



# MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE AGENDA

**Date & Time of Meeting:** Tuesday, September 3, 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 30, 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. Cole Yach on behalf of Todd Eckers – G-A General Agriculture to R-R Rural Residential – Town of Reid
    2. Kurt and Lori Frome on behalf of Tom and Linda Brehm – F-P Farmland Preservation to R-R Rural Residential – Town of Hull
    3. Tim Vreeland on behalf of Russel Giese – G-A General Agriculture to U-R Urban Residential – Town of Frankfort
    4. Tim Vreeland on behalf of Keven and Peggy Miller – N-C Neighborhood Commercial to R-R Rural Residential and L-D-R Low Density Residential – Town of Spencer
    5. Mitchell and Whitney Myszka – R-R Rural Residential and G-A General Agriculture to R-E Rural Estate – Town of Wien
    6. Leonard Martin – F-P Farmland Preservation and R-R Rural Residential to R-E Rural Estate – Town of Hull

**MARATHON COUNTY  
ENVIRONMENTAL RESOURCES COMMITTEE  
AGENDA**

- B. Review and Possible Recommendations to County Board for its Consideration (Town Zoning changes pursuant to §60.62(3) Wis. Stats.) – None
- C. Review and Possible Recommendations to County Board for its Consideration - None
- 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. Big Eau Pleine Reservoir: Discussion on Next Efforts
    - 2. Comprehensive Plan 2024 Amendment: Overview of Draft and Comment Opportunities  
<https://www.marathoncounty.gov/about-us/comprehensive-plan>
- 7. Policy Issues Discussion and Potential Committee Determination**
  - A. 2025 Annual Budget Development
    - 1. Discussion of Departments Rates and Fees Increases for 2025
    - 2. Consideration of New Position Request and Reclassifications in Connection with Development of 2025 Budget
      - Solid Waste Department – 1.0 FTE Environmental Management Specialist Position
      - Conservation, Planning, & Zoning Administrative Restructuring
- 8. Next meeting October 1st, 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
- 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: 08/28/2024 \_\_\_\_\_  
Time: 11:30am \_\_\_\_\_

By: \_\_\_\_\_ By: \_\_\_\_\_  
Date/Time/By: N D \_\_\_\_\_

SIGNED \_\_\_\_\_

Presiding Officer or Designee

NOTICE POSTED AT COURTHOUSE:

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

County Clerk \_\_\_\_\_

## NOTICE OF PUBLIC HEARING

A public hearing will be held by the Environmental Resources Committee of the Marathon County Board of Supervisors on Tuesday, September 3<sup>rd</sup>, 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 Cole Yach on behalf of Todd Eckers to amend the General Code of ordinance for Marathon County Chapter 17 Zoning Code to rezone lands from G-A General Agriculture to R-R Rural Residential described as part of Lot 9, Assessor's plat No. 1 to the Town of Reid, located in the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 12, Township 27 North, Range 9 East, Town of Reid. The area proposed to be rezoned from G-A General Agriculture to R-R Rural Residential is described as Lot 1 of the preliminary CSM. Parent Parcel #064-2709-121-0016.
2. The petition of Kurt and Lori Frome on behalf of Tom and Linda Brehm to amend the General Code of Ordinance for Marathon County Chapter 17 Zoning Code to rezone lands from F-P Farmland Preservation to R-R Rural Residential located in part of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 28, Township 28 North, Range 2 East, Town of Hull. The area to be rezoned from F-P to Farmland Preservation to R-R Rural Residential is described as Lot 1 of the preliminary CSM. Parcel #044-2802-282-0996.
3. The petition of Tim Vreeland on behalf of Russel Giese to amend the General Code of ordinance for Marathon County Chapter 17 Zoning Code to rezone lands from G-A General Agriculture to U-R Urban Residential located in part of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 2, Township 28 North, Range 3 East, Town of Frankfort. Area to be rezoned from G-A General Agriculture to U-R Urban Residential is described as part of Lot 1 of the preliminary CSM. Parent parcel #026-2803-022-0991.
4. The petition of Tim Vreeland on behalf of Kevin and Peggy Miller to amend the General Code of Ordinance for Marathon County Chapter 17 Zoning Code to rezone lands from N-C Neighborhood Commercial to R-R Rural Residential and L-D-R Low Density Residential as described as Lot 1 of CSM 5832-21-150, located in the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 34, Township 26 North, Range 2 East, Town of Spencer. Area to be rezoned to L-D-R Low Density Residential is described as Lot 1 and area to be rezoned to R-R Rural Residential is described as Lot 2 of the preliminary CSM. Parent parcel #074-2602-344-0996.
5. The petition of Mitchell and Whitney Myszka to amend the General Code of Ordinance for Marathon County Chapter 17 Zoning Code to rezone lands from R-R Rural Residential and G-A General Agriculture to R-E Rural Estate described as Lot 1 and part of Lot 2 of CSM #16927, Document #1677273, located in part of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 33, Township 28 North, Range 4 East, Town of Wien. Parent parcel#(s): 084-2804-331-0993, and 084-2804-331-0992.
6. The petition of Leonard Martin to amend the General Code of Ordinances for Marathon County Chapter 17 Zoning Code to rezone lands from F-P Farm Preservation and R-R Rural Residential to R-E Rural Estate, described as Lot 1 of the preliminary CSM, located in part of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and part of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 16, Township 28 North, Range 2 East, Town of Hull. Parent Parcel #(s): 044-2802-163-0996, 044-2802-164-0996, and 044-2802-164-0995.

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

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

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

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

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

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

PETITION FOR ZONE CHANGE  
BEFORE THE MARATHON COUNTY BOARD OF SUPERVISORS

1. As authorized by §17.91 of the Marathon County Zoning Code (I) (we) (Name & Address):  
Cole Yach 216162 County Rd Y Hatley WI 54440

hereby petition to rezone property owned by (Name & Address): Todd Eckers  
175706 Casandram Jo Lane  
Hatley 54440  
from the classification GA, \_\_\_\_\_  
to RR,

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 Proposed CSM

Parcel Identification Number (PIN): 064-27091210016

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

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. County Road frontage with underground and overhead utilities are available for connection

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

C. What have you done to determine that the land is suitable for the development proposed?  
Reviewed Soil Maps, looked at existing uses

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

E. Explain any potential for conflict with existing land uses in the area.  
None anticipated. There is existing development surrounding this parcel.

**RECEIVED**

(OVER)      JUN 21 2024

MARATHON CO. CONSERVATION,  
PLANNING & ZONING DEPT.

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

F. Demonstrate the need of the proposed development at this location. Existing residential development in the area.  
This is an infill lot.

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

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

I. If cropland is being consumed by this zone change, explain how the proposed development will be located to minimize the amount of agricultural land converted. N/A

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

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

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

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

Phone 715-581-8200 Date 6-14-24  
Phone 715-991-0398 Date 6/14/24

Date Fee Received: 6/24/24

Fee \$600.00 PAYABLE TO MARATHON COUNTY

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

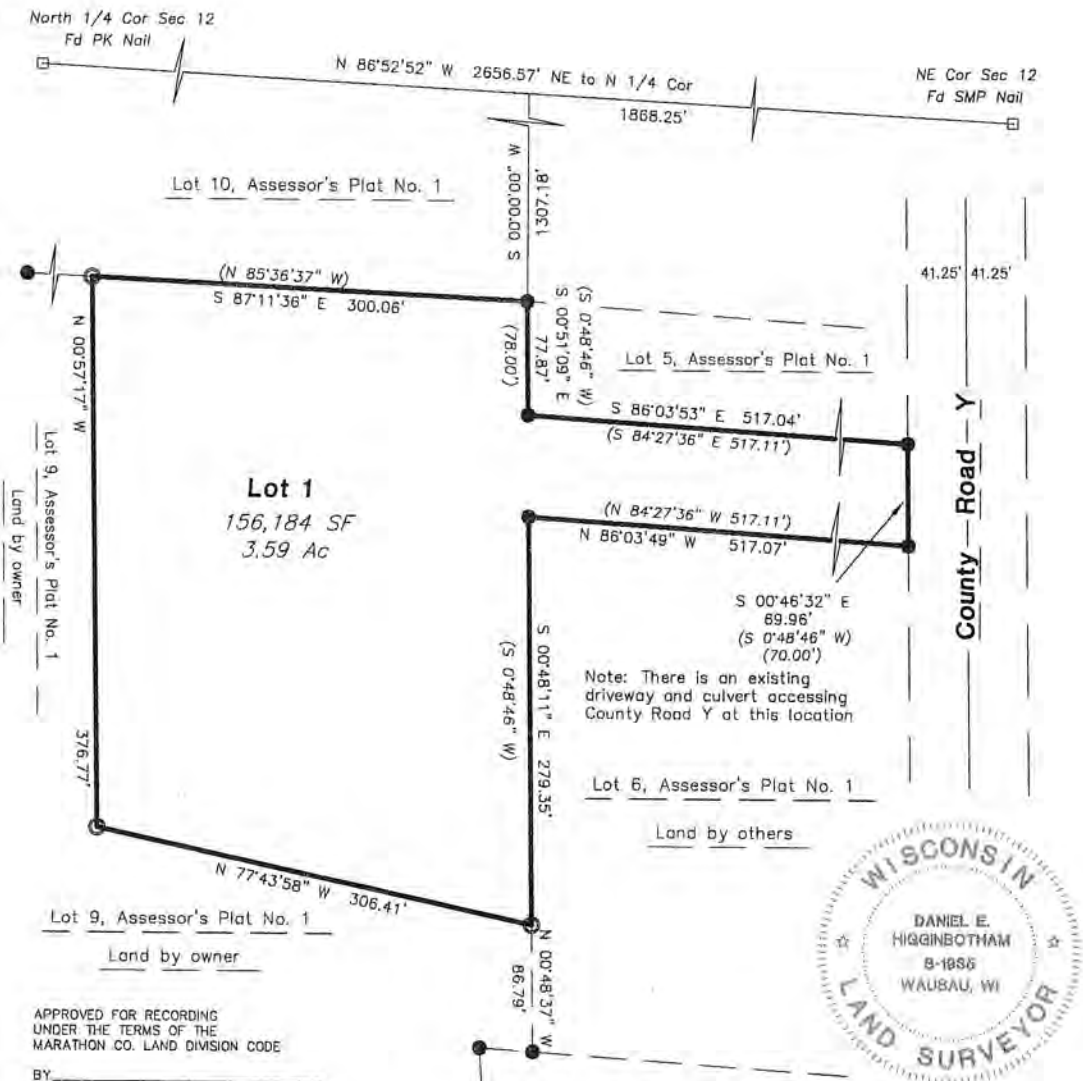
RECEIVED

JUN 21 2024

MARATHON CO. CONSERVATION,  
PLANNING & ZONING DEPT.

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

OF PART OF LOT 9, ASSESSOR'S PLAT NO. 1 TO THE TOWN OF REID  
 LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF  
 SECTION 12, TOWNSHIP 27 NORTH, RANGE 9 EAST  
 TOWN OF REID, MARATHON COUNTY, WISCONSIN



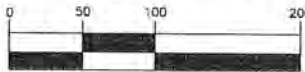
APPROVED FOR RECORDING  
 UNDER THE TERMS OF THE  
 MARATHON CO. LAND DIVISION CODE

BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 MARATHON COUNTY CONSERVATION  
 PLANNING AND ZONING DEPT.  
 CPZ TRACKING # \_\_\_\_\_

CSM No. 10898

Land by others

NORTH



1 inch = 100ft.

Bearings are referenced to the North  
 line of the NE 1/4 of Section 12  
 assumed to bear N 86° 52' 52" W

NOTE: Recording this Certified Survey  
 Map does not transfer property rights.  
 It is necessary to subsequently record  
 a deed to transfer ownership.

- 3/4" X 18" Iron Rod Set  
 (1.3 lbs/lineal foot)
- Found 1" ID Iron Pipe
- Found Govt. Corner
- ( ) Record Data

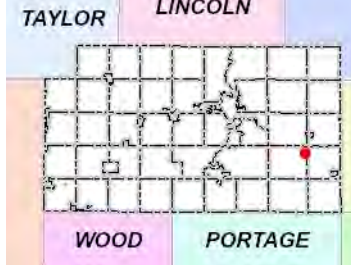
SHEET 1 OF 2

SURVEY PROVIDED BY:

HIGGINBOTHAM LAND SERVICES, INC 2625 NORTHWESTERN AVENUE WAUSAU, WI 54403 (715)449-2229



# 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

149.95 0 149.95 Feet



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

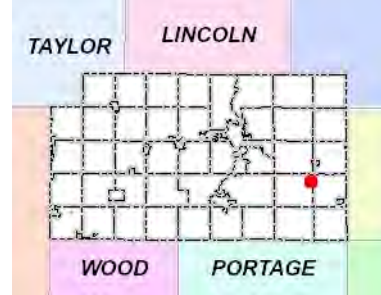
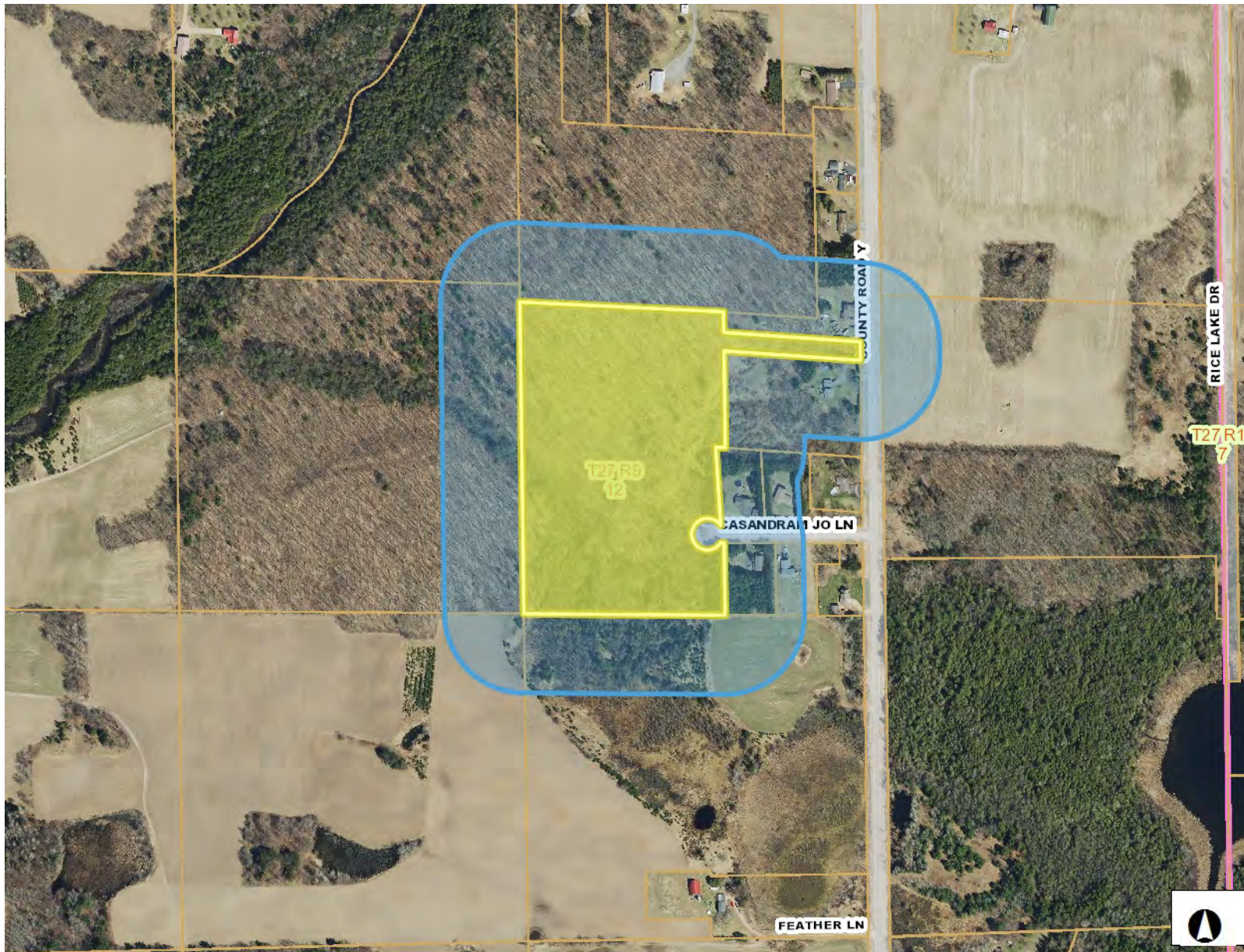
DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.

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

## Notes



# Land Information Mapping System



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

282.30 0 282.30 Feet



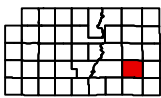
NAD\_1983\_HARN\_WISCRS\_Marathon\_County\_Feet

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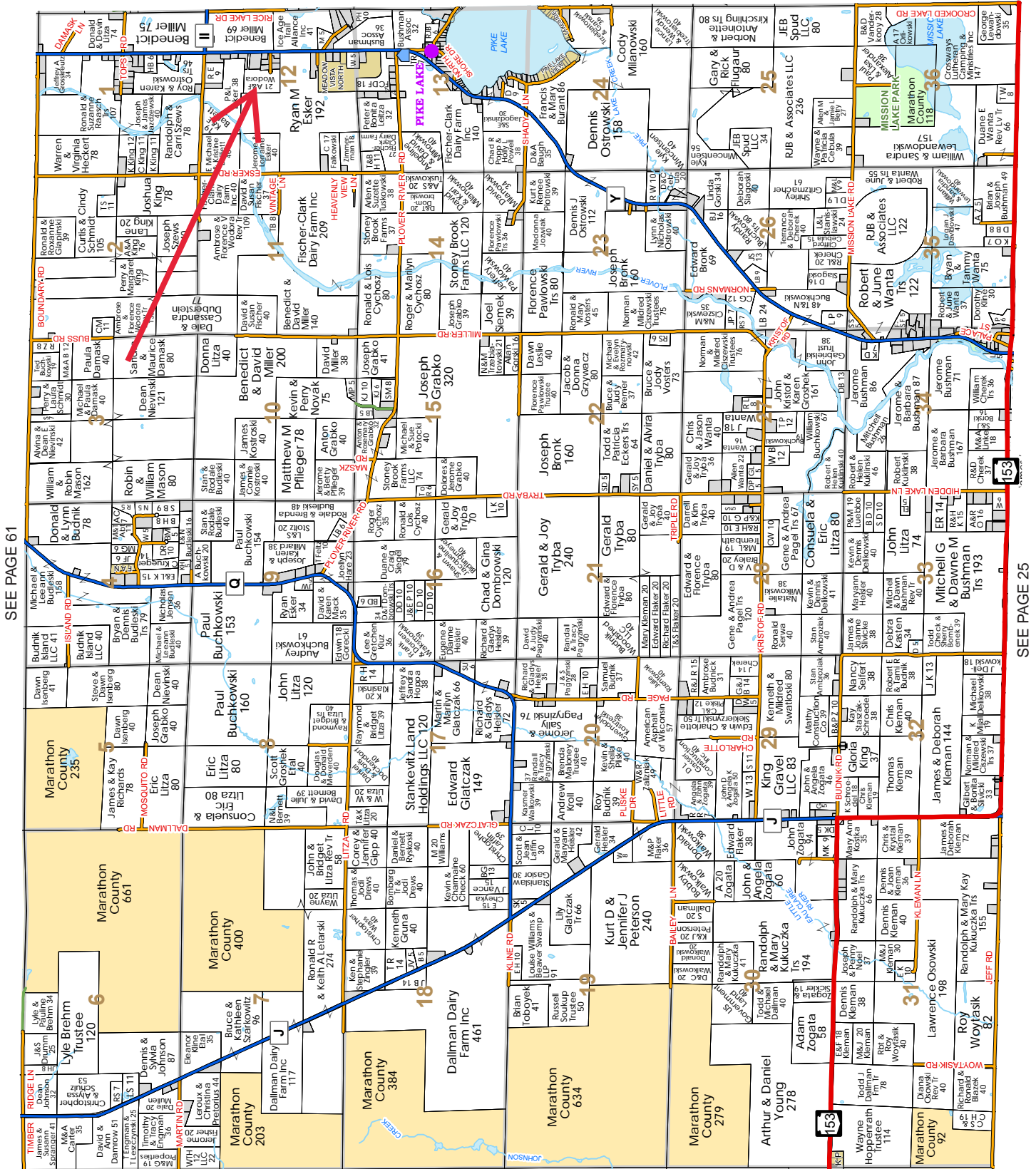
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

Notes





SEE PAGE 45



SEE PAGE 61

SEE PAGE 25

SEE PAGE 41

STATE OF WISCONSIN )  
MARATHON COUNTY )  
TOWN OF REID )

**RESOLUTION ON ZONING ORDINANCE AMENDMENT**

TO THE MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE

I, Kittie Milanowski, Clerk of the Town of Reid, Marathon County, State of Wisconsin, do hereby certify that the following is a true and correct copy of a resolution adopted by the Town of Reid Town Board at a meeting held on the 9<sup>th</sup> 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 Reid Town Board considered on the 9<sup>th</sup> day of July, 2024, the petition of The petition of Cole Yach on behalf of Todd Eekers to amend the General Code of Ordinance for Marathon County Chapter 17 Zoning Code to rezone lands from G-A General Agriculture to R-R Rural Residential described as part of Lot 9, Assessor's plat No. 1 to the Town of Reid, located in the Southwest 1/4 of the Northeast 1/4 of Section 12, Township 27 North, Range 9 East, Town of Reid. The area proposed to rezoned from G-A General Agriculture to R-R Rural Residential is described as Lot 1 of the preliminary CSM, Parent Parcel #064-2709-121-0016.

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

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

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

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

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

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

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

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: \_\_\_\_\_

6) Has the applicant demonstrated the need for the proposed development at this location? Explain.

(OVER)

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

7) Has the applicant demonstrated the availability of alternative locations? Be specific

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

8) Is cropland is being consumed by this zone change? What is the productivity of the agricultural lands involved?

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

9) Has the applicant explained how the proposed development will be located to minimize the amount of agricultural land converted?

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

10) Is proposed rezone request consistent with the town's adopted Comprehensive Plan? Explain.

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

11) Is there anything else the Town wishes to present or comment on regarding this application to the Marathon County Environmental Resources (ERC) Committee?

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

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

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

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

Clerk Kittie Milnowski  
Town Board Robert Kuhlman  
Joseph Blauke

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 August 23, 2024 to:

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

RECEIVED

JUL 15 2024

MARATHON CO. CONSERVATION,  
PLANNING & ZONING DEPT



**Todd Eckers**  
**Petition to Rezone Land**  
**Staff Report, September 3<sup>rd</sup>, 2024**  
**Environmental Resources Committee**

**PETITIONER:**

Cole Yach-216162 County Rd Y, Hatley, WI 54440

**PROPERTY OWNERS:**

Todd Eckers-175706 Casandrum Jo Ln, Hatley, WI 54440

**LOCATION OF REZONE REQUEST:**

Area proposed to be rezoned is located on County Rd Y and Casandram Jo Ln south of the intersection of County Rd Y and County Rd II.

**REQUEST:**

1. The petition of Cole Yach on behalf of Todd Eckers to amend the General Code of ordinance for Marathon County Chapter 17 Zoning Code to rezone lands from G-A General Agriculture to R-R Rural Residential described as part of Lot 9, Assessor's plat No. 1 to the Town of Reid, located in the Southwest ¼ of the Northeast ¼ of Section 12, Township 27 North, Range 9 East, Town of Reid. The area proposed to be rezoned from G-A General Agriculture to R-R Rural Residential is described as Lot 1 of the preliminary CSM. Parent Parcel #064-2709-121-0016.

**PUBLIC HEARINGS/MEETINGS:**

- Town of Reid Town Board Meeting (July 9<sup>th</sup>, 2024)
- Marathon County Environmental Resources Committee Meeting (September 3<sup>rd</sup>, 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 Reid (Comprehensive Plan 2007)** The area proposed to be rezoned is shown as Woodlands and Other Agriculture in the Town’s Comprehensive Plan Existing Land Use Map (2000). Adjacent land uses are comprised of Other Agriculture, Woodlands, and Single Family Residential.

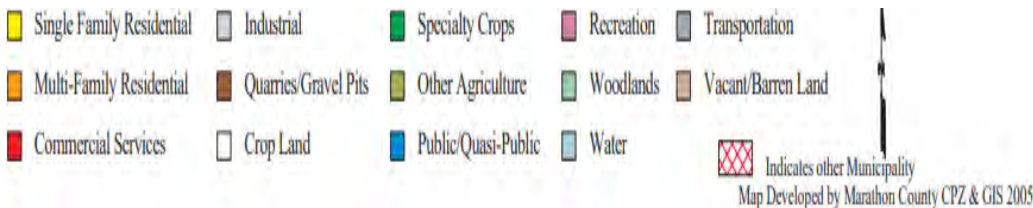
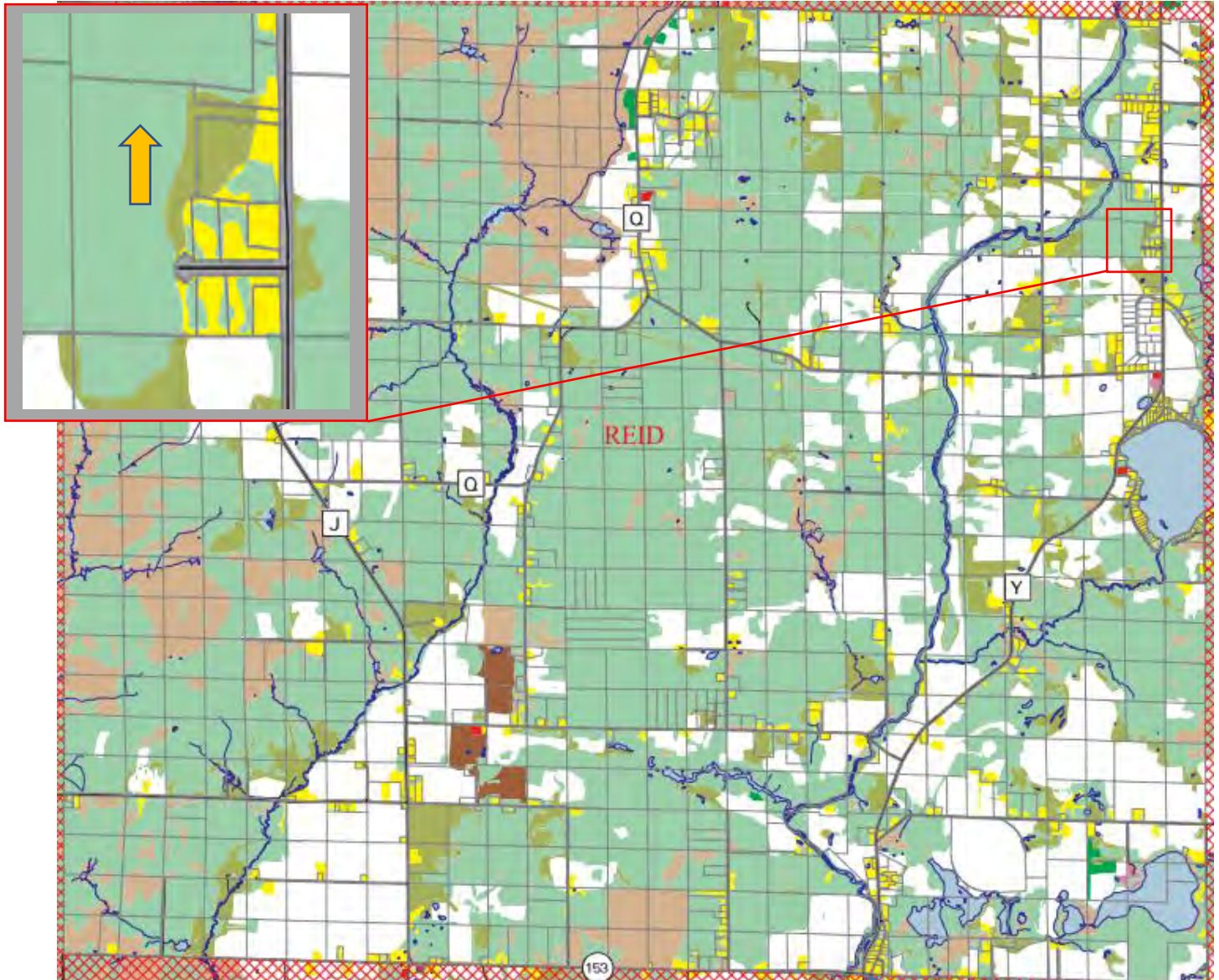
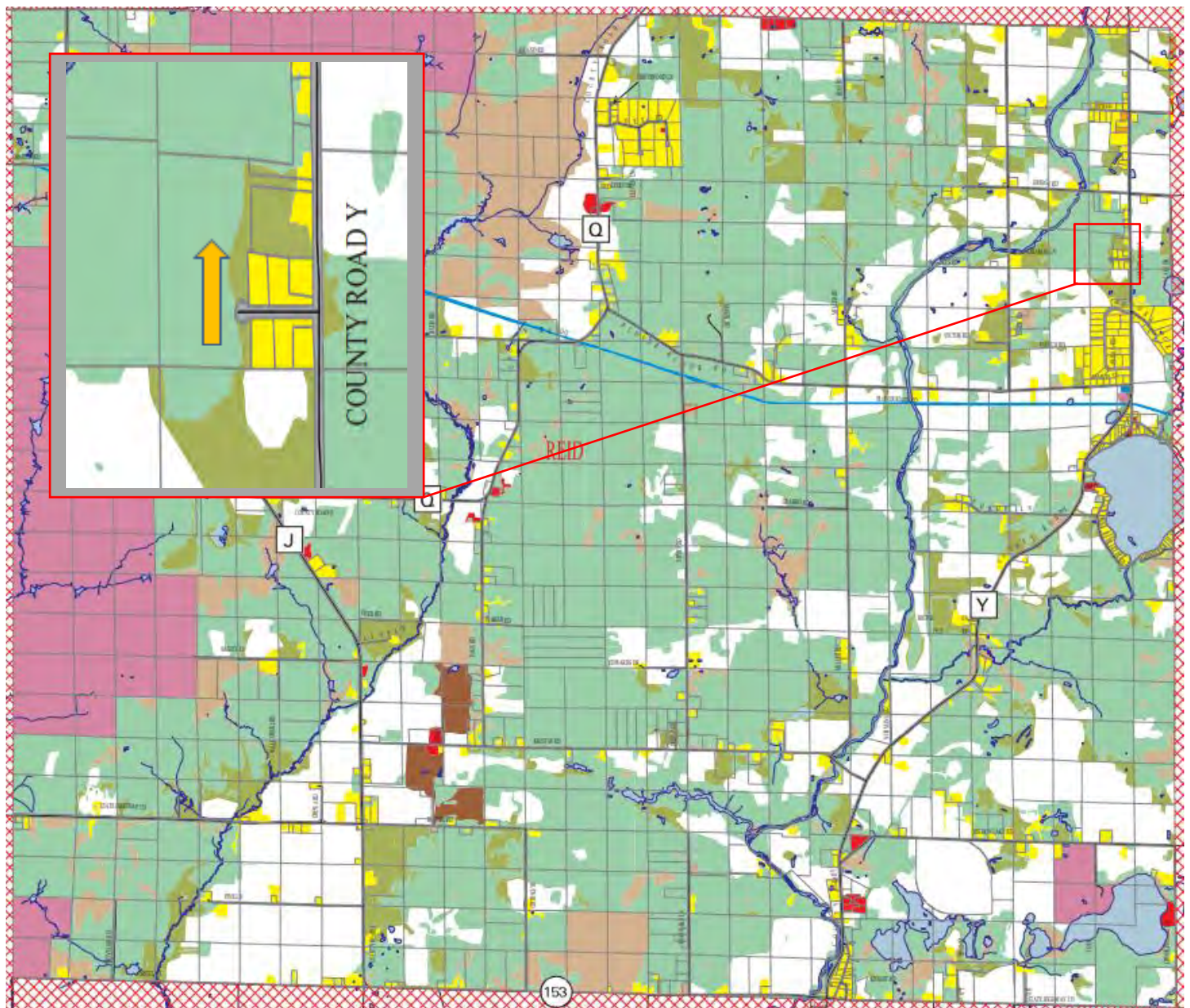


Figure 4-1  
2000 Landuse/Landcover  
REID

**PROPOSED ZONING DISTRICT:**

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

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



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

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

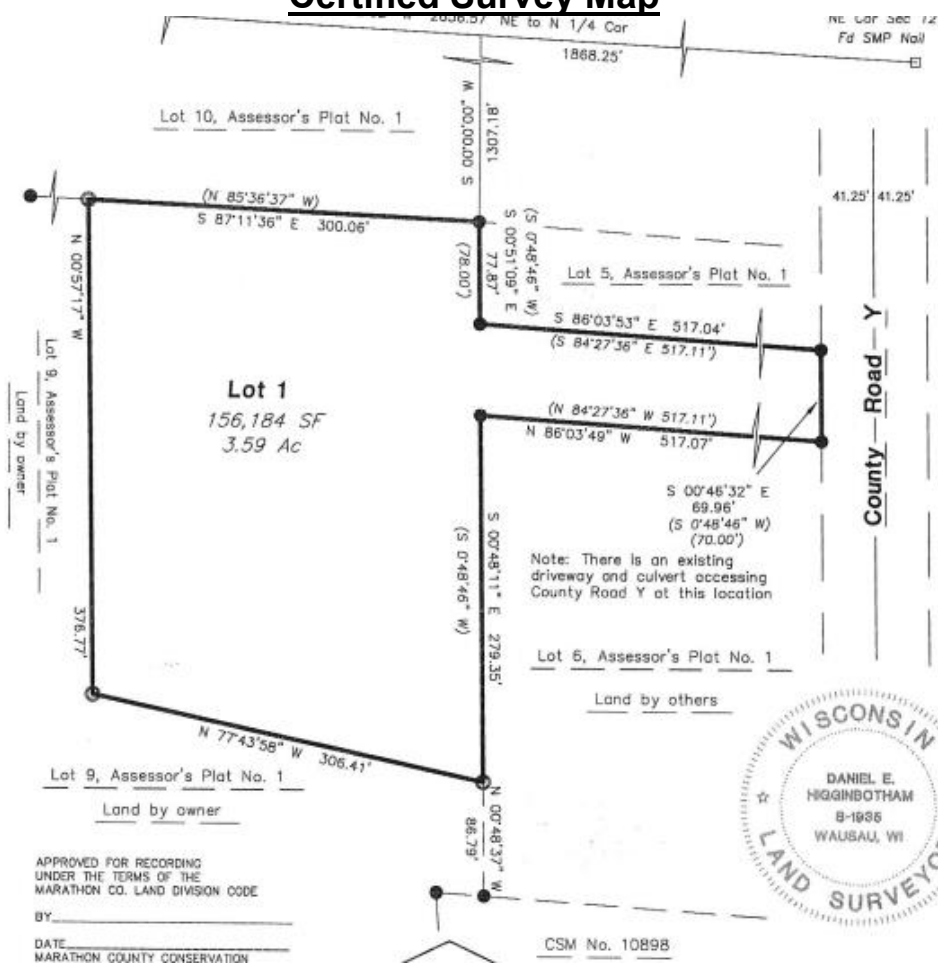
Figure 3-1  
Future Land Use  
REID

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

## Aerial Photo



## Certified Survey Map



## **TOWN RECOMMENDATION:**

On July 9<sup>th</sup>, 2024 the **Town of Reid** Town Board Recommended **Approval** to Marathon County's Environmental Resources Committee.

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

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

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

The Marathon County Comprehensive Plan relies on the Town Comprehensive Plan regarding specific land uses and zoning districts for individual parcels. The area proposed to be rezoned is shown to be designated as Forest Land 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 Reid 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 Reid Town Board has recommended approval of this rezone petition.

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

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

---

### **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:

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

Describe recommended amendments:

---

---

---

---

Signature:

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

PETITION FOR ZONE CHANGE  
**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) Kurt + Lori Frame  
221871 Silver Maple Lane, Colby, WI 54421  
 hereby petition to rezone property owned by: (Name and mailing address) Tom + Linda Brehm

from the classification FP Farmland Preservation to R-R Rural Residential

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

Parcel Identification Number / PIN (can be found on tax bill): 044-2802-282-0996

3. The proposed change is to facilitate the use of the land for (be specific-list all proposed uses):  
A 30x40 storage building

4. Total acres in parcel (outside of right-of-way): 2.5 acres  
 5. Total acres zoned Farmland Preservation: FP \_\_\_\_\_ acres A-4(-M) \_\_\_\_\_ acres  
 6. Total acres in farm: 140 acres  
 7. How many acres/square feet are you requesting be changed? 2.5 acres / square feet  
 8. Are there improvements (structures) on this parcel in question?  Yes  No  
 What is the current use of the structure(s)? N/A

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: \_\_\_\_\_

B. How far is the land from a city or village boundary? 3 (miles) / feet  
 C. How far is the land from an existing area of similar use? \_\_\_\_\_ miles / feet  
 D. Is the land served by public sewer?  Yes  No  
 E. Is the land served by public water?  Yes  No  
 F. Is the land within a sanitary district?  Yes  No  
 G. If more than one lot was developed: # of Lots: \_\_\_\_\_ Average lot size: \_\_\_\_\_

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

A. In detail, explain what public facilities serve the proposed development at present, or how they will be provided.  
Town of Hull plows + grader

B. Explain how the provision of these facilities will not be an unreasonable burden to local government.  
The only change to local government would be one extra driveway on Silver Maple Lane.

C. What have you done to determine that the land is suitable for the proposed development?  
Property is uplands and will support the shed I am proposing.

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.  
Install a large enough culvert for proper drainage

**RECEIVED**  
 JUN 26 2024

- OVER -

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

None I can think of

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

I am only looking to purchase .5 acres to build a storage building so that I will not need to remove mature trees for the building

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

The current land owner owns everything on all 3 sides of my property

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

Small amount of land being changed. Production changes per year.

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

I selected the south side of my property because the main access to the fields around it is directing north of my property line.

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

The current parcel is 2 Ac zoned FP. Adding 1/2 Ac

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

We are adding 0.5 Ac to an existing 2 Ac

parcel with other like zoned parcels in the area

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.

Only 2.5 Ac coming out of FP of which the existing parcel is 2 Ac which does not comply with FP. Trying to clean up.

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

only increasing parcel size by 1/2 Ac.

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

Rust E. Frome

Phone 715-897-0389 Date 6-13-24

13. Owner's Signature

Thomas M. Brehm  
(If different than Petitioner)

Phone 715-223-9137 Date 6-13-24

Fee \$ 500 - (Checks payable to Marathon County)

Date Fee Received: 7/10/2024

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.

0:\CPZ\ORDINANCES\FOPMS-FARMLANDPRESERVATION\_Zone\_Change\_Petition.doc

JUN 26 2024

MARATHON CO. CONSERVATION  
PLANNING & ZONING DEPT

# CERTIFIED SURVEY MAP

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

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST  
 1/4 OF SECTION 28, TOWNSHIP 28 NORTH, RANGE 2  
 EAST, TOWN OF HULL, MARATHON COUNTY, WISCONSIN.

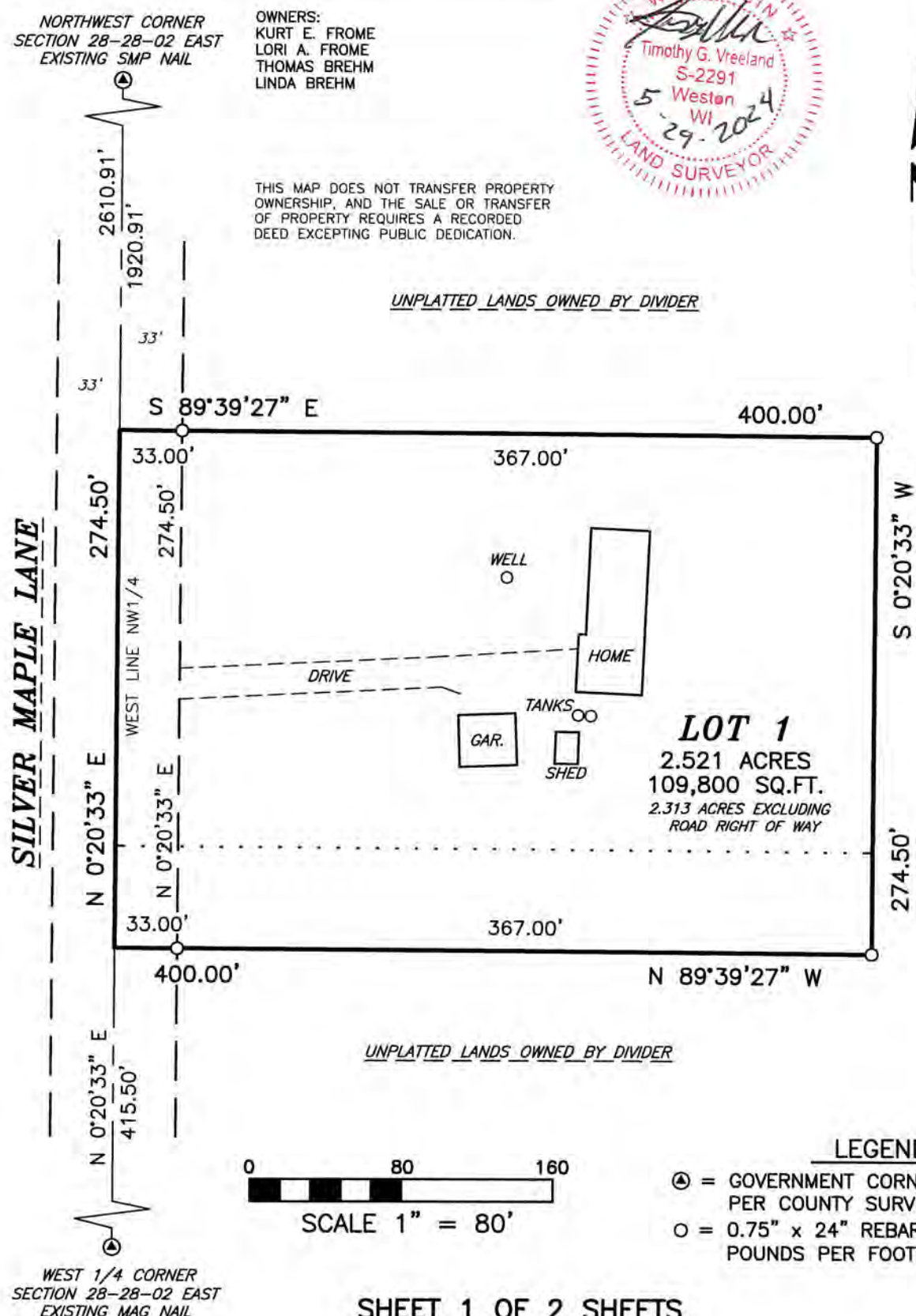
<b>VREELAND ASSOCIATES, INC.</b>	
<b>LAND SURVEYORS &amp; ENGINEERS</b>	
6103 DAWN STREET WESTON, WI. 54476	
PH (715) 241-0947	tim@vreelandassociates.us
<b>PREPARED FOR:</b>	<b>KURT FROME</b>
<b>FILE #:</b>	24-0179 FROME
<b>DRAFTED BY:</b>	TIMOTHY G. VREELAND
<b>DRAWN BY:</b>	DALTON L. ZEINERT

**OWNERS:**  
 KURT E. FROME  
 LORI A. FROME  
 THOMAS BREHM  
 LINDA BREHM



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

BEARINGS REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 BEARING N 0°20'33" E PER WISCONSIN COUNTY COORDINATE SYSTEM (MARATHON) NAD83 (2011)



# CERTIFIED SURVEY MAP

PART OF THE SW1/4 OF THE NW1/4 OF SECTION 28, TOWNSHIP 28 NORTH, RANGE 2 EAST, TOWN OF HULL, 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 KURT FROME, I SURVEYED, MAPPED AND DIVIDED THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 28 NORTH, RANGE 2 EAST, TOWN OF HULL, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 28; THENCE N 0°20'33" E ALONG THE WEST LINE OF THE NORTHWEST 1/4 415.50' TO THE POINT OF BEGINNING; THENCE CONTINUING N 0°20'33" E ALONG THE WEST LINE OF THE NORTHWEST 1/4 274.50 FEET; THENCE S 89°39'27" E 400.00 FEET; THENCE S 0°20'33" W 274.50 FEET; THENCE N 89°39'27" W 400.00 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 AND 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 HULL, 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 29TH DAY OF MAY, 2024  
SURVEY PERFORMED MAY 17TH, 2024

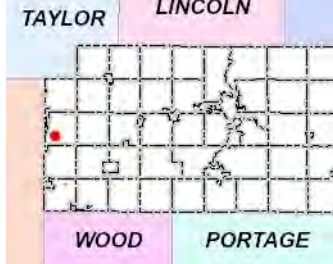
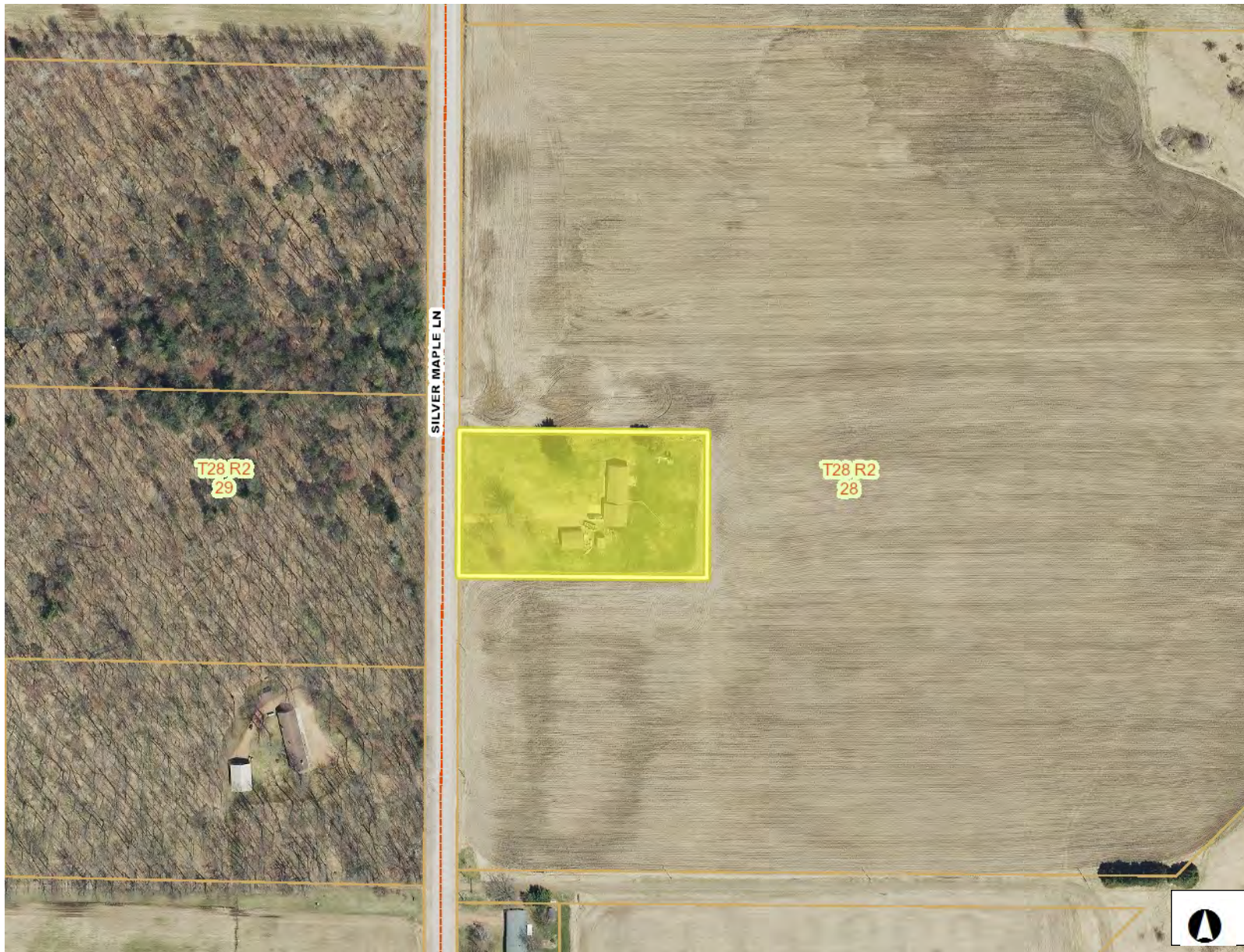
APPROVED FOR RECORDING UNDER  
THE TERMS OF THE MARATHON  
COUNTY LAND DIVISION REGULATIONS.

BY \_\_\_\_\_

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



# Land Information Mapping System



## 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

112.95 0 112.95 Feet



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

DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.

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

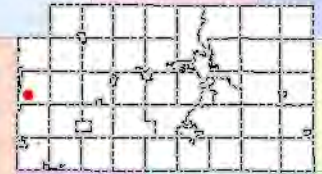
## Notes



# Land Information Mapping System

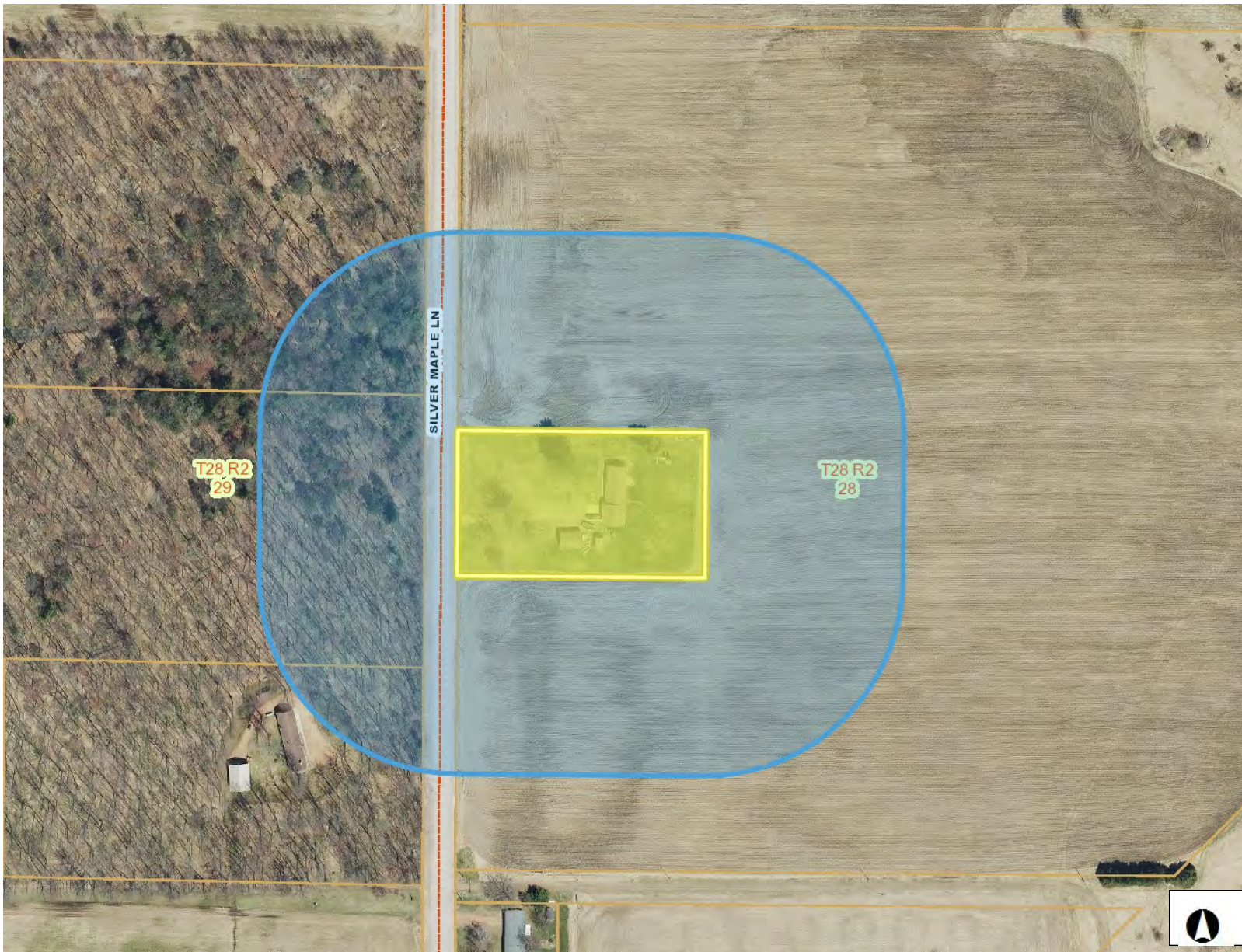
TAYLOR

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

112.95 0 112.95 Feet



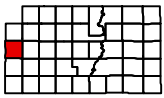
NAD\_1983\_HARN\_WISCRS\_Marathon\_County\_Feet

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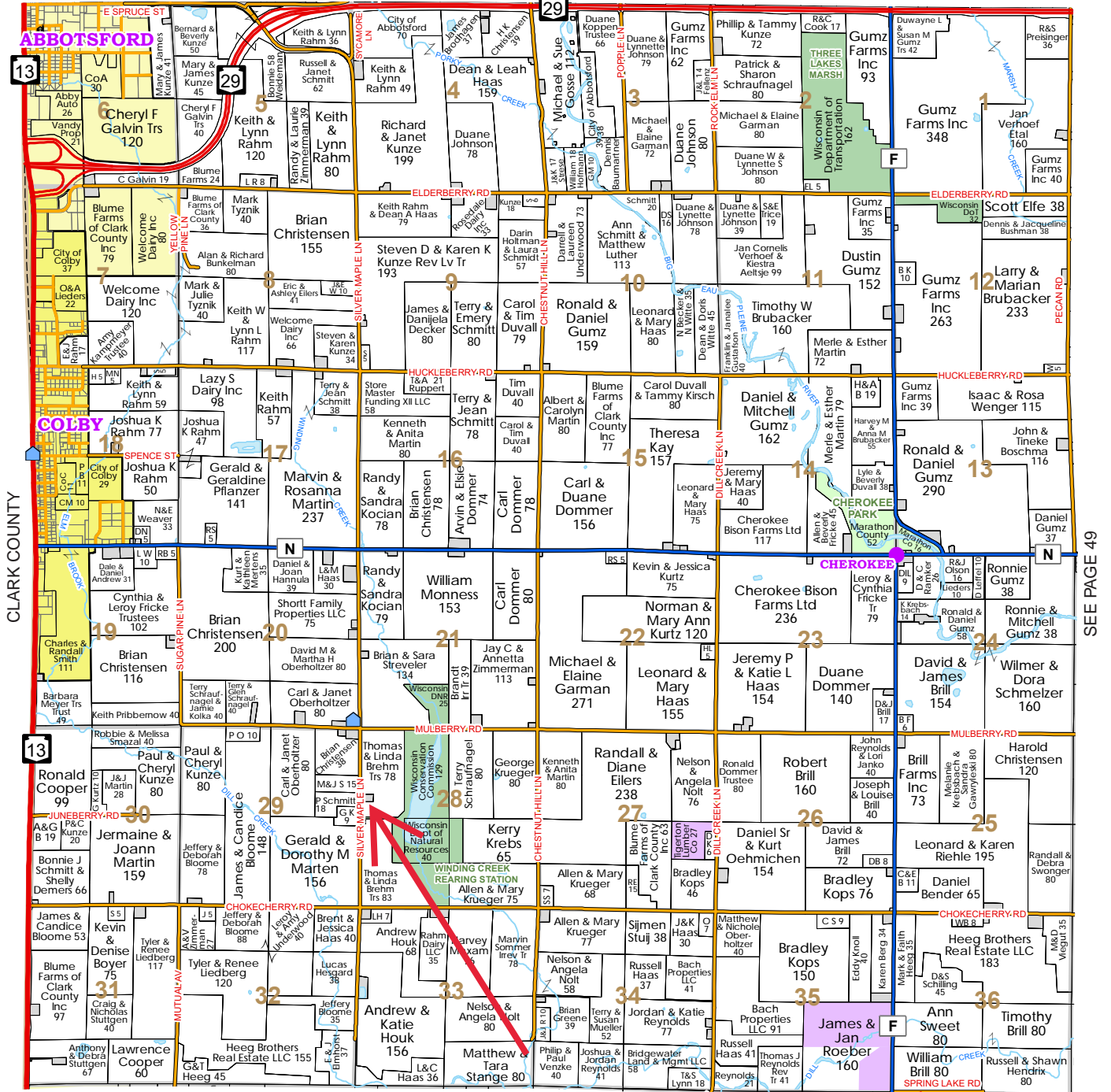
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

## 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 17<sup>th</sup> 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 17<sup>th</sup> day of July, 2024, The petition of Kurt and Lori Frome on behalf of Tom and Linda Brehm to amend the General Code of Ordinance for Marathon County Chapter 17 Zoning Code to rezone lands from F-P Farmland Preservation to R-R Rural Residential located in part of the Southwest ¼ of the Northwest ¼ of Section 28, Township 28 North, Range 2 East, Town of Hull. The area to be rezoned from F-P to Farmland Preservation to R-R Rural Residential is described as Lot 1 of the preliminary CSM. Parcel #044-2802-282-0996.

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

(OVER)

- 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: Minimal. Adding on to RR parcel.
- 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 board approves with the exception of putting in an additional culvert/driveway to the property.

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

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

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

Clerk \_\_\_\_\_  
 Town Board Jordan Reynolds  
Burt Rolde Supervisor  
Paul J. Hull 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 August 23, 2024 to:

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



**Thomas and Linda Brehm  
Petition to Rezone Land  
Staff Report, September 3<sup>rd</sup>, 2024  
Environmental Resources Committee**

**PETITIONER:**

Kurt and Lori Frome-221871 Silver Maple Ln, Colby, WI 54421

**PROPERTY OWNERS:**

Thomas and Linda Brehm-103246 Chokecherry Rd, Unity, WI 54488

**LOCATION OF REZONE REQUEST:**

Area proposed to be rezoned is located on Silver Maple Ln approximately ½ mile south of the Mulberry Rd and Silver Maple Ln.

**REQUEST:**

The petition of Kurt and Lori Frome on behalf of Tom and Linda Brehm to amend the General Code of Ordinance for Marathon County Chapter 17 Zoning Code to rezone lands from F-P Farmland Preservation to R-R Rural Residential located in part of the Southwest ¼ of the Northwest ¼ of Section 28, Township 28 North, Range 2 East, Town of Hull. The area to be rezoned from F-P to Farmland Preservation to R-R Rural Residential is described as Lot 1 of the preliminary CSM. Parcel #044-2802-282-0996.

**PUBLIC HEARINGS/MEETINGS:**

- Town of Hull Town Board Meeting (July 17<sup>th</sup>, 2024)
- Marathon County Environmental Resources Committee Meeting (September 3<sup>rd</sup>, 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

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

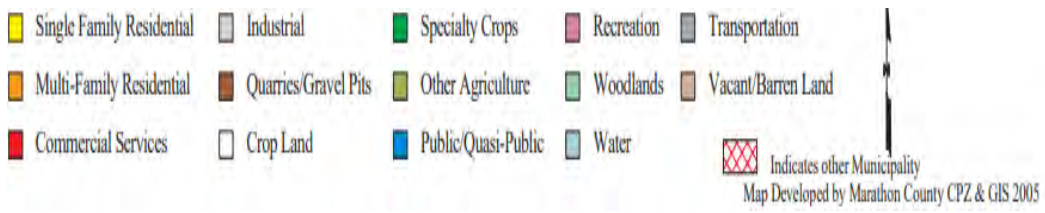
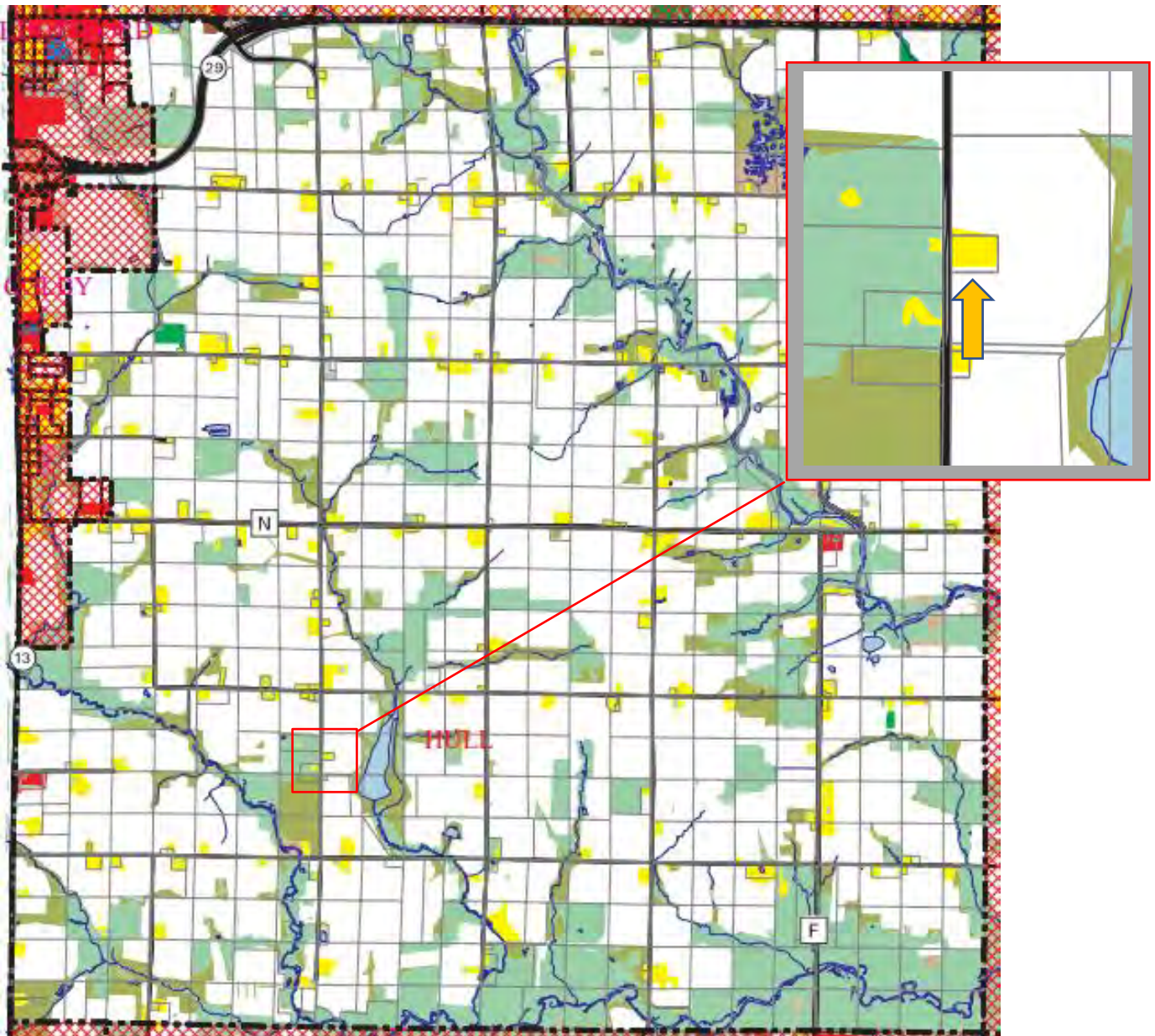
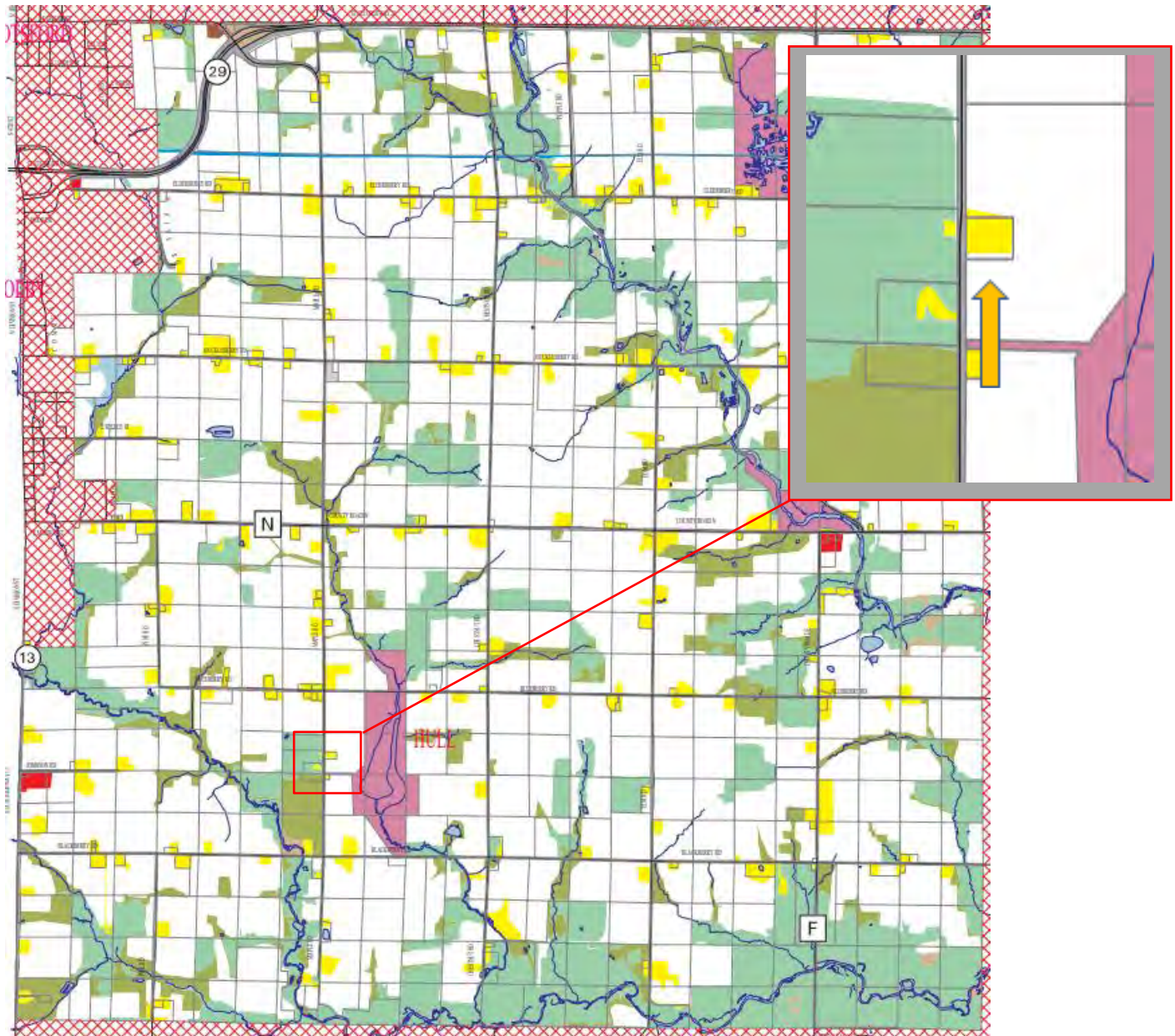


Figure 4-1  
2000 Landuse/Landcover  
HULL

**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 (2005 Plan):** The area proposed to be rezoned is shown as Crop Land in the Town’s Comprehensive Plan Future Land Use Map (2005). Adjacent land uses are comprised of Single-Family Residential, Crop Land, Forest Land, Recreation, and Other Agriculture.



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

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

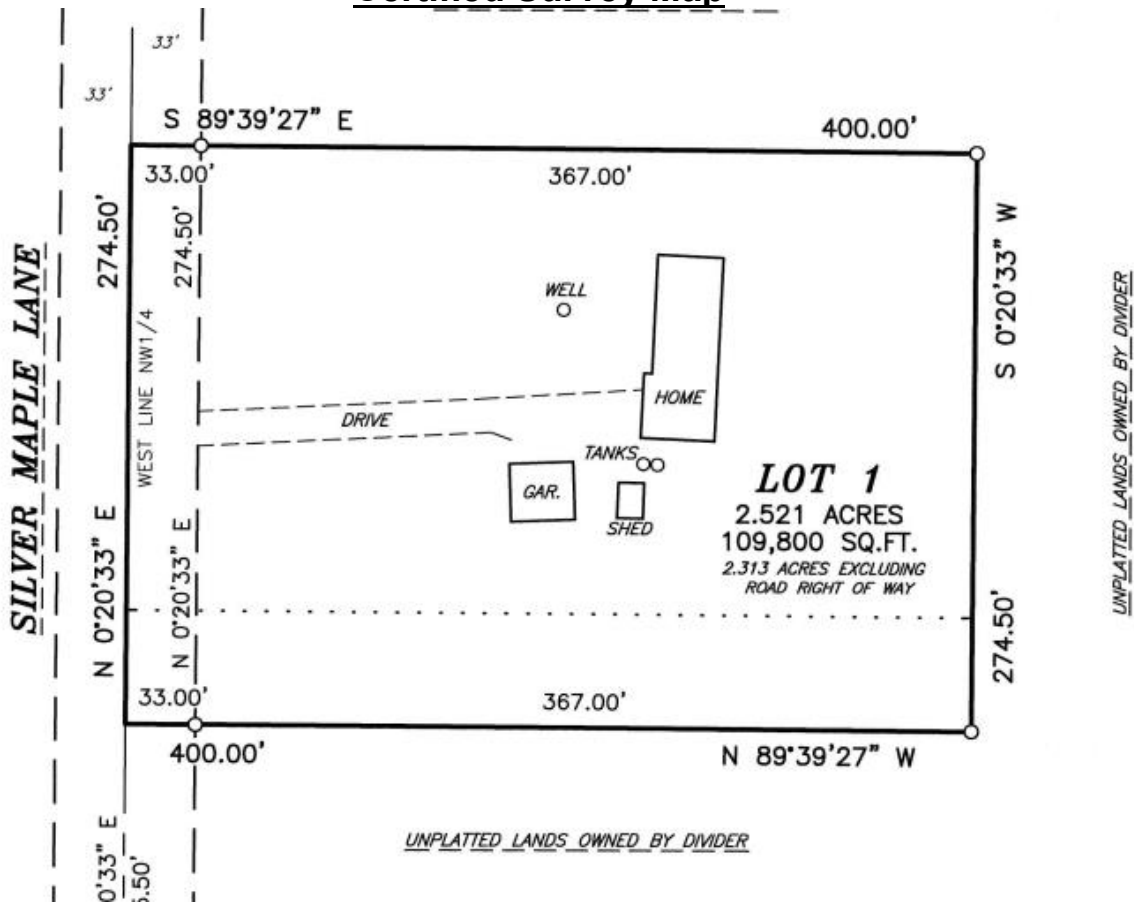
Figure 3-1  
Future Land Use  
HULL

**FARMLAND PRESERVATION PLAN:** The Town of Hull participates in Farmland Preservation. Approximately .501 acres will be rezoned to R-R Rural Residential.

**Aerial Photo**



**Certified Survey Map**



## **TOWN RECOMMENDATION:**

On July 17<sup>th</sup>, 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 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 .501 acres will be rezoned to R-R Rural Residential. 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.

Approximately .501 acres of 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 on private systems such as a private well and sanitary system (if applicable).

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

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

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

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

The Town of 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

---

---

3. The applicant has demonstrated that...

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

Agree       disagree       insufficient information

---

---

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

Agree       disagree       insufficient information

---

---

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

Agree       disagree       insufficient information

---

---

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

Agree       disagree       insufficient information

---

---

**Environmental Resources Committee Decision**

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

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

Specify reasons for denial, or additional information requested:

---



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

Describe recommended amendments:

---



---



---



---

Signature:

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

PETITION FOR ZONE CHANGE  
BEFORE THE MARATHON COUNTY BOARD OF SUPERVISORS

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

hereby petition to rezone property owned by (Name & Address): Russell Giese, 114633 Huckleberry Rd, Edgar, WI 54426

from the classification G-A, General Agriculture to U-R, Urban Residential

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

Parcel Identification Number (PIN): 026-2803-022-0991

3. The proposed change is to facilitate the use of the land for (be specific-list all proposed uses):  
Adding 14' to existing parcel

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

A. In detail, explain what public facilities and services serve the proposed development at present, or how they will be provided. None needed for the rezone

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

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

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

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

RECEIVED

JUL 10 2024

(OVER)

MARATHON CO. CONSERVATION,  
PLANNING & ZONING DEPT.

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

F. Demonstrate the need of the proposed development at this location. \_\_\_\_\_

No development

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

No Alternative

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

No Cropland

I. If cropland is being consumed by this zone change, explain how the proposed development will be located to minimize the amount of agricultural land converted. \_\_\_\_\_

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 Tom Veld Phone 715-241-0947 Date 7-8-24  
Michael Ellubus Phone 715-573-1319 Date 7-3-24

8. Owner's Signature Russell Heim Phone 715-223-7527 Date 7-3-24  
*(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.**

RECEIVED

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

JUL 10 2024

MARATHON COUNTY CONSERVATION,  
PLANNING & ZONING DEPT.

Conservation, WI County CPZ/CPZ ORDINANCES FORMS, Forms, Farms/Pattio

# CERTIFIED SURVEY MAP

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

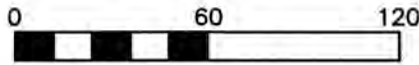
PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4  
OF SECTION 2, TOWNSHIP 28 NORTH, RANGE 3 EAST,  
TOWN OF FRANKFORT, MARATHON COUNTY, WISCONSIN.

<b>VREELAND ASSOCIATES, INC.</b>	
<b>LAND SURVEYORS &amp; ENGINEERS</b>	
6103 DAWN STREET WESTON, WI. 54476	
PH (715) 241-0947	tim@vreelandassociates.us
PREPARED FOR: <b>AUTUMN ELLENBECKER</b>	
FILE #: 24-0307 ELLENBECKER	
DRAFTED BY: TIMOTHY G. VREELAND	
DRAWN BY: DALTON L. ZEINERT	

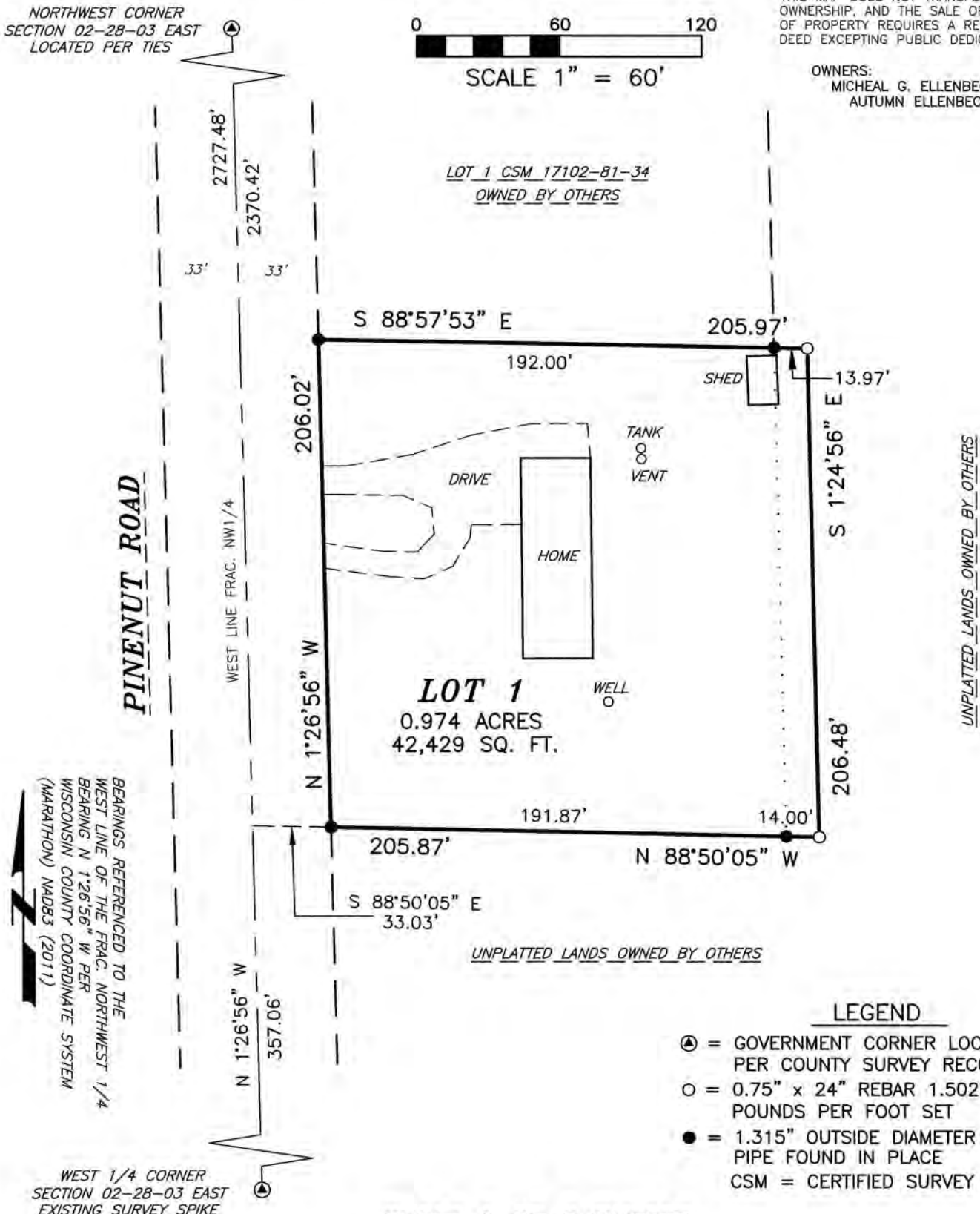
THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP, AND THE SALE OR TRANSFER OF PROPERTY REQUIRES A RECORDED DEED EXCEPTING PUBLIC DEDICATION.

OWNERS:  
MICHEAL G. ELLENBECKER  
AUTUMN ELLENBECKER

NORTHWEST CORNER  
SECTION 02-28-03 EAST  
LOCATED PER TIES



SCALE 1" = 60'



### LEGEND

- ⊙ = GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS
- = 0.75" x 24" REBAR 1.502 POUNDS PER FOOT SET
- = 1.315" OUTSIDE DIAMETER IRON PIPE FOUND IN PLACE
- CSM = CERTIFIED SURVEY MAP

# CERTIFIED SURVEY MAP

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2,  
TOWNSHIP 28 NORTH, RANGE 3 EAST, TOWN OF FRANKFORT,  
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 AUTUMN ELLENBECKER, I SURVEYED, MAPPED AND DIVIDED THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 28 NORTH, RANGE 3 EAST, TOWN OF FRANKFORT, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 2; THENCE N 1°26'56" W ALONG THE WEST LINE OF THE FRACTIONAL NORTHWEST 1/4 367.06 FEET; THENCE S 86°50'05" E 33.03 FEET TO THE EAST LINE OF PINENUT ROAD AND TO THE POINT OF THE BEGINNING; THENCE N 1°26'56" W ALONG THE EAST LINE OF PINENUT ROAD 206.02 FEET; THENCE S 86°57'53" E ALONG THE SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 17102, RECORDED IN VOLUME 81 ON PAGE 34, 205.97 FEET; THENCE S 1°24'56" E 206.48 FEET; THENCE N 86°50'05" W 205.87 FEET TO THE EAST LINE OF PINENUT ROAD AND TO THE POINT OF THE 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 FRANKFORT, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS 5TH DAY OF JULY, 2024  
SURVEY PERFORMED JUNE 27TH, 2024

\_\_\_\_\_  
TIMOTHY G. VREELAND P.L.S. 2291

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

BY \_\_\_\_\_

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

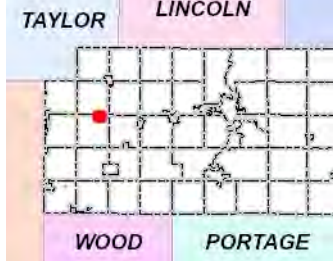
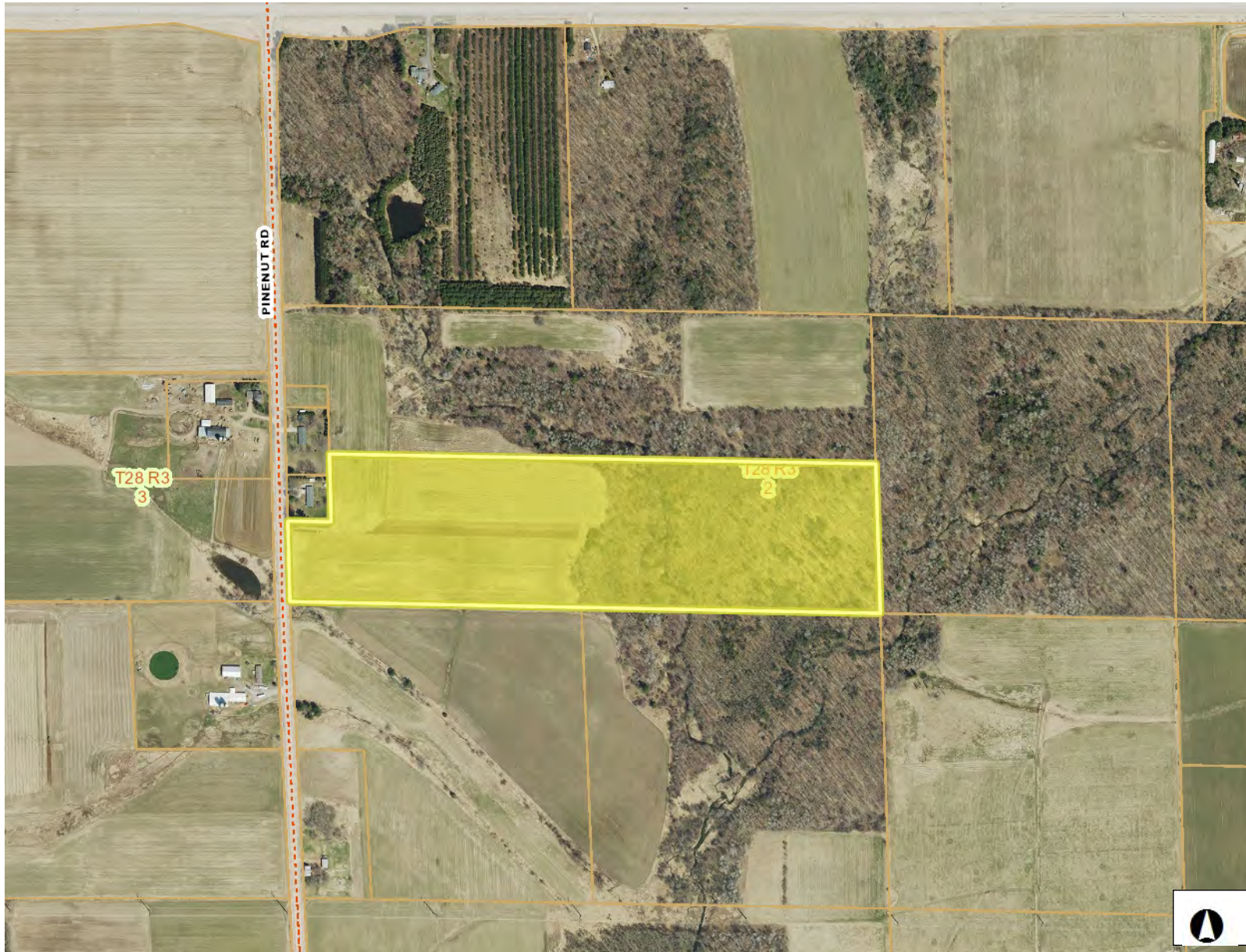
REVIEWED AND APPROVED FOR  
RECORDING BY THE TOWN OF  
FRANKFORT

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

\_\_\_\_\_  
TOWN OF FRANKFORT



# 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

331.10 0 331.10 Feet



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

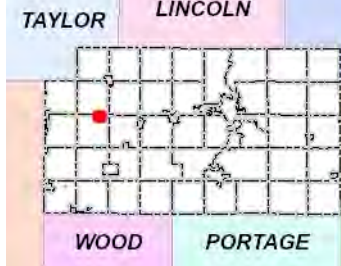
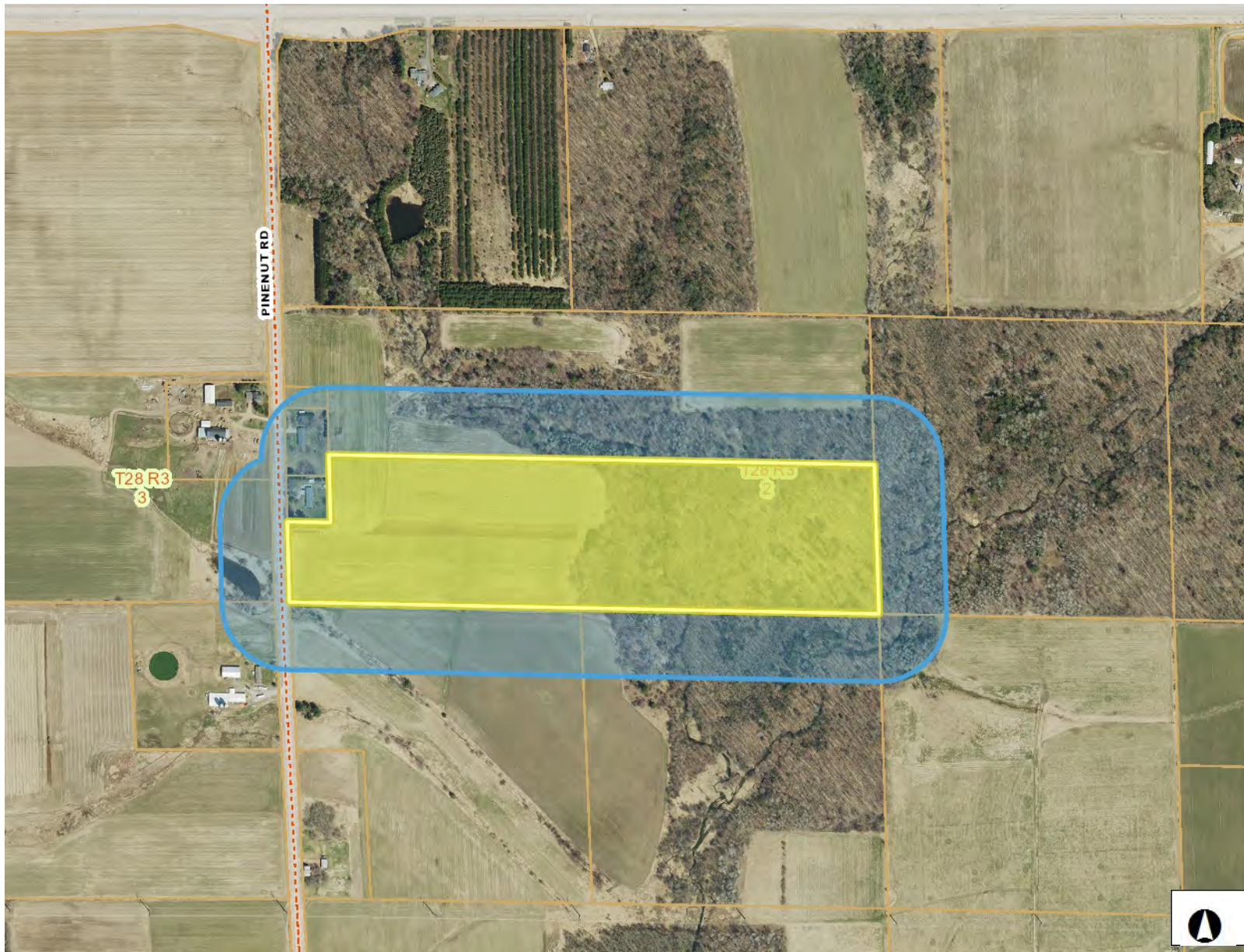
DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.

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

### Notes



# Land Information Mapping System



### Legend

- Road Names
- Parcels
- Parcel Lot Lines
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Named Places
- Municipalities
- 2020 Orthos Countywide
  - Red: Band\_1
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331.10 0 331.10 Feet



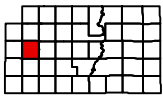
NAD\_1983\_HARN\_WISCRS\_Marathon\_County\_Feet

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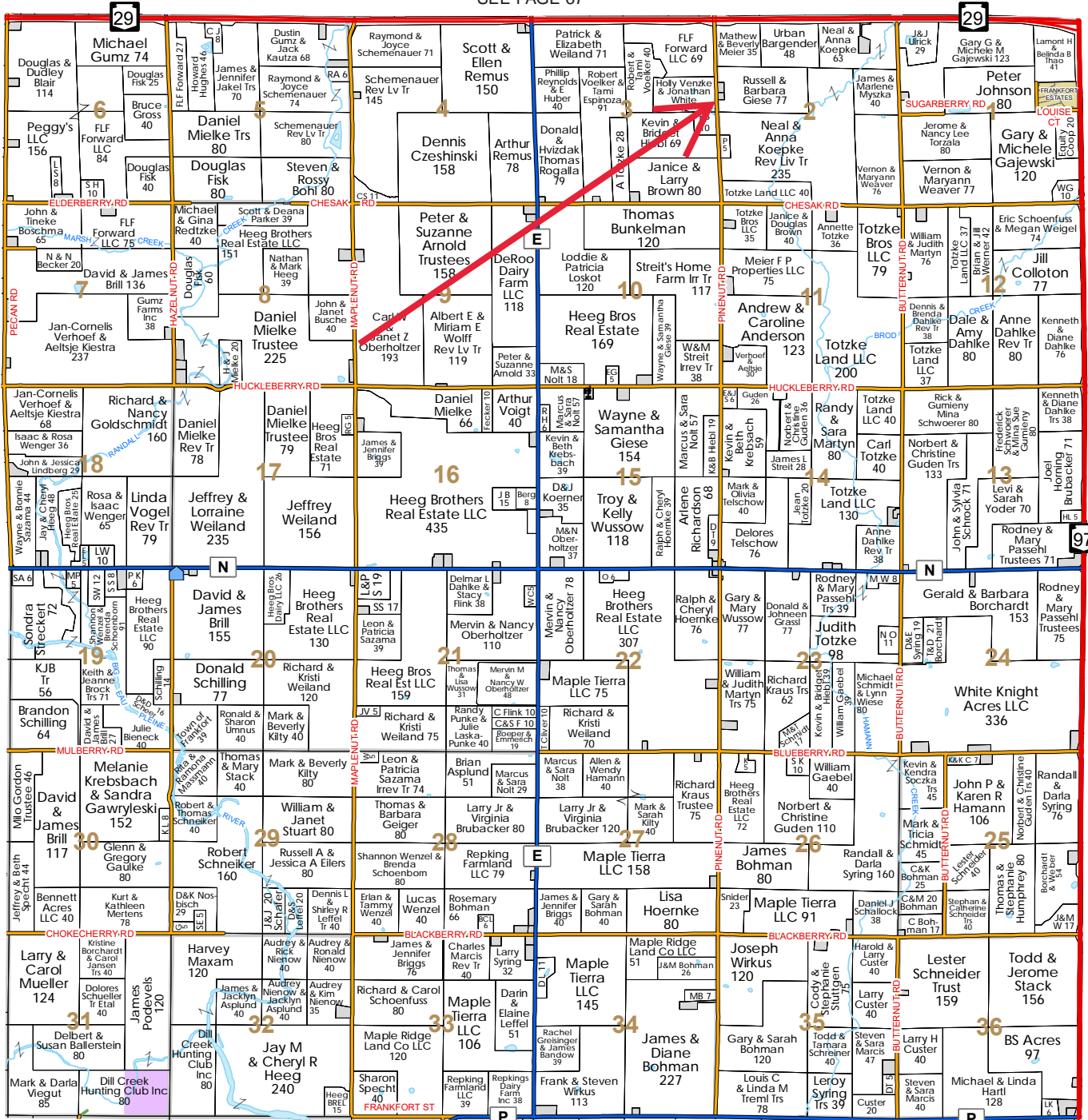
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

### Notes





SEE PAGE 67



SEE PAGE 47

SEE PAGE 51

SEE PAGE 31

# Burnett Transit, Inc.

211025 Hwy 13 • Spencer, Wisconsin 54479  
Terminals in Spencer, Colby and Dorchester

Phone:

715-659-4391 or 800-231-4391

STATE OF WISCONSIN )  
MARATHON COUNTY )  
TOWN OF FRANKFORT )

**RESOLUTION ON ZONING ORDINANCE AMENDMENT**

TO THE MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE

I, Kaitlyn Asplund, Clerk of the Town of Frankfort, 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 Frankfort Town Board at a meeting held on the 12<sup>th</sup> day of August, 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 Frankfort Town Board considered on the 12<sup>th</sup> day of August, 2024, The petition of Tim Vreeland on behalf of Russel Giese to amend the General Code of ordinance for Marathon County Chapter 17 Zoning Code to rezone lands from G-A General Agriculture to U-R Urban Residential located in part of the Southwest 1/4 of the Northwest 1/4 of Section 2, Township 28 North, Range 3 East, Town of Frankfort. Area to be rezoned from G-A General Agriculture to U-R Urban Residential is described as part of Lot 1 of the preliminary CSM. Parent parcel #026-2803-022-0991.

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

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

No  Yes Explain: No additional services will be needed

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

No  Yes Explain: Will have no affect

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

No  Yes Explain: They are adding on to their lawn

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: \_\_\_\_\_

6) Has the applicant demonstrated the need for the proposed development at this location? Explain.

No  Yes Explain: To extend their property to have more lawn

(OVER)

- 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: the section is unformable
- 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: No major changes to the land is happening
- 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 Frankfort 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 Maithya Joplin  
 Town Board [Signature]  
[Signature]  
[Signature]

NOTE: If you recommend disapproval of this request, please make every effort to send a representative to the Environmental Resources Committee Public Hearing. Town input at the hearing is always appreciated. Please return this form before May 24, 2024 to:

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

**RECEIVED**  
**AUG 21 2024**  
 MARATHON CO. CONSERVATION,  
 PLANNING & ZONING DEPT.



**Russell Giese  
Petition to Rezone Land  
Staff Report, September 3<sup>rd</sup>, 2024  
Environmental Resources Committee**

**PETITIONER:**

Tim Vreeland-6103 Dawn St, Weston, WI 54476

**PROPERTY OWNERS:**

Russell Giese-114633 Huckleberry Rd, Edgar, WI 54426

**LOCATION OF REZONE REQUEST:**

Area proposed to be rezoned is located on Pinenut Rd, just south of the intersection of Pinenut Rd and State Hwy 29.

**REQUEST:**

The petition of Tim Vreeland on behalf of Russel Giese to amend the General Code of ordinance for Marathon County Chapter 17 Zoning Code to rezone lands from G-A General Agriculture to U-R Urban Residential located in part of the Southwest ¼ of the Northwest ¼ of Section 2, Township 28 North, Range 3 East, Town of Frankfort. Area to be rezoned from G-A General Agriculture to U-R Urban Residential is described as part of Lot 1 of the preliminary CSM. Parent parcel #026-2803-022-0991.

**PUBLIC HEARINGS/MEETINGS:**

- Town of Frankfort Town Board Meeting (August 12<sup>th</sup>, 2024)
- Marathon County Environmental Resources Committee Meeting (September 3<sup>rd</sup>, 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 Frankfort (Comprehensive Plan 2006)** The area proposed to be rezoned is shown as Single-Family Residential, Other Agriculture, and Crop Land in the Town’s Comprehensive Plan Existing Land Use Map (2000). Adjacent land uses are comprised of Other Agriculture, Crop Land, Woodlands, and Single Family Residential.

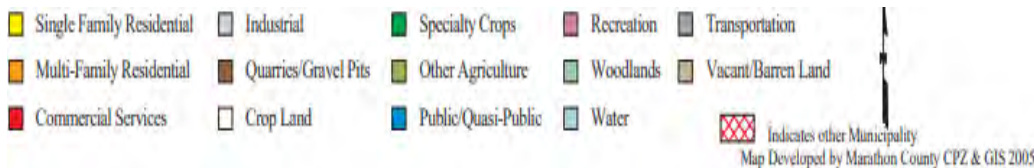
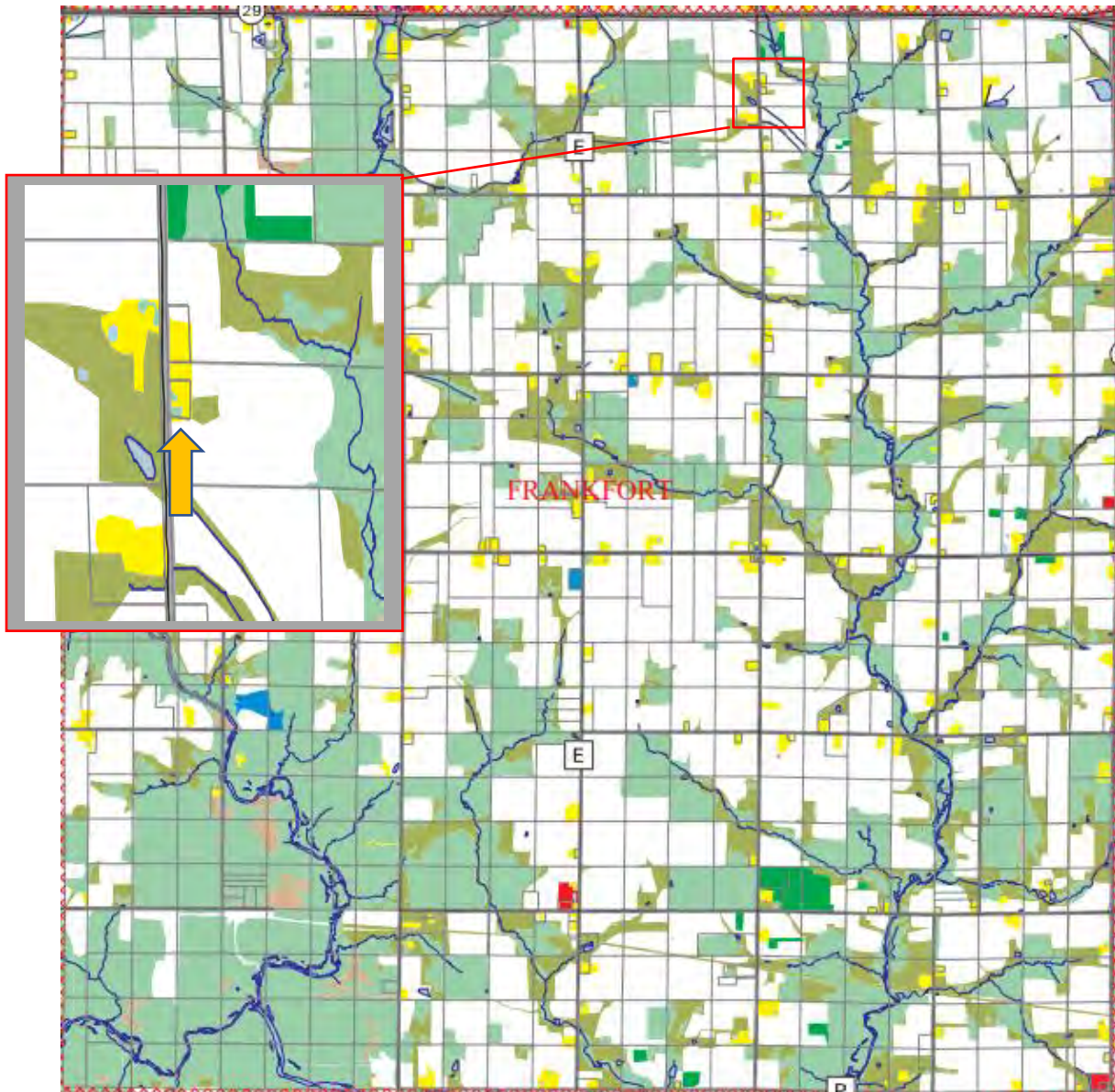


Figure 4-1  
2000 Landuse/Landcover  
FRANKFORT

**PROPOSED ZONING DISTRICT:**

**U-R Urban Residential District.** The purpose of the U-R district is to encourage relatively greater density residential development in areas generally adjacent to the built up sections of the community or in areas of existing development of such density. The Residential districts are designed to encourage a suitable environment for family life by permitting under certain conditions, such neighborhood facilities as churches, schools, playgrounds, and appropriate institutions and by protecting the residential character against non-compatible uses. The U-R district is to encourage multi-family development at densities up to five dwelling units per acre in areas adjacent to community shopping facilities. Development is to consist primarily of single-family (attached or detached), planned unit development, and multi-family dwellings in groupings which will provide for the efficient development and utilization of community facilities.

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

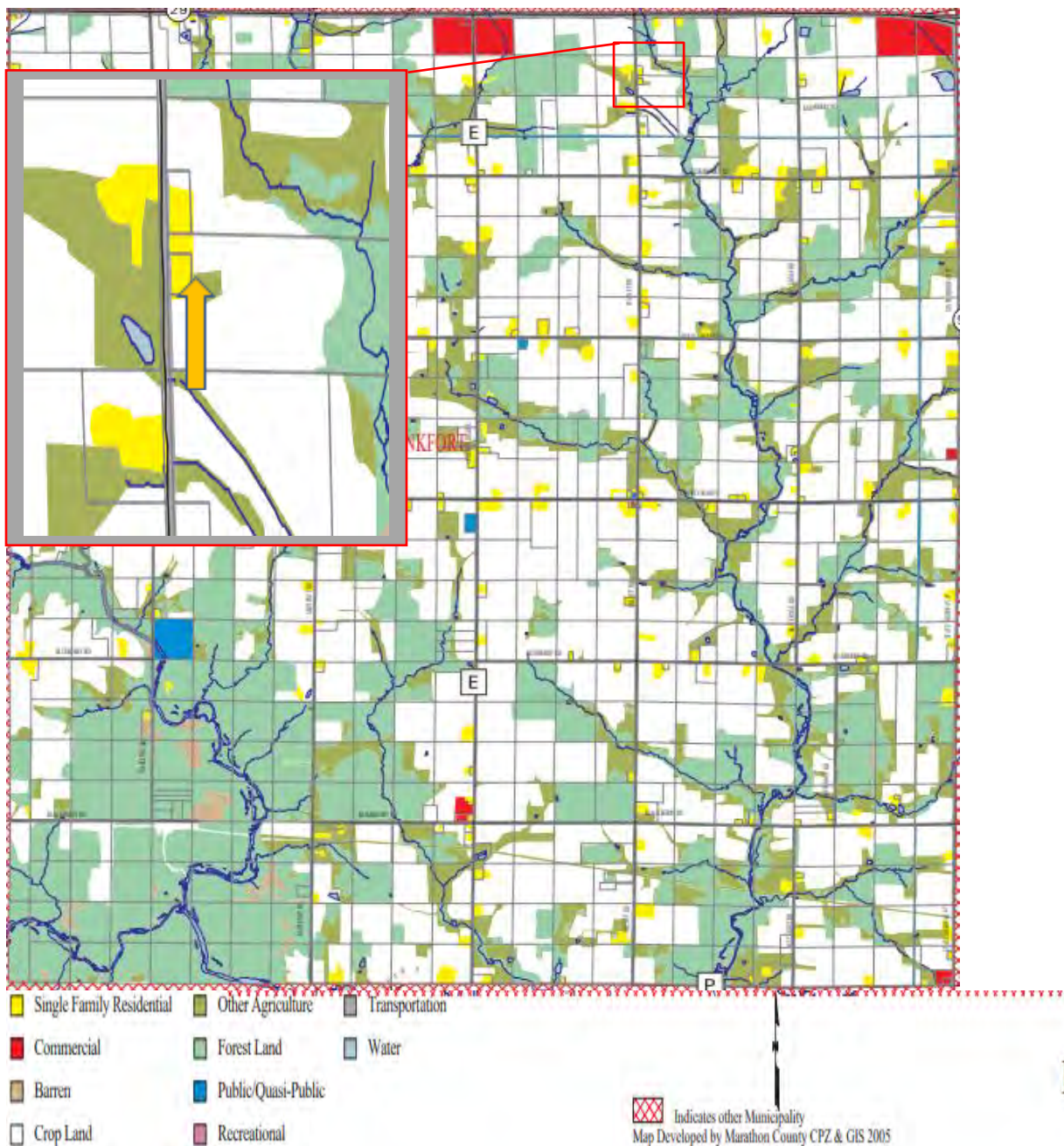


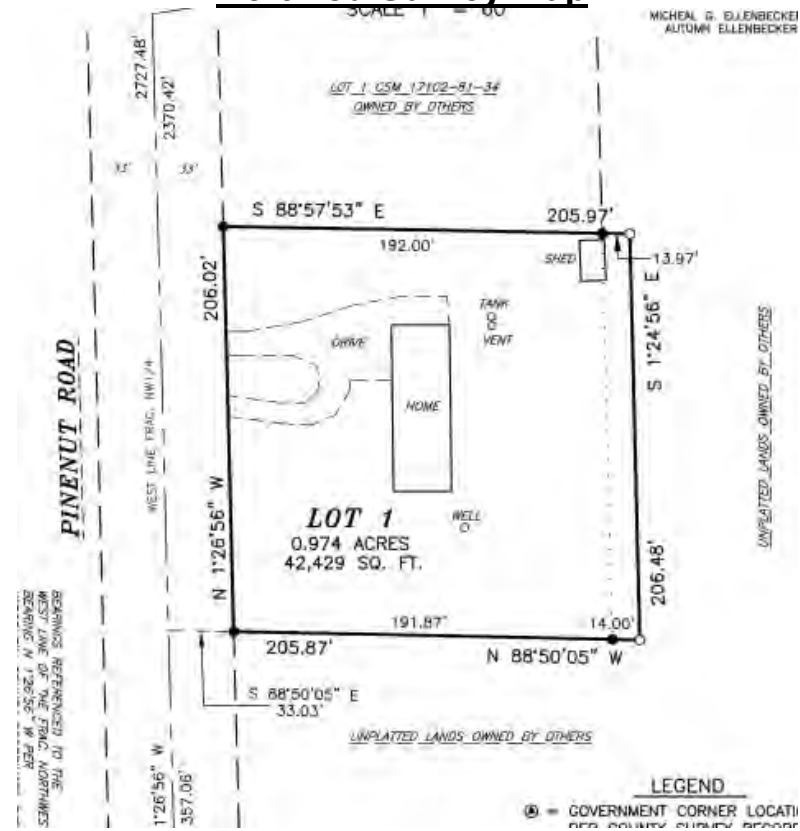
Figure 3-1  
Future Land Use  
FRANKFORT

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

## Aerial Photo



## Certified Survey Map



## **TOWN RECOMMENDATION:**

On August 12<sup>th</sup>, 2024, the **Town of Frankfort** 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 Single-Family Residential, Other Agriculture, and Crop 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 Frankfort 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 according to the petition.

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 Frankfort 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:

---



---



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

Describe recommended amendments:

---



---



---

Signature:

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

PETITION FOR ZONE CHANGE  
BEFORE THE MARATHON COUNTY BOARD OF SUPERVISORS

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

Tim Vreeland Vreeland Associates  
6103 Dawn St. Weston WI 54476

hereby petition to rezone property owned by (Name & Address): Kevin + Peggy Miller  
200767 Robin Rd Marshfield WI 54449

from the classification N-C, Neighborhood Com. to RR, Rural Residential  
LDR Low Density Res

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): 074-2602-349-0996

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

To create a new residential lot

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

A. In detail, explain what public facilities and services serve the proposed development at present, or how they will be provided. Parcel is currently served by public utilities

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

No burden. Residential area

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

No wetlands

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. Residential area

(OVER)

**RECEIVED**  
www.co.marathon.wi.us

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

Telephone: (715) 261-6020 or 6021

Fax: (715) 261-6016

JUL 08 2024

MARATHON CO. CONSERVATION,  
PLANNING & ZONING DEPT.

- F. Demonstrate the need of the proposed development at this location. No development beside 1 new building site
- G. What is the availability of alternative locations? Be specific. No alternative
- H. If cropland is being consumed by this Zone Change, what is the productivity of the agricultural lands involved? No Cropland
- I. If cropland is being consumed by this zone change, explain how the proposed development will be located to minimize the amount of agricultural land converted. 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. <sup>owner</sup> Petitioner's Signature [Signature] Phone 608-397-3247 Date 6-25-24

8. <sup>owner</sup> Petitioner's Signature [Signature] Phone 715-241-0947 Date 7-2-24  
(If different)

Date Fee Received: 600.00 7/10/24 Fee \$600.00 PAYABLE TO MARATHON COUNTY

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

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

**RECEIVED**  
 JUL 05 2024  
 MARATHON CO. CONSERVATION,  
 PLANNING & ZONING DEPT

# CERTIFIED SURVEY MAP

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

LOT 1 OF CSM 5832-21-150, LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 26 NORTH, RANGE 2 EAST, TOWN OF SPENCER, MARATHON COUNTY, WISCONSIN.

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

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PREPARED FOR: **JEFF HILL**

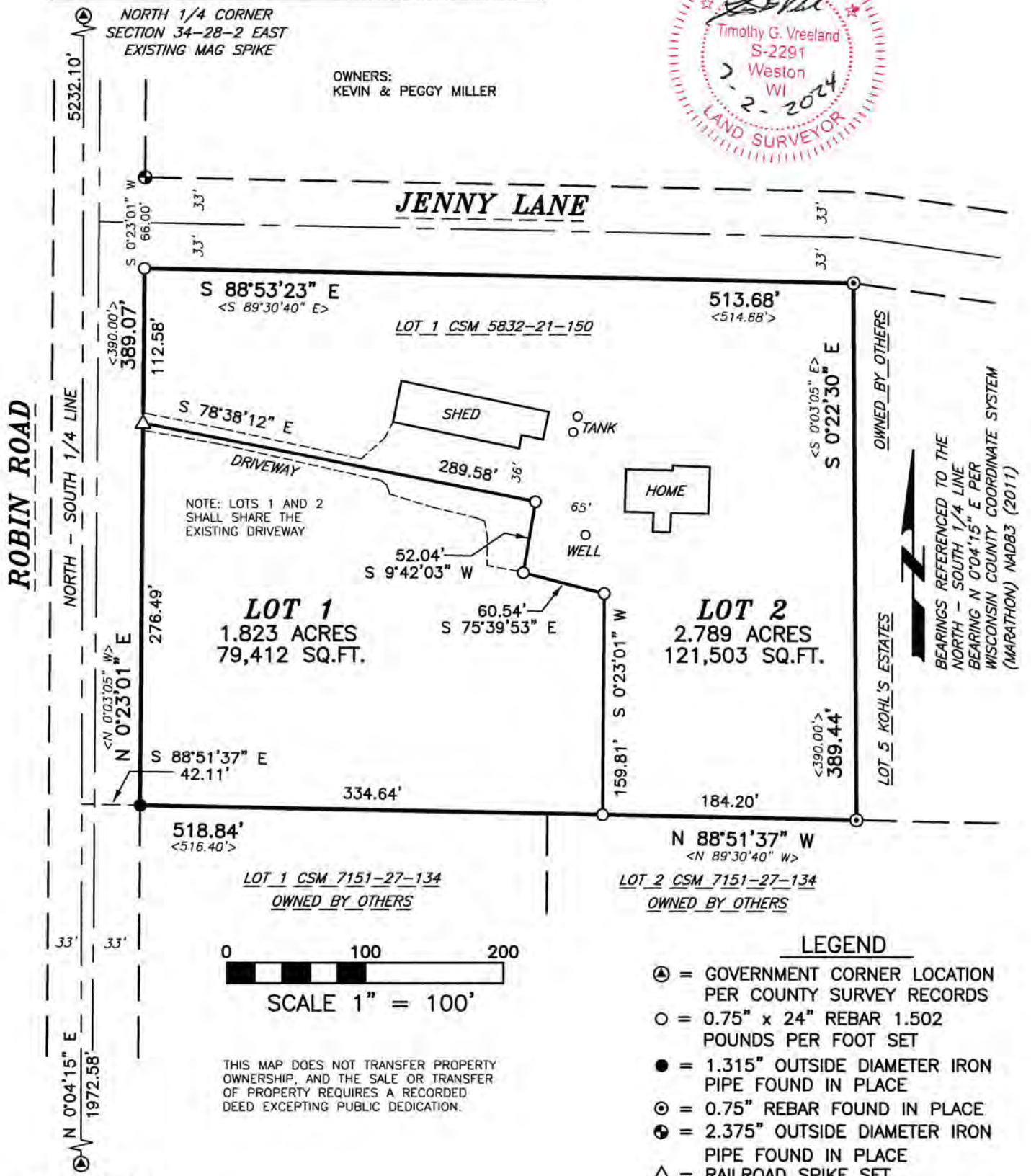
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FILE #: 24-0303 HILL

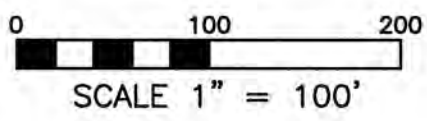
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DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND

SHEET 1 OF 2 SHEETS



SOUTH 1/4 CORNER SECTION 34-28-2 EAST EXISTING SPIKE



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

# CERTIFIED SURVEY MAP

LOT 1 OF CSM 5832-21-150, LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 26 NORTH, RANGE 2 EAST, TOWN OF SPENCER, 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 JEFF HILL, I SURVEYED, MAPPED AND DIVIDED ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 5832, RECORDED IN VOLUME 21 ON PAGE 150, LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 26 NORTH, RANGE 2 EAST, TOWN OF SPENCER, 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 SPENCER, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.



A handwritten signature in black ink, appearing to read "Timothy G. Vreeland", written over a horizontal line.

DATED THIS 2ND DAY OF JULY, 2024  
SURVEY PERFORMED JUNE 28TH, 2024

TIMOTHY G. VREELAND P.L.S. 2291

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

BY \_\_\_\_\_

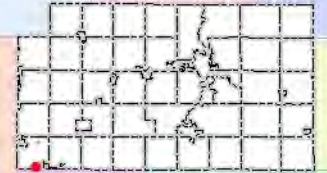
DATE \_\_\_\_\_  
MARATHON CO. CONSERVATION,  
PLANNING & ZONING DEPT.  
CPZ TRACKING NO. \_\_\_\_\_



# Land Information Mapping System

TAYLOR

LINCOLN



WOOD

PORTAGE



## Legend

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

100.03 0 100.03 Feet



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

DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.

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

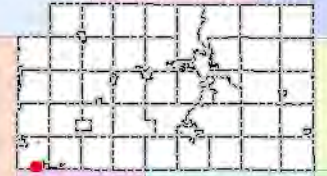
## Notes



# Land Information Mapping System

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

200.05 0 200.05 Feet



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

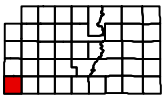
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## Notes



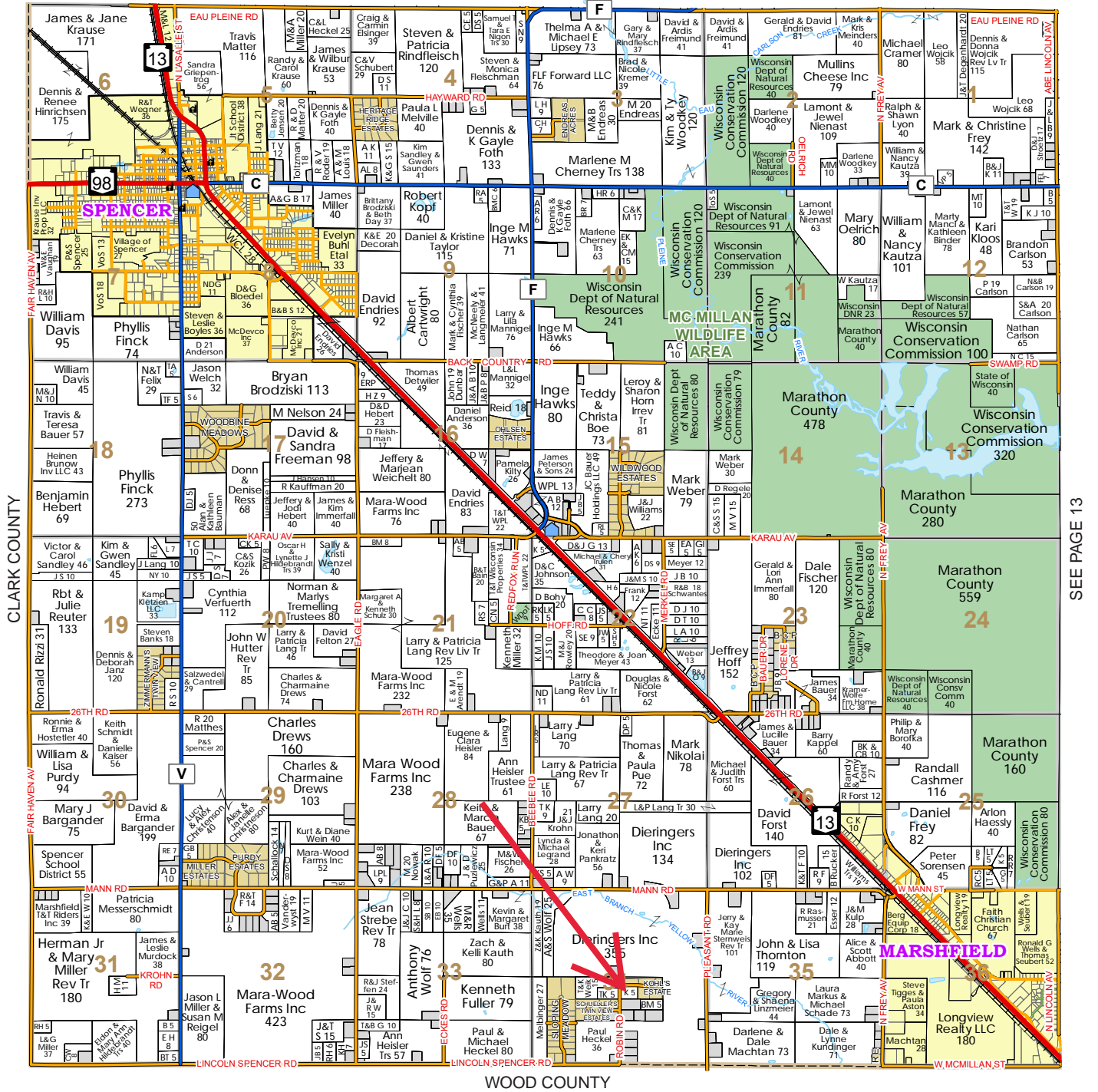


# Spencer

# Township 26N - Range 2E

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SEE PAGE 29



SEE PAGE 13

**Rural Mutual Insurance Company**

Contact us for your  
**HOME, AUTO, BUSINESS,  
FARM and LIFE insurance.**

**Premiums Paid Here, Stay Here  
To Keep Wisconsin Strong**

**Jennifer Howen**  
**MARSHFIELD**  
(715) 384-2826 | 1213 S Central Ave, Ste A

**Brad Kreklau**

**Ian Pierce**

**Leon Woller**  
**ATHENS**  
(715) 257-1414 | 704 Pine St

**Katherine Zoromski**

**Jennifer Zinda-Mancl**  
**STEVENS POINT**  
(715) 341-5808 | 3205 Post Rd

**Stacey Zimmermann**

**Brian Deffner**  
**SHAWANO**  
(715) 803-4030  
1478 E Green Bay St

STATE OF WISCONSIN )  
MARATHON COUNTY )  
TOWN OF SPENCER )

**RESOLUTION ON ZONING ORDINANCE AMENDMENT**

TO THE MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE

I, Dennis Gonnering, Clerk of the Town of Spencer, Marathon County, State of Wisconsin, do hereby certify that the following is a true and correct copy of a resolution adopted by the Town of Spencer Town Board at a meeting held on the 12th day of August, 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 Spencer Town Board considered on the 12th day of August, 2024. The petition of Tim Vreeland on behalf of Kevin and Peggy Miller to amend the General Code of Ordinance for Marathon County Chapter 17 Zoning Code to rezone lands from N-C Neighborhood Commercial to R-R Rural Residential and L-D-R Low Density Residential as described as Lot 1 of CSM 5832-21-150, located in the Northwest 1/4 of the Southeast 1/4 of Section 34, Township 26 North, Range 2 East, Town of Spencer. Area to be rezoned to L-D-R Low Density Residential is described as Lot 1 and area to be rezoned to R-R Rural Residential is described as Lot 2 of the preliminary CSM, Parent parcel #074-2602-344-0996.

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

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

(OVER)

Has the applicant demonstrated the need for the proposed development at this location? Explain.

No  Yes Explain: need new building site

6) Has the applicant demonstrated the availability of alternative locations? Be specific

No  Yes Explain: No alternative

7) Is cropland is being consumed by this zone change? What is the productivity of the agricultural lands involved?

No  Yes Explain: no cropland

8) Has the applicant explained how the proposed development will be located to minimize the amount of agricultural land converted?

No  Yes Explain: no cropland

9) Is proposed rezone request consistent with the town's adopted Comprehensive Plan? Explain.

No  Yes Explain: it id consistant

10) Is there anything else the Town wishes to present or comment on regarding this application to the Marathon County Environmental Resources (ERC) Committee?

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

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

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

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

Clerk [Signature]

Town Board [Signature] Chairman  
[Signature] Supervisor  
[Signature]

NOTE: If you recommend disapproval of this request, please make every effort to send a representative to the Environmental Resources Committee Public Hearing. Town input at the hearing is always appreciated. Please return this form before August 23, 2024 to:

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

**RECEIVED**  
AUG 15 2024  
MARATHON CO. CONSERVATION,  
PLANNING & ZONING DEPT.



**Kevin and Peggy Miller  
Petition to Rezone Land  
Staff Report, September 3<sup>rd</sup>, 2024  
Environmental Resources Committee**

**PETITIONER:**

Tim Vreeland-6103 Dawn St, Weston, WI 54476

**PROPERTY OWNERS:**

Kevina and Peggy Miller-200767 Robin Rd, Marshfield, WI 54449

**LOCATION OF REZONE REQUEST:**

Area proposed to be rezoned is located on the southeast corner of Robin Rd and Jenny Ln.

**REQUEST:**

The petition of Tim Vreeland on behalf of Kevin and Peggy Miller to amend the General Code of Ordinance for Marathon County Chapter 17 Zoning Code to rezone lands from N-C Neighborhood Commercial to R-R Rural Residential and L-D-R Low Density Residential as described as Lot 1 of CSM 5832-21-150, located in the Northwest ¼ of the Southeast ¼ of Section 34, Township 26 North, Range 2 East, Town of Spencer. Area to be rezoned to L-D-R Low Density Residential is described as Lot 1 and area to be rezoned to R-R Rural Residential is described as Lot 2 of the preliminary CSM. Parent parcel #074-2602-344-0996.

**PUBLIC HEARINGS/MEETINGS:**

- Town of Spencer Town Board Meeting (August 12<sup>th</sup>, 2024)
- Marathon County Environmental Resources Committee Meeting (September 3<sup>rd</sup>, 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:**

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

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

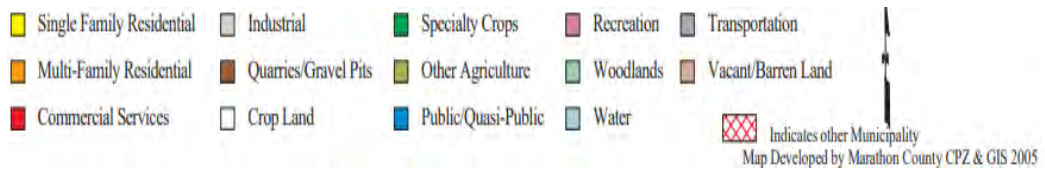
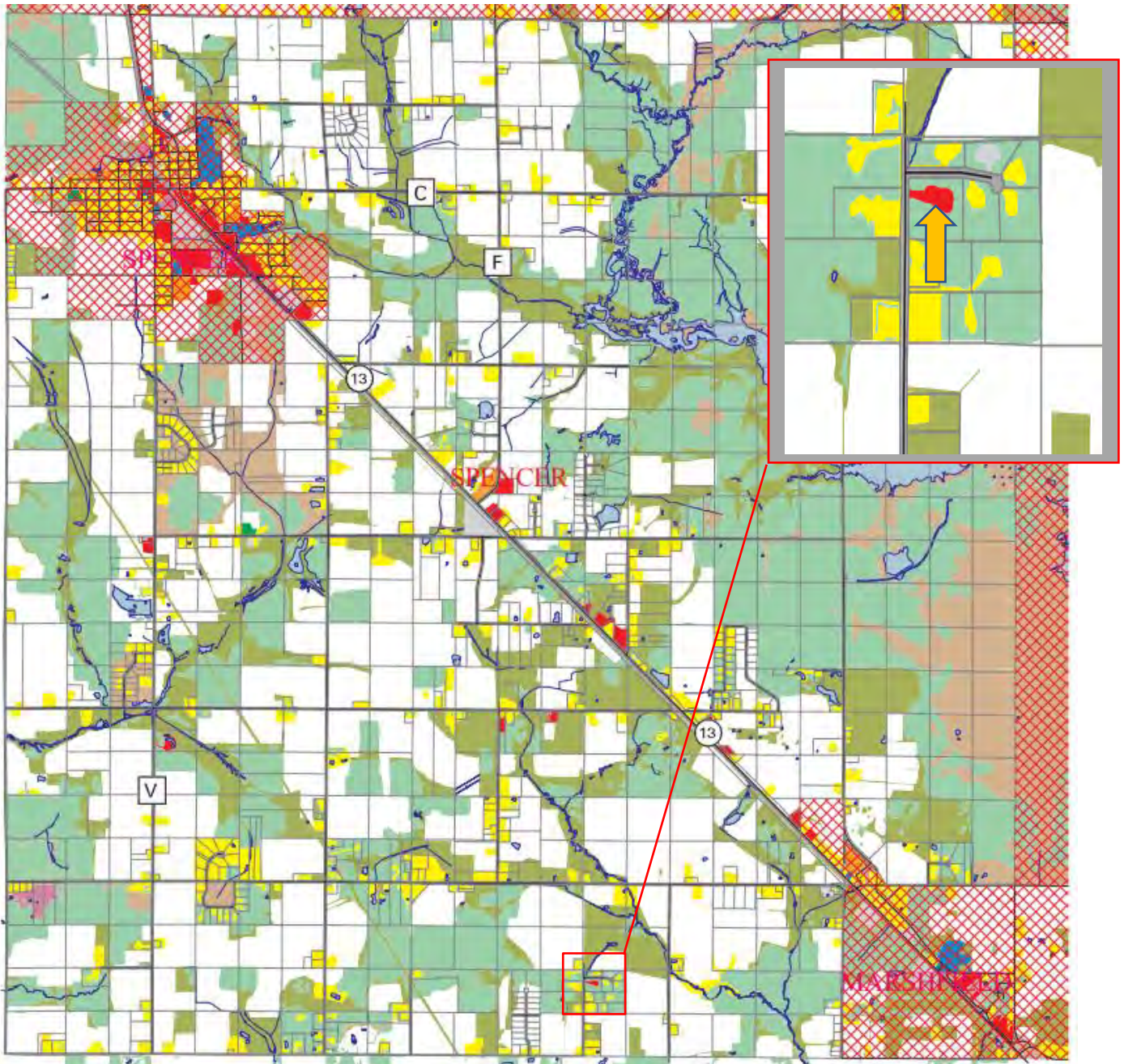


Figure 4-1  
2000 Landuse/Landcover  
T-SPENCER

**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.

**L-D-R Low Density Residential District.** The purpose of the L-D-R district is to accommodate single-family residential use along existing streets and to promote single-family residential development (involving the extension of new streets) where sanitary sewer and municipal water may be available. The densities are intended to provide for areas of suburban character in the community and to prevent excessive demands on sewerage and water systems, streets, schools, and other community facilities. The districts are intended to avoid overcrowding by requiring certain minimum yards, open spaces, and site area while making available a variety of dwelling types and densities to serve a wide range of individual requirements and thereby providing a more orderly and efficient extension of public facilities.

**TOWN COMPREHENSIVE PLAN FUTURE LAND USE MAP (2006 Plan):** The area proposed to be rezoned is shown as Single-Family Residential in the Town's Comprehensive Plan Future Land Use Map (2006). Adjacent land uses are comprised of Single-Family Residential, Forest Lands, and Other Agriculture.

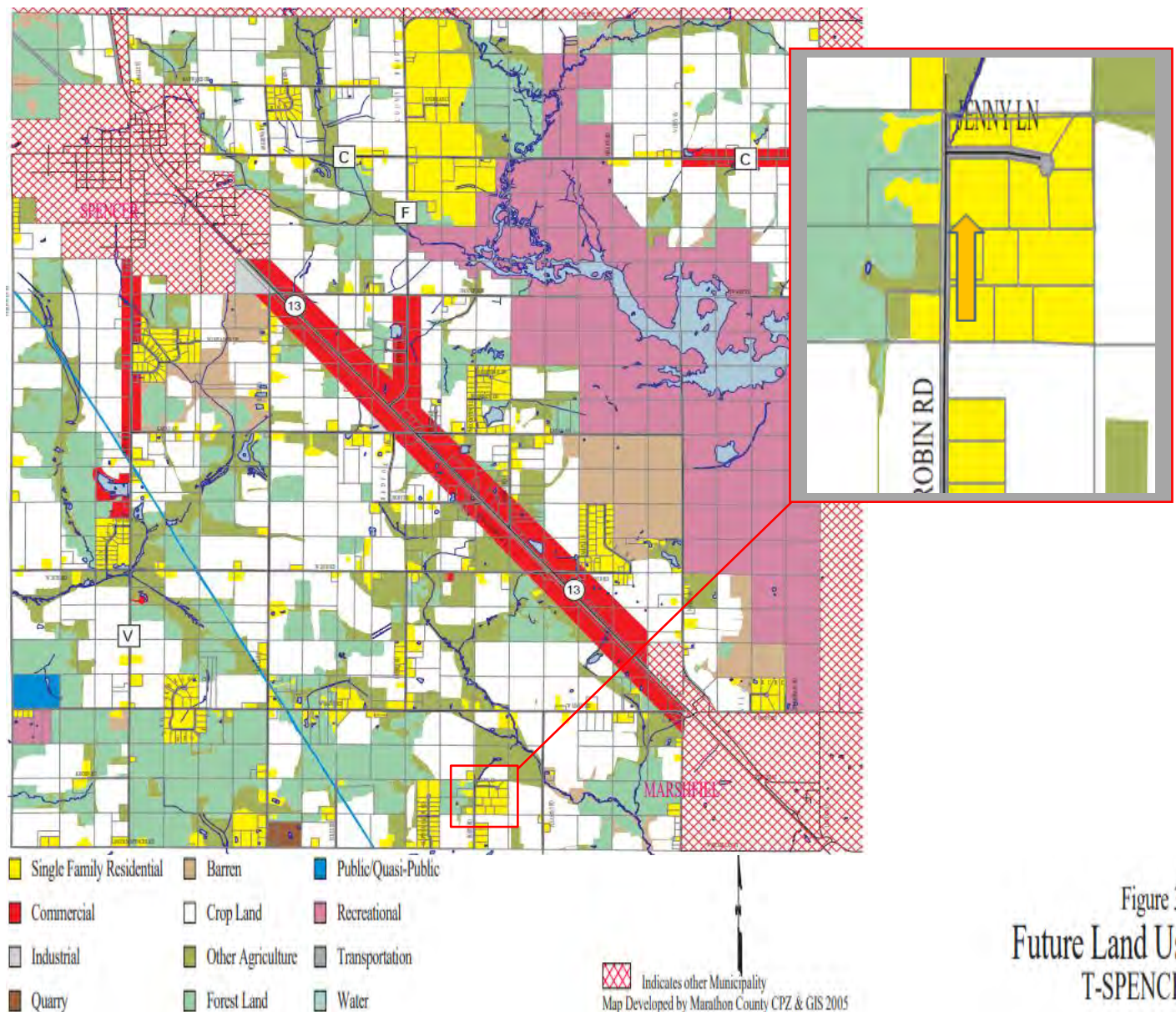


Figure 3-1  
Future Land Use  
T-SPENCER

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

## Aerial Photo



## Certified Survey Map



## **TOWN RECOMMENDATION:**

On August 12<sup>th</sup>, 2024, the **Town of Spencer** Town Board Recommended **Approval** to Marathon County's Environmental Resources Committee.

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

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

The Marathon County Comprehensive Plan relies on the Town Comprehensive Plan regarding specific land uses and zoning districts for individual parcels. The area proposed to be rezoned is shown to be designated as 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 Spencer 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 to build another Single-Family Home.

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

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

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

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

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

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

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

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

---

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

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

---



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

Describe recommended amendments:

---



---



---

Signature:

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

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

1. As authorized by §17.91 of the Marathon County Zoning Code (I) (we) (Name & Address): Mitchell Myszka, Whitney Myszka 122312 Leroy Street, Edgar, Wisconsin 54426

hereby petition to rezone property owned by (Name & Address): Mitchell Myszka, Whitney Myszka 122312 Leroy Street, Edgar, Wisconsin 54426

from the classification RR, Rural Residential and to RE, Rural Estate.  
**G-A, General Agriculture**

2. The legal description of that part of the property to be rezoned is (include only the description of the land proposed to be rezoned. You may need to have a surveyor draft this description): LOT 1 OF CSM #16927 and Part of Lot 2. See legal description of attached deed

Parcel Identification Number (PIN): 084-2804-331-0993 **And 084-2804-331-0992**

Town: Wien

3. The proposed change is to facilitate the use of the land for (be specific list all proposed uses):  
Larger personal storage building (pole shed) and potential cropping

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. township road (existing), otherwise N/A

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

C. What have you done to determine that the land is suitable for the development proposed?  
land is suitable because we are replacing an existing building from storm damage and would like to go bigger due to storage needs. Meets setbacks and is out of flood zone.

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 soil will be disturbed since replacing a building in same place and adding onto existing gravel pad. Also, hiring a licensed contractor.

E. Explain any potential for conflict with existing land uses in the area. None, replacing existing building.

(OVER)

F. Demonstrate the need of the proposed development at this location. Need to replace building due to storm damage and need 40x64 vs. 40x54 to accommodate personnel and work equipment

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

H. If cropland is being consumed by this Zone Change, what is the productivity of the agricultural lands involved? A small strip will be consumed by the zone change, but productivity will stay the same as it will be farmed as it was.

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 building will not be on the part of the land being farmed, including setbacks

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 Mitchell Miska Phone Whitney Myer 715-370-6862 Date 6-9-24

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

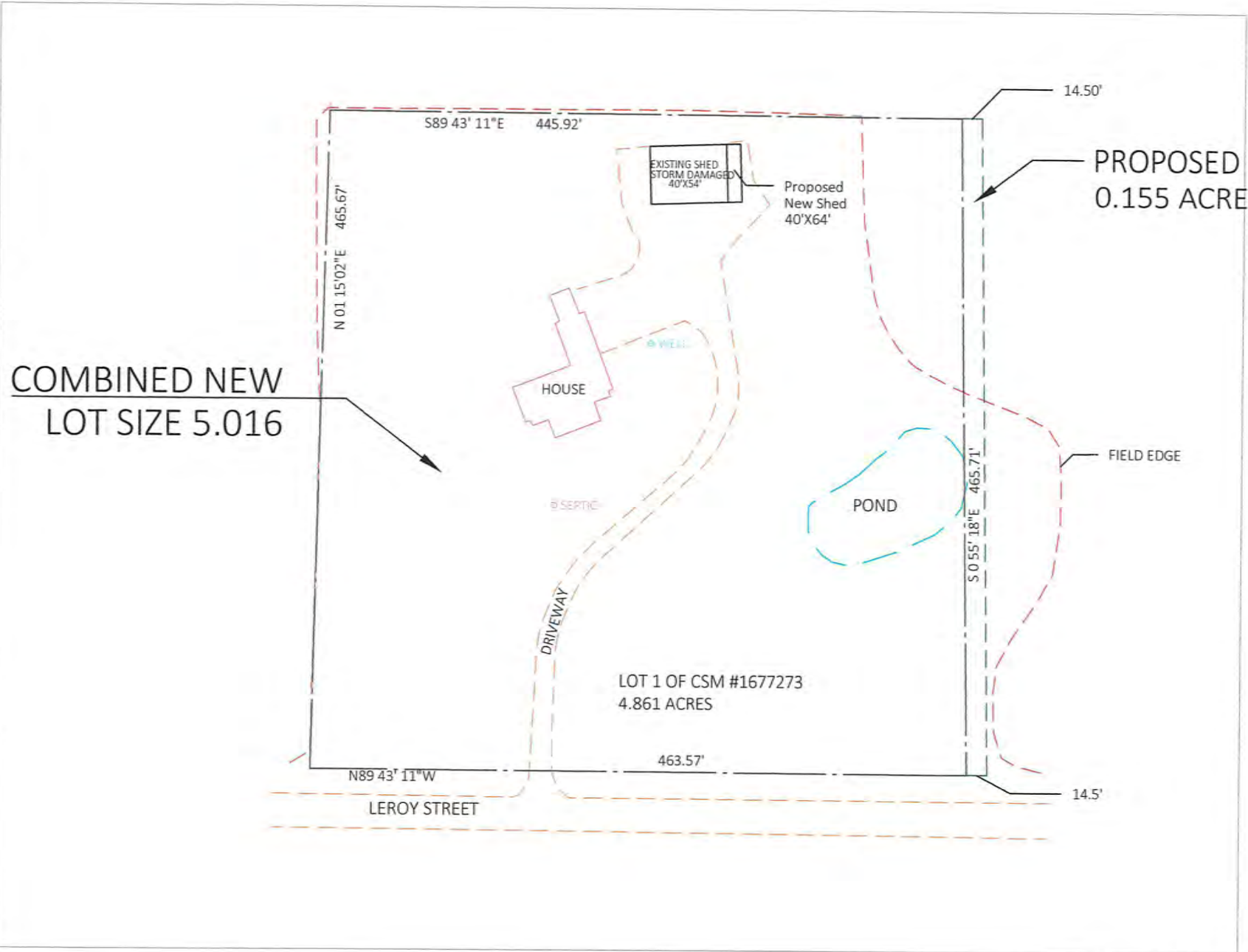
Date Fee Received: \$600.00 07/15/2024

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.**

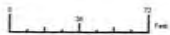
RECEIVED

JUL 15 2024



COMBINED NEW  
LOT SIZE 5.016

PROPOSED DEED  
0.155 ACRES



Proposed Rezone Map From RR to RE  
Mitchell and Whitney Myszka

State Bar of Wisconsin Form 3-2003  
**QUIT CLAIM DEED**

Document Number

Document Name

**THIS DEED**, made between Scott S Miller and Marie A Miller, husband and wife,  
as survivorship marital property, Mitchell S Miller, son  
\_\_\_\_\_ ("Grantor," whether one or more),  
and Mitchell Myszka and Whitney Myszka, husband and wife, as survivorship  
marital property

\_\_\_\_\_ ("Grantee," whether one or more).  
Grantor quit claims to Grantee the following described real estate, together with the  
rents, profits, fixtures and other appurtenant interests, in Marathon  
County, State of Wisconsin ("Property") (if more space is needed, please attach  
addendum);

See Attachment

Recording Area

Name and Return Address  
Mitchell Myszka  
Whitney Myszka  
122312 Leroy Street  
Edgar, WI 54426

Parcel Identification Number (PIN)

This \_\_\_\_\_ is \_\_\_\_\_ homestead property.  
(is) (is not)

Dated \_\_\_\_\_

\_\_\_\_\_  
\*Scott M Miller (SEAL) \_\_\_\_\_ \*Mitchell S. Miller (SEAL)

\_\_\_\_\_  
\*Marie A Miller (SEAL) \_\_\_\_\_ \*

**AUTHENTICATION**

**ACKNOWLEDGMENT**

Signature(s) \_\_\_\_\_  
authenticated on \_\_\_\_\_

STATE OF WISCONSIN )  
MARATHON ) ss.  
COUNTY )

\*  
TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_  
authorized by Wis. Stat. § 706.06)

Personally came before me on \_\_\_\_\_,  
the above-named \_\_\_\_\_,  
to me known to be the person(s) who executed the foregoing  
instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:  
Mitchell Myszka  
Property Owner

\*  
Notary Public, State of Wisconsin  
My Commission (is permanent) (expires: \_\_\_\_\_)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.  
QUIT CLAIM DEED © 2003 STATE BAR OF WISCONSIN FORM NO. 3-2003

\* Type name below signatures.

**Description**

Part of Lot 2 of Marathon Co. Certified Survey Map No. 16927 recorded in Volume 79, Page 128, as Document Number 1677273, located in the Southwest 1/4 of the Northeast 1/4 of Section 33, Township 28 North, Range 4 East, Town of Wien, Marathon County, Wisconsin, described more particularly as follows:

Commencing at the Northeast Corner of Lot 1 of said Marathon Co. Certified Survey Map, being the

**Point of Beginning.**

**Thence South 89° 43' 11" East, 14.50 feet,**

**Thence South 0° 55' 18" East, 465.71 feet,** Parallel with the East line of said Lot 1 to the South line of said Lot 2, also being the North Right-of-Way line of Leroy Street,

**Thence North 89° 43' 11" West, 14.50 feet,** along said South line of said Lot 2 and said North Right-of-Way line to the Southeast corner of said Lot 1,

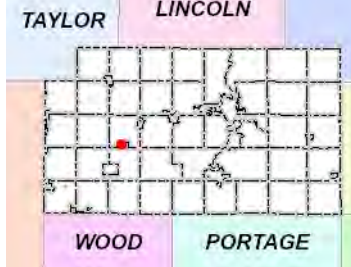
**Thence North 0° 55' 18" West, 465.71 feet,** along the East line of and to the Northeast corner of said Lot 1, being the **Point of Beginning.**

Containing 6,753 sq. ft / 0.155 acres.

This document is intended to transfer ownership and to combine the legal description of two parcels under the same ownership. To combine above description to Lot 1 of Marathon Co. Certified Survey Map No. 16927 recorded in Volume 79, Page 128, as Document Number 1677273, Parcel Id Number 084-2804-331-0993.



# 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

118.35 0 118.35 Feet



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

DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.

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

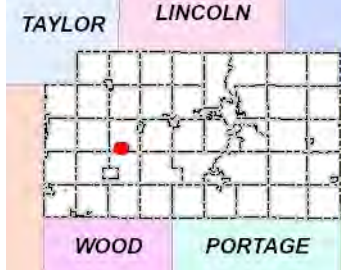
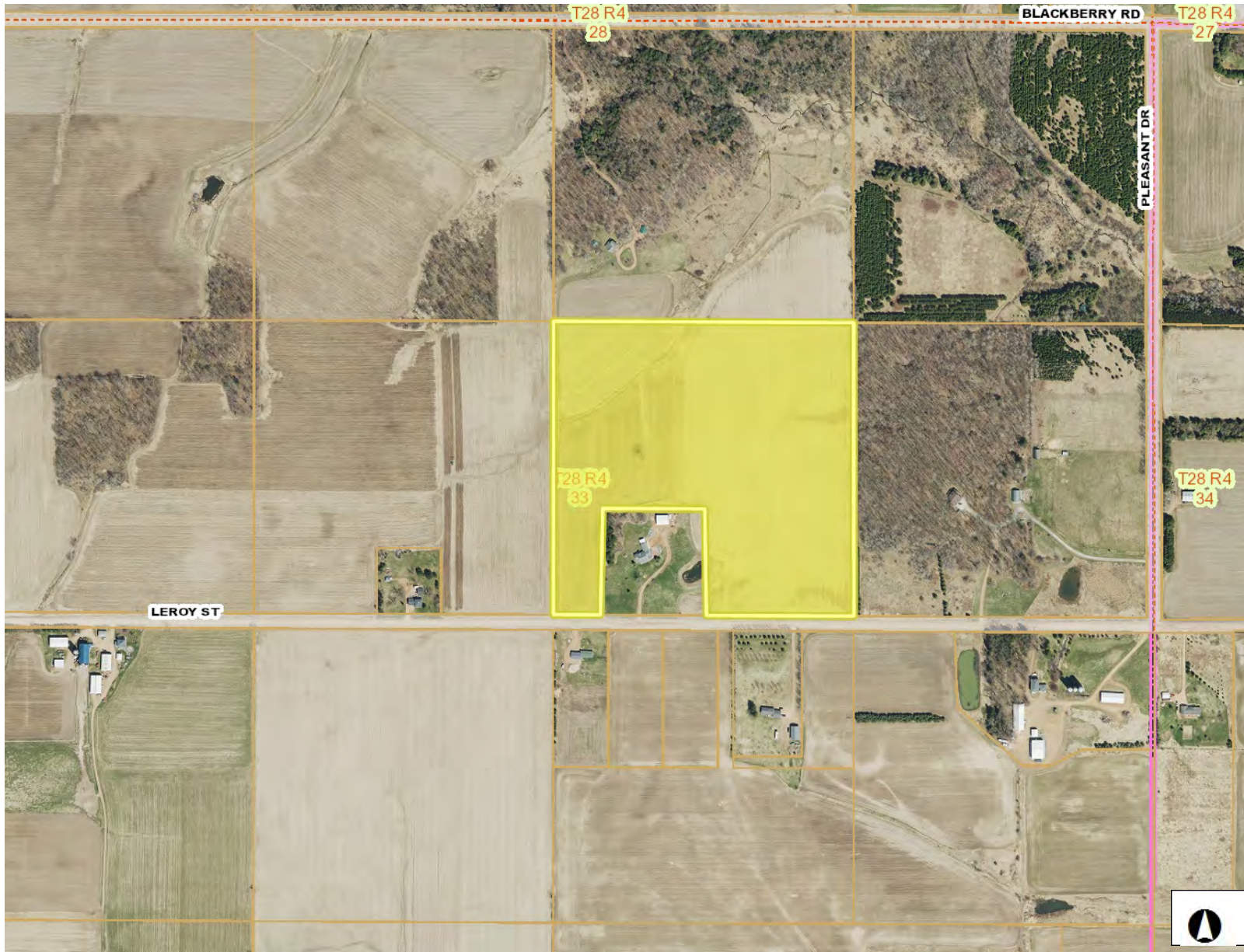
## Notes







# Land Information Mapping System



## Legend

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

326.26 0 326.26 Feet



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

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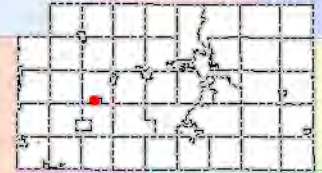
## Notes



# Land Information Mapping System

TAYLOR

LINCOLN



WOOD

PORTAGE



## Legend

- Road Names
- Parcels
- Parcel Lot Lines
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- Section Lines/Numbers
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- Municipalities
- 2020 Orthos Countywide
  - Red: Band\_1
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118.35 0 118.35 Feet



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

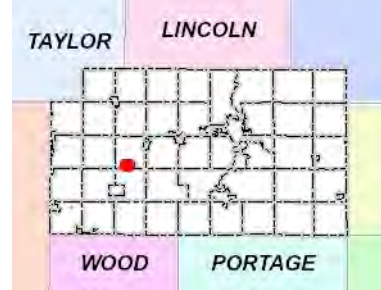
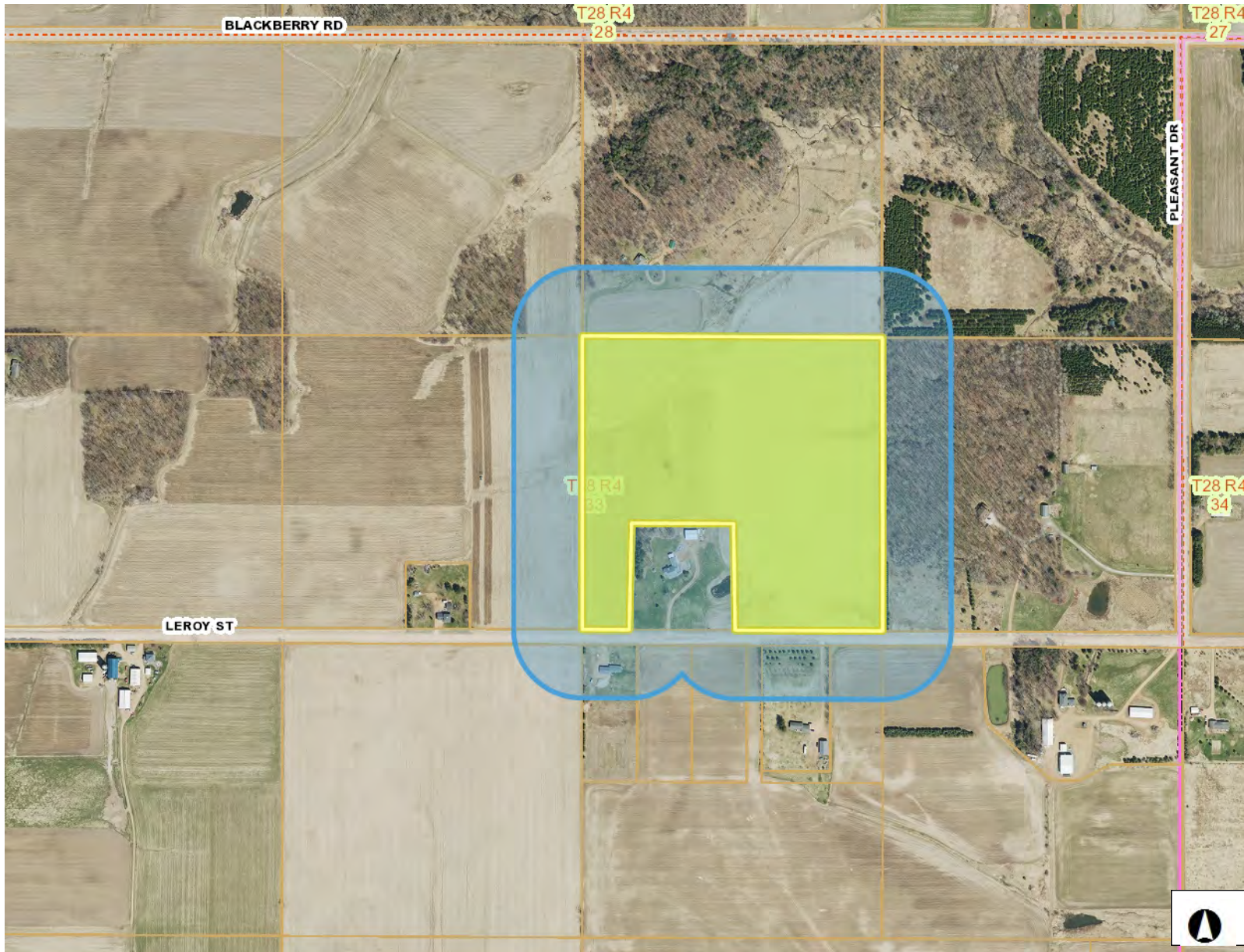
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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

## Notes



# Land Information Mapping System



- ### Legend
- Road Names
  - Parcels
  - Parcel Lot Lines
  - Land Hooks
  - Section Lines/Numbers
  - Right Of Ways
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  - Municipalities
  - 2020 Orthos Countywide
    - Red: Band\_1
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326.26 0 326.26 Feet

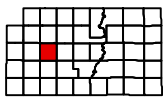


NAD\_1983\_HARN\_WISCRS\_Marathon\_County\_Feet

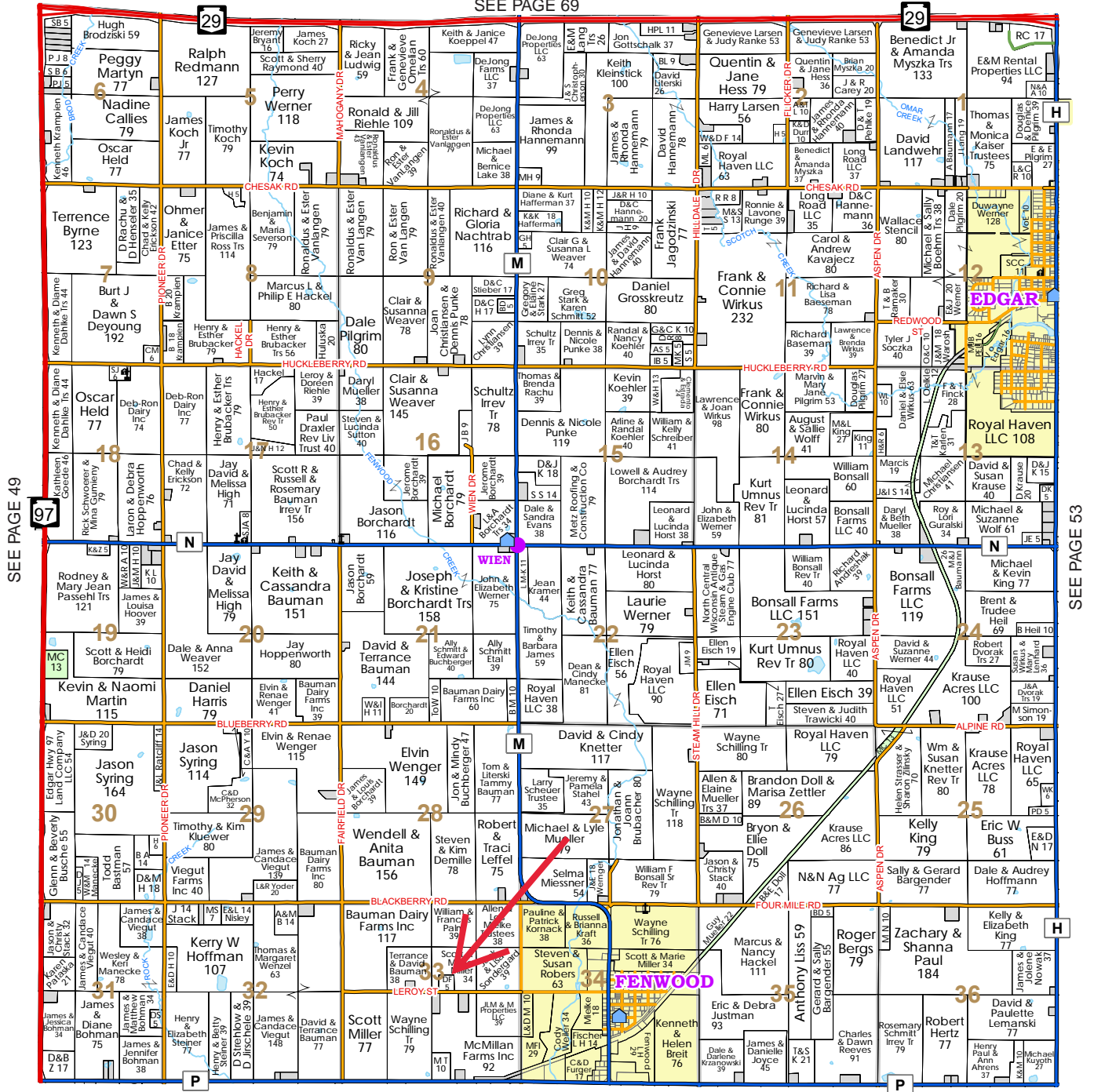
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### Notes



SEE PAGE 69



SEE PAGE 49

SEE PAGE 53

SEE PAGE 33



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STATE OF WISCONSIN )  
MARATHON COUNTY )  
TOWN OF WIEN )

**RESOLUTION ON ZONING ORDINANCE AMENDMENT**

TO THE MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE

I, Diane Drinsinger, Clerk of the Town of Wien, 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 Wien Town Board at a meeting held on the 12th day of August, 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 Wien Town Board considered on the 12th day of August, 2024, The petition of Mitchell and Whitney Myszka to amend the General Code of Ordinance for Marathon County Chapter 17 Zoning Code to rezone lands from R-R Rural Residential and G-A General Agriculture to R-E Rural Estate described as Lot 1 and part of Lot 2 of CSM #16927, Document #1677273, located in part of the Southwest 1/4 of the Northeast 1/4 of Section 33, Township 28 North, Range 4 East, Town of Wien. Parent parcel#(s): 084-2804-331-0993, and 084-2804-331-0992.

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

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

No  Yes Explain: NA

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

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

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: \_\_\_\_\_

**RECEIVED**

**AUG 13 2024**

**MARATHON CO. CONSERVATION,  
PLANNING & ZONING DEPT.**

**(OVER)**

Has the applicant demonstrated the need for the proposed development at this location? Explain.

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

6) Has the applicant demonstrated the availability of alternative locations? Be specific

No  Yes Explain: NA

7) Is cropland is being consumed by this zone change? What is the productivity of the agricultural lands involved?

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

8) Has the applicant explained how the proposed development will be located to minimize the amount of agricultural land converted?

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

9) Is proposed rezone request consistent with the town's adopted Comprehensive Plan? Explain.

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

10) 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 Wien 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 Diane Drinsinger  
Town Board Colin Becker  
Karl  
David Baumer

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 December 26th, 2023 to:

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



**Mitchell and Whitney Myszka  
Petition to Rezone Land  
Staff Report, September 3<sup>rd</sup>, 2024  
Environmental Resources Committee**

**PETITIONER:**

Mitchell and Whitney Myszka-122312 Leroy St, Edgar, WI 54426

**PROPERTY OWNERS:**

Mitchell and Whitney Myszka-122312 Leroy St, Edgar, WI 54426

**LOCATION OF REZONE REQUEST:**

Area proposed to be rezoned is located on Leroy St just west of the intersection of Leroy St and Pleasant Dr.

**REQUEST:**

The petition of Mitchell and Whitney Myszka to amend the General Code of Ordinance for Marathon County Chapter 17 Zoning Code to rezone lands from R-R Rural Residential and G-A General Agriculture to R-E Rural Estate described as Lot 1 and part of Lot 2 of CSM #16927, Document #1677273, located in part of the Southwest ¼ of the Northeast ¼ of Section 33, Township 28 North, Range 4 East, Town of Wien. Parent parcel#(s): 084-2804-331-0993, and 084-2804-331-0992.

**PUBLIC HEARINGS/MEETINGS:**

- Town of Wien Town Board Meeting (August 12<sup>th</sup>, 2024)
- Marathon County Environmental Resources Committee Meeting (September 3<sup>rd</sup>, 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.

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

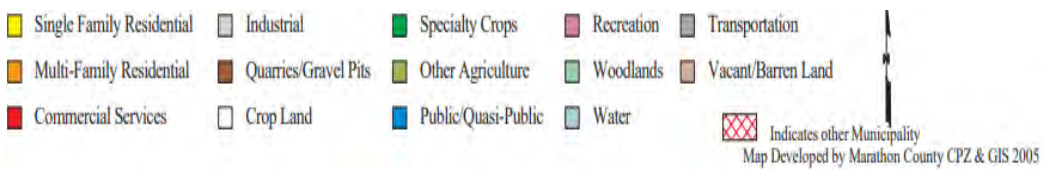
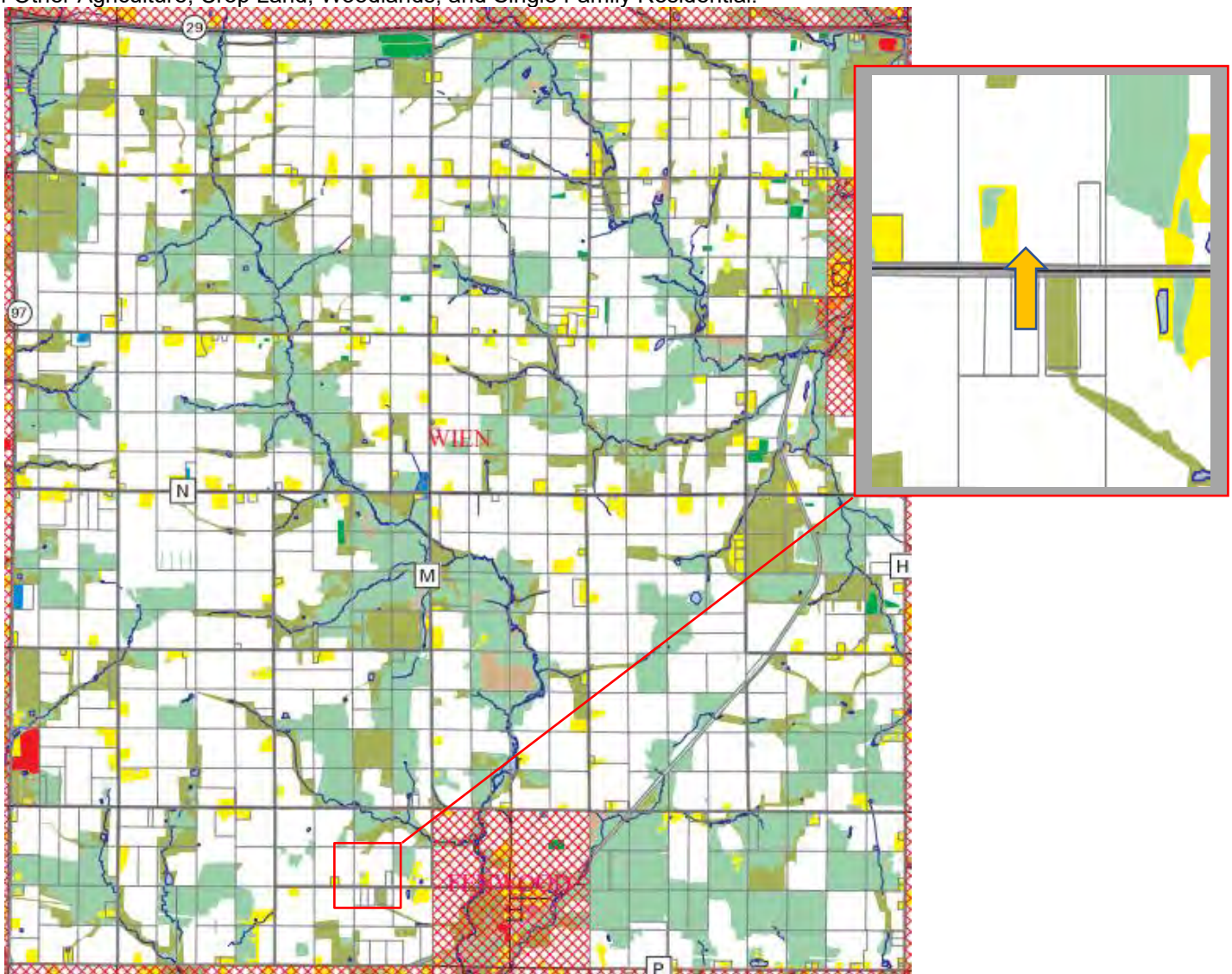


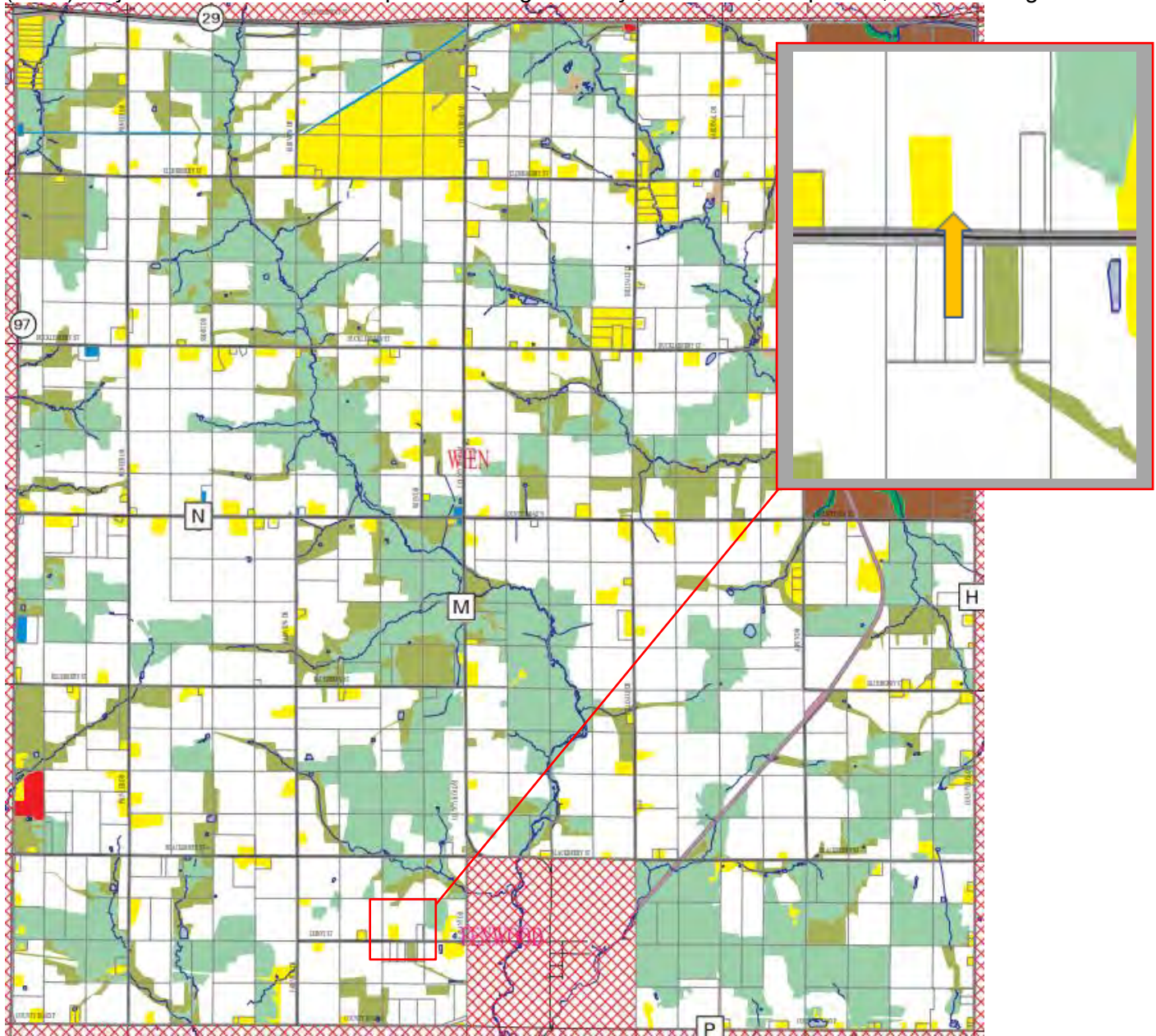
Figure 4-1  
2000 Landuse/Landcover  
WIEN



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



- Single Family Residential
- Commercial Services
- Industrial
- Mixed Development
- No Development
- Barren
- Crop Land
- Other Agriculture
- Forest Land
- Public/Quais-Public
- Recreational
- Transportation
- Water

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

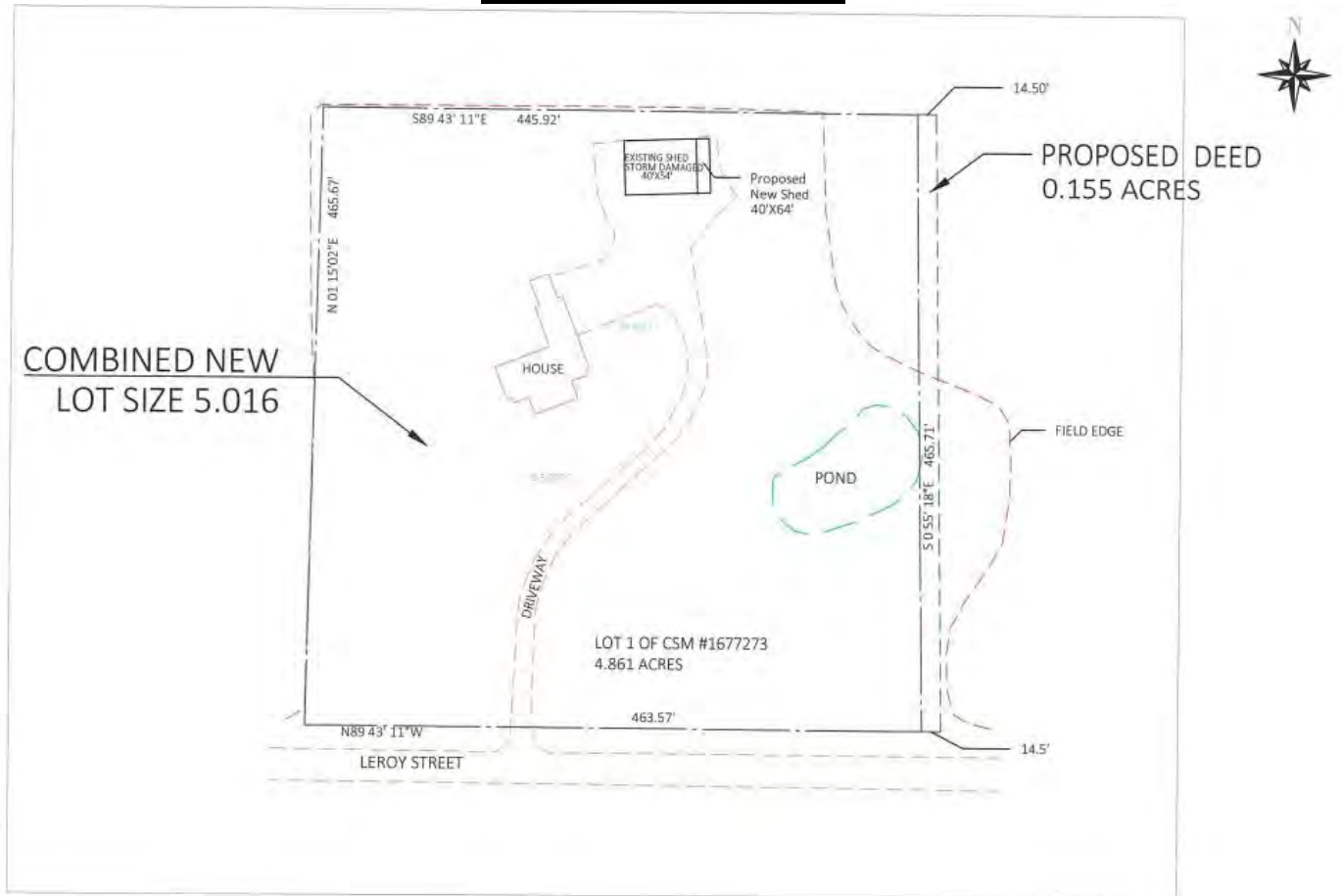
Figure 3-1  
Future Land Use  
WIEN

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

## Aerial Photo



## Certified Survey Map



Proposed Rezone Map From RR to RE  
Mitchell and Whitney Myszka

## **TOWN RECOMMENDATION:**

On August 12<sup>th</sup>, 2024, the **Town of Wien** 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 Single-Family Residential and Crop 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 Wien 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 sale and exchange.

**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 Wien 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

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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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3. The applicant has demonstrated that...

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

Agree       disagree       insufficient information

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

Agree       disagree       insufficient information

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

Agree       disagree       insufficient information

---

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

Agree       disagree       insufficient information

---

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**Environmental Resources Committee Decision**

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

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

Specify reasons for denial, or additional information requested:

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

Describe recommended amendments:

---

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---

---

Signature:

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

PETITION FOR ZONE CHANGE  
**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) Leonard Martin  
163908 County Rd N, Colby, WI 54421  
 hereby petition to rezone property owned by: (Name and mailing address) Brian Christensen  
P.O. Box 400 Abbotsford, WI 54405  
 from the classification **FP Farmland Preservation** to RE (Leonards land from RR to RE)  
 and RR Rural Residential
2. The legal description of that part of the property to be rezoned is (include only the description of the land proposed to be rezoned. You may need to have a surveyor draft this description): See attached CSMA

Parcel Identification Number / PIN (can be found on tax bill): 04428021630996, 04428021640996, 04428021640995

3. The proposed change is to facilitate the use of the land for (be specific-list all proposed uses):  
3/4 acre will be attached to Martin property so it will meet  
5 acre minimum for RE zoning
4. Total acres in parcel (outside of right-of-way): 38.5 acres
5. Total acres zoned Farmland Preservation: FP 38.5 acres A-4(-M) \_\_\_\_\_ acres
6. Total acres in farm: 78.5 acres
7. How many acres/square feet are you requesting be changed? .75 acres acres / square feet
8. Are there improvements (structures) on this parcel in question?  Yes  No  
 What is the current use of the structure(s)? \_\_\_\_\_

9. A. What is your reason for requesting this rezone? (Please check and fill in the blanks)
- |  |   |
|--|---|
| <input type="checkbox"/> Develop land for non-agricultural residential use | <input type="checkbox"/> Develop land for recreational use                                |
| <input type="checkbox"/> Develop land for industrial use                   | <input checked="" type="checkbox"/> Pre-existing use, substandard or nonconforming parcel |
| <input type="checkbox"/> Develop land for commercial use                   | <input checked="" type="checkbox"/> Other: <u>add lands to adjoiner</u>                   |
- B. How far is the land from a city or village boundary? 1.75 miles / feet
- C. How far is the land from an existing area of similar use? .5 miles / feet
- D. Is the land served by public sewer?  Yes  No
- E. Is the land served by public water?  Yes  No
- F. Is the land within a sanitary district?  Yes  No
- G. If more than one lot was developed: # of Lots: \_\_\_\_\_ Average lot size: \_\_\_\_\_

10. Please address the following criteria as best as you can. These are the "Standards for Rezoning" which will be addressed at the public hearing. (Use additional sheets if necessary)
- A. In detail, explain what public facilities serve the proposed development at present, or how they will be provided.  
No additional public facilities will be needed
- B. Explain how the provision of these facilities will not be an unreasonable burden to local government.  
No unreasonable burden to local government is expected
- C. What have you done to determine that the land is suitable for the proposed development?  
Discussed with Shad Harvey from Marathon Co. Zoning.
- D. Explain what will have to be done so the development will not cause unreasonable air and water pollution, soil erosion, or adverse effects on rare or irreplaceable natural areas.  
Nothing

- OVER -

- E. Explain any potential conflict with remaining agricultural uses in the area.  
No conflicts - land will still be farmed
- F. Demonstrate the need for the proposed development in an agricultural area.  
Land is needed so adjoins meets RE zoning requirements  
land will still be farmed.
- G. What is the availability of alternative locations? *Be specific.*  
None
- H. What is the productivity of the agricultural lands involved?  
Average for the area
- I. Explain how the location of the proposed development has been selected to minimize the amount of agricultural land converted.  
This is the only area available - land will still be farmed.
- J. Explain how the proposed rezoned land is better suited for a use not allowed in the Farmland preservation zoning district.  
The land is needed so Martin's property can be rezoned to RE  
so he is able to build a shed. The land will still be farmed
- K. Explain how the rezone is consistent with the Marathon County and town's comprehensive plans.  
Rezons like this have been approved in the past
- 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.  
See "K" above
- M. Explain how the rezone will not substantially impair or limit current or future agricultural use of other protected farmland.  
Land will still be farmed - no changes

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 Leonard Lee Phone 715-316-3092 Date 7-16-24  
 13. Owner's Signature Bryan Bi Phone 715-613-9206 Date 7-16-24  
*(If different than Petitioner)*

Fee \$ \$600 - (Checks payable to **Marathon County**) Date Fee Received: 7/16/2024

**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

PART OF THE SE1/4 OF THE SW1/4 AND PART OF THE SW1/4 OF THE SE1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 2 EAST, TOWN OF HULL, MARATHON COUNTY, WISCONSIN.

**NORTHCENTRAL LAND SURVEYING, LLC**  
 163957 OWL RIDGE ROAD, WAUSAU, WISCONSIN 54403  
 WEBSITE: www.NorthCentralLandSurveying.com  
 PHONE: 715-297-8343  
 EMAIL: JasonPflieger@gmail.com  
 DRAFTED & DRAWN BY: JASON J. PFLIEGER  
 OWNERS: LEONARD MARTIN & BRIAN CHRISTENSEN  
 SURVEY PREPARED FOR: LEONARD MARTIN  
 DATE OF FIELDWORK: 7/10/2024  
 FILE NUMBER: 2024080 MARTIN

PAGE 1 OF 2



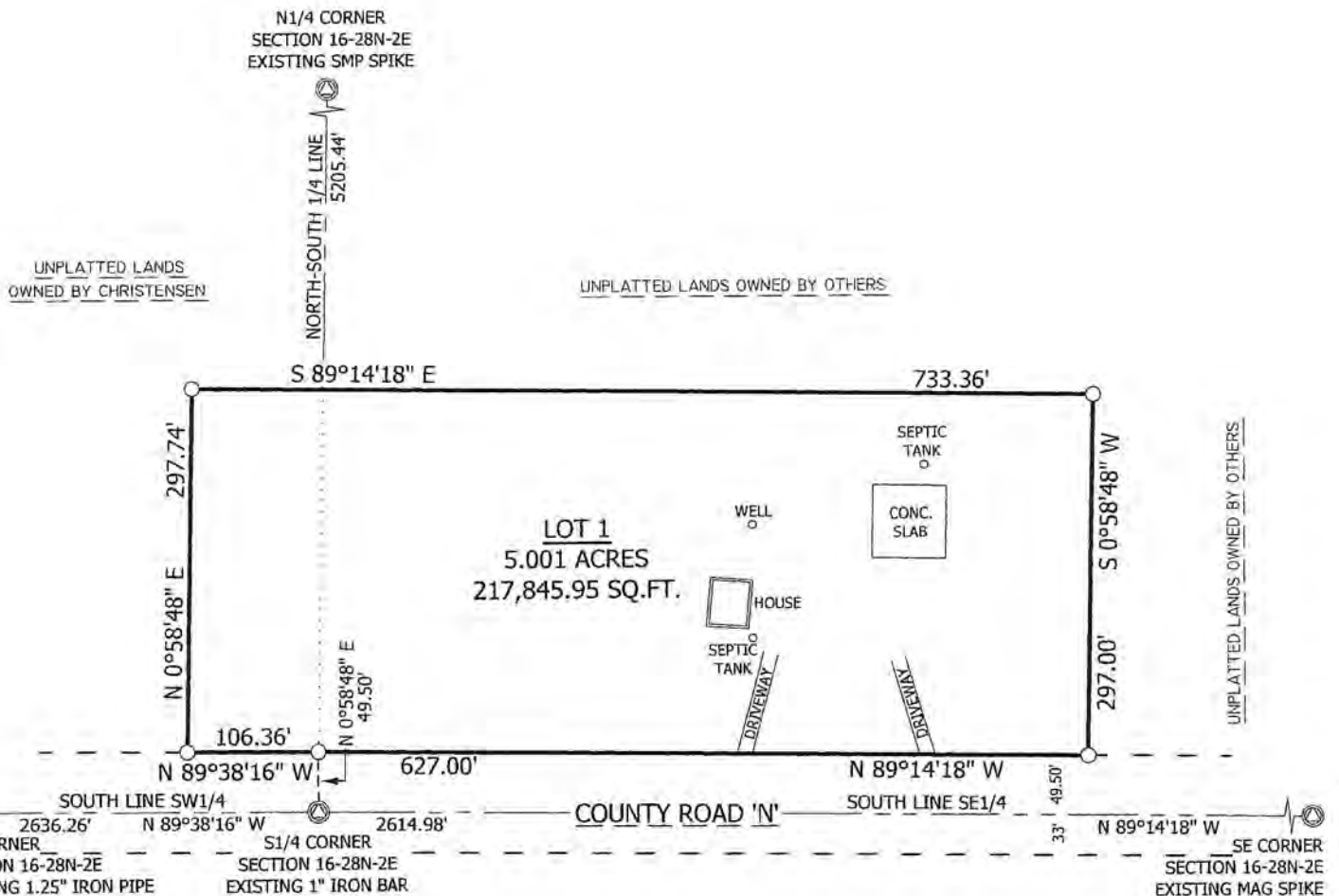
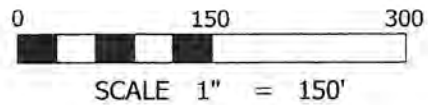
## LEGEND

-  = SECTION CORNER AS NOTED
-  = 3/4" X 18" REBAR 1.50lbs/ft SET

## BEARING REFERENCE

BEARINGS REFERENCED TO THE SOUTH LINE OF THE SW1/4 BEARING N 89°38'16" W PER WCCS (MARATHON COUNTY) NAD83 (2011)

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





# CERTIFIED SURVEY MAP

PART OF THE SE1/4 OF THE SW1/4 AND PART OF THE SW1/4  
OF THE SE1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE  
2 EAST, TOWN OF HULL, MARATHON COUNTY, WISCONSIN.

NORTHCENTRAL LAND SURVEYING, LLC  
163957 OWL RIDGE ROAD, WAUSAU, WISCONSIN 54403  
WEBSITE: www.NorthCentralLandSurveying.com  
PHONE: 715-297-8343  
EMAIL: JasonPflieger@gmail.com  
DRAFTED & DRAWN BY: JASON J. PFLIEGER  
OWNERS: LEONARD MARTIN & BRIAN CHRISTENSEN  
SURVEY PREPARED FOR: LEONARD MARTIN  
DATE OF FIELDWORK: 7/10/2024  
FILE NUMBER: 2024080 MARTIN

PAGE 2 OF 2

## SURVEYORS CERTIFICATE

I, JASON J. PFLIEGER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF LEONARD MARTIN, I SURVEYED, MAPPED AND DIVIDED PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 2 EAST, TOWN OF HULL, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 16; THENCE N 0°58'48" E ALONG THE NORTH-SOUTH QUARTER LINE, 49.50 FEET TO THE NORTH LINE OF COUNTY ROAD 'N' AND TO THE POINT OF BEGINNING; THENCE N 89°38'16" W ALONG THE NORTH LINE OF COUNTY ROAD 'N', 106.36 FEET; THENCE N 0°58'48" E 297.74 FEET; THENCE S 89°14'18" E 733.36 FEET; THENCE S 0°58'48" W 297.00 FEET TO THE NORTH LINE OF COUNTY ROAD 'N'; THENCE N 89°14'18" W ALONG THE NORTH LINE OF COUNTY ROAD 'N', 627.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD AND USE.

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

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

DATED THIS 15TH DAY OF JULY, 2024

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

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

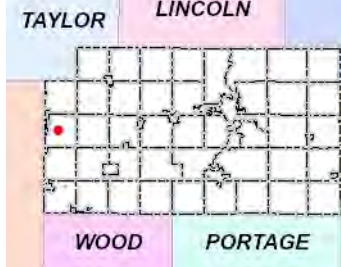
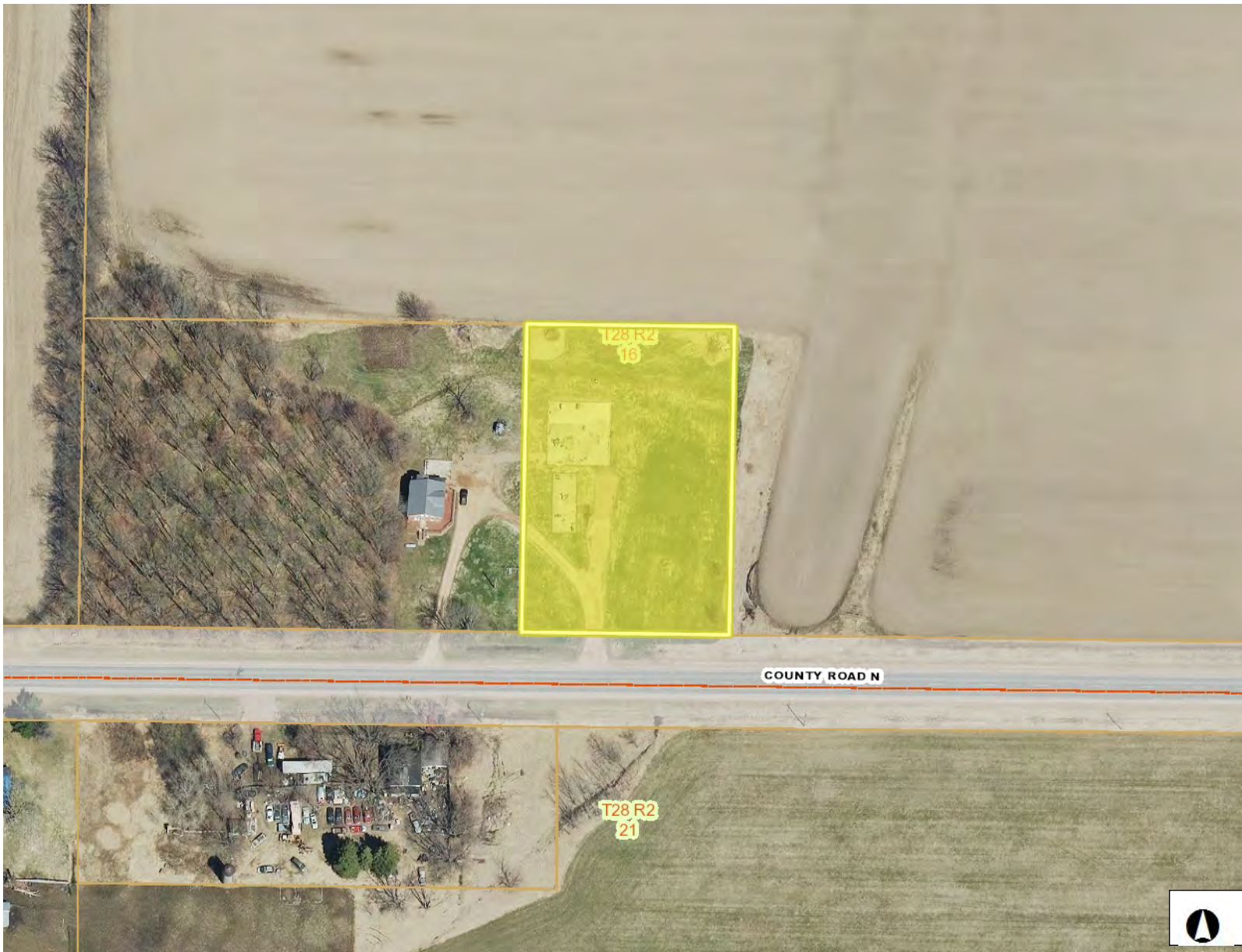
BY: \_\_\_\_\_

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

MARATHON COUNTY DEPARTMENT OF  
CONSERVATION, PLANNING & ZONING  
CPZ TRACKING NO. \_\_\_\_\_



# Land Information Mapping System



## 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

71.91 0 71.91 Feet



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

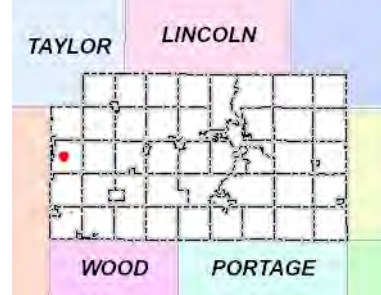
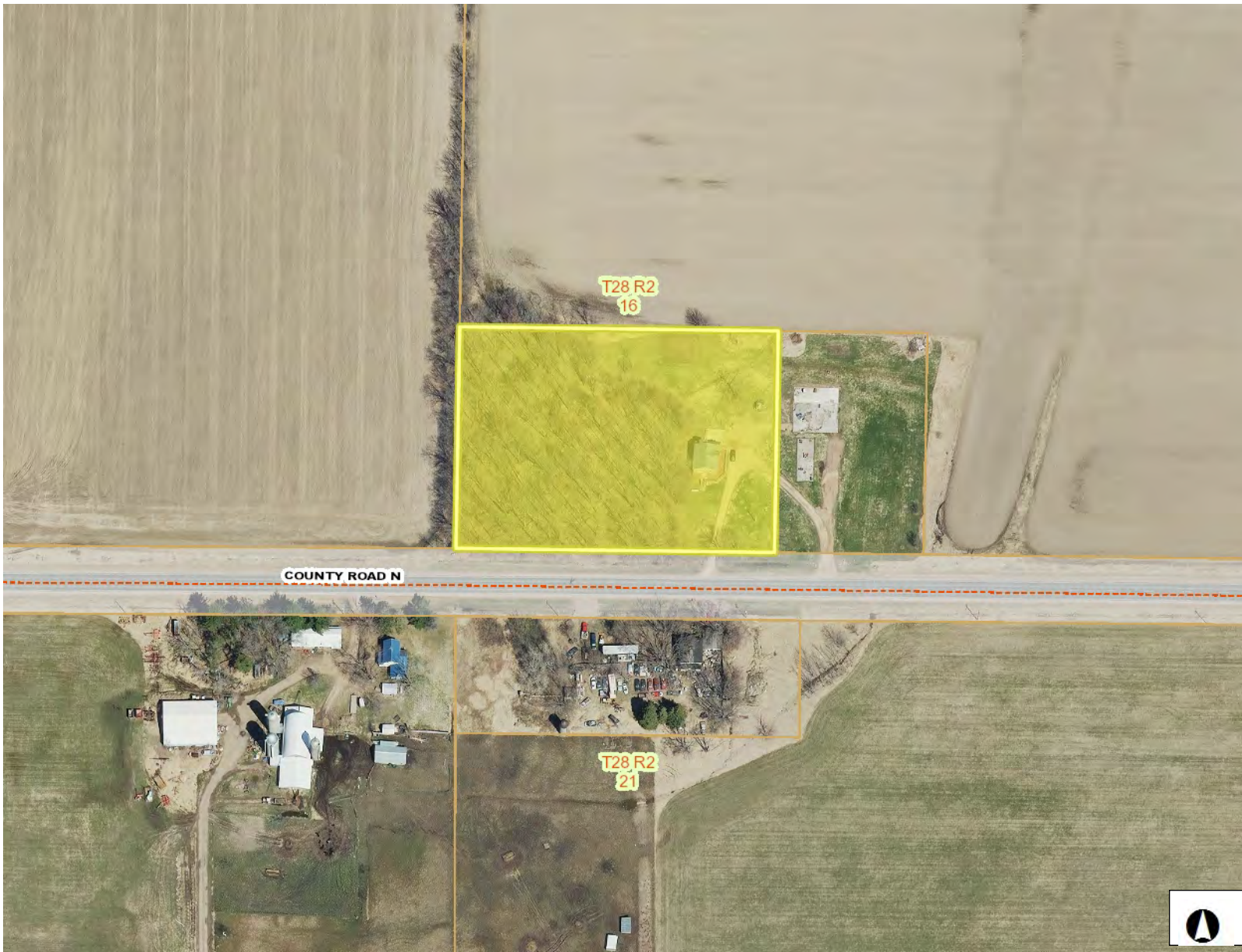
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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

## Notes



# Land Information Mapping System



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100.00 0 100.00 Feet



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

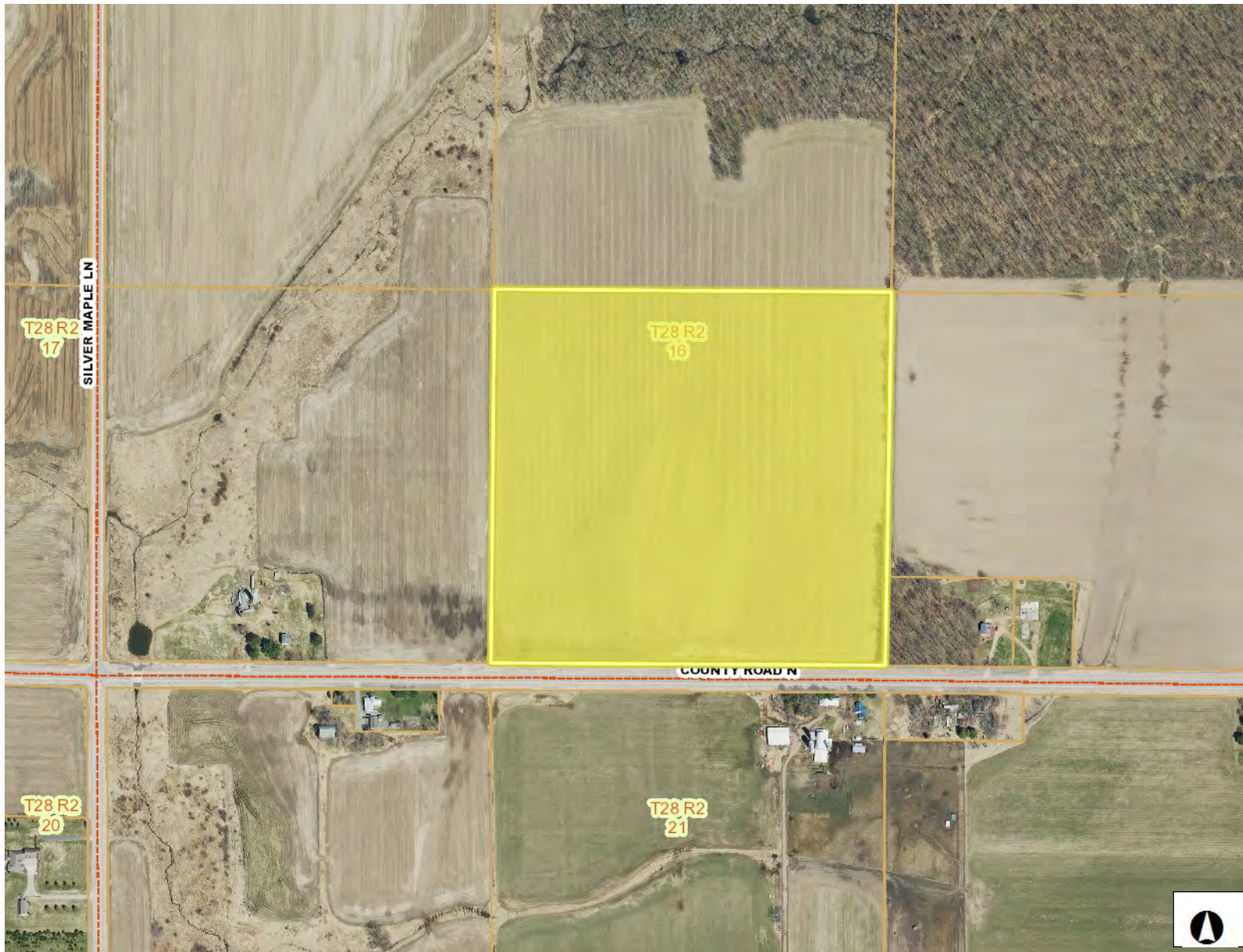
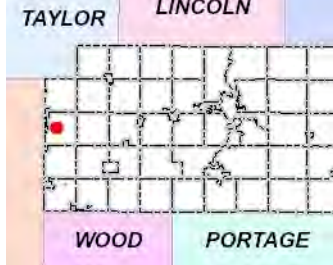
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**Notes**



# Land Information Mapping System



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  - Blue: Band\_3

250.00 0 250.00 Feet

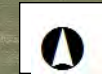


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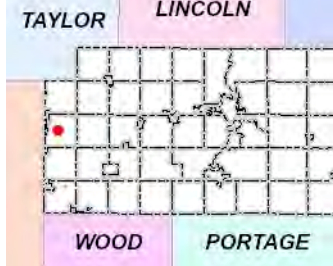
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## Notes





# Land Information Mapping System



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  - Blue: Band\_3

134.95 0 134.95 Feet



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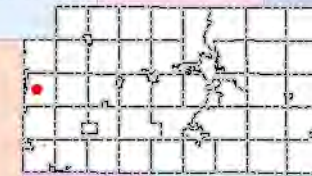
## Notes



# Land Information Mapping System

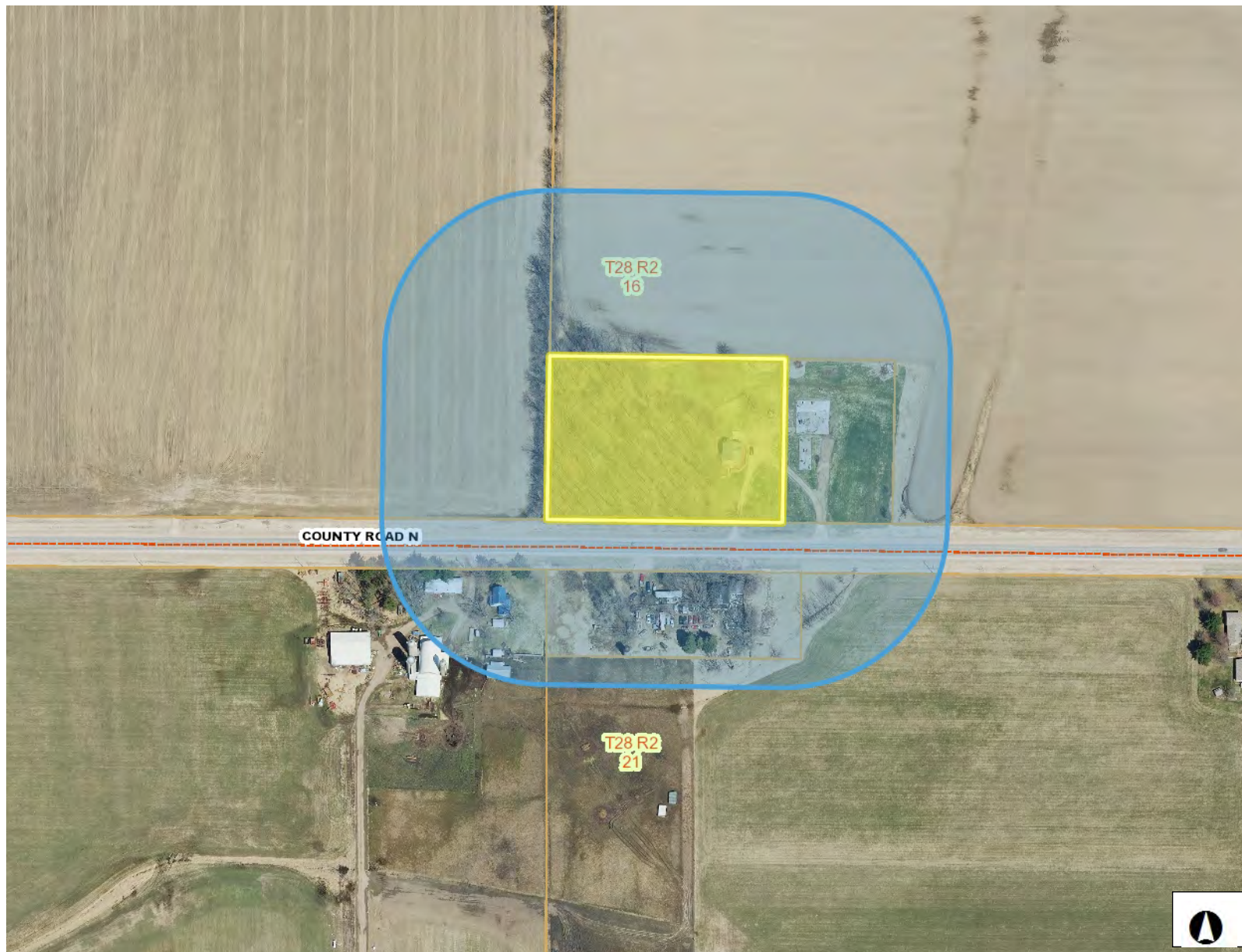
TAYLOR

LINCOLN



WOOD

PORTAGE



## Legend

- Road Names
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135.40 0 135.40 Feet



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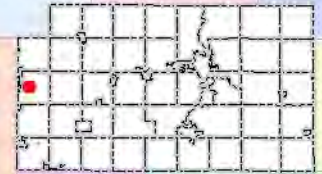




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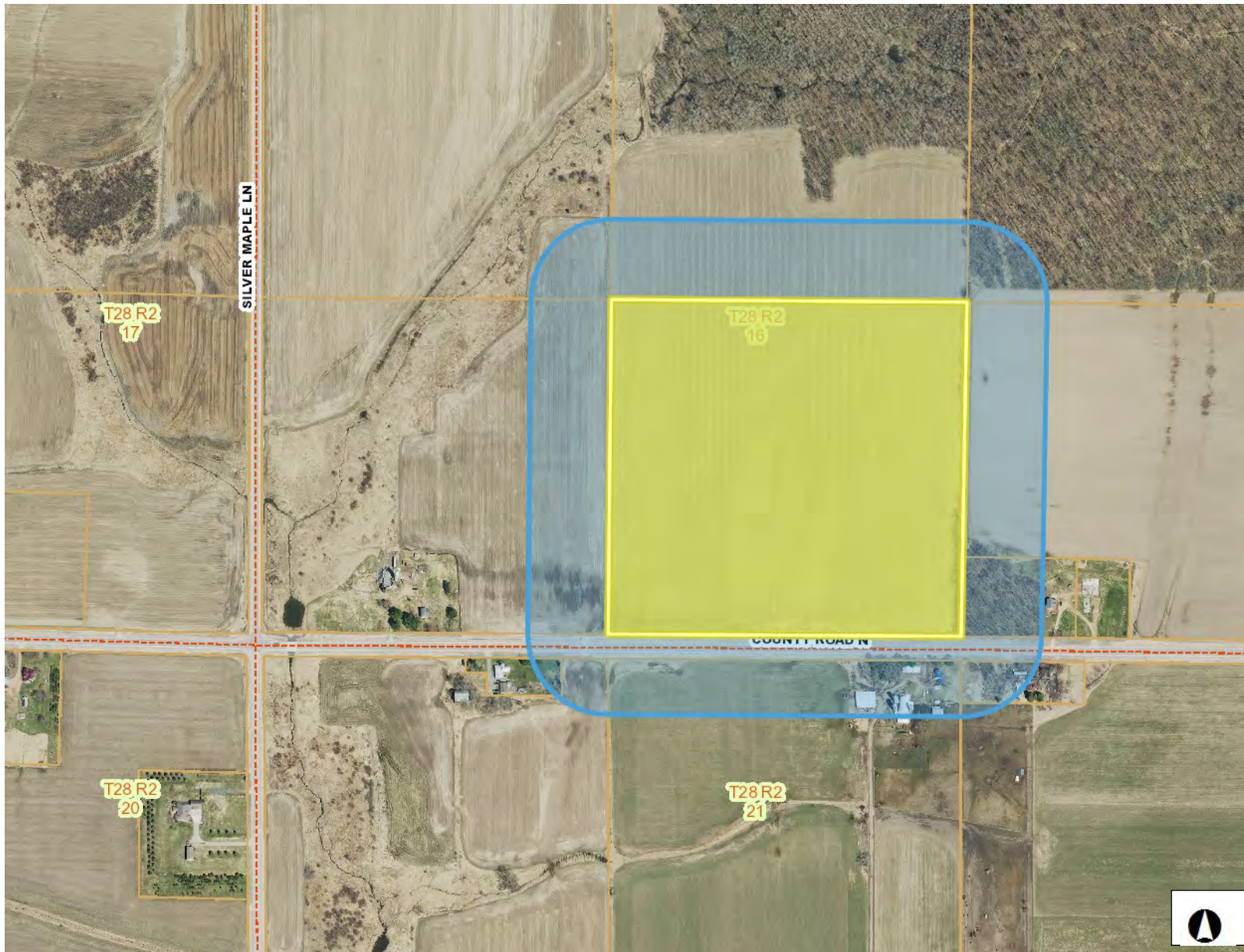
TAYLOR

LINCOLN



WOOD

PORTAGE



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278.75 0 278.75 Feet

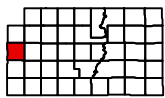


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## Notes

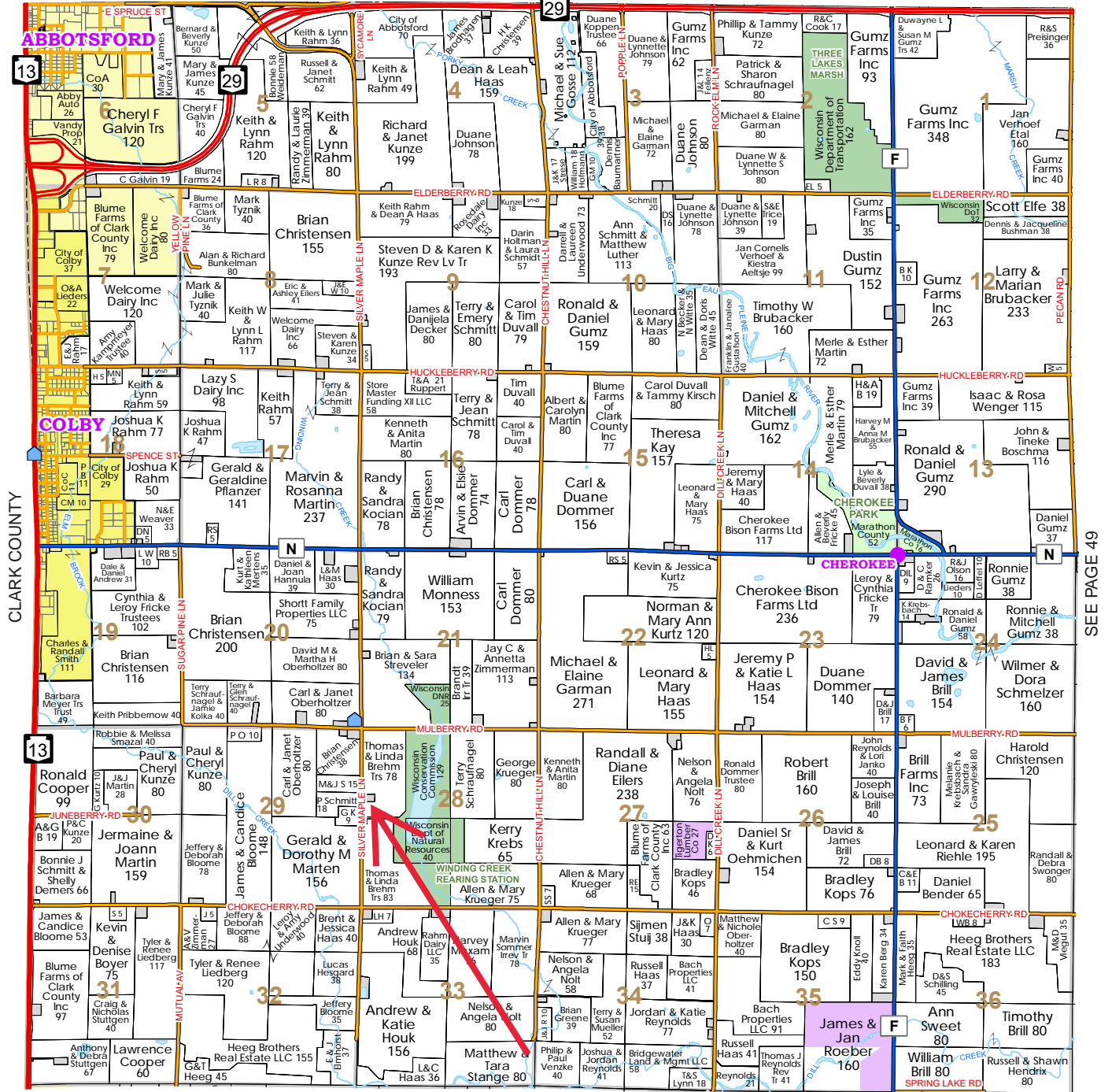


Hull

Township 28N - Range 2E

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SEE PAGE 65



SEE PAGE 29



Dorchester, WI 54425

715-654-5252

Universal  
Mueller  
Germania  
DeLaval



Dairy Equipment & Supplies  
Complete Heating & Cooling Systems



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 12<sup>th</sup> day of August, 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 12<sup>th</sup> day of August, 2024, The petition of Leonard Martin to amend the General Code of Ordinances for Marathon County Chapter 17 Zoning Code to rezone lands from F-P Farm Preservation and R-R Rural Residential to R-E Rural Estate, described as Lot 1 of the preliminary CSM, located in part of the Southeast 1/4 of the Southwest 1/4 and part of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 28 North, Range 2 East, Town of Hull. Parent Parcel #(s): 044-2802-163-0996, 044-2802-164-0996, and 044-2802-164-0995.

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

- 1) Has the applicant provided what public facilities and/or services currently serve the proposed development, what additional services may be required, and how the additional services will be provided?  
 No  Yes Explain: \_\_\_\_\_
- 2) Has the applicant demonstrated how the provision of the public facilities will not be an unreasonable burden to local government?  
 No  Yes Explain: \_\_\_\_\_
- 3) Has the applicant determined that the land is suitable for the development proposed? Explain.  
 No  Yes Explain: \_\_\_\_\_
- 4) Has the applicant demonstrated what will have to be done so the development will not cause unreasonable air and water pollution, soil erosion, or adverse effects on rare or irreplaceable natural areas? Explain.  
 No  Yes Explain: \_\_\_\_\_
- 5) Is there any potential for conflict with existing land uses in the area?  
 No  Yes Explain: \_\_\_\_\_
- 6) Has the applicant demonstrated the need for the proposed development at this location? Explain.

(OVER)

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

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

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

Clerk Jordan Reynolds  
Town Board Jordan Reynolds  
Shel & Haas Lippert

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 August 23, 2024 to:

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



**Leonard Martin  
Petition to Rezone Land  
Staff Report, September 3<sup>rd</sup>, 2024  
Environmental Resources Committee**

**PETITIONER:**

Leonard Martin-103908 County Rd N, Colby, WI 54421

**PROPERTY OWNERS:**

Leonard Martin-103908 County Rd N, Colby, WI 54421

**LOCATION OF REZONE REQUEST:**

Area proposed to be rezoned is located on County Rd N west of the intersection of County Rd N and Chestnut Hill Ln.

**REQUEST:**

The petition of Leonard Martin to amend the General Code of Ordinances for Marathon County Chapter 17 Zoning Code to rezone lands from F-P Farm Preservation and R-R Rural Residential to R-E Rural Estate, described as Lot 1 of the preliminary CSM, located in part of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and part of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 16, Township 28 North, Range 2 East, Town of Hull. Parent Parcel #(s): 044-2802-163-0996, 044-2802-164-0996, and 044-2802-164-0995.

**PUBLIC HEARINGS/MEETINGS:**

- Town of Hull Town Board Meeting (August 12<sup>th</sup>, 2024)
- Marathon County Environmental Resources Committee Meeting (September 3<sup>rd</sup>, 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

**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.

**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, and Woodlands in the Town’s Comprehensive Plan Existing Land Use Map (2000). Adjacent land uses are comprised of Crop Land, Woodlands and Single Family Residential.

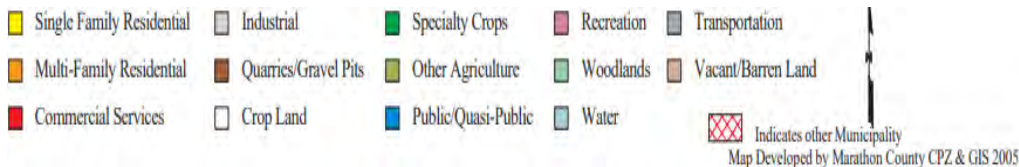
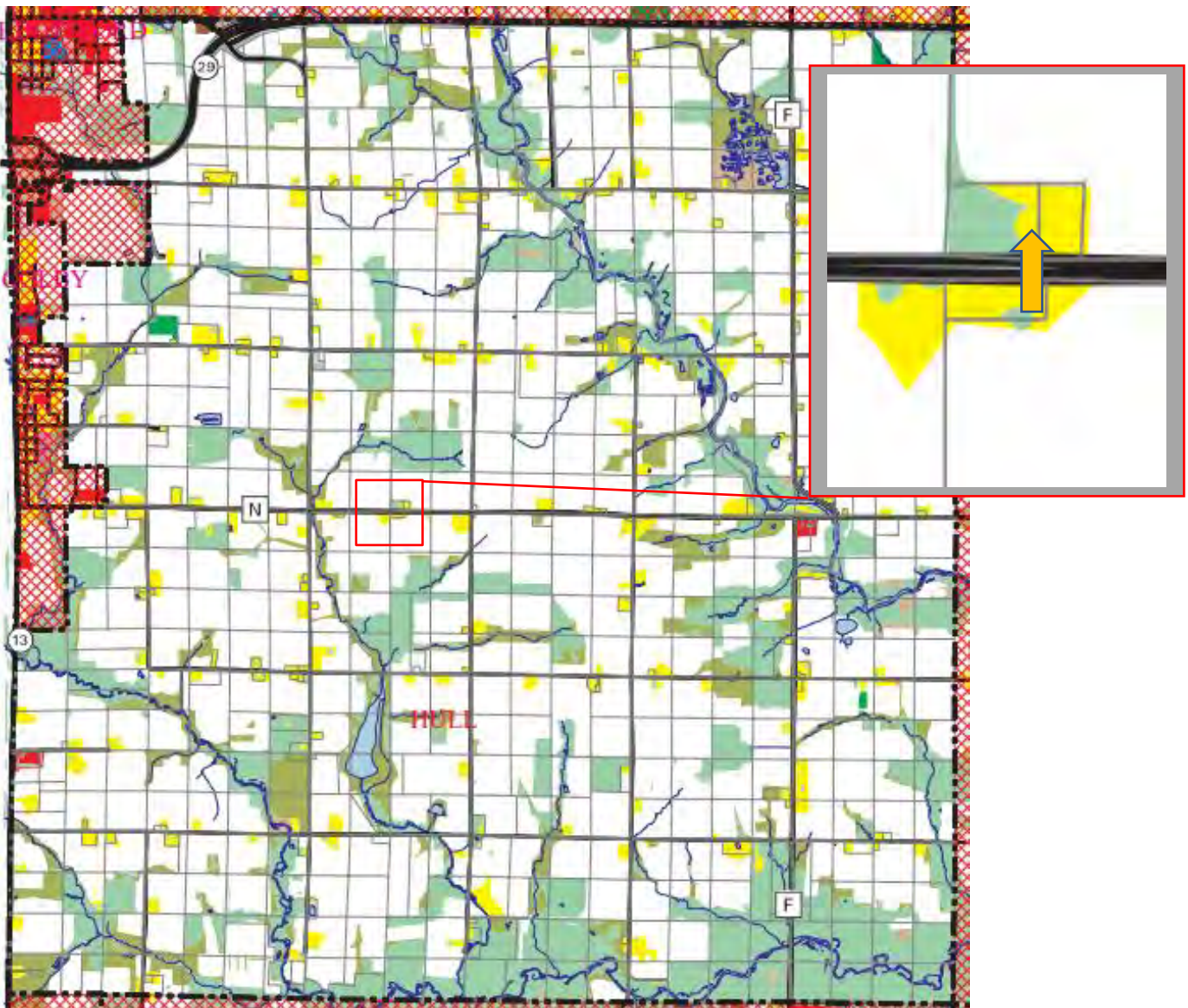
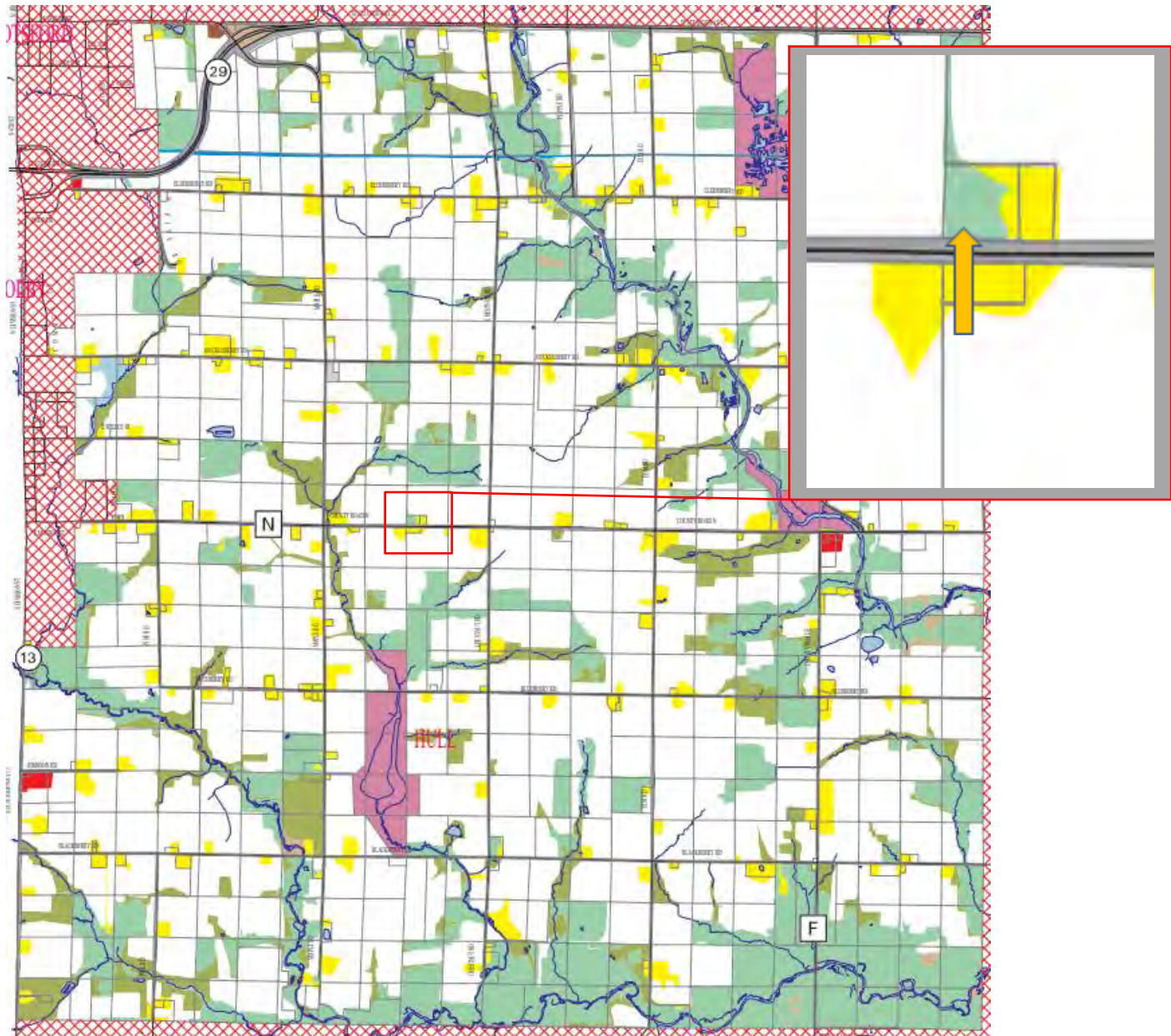


Figure 4-1  
2000 Landuse/Landcover  
HULL

**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 (2005 Plan):** The area proposed to be rezoned is shown as Forest Lands, Single-Family Residential and Crop Land in the Town's Comprehensive Plan Future Land Use Map (2005). Adjacent land uses are comprised of Single-Family Residential, Crop Land, and Forest Land.



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

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

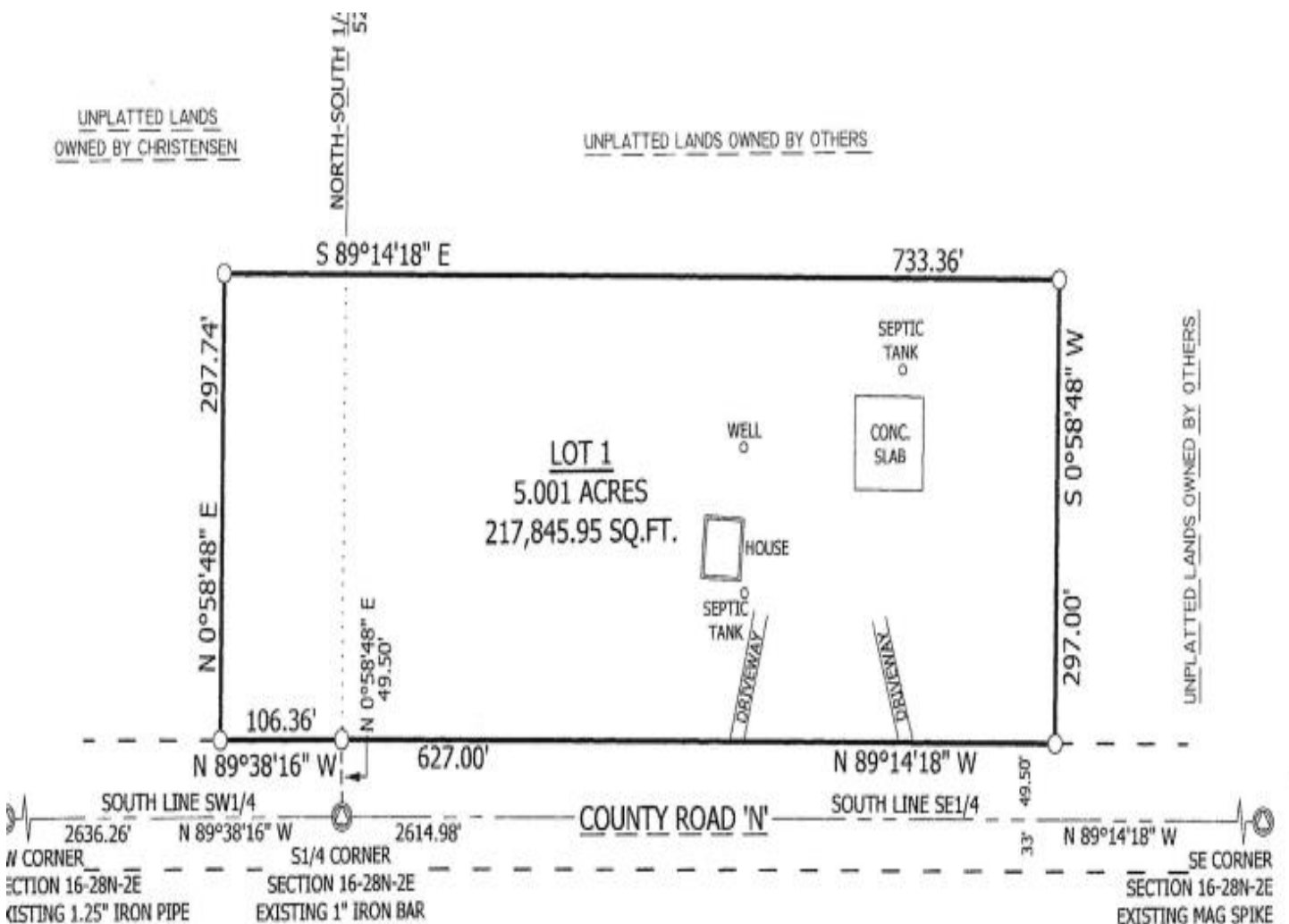
Figure 3-1  
Future Land Use  
HULL

**FARMLAND PRESERVATION PLAN:** The Town of Hull participates in Farmland Preservation. Approximately .75 acres will be rezoned to R-R Rural Residential.

## Aerial Photo



## Certified Survey Map



## **TOWN RECOMMENDATION:**

On August 12<sup>th</sup>, 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 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 .75 acres will be rezoned to R-R Rural Residential. 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.

Approximately .75 acres of 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 on private systems such as a private well and sanitary system (if applicable).

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

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

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

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

The Town of 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

---

---

3. The applicant has demonstrated that...

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

Agree       disagree       insufficient information

---

---

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

Agree       disagree       insufficient information

---

---

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

Agree       disagree       insufficient information

---

---

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

Agree       disagree       insufficient information

---

---



**Environmental Resources Committee Decision**

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

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

Specify reasons for denial, or additional information requested:

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

Describe recommended amendments:

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Signature:

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

# Big Eau Pleine Reservoir: Discussion on Next Steps



# Big Eau Pleine County Park Beach Testing Pilot Program



# Beach Testing Pilot Program

- Marathon County received a \$99,000 DNR Surface Water Grant in 2024
- One task of the grant was to begin a beach testing pilot program JUST for the beach at the Big Eau Pleine County Park
- Conservation staff began testing the BEP beach this summer for E. coli, fecal coliform, and visually inspected for blue green algae





# Beach Testing Pilot Program Plan

- Coordinated with the Health Department, Parks Department, and WI DNR to formulate a game plan.
- If both bacteria and blue green algae results are safe, a green sign is placed at the beach.
- A red “warning” sign is posted if the bacteria levels are above recommended levels for recreation or visual confirmation of blue green algae.

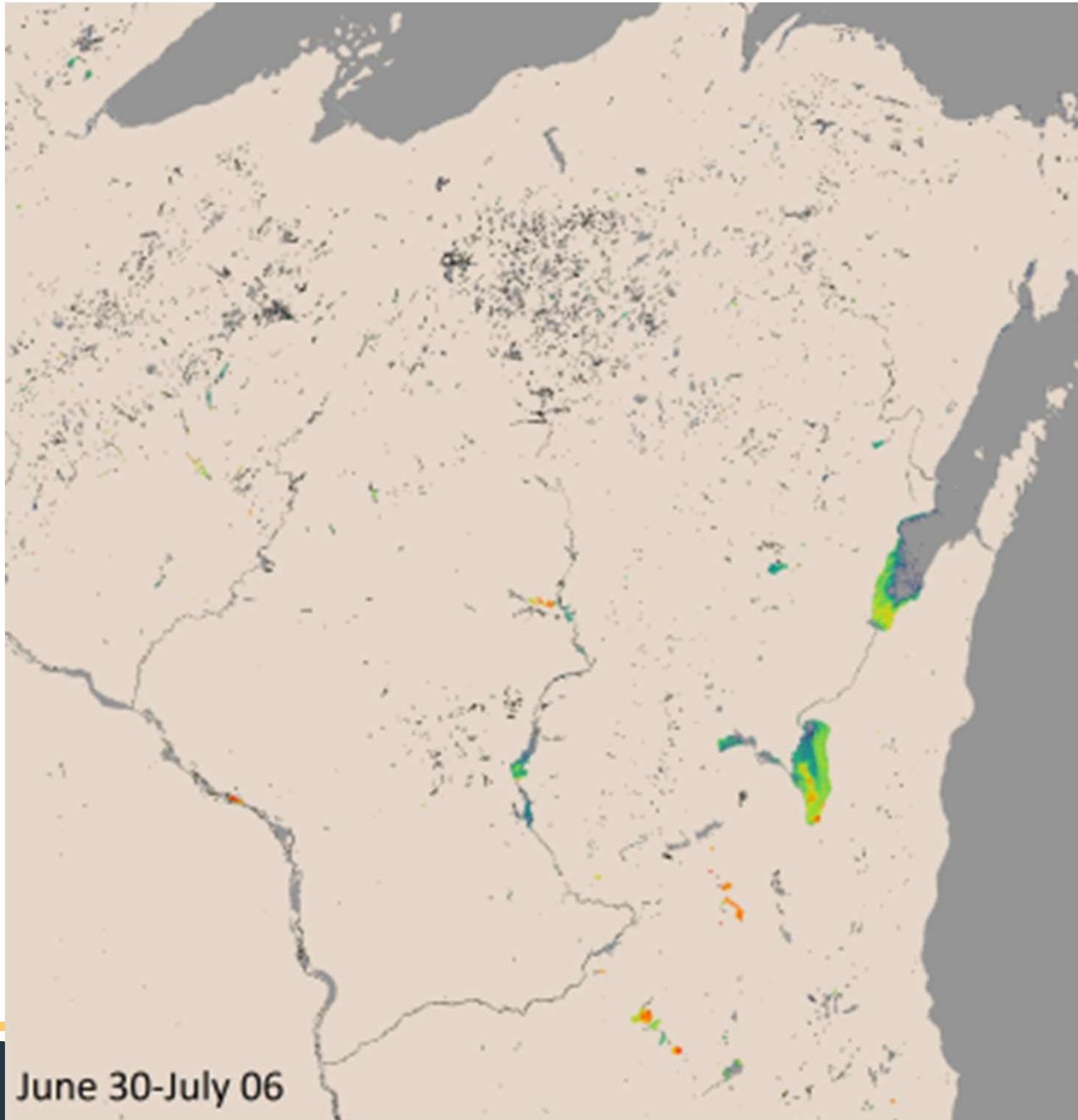


# Beach Testing Pilot Program Summary

- Overall, testing has shown that E. coli has been relatively low, but blue green algae continues to be a concern for public health and safety at the beach.

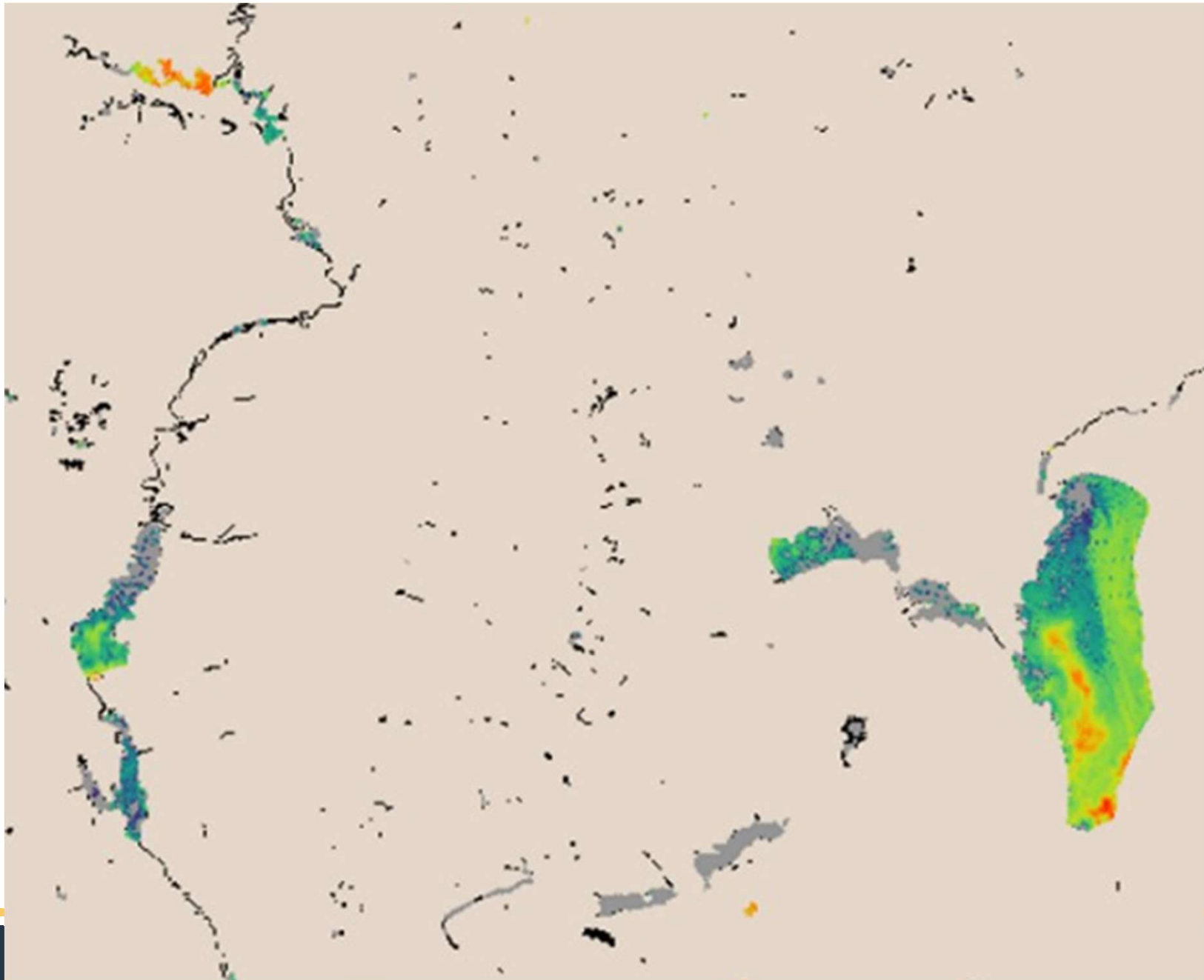


# Satellite Coverage of Harmful Algal Blooms





# Satellite Coverage of Harmful Algal Blooms



# Water Quality Continues to be a Concern for Recreationists







Aug 13, 2024, 12:58 PM







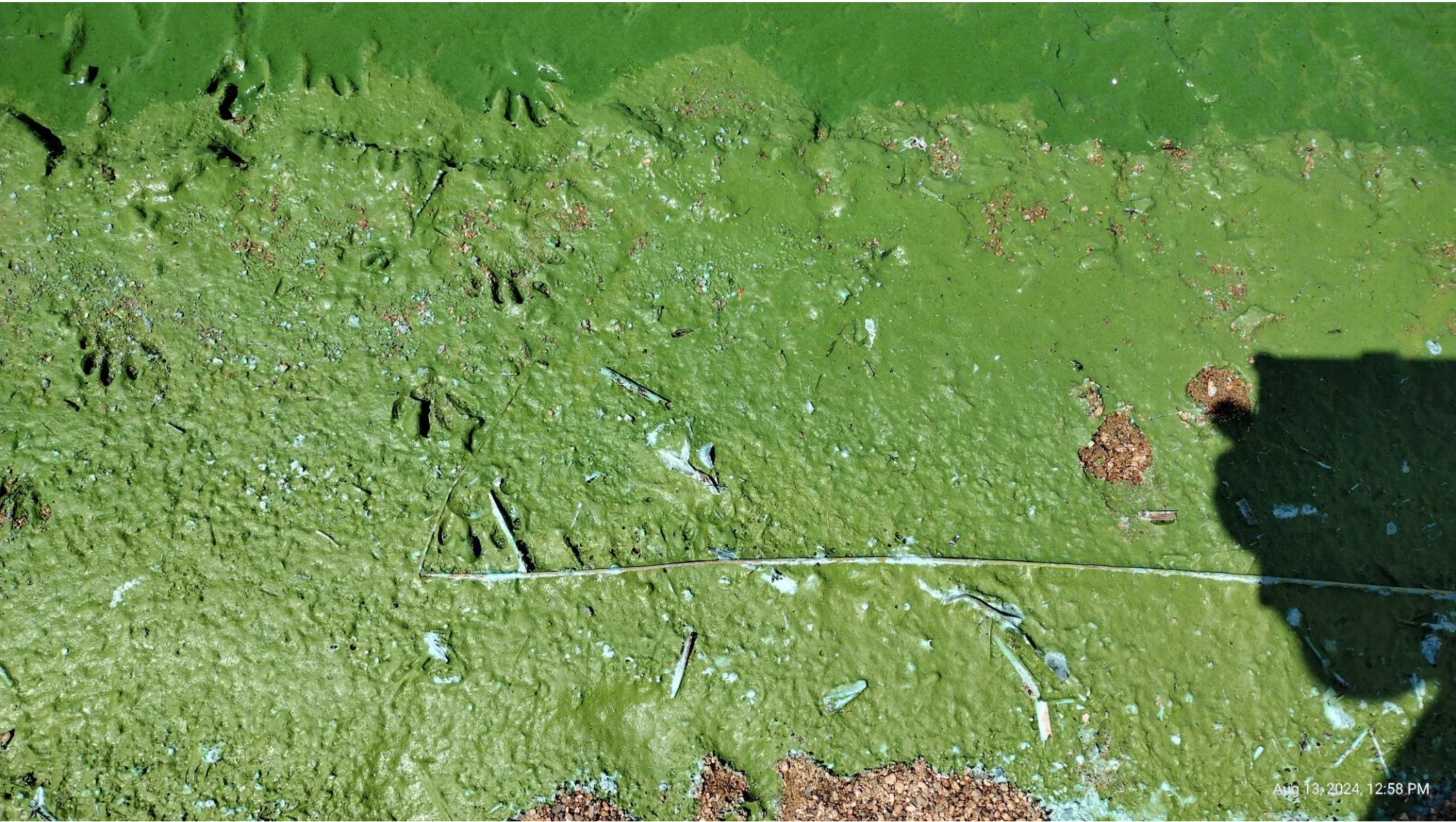




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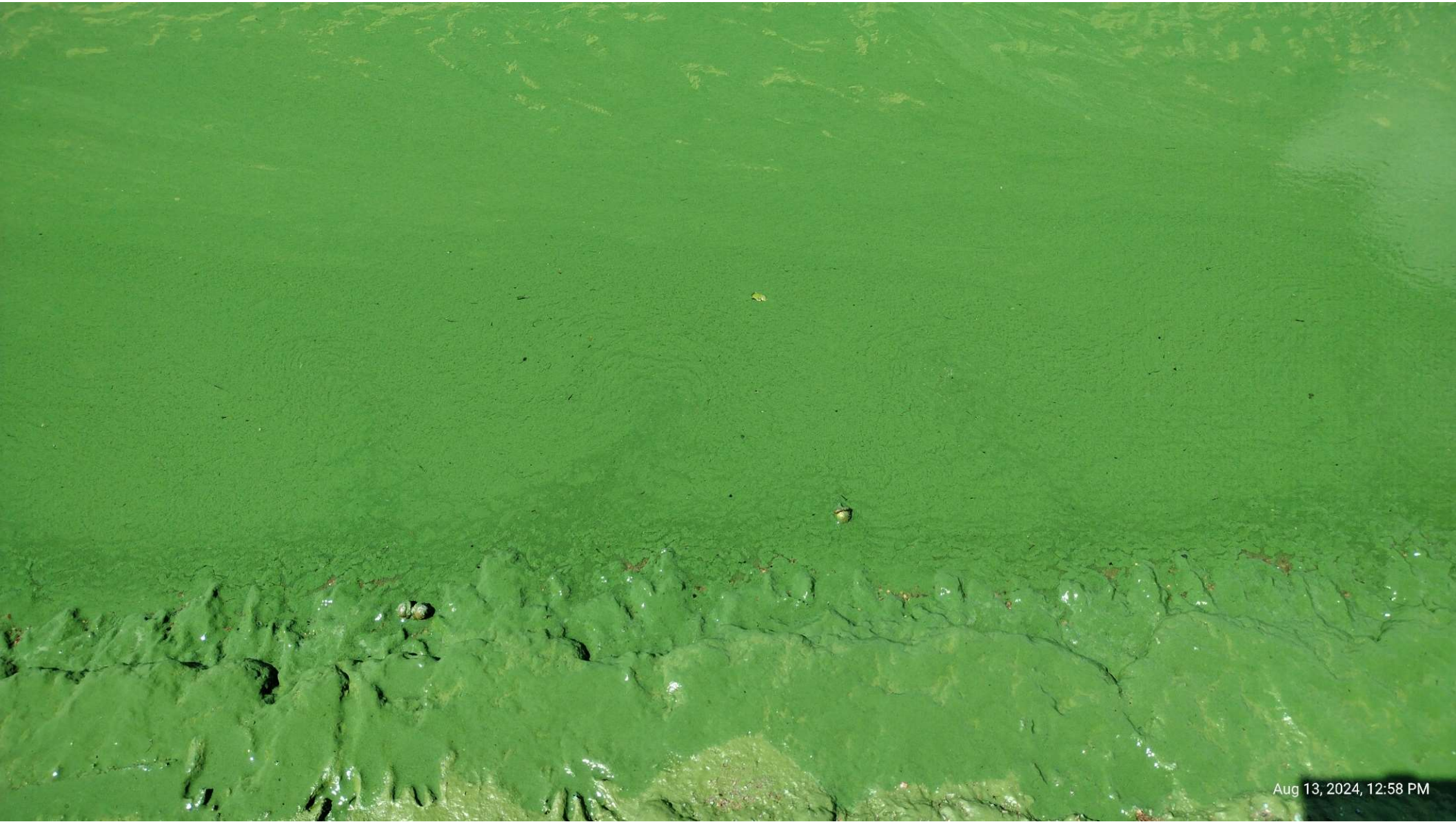






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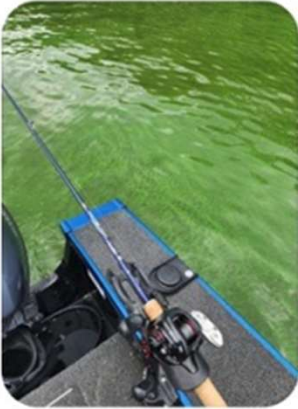


# Water Quality Continues to be a Concern for our Community



< Wausau Area: Happening Now ...

Big eau pleine today



20h Like

My daughter was playing in this yesterday, took a shower when we got home and washed her swim suit. She's fine. We prayed the blood of Jesus over her before heading home to be extremely sure that she's going to be fine 🙏

16h Like

Early this year

21h Like

30-35 years ago, I remember some algae being in the water at Big Eau Plaine Park, but not emerald green water like that. Back then it was mostly brown water with green specs in it.

< Wisconsin Campgrounds · Join ...

We are headed to Big Eau Pleine Campground near Mosinee for a hot camping weekend!! Anyone know how the water quality is at the beach there? I know there tends to be blue green algae and then they put up advisories for the beach but hoping we can get some swimming in this weekend!! 🏖️

Like Comment Send Share

2

Top comments ▾

Thank you everyone for the updates!! We will sure enjoy the campground, just not the beach!!

4w Like Reply

1

It's nasty..keep any pets away from it! Beautiful place to camp,though!

4w Like Reply

Was up there last week I yea pretty green I wouldn't recommend swimming fishing was good though





Aug 15 · 🌐



I was out at Big Eau Pleine the other day and they had advisory signs about blue green algae. I have never seen water look like this, the smell was burning my nose, it looked like paint. Lake Nokomis didn't look great either. This isn't something exclusive to these areas. The mild winter we had this past year is making this worse than usual.

\*\*Take care of your fur babies! This can kill them and you. 🐾 Know what is in the water your going in!



### Wausau Area: Happening Now



campground is beautiful but the kids can't swim....

20h Like

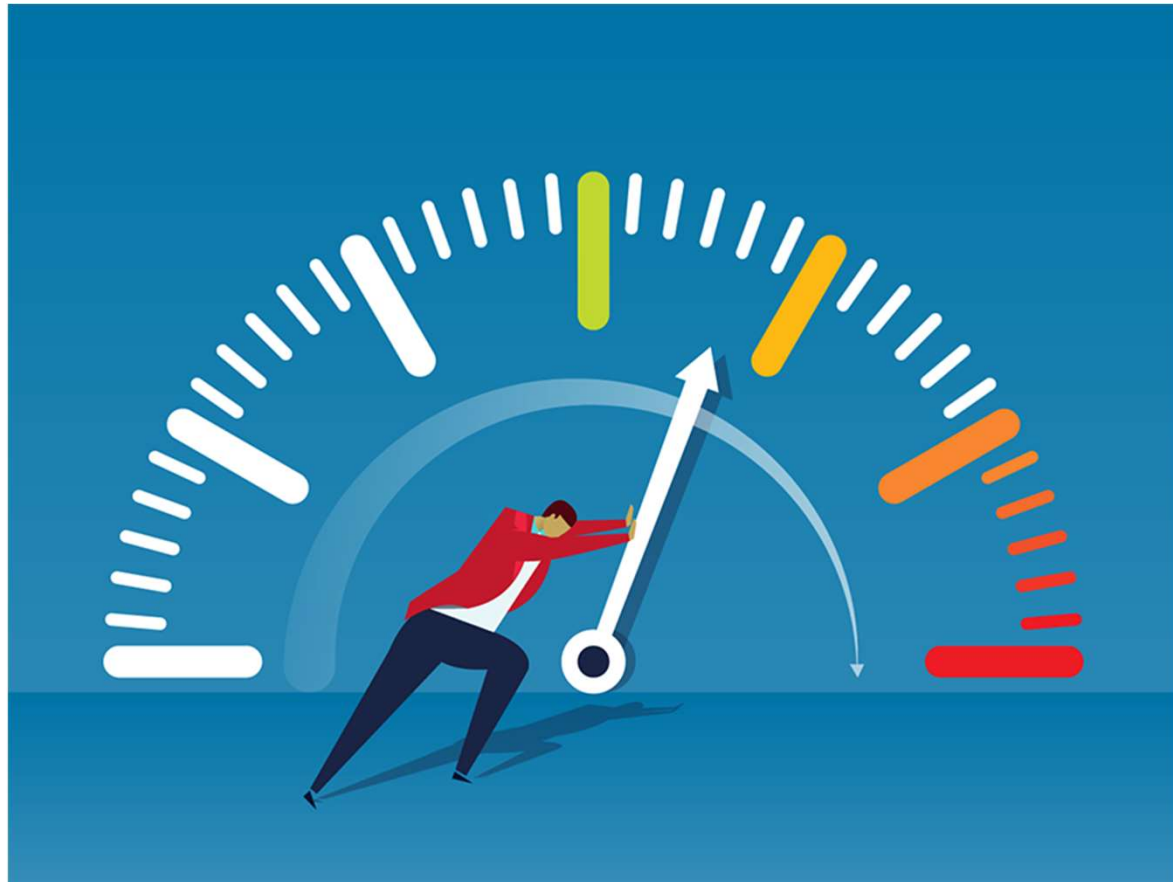


The neighbor kids from my house swam in the lake almost 13 hours today 😂😂. It's fine as long as you aren't walking through it and gurgling it.

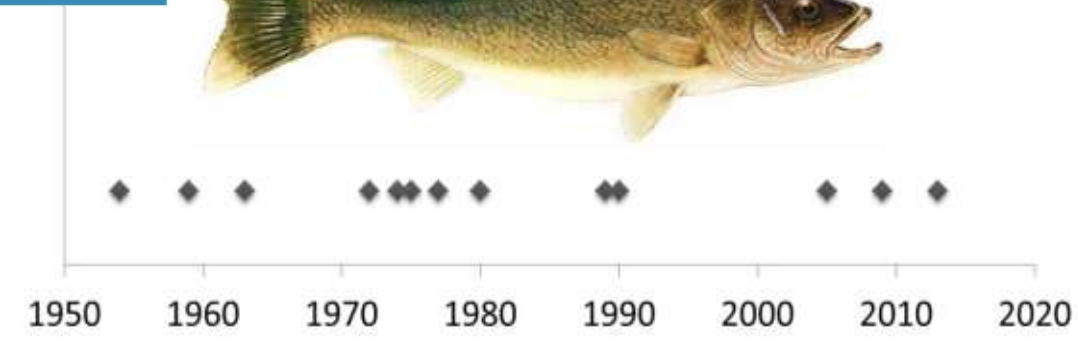
21h Like



# How do we Move the Needle with Manure Management in Marathon Co?



Years with reported winter fish kills.



Note: The fish kills in 1989, 1990, and 2005 were considered small.

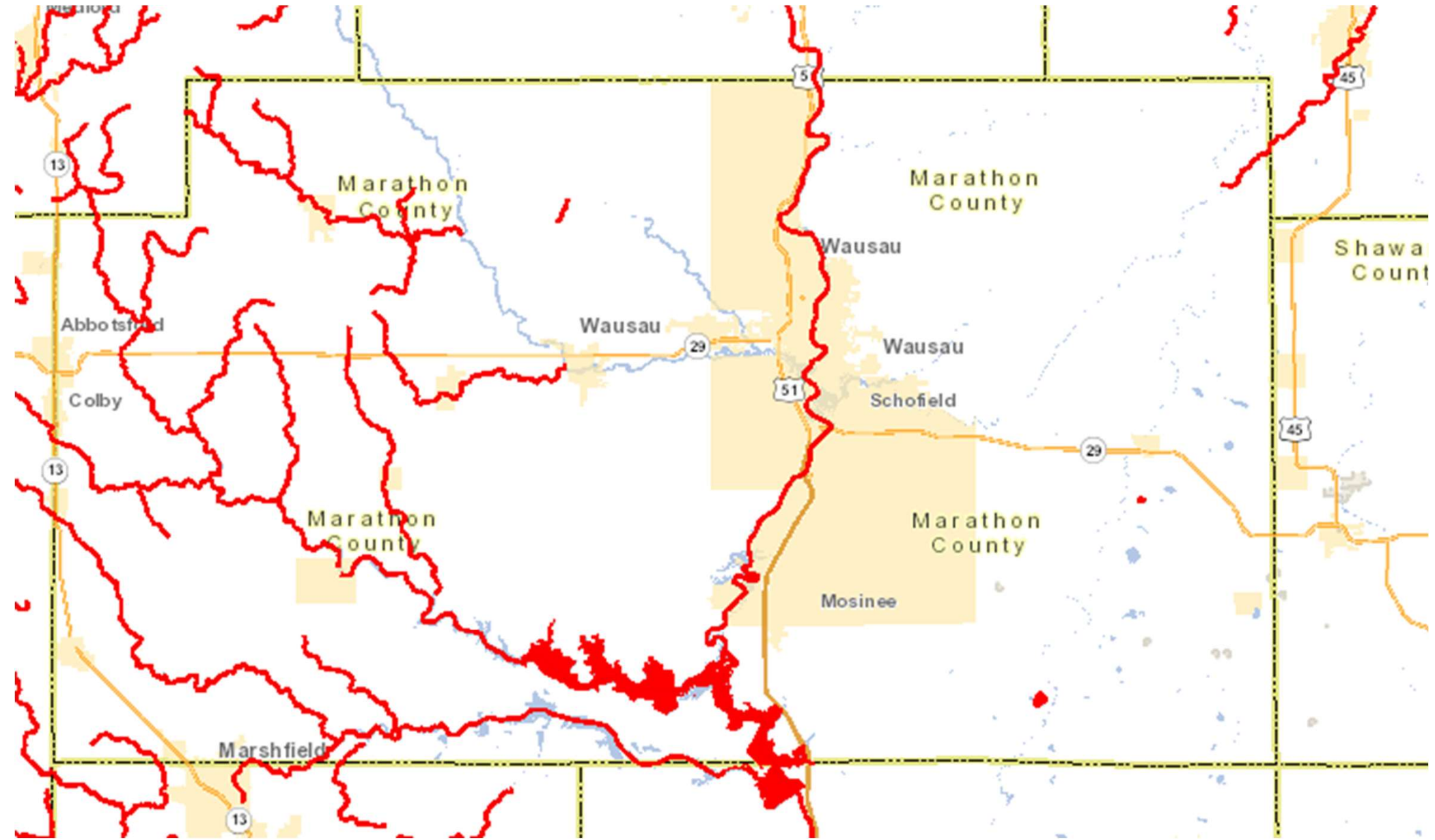
# What We're Doing

- Developing a *Manure Advisory System*, specifically for the Big Eau Pleine Watershed.
- Focusing on *Nutrient Management Planning* (60% of our cropland acres are covered by NMPs in Marathon County).
- Encouraging townships to enroll in Wisconsin's *Farmland Preservation Program* (that requires participants to follow all state *Agricultural Standards*).
- *Fenwood Pilot Program*: Incentive-based conservation program promoting proactive approaches to phosphorus and soil loss reductions.
- Growing Marathon County's grazing program and encouraging perennial grasses
- *Eau Pleine Partnership for Integrated Conservation (EPPIC)* is our producer-led group that is focusing on conservation outreach and education in the BEP.
- Testing for surface water quality through *Water Action Volunteers* and DNR grant-funded *Total Phosphorus testing programs*.
- Encouraging enrollment in the *CREP (Conservation Reserve Enhancement Program)* program, which installs riparian buffers along streams and wetlands.

**Is it Enough?**







# What We Are Working Towards



**OBJECTIVE 6.3: Protect and enhance the quantity and quality of potable groundwater and potable surface water supplies.**

## Healthiest County:

- **WATER RESOURCES GOAL:** The water resources in Marathon County are of the highest quality for the safety of residents and the health of aquatic ecosystems and are protected from damaging behaviors like overuse and pollution.
- **NATURAL RESOURCES GOAL:** The natural resources of Marathon County are managed in a balanced way so they are protected and preserved for current and future generations' health, enjoyment, and benefit.

# County Manure Stats

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



# Winter Applications



# Manure Runoff



# Big Eau Pleine Flowage Winter Runoff Study

## (Mark Hazaga -DNR, January 2009)

- The period of study was the early spring seasons of 2006 and 2007. The Spirit Flowage served as a reference site (a non-agricultural watershed).
- Bacteria concentrations in both watersheds increased during event sampling, but the concentrations were 7 times higher in the BEP.
- The BOD load in the BEP was 14 times greater than the influent (raw sewage) BOD load to Wausau Wastewater Treatment Plant. The loadings from Freeman and Fenwood Creeks were not included in the study; therefore, results likely underestimate the actual loadings.

# Dr. Peter Vadas: USDA Ag Research

- Winter manure applications can increase P runoff from 250% to 360% versus non-winter applications.
- Applications of manure in early winter can substantially increase P in runoff, even if runoff does not occur until spring.
- Shifting manure applications to fields with less runoff potential can reduce P losses by 3.4 to 7.5 times.
- Shifting manure application during the same season to avoid large storm events can reduce runoff by up to 15% for winter applied manure and 6% for summer applied manure.

# “Strategic Plan for the Big Eau Pleine Reservoir” (2011)

## a. **Marathon County will:**

- i. Adopt and implement state agricultural performance standards in local ordinance to address chronic and significant discharges.
- ii. Minimize or eliminate winter land surface spreading activities of wastes.
- iii. Promote technologies to treat and distribute livestock waste.
- iv. Provide Best Management Practice education and training to landowners.
- v. Administer the Non-metallic Mining Ordinance.
- vi. Eliminate direct surface discharges of sanitary wastes.
- vii. Develop a reservoir recreation management plan.
- viii. Provide financial support of annual operational costs of the aerator.
- ix. Develop and implement a Fenwood Creek pilot project (see description below).



# “Strategic Plan for the Big Eau Pleine Reservoir” (2011)

Marathon County will:

“Minimize or eliminate winter land surface spreading activities of wastes.”

# “Strategic Plan for the Big Eau Pleine Reservoir” (2011)

Suggestion: Incrementally (over the course of years) work with farms to stop the spreading of liquid manure on frozen soils in phosphorus impaired watersheds.

Step 1: Livestock License Farms

Step 2: Farms with 300-999 animal units

# “Strategic Plan for the Big Eau Pleine Reservoir” (2011)

Animal Sector	Size Thresholds (number of animals)		
	Large CAFOs	Medium CAFOs <sup>1</sup>	Small CAFOs <sup>2</sup>
cattle or cow/calf pairs	1,000 or more	300 - 999	less than 300
mature dairy cattle	700 or more	200 - 699	less than 200

Source: United States Environmental Protection Agency (EPA)  
[https://www3.epa.gov/npdes/pubs/sector\\_table.pdf](https://www3.epa.gov/npdes/pubs/sector_table.pdf)

# “Strategic Plan for the Big Eau Pleine Reservoir” (2011)

## County Assistance Ideas:

- Funding to assist with manure storage rental instead of winter liquid manure applications.
- Work with farmers to locate available manure storages with them.
- Offer free nutrient management planning for farmers who don't have plans (up to 5,000 acres/year).

# “Strategic Plan for the Big Eau Pleine Reservoir” (2011)

Marathon County will:

“Promote technologies to treat and distribute livestock waste”

# “Promote technologies”

Suggestion: Reach out to local custom manure applicators and see if farmers are requesting the use of a low-disturbance manure toolbar. Possibly incentivize the use of this type of manure management (by applying for grant funding and making incentive payments to farmers).

# Low-disturbance manure application is an ecologically-friendly way to add nutrients to soil

Gloria Hafemeister Correspondent

Published 5:01 a.m. CT Aug. 29, 2024 | Updated 5:01 a.m. CT Aug. 29, 2024



Dave Eisentraut of Eisentraut Ag Service in Waldo, Wisconsin, demonstrated his low-disturbance manure application system at the Oechsner Farm near Brownsville earlier this month during a Dodge County Field Day. The practice creates small, shallow slits in a recently harvested wheat field where manure from the pit at the Oechsner Dairy Farm is injected using a hose system Gloria Hafemeister/Special To Wisconsin State Farmer

M



# “Promote technologies”

Suggestion: County develops a competitive grant program to help fund manure flow meters for dragline injectors – only available to farmers or custom applicators that apply in Marathon County.

What other technology could we provide funding for to assist manure applicators?



# “Promote technologies”

Suggestion: Cover crop funding for CAFOs to try on limited acres (same costshare rate as DATCP) as a trial to see if it would work for their operation (less than 100 acres).

# “Promote technologies”

Suggestion: Contract with farmers that have no-till corn planters and are available for hire to no-till on fields that other farmers may be interested in trying but don't have the equipment or knowledge. Possibly provide a subsidy that would help with the costs of the custom planting.

# “Promote technologies”

Suggestion: Do a mini pay-for-performance on a per-field basis. One field per farm and the field needs to have a Phosphorus Index above 3.5 (State Standard is 6) to qualify. A five-year contract up to 50 acres.

# “Marathon County Land and Water Resource Management Plan” (2021)

## Page 77:

- Conservation staff shall be directed to develop voluntary and regulatory options for county consideration with the intended outcome to greatly reduce the risk of runoff from manure during the high risk times of the year and through management changes which manure applications to move them to low risk times of the year. By managing the amount of manure spread during high risk times, Marathon County can put in place a critical strategy to reduce phosphorus...”

# “Marathon County Land and Water Resource Management Plan” (2021)

## Page 77:

- “The immediate goals of the Strategic Plan identifies the protection of surface and ground water as high priorities. Specifically, Strategy B, the implementation of watershed plans, we can achieve improved water supplies that are not only safe for drinking but also for recreation, especially for fishable and swimmable waters with minimal cost. If implemented, this new safeguard is estimated to reduce phosphorus runoff into the waters of Marathon County by up to 250-360% from farms that change their spreading practices each year.”

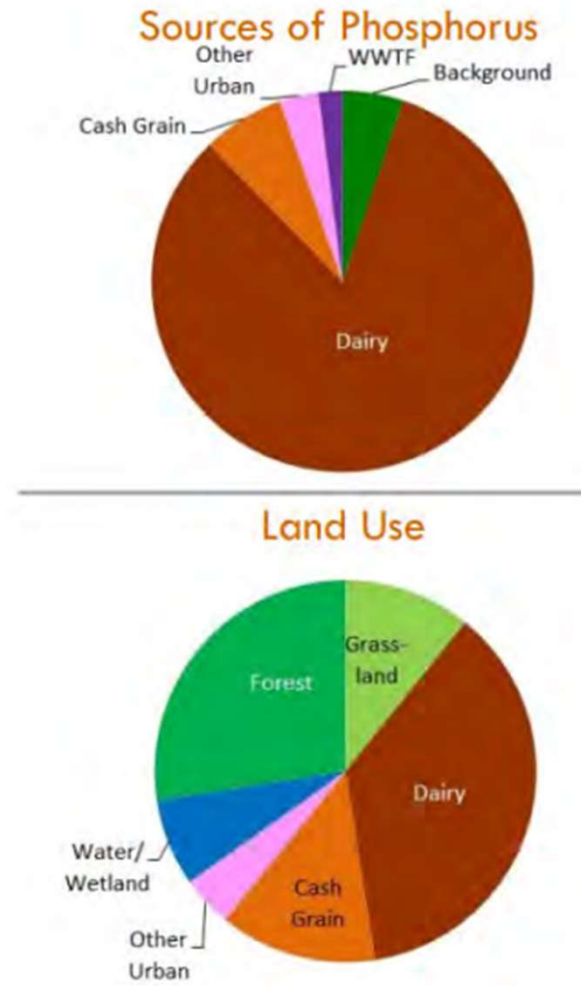


FIGURE 2-27  
phosphorus contributions in the Big Eau Pleine watershed

# Public Input Wanted

Suggestion: Host a public listening session and invite a wide variety of groups across the County, including CAFO farms and lake groups.

Suggestion: Have conservation staff reach out to Marathon County Farm Bureau and Wisconsin Farmers Union to receive input.

# Thank You for Your Time!



*Big Eau Pleine Reservoir*

**TO:** Marathon County Municipal Officials, Non-Metallic Mine Operators, & Other Interested Stakeholders

**FROM:** Laurie Miskimins, Director, Marathon County Conservation, Planning, & Zoning

**RE:** Marathon County Comprehensive Plan 2024 Amendment

**DATE:** August 8, 2024



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In accordance with Wis. Stat. § 66.1001(4), this memorandum serves to inform you of proposed amendments to Marathon County's 2016 Comprehensive Plan.

Marathon County is amending specific areas of the *Marathon County Comprehensive Plan 2016* to meet WI Department of Agriculture, Trade and Consumer Protection (DATCP) requirements for the updated *2024-2033 Marathon County Farmland Preservation Plan*. These amendments are necessary to ensure that participating landowners continue to receive program benefits through the WI Farmland Preservation Program.

The full list of amendments is provided at the end of this memo. The amendments are limited to only those strictly necessary to incorporate the *2024-2033 Marathon County Farmland Preservation Plan* into the county's Comprehensive Plan. A comprehensive update to the entire plan will commence later this year, with opportunities for public input and comments throughout 2025.

**How to Review the Amendments**

- Online at <https://www.marathoncounty.gov/about-us/comprehensive-plan>
- At the reference desk of any branch of the Marathon County Public Libraries, beginning the week of August 12<sup>th</sup>. For locations and hours, visit: <https://mcpl.us/about/locations/> or call 715-261-7200.

Additionally, we invite you to provide input and public comment on the proposed amendments through any of the opportunities listed below:

**Comprehensive Plan Open House:**

**Date:** Tuesday, September 17, 2024  
**Time:** 3:00 PM – 6:00 PM  
**Location:** 210 River Drive., Wausau, WI 54403

Comments may be submitted in writing or via email through September 30, 2024. All comments will be shared at the Public Hearing held on October 1, 2024.

**To submit comments in writing:**

**Mail to:**

Conservation, Planning, & Zoning  
Attn: Laurie Miskimins  
210 River Drive  
Wausau, WI 54403

**Or email:** [laurie.miskimins@co.marathon.wi.us](mailto:laurie.miskimins@co.marathon.wi.us); Please include *2024 Comprehensive Plan Amendment* in the subject.



**Environmental Resources Committee Public Hearing:**

**Date:** Tuesday, October 1, 2024

**Time:** 3:00 PM

**Location:** Marathon County Courthouse Assembly Room, 500 Forest Street, Wausau, WI 54403.

**Signing up for Public Comment:**

Anyone wishing to sign-up for Public Comment at the Tuesday, October 1, 2024, Environmental Resources Committee Public Hearing can do so by calling: Nicole Delonay @ 715-261-6022, or sign-up in person at the Courthouse no later than five minutes before the start of the meeting.

**Please Note:** 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 and 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.

Conservation, Planning & Zoning	Unit of Measure	2024 Fee	Proposed 2025 Fee If blank, proposing no change
<b>Addressing</b>			
New Address Application	Per Address	\$75.00	Public Safety has Oversight
<b>Airport Approach Protection</b>			
Airport Height Principal Structure	includes ROD fee	\$80.00	\$85.00
	less than \$2,000, includes ROD fee	\$45.00	\$50.00
	more than \$2,000, includes ROD fee	\$55.00	\$60.00
All Town, County, and State (Municipal) Permits		exempt	
<b>BOA and ERC Fees</b>			
Appeal to Board of Adjustment	Per Appeal	\$600.00	\$620.00
Conditional Use Permit (CUP)	Per CUP Case	\$600.00	\$620.00
Reconsideration of ERC or BOA Decision	Per Case	\$100.00	\$105.00
Renew Conditional Use Permit	Per Renewal	\$100.00	\$105.00
Variance Board of Adjustment	Per Variance Case	\$600.00	\$620.00
Zoning Change/Rezone	Per Rezone Proposal	\$600.00	\$620.00
<b>Conservation Fees</b>			
Farmland Preservation Program (Quadrennial)	1-100 acres	\$50.00	
	101-200 acres	\$100.00	
	each add'l 200 acre	\$50.00	Discuss with ERC
After the Fact Fee - Minimum \$200		2x original fee	
Cost Share Grants - Tech Assistance		8% of grant amount	
<b>Conservation Fees - Animal Waste Permits</b>			
Animal Waste Storage System	up to 250,000 gallons	\$250.00	\$260.00
	of 250,000 to 5,000,000 gallons	\$500.00	\$515.00
	greater than 5,000,000 gallons	\$750.00	\$775.00
New Construction or Modification Application	Per Project	\$400.00	\$415.00
Waste Storage Facility Closure	Per Facility	\$200.00	\$205.00
Waste Transfer System/Storage Modification	up to 250,000 gallons	\$250.00	\$660.00
<b>Conservation Fees - Technical Services</b>			
Conservation Analyst	hourly	\$55.00	\$60.00
Conservation Specialist	hourly	\$40.00	\$45.00
<b>Conservation Reserve "Enhancement" Program</b>			
15 Year	per acre/\$250 max	\$10.00	
			Discuss with ERC
Perpetual	per acre/\$250 max	\$20.00	
<b>Equipment Rentals</b>			
Cyclone Seeder	per day	\$20.00	
No-Till Drill	+ \$8 per acre	\$50.00	
Tree Planter	minimum	\$75.00	Discuss with ERC
	per 1,000 seedlings	\$25.00	
	delivery fee (add'l)	\$100.00	
<b>General Zoning Fees</b>			
Accessory Structures/Additions	less than 100 sq. ft	exempt	
	101-800 sq. ft	\$125.00	\$130.00
	greater than 800 sq. ft	\$250.00	\$260.00
Buffer Screening Plan (approval separate from original application)	Per Plan	\$100.00	\$105.00
Commercial and Industrial Additions	Per Permit	\$300.00	\$310.00
Commercial and Industrial New Construction	Per Permit	\$500.00	\$515.00
Photometric/lighting plan approval separate from original application	Per Plan	\$100.00	\$105.00
Renewal of Zoning Permit	Per Renewal	\$50.00	\$55.00
Residential & Agricultural Additions/Alterations	Per permit	\$200.00	\$210.00
Residential Fences	Per permit	\$50.00	\$55.00
Private Roof Mounted Solar Array	Per Permit	\$50.00	
Single & Two Family Residence	Per Permit	\$325.00	\$335.00
Hunting/Fishing Shelter	Per Permit	\$175.00	\$180.00
Mobile Tower Permits (new tower siting)	Per Permit	\$225.00	\$230.00
Ponds	Per Permit	\$225.00	\$230.00
<del>Sale or Exchange Review Non-County Zoned Towns (POWTS Review Only)</del>	<del>Per Review</del>	<del>\$50.00</del>	IN POWTS SECTION
Sale or Exchange Review County Zoned Towns (includes POWTS and Zoning Review)	Per Review	\$100.00	\$105.00
Signs	Per Permit	\$175.00	\$180.00
Small Wind Energy Systems (300 kilowatts or less)	per turbine	\$100.00	\$105.00
Stock Water Ponds	Per Permit	\$50.00	\$55.00
Temporary/Special Event Zoning Permit	Per Event	\$175.00	\$180.00
<b>Land Division Fees - Minor Subdivision</b>			
<del>1 Lot CSM</del>		<del>\$150.00</del>	
<del>2 Lot CSM</del>		<del>\$175.00</del>	
<del>3 Lot CSM</del>		<del>\$200.00</del>	
<del>4 Lot CSM</del>		<del>\$225.00</del>	
CSM Lot Review 1-4 lots (NEW)	Per Application	N/A	\$200.00
CSM 3rd Review (NEW)	Per Review	N/A	\$100.00
<b>Land Division Fees - Other</b>			
Parcel Combination	Per Application	\$100.00	\$105.00
Request for Modification	Per Application	\$50.00	\$55.00
Courtesy Review (ex: related to sale & exchange of land)	Per Request	\$50.00	\$55.00
<b>Land Division Fees - Subdivision Plats</b>			
Condo plat	2-3 units	\$300.00	\$400.00
Condo plat	5 or more units	\$500.00	\$600.00
Final Plat	Per Application	\$200.00	\$250.00
Plat 3rd Review	Per Necessity	\$200.00	\$400.00
Preliminary Plat	5-10 lots	\$400.00	\$450.00
Preliminary Plat	11-20 lots	\$450.00	\$500.00
Preliminary Plat	21-30 lots	\$550.00	\$600.00
Preliminary Plat	31-40 lots	\$650.00	\$700.00
Preliminary Plat	41 or more lots	\$750.00	\$800.00
<b>Livestock Facilities</b>			
Annual Review	Per Year	\$500.00	State Cap
Application	state cap	\$1,000.00	
Non-Compliance Follow-up	per visit	\$250.00	\$260.00
<b>NMM Reclamation</b>			
Acres Disturbed	up to 0.99 acres	\$125.00	
	1-5 acres	\$280.00	
	6-10 acres	\$555.00	
	11-15 acres	\$835.00	
	16-25 acres	\$1,390.00	
	26-50 acres	\$2,775.00	
	51-100 acres	\$5,550.00	Discuss with ERC
	over 100 acres + \$55 per additional acre	\$6,170.00	
After the Fact Fee	Per Unpermitted Acres	2x the original fee	
Permit Transfer	Per Transfer	\$500.00	
Reclamation Plan Revision Fee + Annual Fee Amount	with additional permitted acre	\$250.00	
<b>WI DNR Fee</b>			
Acres Disturbed	up to 0.99 acres	\$15.00	
Acres Disturbed	1-5 acres	\$35.00	
Acres Disturbed	6-10 acres	\$70.00	
Acres Disturbed	11-15 acres	\$105.00	Discuss with ERC
Acres Disturbed	16-25 acres	\$140.00	
Acres Disturbed	26-50 acres	\$160.00	
Acres Disturbed	51 or larger acres	\$175.00	
<b>POWTS Fees</b>			
After the Fact Fee - Minimum \$200		2x the original permit fee	
Commercial/Public Bld.	more than 750 gallons per day	\$750.00	
Conventional Septic System	Per System	\$500.00	
Holding Tank System	Per System	\$650.00	
Holding Tank Affidavit (Recording Fee)	Per Affidavit	\$30.00	
Holding Tank Agreement (Recording Fee)	Per Agreement	\$30.00	
Holding Tank Waiver Application	Per Waiver	\$50.00	
In-ground Pressure Septic System	Per System	\$650.00	
Major Plan Revision	Per Major Revision	\$85.00	Discuss with ERC
Minor Modification/Repair	Per Modification/Repair	\$50.00	
Mound/At Grade Septic System	Per System	\$650.00	
Non-plumbing Sanitary/Privy or composting toilet	Per System	\$50.00	
Plumber Transfer	Per Transfer	\$50.00	
POWTS Plan Review	1,000 gpd or less	\$250.00	
	1,001-2,000 gpd	\$325.00	
	2,001-5,000 gpd	\$400.00	
Reconnection (Sewer)	Per Permit	\$150.00	
Re-Inspection Fee	Per Reinspection	\$50.00	\$55.00
Renewal of Sanitary Permit	Per Renewal	\$50.00	\$55.00
Replace Septic or Pump Tanks	Per Permit	\$250.00	
Forcemain/Effluent Line Repair	Per Permit	\$50.00	Discuss with ERC
Soil and Onsite Evaluation Review	Per Review	\$100.00	
Sale or Exchange Review (Non-County Zoned Towns)	Per Review	\$50.00	\$55.00
<b>Shoreland Zoning Fees</b>			
Demolition Permit (Required within 100 feet of the Ordinary High Water Mark)	Per Permit	\$50.00	\$55.00
Boathouse	Per Permit	\$125.00	\$130.00
Staking (Required within 100 feet of the Ordinary High Water Mark)	Per Staking	\$175.00	\$180.00
Mitigation Plan/Affidavit (includes ROD Fees)	Per Plan	\$175.00	\$180.00
Navigability Determination	Per Determination	\$250.00	\$260.00
Shoreland Alteration (Includes Demolition Permit)	Per Permit	\$400.00	\$415.00

# 2025 Solid Waste Rates and Fees



# Rates and Fees Outline

- Solid Waste Overview
- Foth Audit Summary
- Generator Breakdown
- Rates and Fees 2024 to 2025
- Future Expenses and 5 Year CIP

# Solid Waste Responsibilities

- Enterprise Cover costs of administration, WDNR, management, operation, and 11 FTE
  - Selling Airspace Tipping Fees
- Cover all capital improvements, expansions, closures, equipment and gas infrastructure
- Level of Service Provide valued services including Hazardous Waste collection, medication Dropbox, sharps collection, recycling education, diversion

# Foth Audit 2021 – 2023

- Foth Environmental Evaluation throughout 2023
- Audit part of 30 Year Intergovernmental Agreement with
  - Shawano, Marathon, Portage
- Identified concerns with funding



# WDNR Financial Responsibilities

## Due to WDNR for Owner Financial Responsibility LTC and Closure

Year	2019	2020	2021	2022	2023
OFR NEEDED	\$ 15,935,684.00	\$ 16,660,692.00	\$ 17,956,739.00	\$ 20,437,453.00	\$ 21,223,401.00
ACCOUNT BALANCE	\$ 13,744,104.00	\$ 14,952,277.00	\$ 14,984,531.00	\$ 14,435,127.00	\$ 15,131,332.26
Percent Increase		4.5	7.8	13.8	3.8
Shortfall	\$ 2,191,580.00	\$ 1,708,415.00	\$ 2,972,208.00	\$ 6,002,326.00	\$ 6,092,068.74

- NR520.05 Financial Responsibility Closure & Long Term Care
- Major increases in OFR – but rates were not adjusted
- Incremental Increases to start 2025

**Projected increases of 10% annually for 3 Years**

# Next Steps

- Immediate Goals (next 2 months)
  - Establish accurate budget 2025
  - Tipping rate analysis
- Short Term Goals (next 8 months)
  - Identify and analyze internal (Marathon County) options to address financial situation
  - Evaluate SMP Agreement options for the future



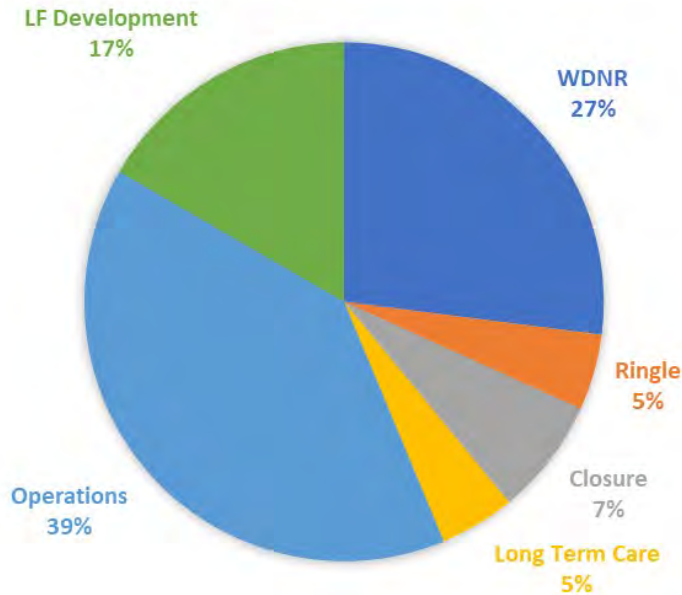
# Generator Summary

Generator	Tons	Percent
Gate	20,000	10
Contract	30,000	15
MPS Regional	130,000	65
Outside County	10,000	5
Sludge	10,000	5
	200,000	100

Who are we providing disposal service to?

# 2025 Rates

## TIPPING FEE BREAKDOWN



2025 Tipping Fee Breakdown at \$51.64		
Item	Rate	Total Expenses
WDNR	\$ 13.00	\$ 2,600,000.00
Ringle	\$ 2.28	\$ 456,000.00
Closure	\$ 3.50	\$ 700,000.00
Long Term Care	\$ 2.25	\$ 450,000.00
Operations	\$ 19.06	\$ 3,812,000.00
LF Development	\$ 8.00	\$ 1,600,000.00
<b>TOTAL</b>	<b>\$ 48.09</b>	<b>\$ 9,618,000.00</b>

- Solid Waste Public Charges Estimate of 200,000 tons per year
- Contract Rate \$48.09/ton
- \$13/ton to DNR and \$2.28/ton to Ringle
- 10% Increase over 2024 rate of \$44/ton

# 2025 Rates

- Municipal Rates including Portage and Shawano
  - Average 2024 \$40 per ton
  - Average 2025 \$44 per ton
  - 10% Increase
- “Break even” rate. Marathon County does not set rates to generate a profit. Rates are established as a means of covering the expenses associated with operating the facility so that it can function as an enterprise.
- As tipping fee goes up, tonnage goes down

## Marathon County Solid Waste Fee Structure 2025

	2023		2024		2025
<b>Minimum Disposal Fees</b>	<b>Amount</b>		<b>Amount</b>		<b>Amount</b>
Car/SUV/light truck:	\$ 35.00		\$ 35.00	Ea	35.00
Trailer-full only	\$ 45.00		\$ 50.00	Ea	50.00
Vehicle with trailer	\$ 55.00		\$ 65.00	Ea	65.00
Service Fee	\$ 35.00		\$ 35.00	15 Min	40.00
Large Dumpster Use	\$ 10.00		\$ 15.00	Ea	20.00
~~~~~					
	2022	2023	2024		
Gate	\$ 48.00	\$ 56.00	\$58.00		60.00
Contract rate	\$ 39.22	\$ 42.36	\$43.93		48.32
<b>Material Disposal Rates</b>	<b>Per ton</b>		<b>Per Ton</b>		
Approved Alternative Cover	\$ 18.00	\$ 18.00	\$ 20.00		22.00
Yard Waste	\$ 25.00	\$ 25.00	\$ 25.00		25.00
Clean Concrete	\$ 20.00	\$ 20.00	\$ 20.00		22.00
Clean Shingles	\$ 40.00	\$ 40.00	\$ 40.00		45.00
Municipal Solid Waste	\$ 56.00	\$ 56.00	\$ 58.00		60.00
Construction/Demo	\$ 56.00	\$ 56.00	\$ 58.00		60.00

## Marathon County Solid Waste Fee Structure 2025 - Recycling

	2024			2025	
Recycling	Amount	Unit		Amount	
Appliances	\$25	per item		\$30.00	per item
Freon appliances	\$35	per item		\$40.00	per item
Light truck/automotive tires	\$12	per item		\$12.00	per item
Semi-truck/trailer	\$35	per item		\$35.00	per item
Tractor/heavy equipment	\$45	per item		\$45.00	per item
Mixed recyclables- car load	\$10	per load		\$15.00	per load
Mixed recyclables- truck load	\$15	per load		\$30.00	per load
Mixed recyclables- truck/trailer load	\$25	per item		\$50.00	per item
Electronics (computer/CPU/laptop/fax/monito	\$25	per item		\$25.00	per item
Electronics (portable -32" TV or less	\$30	per item		\$30.00	per item
Electronics (portable larger than 32")	\$40	per item		\$40.00	per item
Electronics (console TV)	\$50	per item		\$50.00	per item
Copiers	\$40	per item		\$40.00	per item
Large various electronics	\$40	per item		\$40.00	per item
Small various electronics	\$20	per item		\$20.00	per item
Fluorescent lighting (CFL)	\$0.75	per item		\$ 0.75	per item
Fluorescent lighting (4-foot tubes, circular, u-s	\$0.75	per item		\$ 0.75	per item
Fluorescent lighting (over 4-foot)	\$1.50	per item		\$ 1.50	per item
LED	\$3	per pound		\$ 3.00	per pound
Batteries (lead-acid, alkaline, ni-cad)	\$2	per pound		\$ 2.00	per pound
Batteries (lithium)	\$5	per pound		\$ 5.00	per pound
Li-Ion Devices	\$5	per pound		\$ 7.00	per pound

### Marathon County Solid Waste Fee Structure 2025 - Hazardous Waste

Haz Waste - VSQG Businesses	Waste	2024	Unit	2025	Unit
Corrosive	Acid/Base Household	\$ 1.50	LB	1.70	LB
	Acid/Base Lab/Commercial	\$ 235.00	DM	2.70	LB
Flammable	Aerosols	\$ 1.50	LB	1.75	LB
	Liquids & poison liquids	\$ 0.50	LB	0.75	LB
	Liquids	\$ 95.00	DM	135.00	DM
	Solids	\$ 2.00	LB	2.00	LB
	Solids-Flares	\$ 8.00	LB	10.00	LB
	Paint (oil-based only)	\$ 0.55	LB	0.75	LB
	Paint (oil-based only)	\$ 115.00	DM	135.00	DM
	Paint-related materials	\$ 1.00	LB	1.25	LB
Reactive	Oxidizers	\$ 3.50	LB	3.75	LB
	Peroxides	\$ 9.00	LB	20.00	LB
	H2O Reactive	\$ 2.00	LB	40.00	LB
	Alkali/Alkali Earth Metals	\$ 200.00	LB	200.00	LB
Other/toxic	Mercury liquid & devices	\$ 15.00	lb	15.00	LB
	Antifreeze	\$ 0.25	LB	0.25	LB
	Rechargeable batteries	NC		2.00	LB
	Non-rechargeable househo	NC		nc	
	Bulbs, Broken	\$ 1.50	EA	1.50	EA
	HID/Sodium	\$ 1.50	EA	1.50	EA
	Oil, Drain	NC		nc	
	Used Oil Filters	\$ 0.50	EA	1.50	EA
	Dioxins	\$ 6.00	LB	25.00	LB
	Pesticides	\$ 1.60	LB	2.00	LB
	Pharmaceuticals (Non-Contr	\$ 2.00	LB	2.00	LB
	Pharmaceuticals Inhalers	\$ 70.00	PAIL	70.00	PAIL
	Poisons (P-listed and mercu	\$ 2.00	LB	26.00	LB
	Halogenated Solvents	\$ 1.00	LB	1.00	LB
	Halogenated Solvents (Bulk	\$ 106.00	DM	125.00	DM
	Non-PCB Ballast	NC		nc	
	PCB Ballast	\$ 10.00	EA	10.00	EA
Unknown Chemical/Physica	\$ 30.00	EA	30.00	EA	
Misc	Qualitative Chemical Analysis of Unknowns			15.00	EA
	Bloated/Damaged Drums**			300.00	EA
	Fire Extiguishers**			3.00	EA
	Propane Cylinders: 1 LB**			2.00	EA
	Propane Cylinders: 20 LB**			10.00	EA
	Compressed Gas Cylinders (O2, Helium)**			16.50	EA
	Sharps Small Box			15.00	EA
	Sharps Medium Box			35.00	EA

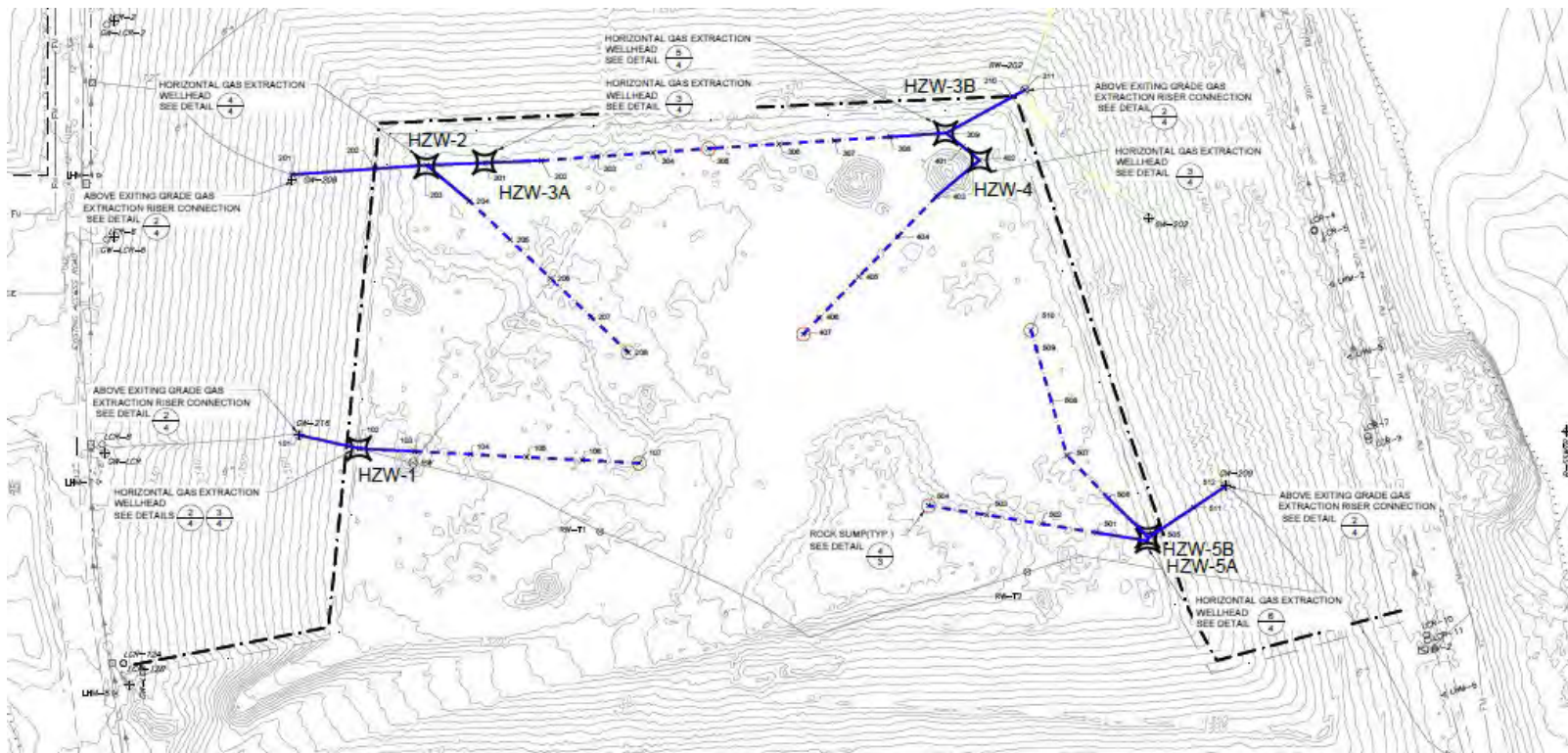


# Rising Costs of Solid Waste Management

Program Year	Project	Description of Project	Estimated Cost
2025	BRRDF Wells	Installation of vertical and horizontal gas wells	\$350,000
2025	Scale Replacement	Installation of new inbound scale and pavement repairs	\$300,000
2025	Landfill Dozer	Procurement of landfill bulldozer (refurbished unit preferred over brand new)	\$700,000
2026	Phase 6 liner	Construction of 11.12 acres of landfill liner (with new tank)	\$6,000,000
2026	Gas well installation	Install vertical wells and connect via expanded header system	\$450,000
2026	Wastewater Treatment	Onsite wastewater treatment facility to remove or destroy PFAs compounds.	\$5,000,000
2026	Landfill Compactor	Procurement of Landfill Compactor	\$1,500,000
2027	BRRDF Phase B Closure	Closure of Phase B on Bluebird Ridge – 8.78 Acres	\$3,500,000
2027	Gas Well Installation	Install vertical and horizontal gas wells and expand header	\$400,000
2027	Transfer Building	Equip Transfer Building for Alternative Uses	\$1,000,000
2028	Phase 7 liner	Construction of 11.15 acres of landfill liner	\$7,000,000
2028	Loader	Procurement of front-end loader	\$500,000
2028	Gas well Installation	Install vertical wells. Header system. Pumping equipment.	\$450,000
2028	Shop and HHW	Construction of New shop and relocation of HHW facility	\$2,000,000
2029	Haul Truck	Procurement of off-road haul truck	\$500,000
2029	Refuse Compactor	Procurement of landfill refuse compactor (refurbished unit preferred over brand new)	\$1,600,000
2029	Excavator	Procurement of Excavator	\$500,000
2029	Tank Replacement	Replace Area A and Area B Leachate Tanks and Pumping Systems (2 on Area A and 3 on Area B)	\$2,500,000

# Gas Royalty with Viridi Energy

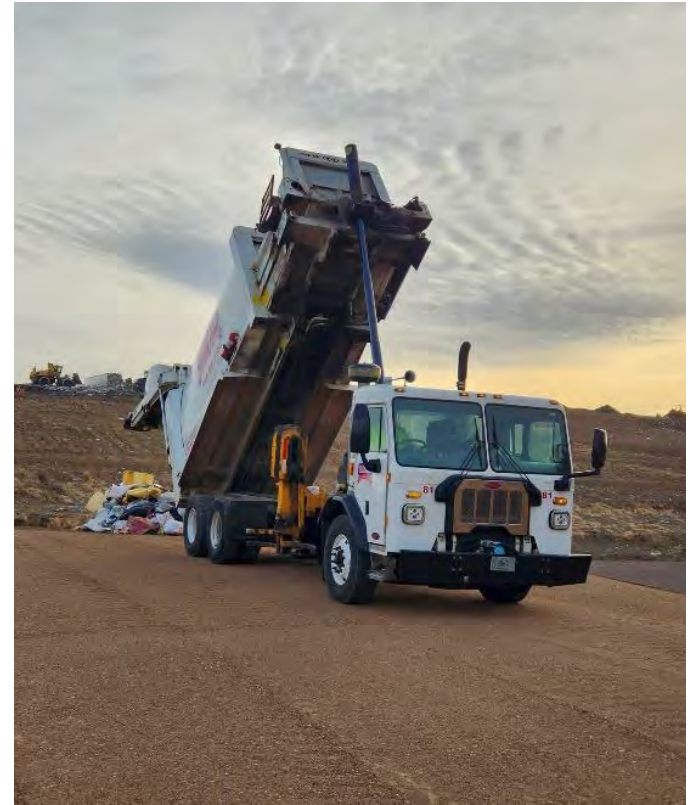
- **\$300,000** Landfill Gas to RNG
  - Projected to increase in 2025 based on RNG startup
  - As LFG increases, revenue increases





# Key Takeaways

- Fee increases in 2025, 2026, and 2027
  - 10% on average each year
- Significant Capital Expenses
- Keep costs manageable curbside & businesses
- Regional Agreement with Shawano & Portage



**MARATHON COUNTY COMPREHENSIVE PLAN 2024 ADMENDMENT**  
**Necessary to Meet DATCP Requirements and**  
**Incorporate the Updated *2024-2033 Marathon County Farmland Preservation Plan***

**Page Numbers refer to document page, not PDF Page**

**Cover Page:** Revise Title: *Marathon County Comprehensive Plan 2024 Amendment*

**Second Page:**

- Add Committee Members and Staff for 2024 Amendment
- Provide explanation of what has been updated in the 2024 version and why.

**Ordinance Page:** Add 2024 Ordinance.

**Table of Contents:** Add “Appendix” and *2024-2033 Marathon County Farmland Preservation Plan*

**Throughout:** Update Footers.

**Back of Cover Page:** Update date.

**Chapter 1**

Page 1, Last Paragraph: Remove 2006 (Insert 2016). This would be a required change as the sentence refers to the adoption of our Comprehensive Plan. Essentially it is a statement of the effective date.

**Chapter 5**

Page 55, Last Paragraph: Replace 2013 with 2024

Page 56, Paragraph 5: Update dollar amounts and agreement length. The program now allows:

“Within Marathon County, eligible landowners may collect \$10.00 per acre per year if in an area planned and zoned for farmland preservation, or in an area planned for farmland preservation and also designated as an Agricultural Enterprise Area where the landowner signs a 10-year farmland preservation agreement contract. Eligible landowners may collect \$12.50 per acre per year if in an area both planned and zoned for farmland preservation and also designated as an Agricultural Enterprise Area where the landowner signs a 10-year farmland preservation agreement contract.

Page 56, Paragraph 6: Remove 1 acre – Insert 2 acres.

Page 62, Paragraph 4: Strike “eight” and insert “seven” / Remove “Day” and insert “Stettin”.

## **Chapter 6**

Page 67, Paragraph 5: Delete “2010” and Insert 2021 and Delete (2010-2020)

## **Chapter 9**

Page 107, Paragraph 5, Bullet 2: Change the date to 2024.

Page 111, Paragraph 3: Delete “2013” and insert “2024”. Revise third and second to last sentence to convey correctly what is in Map 9-4 and the FPP.

## **Plan Maps & Appendix**

Replace Map 9-4.

Insert *2024-2033 Marathon County Farmland Preservation Plan* as an Appendix A.



## New / Expanded Position Request Form

**Department:** Solid Waste    **Requested by:** David Hagenbucher

**Nature of Request (mark one)**

Create/Add a position(s) in the department      **Number of Positions:** 1

Create and abolish a current position

Expand/change FTE of a current position

Current FTE: [Click or tap here to enter text.](#)    New FTE: [Click or tap here to enter text.](#)

Other: [Click or tap here to enter text.](#)

**Classification Title/Working Title Pay Grade (OLD):** [Click or tap here to enter text.](#)

**Classification Title/Working Title Pay Grade (NEW):** Waste Management Specialist

**Attach:**  Job description of requested position    **-OR-**     Position Description Questionnaire (PDQ)

**Summarize the major functions of the proposed position:** The Environmental Management Specialist (EMS) is responsible for assisting with the daily operations of the Solid Waste Gas Collection and Control System and flare embedded within the 3 landfills on site serving customers and communities throughout Central and North-Central Wisconsin. The Environmental Management Specialist works directly with MCSWD operations staff to manage the sanitary landfill system that contains waste from multiple regional partners and customers. The EMS is responsible for all field work associated with landfill gas monitoring and maintenance for delivery to flare or landfill gas energy recovery, including renewable natural gas processing. EMS will perform frequent monitoring and adjustments of 70+ LFG wellheads and multiple future LFG wellhead additions, to adhere to strict state and federal guidelines, while being conscious of the local environmental impacts of landfill gas recovery. The EMS is responsible for maximizing landfill gas volume while meeting strict concentration targets for gas quality. Work will also minimize environmental contamination by leachate and gas condensate liquids, which are direct possible contaminants to the local air and ground water supply. Inability to operate any part of the GCCS can have a direct effect on the environment and the Solid Waste Budget.

**Please indicate:**  FT or  PT

**Hours per pay period:** 40

**Start Date:**  2025 Budget Year **-OR-**  **Projected Start Date:** Jan 1 2025 (OR RNG STARTUP)

**Reason for Request/Justification:**

*(Reason for the new position or expanded FTE. Describe the need for this position including the benefit to the department/county if this position is filled and the negative impact if not filled.)*

The Environmental Management Specialist is responsible for ensuring that protection of human health and the environment is the absolute highest priority. This position works in conjunction with the Operations Manager, the Environmental Systems and Pollution Control Specialist, the Renewable Natural Gas Facility, the State of Wisconsin regulatory agency, and multiple engineering firms on gathering, tracking, logging, and analyzing critical information needed to keep the environment safe and ensure efficiency of the gas collection operation. **Marathon County is contractually obligated to ensure that all commercially available means for gas collection are being done to maximize volume, while also ensuring that concentration targets are achieved.** The decisions and daily tasks that this position is responsible for are monumental in they greatly impact the department's budget, as well as the health and safety of the entire County. Moreover, this position will be responsible for ensuring that Marathon County is getting the best value for their efforts relative to



## New / Expanded Position Request Form

Renewable Natural Gas. The position will create bench strength and deliver on our commitment to capture landfill gas and meet quality targets. If successful, the entire County will benefit from the associated gas royalties. Furthermore, keeping the air and water clean are not only essential to sustaining life, but also mandated by State and Federal law. With the leadership, problem solving abilities, and field skills of this position, there will be significant opportunity to enhance landfill operations and assist in sustaining the Department for long term service to our community. Solid Waste success depends heavily on the abilities of this professional to perform the work.

**COSTING:** What is the anticipated total cost of this position: \$75,000 - \$100,000

*(Include salary; benefits; office space, remodeling, furniture, and equipment; travel; and other applicable costs. If you need assistance in calculating cost, contact Employee Resource for salary and benefits.)*

**Please list additional costs anticipated:** Click or tap here to enter text.

**FUNDING:** Please explain how the position will be funded:

County tax levy: Click or tap here to enter text. % Of total costs: Click or tap here to enter text.

Outside funding: Solid Waste Department Fund – Gas Royalty % Of total costs: 100

Source and length of outside funding: 30 Years

**Will this request require NEW funding in 2025 or current year?**

**YES**, take to Committee of Jurisdiction / HR Finance Committee / County Board-  
Annual Fiscal Impact (full year): Click or tap here to enter text.

**If midyear:** Estimated cost for remainder of 2024: Click or tap here to enter text.

**\*\*\*\*Requestor should prepare Resolution Draft to share with Committees at this time.**

**NO** Request may be taken to committee before 2025 Budget Process.  
Discuss with Employee Resource Director and County Administrator.

**Please attach any additional supporting documentation such as full job description, costing, or proposed change to organization chart.**

**Requested by:** David Hagenbucher

**Date:** July 8 2024

**Department Approval:** Click or tap here to enter text.

**Date:** Click or tap here to enter text.

Completed request should be forwarded to Employee Resources: Molly Adzic, Boly Vang and Sue Fox

## ENVIRONMENTAL MANAGEMENT SPECIALIST –FTE 2025

### Exhibit E of the January 23<sup>rd</sup>, 2023 Landfill Gas Purchase Agreement

#### GAS QUALITY

##### Gas Quality Targets

Methane Content	54% or More CH <sub>4</sub> by volume
Oxygen Content	Less than 0.5% by volume
Nitrogen Content	Less than 5% by volume

##### Gas Quality Limits

Minimum Methane Content	50% CH <sub>4</sub> by volume
Maximum Oxygen Content	1.2% by volume
Maximum Nitrogen Content	10% by volume

### Section 5.1 of the January 23<sup>rd</sup>, 2023 Landfill Gas Purchase Agreement

environmental laws and regulations. Seller will use its best efforts to maximize the amount of Landfill Gas collected for use by Purchaser. Best efforts shall be defined as gas collection methods generally accepted in the solid waste industry. Additionally, the Seller agrees to use best efforts to work cooperatively with Purchaser to allow for coordinated communications and operations between the Seller's Facilities and the Purchaser's Facilities intended to meet the objectives of maintaining Landfill compliance with federal, state, local regulations, and applicable permits, as well as balance Purchaser's desire to maximize the quantity, quality and availability of LFG to Purchaser's Facilities with the health of the Landfill and Seller's contractual obligations. These

**TO:** Environmental Resources and Human Finance and Property Committee

**FROM:** Laurie Miskimins, Director, Marathon County Conservation, Planning, & Zoning

**RE:** Restructure of CPZ Positions

**DATE:** August 19, 2024

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Summary of Need

Conservation, Planning, & Zoning (CPZ) is requesting a restructuring of Administrative staff positions to address needs associated with transitions to Workday, transitions with financial management in the County, the upcoming move to the Lake View Campus, and new work in listing and assessments taken on by CPZ in 2023.

Figure 1 illustrates the current and proposed future structure of CPZ.

Restructuring Proposal

CPZ's needs an Office Manager, Accountant, and Real Property Listing (RPL) Technician to address current and future needs within the department.

**This restructuring can be accomplished without any additional budget funding through the following:**

To create the Office Manager and Accountant positions, this can be accomplished by:

1. Abolish 1.0 FTE Business Manager and create 1.0 FTE Accountant.
2. Abolish 1.0 FTE Senior Administrative Specialist and create 1.0 FTE Office Manager.

To create the RPL Technician, this can be accomplished by:

1. Abolish an open 1.0 FTE Administrative Assistant position.
2. Abolish 1.0 LTE Casual with benefits Technician.
3. Transition funds of a 0.25 LTE Technician position.
4. Create 1.0 FTE Real Property Listing Technician using the FTE and these budgeted funds.

Figure 1. Current and Future State of CPZ Administrative Positions

