

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 30th, 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 Tim Vreeland on behalf of Randall Gorski to amend the General Code of Ordinance for Marathon County Chapter 17 Zoning Code to rezone lands from G-A General Agriculture to R-E Rural Estate described as Lot 1 of CSM 13710-60-87, located in Government Lot 20, Section 19, Township, 29 North, Range 9 East, Town of Easton. Areas to be rezoned from G-A General Agriculture to R-E Rural Estate are described as Lot 1 and Lot 2 of the preliminary CSM. Parent Parcel #018-2909-195-0941.
2. The petition of Dennie and Linda Davis to amend the General Code of Ordinance for Marathon County Chapter 17 Zoning Code to rezone lands from R-R Rural Residential and R-E Rural Estate to G-A General Agriculture as described as Lot 1, Lot 2, and Lot 3 of Certified Survey Map #18916, Document #1833947, located in the Southwest ¼ of the Northwest ¼ of Section 23, Township 29 North, Range 9 East, Town of Easton. Parent Parcel #018-2909-232-0981, 018-2909-232-0982, 018-2909-232-0983.
3. The petition of Riverside Land Surveying-Nathan Wincentsen PLS on behalf of On-Q Holsteins, LLC to amend the General Code of Ordinance for Marathon County Chapter 17 Zoning Code to rezone lands from G-A General Agriculture to R-E Rural Estate described as a part of Lot 4 of Certified Survey Map #15498, recorded in Volume 70 of Certified Survey Maps Page 80 as Document #1544359 located in part of the Northwest ¼ of the Northwest ¼ of Section 21, Township 29 North, Range 9 East, Town of Easton. The area proposed to be rezoned from G-A General Agriculture to R-E Rural Estate is described as Lot 1 of the preliminary CSM. Parent Parcel # 018-2909-212-0997.
4. 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.

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.



**MARATHON COUNTY
ENVIRONMENTAL RESOURCES
COMMITTEE
AMENDED AGENDA**

Date & Time of Meeting: Tuesday, July 30, 2024, at 3:00 p.m.

Meeting Location: WebEx/Courthouse Assembly Room, B-105, 500 Forest Street, Wausau WI 54403

Committee Members: Jacob Langenhahn (Chair); Mike Ritter (Vice-Chair); Rick Seefeldt; Randy DeBroux; Allen Drabek; John Kroll; Jay Schoenborn; Kim Ungerer; Tom Mueller (Representative engaged in agriculture); 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 2022 - 2024 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 July 2 & 16, 2024, 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. Tim Vreeland on behalf of Randall Gorski - G-A General Agriculture to R-E Rural Estate - Town of Easton
 2. Dennie and Linda Davis - R-R Rural Residential and R-E Rural Estate to G-A General Agriculture - Town of Easton
 3. Riverside Land Surveying-Nathan Wincentzen PLS on behalf of On-Q Holsteins, LLC - G-A General Agriculture to R-E Rural Estate - Town of Easton
 4. Michael and Sue Gosse- 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 - Town of Hull
 - B. Review and Possible Recommendations to County Board for its Consideration (Town Zoning changes pursuant to §60.62(3) Wis. Stats.) – None

**MARATHON COUNTY
ENVIRONMENTAL RESOURCES COMMITTEE
AGENDA**

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

1. Petition of Tyler Seehafer – Text Amendment Changes to Chapter 17

6. Educational Presentations/Outcome Monitoring Reports and Committee Discussion

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

1. **Workday Review of Second Quarter Department Budget versus Actuals**

7. Policy Issues Discussion and Potential Committee Determination - None

8. Next meeting September 3, 2024, 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. Upcoming Outreach on Comprehensive Plan Amendment related to the recently adopted Farmland Preservation Plan Update.

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.

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: 07/25/2024
Time: 2:30pm

By: _____
Date/Time/By: N D _____

SIGNED  _____
Presiding Officer or Designee

NOTICE POSTED AT COURTHOUSE:

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

County Clerk _____



**Marathon County
Environmental Resources Committee Minutes
Tuesday, July 2, 2024
500 Forest Street, Wausau WI**

Attendance:	<u>Member</u>	<u>Present</u>	<u>Not present</u>
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<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(Excused)		
	Rick Seefeldt.....X		
	Marilyn BhendX		
	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, and Garrett Pagel- Conservation Planning and Zoning; Lance Leonhard – Administrator, Chris Holman - Deputy Administrator, Michael Puerner -Corporation Counsel; Kurt Gibbs – County Board Chair, Jamie Polley – Parks, Recreation, and Forestry Dave Hagenbucher – Solid Waste Department, Dustin Vreeland, Keith Ziembra, Al Christensen, Jessica Tlusty, Leon Falkowski, Diane Wolff

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**
4. **Approval of June 4, 2024, Committee minutes (0:01)**
Motion / second by Kroll/Drabek to approve of the June 4, 2024, Environmental Resources Committee minutes with corrections provided by Supervisor Kroll. 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. ~~Michael and Sue Gosse – 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 Town of Hull~~
 2. Tim Vreeland on behalf of Kieth Ziembra - L-D-R Low Density Residential to R-R Rural Estate and G-A General Agriculture - Town of Knowlton (0:07)

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

Dustin Vreeland, Bob Swieda and Keith Ziembra were sworn in and provided testimony.

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



**Marathon County
Environmental Resources Committee Minutes
Tuesday, July 2, 2024
500 Forest Street, Wausau WI**

testimony portion of the hearing was closed at 3:15 p.m. Committee deliberated and applied the standards for this request by reviewing and completing the decision sheet.

The public hearing was reopened at 3:17pm.

Shad Harvey & Mike Puerner were sworn in and provided clarification to the Public Hearing Notice and Agenda.

The committee continued discussions and deliberated.

Action: Motion / second by Seefeldt/Ritter to recommend approval to County Board, of the Keith Ziemba 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. Marathon County - H-I Heavy Industrial or, in the alternative, a specified Solid Waste or Landfill Gas designation specific to the landfill gas processing facility located on site - Town of Ringle (0:19)

Discussion: Mike Puerner provided information regarding the Marathon County - H-I Heavy Industrial rezone or, in the alternative, a specified Solid Waste or landfill gas designation specific to the landfill gas processing facility located on site within the Town of Ringle.

The public hearing was reopened at 3:25pm.

Jessica Tlusty was sworn in.

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 3:29 p.m. The committee deliberated.

Action: Motion / second by Kroll/Drabek to recommend approval to County Board, of the Town of Ringle rezone to H-I Heavy Industrial. The committee made their recommendation of approval based on the information and testimony presented as well as information contained in the meeting packet.

Motion **carried** by roll call vote: Mueller - No, Schoenborn - No, Kroll - Yes, Drabek - Yes, Seefeldt - Yes, Ritter - Yes, Langenhahn – Yes, DeBroux - No. Motion passed by roll call vote 5 to 3.

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.) – None.

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

1. Marathon County Assemblies Ordinance (12.04): Review of Draft Update & Consideration of forwarding to County Board (<https://www.marathoncounty.gov/services/zoning>) (0:56)

Action: Motion / Second by Drabek/Schoenborn motion to send back to the Assemblies Ordinance Workgroup, with suggestions to look further at fee structures and engage the Dairy Breakfast group.

Follow through: Proceed with an educational presentation to Public Safety and Infrastructure Committees.

6. Educational Presentations/ Outcome Monitoring Reports and Committee Discussion



**Marathon County
Environmental Resources Committee Minutes
Tuesday, July 2, 2024
500 Forest Street, Wausau WI**

- A. Department Updates: Conservation Planning and Zoning (CPZ), Parks Recreation and Forestry (PRF), Solid Waste –
 - 1. 2024 1st Quarter Financial Reports (Budget to Actual) for Departments of Jurisdiction (1:33)
 - 2. Comprehensive Plan Update to incorporate updated Farmland Preservation Plan (2024-2033) (1:40)
- 7. Policy Issues Discussion and Committee Determination to the County Board for its Consideration**
 - A. Discussion regarding 2025 Annual Budget Development and policy recommendations from the committee, including Review of the Mandatory / Discretionary Program document and discussion of Rates and Fees (1:43)
- 8. Next meeting date, time & location, and future agenda items:**
 - Tuesday, July 16, 2024, 8:30 a.m. *Marathon County Courthouse, Assembly Room 500 Forest Street Wausau WI (see below) &***
 - Tuesday, July 30, 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. Scheduling Special ERC Meeting for Educational Topics Only on July 16, 2024, 8:30AM at Marathon County Courthouse, Assembly Room 500 Forest Street, Wausau, WI.
- 9. Adjourn – Motion/ second by Seefeldt/Ritter to **adjourn** at 4:56 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



**Marathon County
Environmental Resources Committee Minutes
Tuesday, July 16, 2024
500 Forest Street, Wausau WI**

Attendance:	<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(Excused)
	Rick Seefeldt.....	X	
	Marilyn Bhend	X	
	Tom Mueller.....	X	

Via in person,
Webex
Or phone

- [MEETING RECORDING 1](#)
- [MEETING RECORDING 2](#)
- [MEETING RECORDING 3](#)

Also present via Webex, phone or in person: Laurie Miskimins, Shad Harvey, Nicole Delonay, Kirstie Heidenreich, Jared Mader, Matt Repking, Andy Shep, Brooke Bembeneck, Caleb Armstrong, Kirk Langfoss, and Ken Pozorski - Conservation Planning and Zoning; Michael Puerner -Corporation Counsel; Forestry Dave Hagenbucher – Solid Waste Department; Kevin O'Brien

1. **Call to order** – Called to order by Chair Langenhahn at 8:30 a.m.
2. **Pledge of Allegiance to the Flag**
3. **Educational Presentations/ Outcome Monitoring Reports and Committee Discussion**
 - A. Department Updates: Conservation Planning and Zoning (CPZ), Parks Recreation and Forestry (PRF), Solid Waste –
 1. CPZ Staff and Committee Introductions (CPZ) (0:02- Part 1)
 2. 2024 Conservation Events and Programming: Past and Future (CPZ) (0:01- Part 1)
 3. Land and Water Resource Management (LWRM) Plan Overview (CPZ) (0:01 – Part 2)
 4. Update on Fenwood Creek Watershed Conservation Efforts (CPZ) (0:52- Part 2)
 5. 2024-2026 DNR Surface Water Grant Action Plan (CPZ) (0:33 – Part 2)
 6. Overview of Marathon County's producer-led group EPPIC (Eau Pleine Partnership for Integrated Conservation) (CPZ) (0:40 – Part 2)
 7. Discussion of 303(d) phosphorus-impaired watersheds in Marathon County (CPZ) (0:48 – Part 2)
 8. Discussion of LWRM Objective 1.4: Identify and support viable and environmentally superior farming systems; coordination with EEED on this objective (CPZ)
4. **Policy Issues Discussion and Potential Environmental Resources Committee Determination**
 - A. Motion by Kroll/Drabek to go into Closed Session (roll call vote), pursuant to Wis. Stat. s. 19.85(1)(e), for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, to wit: analysis of County's right of first offer through landfill gas purchase agreement (1:12 – Part 2)
 - B. Motion to Return to Open Session (Roll call Vote NOT required) (0:01- Meeting Recording 3)
 - C. Discussion and Possible Action Resulting from Closed Session Discussion – No action.



**Marathon County
Environmental Resources Committee Minutes
Tuesday, July 16, 2024
500 Forest Street, Wausau WI**

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

Tuesday, July 30, 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

Adjourn – Motion/ second by Schoenborn/ Kroll to **adjourn** at 12:34 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

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 St. Weston

hereby petition to rezone property owned by (Name & Address): Randall Gorski
162392 Mercedes Rd Wausau WI 54403

from the classification GA, General Ag 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): 018-2909-195-0941

3. The proposed change is to facilitate the use of the land for (be specific-list all proposed uses):
2 residential lots being created 6.54 Ac Each

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. 13 Ac existing parcel being divided in 1/2
on public Road

B. Explain how the provision for these facilities will not be an unreasonable burden to local government.
No Burden, Only 2 6.5 Ac parcels on
public Road.

C. What have you done to determine that the land is suitable for the development proposed?
majority of property is uplands and suitable
for Home construction.

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 parcels in area.

(OVER)

RECEIVED
MAY 28 2024
MARATHON CO. CONSERVATION,
PLANNING & ZONING DEPT.

- F. Demonstrate the need of the proposed development at this location. _____
Only 2 6.5 Ac parcels proposed
- 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 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. _____
NA

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 715-291-0947 Date 5-20-2024
8. Owner's Signature [Signature] Phone (715) 845-2370 Date 5-20-2024

Date Fee Received: \$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.

CERTIFIED SURVEY MAP

MARATHON COUNTY NO. _____

LOT 1 OF CSM 13710-60-87, LOCATED IN GOVERNMENT LOT 20, SECTION 19, TOWNSHIP 29 NORTH, RANGE 9 EAST, TOWN OF EASTON, MARATHON COUNTY, WISCONSIN.

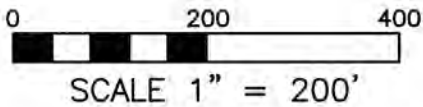
VREELAND ASSOCIATES, INC.	
LAND SURVEYORS & ENGINEERS	
6103 DAWN STREET WESTON, WI. 54476	
PH (715) 241-0947	tim@vreelandassociates.us
PREPARED FOR: TODD & LORI WUNSCH	
FILE #: 24-0175 WUNSCH	
DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND	

SHEET 1 OF 2 SHEETS

SURVEYORS NOTE: FOUND 4" X 4" STONE MONUMENT AT THE NORTHEAST CORNER OF GOVERNMENT LOT 20 HEAVED OUT OF THE GROUND. SET 0.75" REBAR IN PLACE OF STONE. LEFT STONE NEARBY AS EVIDENCE.

OWNERS:
RANDALL & JUDITH GORSKI

BEARINGS REFERENCED TO THE SOUTH LINE OF GOV'T LOT 20 BEARING N 86°54'49" W PER WISCONSIN COUNTY COORDINATE SYSTEM (MARATHON) NAD83 (2011)

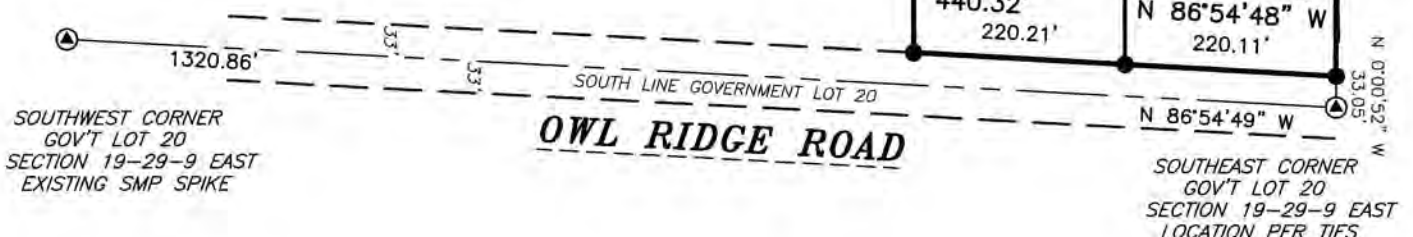


LEGEND

- ⊙ = GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS
- = 0.75" x 24" REBAR 1.502 POUNDS PER FOOT SET
- = 0.75" REBAR 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.



SOUTHWEST CORNER GOV'T LOT 20 SECTION 19-29-9 EAST EXISTING SMP SPIKE

SOUTHEAST CORNER GOV'T LOT 20 SECTION 19-29-9 EAST LOCATION PER TIES

CERTIFIED SURVEY MAP

LOT 1 OF CSM 13710-60-87, LOCATED IN GOVERNMENT LOT 20, SECTION 19, TOWNSHIP 29 NORTH, RANGE 9 EAST, TOWN OF EASTON, 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 LORI WUNSCH, I SURVEYED, MAPPED AND DIVIDED ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 13710, RECORDED IN VOLUME 60 ON PAGE 87, LOCATED IN GOVERNMENT LOT 20, SECTION 19, TOWNSHIP 29 NORTH, RANGE 9 EAST, TOWN OF EASTON, 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 EASTON, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.



TIMOTHY G. VREELAND P.L.S. 2291

DATED THIS 16TH DAY OF MAY, 2024
SURVEY PERFORMED MAY 9TH, 2024

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

BY _____

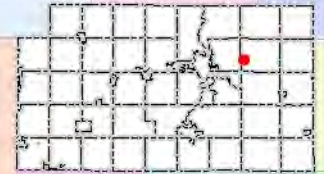
DATE _____
MARATHON CO. CONSERVATION,
PLANNING & ZONING DEPT.
CPZ TRACKING NO. _____



Land Information Mapping System

TAYLOR

LINCOLN

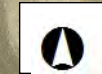
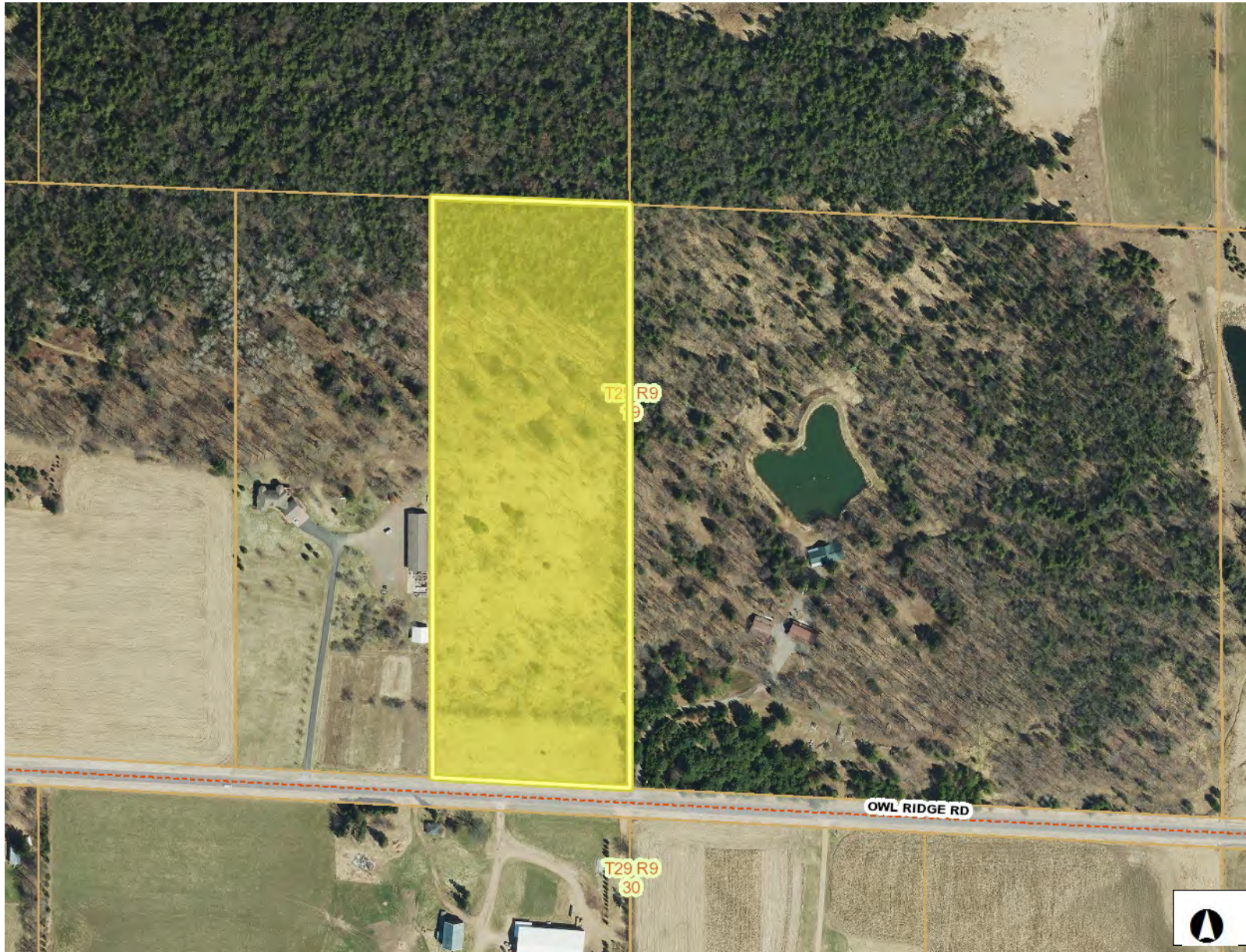


WOOD

PORTAGE

Legend

- Road Names
- Parcels
- Parcel Lot Lines
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Named Places
- Municipalities
- 2020 Orthos Countywide
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3



166.72 0 166.72 Feet



NAD_1983_HARN_WISCRS_Marathon_County_Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

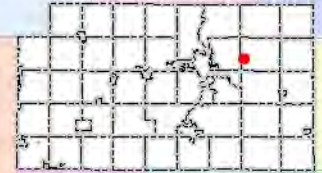
Notes



Land Information Mapping System

TAYLOR

LINCOLN



WOOD

PORTAGE

Legend

- Road Names
- Parcels
- Parcel Lot Lines
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
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166.72 0 166.72 Feet

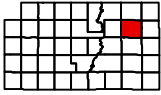


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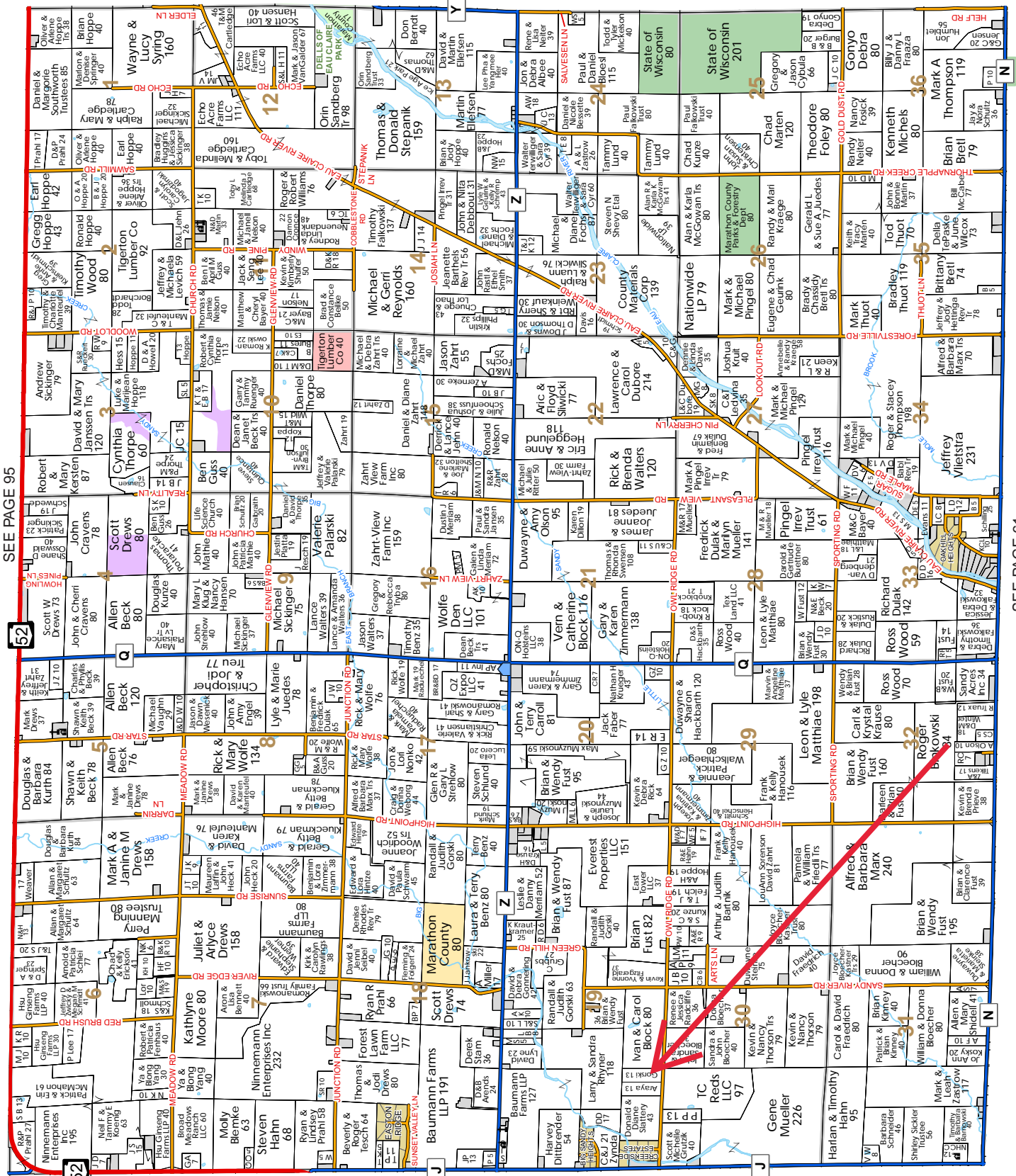
Easton



Township 29N - Range 9E

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SEE PAGE 81



SEE PAGE 95

52

52

SEE PAGE 61

SEE PAGE 77

STATE OF WISCONSIN)
MARATHON COUNTY)
TOWN OF EASTON)

RESOLUTION ON ZONING ORDINANCE AMENDMENT

TO THE MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE

I, Ronald D. Sieglaff, Clerk of the Town of Easton, 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 Easton Town Board at a meeting held on the 8 day of July, 2024.

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 Easton Town Board considered on the 8 day of July, 2024, petition of Tim Vreeland on behalf of Randall Gorski to amend the General Code of Ordinance for Marathon County Chapter 17 Zoning Code to rezone lands from G-A General Agriculture to R-E Rural Estate described as Lot 1 of CSM 13710-60-87, located in Government Lot 20, Section 19, Township, 29 North, Range 9 East, Town of Easton. Areas to be rezoned from G-A General Agriculture to R-E Rural Estate are described as Lot 1 and Lot 2 of the preliminary CSM, Parent Parcel #018-2909-195-0941.

The Town of Easton 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 Easton 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 Ronald D. Snyff
 Town Board Susan Kurth
Mark Dengel
Don Beck

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 July 19th, 2024 to:

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



**Randall Gorski
Petition to Rezone Land
Staff Report, July 30th, 2024
Environmental Resources Committee**

PETITIONER:

Tim Vreeland-6103 Dawn St, Weston, WI 54476

PROPERTY OWNERS:

Randall Gorski-162392 Mercedes Rd, Wausau, WI 54403

LOCATION OF REZONE REQUEST:

Area proposed to be rezoned is located west of the intersection of Sandy River Rd and Owl Ridge Rd on the north side of Owl Ridge Rd.

REQUEST:

The petition of Tim Vreeland on behalf of Randall Gorski to amend the General Code of Ordinance for Marathon County Chapter 17 Zoning Code to rezone lands from G-A General Agriculture to R-E Rural Estate described as Lot 1 of CSM 13710-60-87, located in Government Lot 20, Section 19, Township, 29 North, Range 9 East, Town of Easton. Areas to be rezoned from G-A General Agriculture to R-E Rural Estate are described as Lot 1 and Lot 2 of the preliminary CSM. Parent Parcel #018-2909-195-0941.

PUBLIC HEARINGS/MEETINGS:

- Town of Easton Town Board Meeting (July 8th, 2024)
- Marathon County Environmental Resources Committee Meeting (July 30th, 2024, 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 Easton (Comprehensive Plan 2007) The area proposed to be rezoned is shown as Crop Land and Woodlands in the Town’s Comprehensive Plan Existing Land Use Map (2000). Adjacent land uses are comprised of Other Agriculture, Woodlands, Crop Land, and Single Family Residential.

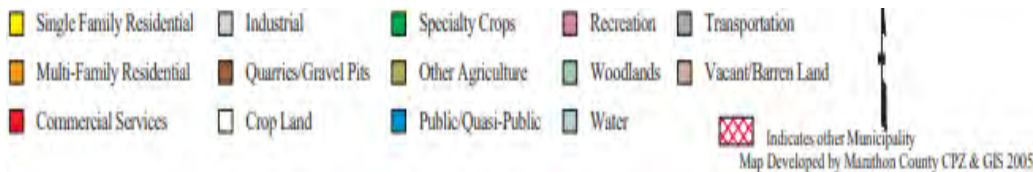
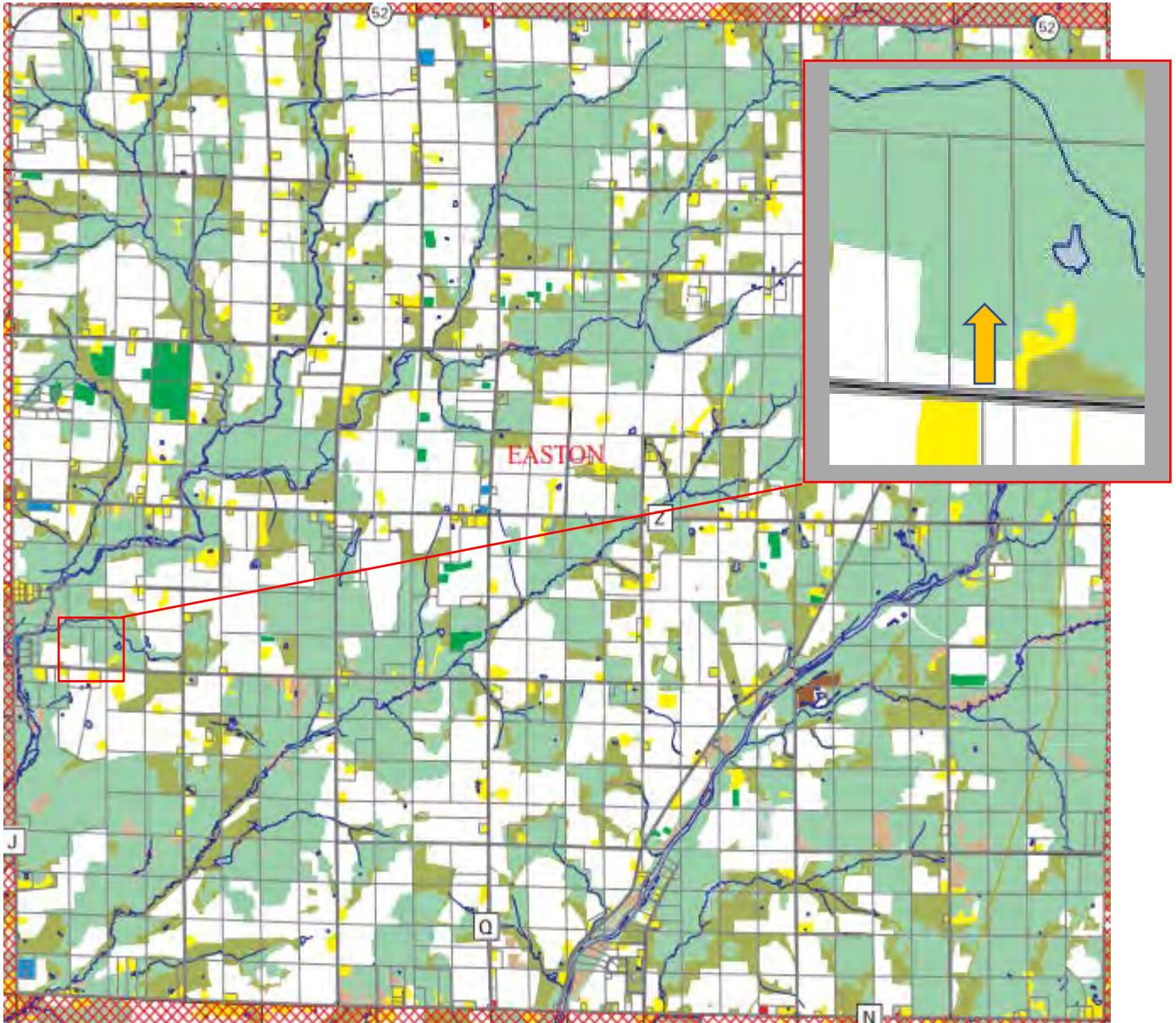
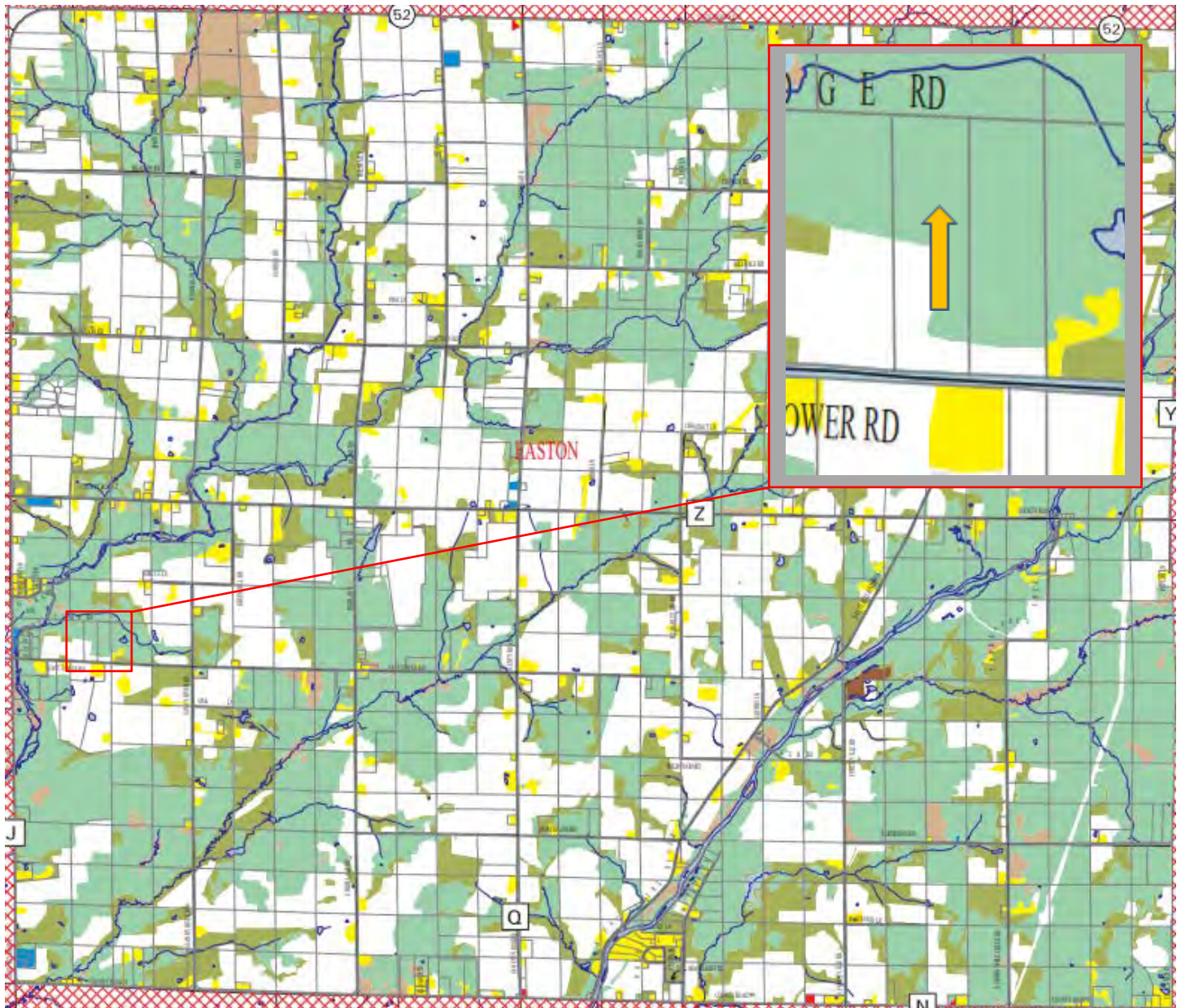


Figure 4-1
2000 Landuse/Landcover
EASTON

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 Land and Forest Land in the Town's Comprehensive Plan Future Land Use Map (2006). Adjacent land uses are comprised of Single-Family Residential, Crop Land, and Forest Lands, and Other Agriculture.



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

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

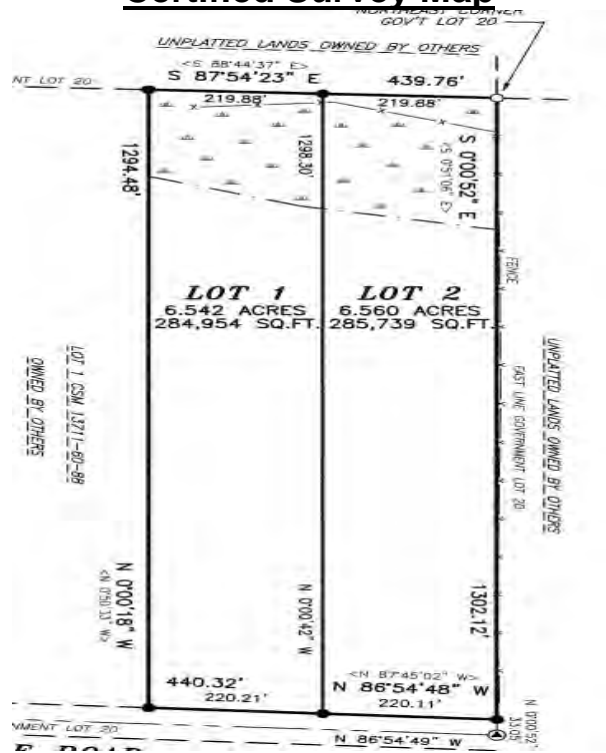
Figure 3-1
Future Land Use
EASTON

FARMLAND PRESERVATION PLAN: The Town of Easton does not participate in Farmland Preservation.

Aerial Photo



Certified Survey Map



TOWN RECOMMENDATION:

On July 8th, 2024, the **Town of Easton** Town Board Recommended **Approval** to Marathon County's Environmental Resources Committee.

Staff Comments regarding ERC Conclusions of Law:

1. The rezoning is substantially consistent with the following plans. (*note how the proposed relates to the future land use plan and the vision, goals, objectives, and policies of the plan*)

- a. [Marathon County](#) Comprehensive Plan
- b. [Town](#) Comprehensive Plan and,
- c. Marathon County [Farmland Preservation Plan](#).

The Marathon County Comprehensive Plan relies on the Town Comprehensive Plan regarding specific land uses and zoning districts for individual parcels. The area proposed to be rezoned is shown to be designated as Crop Land and Forest Land 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 Easton does not participate in Farmland Preservation. As indicated by the town's future land use map and resolution/recommendation it appears the rezone is consistent with the purpose and intent of the Comprehensive Plan.

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

No farmland will be consumed.

3. The applicant has demonstrated that...

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

a. The need is for a proposed land division.

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

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

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

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

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

The Town of Easton 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, and access. The length of the property exceeds the 5:1 length to width ratio as stated in the Marathon County Chapter 18 Land Division Ordinance. However, it is within the authority of the Environmental Resources committee to waive this requirement. Staff believe that this land division meets the intent of the land division ordinance by creating parcels in an organized manor and limiting the number of parcels. 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, standards for rezoning. And the intent of the Land Division Ordinance for Marathon County. Therefore, CPZ staff recommend that the Environmental Resources Committee recommend **Approval** to the Marathon County Board of Supervisors. Should the rezone be

approved by Marathon County Board of Supervisors, 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:

- 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): Dennie and Linda Davis 233048 Eau Claire River Rd Ringle WI 54471

hereby petition to rezone property owned by (Name & Address): Same

from the classification RA, Rural Residential to GA, General Agriculture
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): SEC 23-29-09 PT of SW 1/4 NW 1/4 - Lot 2 CSM #18916 (Doc #1833947)

Parcel Identification Number (PIN): 018-2409-232-0982, 0983, 0981

Town: Easton

3. The proposed change is to facilitate the use of the land for (be specific list all proposed uses):
Fence in and build chicken coop. Possibly have a few mini goats or a mini donkey.

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. Single family home well, mound system outbuildings - all utilities currently provided

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?
We met with Garrett Pagel.

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 impact expected.

E. Explain any potential for conflict with existing land uses in the area. There should not be any conflict with existing land uses.

(OVER)

F. Demonstrate the need of the proposed development at this location. We need to combine the lots in order to be able to build a coop and have more than 12 chickens.

G. What is the availability of alternative locations? Be specific. There are not available locations that we own without combining lots. one lot has all trees. The other lot has a pond. The lot across the road isn't big enough.

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

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.
NA

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 Amey D. Omer Phone 715-551-1090 Date 5-24-24

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

Date Fee Received: 06/10/2024

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.

RECORDED

April 27, 2021 10:51 AM

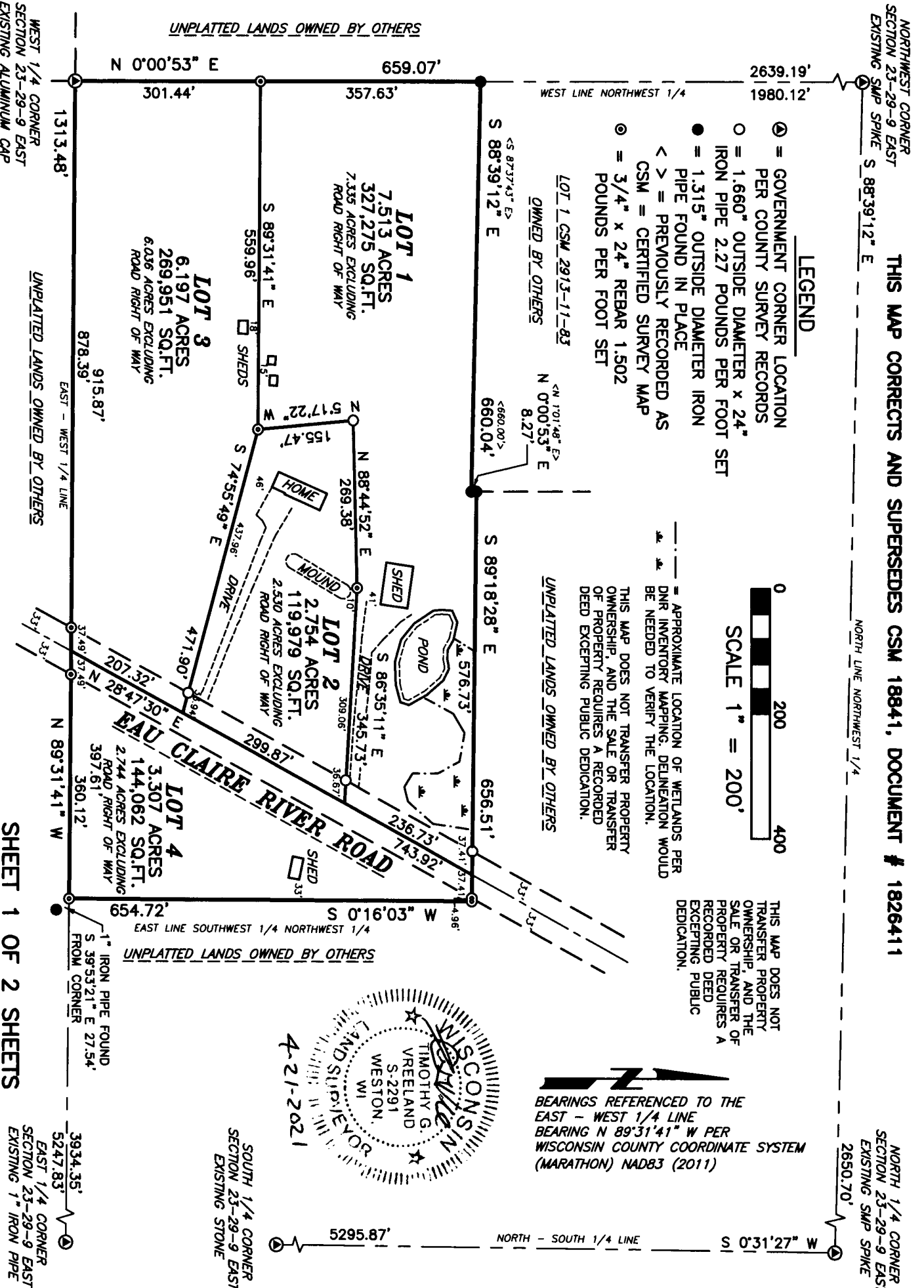
DEAN J. STRATZ, REGISTER OF DEEDS

DOC# 1833947 PAGES: 2



CERTIFIED SURVEY MAP MARATHON COUNTY NO. 18916

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4
OF SECTION 23, TOWNSHIP 29 NORTH, RANGE 9 EAST,
TOWN OF EASTON, MARATHON COUNTY, WISCONSIN.



SHEET 1 OF 2 SHEETS

CERTIFIED SURVEY MAP
MARATHON COUNTY NO. 18916

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 29 NORTH, RANGE 9 EAST, TOWN OF EASTON, MARATHON COUNTY, WISCONSIN.

VREELAND ASSOCIATES, INC. 6103 DAWN STREET WESTON, WI. 54476 PH (715) 241-0947 tim@vreelandassociates.us	
OWNER:	DENNIE DAVIS
FILE #:	20-0367 DAVIS
DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND	

SHEET 2 OF 2 SHEETS

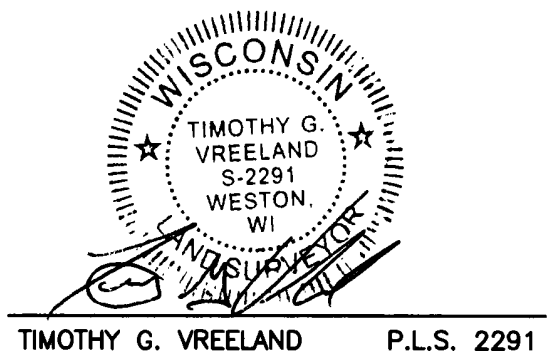
SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF DENNIE DAVIS, I SURVEYED, MAPPED AND DIVIDED THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 29 NORTH, RANGE 9 EAST, TOWN OF EASTON, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 23; THENCE N 0°00'53" E ALONG THE WEST LINE OF THE NORTHWEST 1/4 659.07 FEET; THENCE S 88°39'12" E ALONG THE SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 2913 660.04 FEET; THENCE N 0°00'53" E ALONG THE EAST LINE OF SAID LOT 1 8.27 FEET; THENCE S 89°18'28" E 656.51 FEET; THENCE S 0°16'03" W ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 654.72 FEET TO THE EAST - WEST 1/4 LINE; THENCE N 89°31'41" W ALONG THE EAST - WEST 1/4 LINE 1313.48 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND USE.

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

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



TIMOTHY G. VREELAND P.L.S. 2291

DATED THIS 21ST DAY OF APRIL, 2021
SURVEY PERFORMED APRIL 21ST, 2021

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

BY 

DATE 4/26/2021
MARATHON CO. CONSERVATION,
PLANNING & ZONING DEPT.
CPZ TRACKING NO 521-049

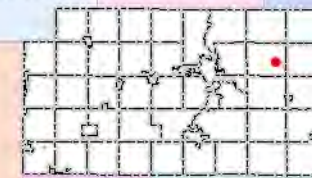


Land Information Mapping System



TAYLOR

LINCOLN



WOOD

PORTAGE

Legend

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- 2020 Orthos Countywide
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 - Green: Band_2
 - Blue: Band_3

72.89 0 72.89 Feet



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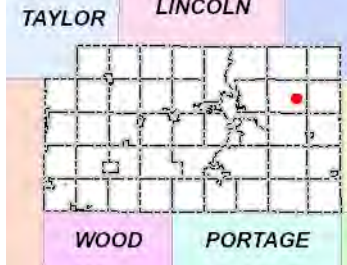
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156.00 0 156.00 Feet



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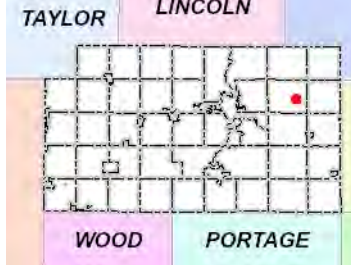
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123.99 0 123.99 Feet



NAD_1983_HARN_WISCRS_Marathon_County_Feet

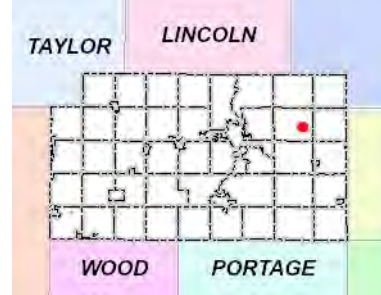
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138.27 0 138.27 Feet



NAD_1983_HARN_WISCRS_Marathon_County_Feet

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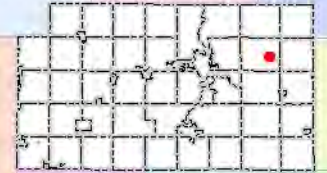
Notes



Land Information Mapping System

TAYLOR

LINCOLN

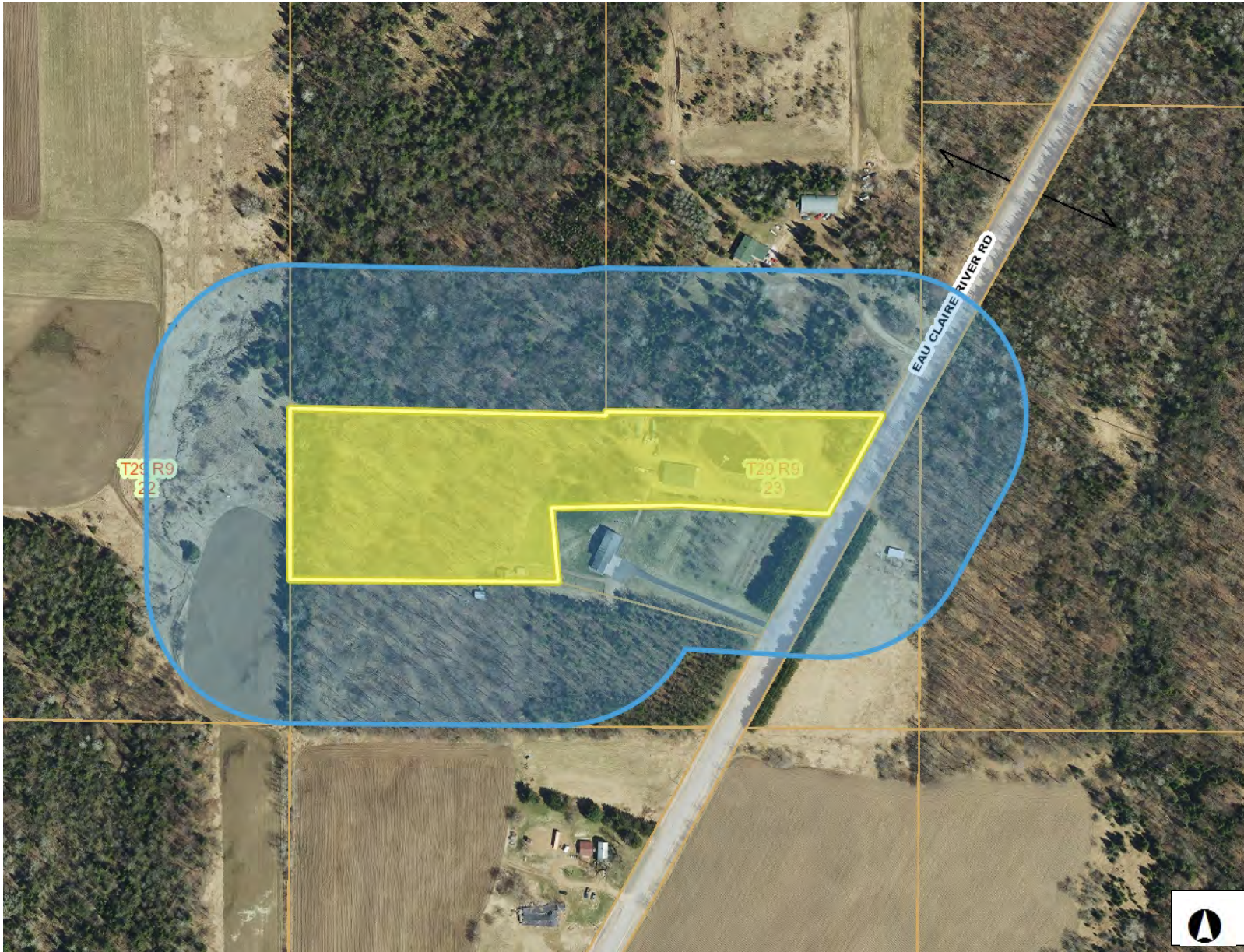


WOOD

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



156.00 0 156.00 Feet



NAD_1983_HARN_WISCRS_Marathon_County_Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

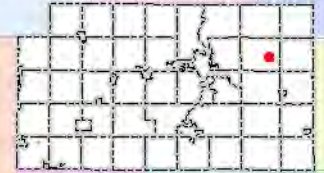
Notes



Land Information Mapping System

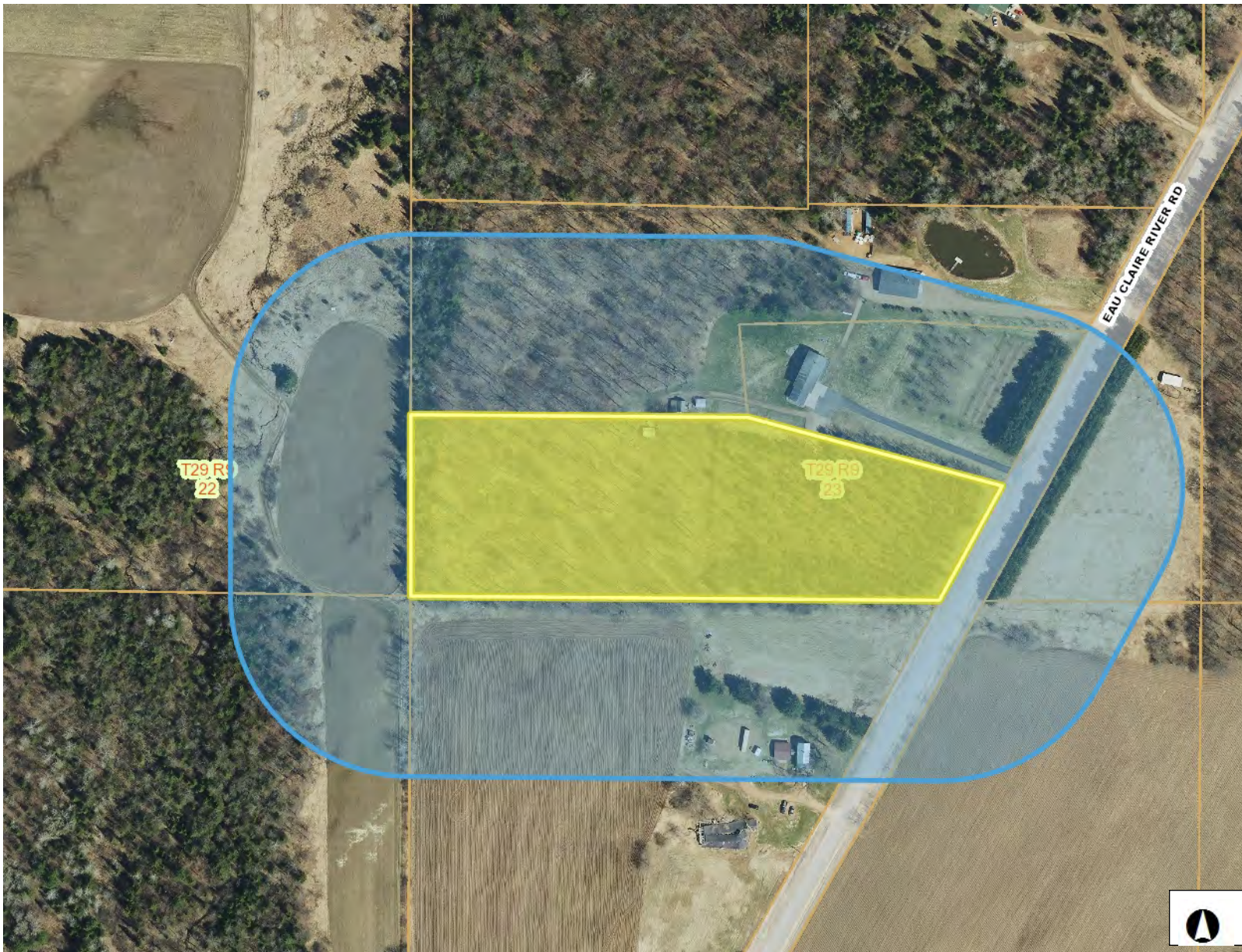
TAYLOR

LINCOLN



WOOD

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123.99 0 123.99 Feet

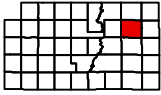


NAD_1983_HARN_WISCRS_Marathon_County_Feet

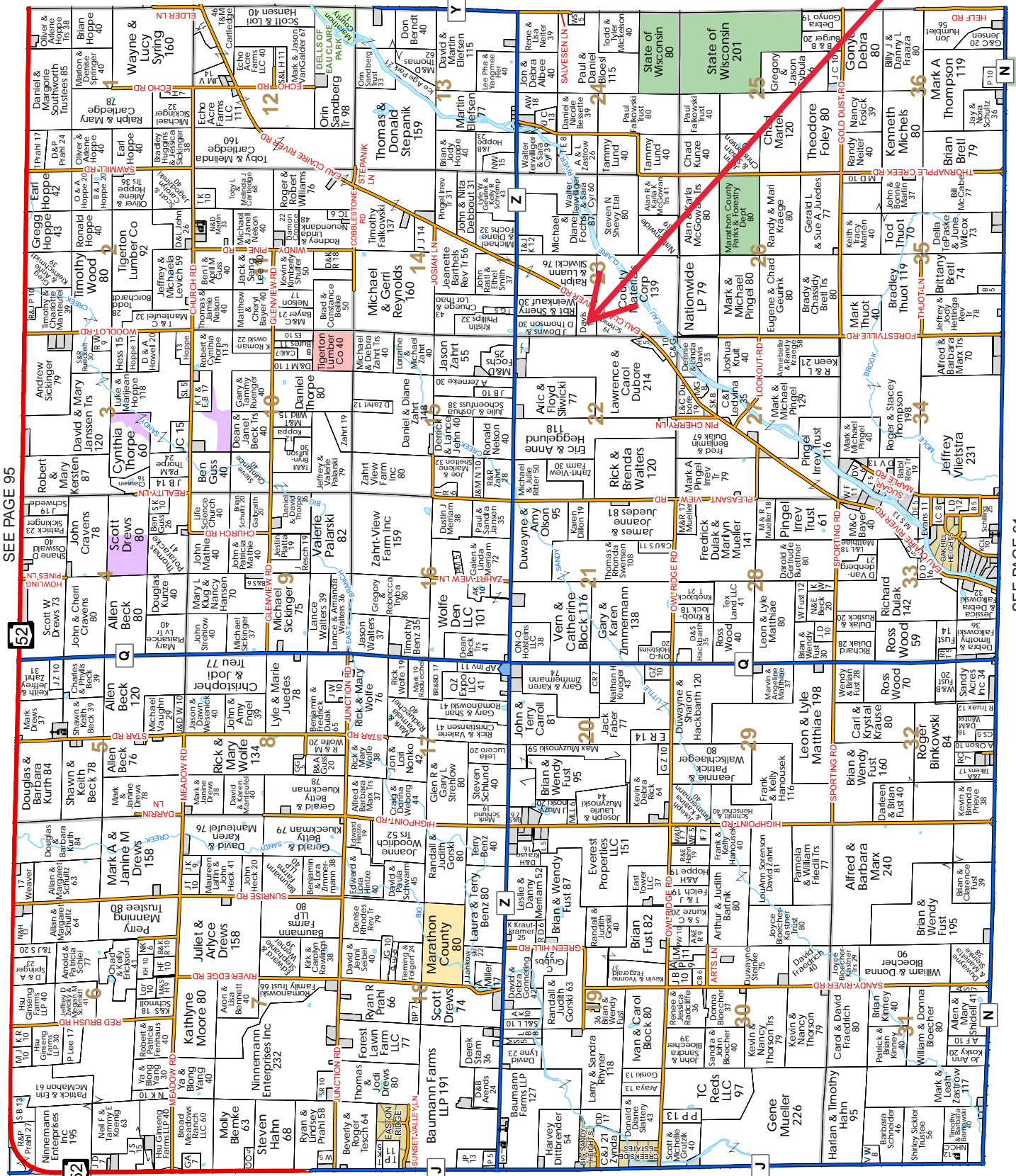
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



SEE PAGE 81



SEE PAGE 95

SEE PAGE 61

SEE PAGE 77

STATE OF WISCONSIN)
MARATHON COUNTY)
TOWN OF EASTON)

RESOLUTION ON ZONING ORDINANCE AMENDMENT

TO THE MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE

I, Ronald D. Sieglaff, Clerk of the Town of Easton, 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 Easton Town Board at a meeting held on the 8 day of July, 2024.

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 Easton Town Board considered on the 8 day of July, 2024, petition of Dennie and Linda Davis to amend the General Code of Ordinance for Marathon County Chapter 17 Zoning Code to rezone lands from R-R Rural Residential and R-E Rural Estate to G-A General Agriculture as described as Lot 1, Lot 2, and Lot 3 of Certified Survey Map #18916, Document #1833947, located in the Southwest ¼ of the Northwest ¼ of Section 23, Township 29 North, Range 9 East, Town of Easton. Parent Parcel #018-2909-232-0981, 018-2909-232-0982, 018-2909-232-0983.

The Town of Easton 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 Easton 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 Ronald D. Snyliff
 Town Board Sarah Kuehth
Mark Dargatzis
Dea Beck

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 July 19th, 2024 to:

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



**Dennie and Linda Davis
Petition to Rezone Land
Staff Report, July 30th, 2024
Environmental Resources Committee**

PETITIONER:

Dennie and Linda Davis-233048 Eau Claire River Rd, Ringle, WI 54471

PROPERTY OWNERS:

Dennie and Linda Davis-233048 Eau Claire River Rd, Ringle, WI 54471

LOCATION OF REZONE REQUEST:

Area proposed to be rezoned is located south of the intersection Eau Claire River Rd and County Rd Z on the west side of the road.

REQUEST:

The petition of Dennie and Linda Davis to amend the General Code of Ordinance for Marathon County Chapter 17 Zoning Code to rezone lands from R-R Rural Residential and R-E Rural Estate to G-A General Agriculture as described as Lot 1, Lot 2, and Lot 3 of Certified Survey Map #18916, Document #1833947, located in the Southwest ¼ of the Northwest ¼ of Section 23, Township 29 North, Range 9 East, Town of Easton. Parent Parcel #018-2909-232-0981, 018-2909-232-0982, 018-2909-232-0983.

PUBLIC HEARINGS/MEETINGS:

- Town of Easton Town Board Meeting (July 8th, 2024)
- Marathon County Environmental Resources Committee Meeting (July 30th, 2024, at 3:00pm)

Legal Notification:

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

EXISTING ZONING DISTRICT:

R-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.

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

Existing Generalized Land Use Map – Town of Brighton (Comprehensive Plan 2006) The area proposed to be rezoned is shown as Specialty Crops, Woodlands, Other Agriculture, and Single-Family Residential in the Town’s Comprehensive Plan Existing Land Use Map (2000). Adjacent land uses are comprised of Other Agriculture, Crop Land, Woodlands, Other Agriculture, and Single-Family Residential

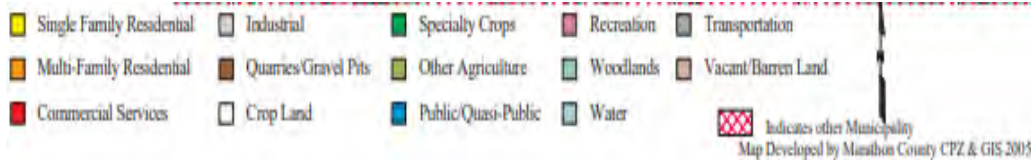
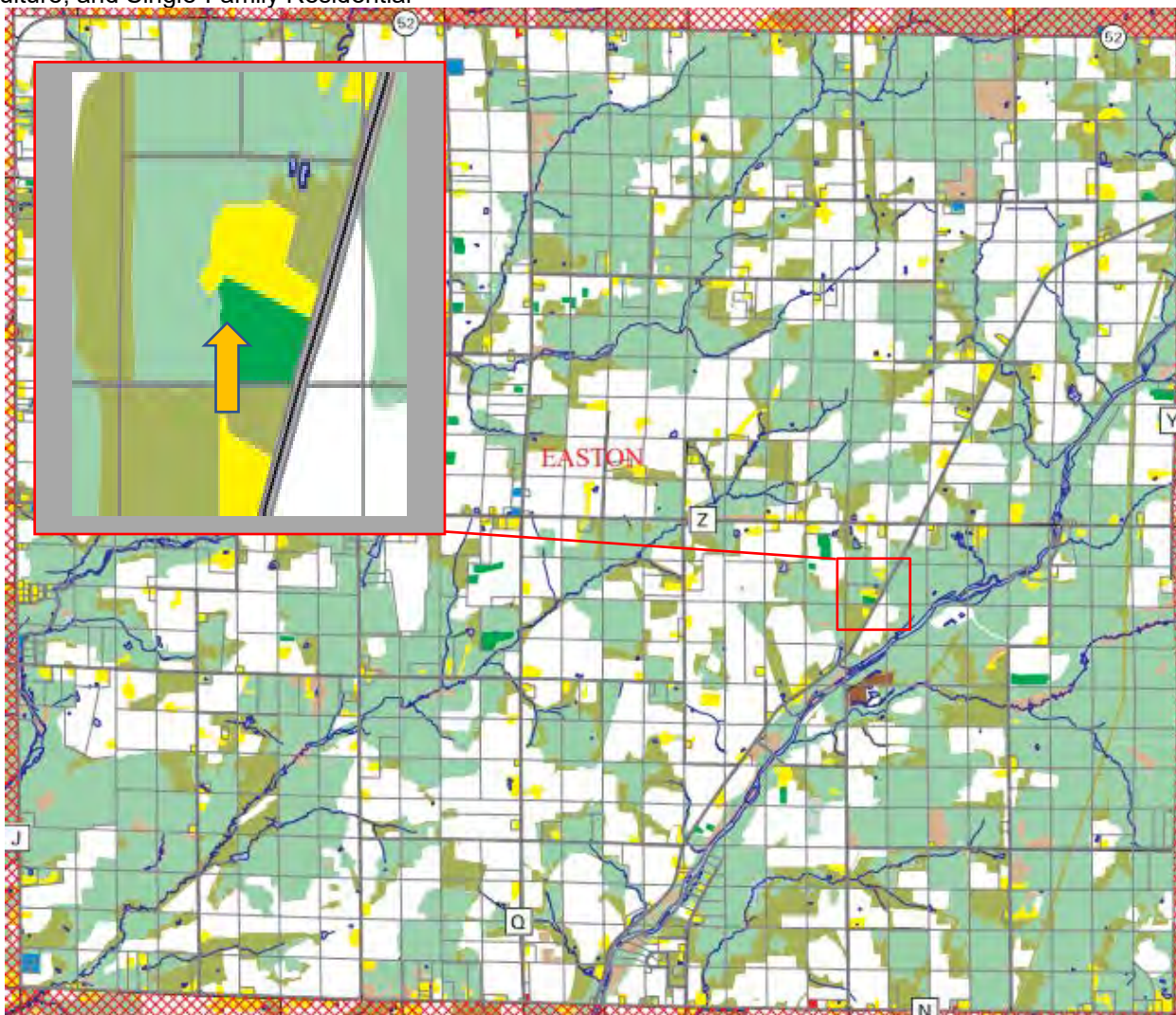
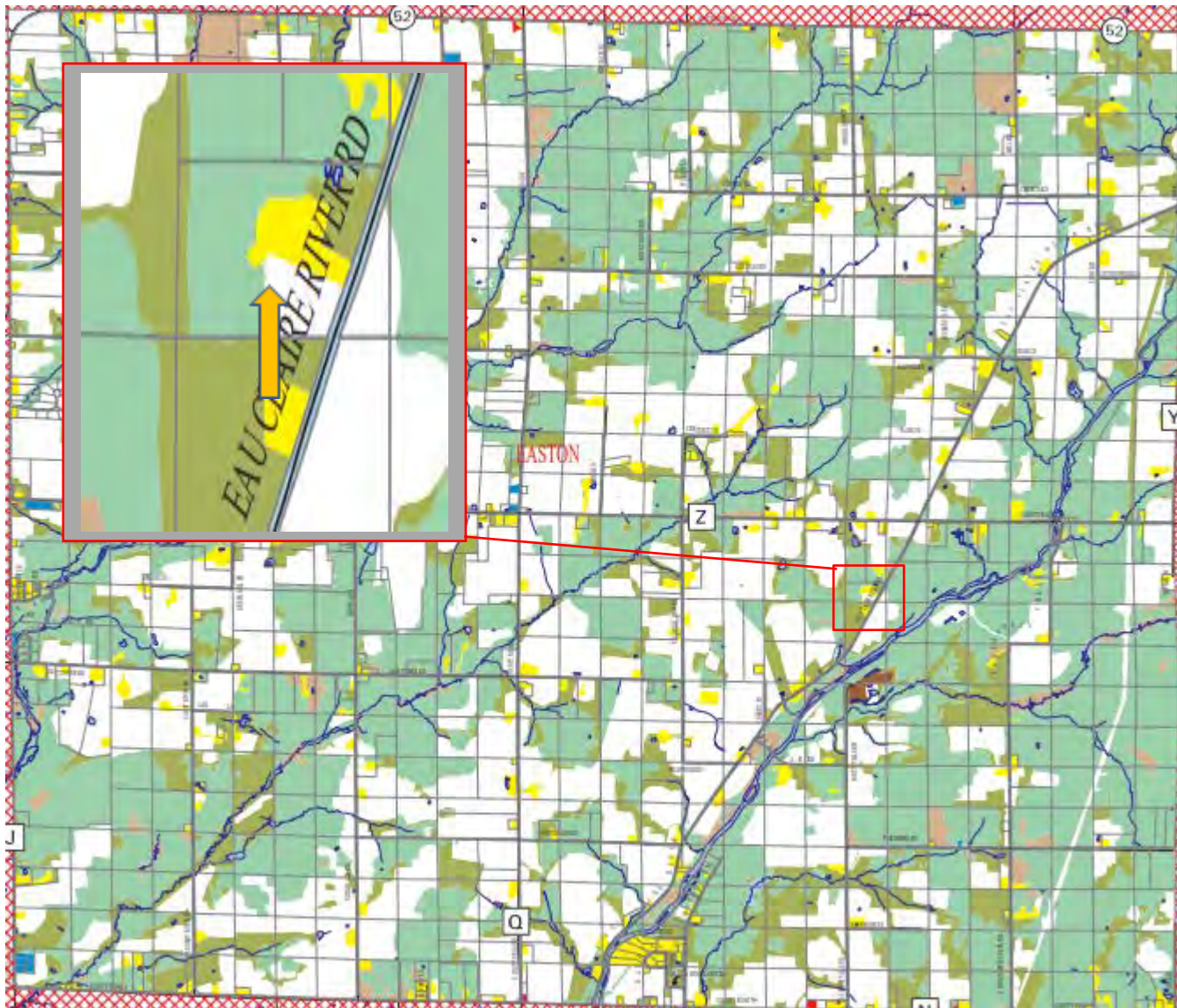


Figure 4-1
2000 Landuse/Landcover
EASTON

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 (2006 Plan): The area proposed to be rezoned is shown as Crop Land , Other Agriculture, Forest Land, and Single Family Residential in the Town's Comprehensive Plan Future Land Use Map (2006). Adjacent land uses are comprised of Crop Land, Other Agriculture, Forest Land, and Single Family Residential.



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

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

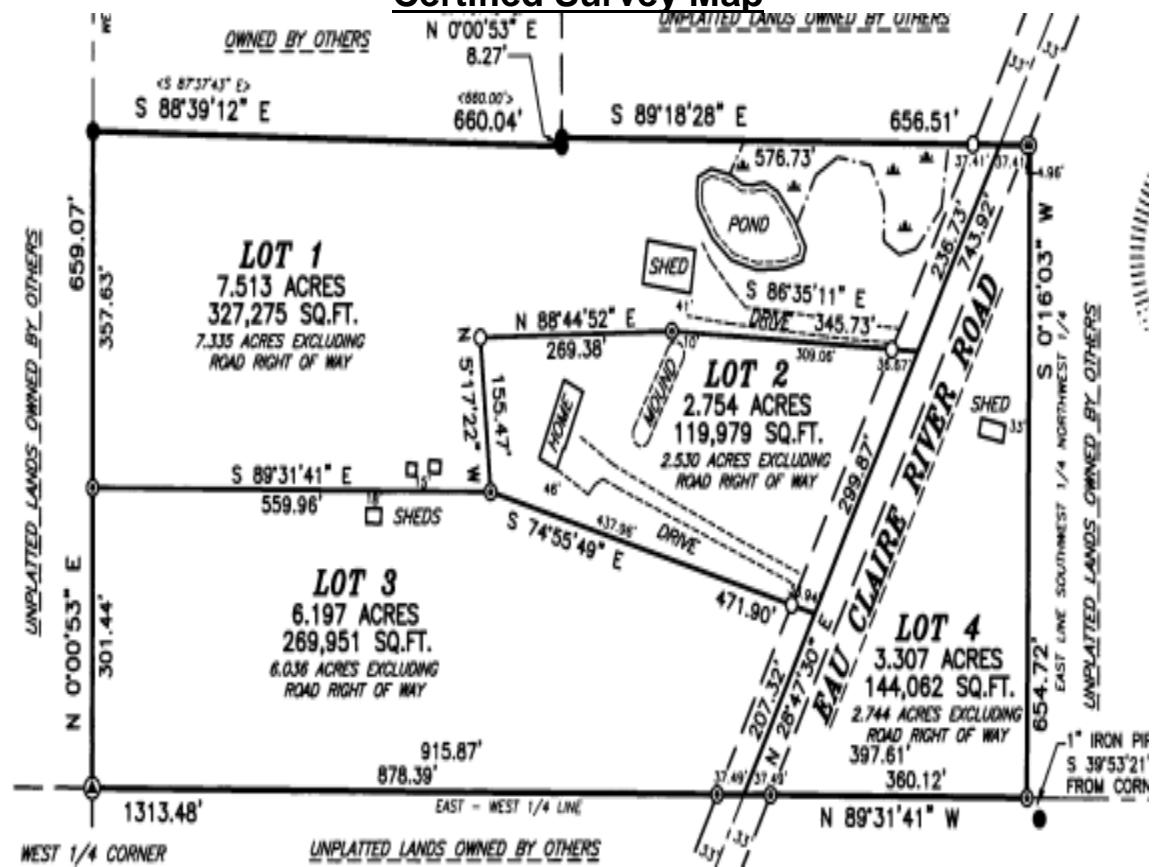
Figure 3-1
Future Land Use
EASTON

FARMLAND PRESERVATION PLAN: The Town of Easton does not participate in Farmland Preservation.

Aerial Photo



Certified Survey Map



TOWN RECOMMENDATION:

On July 8th, 2024, the **Town of Easton** Town Board Recommended **Approval** to Marathon County's Environmental Resources Committee.

Staff Comments regarding ERC Conclusions of Law:

1. The rezoning is substantially consistent with the following plans. (*note how the proposed relates to the future land use plan and the vision, goals, objectives, and policies of the plan*)

- a. [Marathon County](#) Comprehensive Plan
- b. [Town](#) Comprehensive Plan and,
- c. Marathon County [Farmland Preservation Plan](#).

The Marathon County Comprehensive Plan relies on the Town Comprehensive Plan regarding specific land uses and zoning districts for individual parcels. The area proposed to be rezoned is shown to be designated as Crop Land, Other Agriculture, Forest Land, and Single Family Residential in the Town's future land use map, CPZ staff rely on the towns to make these recommendations given the town board members and residents know their town and the true purpose and intent of the plan. The Town of Easton does not participate in Farmland Preservation. As indicated by the town's future land use map and resolution/recommendation it appears the rezone is consistent with the purpose and intent of the Comprehensive Plan.

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

No farmland will be consumed.

3. The applicant has demonstrated that...

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

a. The need is for a proposed land division.

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

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

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

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

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

The Town of Easton 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 Marathon County Board of Supervisors, 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:

- 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: _____

STATE OF WISCONSIN)
MARATHON COUNTY)
TOWN OF EASTON)

RESOLUTION ON ZONING ORDINANCE AMENDMENT

TO THE MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE

I, Ronald D. Sieglaff, Clerk of the Town of Easton, 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 Easton Town Board at a meeting held on the 8 day of JULY, 2024.

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 Easton Town Board considered on the 8 day of JULY, 2024, The petition of Riverside Land Surveying-Nathan Wincentsen PLS on behalf of On-Q Holsteins, LLC to amend the General Code of Ordinance for Marathon County Chapter 17 Zoning Code to rezone lands from G-A General Agriculture to R-E Rural Estate described as a part of Lot 4 of Certified Survey Map #15498, recorded in Volume 70 of Certified Survey Maps Page 80 as Document #1544359 located in part of the Northwest 1/4 of the Northwest 1/4 of Section 21, Township 29 North, Range 9 East, Town of Easton. The area proposed to be rezoned from G-A General Agriculture to R-E Rural Estate is described as Lot 1 of the preliminary CSM, Parent Parcel # 018-2909-212-0997.

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

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

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

Clerk Ronald W. Smith
Town Board Susan K...
 Mark D...
 Dean Beck

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 July 19th, 2024 to:

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

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):

Riverside Land Surveying- Nathan Wincentsen, PLS - 5310 WILLIOW STREET, Weston, WI 54476

hereby petition to rezone property owned by (Name & Address): On-Q Holsteins LLC (Sam Zimmermann) 232259 County Rd O, Ringle, WI 54471, proposed rezone parcel to be sold to son Mason

from the classification G-A, General Agriculture to R-E, 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): Lot 1 of the preliminary CSM attached to this petition

Parcel Identification Number (PIN): 018-2909-212-0997

3. The proposed change is to facilitate the use of the land for (be specific-list all proposed uses):
The proposed parcel does not meet the GA minimum requirements of 10 acres

4. Please address the following criteria as best as you can. These are the "standards for rezoning" which will be addressed at the public hearing. (Use additional sheets if necessary).

A. In detail, explain what public facilities and services serve the proposed development at present, or how they will be provided. No facilities currently service the property and no other services are required for the proposed rezoning at this time

B. Explain how the provision for these facilities will not be an unreasonable burden to local government. No new facilities will be requested as part of this rezoning

C. What have you done to determine that the land is suitable for the development proposed?
lands have been surveyed, Marathon County zoning department has recommended parcel be rezoned as the proposed parcel of 5.00 acres does not meet the minimum acreage requirements of GA classification

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, proposed rezone is to avoid conflict with 10 acre minimum not being met at current zoning GA classification

E. Explain any potential for conflict with existing land uses in the area. n/a, proposed rezone is to avoid conflict with 10 acre minimum not being met at current zoning GA classification

RECEIVED

11/11 10 2024

(OVER)

MARATHON CO. CONSERVATION,
ZONING DEPT.

- F. Demonstrate the need of the proposed development at this location.
 proposed rezone is to avoid conflict with 10 acre minimum not being met at current GA classification. Rural estate allows for potential future building site
- G. What is the availability of alternative locations? Be specific.
 proposed site is in ideal location due to current driveway access point off of CTH Z
- H. If cropland is being consumed by this Zone Change, what is the productivity of the agricultural lands involved?
 Approximately two-thirds of the proposed rezone parcel is made up of cultivated farm field. With the proposed access easement, the lands lying south of the proposed parcel can continue to be farmed.
- I. If cropland is being consumed by this zone change, explain how the proposed development will be located to minimize the amount of agricultural land converted. The location of the proposed parcel is to take advantage of the existing driveway access off of CTH Z. The proposed ingress/egress easement will allow access to the crop land lying south of the parcel to continue to be farmed.

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 Matthew J. Ulmer Phone 715-241-7500 Date 6-5-2024

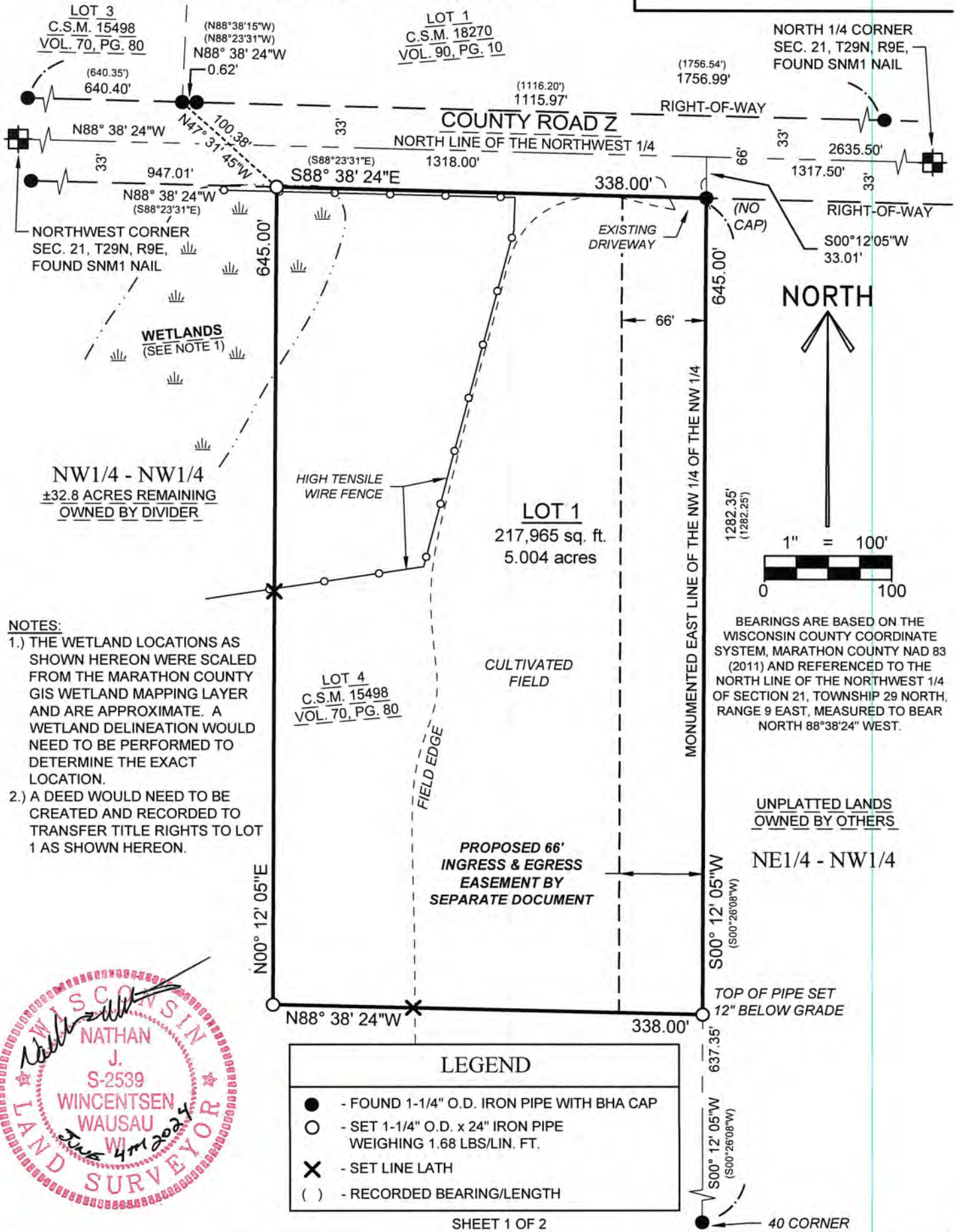
8. Owner's Signature [Signature] Phone 715-218-8619 Date 6-10-24
(if different)

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.

MARATHON COUNTY CERTIFIED SURVEY MAP NO. _____

Of a part of Lot 4 of Certified Survey Map No. 15498 recorded in Volume 70 of Certified Survey Maps on page 80 as Document No. 1544359 located in part of the Northwest 1/4 of the Northwest 1/4 of Section 21, Township 29 North, Range 9 East, Town of Easton, Marathon County, Wisconsin.



RIVERSIDE LAND SURVEYING LLC
5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894
email - mail@riversidelandsurveying.com

DRAWN BY S.M.H.	DATE MAY 31, 2024
CHECKED BY N.J.W.	PROJECT NO. 4370
PREPARED FOR: SAM ZIMMERMANN	

MARATHON CO. CERTIFIED SURVEY MAP NO. _____

Of a part of Lot 4 of Certified Survey Map No. 15498 recorded in Volume 70 of Certified Survey Maps on page 80 as Document No. 1544359 located in part of the Northwest 1/4 of the Northwest 1/4 of Section 21, Township 29 North, Range 9 East, Town of Easton, Marathon County, Wisconsin.

I, Nathan J. Wincentsen, Professional Land Surveyor S-2539, hereby certify to the best of my knowledge and belief: That I have surveyed, mapped and divided a part of Lot 4 of Certified Survey Map No. 15498 recorded in Volume 70 of Certified Survey Maps on page 80 as Document No. 1544359 located in part of the Northwest 1/4 of the Northwest 1/4 of Section 21, Township 29 North, Range 9 East, Town of Easton, Marathon County, Wisconsin, described as follows:

Commencing at the North 1/4 corner of said Section 21; Thence North 88°38'24" West along the North line of said Northwest 1/4, 1317.50 feet; Thence South 00°12'05" West, 33.01 feet to the South right-of-way line of County Road Z, the Northeast corner of said Lot 4, which is the point of beginning; Thence continuing South 00°12'05" West along the monumented East line of the Northwest 1/4 of the Northwest 1/4, 645.00 feet; Thence North 88°38'24" West, 338.00 feet; Thence North 00°12'05" East, 645.00 feet to said South right-of-way line of County Road Z; Thence South 88°38'24" East along said South right-of-way line, 338.00 feet to the point of beginning.

That the above described parcel of land contains 217,965 square feet or 5.004 acres, more or less;

That said parcel is subject to all easements, restrictions and right-of-ways of record including a proposed 66' wide Ingress and Egress easement by separate document;

That I have made this survey, division and map thereof at the direction of Sam Zimmermann, Owner of said parcel;

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of Marathon County and the Town of Easton in Surveying, Mapping and Dividing the same.

That said map is a correct and accurate representation of the exterior boundaries of said parcel and the division thereof.

Dated this 4th day of JUNE 2024

Nathan J. Wincentsen
Riverside Land Surveying LLC
Nathan J. Wincentsen
P.L.S. No. 2539



Approved for recording under the terms of the Marathon Co. Land Division Regulations.

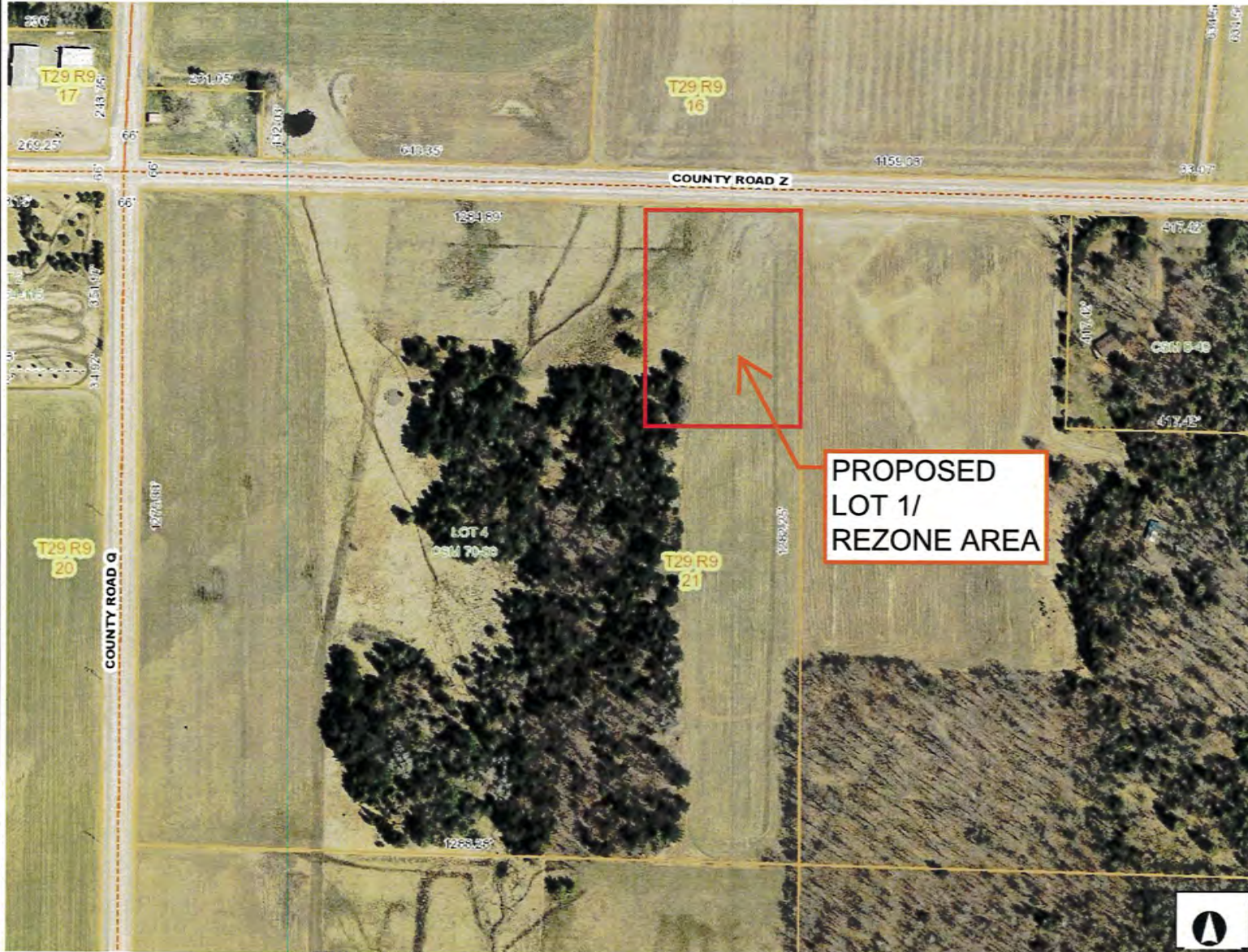
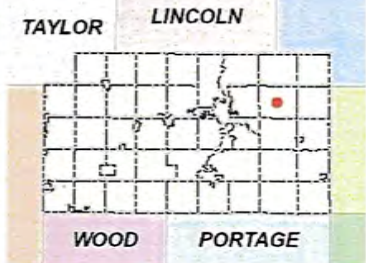
By _____

Date _____
Marathon County Department of Conservation,
Planning and Zoning
CPZ Tracking No. _____

 RIVERSIDE LAND SURVEYING LLC 5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894 email - mail@riversidelandsurveying.com	DRAWN BY S.M.H.	DATE MAY 31, 2024
	CHECKED BY N.J.W.	PROJECT NO. 4370
	PREPARED FOR: SAM ZIMMERMANN	



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

145.19 0 145.19Feet



NAD_1983_HARN_WSCRS_Marathon_County_Feet

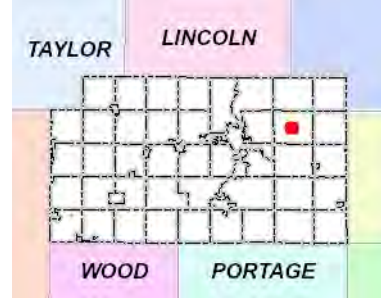
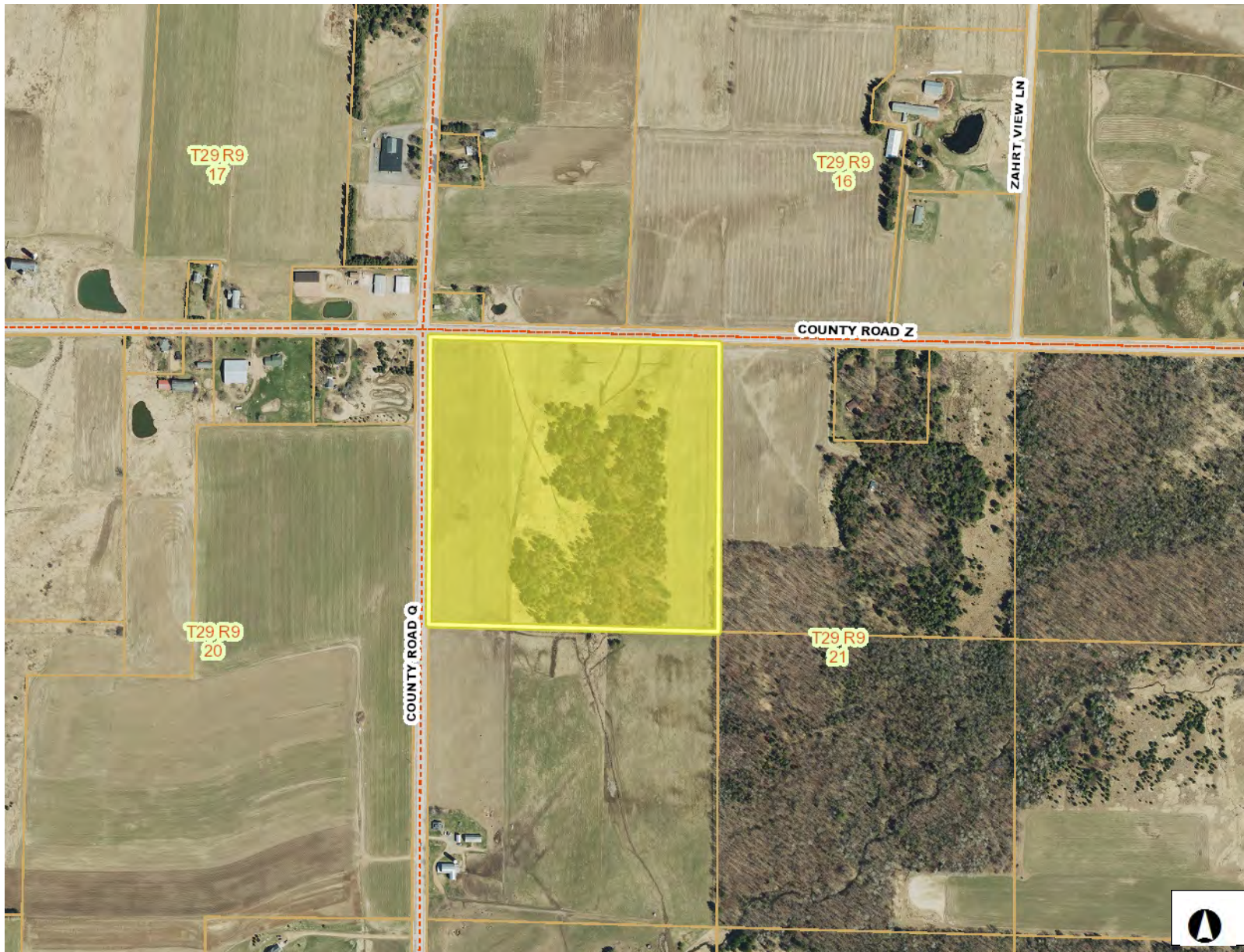
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



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332.09 0 332.09 Feet

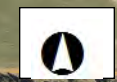


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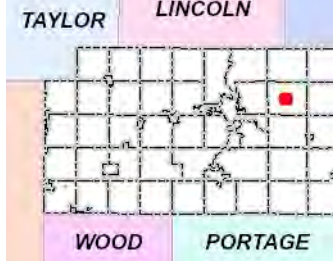
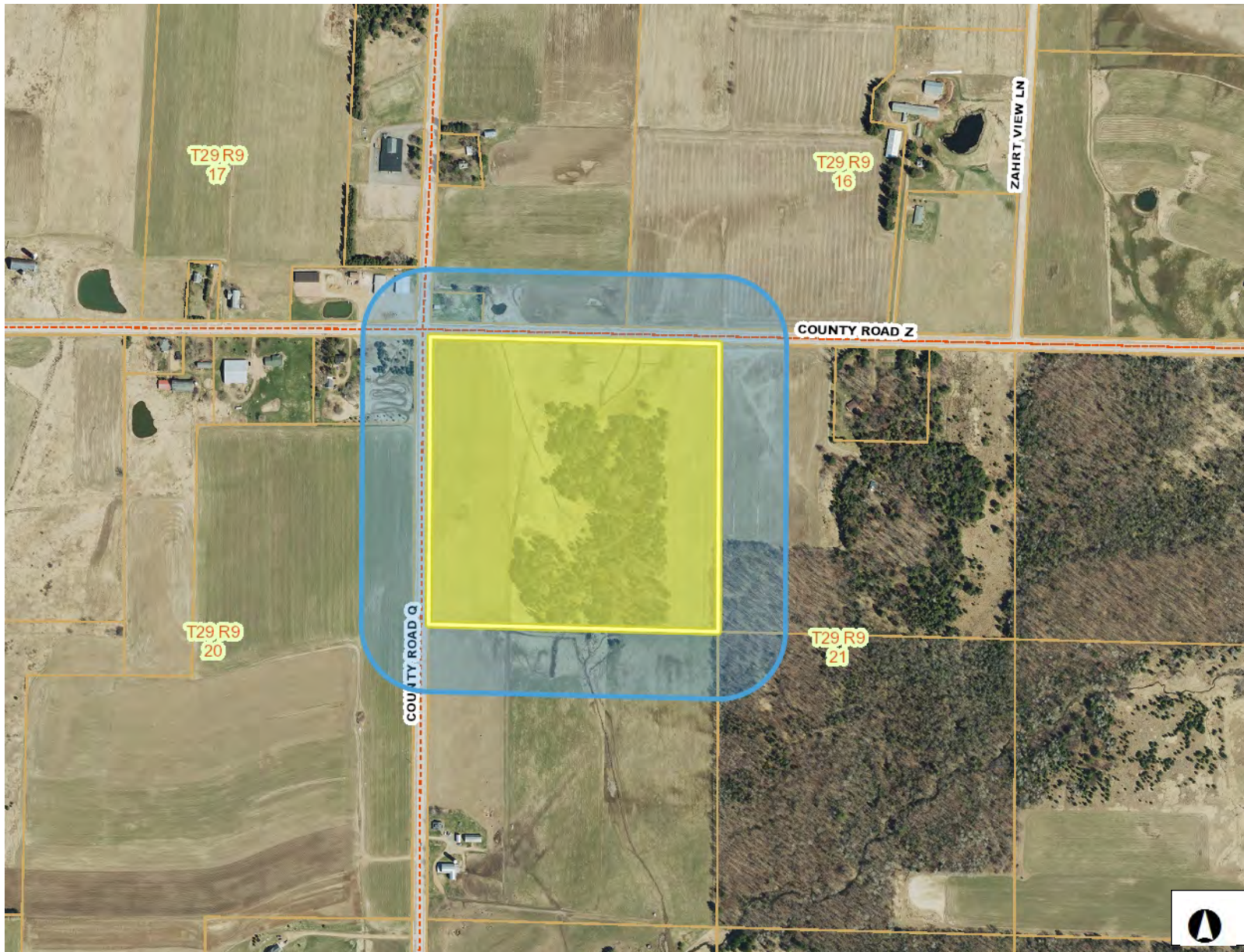
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Land Information Mapping System



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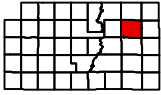


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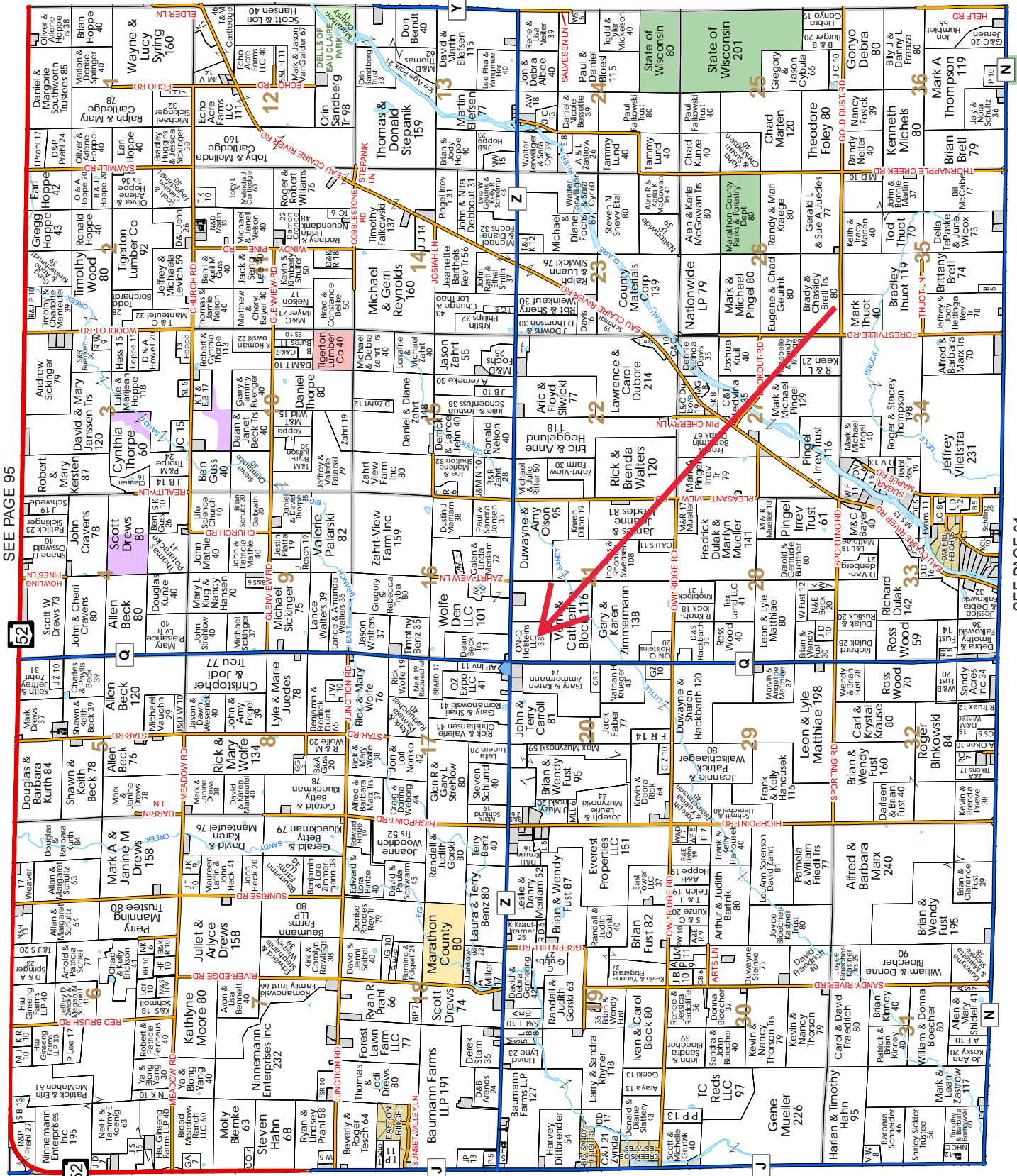
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Notes



SEE PAGE 81



SEE PAGE 95

SEE PAGE 61

SEE PAGE 77

STATE OF WISCONSIN)
MARATHON COUNTY)
TOWN OF EASTON)

RESOLUTION ON ZONING ORDINANCE AMENDMENT

TO THE MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE

I, Ronald D. Sieglaff, Clerk of the Town of Easton, 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 Easton Town Board at a meeting held on the 8 day of JULY, 2024.

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 Easton Town Board considered on the 8 day of JULY, 2024, The petition of Riverside Land Surveying-Nathan Wincentsen PLS on behalf of On-Q Holsteins, LLC to amend the General Code of Ordinance for Marathon County Chapter 17 Zoning Code to rezone lands from G-A General Agriculture to R-E Rural Estate described as a part of Lot 4 of Certified Survey Map #15498, recorded in Volume 70 of Certified Survey Maps Page 80 as Document #1544359 located in part of the Northwest 1/4 of the Northwest 1/4 of Section 21, Township 29 North, Range 9 East, Town of Easton. The area proposed to be rezoned from G-A General Agriculture to R-E Rural Estate is described as Lot 1 of the preliminary CSM, Parent Parcel # 018-2909-212-0997.

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

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

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

Clerk Ronald W. Smith
Town Board Susan Kuntz
 Mark D'Amico
 Dean Beck

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 July 19th, 2024 to:

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



**On-Q Holsteins LLC
Petition to Rezone Land
Staff Report, July 30th, 2024
Environmental Resources Committee**

PETITIONER:

Riverside Land Surveying-Nathan Wincentsen-2310 Willow St, Weston, WI 54476

PROPERTY OWNERS:

On-Q Holsteins LLC-232259 County Rd Q, Ringle, WI 54471

LOCATION OF REZONE REQUEST:

Area proposed to be rezoned is located in the southeast corner of County Rd Q and County Rd Z.

REQUEST:

The petition of Riverside Land Surveying-Nathan Wincentsen PLS on behalf of On-Q Holsteins, LLC to amend the General Code of Ordinance for Marathon County Chapter 17 Zoning Code to rezone lands from G-A General Agriculture to R-E Rural Estate described as a part of Lot 4 of Certified Survey Map #15498, recorded in Volume 70 of Certified Survey Maps Page 80 as Document #1544359 located in part of the Northwest ¼ of the Northwest ¼ of Section 21, Township 29 North, Range 9 East, Town of Easton. The area proposed to be rezoned from G-A General Agriculture to R-E Rural Estate is described as Lot 1 of the preliminary CSM. Parent Parcel # 018-2909-212-0997.

PUBLIC HEARINGS/MEETINGS:

- Town of Easton Town Board Meeting (July 8th, 2024)
- Marathon County Environmental Resources Committee Meeting (July 30th, 2024, 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 Easton (Comprehensive Plan 2007) The area proposed to be rezoned is shown as Crop Land and Woodlands in the Town’s Comprehensive Plan Existing Land Use Map (2000). Adjacent land uses are comprised of Public/Quasi-Public, Woodlands, Crop Land, and Single Family Residential.

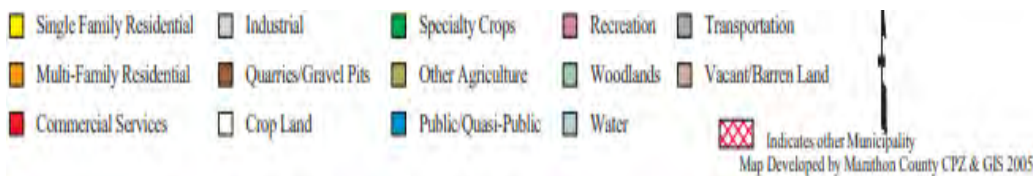
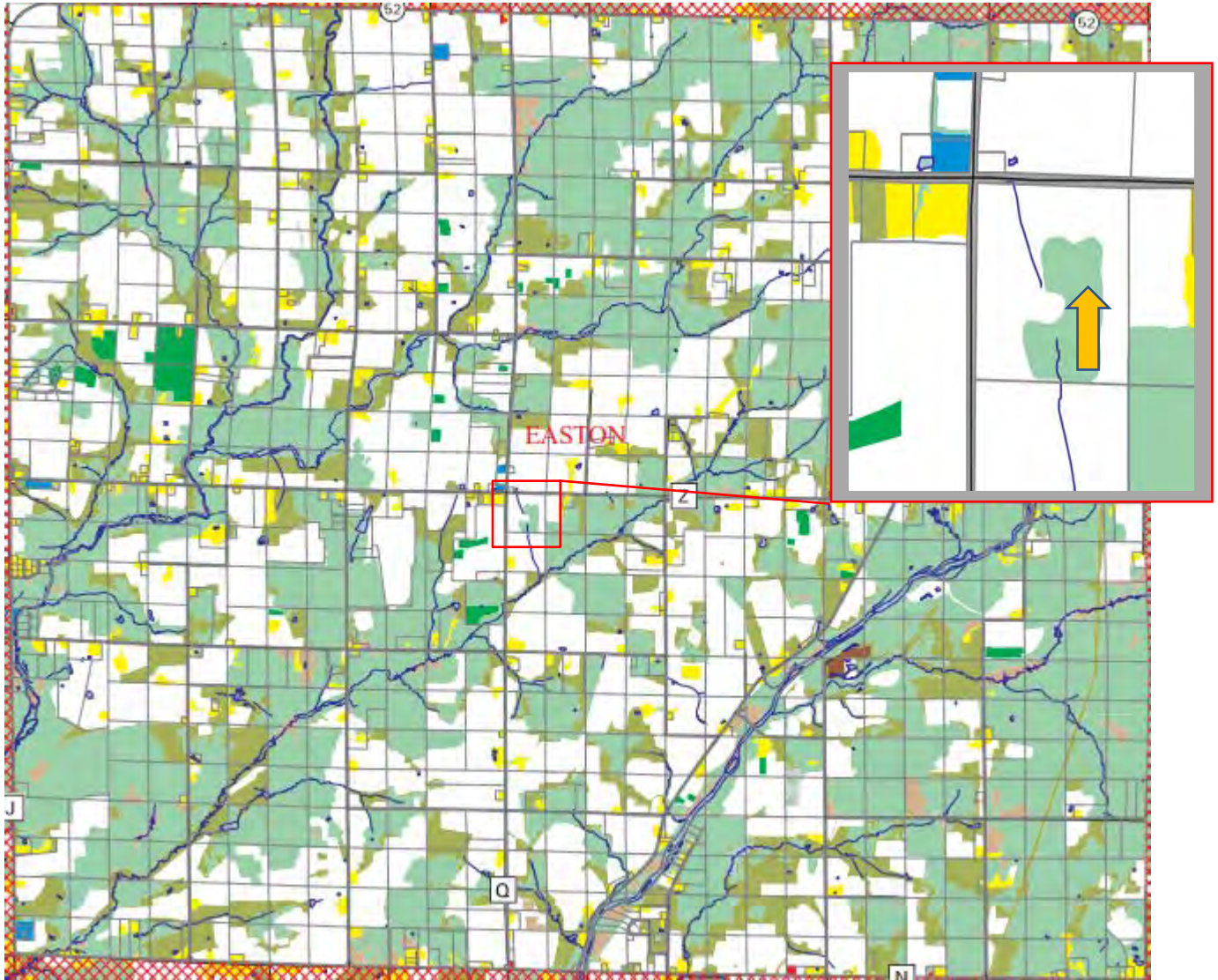
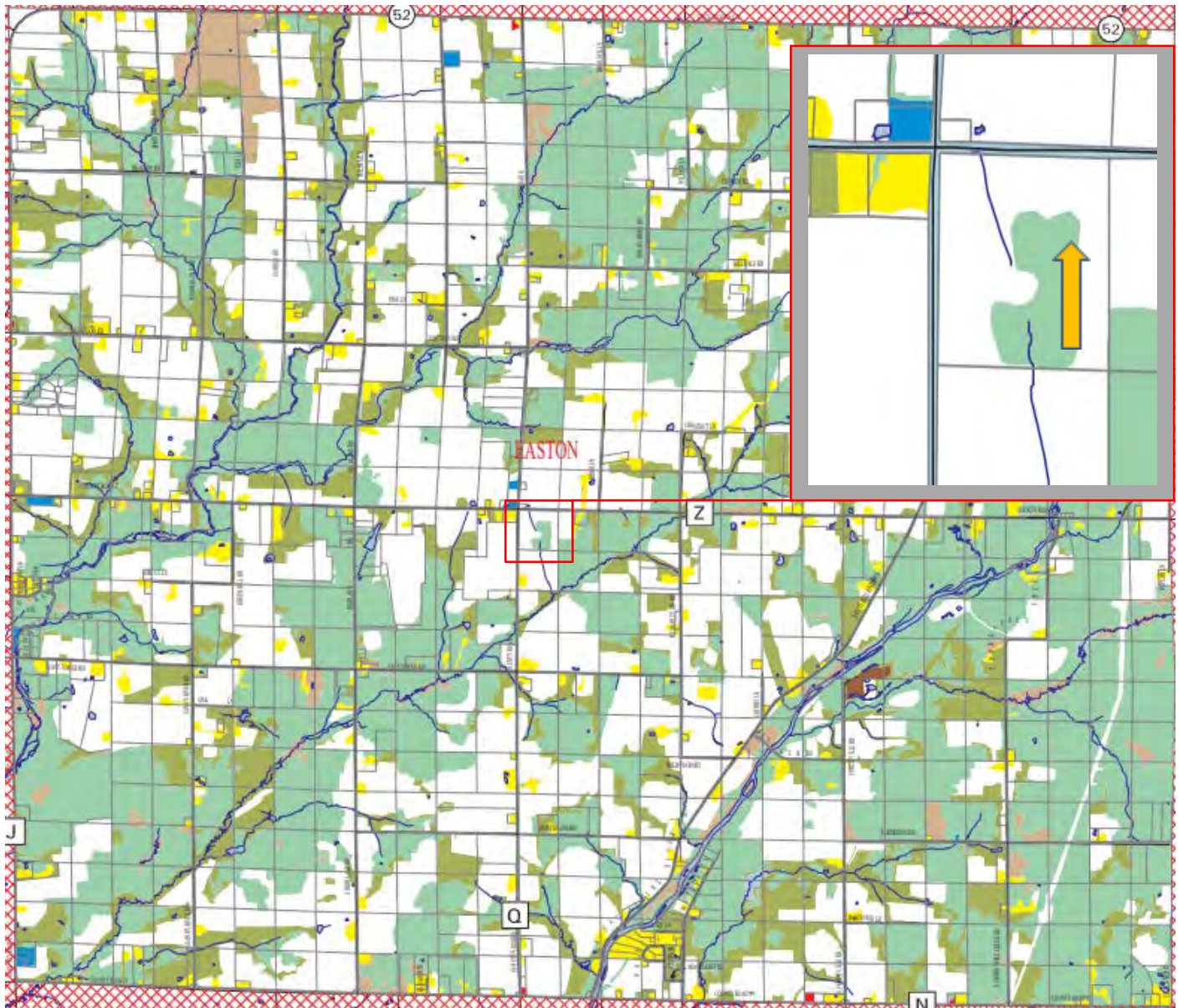


Figure 4-1
2000 Landuse/Landcover
EASTON

PROPOSED ZONING DISTRICT:

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

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



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

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

Figure 3-1
Future Land Use
EASTON

FARMLAND PRESERVATION PLAN: The Town of Easton does not participate in Farmland Preservation.

Aerial Photo



Certified Survey Map



TOWN RECOMMENDATION:

On July 8th, 2024, the **Town of Easton** Town Board Recommended **Approval** to Marathon County's Environmental Resources Committee.

Staff Comments regarding ERC Conclusions of Law:

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

The Marathon County Comprehensive Plan relies on the Town Comprehensive Plan regarding specific land uses and zoning districts for individual parcels. The area proposed to be rezoned is shown to be designated as Crop Land and Forest Land 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 Easton does not participate in Farmland Preservation. As indicated by the town's future land use map and resolution/recommendation it appears the rezone is consistent with the purpose and intent of the Comprehensive Plan.

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

No farmland will be consumed.

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

a. The need is for a proposed land division.

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

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

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

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

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

The Town of Easton 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, and 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, 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 Marathon County Board of Supervisors, 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:

- 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
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~~ and 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)
 Develop land for non-agricultural residential use Develop land for recreational use
 Develop land for industrial use Pre-existing use, substandard or nonconforming parcel
 Develop land for commercial use Other: property line adjustment

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 cropland 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 J. Lee Sue Gosse 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.**



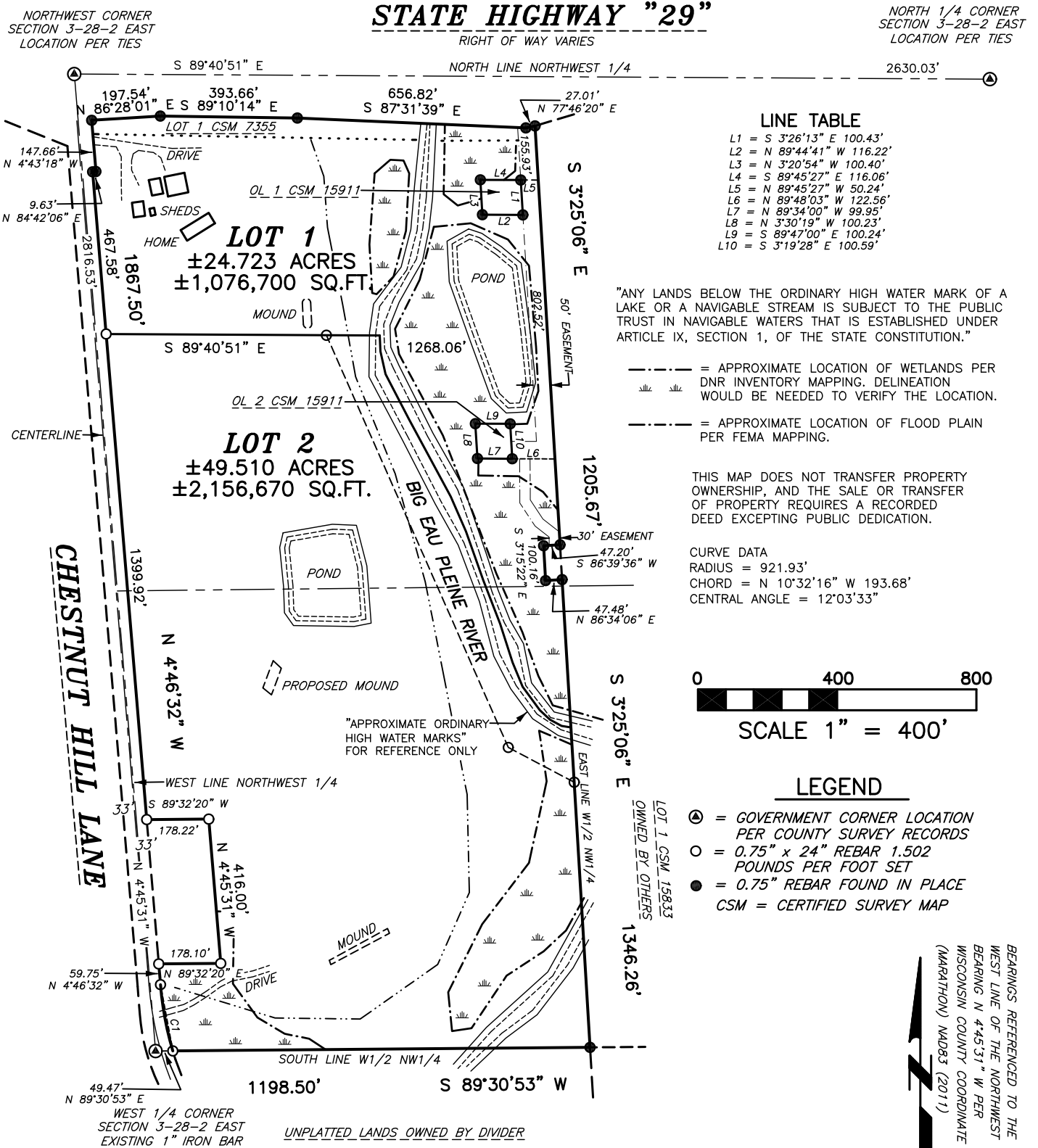
CERTIFIED SURVEY MAP

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.

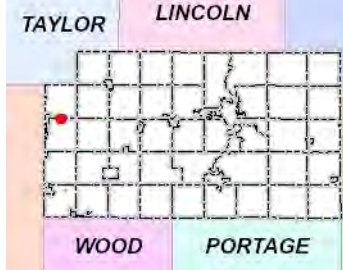
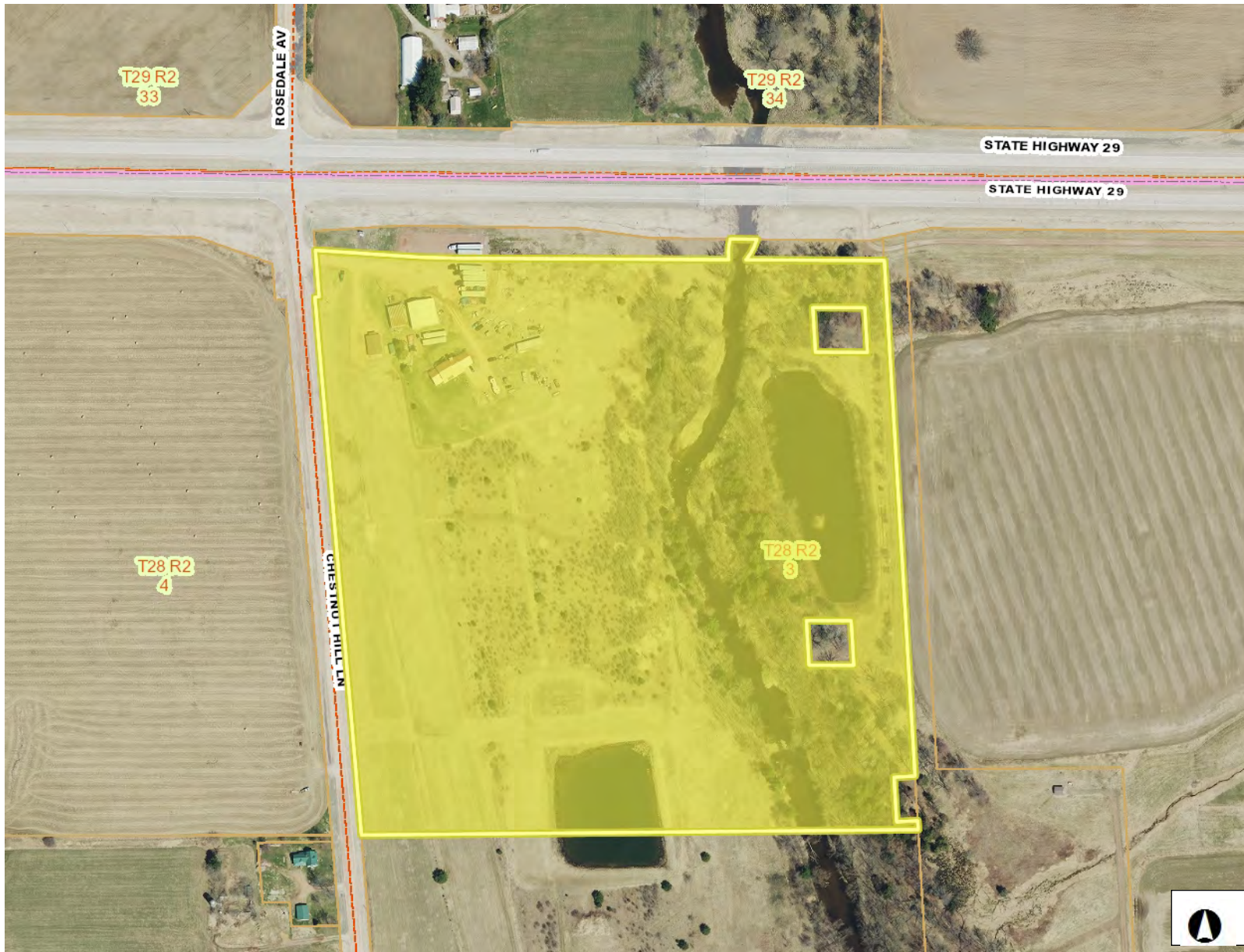
VREELAND ASSOCIATES, INC.	
LAND SURVEYORS & ENGINEERS	
6103 DAWN STREET WESTON, WI. 54476	
PH (715) 241-0947	tim@vreelandassociates.us
PREPARED FOR:	SUE GOSSE
FILE #: 24-0089 GOSSE	
DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND	

OWNERS:
MICHAEL & SUE GOSSE





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166.96 0 166.96 Feet



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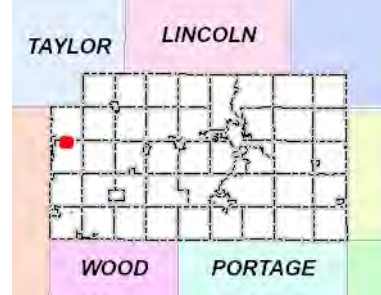
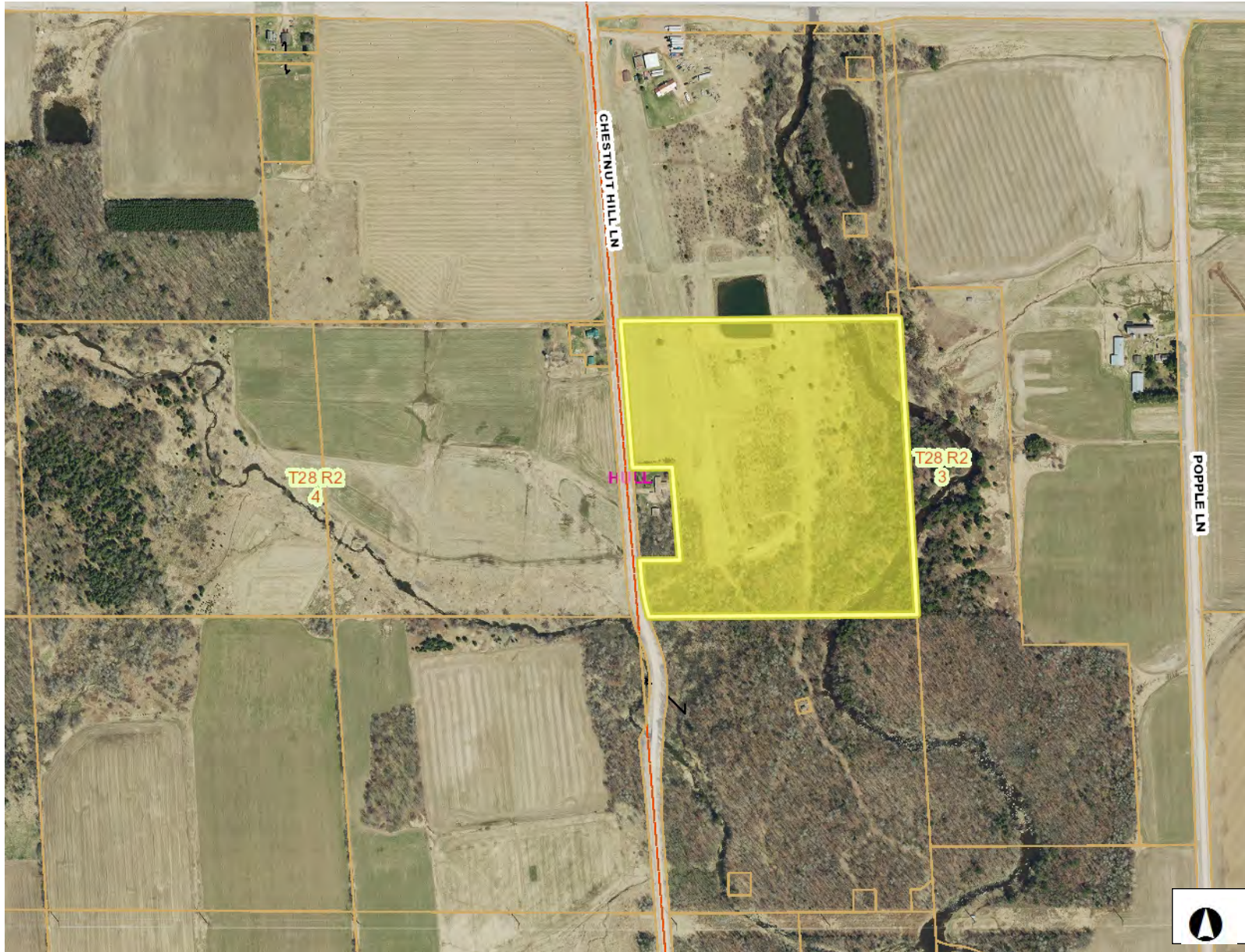
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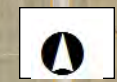
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333.91 0 333.91 Feet

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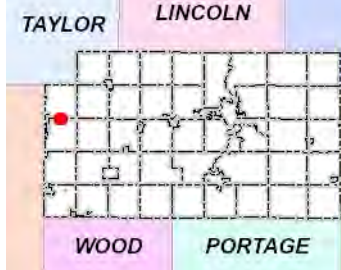
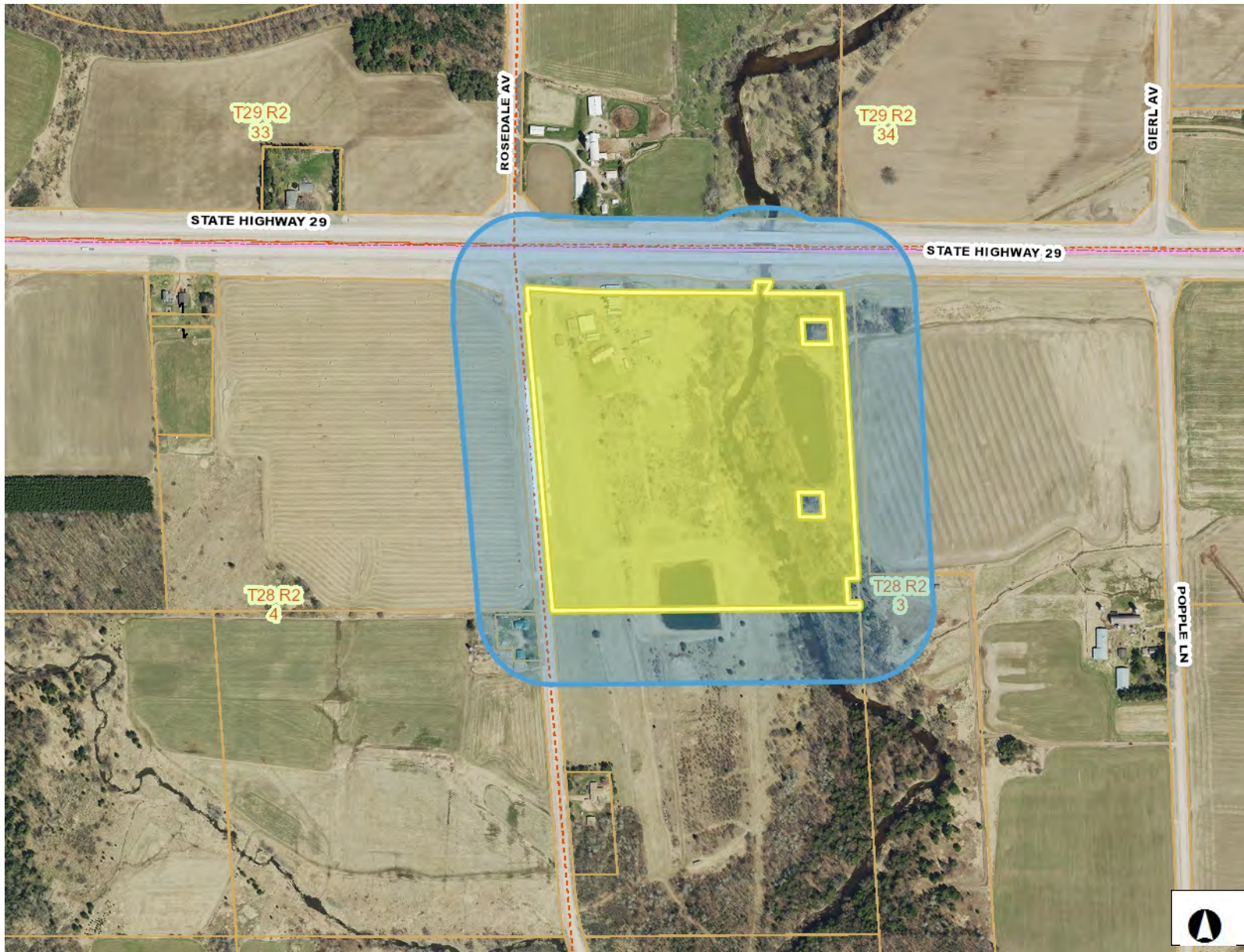
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

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



302.57 0 302.57 Feet



NAD_1983_HARN_WISCRS_Marathon_County_Feet

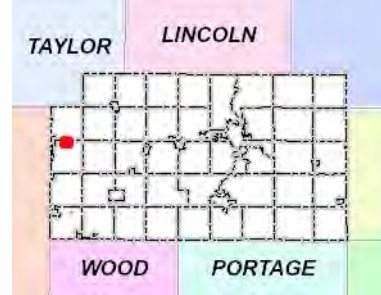
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333.91 0 333.91 Feet

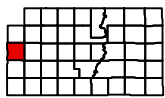


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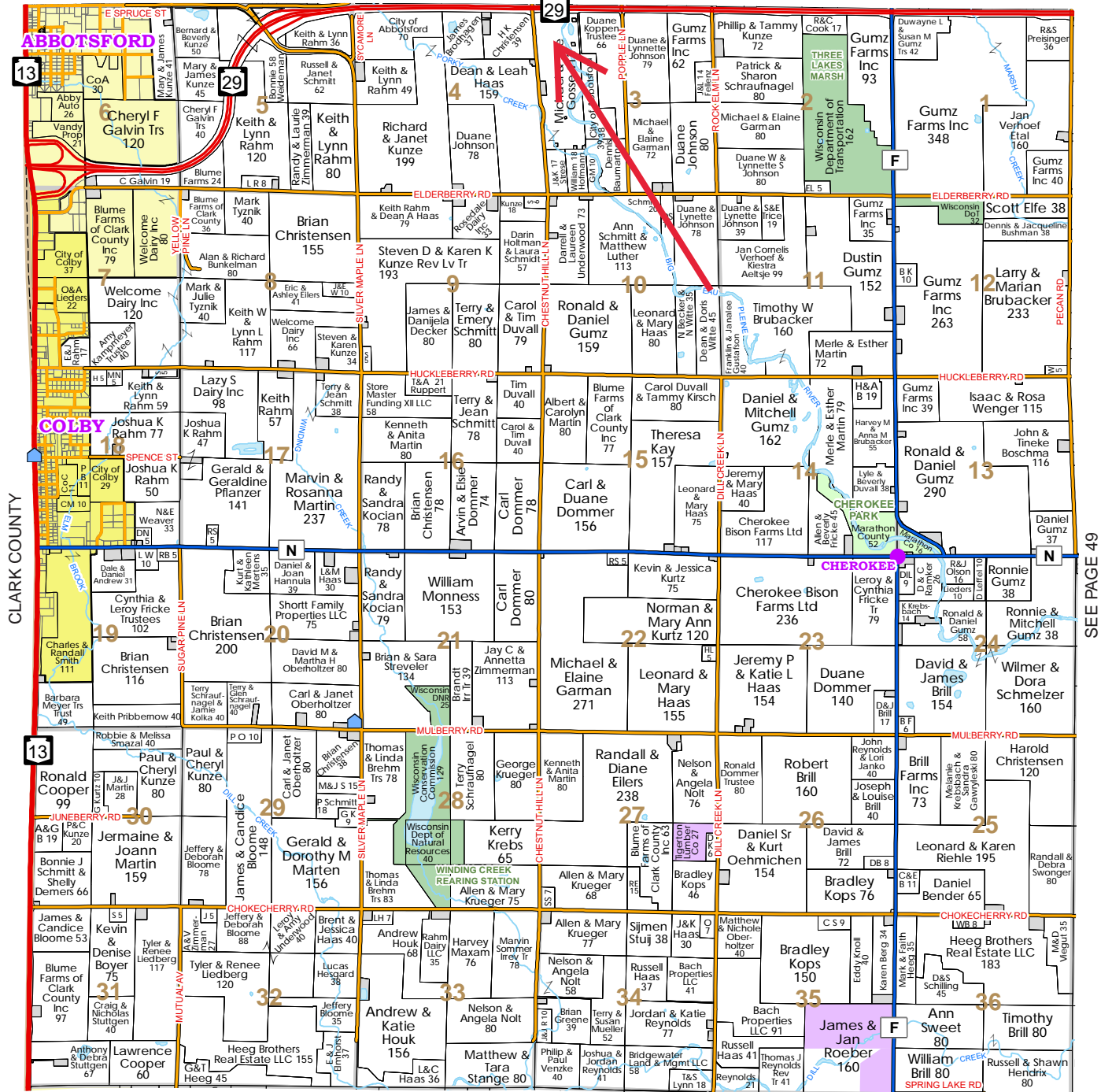
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Notes



SEE PAGE 65



SEE PAGE 29



Dorchester, WI 54425

715-654-5252

Universal
Mueller
Germania
DeLaval



Dairy Equipment & Supplies
Complete Heating & Cooling Systems

STATE OF WISCONSIN)
MARATHON COUNTY)
TOWN OF HULL)

RESOLUTION ON ZONING ORDINANCE AMENDMENT

TO THE MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE

I, Jenny Reynolds, Clerk of the Town of Hull, Marathon County, State of Wisconsin, do hereby certify that the following is a true and correct copy of a resolution adopted by the Town of Hull Town Board at a meeting held on the 17th day of July, 2024.

RESOLUTION

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

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

NOW, THEREFORE BE IT RESOLVED that the Town of Hull Town Board considered on the 17th day of July, 2024, The petition of Mike 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 1/2 of the Fractional Northwest 1/4 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.

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

1) **Has the applicant provided what public facilities and/or services currently serve the proposed development, what additional services may be required, and how the additional services will be provided?**

No Yes Explain: _____

2) **Has the applicant demonstrated how the provision of the public facilities will not be an unreasonable burden to local government?**

No Yes Explain: _____

3) **Has the applicant determined that the land is suitable for the development proposed? Explain.**

No Yes Explain: _____

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

No Yes Explain: _____

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

No Yes Explain: _____

(OVER)

- 6) Has the applicant demonstrated the need for the proposed development at this location? Explain.
 No Yes Explain: _____
- 7) Has the applicant demonstrated the availability of alternative locations? Be specific
 No Yes Explain: _____
- 8) Is cropland is being consumed by this zone change? What is the productivity of the agricultural lands involved?
 No Yes Explain: More acres going into FP.
- 9) Has the applicant explained how the proposed development will be located to minimize the amount of agricultural land converted?
 No Yes Explain: _____
- 10) Is proposed rezone request consistent with the town's adopted Comprehensive Plan? Explain.
 No Yes Explain: _____
- 11) Is there anything else the Town wishes to present or comment on regarding this application to the Marathon County Environmental Resources (ERC) Committee?
 No Yes Explain: _____

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

OR Requests an Extension* for the following reasons: _____

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

Clerk Jenny Reynolds
 Town Board Jordan Reynolds
Brent Pollock Supervisor
David J. Haas Supervisor

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 June 21, 2024 to:

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



**Michael and Sue Gosse
Petition to Rezone Land
Staff Report, July 30th, 2024
Environmental Resources Committee**

PETITIONER:

Michael and Sue Gosse-22749 Chestnut Hill Ln, Abbotsford, WI 54405

PROPERTY OWNERS:

Michael and Sue Gosse-22749 Chestnut Hill Ln, Abbotsford, WI 54405

LOCATION OF REZONE REQUEST:

Area proposed to be rezoned is located on the corner of State Highway 29 and Chestnut Hill Ln, extending south on Chestnut Hill Ln.

REQUEST:

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.

PUBLIC HEARINGS/MEETINGS:

- Town of Hull Town Board Meeting (July 17th, 2024)
- Marathon County Environmental Resources Committee Meeting (July 30th, 2024, 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

C-V/R-C Conservancy/Recreation District. The purpose of the Conservancy/Recreation district is to provide areas that conserve existing undeveloped natural areas and include the following: 1. To preserve and protect the value of distinctive geologic, topographic, botanic, historic, or scenic areas; 2. To protect the ecological balance of an area; 3. To conserve natural resources, such as river valleys, and tracts of forest land; and 4. To reduce the problems created by intensive development of areas having excessively high water tables, or which are subject to flooding, or which are topographically unsuited for urban type uses. 5. To provide for the orderly and attractive grouping of passive recreation-oriented establishments, facilities, and structures.

L-I Light Industrial. Industrial Research and Office district. The purposes of the L-I district are:
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 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 Hull (Comprehensive Plan 2005) The area proposed to be rezoned is shown as Crop Land, Single-Family Residential, Woodlands, and Other Agriculture in the Town's Comprehensive Plan Existing Land Use Map (2000). Adjacent land uses are comprised of Crop Land, Single-Family Residential, Woodlands, and Other Agriculture.

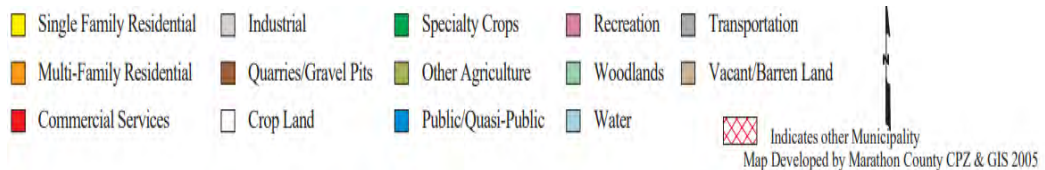
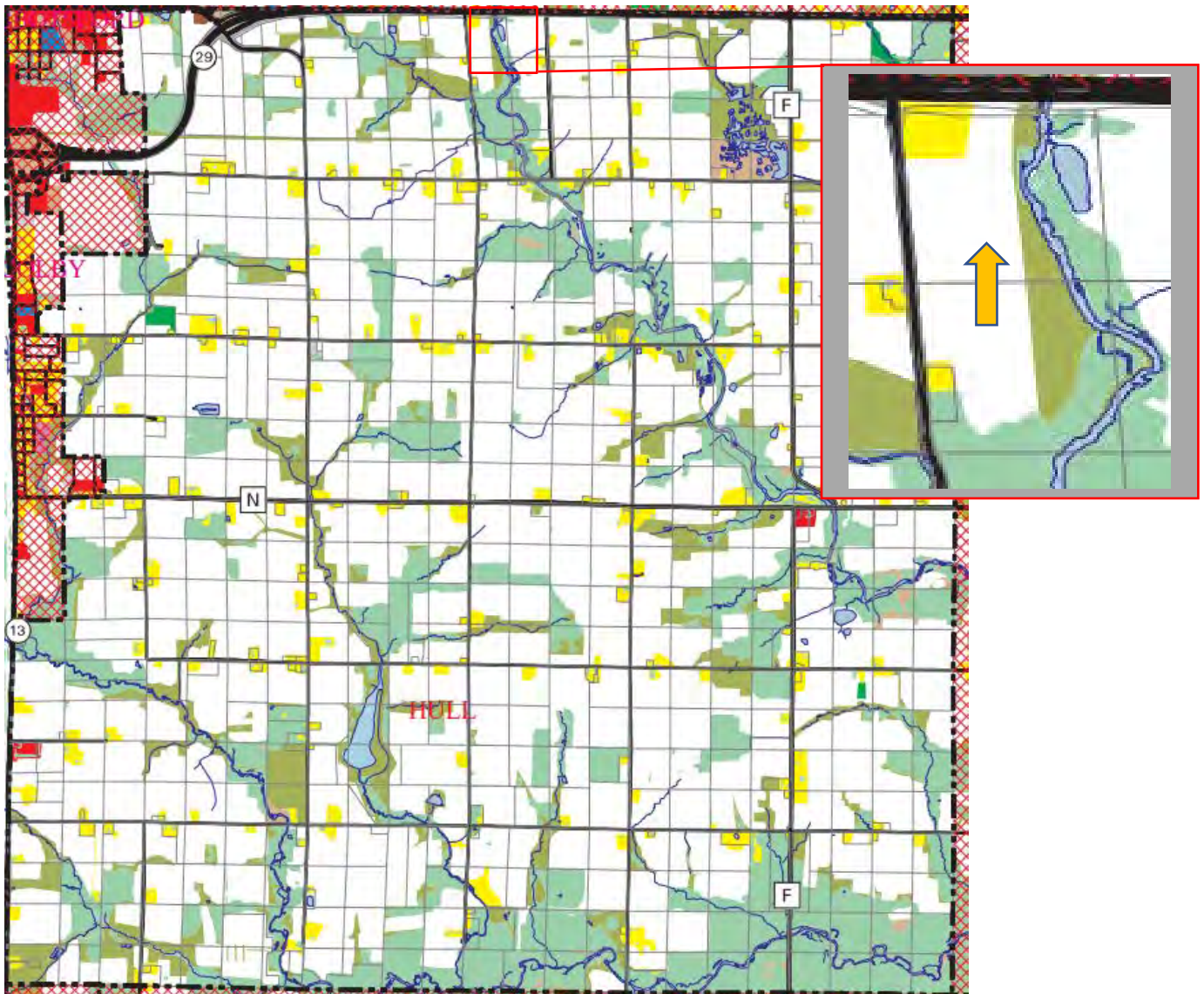


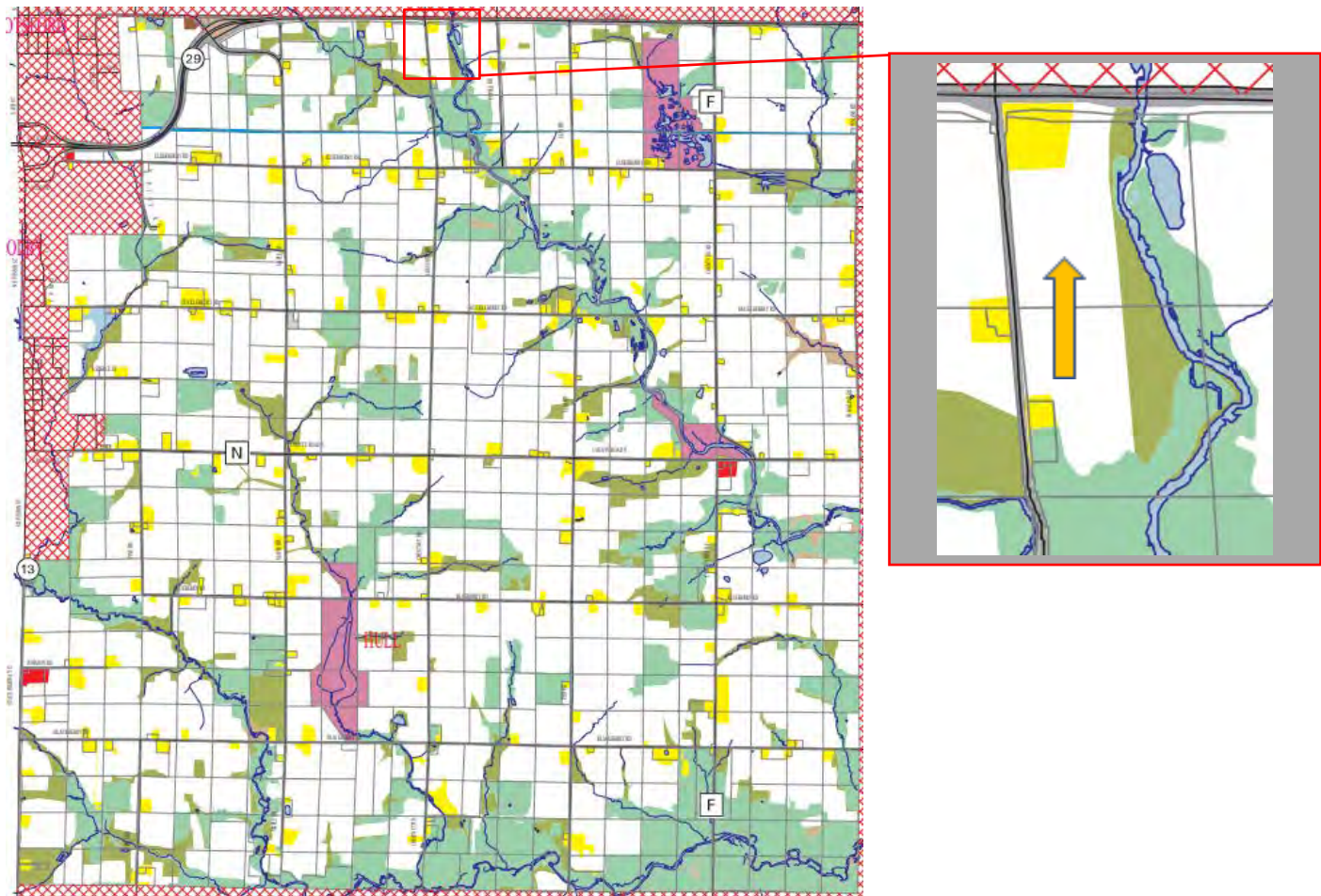
Figure 4-1
 2000 Landuse/Landcover
 HULL

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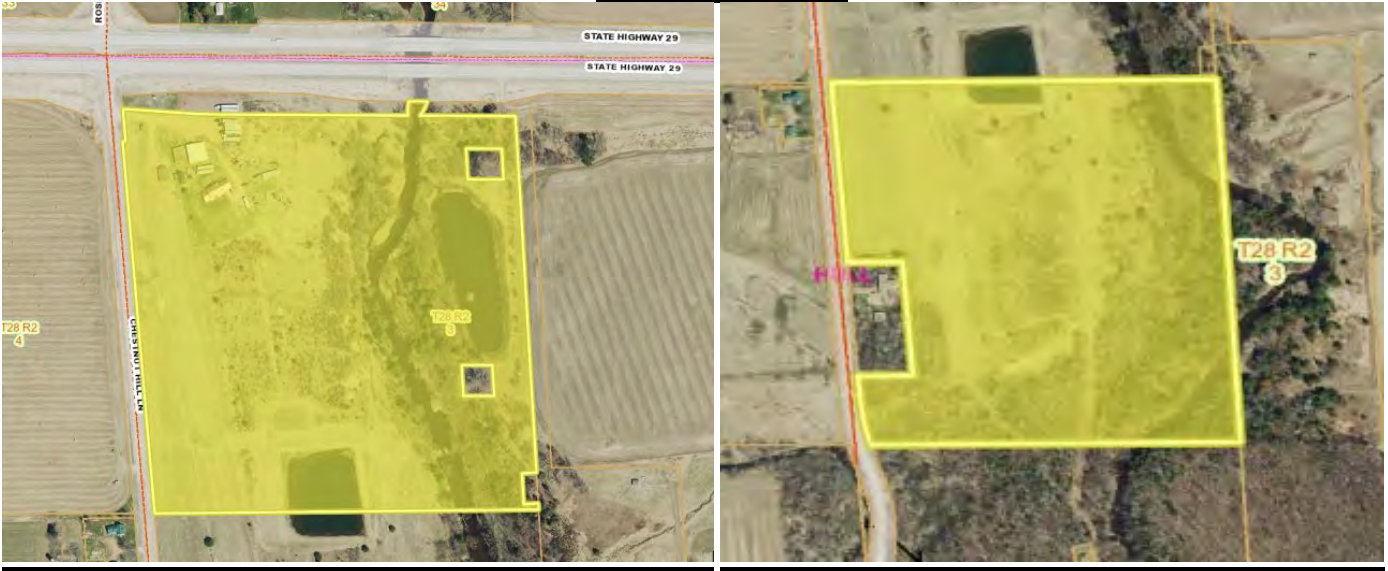
Single Family Residential	Barren	Public/Quasi-Public
Commercial	Crop Land	Recreational
Industrial	Other Agriculture	Transportation
Quarry	Forest Land	Water

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

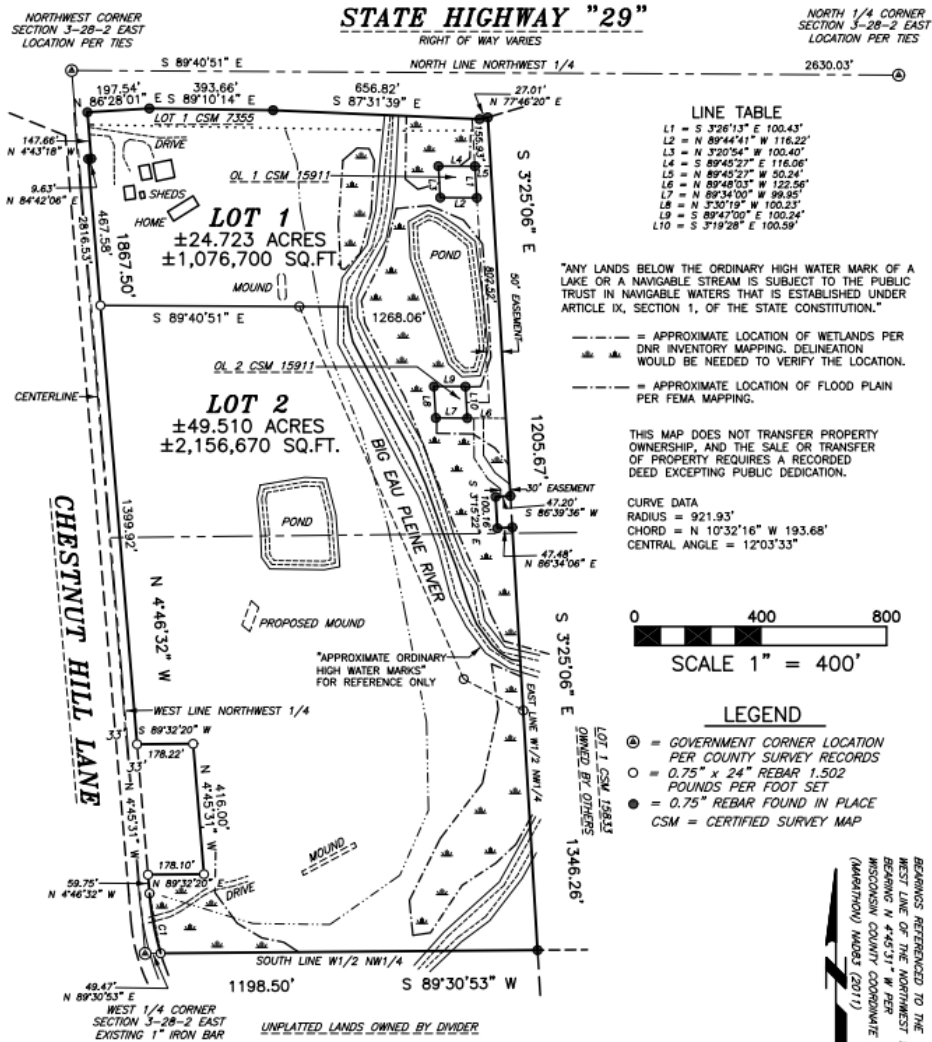
Figure 3-1
 Future Land Use
 HULL

FARMLAND PRESERVATION PLAN: The Town of Hull participates in Farmland Preservation. Approximately 18.11 acres will be converted to F-P Farmland Preservation.

Aerial Photo



Certified Survey Map



TOWN RECOMMENDATION:

On July 17th, 2024, the **Town of Hull** Town Board Recommended **Approval** to Marathon County's Environmental Resources Committee.

Staff Comments regarding ERC Conclusions of Law:

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

The Marathon County Comprehensive Plan relies on the Town Comprehensive Plan regarding specific land uses and zoning districts for individual parcels. The area proposed to be rezoned is shown to be designated as Crop Land, Single-Family Residential, 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. Approximately 18.11 acres will be converted to F-P Farmland Preservation. The Town of Hull has not submitted a resolution at this time.

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 and to correct split zoning.

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 rezone be approved by Marathon County Board of Supervisors, 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

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Agree disagree insufficient information

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Agree disagree insufficient information

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

Agree disagree insufficient information

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

Agree disagree insufficient information

Environmental Resources Committee Decision

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

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

Specify reasons for denial, or additional information requested:

- An amendment to the county comprehensive plan is needed to approve this petition.
- An amendment to the county farmland preservation plan is needed to approve this petition.

Describe recommended amendments:

Signature:

Chairman: _____



**Michael and Sue Gosse
Petition to Rezone Land
Staff Report, July 30th, 2024
Environmental Resources Committee**

PETITIONER:

Michael and Sue Gosse-22749 Chestnut Hill Ln, Abbotsford, WI 54405

PROPERTY OWNERS:

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REQUEST:

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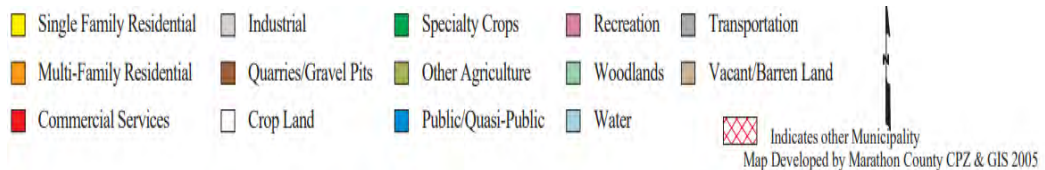
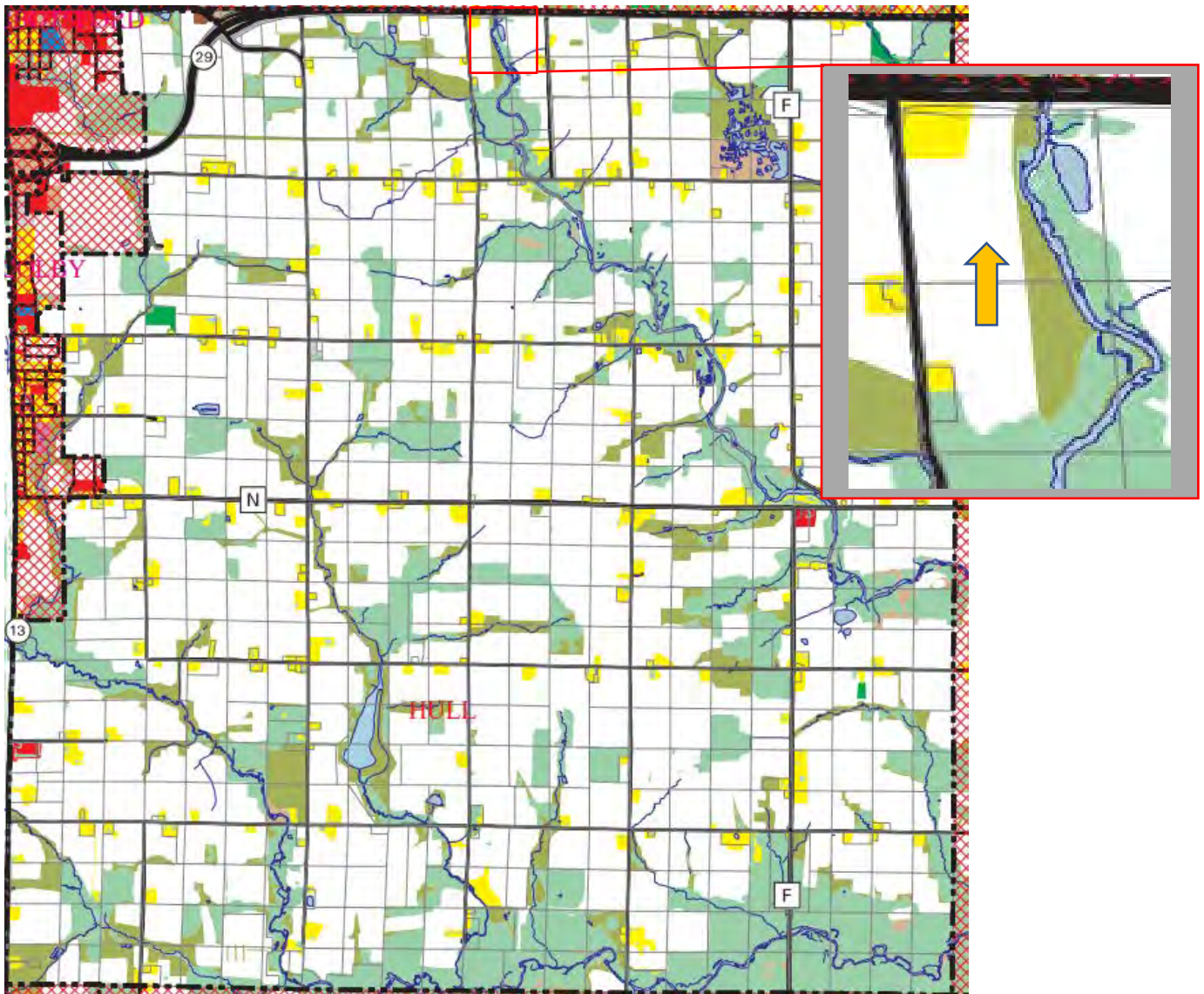


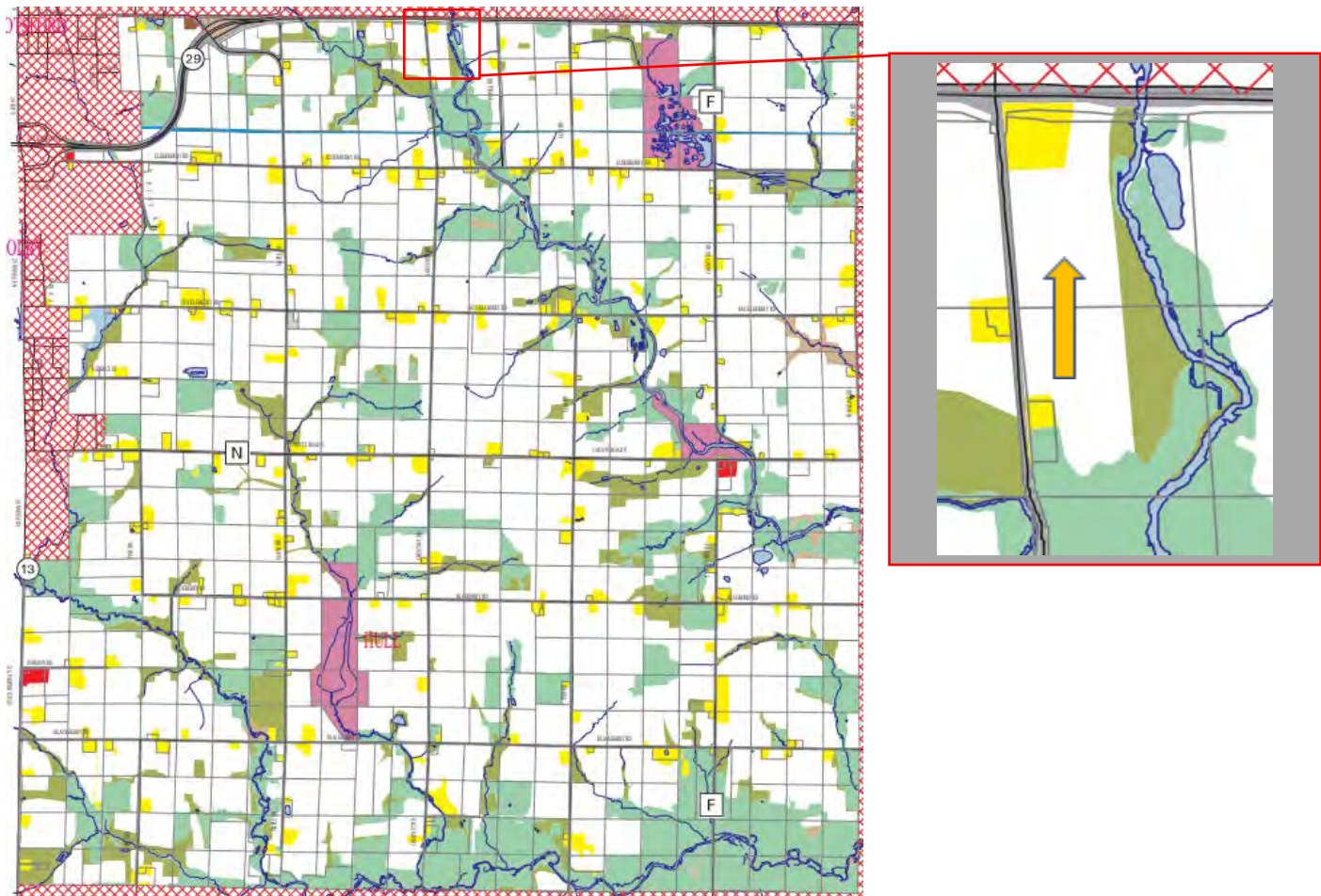
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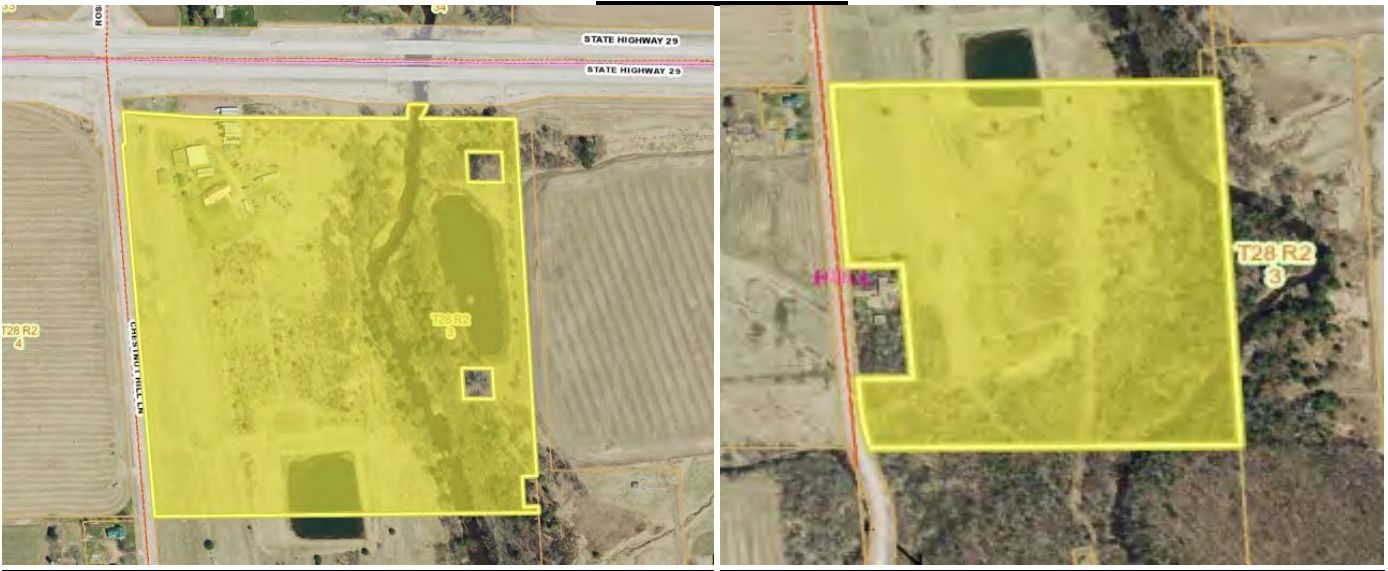
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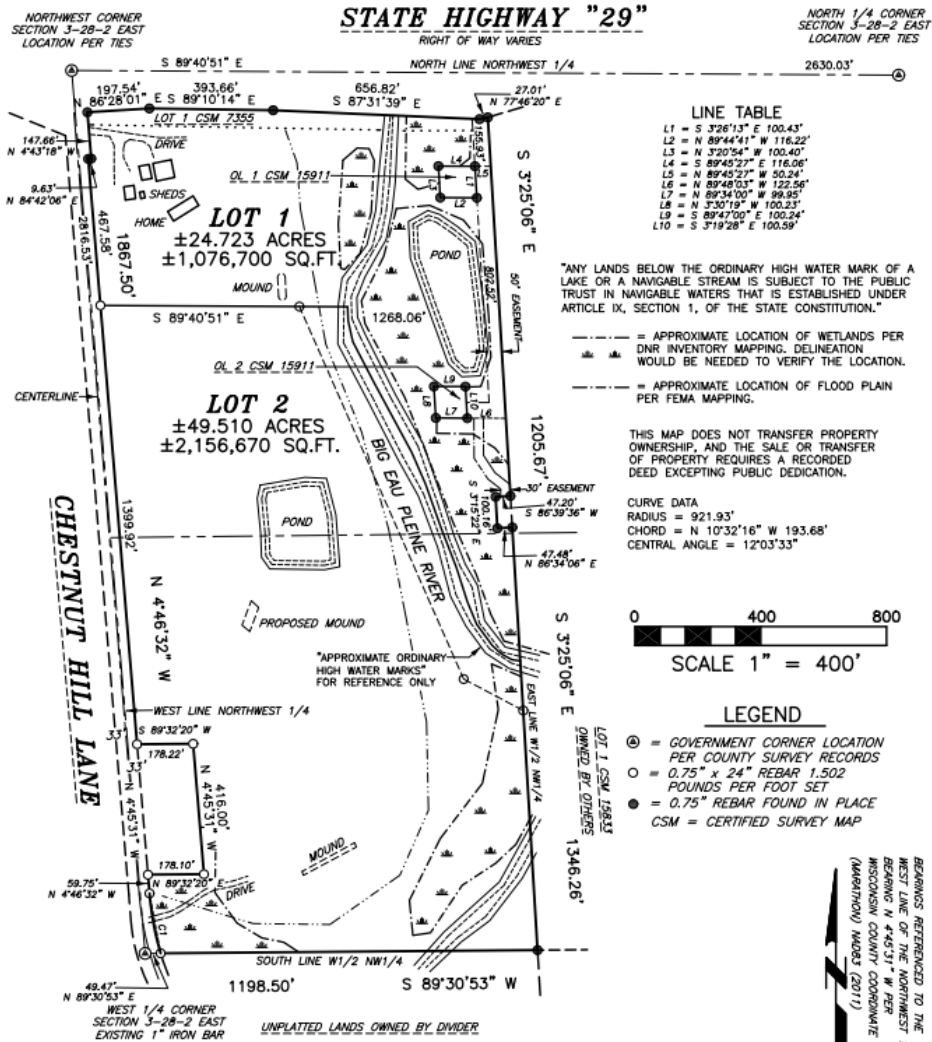
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The Town of Hull Town Board has recommended Approval of this rezone petition.

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

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STAFF (CPZ) RECOMMENDATION(S):

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Conclusions of Law

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

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

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

Agree disagree insufficient information

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

Agree disagree insufficient information

3. The applicant has demonstrated that...

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

Agree disagree insufficient information

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

Agree disagree insufficient information

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

Agree disagree insufficient information

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

Agree disagree insufficient information

Environmental Resources Committee Decision

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

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

Specify reasons for denial, or additional information requested:

- An amendment to the county comprehensive plan is needed to approve this petition.
- An amendment to the county farmland preservation plan is needed to approve this petition.

Describe recommended amendments:

Signature:

Chairman: _____

FIN - Budget vs Actual for Organization

Company County of Marathon
Organization Cost Center Hierarchy:
Conservation, Planning,
and Zoning
Period FY2024 - Jun
Fund 101 General Fund

Ledger Account	Original Budget	Actuals (YTD)	Budget Used (%)
Revenues	1,820,519	477,582	26.23%
43200:Federal Grants	0	0	0.00%
43410:State Shared Revenues	0	51,027	0.00%
43500:State Grants - Other	0	167	0.00%
44100:Business and Occupational Licenses	7,000	0	0.00%
44300:Building Permits and Inspection Fees	255,000	0	0.00%
44400:Zoning Permits and Fees	125,000	179,860	143.89%
44900:Other Regulatory Permits and Fees	135,000	0	0.00%
46100:General Government	159,100	134,392	84.47%
46500:Health	0	41,206	0.00%
46800:Conservation and Development	39,500	27,246	68.98%
47200:State	0	0	0.00%
47300:Other Local Governments	62,586	34,362	54.90%
47400:Local Departments	0	0	0.00%
48500:Donations	0	4,201	0.00%
48900:Other Miscellaneous Revenues	0	5,120	0.00%
49200:Transfer In from Other Funds	1,037,333	0	0.00%
Total Revenues	1,820,519	477,582	26.23%
Expenditures	3,459,482	1,569,292	45.36%
Personnel	2,187,636	980,984	44.84%
Salaries and Wages	1,524,460	685,431	44.96%
Employee Benefits	1,393	9,493	681.47%
Employer Contributions	661,783	286,061	43.23%
Contractual Services	809,795	471,404	58.21%
Professional Services	131,000	183,036	139.72%
Utility Services	7,500	3,528	47.04%
Repair and Maintenance Services - Other	48,500	39,471	81.38%
Special Services	604,795	186,997	30.92%
Other Contractual Services	18,000	58,372	324.29%
Materials and Supplies	314,947	46,087	14.63%
Office Supplies	72,685	14,111	19.41%
Publications, Subscriptions and Dues	39,025	13,360	34.24%
Travel	4,914	3,610	73.45%
Operating Supplies	108,323	10,170	9.39%
Repair and Maintenance Supplies	8,000	4,180	52.24%
Other Repairs and Maintenance Supplies	77,000	27	0.04%
Other Supplies and Expense	5,000	630	12.60%
Fixed Charges	71,297	1,025	1.44%
Insurance	3,964	0	0.00%
Other Permits and Regulatory Fees	67,333	1,025	1.52%
Capital Outlay	0	64,902	0.00%
Capital Outlay	0	64,902	0.00%
Grants, Contributions, Indemnities and Other	75,807	4,890	6.45%
Direct Relief to Indigents	75,807	0	0.00%
Other Grants, Contributions and Indemnities	0	4,890	0.00%
Total Expenditures	3,459,482	1,569,292	45.36%
Net Change	(1,638,963)	(1,091,710)	66.61%

FIN - Budget vs Actual for Organization

Company County of Marathon
Organization Cost Center Hierarchy:
Conservation, Planning,
and Zoning
Period FY2024 - Jun
Fund 291 Grants Fund

Ledger Account	Original Budget	Actuals (YTD)	Budget Used (%)
Revenues	1,619,370	458,323	28.30%
41110:General Property Taxes	0	0	0.00%
43200:Federal Grants	61,340	68,236	111.24%
43270:Federal Grants - Conservation and Development	340,724	0	0.00%
43500:State Grants - Other	1,185,306	229,066	19.33%
46500:Health	0	9,957	0.00%
47200:State	0	101,415	0.00%
47300:Other Local Governments	0	49,649	0.00%
49200:Transfer In from Other Funds	32,000	0	0.00%
Total Revenues	1,619,370	458,323	28.30%
Expenditures	1,619,370	487,269	30.09%
Personnel	571,890	308,787	53.99%
Salaries and Wages	396,859	194,248	48.95%
Employee Benefits	370	2,274	614.58%
Employer Contributions	174,661	112,265	64.28%
Contractual Services	505,115	109,909	21.76%
Professional Services	300	55,637	18,545.73%
Special Services	503,965	25,008	4.96%
Other Contractual Services	850	29,264	3,442.82%
Materials and Supplies	44,825	6,363	14.19%
Office Supplies	9,795	109	1.11%
Publications, Subscriptions and Dues	4,792	1,705	35.58%
Travel	24,238	499	2.06%
Operating Supplies	6,000	4,050	67.50%
Repair and Maintenance Supplies	0	0	0.00%
Grants, Contributions, Indemnities and Other	497,540	62,210	12.50%
Direct Relief to Indigents	497,540	62,210	12.50%
Total Expenditures	1,619,370	487,269	30.09%
Net Change	0	(28,946)	0.00%

FIN - Budget vs Actual for Organization

Company County of Marathon
Organization Cost Center Hierarchy:
 Forestry
 Cost Center Hierarchy:
 Parks Operations
 Cost Center Hierarchy:
 Parks Projects
 Cost Center Hierarchy:
 Parks Recreation
Period FY2024 - Jun
Fund 210 Parks Fund

Ledger Account	Original Budget	Actuals (YTD)	Budget Used (%)
Revenues	4,797,975	2,972,121	61.95%
41110:General Property Taxes	2,179,452	2,179,452	100.00%
43500:State Grants - Other	0	70,594	0.00%
44200:Non-Business Licenses	0	0	0.00%
46500:Health	0	60,812	0.00%
46700:Culture, Recreation and Education	1,138,580	480,934	42.24%
46800:Conservation and Development	360,000	31,142	8.65%
46900:Other Public Charges for Services	65,500	49,418	75.45%
47400:Local Departments	1,500	0	0.00%
48110:Interest on Investments	24,000	0	0.00%
48200:Rent	1,495	0	0.00%
48300:Property Sales	2,500	445	17.80%
48500:Donations	70,000	99,226	141.75%
48900:Other Miscellaneous Revenues	2,400	98	4.10%
49200:Transfer In from Other Funds	951,548	0	0.00%
49400:Gain/Loss Sales of Fixed Assets	1,000	0	0.00%
Total Revenues	4,797,975	2,972,121	61.95%
Expenditures	4,797,975	1,563,847	32.59%
Personnel	2,402,303	1,109,567	46.19%
Salaries and Wages	1,773,325	788,363	44.46%
Employee Benefits	3,901	8,289	212.47%
Employer Contributions	625,077	312,915	50.06%
Contractual Services	722,033	209,010	28.95%
Professional Services	164,177	50,685	30.87%
Utility Services	272,271	86,541	31.78%
Repair and Maintenance Services - Streets and Related Facilities	5,000	0	0.00%
Repair and Maintenance Services - Other	59,100	25,690	43.47%
Special Services	134,537	16,365	12.16%
Other Contractual Services	86,948	29,729	34.19%
Materials and Supplies	479,449	199,746	41.66%
Office Supplies	22,925	13,447	58.66%
Publications, Subscriptions and Dues	17,156	7,640	44.53%
Travel	4,870	894	18.36%
Operating Supplies	127,000	61,085	48.10%
Repair and Maintenance Supplies	132,850	45,725	34.42%
Other Repairs and Maintenance Supplies	81,824	32,825	40.12%
Other Supplies and Expense	92,824	38,129	41.08%

Building Materials	169,050	42,060	24.88%
Concrete and Clay Products	9,000	1,355	15.06%
Metal Products	17,800	6,613	37.15%
Wood Products	41,150	1,525	3.71%
Plastic Products	13,000	3,291	25.32%
Raw Materials	72,600	29,216	40.24%
Fabricated Materials	15,500	60	0.39%
Fixed Charges	87,959	3,148	3.58%
Insurance	60,311	0	0.00%
Other Permits and Regulatory Fees	4,050	3,148	77.74%
Rents and Leases	17,098	0	0.00%
Taxes and Payments in Lieu of Taxes	6,500	0	0.00%
Other Fixed Charges	0	0	0.00%
Capital Outlay	937,181	315	0.03%
Capital Outlay	937,181	315	0.03%
Other Financing Uses	0	0	0.00%
Transfers Out to Other Funds	0	0	0.00%
Total Expenditures	4,797,975	1,563,847	32.59%
Net Change	0	1,408,275	0.00%

FIN - Budget vs Actual for Organization

Company County of Marathon
Organization Cost Center Hierarchy:
 Forestry

 Cost Center Hierarchy:
 Parks Operations

 Cost Center Hierarchy:
 Parks Projects

 Cost Center Hierarchy:
 Parks Recreation
Period FY2024 - Jun
Fund 291 Grants Fund

Ledger Account	Original Budget	Actuals (YTD)	Budget Used (%)
Revenues	1,028,457	539,349	52.44%
41110:General Property Taxes	0	0	0.00%
43200:Federal Grants	0	510,783	0.00%
43210:Federal Grants - Public Safety	0	0	0.00%
43500:State Grants - Other	646,768	13,535	2.09%
43510:State Grants - General Government	894	0	0.00%
48110:Interest on Investments	3,800	0	0.00%
49100:Proceeds from Long Term Debt	15,031	15,031	100.00%
49200:Transfer In from Other Funds	361,964	0	0.00%
Total Revenues	1,028,457	539,349	52.44%
Expenditures	1,028,457	380,182	36.97%
Personnel	99,867	27,860	27.90%
Salaries and Wages	69,551	19,888	28.59%
Employee Benefits	68	269	395.26%
Employer Contributions	30,248	7,703	25.47%
Contractual Services	754,716	57,859	7.67%
Professional Services	13,730	53,411	389.01%
Repair and Maintenance Services - Streets and Related Facilities	25,968	0	0.00%
Other Contractual Services	715,018	4,448	0.62%
Materials and Supplies	3,144	12,362	393.20%
Office Supplies	2,000	0	0.00%
Publications, Subscriptions and Dues	894	1,067	119.39%
Operating Supplies	250	0	0.00%
Other Repairs and Maintenance Supplies	0	656	0.00%
Other Supplies and Expense	0	10,639	0.00%
Building Materials	5,000	1,817	36.33%
Concrete and Clay Products	0	0	0.00%
Metal Products	0	1,070	0.00%
Wood Products	0	747	0.00%
Raw Materials	5,000	0	0.00%
Fixed Charges	1,800	0	0.00%
Rents and Leases	1,800	0	0.00%
Capital Outlay	163,930	280,284	170.98%
Capital Outlay	163,930	280,284	170.98%
Total Expenditures	1,028,457	380,182	36.97%
Net Change	0	159,167	0.00%

FIN - Budget vs Actual for Organization

Company County of Marathon
Organization Cost Center Hierarchy:
Solid Waste
Management
Period FY2024 - Jun
Fund 602 Landfill Fund

Ledger Account	Original Budget	Actuals (YTD)	Budget Used (%)
Revenues	12,461,126	3,499,498	28.08%
43500:State Grants - Other	20,819	0	0.00%
46400:Sanitation and Utilities	4,576,316	3,066,116	67.00%
46470:Sanitation Services Other	0	404,550	0.00%
46500:Health	0	23,525	0.00%
46800:Conservation and Development	0	5,300	0.00%
46900:Other Public Charges for Services	100	0	0.00%
47400:Local Departments	1,200	0	0.00%
48110:Interest on Investments	117,000	0	0.00%
48900:Other Miscellaneous Revenues	200	8	3.75%
49200:Transfer In from Other Funds	7,745,491	0	0.00%
Total Revenues	12,461,126	3,499,498	28.08%
Expenditures	12,461,126	3,784,153	30.37%
Personnel	1,175,816	494,583	42.06%
Salaries and Wages	825,327	352,573	42.72%
Employee Benefits	856	1,156	135.07%
Employer Contributions	349,633	140,854	40.29%
Contractual Services	2,682,819	831,080	30.98%
Professional Services	668,300	247,575	37.05%
Utility Services	87,200	33,787	38.75%
Repair and Maintenance Services - Streets and Related Facilities	20,000	4,737	23.69%
Repair and Maintenance Services - Other	105,000	8,922	8.50%
Special Services	1,636,500	606,013	37.03%
Other Contractual Services	165,819	(69,955)	(42.19%)
Materials and Supplies	827,000	262,641	31.76%
Office Supplies	32,000	2,667	8.33%
Publications, Subscriptions and Dues	18,000	10,342	57.46%
Travel	20,500	5,919	28.88%
Operating Supplies	31,000	14,427	46.54%
Repair and Maintenance Supplies	447,000	111,656	24.98%
Other Repairs and Maintenance Supplies	199,500	111,062	55.67%
Other Supplies and Expense	79,000	6,568	8.31%
Building Materials	10,000	0	0.00%
Raw Materials	10,000	0	0.00%
Fixed Charges	300,000	61,147	20.38%
Insurance	40,000	0	0.00%
Other Permits and Regulatory Fees	10,000	2,980	29.80%
Rents and Leases	250,000	58,167	23.27%
Capital Outlay	7,030,491	2,134,702	30.36%
Capital Outlay	7,030,491	2,134,702	30.36%
Other Financing Uses	435,000	0	0.00%
Transfers Out to Other Funds	435,000	0	0.00%
Total Expenditures	12,461,126	3,784,153	30.37%
Net Change	0	(284,655)	0.00%

FIN - Budget vs Actual for Organization

Company County of Marathon
Organization Cost Center Hierarchy:
Solid Waste
Management
Period FY2024 - Jun
Fund 291 Grants Fund

Ledger Account	Original Budget	Actuals (YTD)	Budget Used (%)
Revenues	0	20,568	0.00%
43500:State Grants - Other	0	20,568	0.00%
Total Revenues	0	20,568	0.00%
Expenditures	0	20,568	0.00%
Contractual Services	0	18,785	0.00%
Other Contractual Services	0	18,785	0.00%
Materials and Supplies	0	1,784	0.00%
Other Supplies and Expense	0	1,784	0.00%
Total Expenditures	0	20,568	0.00%
Net Change	0	0	0.00%