

NOTICE OF PUBLIC HEARING

A public hearing will be held by the Environmental Resources Committee of the Marathon County Board of Supervisors on Tuesday, July 2nd, 2024, 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 Michael and Sue Gosse to amend the General Code of Ordinance for Marathon County Chapter 17 Zoning Code to rezone lands from CV-RC Conservancy and Recreation to F-P Farmland Preservation and CV-RC- Conservancy and Recreation and F-P Farmland Preservation to L-I Light Industrial described as part of Lot 1 and Outlot 1 of CSM 7355-28-128 and part of the West ½ of the Fractional Northwest ¼ of Section 3, Township 28 North, Range 2 East, Town of Hull. Area to be rezoned to L-I Light Industrial is described as Lot 1 and area to be rezoned to F-P Farmland Preservation is described as Lot 2 of the preliminary CSM. Parent Parcel #044-2802-032-0989, 044-2802-032-0993, 044-2802-032-0992, and 044-2802-032-0997.
2. The petition of Tim Vreeland on behalf of Kieth Ziemba to amend the General Code of Ordinance for Marathon County Chapter 17 Zoning Code to rezone lands from L-D-R Low Density Residential to R-R Rural Estate and G-A General Agriculture shown on CSM 2076, CSM 2139, and part of the Northeast ¼ of the Fractional Northeast ¼ of Section 5, Township 26 North, Range 7 East, Town of Knowlton. The area proposed to be rezoned to R-R Rural Residential is described as Lot 1 and the area proposed to be rezoned to G-A General Agriculture is described as Lot 2 of the preliminary CSM. Parent Parcel #048-2607-051-0998, 048-2607-051-0998, and 048-2607-051-0992.
3. The petition of Marathon County to amend the General Code of Ordinance for Marathon County Chapter 17 Zoning Code to zone lands to H-I Heavy Industrial, described as Lot 1 of Certified Survey Map number 10013, Recorded in Volume 41 on Page 36, as document number 1122630, filed in the Marathon County Register of Deeds Office; Located in the Southwest ¼ of the Southwest ¼ of Section 23, Township 28 North, Range 9 East, Town of Ringle, Parcel Identification Number 072-2809-233-0994.

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
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) Mike + Sue Gosse
228749 Chestnut Hill Ln Abbotsford WI 54405
 hereby petition to rezone property owned by: (Name and mailing address) Same

from the classification CVRC to Farm Pres
FP Farmland Preservation to CVRC to L-1

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): _____

Parcel Identification Number / PIN (can be found on tax bill): 044-2802-032-0989 + 0997

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

4. Total acres in parcel (outside of right-of-way): 74.228 acres

5. Total acres zoned Farmland Preservation: FP ± 31.4 acres A-4(-M) _____ acres

6. Total acres in farm: 112 acres

7. How many acres/square feet are you requesting be changed? ± 34.7 to FP / ± 5.6 to L1 ± 3.2 Ac to L1 acres / square feet

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

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 type="checkbox"/> Develop land for commercial use | <input checked="" type="checkbox"/> Other: <u>property line adjustment</u> |

B. How far is the land from a city or village boundary? 2 miles / feet

C. How far is the land from an existing area of similar use? 0 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: 2 Average lot size: 17.75 + 56.47 Ac

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.
No Development. Property line adjustment

B. Explain how the provision of 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 proposed development?
lands No development. property line adjustment

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

- OVER -

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

No conflicts. Cleaning up zoning lines.

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

No development

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

No alternative

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

No crop land involved

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

Property line adjustment.

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

Property line adjustment. Cleaning up zoning lines

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

It is consistent. cleaning up zoning

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.

more lands going to FP than being removed.

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

Not much for Ag use. More lands rezoned to FP than being removed.

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.

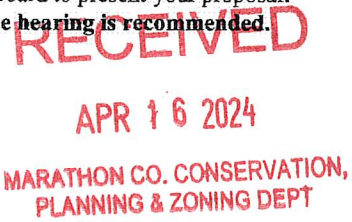
If, at the public hearing for this zone change request, the Zoning Committee is unable to make a recommendation based upon the facts presented and/or request additional information, clarification or data from the petitioner, Town Board, or any other source, that information shall be supplied to the CPZ 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 Michael Gray Sue Hoese Phone 715-223-5166 Date 4-2-2024

13. Owner's Signature _____ Phone _____ Date _____
(If different than Petitioner)

Fee \$ 600.00 - (Checks payable to Marathon County) Date Fee Received: _____

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.**



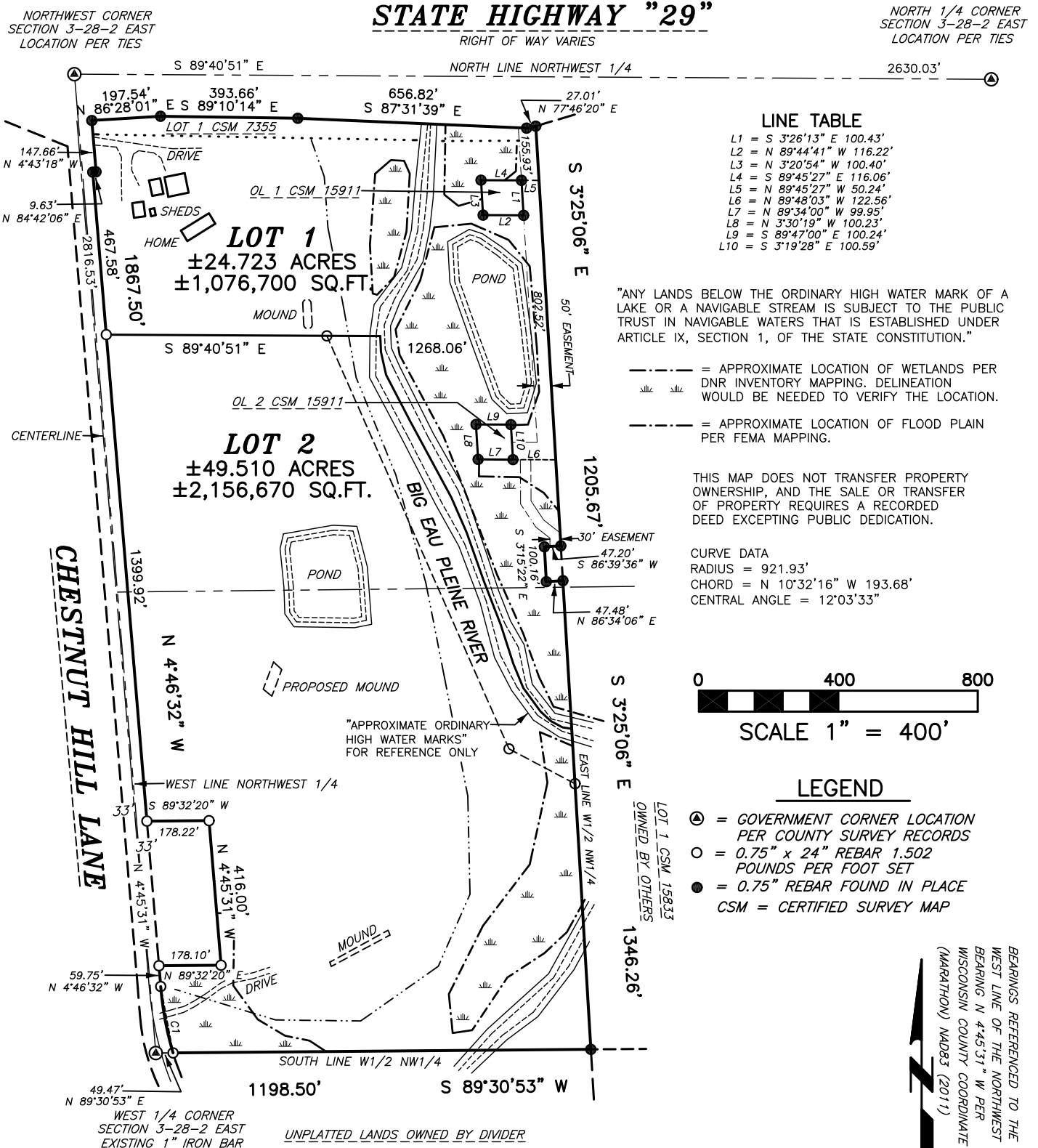
CERTIFIED SURVEY MAP

MARATHON COUNTY NO. _____

PART OF LOT 1 AND OUTLOT 1 OF CSM
7355-28-128 AND THAT PART OF THE WEST
1/2 OF THE FRACTIONAL NORTHWEST 1/4 OF
SECTION 3, TOWNSHIP 28 NORTH, RANGE 2 EAST,
TOWN OF HULL, MARATHON COUNTY, WISCONSIN.

| | |
|--|---------------------------|
| VREELAND ASSOCIATES, INC. | |
| LAND SURVEYORS & ENGINEERS | |
| 6103 DAWN STREET WESTON, WI. 54476 | |
| PH (715) 241-0947 | tim@vreelandassociates.us |
| PREPARED FOR: | SUE GOSSE |
| FILE #: 24-0089 GOSSE | |
| DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND | |

OWNERS:
MICHAEL & SUE GOSSE

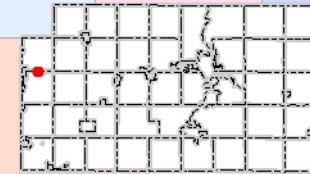




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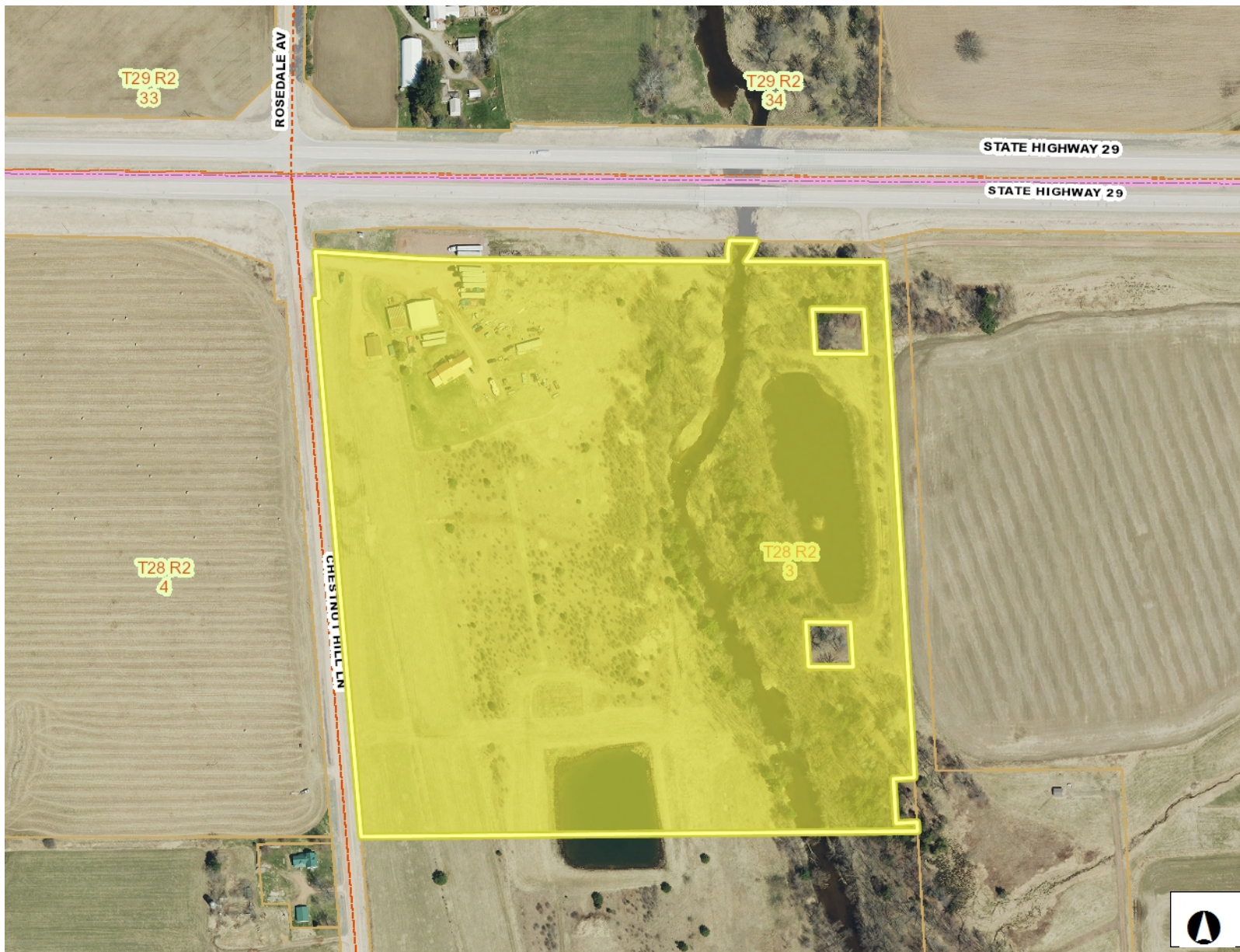
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Legend

- 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

166.96 0 166.96 Feet



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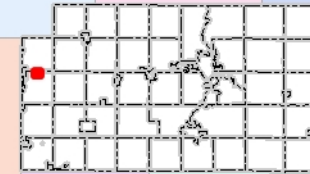
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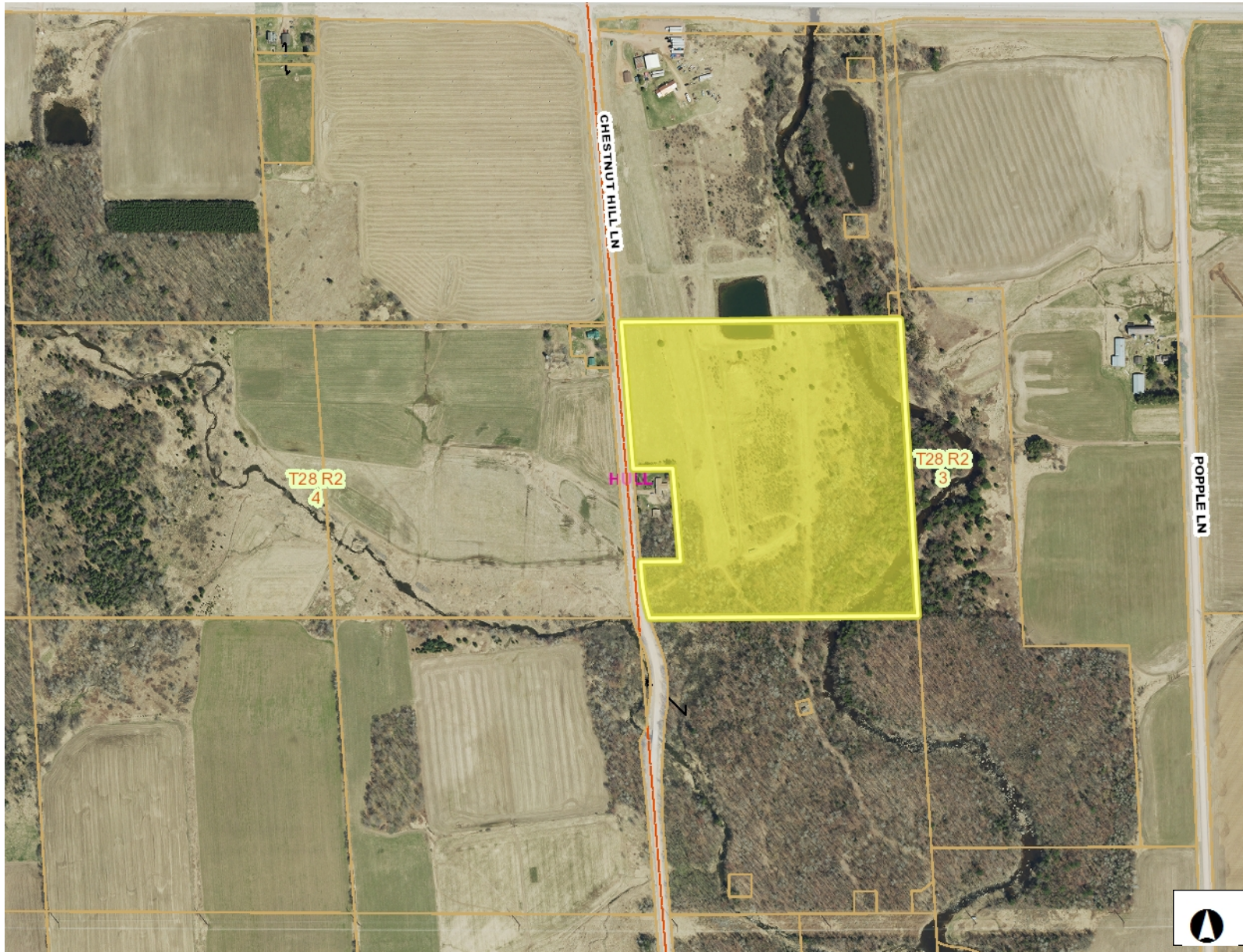
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333.91 0 333.91 Feet



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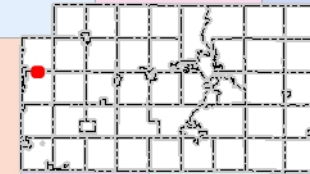
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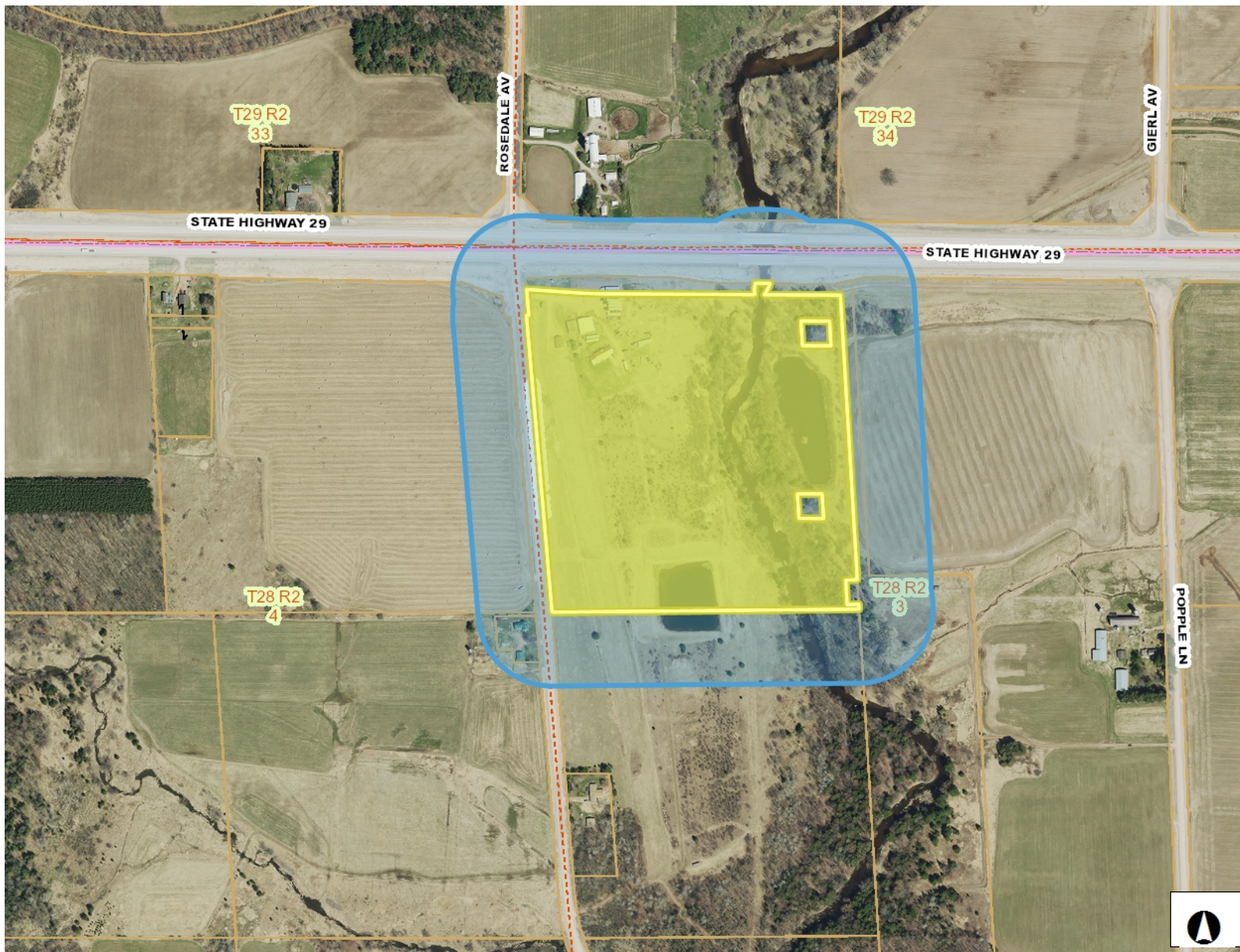
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302.57 0 302.57 Feet



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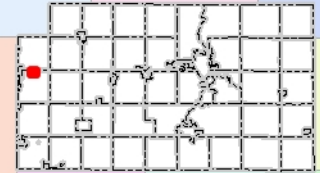
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333.91 0 333.91 Feet

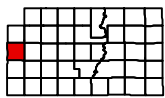


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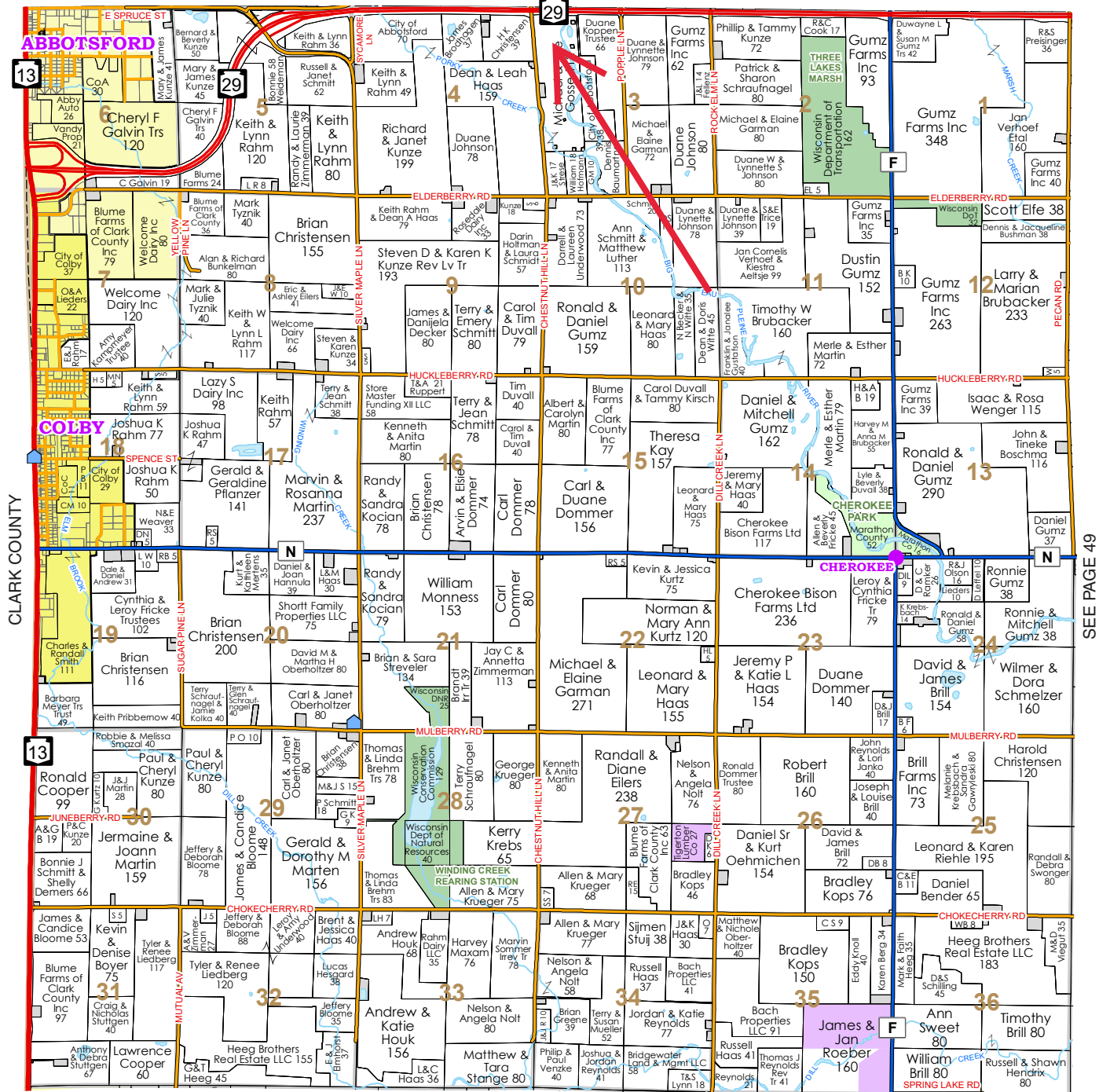


Hull

Township 28N - Range 2E

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SEE PAGE 65



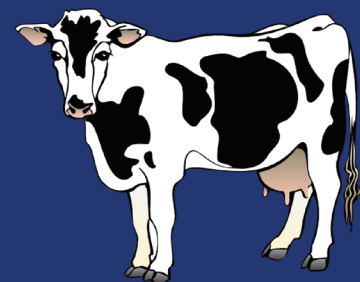
SEE PAGE 29



Dorchester, WI 54425

715-654-5252

Universal
Mueller
Germania
DeLaval



Dairy Equipment & Supplies
Complete Heating & Cooling Systems

PETITION FOR ZONE CHANGE
BEFORE THE MARATHON COUNTY BOARD OF SUPERVISORS

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

Tim Vreeland Vreeland Associates
6103 Dawn Street Weston WI

hereby petition to rezone property owned by (Name & Address): Keith Zimba
525 S. Park St. Belleville, WI ~~53508~~

from the classification LDR Low Density to RR Rural Res.
LDR Low Density to GA General Ag

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

Parcel Identification Number (PIN): 098-2607-051-0998 + 0997 + 0992

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

Adjustment of property lines

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. Existing home on public road with

general utilities

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

No burden

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

No development

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

No adverse effects

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

No conflict. Several like zoned properties
in the area

(OVER)

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MAY 14 2024

F. Demonstrate the need of the proposed development at this location. _____

No development

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

No Alternative

H. If cropland is being consumed by this Zone Change, what is the productivity of the agricultural lands involved?

No Cropland

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.**

[Signature] Phone 715-241-0947 Date 5-14-24

7. Petitioner's Signature [Signature] Phone 608-843-1124 Date 5-13-24

8. Owner's Signature _____ Phone _____ Date _____
(If different)

Date Fee Received: \$600.00 5/14/24 Fee **\$600.00** PAYABLE TO MARATHON COUNTY

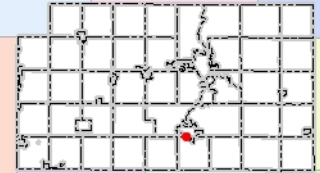
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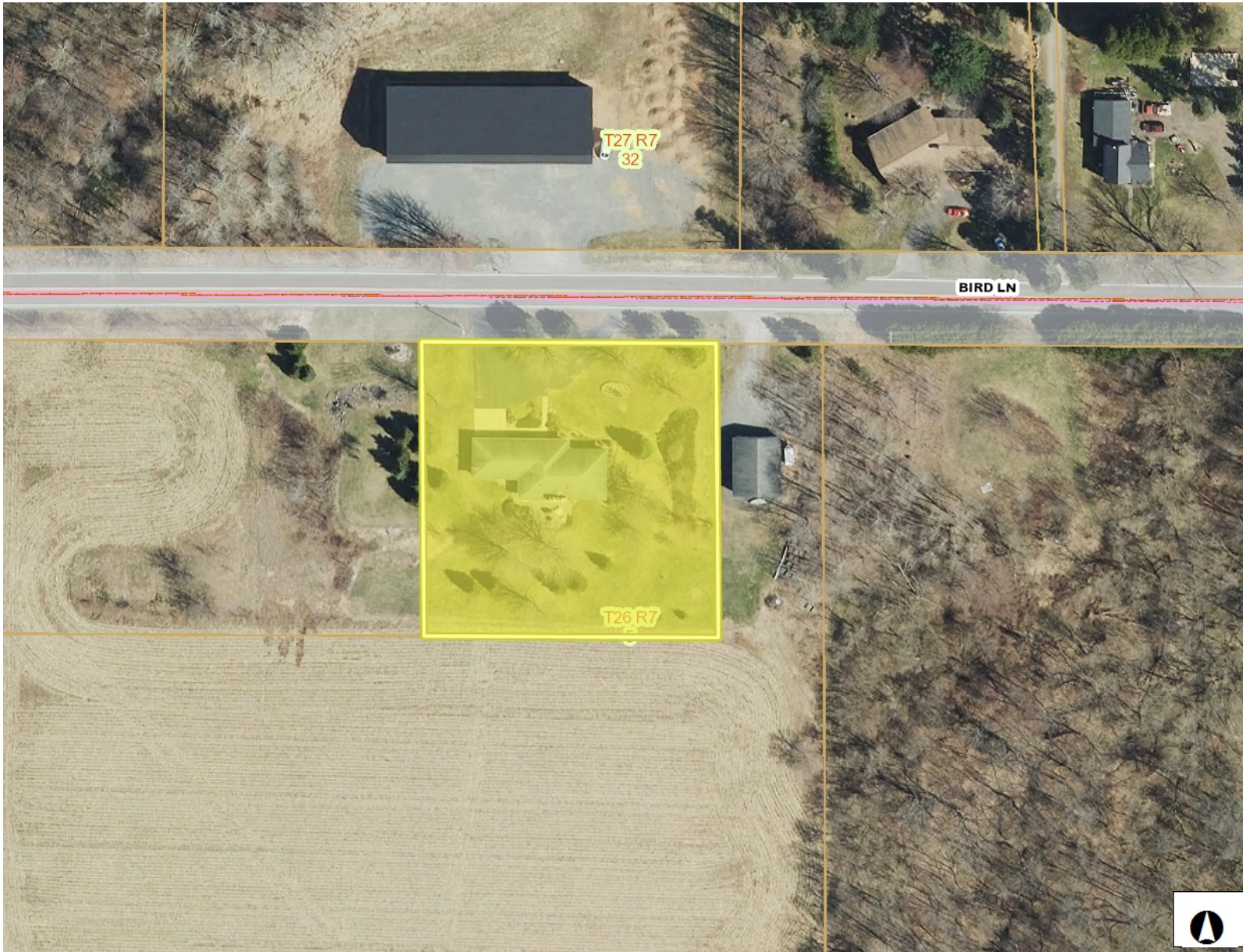
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Legend

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53.09 0 53.09 Feet



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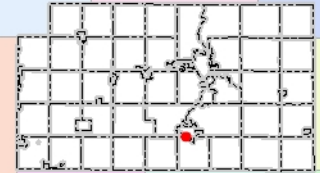
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106.56 0 106.56 Feet



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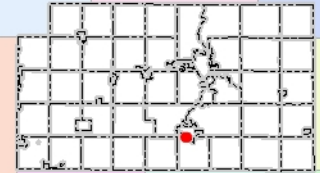
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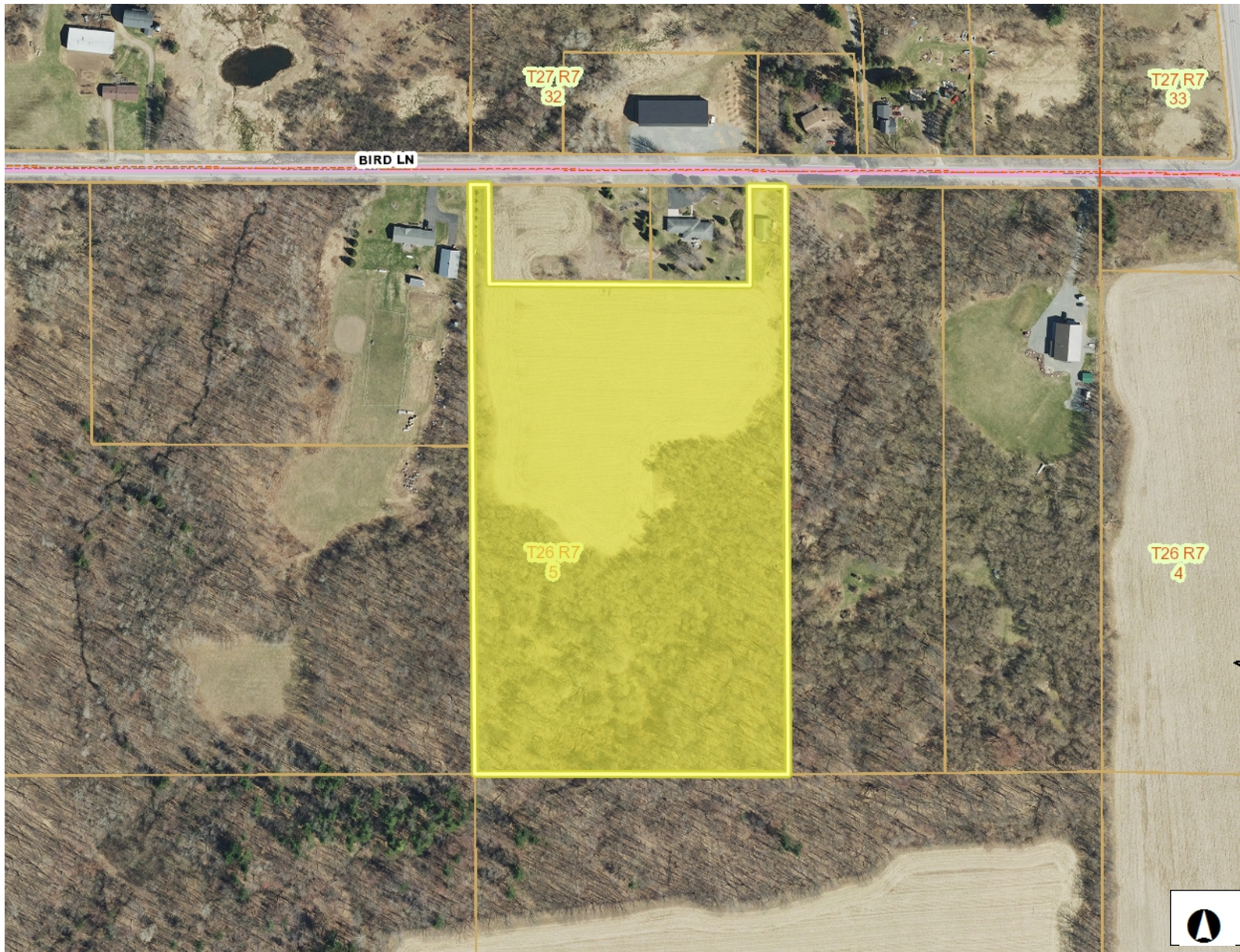
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156.86 0 156.86 Feet



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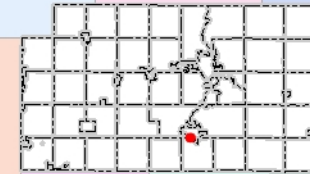
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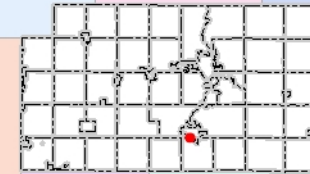
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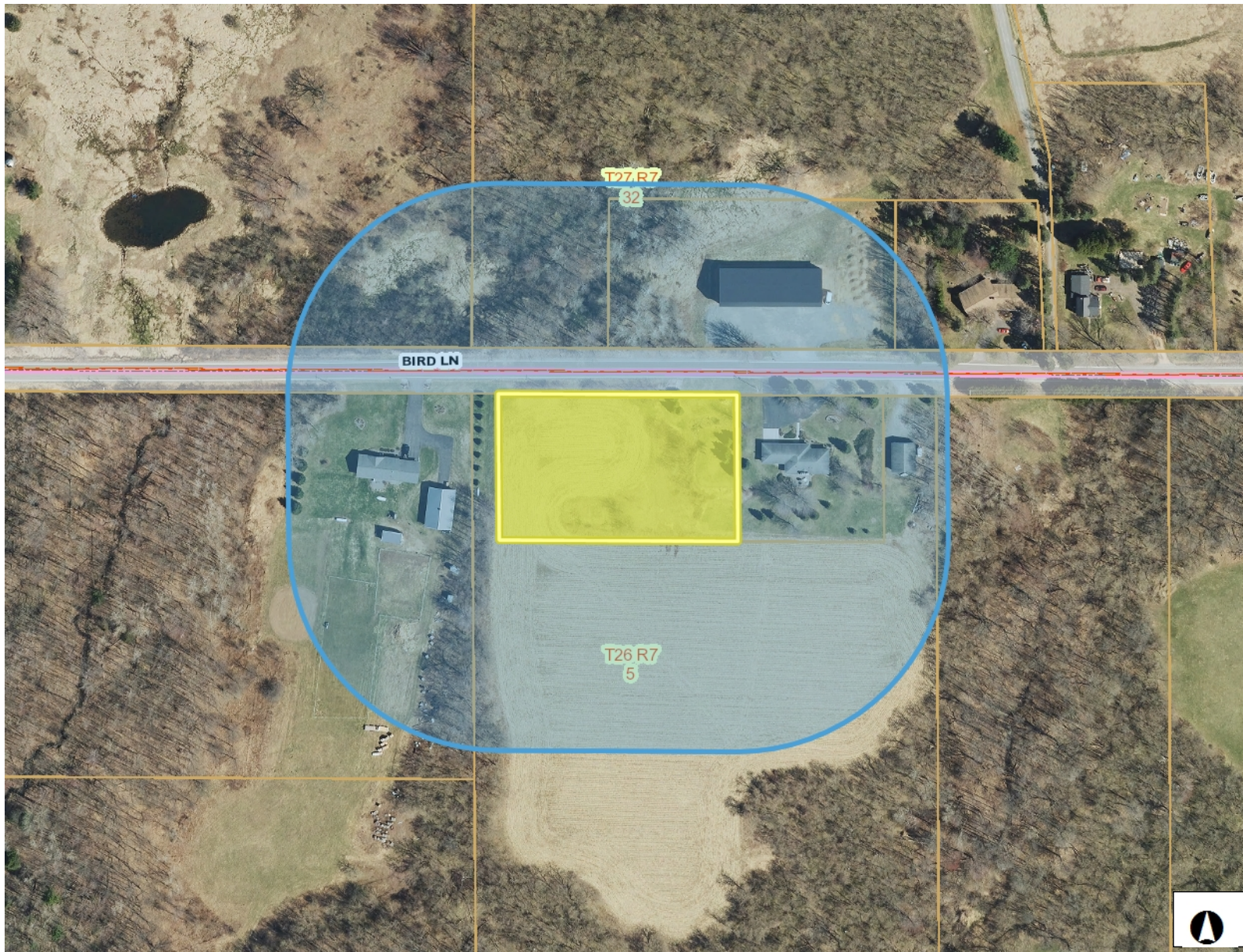
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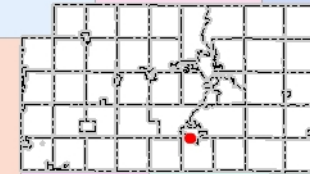
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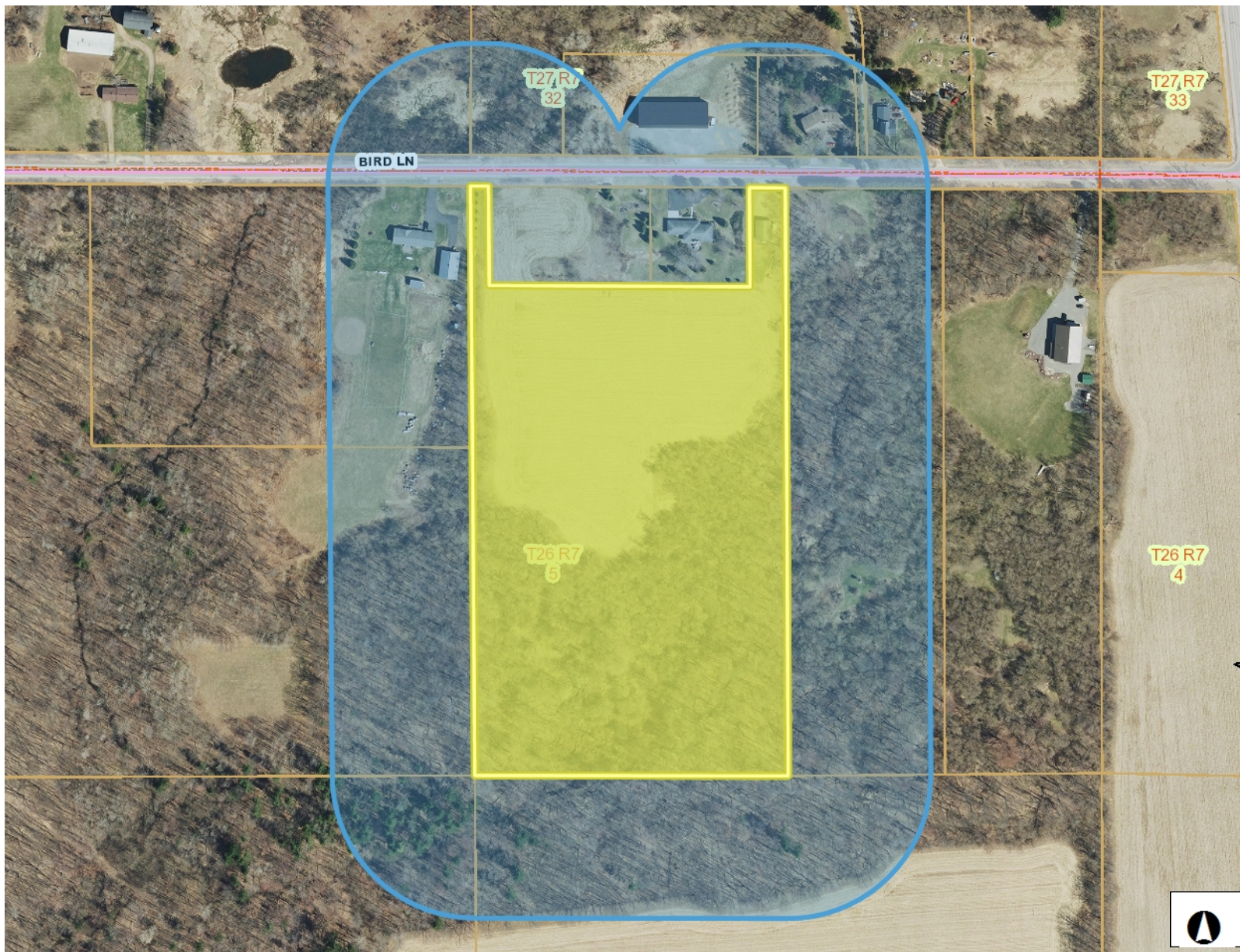
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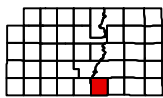
NAD_1983_HARN_WISCRS_Marathon_County_Feet

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.

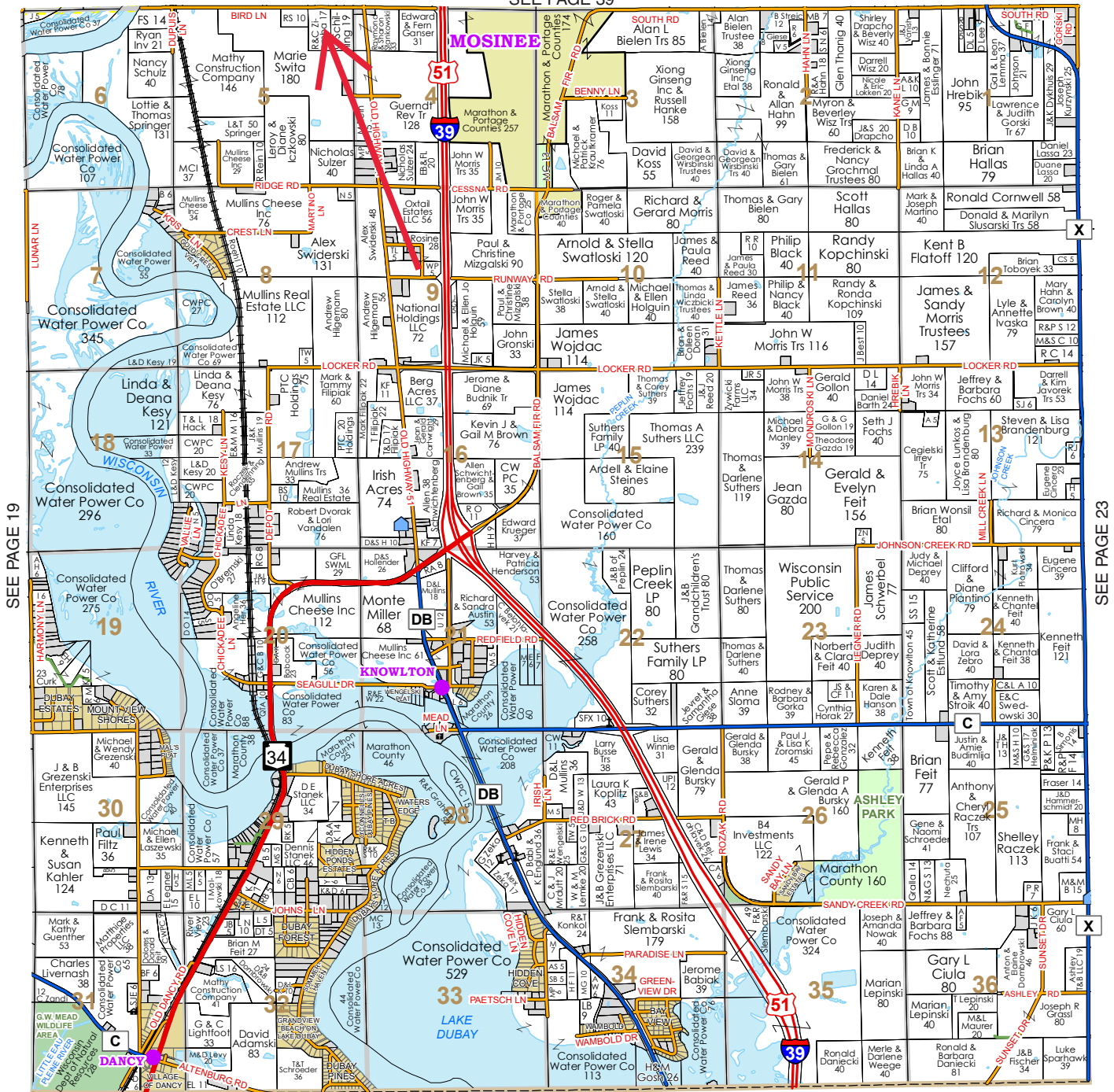
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes





SEE PAGE 39



PORTAGE COUNTY

Tim Schindler

Auctioneer LLC

FARM • HOUSEHOLD • ESTATE

N14555 Sandhill Ave. • Curtiss, WI 54422

(715) 223-4014

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info@schindlerauction.com

PETITION FOR ZONING UNDER §59.69(9)(a), WIS. STAT.
BEFORE THE MARATHON COUNTY BOARD OF SUPERVISORS

1. As authorized by §59.69(9)(a) of the Wisconsin Statutes, (I) (we) (Name & Address):

Marathon County, 500 Forest Street, Wausau, WI 54403

hereby petition to zone property owned by (Name & Address): Marathon County, 500 Forest Street, Wausau, WI 54403

to H-I, Heavy Industrial.

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): Lot 1 of Certified Survey Map number 10013, recorded in Volume 41 on Page 36, as document number 1122630, filed in the Marathon County Register of Deeds Office; located in the Southwest 1/4 of the Southwest 1/4 of Section 23, Township 28 North, Range 9 East, Town of Ringle, Parcel Identification Number (PIN): 072-2809-233-0994 Marathon County, WI

3. The proposed change is to facilitate the use of the land for (be specific-list all proposed uses): All allowed uses under H-I heavy industrial zoning district. Property is not currently zoned. The proposed change is to assign a zoning district to the property that best reflects its current use.

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. this parcel is owned by Marathon County and is leased to Viridi Marathon for the construction and operation of a renewable natural gas processing facility to convert landfill gas produced by the Marathon County Solid Waste facility. Existing public facilities and services are in place for the proposed operation. Additionally, the facility is located adjacent to the Marathon County Solid Waste facility and has highway and utility access.

B. Explain how the provision for these facilities will not be an unreasonable burden to local government. A landfill gas processing facility has consistently operated on this parcel since 1997. This use is consistent with the historical use of this parcel. This facility will also permit the reuse of landfill gas, reduce local emissions, and is consistent with prior action taken by the County Board relative to this RNG facility.

C. What have you done to determine that the land is suitable for the development proposed? The County Board has previously approved the agreement with Viridi Marathon relative to the processing of landfill gas from the Marathon County Solid Waste facility. This parcel has consistently hosted landfill gas processing in some form since 1997.

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. Viridi Marathon LLC is required to and has obtained all necessary permitting and planning to ensure compliance with environmental regulations.

E. Explain any potential for conflict with existing land uses in the area. This use is consistent with, and complementary to, the land use of the neighboring Solid Waste facility.

(OVER)

- F. Demonstrate the need of the proposed development at this location. Marathon County has previously entered into a Landfill Gas Purchase Agreement and Site Lease Agreement with Viridi Marathon to operate at this location. Zoning this parcel will be consistent with the use previously approved by the County Board.
-
- G. What is the availability of alternative locations? Be specific. there are no alternative locations given the existence of the Site Lease Agreement for this parcel
-
- H. If cropland is being consumed by this Zone Change, what is the productivity of the agricultural lands involved? not applicable.
-
- 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. not applicable.
-
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.

Petition submitted by:


 Michael Puerner
 Marathon County Corporation Counsel
 on behalf of Marathon County

Date: May 2, 2024

Marathon County Plat of Survey

Of Marathon County Certified Survey Map Number 10013, Recorded in Volume 41 on Page 36, Located in Section 23, Township 28 North, Range 9 East, Town of Ringle, Marathon County, Wisconsin.



The County
Surveyor's Office
of
Marathon County
210 River Drive
Wausau, WI 54403
(715) 261-6000

SURVEYORS CERTIFICATE:

I, David R. Decker, Professional Land Surveyor, do hereby certify:

That I have surveyed and mapped all of Marathon County Certified Survey Map Number 10013, Recorded in Volume 41 on Page 36, located in Section 23, Township 28 North, Range 9 East, Town of Ringle, Marathon County, Wisconsin.

That I have made this survey and map at the direction of David Hagenbucher, with the Marathon County Solid Waste Department.
That I have fully complied with the provisions of the Wisconsin Administrative Code A-E 7.

That this map is a true and correct representation of the line surveyed, all to the best of my knowledge and belief.



[Signature]

2/14/2023

David R. Decker, PLS #3108

Date

Unplatted Lands Owned
By Marathon County

