



**Marathon County  
Environmental Resources Committee Minutes  
Tuesday, June 4, 2024  
500 Forest Street, Wausau WI**

<u>Attendance:</u>	<u>Member</u>	<u>Present</u>	<u>Not present</u>
<i>Chair</i>	Jacob Langenhahn.....X		
<i>Vice-Chair</i>	Mike Ritter.....X		
	Randy DeBroux.....X		
	Al Drabek.....X		
	John Kroll.....X		
	Jay Schoenborn.....X		
	Kim Ungerer.....X		
	Rick Seefeldt.....X		
	Marilyn Bhend .....X		
	Tom Mueller.....X		

Via in person,  
Webex  
Or phone

MEETING RECORDING

Also present via Webex, phone or in person: Laurie Miskimins, Shad Harvey, Nicole Delonay, Kirstie Heidenreich, Jeff Prichard, Kirk Langfoss and Garrett Pagel- Conservation Planning and Zoning; Chris Holman - Deputy Administrator, Michael Puerner -Corporation Counsel; Kurt Gibbs – County Board Supervisor, Jamie Polley – Parks Department, Dave Hagenbucher – Solid Waste Department, Nadine Willett, Valerie Parker, Tom Reiter, Paul Daigle, Tyler Seehafer, Lee Turonie, Jessica Tlusty, Al Christensen, Tracie Rajek, Chris Kelman, Brandon Fraaza, Mark Bayer, Donna Enkers, Leon Falkowski, Troy Hartwig, Paula Zynda, Mark Kolbe, Diane Wolff

1. **Call to order** – Called to order by Chair Langenhahn at 3:01 p.m.
2. **Pledge of Allegiance to the Flag**
3. **Public Comment**
4. **Approval of April 30, 2024, Committee minutes (0:01)**  
**Motion / second** by Drabek/ Schoenborn to approve of the April 30, 2024, 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. Tom and Lisa Reiter - G-A General Agriculture to R-E Rural Estate - Town of Knowlton (0:05)

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 Knowlton has reviewed the application and recommends approval without any concerns or additional comments.

There was no additional testimony in favor or opposed to this rezone request virtually or in person. The testimony portion of the hearing was closed at 3:09 p.m. Committee deliberated and applied the standards for this request by reviewing and completing the decision sheet.

Action: **Motion / second** by Seefeldt/Ritter to recommend approval to County Board, of the Tom and Lisa Reiter rezone request. Noting the reasoning provided in the staff report and conclusions of law,



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the Committee determined the rezone is consistent with the Marathon County and Town comprehensive plans. Adequate facilities are present or will be provided and providing any necessary public facilities will not burden local government. Based on the proposed land division and existing land uses onsite the rezone should not result in any adverse effect on natural areas. The committee made their recommendation of approval based on the information, findings of fact, and conclusions of law as described in the CPZ staff report included in the ERC packet.

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

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

2. Tim Vreeland on behalf of Joshua and Jenny Reynolds and Brian Greene - F-P Farmland Preservation to R-R Rural Residential, R-E Rural Estate to F-P Farmland Preservation, and F-P Farmland Preservation to R-E Rural Estate - Town of Hull (0:09)

Discussion: Pagel 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 Hull has reviewed the application and recommends approval without any concerns or additional comments.

There was no additional testimony in favor or opposed to this rezone request virtually or in person. The testimony portion of the hearing was closed at 3:14 p.m. Committee deliberated and applied the standards for this request by reviewing and completing the decision sheet.

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

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

3. Tim Vreeland on behalf of Larry Brubacker - G-A General Agriculture to R-R Rural Residential - Town of Frankfort. (0:13)

Discussion: Pagel 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 Frankfort has reviewed the application and recommends approval without any concerns or additional comments.

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

Action: **Motion** / second by Drabek/ Ritter to recommend approval to County Board, of the Brubacker rezone request. Noting the reasoning provided in the staff report and conclusions of law, the Committee determined the rezone is consistent with the Marathon County and Town comprehensive



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plans. Adequate facilities are present or will be provided and providing any necessary public facilities will not burden local government. Based on the proposed land division and existing land uses onsite the rezone should not result in any adverse effect on natural areas. The committee made their recommendation of approval based on the information, findings of fact, and conclusions of law as described in the CPZ staff report included in the ERC packet.

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

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

4. Tara Nigon - F-P Farmland Preservation to R-R Rural Residential - Town of Brighton (0:17)

Discussion: Pagel 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 Brighton has reviewed the application and recommends approval without any concerns or additional comments.

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

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

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

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

5. Marathon County to amend the General Code of Ordinance for Marathon County Chapter 17 Zoning Code to zone lands to H-I Heavy Industrial - Town of Ringle (0:25)

Discussion: Shad Harvey was sworn in and noted this rezone petition Marathon County to H-I Heavy Industrial within the town of Ringle.

The following individuals were sworn in and provided testimony: Al Christensen, Tracie Rajeck, Chris Kelman, Jessica Tlusty, Lee Turonie, Matthew Bayer, Leon Falkowski, & Troy Hartwig

There was no additional testimony in favor or opposed to this rezone request virtually or in person. The testimony portion of the hearing was closed at 4:04 p.m. Committee deliberated and applied the standards for this request by reviewing and completing the decision sheet.

Action: **Motion** / second by Ungerer/ Schoenborn to the close the hearing.

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

Follow through: Bring forth to the next ERC meeting, July 2<sup>nd</sup> 2024, with additional town input.

6. Town of Plover, Marathon County, Wisconsin, for text amendment changes to the General Code of Ordinance for Marathon County Chapters 17 Zoning Code. The text amendments may be viewed online at <https://www.marathoncounty.gov/services/zoning> or at the Marathon County Conservation



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Planning and Zoning Office, 210 River Drive, Wausau, WI 54403. Copies may be obtained by contacting the CPZ Department at 210 River Drive, Wausau, WI 54403, or by calling (715) 261-6000. (1:54)

Discussion: Pagel and Harvey discussed the proposed text amendment changes to Chapter 17 brought forth by the Town of Plover. Pagel provided the updated comments.

There was no additional testimony in favor or opposed to the text amendment changes to chapter 17 virtually or in person. The testimony portion of the hearing was closed at 5:10 p.m. Committee deliberated and applied the standards for this request by reviewing and completing the decision sheet.

Action: **Motion** / second by Ritter/DeBroux to recommend approval to County Board.

Drabek/ Schoenborn to propose an added amendment to the motion to regulate the type of base the shipping container would sit on.

Drabek withdrew his added amendment motion.

Original motion stands.

Motion **carried** by roll call vote: Mueller Yes, Kroll No, Schoenborn Yes, DeBroux Yes, Ungerer Yes, Drabek No, Seefeldt No, Ritter Yes, Langenhahn Yes. Motion passes by roll call vote 6 to 3.

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

7. The petition of Tyler Seehafer, for text amendment changes to the General Code of Ordinance for Marathon County Chapters 17 Zoning Code regarding Farm Consolidations. The text amendments may be viewed online at <https://www.marathoncounty.gov/services/zoning> or at the Marathon County Conservation Planning and Zoning Office, 210 River Drive, Wausau, WI 54403. Copies may be obtained by contacting the CPZ Department at 210 River Drive, Wausau, WI 54403, or by calling (715) 261-6000. (2:25)

Discussion: Harvey discussed the proposed text amendment changes to Chapter 17.

There was no additional testimony in favor or opposed to the text amendment changes to chapter 17 virtually or in person. The testimony portion of the hearing was closed at 5:55 p.m. Committee deliberated and applied the standards for this request by reviewing and completing the decision sheet.

The following individuals were sworn in and provided testimony: Paul Daigle, Tyler Seehafer, & Mark Kolbe.

Action: **Motion** / second by Langenhahn/ Seefeldt to deny the petition of 5A.7.

Motion **carried** by roll call vote: Mueller No, Kroll Yes, Schoenborn No, DeBroux Yes, Ungerer, No, Drabek Yes, Seefeldt Yes, Ritter No, Langenhahn Yes. Motion passes by roll call vote 4 to 5.

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

8. The petition of Laurie Miskimins, Conservation, Planning, and Zoning (CPZ) Director, to adopt the Marathon County Farmland Preservation Plan 2024-2033. The draft may be viewed online at <https://www.marathoncounty.gov/services/conservation/farmland-preservation> or at the Marathon County Conservation Planning and Zoning Office, 210 River Drive, Wausau WI 54403. Copies may be obtained (3:03)

Discussion: Kirstie Heidenreich was sworn in and provided an updated version of the Farmland Preservation Plan that was recently accepted and certified by DATCP.



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There was no additional testimony in favor or opposed to the text amendment changes to chapter 17 virtually or in person. The testimony portion of the hearing was closed at 6:11 p.m. Committee deliberated and applied the standards for this request by reviewing and completing the decision sheet.

Action: **Motion** / second by Ritter/Ungerer to recommend approval to County Board.

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

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

The meeting recessed at 6:11pm and was called back into session 6:17 pm.

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

**1. Town of Wausau – Text Amendments to Town of Wausau Chapter 17 Zoning Ordinance (3:15)**

1. Section 17.14: Accessory Uses & Structures
2. Section 17.17: Highway Setbacks
3. Section 17.43: Residential District
4. Section 17.45: Agricultural District
5. Section 17.23: Wind Energy Systems
6. Section 17.24: Solar Energy Systems

Discussion: Pagel provided a brief update of the text amendments to the town of Wausau Chapter 17 Zoning Ordinance. (3:16)

Action: **Motion** / second by Seefeldt/ Schoenborn to Approve the Town of Wausau – Text amendment updates to Chapter 17.

Motion **carried** by voice vote, one dissent.

**2. Town of Texas – Text Amendments to Town of Texas Chapter 17 Zoning Ordinance**

1. Section 17.49: Non-Metallic Setbacks, Special Events, and Heights
2. Section 17.12: Zoning Permits

Discussion: Pagel provided a brief update of the text amendments to the town of Texas Chapter 17 Zoning Ordinance.

Action: **Motion** / second by Ritter/ DeBroux to Approve the Town of Texas – Text Amendments to Chapter 17

Motion **carried** by voice vote, one dissent.

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

- ~~1. Authorizing the Execution of the Intergovernmental Agreement to Provide Park Services for City of Wausau Parks (Parks)~~
2. Budget transfer request to accept a DATCP grant in the amount of \$6500 to host a Producer-Led Regional Event Highlighting Community Partnerships and Practices that further Conservation efforts in the State. (3:17)  
Action: **Motion** / second by Ungerer/ Mueller to accept the DATCP grant.
3. 2025 Capital Improvement Project Request (Parks) (3:19)  
Action: **Motion** / second by Seefeldt/ Ungerer to forward to the County Board of Supervisors.

**D. Review and Possible Action – None.**

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

**A. Department Updates: Conservation Planning and Zoning (CPZ), Parks Recreation and Forestry (PRF), Solid Waste –**

1. Workday Review of First Quarter Department Budget vs Actual (3:36)

Action: Postponing to July 2<sup>nd</sup>, 2024, meeting



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7. **Policy Issues Discussion and Committee Determination to the County Board for its Consideration** -None.
8. **Next meeting date, time & location, and future agenda items:**  
**Tuesday, July 2, 2024, 3:00 p.m. *Marathon County Courthouse, Assembly Room 500 Forest Street Wausau WI***
  - A. Committee members are asked to bring ideas for future discussion.
  - B. Announcements/Requests/Correspondence
    1. Land Conservation Committee Training at Lake View Center on June 26<sup>th</sup> (3:37)
    2. Scheduling Special ERC Meeting for Educational Topics in July (3:27)
9. **Adjourn – Motion/** second by Ritter/Seefeldt to **adjourn** at 6:39 p.m.

Laurie Miskimins, CPZ Director  
For Jacob Langenhahn, Chair

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

LM/nd

DRAFT