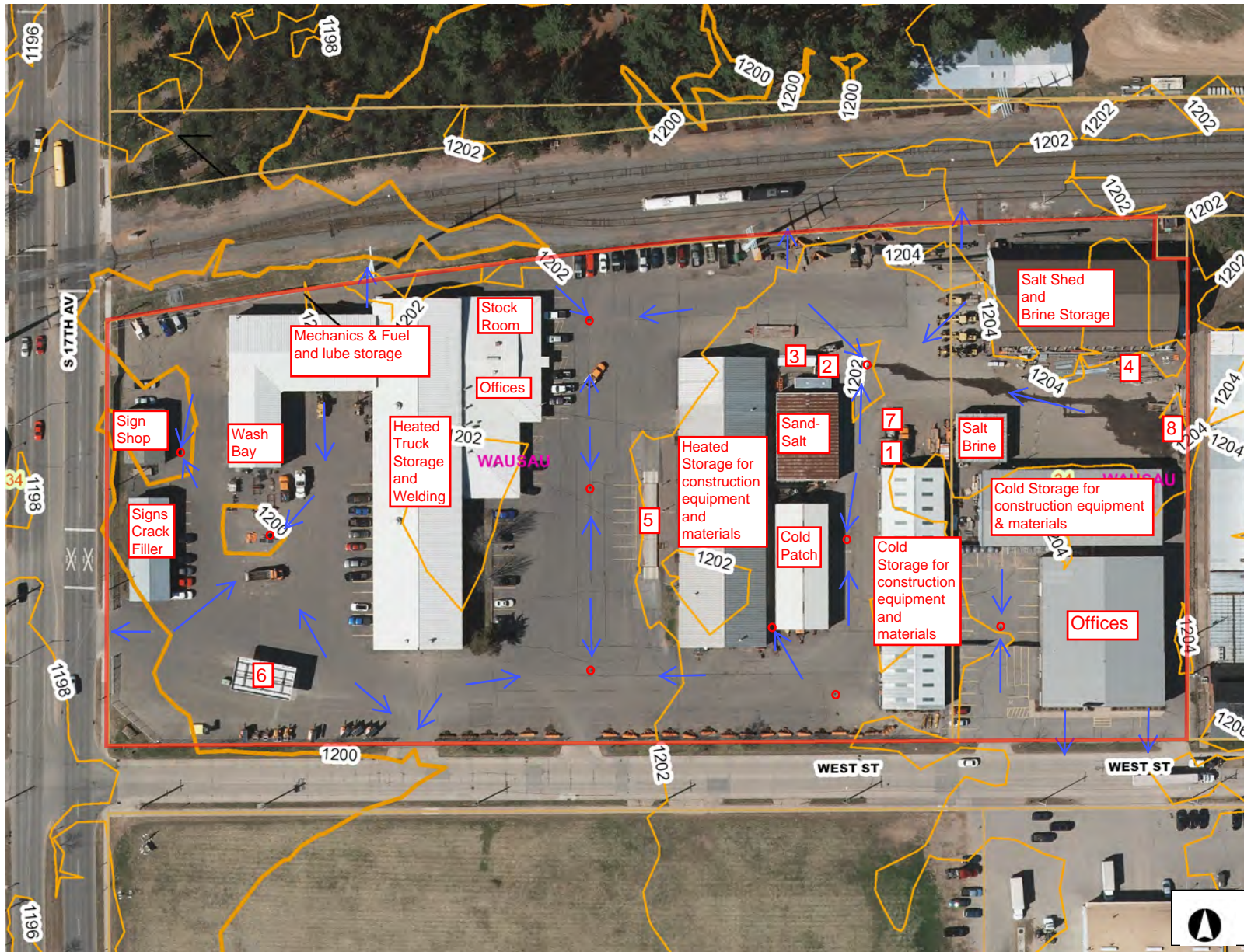
- I accept the above terms and conditions.

After providing the final authorized signature, the system will send an email to the authorized party and any agents. This email will include a copy to the final read only version of this application.





# Land Information Mapping System



### Legend

- Parcels
- Land Hooks
- Section Lines/Numbers
- Municipalities
- County-wide 2ft Contours (2012)
  - Index
  - Intermediate
  - Streams-Rivers
- DNR Wetland Points
- DNR Wetland Areas
- Wausau Wetlands Delineated
- Floodplain
  - A
  - AO
  - AE
  - AE FLOODWAY
  - .2PCT CHANCE ANNUAL FLOOD HAZARD
- Shoreland Overlay Zoning
- 2015 Orthos
- Wausau-Schofield
  - Red: Band\_1

- 1. Distillate Tank
- 2. Tire Storage
- 3. Recycling Bins
- 4. Guard Rail Storage
- 5. Scale
- 6. Fuel Island
- 7. Dumpster
- 8. Sweepings and gravel storage
- Flow arrows
- Inlets

62.50 0 62.50 Feet



User\_Defined\_Lambert\_Conformal\_Conic

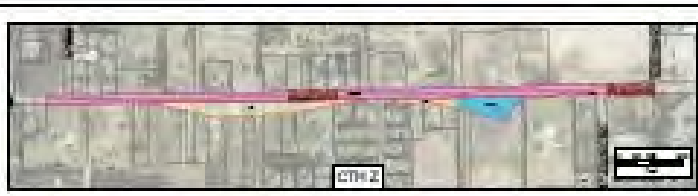
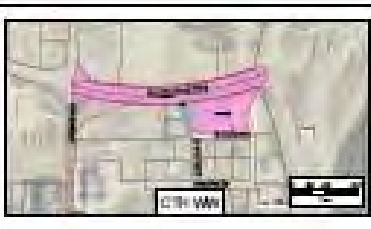
DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement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

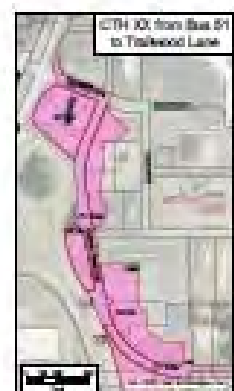
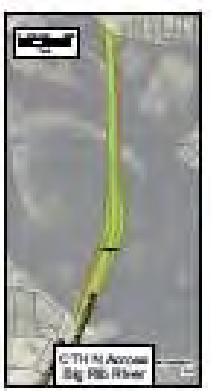
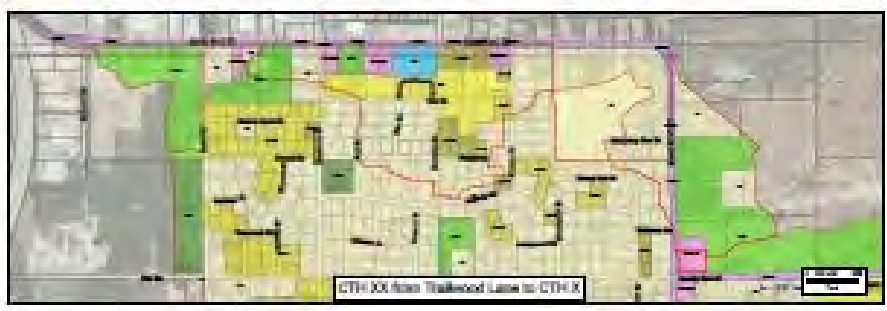
### Notes

All yard inlets drain to Municipal Storm Sewer.

DRAFT FINAL 02/23/2022



- 1. CTH WW
- 2. CTH Z
- 3. Marion County Park
- 4. CTH X from 3TH 26 to Meadow Rock Drive
- 5. CTH X from CTH XX to Pleasant Drive
- 6. CTH XX from Trailwood Lane to CTH X
- 7. CTH N
- 8. CTH N Access Big Red River
- 9. CTH XX from Bus 21 to Trailwood Lane
- 10. CTH R from CTH NN to 5TH S2
- 11. CTH X from 3TH 26 to Eau Claire Avenue
- 12. CTH X from Pleasant Drive to Meadow Rock Drive
- 13. CTH X from CTH XX to Wood Road
- 14. CTH M & CTH R from CTH KK to CTH NN
- 15. CTH J from 3TH 26 to Calico Avenue



**2022 Annual Report – Public Education and Outreach Activities  
Northcentral Wisconsin Stormwater Coalition**

<b>Delivery Mechanism</b>	<b>Target Audience</b>	<b>Active or Passive</b>	<b>Measurement Tools</b>
<b>1. Illicit Discharge Detection and Elimination</b>			
a. Notice on website ( <a href="http://www.ncwrpc.org/NCWSC/">http://www.ncwrpc.org/NCWSC/</a> ) under Local Contacts.	Members of the public who may be looking for it.	Passive	The <u>Local Contacts</u> page was viewed about 225 times throughout 2022.
<b>2. Household Hazardous Waste Disposal/Pet Waste Management/Vehicle Washing</b>			
a. Rubber Ducky, 30-second TV commercial on <b>WSAW</b> in Wausau, which covers 11 counties.	General Public for following counties: Lincoln, Marathon, Wood, and Portage.	Passive	Our ad was seen by about 117,100 households in the 11 County viewing area that WSAW (CBS and FOX) serves. Of those households, our ad was seen 2.6 times by the same person. We reached over 70% of households watching broadcast television.
b. Rubber Ducky, 30-second TV commercial on <b>WAOW</b> in Wausau, which covers 11 counties.	General Public for following counties: Lincoln, Marathon, Wood, and Portage.	Passive	Our ad was seen by about 117,100 households in the 11 County viewing area that WAOW (ABC) serves. Of those households, our ad was seen about 3 times by the same person.
c. Rubber Ducky, 30-second TV commercial on TV43 and on 99.7 FM.	General Public in Baraboo	Passive	Our ad reached 97,635 households in the Baraboo viewing area that TV43 serves. On the radio side, our ad was heard by about 10,000 people in the Baraboo listening area that 99.7 FM serves. On average, the ad reached a viewer or listener 2-3 times.

**2022 Annual Report – Public Education and Outreach Activities  
Northcentral Wisconsin Stormwater Coalition**

<b>Delivery Mechanism</b>	<b>Target Audience</b>	<b>Active or Passive</b>	<b>Measurement Tools</b>
<b>3. Yard Waste Management/Pesticide and Fertilizer Application</b>			
a. _____.			
<b>4. Stream and Shoreline Management</b>			
a. _____.			
b.			

**2022 Annual Report – Public Education and Outreach Activities  
Northcentral Wisconsin Stormwater Coalition**

<b>Delivery Mechanism</b>	<b>Target Audience</b>	<b>Active or Passive</b>	<b>Measurement Tools</b>
<b>5. Residential Infiltration</b>			
a. Rain garden located at Prairie River Middle School, Merrill.	General population of Merrill’s middle school.	Passive	About 550 students are enrolled in middle school.
b. Rain garden located at Doepke Park, Town of Rib Mountain.	General population that attends Doepke Park.	Passive	Since this rain garden is at the Town’s most prominent park, then most Town residents may see this annually.
c. Rain garden located outside Marathon County’s CPZ offices in Wausau.	All staff and visitors to CPZ offices.	Passive	About 1,300 people may pass by the rain garden and see the sign annually.
d. Rain garden prominently located outside the Baraboo Zoo.	General population attending zoo in Baraboo.	Passive	About 1,000 people may pass by the rain garden and see the sign annually.
e. Rain garden located at the Kronenwetter Municipal Center.	All staff and some visitors to Village of Kronenwetter Municipal Center.	Passive	Since this rain garden is in the back of the building, at the main secondary entrance, then all Village staff and many committee attendees pass by this location annually.
f. Rain garden located at the Weston Municipal Center.	All staff and visitors to Village of Weston Municipal center.	Passive	Since this rain garden is at the place where all Village meetings occur, then many Village residents may see this annually.
g. Rain garden located at 4501 Highway 66, Stevens Point Municipal Airport Terminal.	All visitors and staff to the Municipal Airport.	Passive	Everyone that visits the airport passes by the rain garden, which is about 2,000 people annually.
h. Rain gardens located at 1925 Cypress St, Public Utilities Garage.	All employees, vendors, and some public.	Passive	Employees daily pass by with vendors on a regular basis. The general public pass by daily from outside the parking lot the garden is adjacent to. About 3,000 people pass this rain garden annually.
i. Rain garden at fire station, Marshfield.	???	Passive	???
j. Website has rain garden information on it.	General Public for following counties: Lincoln, Marathon, Wood, and Portage.	Passive	The <a href="#">Rain Gardens</a> page was viewed about 93 times throughout 2022.

**2022 Annual Report – Public Education and Outreach Activities  
Northcentral Wisconsin Stormwater Coalition**

<b>Delivery Mechanism</b>	<b>Target Audience</b>	<b>Active or Passive</b>	<b>Measurement Tools</b>
<b>6. Construction Sites and Post-Construction Storm Water Management</b>			
a. _____.			
<b>7. Pollution Prevention</b>			
a. Salt Wise <b>Winter Equipment Open House</b> in Stevens Point on September 20, 2022.	Targeted group training of invited Coalition Member municipal staff.	Active	About 30 staff from the communities of Stevens Point, Rothschild, Mosinee, Kronenwetter, Wausau, Waupaca, Marshfield, and Nekoosa attended.
b. Salt Wise <b>Winter Equipment Open House</b> at Wausau Schools on October 28, 2022.	Targeted group training of invited School District maintenance staff.	Active	About 40 staff from the school districts of Wausau, Tomahawk, Marshfield, local contractors and Rib Mountain municipal staff attended.
c. <a href="#">News story by WSAW about the Salt Wise Winter Equipment Open House at Wausau Schools on October 28, 2022.</a>	General public in the WSAW TV viewing area.	Passive	The news story was seen by about 117,100 households in the 11 County viewing area that WSAW (CBS and FOX) serves.
<b>8. Green Infrastructure/ Low Impact Development</b>			
<ul style="list-style-type: none"> <li>See all the public rain gardens listed under Topic Area #5 Residential Infiltration.</li> </ul>			

**Rubber Ducky commercial** could take people to the **Rubber Ducky Website** for information on:

- All 8 topic areas (Table 1 below) under the WPDES Permit’s: “2.1 Public Education and Outreach.”

**Rubber Ducky Website** could look like this: <https://www.respectourwaters.org/ms4-content>

...and this: <https://www.freshcoastguardians.com/resources/green-strategies>

**Rubber Ducky Website** = a **passive [public education delivery mechanism]**

Table 1: Public Education and Outreach Topic Areas and Descriptions			Options to satisfy requirement.
#	Topic Area	Description	
1	Illicit Discharge Detection and Elimination	Promote detection and elimination of illicit discharges and water quality impacts associated with such discharges from municipal separate storm sewer systems.	DNR Spill Hotline – a prominent note on <b>Rubber Ducky website</b> . - Staff from each community to document what they have done over the course of their permit, and report to their local governing body. <b>(Active)</b>
2	Household Hazardous Waste Disposal/Pet Waste Management/Vehicle Washing	Inform and educate the public about the proper management of materials that may cause storm water pollution from sources including automobiles, pet waste, household hazardous waste and household practices.	Advertise Rubber Ducky ad on TV stations covering all Member communities annually. <b>[public education delivery mechanism]</b>  Rubber Ducky ad directing people to <b>Rubber Ducky website</b> . - Website to have a “where to put your waste” webpage. - Annual HHW drop-off event [1 per county] <b>(Active)</b>
3	Yard Waste Management/Pesticide and Fertilizer Application	Promote beneficial onsite reuse of leaves and grass clippings and proper use of lawn and garden fertilizers and pesticides.	<b>No Farms, No Food t-shirts</b> presentations. <b>(Active)</b> <b>Rubber Ducky website</b> – specific section for lawn care and infiltration.
4	Stream and Shoreline Management	Promote the management of streambanks and shorelines by riparian landowners to minimize erosion and restore and enhance the ecological value of waterways.	<b>Rubber Ducky website</b> – specific section for shoreline management. Contact page for county conservationists.
5	Residential Infiltration	Promote infiltration of residential storm water runoff from rooftop downspouts, driveways and sidewalks.	<b>Rubber Ducky website</b> – specific section for residential infiltration. Add business infiltration ideas too.  Public rain garden with informational sign. <b>[public education delivery mechanism]</b>
6	Construction Sites and Post-Construction Storm Water Management	Inform and educate those responsible for the design, installation, and maintenance of construction site erosion control practices and storm water management facilities on how to design, install and maintain the practices.	<b>Rubber Ducky website</b> – specific section for controlling construction site erosion, and concrete wash-out.  - Discuss the newest best practices with a contractor who comes in for becoming certified in that community. <b>(Active)</b>
7	Pollution Prevention	Identify businesses and activities that may pose a storm water contamination concern, and educate those specific audiences on methods of storm water pollution prevention.	Staff from each community to document what they have done over the course of their permit, and report to their local governing body. <b>(Active)</b>  Newsletter articles about pollution prevention. <b>[public education delivery mechanism]</b>  Social media posts about pollution prevention. <b>[public education delivery mechanism]</b>
8	Green Infrastructure/Low Impact Development	Promote environmentally sensitive land development designs by developers and designers, including green infrastructure and low impact development.	<b>Rubber Ducky website</b> – Green infrastructure, with directions for rain gardens, lawn care, and infiltration.  <b>Rubber Ducky website</b> – specific section for lawn care and infiltration.

**Marathon County MS4 Minimum Control Measures**

**2022**

Public Education and Outreach

Public Involvement and Participation (Annual Report, Storm Water Management Program & Storm Water Policies/Ordinances). This should include community's Annual Volunteer Activity.

No.	Topic Area		Description			
1	Illicit Discharge Detection and Elimination		Promote detection and elimination of illicit discharges and water quality impacts associated with such discharges from municipal separate storm sewer systems.			
Active	Date	Description	Quantity	Estimated People	Audience	Regional Effort
Passive						
A	4/19/2019	CPZ staff trained MCHD construction staff on identifying common illicit discharge in county highway ditches, specifically related to sewer discharges.	1	10	government employees	No
A	3/3/2020	DNR training for MCHD staff for culvert installation BMPs.	1	15-20	government employees	No
A	10/1/2021	Highway Staff Spill Prevention, Control and Countermeasures training	1	51-100	government employees	No
P	1/1/2022	NCWSC Website info	1	100+	public	Yes
P	1/1/2022	Surface Discharge Handout for POWTS, Available as handout at staff training and in public display areas.	1	100+	public and government employees	Yes



**Marathon County MS4 Minimum Control Measures**

**2022**

Public Education and Outreach

Public Involvement and Participation (Annual Report, Storm Water Management Program & Storm Water Policies/Ordinances). This should include community's Annual Volunteer Activity.

No.	Topic Area		Description			
2	Household Hazardous Waste Disposal / Pet Waste Management / Vehicle Washing		Inform and educate the public about the proper management of materials that may cause storm water pollution from sources including automobiles, pet waste, household hazardous waste and household practices.			
Active	Date	Description	Quantity	Estimated People	Audience	Regional Effort
Passive						
A	4/1/2019	MCHD all staff Spring Training discussing protection of storm water inlets at hwy shops	1	65	Public Employees	No
P	4/1/2019	Rubber Ducky Commercials during Earth Week, 1 week campaign on WAOW, WSAW and WZAW.	10+	1000's	General public	yes
A	6/1/2020	Landfill Staff conducts tours with adults and college students educating on landfill and hazardous waste disposal.	3+	100	General public	no
P	4/1/2020	Rubber Ducky Commercials during Earth Week, 1 week campaign on WAOW, WSAW and WZAW.	10+	1000's	General public	yes
A	10/19/2021	Salt Wise Training and Open House, Highway and City staff demonstrated equipment and collbrated on ideas for using brine to reduce salt usage and improve roadway safety.	1	Nov-50	government employees and public	Yes
P	4/1/2021	Rubber Ducky Commercials during Earth Week, 1 week campaign on WAOW, WSAW and WZAW.	10+	1000's	General public	yes
A	6/1/2021	Landfill Staff conducts tours with adults and college students educating on landfill and hazardous waste disposal.	3+	100	General public	no
P	1/1/2022	Rubber Ducky Commercials during Earth Week, 1 week campaign on WAOW and WSAW.	10+	1000's	General public	yes

**Marathon County MS4 Minimum Control Measures**

**2022**

Public Education and Outreach

Public Involvement and Participation (Annual Report, Storm Water Management Program & Storm Water Policies/Ordinances). This should include community's Annual Volunteer Activity.

No.	Topic Area		Description			
3	Yard Waste Management / Pesticide and Fertilizer Application		Promote beneficial onsite reuse of leaves and grass clippings and proper use of lawn and garden fertilizers and pesticides.			
Active	Date	Description	Quantity	Estimated People	Audience	Regional Effort
Passive						
P	4/1/2020	Municipalities within MS4 have websites providing information on proper disposal sites for yard waste.	?	1000's	General Public	Yes
A	6/1/2021	County Landfill Composting Webinar	1	11-50	General Public	Yes
P	4/1/2021	Municipalities within MS4 have websites providing information on proper disposal sites for yard waste.	?	1000's	General Public	Yes
P	4/1/2022	Municipalities within MS4 have websites providing information on proper disposal sites for yard waste.	?	1000's	General Public	Yes

**Marathon County MS4 Minimum Control Measures**

**2022**

Public Education and Outreach

Public Involvement and Participation (Annual Report, Storm Water Management Program & Storm Water Policies/Ordinances). This should include community's Annual Volunteer Activity.

No.	Topic Area		Description			
4	Stream and Shoreline Management		Promote the management of streambanks and shorelines by riparian landowners to minimize erosion and restore and enhance the ecological value of waterways.			
Active	Date	Description	Quantity	Estimated People	Audience	Regional Effort
P	1/1/2019	Distribution of Handouts1. "A Guide to Healthy Shorelands" 2. "Frequently Asked Shoreland Zoning Questions" 3. "Managing Runoff With Healthy Lakes Practices" 4. "The Eau Pleine Partnership for Integrated Conservation" 5. "Wetland Identification Program"	9	225	General Public	Y
A	2019	Shoreland Alteration or Mitigation Permits	89	89	General Public	N
P	1/1/2020	Distribution of Handouts1. "A Guide to Healthy Shorelands" 2. "Frequently Asked Shoreland Zoning Questions" 3. "Managing Runoff With Healthy Lakes Practices" 4. "The Eau Pleine Partnership for Integrated Conservation" 5. "Wetland Identification Program"	9	100	General Public	Y
A	1/1/2020	Shoreland Alteration or Mitigation Permits	44	44	General Public	N

**Marathon County MS4 Minimum Control Measures**

**2022**

Public Education and Outreach

Public Involvement and Participation (Annual Report, Storm Water Management Program & Storm Water Policies/Ordinances). This should include community's Annual Volunteer Activity.

No.	Topic Area		Description			
5	Residential Infiltration		Promote infiltration of residential storm water runoff from rooftop downspouts, driveways and sidewalks			
Active	Date	Description	Quantity	Estimated People	Audience	Regional Effort
Passive						
A	8/1/2019	No Farms - No Food T shirts and presentation by UW Extension	1	200	General Public	Yes
P	1/1/2021	Rain Gardens with Informational Signs in Rib Mountain, Weston, CPZ and Kronenwetter	4	101+	General Public	Yes
P	1/1/2022	Rain Gardens at four local locations	4	1000's	General Public	Yes

**Marathon County MS4 Minimum Control Measures**

**2022**

Public Education and Outreach

Public Involvement and Participation (Annual Report, Storm Water Management Program & Storm Water Policies/Ordinances). This should include community's Annual Volunteer Activity.

No.	Topic Area		Description			
6	Construction Sites and PostConstruction Storm Water Management		Inform and educate those responsible for the design, installation, and maintenance of construction site erosion control practices and storm water management facilities on how to design, install and maintain the practices.			
Active Passive	Date	Description	Quantity	Estimated People	Audience	Regional Effort
P	2019	Printed and Distributed Construction Site Erosion Control Field Guides	1	250	public employees and contractors	Yes
A	2019	Training for Highway Department Construction Crews for erosion control	1	10	public employees	No
A	3/3/2020	DNR training for MCHD staff for culvert installation BMPs.	1	15-20	government employees	No
A	4/1/2021	Training for Highway Department Construction Crews for erosion control	1	10	public employees	No
A	4/1/2022	Training for Highway Department Construction Crews for erosion control	1	10	public employees	No

**Marathon County MS4 Minimum Control Measures**

**2022**

Public Education and Outreach

Public Involvement and Participation (Annual Report, Storm Water Management Program & Storm Water Policies/Ordinances). This should include community's Annual Volunteer Activity.

No.	Topic Area		Description			
7	Pollution Prevention		Identify businesses and activities that may pose a storm water contamination concern, and educate those specific audiences on methods of storm water pollution prevention.			
Active	Date	Description	Quantity	Estimated People	Audience	Regional Effort
Passive						
A	5/11/2019	Wisconsin River Cleanup Sponsorship and presentation at the welcome event	1	300	General public	yes
A	10/1/2019	Cub Scout Tour - approximately 100 scouts and parents toured highway shop to learn about winter maintenance and the salt reduction strategies the Department is utilizing.	1	100	General public	Yes
A	10/19/2021	Salt Wise Training and Open House, Highway and City staff demonstrated equipment and collbrated on ideas for using brine to reduce salt usage and improve roadway safety.	1	50	government employees and public	Yes
A	8/4/2021	Salt Wise Contractor Triaining	1	50	Contractors	Yes
A	10/28/2022	Salt Wise Open House at Wausau Schools	1	40	School District and municipal staff	yes
P	10/28/2022	News Story about Salt Wise Open House	1	1000's	General public	Yes

