

# MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE

#### **AMENDED AGENDA**

Date & Time of Meeting: Tuesday, November 29, 2022 at 3:00 p.m.

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

**Committee Members:** Jacob Langenhahn (Chair); Allen Drabek (Vice-Chair); Rick Seefeldt; David Oberbeck; Mike Ritter; Andrew Venzke; Tony Sherfinski; Kim Ungerer; Rodney Roskopf (FSA Rep); Marilyn Bhend (Towns & Villages Association Rep)

Marathon County Mission Statement: Marathon County Government serves people by leading, coordinating, and providing county, regional, and statewide initiatives. It directly or in cooperation with other public and private partners provides services and creates opportunities that make Marathon County and the surrounding area a preferred place to live, work, visit, and do business. (Last updated 12-20-05).

**Environmental Resources Committee Mission Statement:** Provide leadership for the implementation of the County Strategic Plan, monitoring outcomes, reviewing and recommending to the County Board policies related to environmental resource initiatives of Marathon County. (Revised: 04/17/12)

Strategic Plan Goals 2018 - 2022: Objective 5.2 - Promote sound land use decisions that conserve and preserve natural resources in decisions with economic development and growth.

Objective 6.3 - Protect and enhance the quantity and quality of potable groundwater and potable surface water supplies.

Persons wishing to attend the meeting by phone may call into the **telephone conference ten (10) minutes prior to the start time indicated above using the following number:** 

Phone Number: +1-408-418-9388

Access Code/Meeting Number: 2482 290 3069

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

When you enter the telephone conference, PLEASE PUT YOUR PHONE ON MUTE!

The meeting will also be broadcast on Public Access or at https://tinyurl.com/MarathonCountyBoard

- 1. Call meeting to order
- 2. Pledge of Allegiance to the Flag
- 3. Public Comment (15-minute limit) (Any person who wishes to address the County Board, or one of its committees, during the "Public Comment" portion of meetings, must provide his or her name, address in writing, and the topic he or she wishes to present to the Marathon County Clerk, or chair of the committee, no later than five minutes before the start of the meeting. The topic must be relevant to the committee's area of jurisdiction.)
- 4. Approval of November 1, 2022, 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. Terrance Marsh G-A General Agriculture to R-E Rural Estate Town of Rib Falls
    - 2. Dan and Carolyn Krimmer R-R Rural Residential to G-A General Agriculture Town of Plover
    - 3. Riverside Land Surveying- Nathan Wincentsen on behalf of Thomas and Nichole Buchkowski G-A General Agriculture to R-E Rural Estate Town of Reid
  - B. Review and Possible Recommendations to County Board for its Consideration (Town Zoning changes pursuant to \$60.62(3) Wis. Stats.)
    - 1. Town of Rib Mountain –RA-1 to MR-4 & SR-2
    - 2. Town of Wausau Commercial/ Light Manufacturing District to Agricultural Transition District
  - C. Review and Possible Recommendations to County Board for its Consideration
    - 1. Approve the Annual County Forest Work Plan
    - 2. Application For County Forest Acreage Share Loan Payment
    - 3. Revisions to Marathon County General Code Chapter 16
    - 4. Revisions to Marathon County General Code Chapter 19
    - 5. Adoption of the Westside Master Plan
    - 6. Amended 2022 Capital Project Request Phase A Closure Project & Funding Sources
    - 7. Negotiated Agreement with the Town of Ringle for siting of Phases 6-8 of Bluebird Ridge

# MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE

#### **AMENDED AGENDA**

D. Review and Possible Action – None.

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

- A. Department Updates: Conservation Planning and Zoning (CPZ), Parks Recreation and Forestry (PRF), Solid Waste 1. 2023 Zoning Amendment Updates: Chapter 17 & Chapter 22
- 7. Policy Issues Discussion and Potential Committee Determination
  - A. Review feedback from Executive Committee on Strategic Plan Updates
  - B. Update on the Environmental Impact Funds
    - 1. Updated MCDEVCO Loan Program
    - 2. Potential for funding Groundwater Plan Efforts

Clerk's Office at 715-261-1500 at least one business day before the meeting.

- 3. Other potential projects
- 8. Next meeting January 3, 2022, 3:00 pm Assembly Room and future agenda items:
  - A. Committee members are asked to bring ideas for future discussion
  - B. Announcements/Requests/Correspondence
    - 1. Reminder of 2023 Environmental Resources Committee Meeting Dates
- 9. Adjournment

				John	
			SIGNED		
MAILE	D AND/OR FAXED TO:			Presiding Officer or Designee	
	ews Dept. at Daily Herald (715-848-9361), City Pages (715-848-5887),				
	dwest Radio Group (715-848-3158), Marshfield News (877-943-0443),			NOTICE POSTED AT COURTHOUSE:	
	PP Printing (715 223-3505)				
Date:	11/22/2022	_	Date:		
Гime:		_	Time:		a.m. / p.m
By:	<u>nd</u>	By:	County Clerk		

Any person planning to attend this meeting who needs some type of special accommodation in order to participate should call the County

#### NOTICE OF PUBLIC HEARING

A public hearing will be held by the Environmental Resources Committee of the Marathon County Board of Supervisors on Tuesday, November 29, 2022 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 Terrance Marsh to amend the General Code of Ordinances for Marathon County Chapter 17 Zoning Code to rezone lands from G-A General Agriculture to R-E Rural Estate described as part of the Northwest ¼ of the Northeast ¼ of Section 32, Township 29 North, Range 5 East, Town of Rib Falls. The area proposed to be rezoned is described as Lot 1 of Certified Survey Map as recorded in Volume 65, on Page 99, as Document Number 1464683, parcel PIN# 066.2905.321.0991.
- 2. The petition of Dan and Carolyn Krimmer, to amend the General Code of Ordinances for Marathon County Chapter 17 zoning code to rezone lands from R-R Rural Residential to G-A General Agriculture described as part of the Northwest 1/4 of the Northwest 1/4 of section 14, Township 29 North, Range 10 East, Town of Plover. The area proposed to be rezoned is described as Lot 1 of Certified Survey Map as recorded in Volume 41, Page 75 (#10052) Document number 1126171, Parcel PIN # 062.2910.142.0993.
- 3. The petition of Riverside Land Surveying- Nathan Wincentsen on behalf of Thomas and Nichole Buchkowski, to amend the General Code of Ordinances for Marathon County Chapter 17 zoning code to rezone lands from G-A General Agriculture to R-E Rural Estate described as part of the Northwest ¼ of the Southwest ¼ and the Southwest ¼ of the Southwest of Section 26, Township 27 North, Range 6 East, Town of Reid. The area proposed to be rezoned is described as Lot 1 of the preliminary CSM, parent parcel PIN#s 064.2709.263.0980, 064.2709.263.0989.

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.

Jacob Langenhahn

Jacob Langenhahn, Chairman Environmental Resources Committee

Lavie Mislamira

Laurie Miskimins Director

Conservation, Planning, and Zoning Department

Publish: November 14th & November 21, 2022

E-mailed to: Wausau Daily Herald (WDH-Legals@wdhmedia.com) on November 9, 2022 at 10a.m.

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

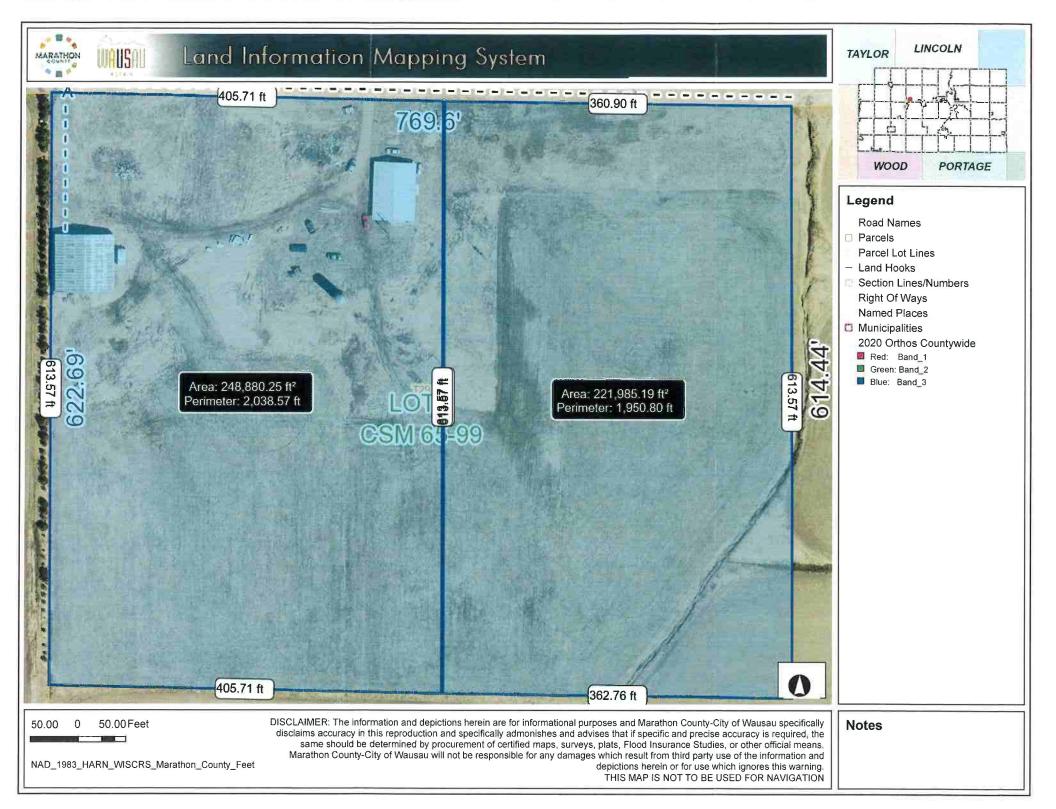
	authorized by §17.91 of the Marathon County Zoning Code (I) (we) (Name & Address):  ERRANCE MARS H, /30011 NUGGET FALLS TRAIL
2	EDGAR, WI 54426
here	eby petition to rezone property owned by (Name & Address): TERRANCE MARSH, SAME AS ABOVE
fron	n the classification GA, GENERAL AGRICULTURE to RE, RURAL ESTATE.
rezoi	e legal description of that part of the property to be rezoned is (include only the description of the land proposed to be ned. You may need to have a surveyor draft this description): Lot 1 OF CERTIFIED Survey MAP NUMBER 14637, RECORDED IN VOLUME 65 ON PAGE 99 AS DOCUMENT NUMBER 1464683
Parc	cel Identification Number (PIN): _06629053210991
The	proposed change is to facilitate the use of the land for (be specific-list all proposed uses):
	ase address the following criteria as best as you can. These are the "standards for rezoning" which will be ressed at the public hearing. (Use additional sheets if necessary).
A.	In detail, explain what public facilities and services serve the proposed development at present, or how they will be provided. THIS IS AN EXISTING RESIDENTIAL PROPERTY IN A PURPLE WEAR ON- GENERALLY SERVED BY PRIVATE WELL, PRIVATE SEPTIC SYSTEM, ELECTRIC LITILITIES, T. PRIVATE PROPERTY.
B.	Explain how the provision for these facilities will not be an unreasonable burden to local government.  ALL FACILITIES WILL REMAIN WITHIN THE PRIVATE PARIE.
C.	What have you done to determine that the land is suitable for the development proposed?  THE PROPERTY IS CURRENTLY OCCUPIED BY 2 OUTBUILDINGS & THE INTENT IS TO DIVIDE THE PARCEL BETWEEN FAMILY MEMBERS.
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. There Does Not Appears to BE CAUSE FOR ANY OF THE ABOVE ADVERGE EFFECTS.
E.	Explain any potential for conflict with existing land uses in the area. As THE PROPERTY IS BEING REMOVED FROM FRANCISCO ZONING, THERE IS NO APPARENT POTENTIAL FOR CONFLICT

(OVER)

	F.	Demonstrate the need of the proposed development at this location. THERE IS NO PROPOSED DEVELOPMENT.
	G.	What is the availability of alternative locations? Be specific.   AM NOT AWARE OF ANY  ATTERNATIVE LOCATIONS.
	H.	If cropland is being consumed by this Zone Change, what is the productivity of the agricultural lands involved?  THERE IS NO CROPLAND BEING CONSUMED.
	I.	If cropland is being consumed by this zone change, explain how the proposed development will be located to minimize the amount of agricultural land converted. NA
5.	large inch	ude 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 er. Show additional information if required. (If larger sheets are required to adequately portray the site, ude ten (10) copies).  property owners within 300 feet of the parent parcel proposed for rezoning are parties in interest, and will be fied by Marathon County Conservation, Planning, and Zoning Department of the public hearing notice via direct l.
6.	reco petit Zoni each not s testi	e Environmental Resources Committee, at the public hearing for this zone change request, is unable to make a summendation based upon the facts presented and/or request additional information, clarification or data from the tioner, Town Board, or any other source, that information shall be supplied to the Conservation, Planning, and ing Department 24 hours or more prior to the next regularly scheduled meeting (date and time to be announced at a regular meeting). Twenty four hour notice is required for all agenda items. If the requested information, etc. is supplied, the zone change petition is denied and will only appear on the agenda as a report. No additional mony will be accepted. The petitioner (applicant) may re-apply at any time to bring the matter back before the mittee. No exceptions to this policy will be granted.
7. 8.		tioner's Signature Phone 715 218 7950 Date 16 AUG2056  ner's Signature Phone Date
Date	e Fee	Received: Fee \$600.00 Payable To Marathon County

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

PLANNING & ZOn TOOT



MARATHON CO, WI DEC 13 2006 1:49 P

MARATHON CO, WI DEC 13 2006 1:49 P

CERTIFIED CERTIFIED SURVEY MAP

LOCATED IN THE NORTH

WEST 1/4 OF THE

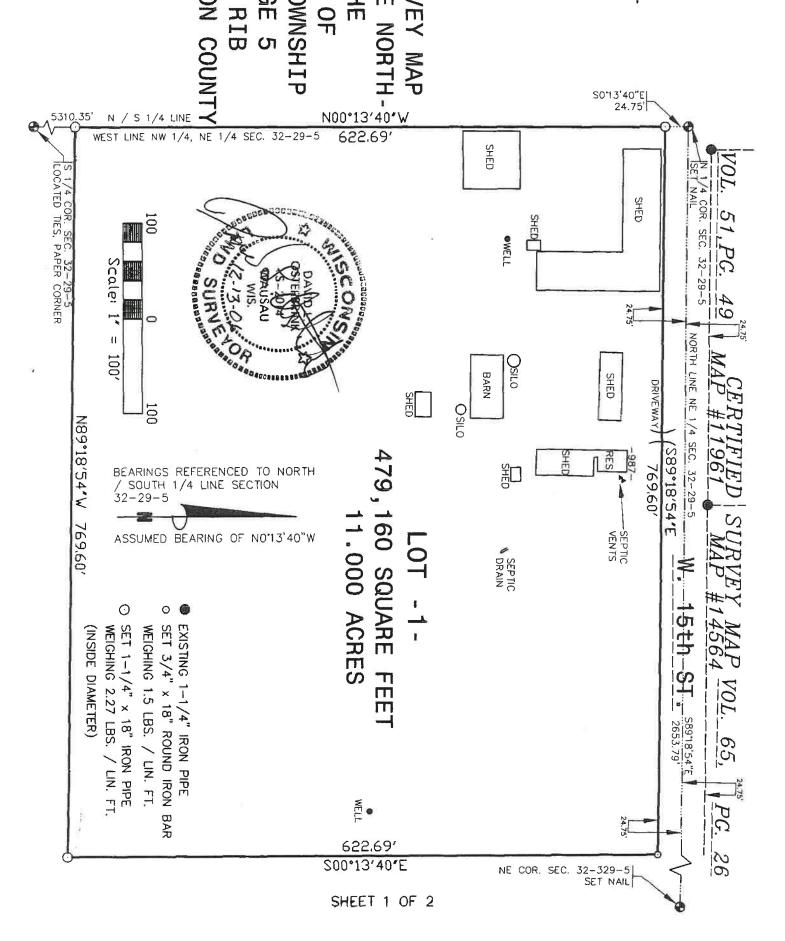
PALLS, MARATHON COUNTY

SOLATION 32, TOWNSHIP

SOLATION CO. WI DEC 13 2006 1:49 P

RECD IN VOL. 5 OF CSM PAGE 99

RECD IN VOL. 5 OF CSM



### **CERTIFIED SURVEY MAP**

I, David L. Osterbrink, Registered Land Surveyor, hereby certify that I have surveyed, divided and mapped at the direction of Terry & Lisa Marsh, buyers, that part of the Northwest ¼ of the Northeast ¼ of Section 32, Township 29 North, Range 5 East, Town of Rib Falls, Marathon County, Wisconsin, described as follows: commencing at the North ¼ corner of said Section 32; thence S0°13'40"E along the West line of the Northwest ¼ of the Northeast ¼ of Section 32, 24.75 feet to the South right-of-way of West 15<sup>th</sup> Street and the point of beginning; thence S89°18'54"E along said right-of-way, 769.60 feet; thence S0°13'40"E, 622.69 feet; thence N89°18'54"W, 769.60 feet to the intersection with the West line of the Northwest ¼ of the Northeast ¼ of Section 32; thence N0°13'40"W along said line, 622.69 feet to the point of beginning.

Subject to easements and roadways of record.

That such map is a correct representation of all exterior boundaries of the land surveyed. That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes. That this survey is correct to the best of my knowledge and belief.

- 11

Prepared by: Northwoods Surveying LLC 623 Jefferson Street Wausau, Wisconsin 54403 (715) 845-1249

David L. Osterbrink RLS No. S-2014

December 13, 2006





## 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

148.73 0 148.73 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.

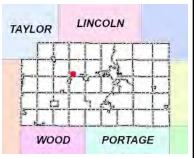
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



# Land Information Mapping System





#### Legend

**Road Names** 

- Parcels
- Parcel Lot Lines
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Named Places
- Municipalities2020 Orthos Countywide
  - Red: Band\_1
  - Green: Band\_2
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148.73 0 148.73 Feet

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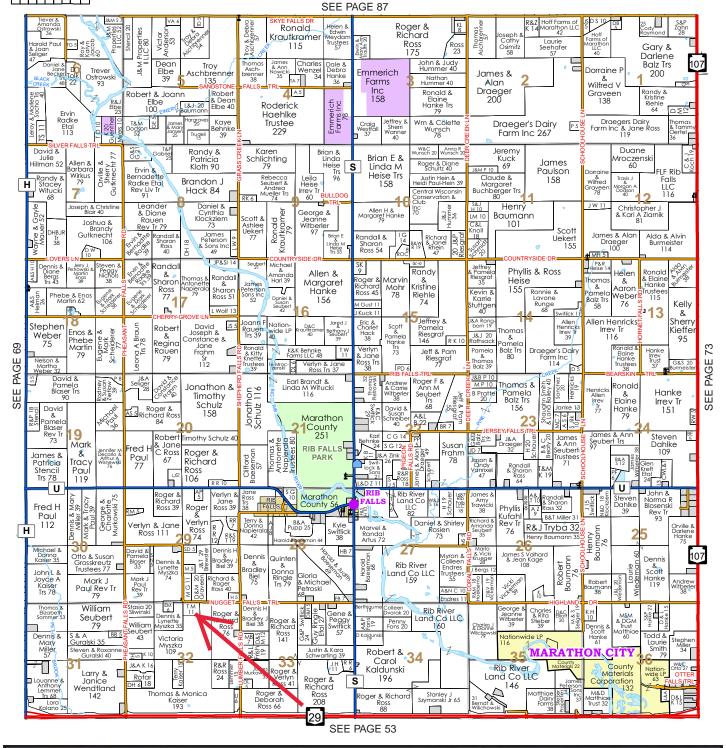
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

#### Township 29N - Range 5E

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STATE OF WISCONSIN	
MARATHON COUNTY	
TOWN OF RIB FALLS	

**RESOLUTION NO. 2022-5** 

# RESOLUTION ON ZONING ORDINANCE AMENDMENT TERRANCE MARSH – LOT 1

### TO THE MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE

 $I, Alysia \, Seliger, Clerk \, of the \, Town \, of Rib \, Falls, Marathon \, County, \, State \, of \, Wisconsin, \, do \, hereby \, certify \, that the following \, is a \, true \, and \, correct \, copy \, of a \, resolution \, adopted \, by \, the \, Town \, of \, Rib \, Falls \, Town \, Board \, at \, a \, meeting \, held \, on \, the \, \, \underline{11}^{th} \, \, day \, of \, \, \underline{11}^{th} \, \, day \, of \, \underline{11}^{th} \, \,$ 

#### RESOLUTION

WHEREAS Section 59.69(5)(e)3., Wisconsin Statues, 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 Rib Falls Town Board considered on the 11th day of October 2022, the petition of Terrance Marsh to amend the General Code of Ordinances for Marathon County Chapter 17 Zoning Code to rezone lands from G-A General Agriculture to R-E Rural Estate described as part of the Northwest 1/4 of Section 32, Township 29 North, Range S East, Town of Rib Falls. The area proposed to be rezoned is described as Lot 1 of Certified Survey Map as recorded in Volume 65, on Page 99, as Document Number 1464683, parcel PIN# 066.2905.321.0991.

The Town of Rib Falls 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 Sexplain:
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 Ces Explain:
5)	Is there any potential for conflict with existing land uses in the area?
<	Yes Explain:

	Has the applicant demonstrated the need for the proposed development at this location? Explain.  No Yes Explain:
	No Yes Explain: ///
	Has the applicant demonstrated the availability of alternative locations? Bespecific
	No Yes Explain: NA
8)	Is cropland is being consumed by this zone change? What is the productivity of the agricultural lands involved?
6	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 AA
	Is proposed rezone request consistent with the town's adopted Comprehensive Plan? Explain.  No Yes Explain:
(	Is there anything else the Town wishes to present or comment on regarding this application to the Marathon County Environmental Resources (ERC) Committee?  Yes Explain:
he han	Town of Rib Falls recommends Approval Disapproval of the amendment and/or zone ge.
OR	Requests an Extension* for the following reasons:
lavs	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) beyond the date of the public hearing. The extension must be by Town Board Resolution and remains in effect until the a Board adopts a resolution rescinding the extension.
	Clerk aussin Alli
	Town Board WRNG
	John J. Humner
	Mandy Coss

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 October 21, 2022, to:

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



# Terrance Marsh Petition to Rezone Land Staff Report, November 29<sup>th</sup>, 2022 Environmental Resources Committee

#### **PETITIONER:**

Terrance Marsh-2701 N 8th Street, Wausau 54403

#### **PROPERTY OWNERS:**

Terrance Marsh-2701 N 8th Street, Wausau 54403

#### **LOCATION OF REZONE REQUEST:**

Area proposed to be rezoned is on the corner of Rock Falls Road and Nugget Falls Trail.

#### **REQUEST:**

The petition of Terrance Marsh to amend the General Code of Ordinances for Marathon County Chapter 17 Zoning Code to rezone lands from G-A General Agriculture to R-E Rural Estate described as part of the Northwest ¼ of the Northeast ¼ of Section 32, Township 29 North, Range 5 East, Town of Rib Falls. The area proposed to be rezoned is described as Lot 1 of Certified Survey Map as recorded in Volume 65, on Page 99, as Document Number 1464683, parcel PIN# 066.2905.321.0991

#### **PUBLIC HEARINGS/MEETINGS:**

- Town of Rib Falls Town Board Meeting (October 11th, 2022)
- Marathon County Environmental Resources Committee Meeting (November 29<sup>th</sup>, 2022, at 3:00pm)

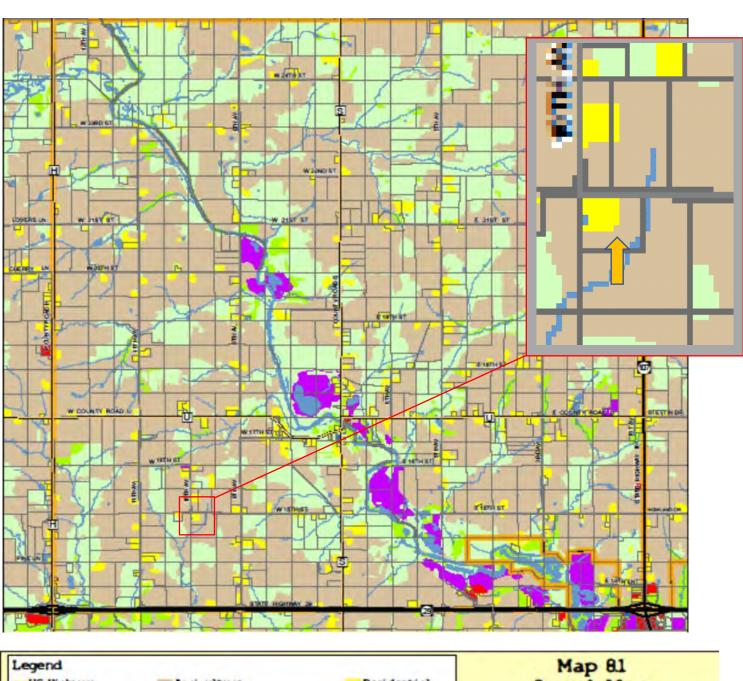
#### **Legal Notification:**

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.

<u>Existing Generalized Land Use Map – Town of Rib Falls (Comprehensive Plan 2017)</u> The area proposed to be rezoned is shown as Agriculture and Residential in the Town's Comprehensive Plan Existing Land Use Map (2017). Adjacent land uses are comprised of agriculture and residential.

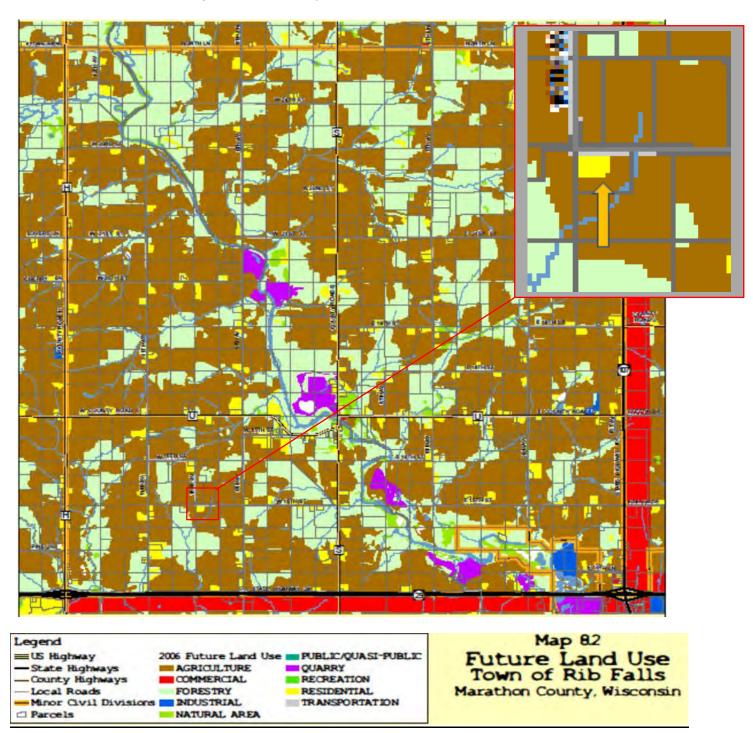




#### PROPOSED ZONING DISTRICT:

<u>R-E Rural Estate District.</u> 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 (2017 Plan): The area proposed to be rezoned is shown as Agriculture and Residential in the Town's Comprehensive Plan Future Land Use Map (2017). Adjacent land uses are comprised of Agriculture, Forestry, and Residential.

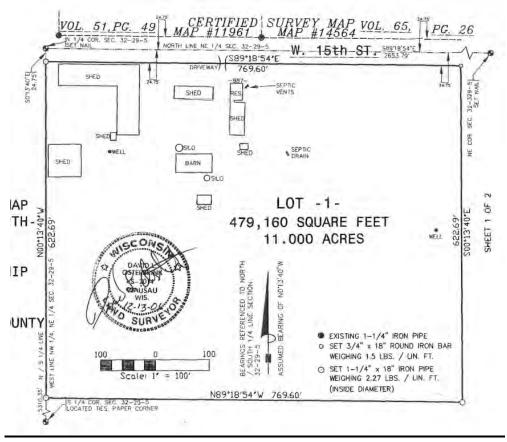


FARMLAND PRESERVATION PLAN: The Town of Rib Falls does not participate in Farmland Preservation.

### **Aerial Photo**



### **Certified Survey Map**



#### **TOWN RECOMMENDATION:**

On October 11<sup>th</sup>, 2022, the **Town of Rib Falls** Town Board Recommended Approval to Marathon County's Environmental Resources Committee.

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

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

The Marathon County Comprehensive Plan relies on the Town Comprehensive Plan regarding specific land uses and zoning districts for individual parcels. The area proposed to be rezoned is shown to be designated as agriculture and 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 area in question was not designated as a farmland preservation area. The Town of Rib Falls does not participate in farmland preservation zoning. 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.
- **<u>b.</u>** 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).
- **<u>c.</u>** 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 Rib Falls 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 <a href="Mapproval">Approval</a> to the Marathon County Board of Supervisors. Should the rezone be approved, staff recommends the Town of Wein to amend their comprehensive plan to reflect the zoning change.



# <u>Case: #1</u> Environmental Resources Committee Decision Form

#### **Conclusions of Law**

☐ Agree

disagree

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.	<ul> <li>The applicant has demonstrated that</li> <li>a. There is a need for the proposed development,</li> <li>b. Adequate public facilities are present or will be provided (note impacts on roads, water, sewage, drainage, schools, emergency services, etc.), and</li> <li>c. Providing public facilities will not be an unreasonable burden to the local government.</li> </ul>
	☐ 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 insufficient information
	All C d ' d 1 - 1 - 1 11 19 (DVD II: 1 DOT) WI + d 2
D.	All concerns from other agencies on the proposed rezone have been addressed? (DNR, Highway, DOT) What are the concerns?

insufficient information

#### **Environmental Resources Committee Decision**

On the basis of the above findings of Resources Committee finds that the r	fact, conclusions of law, and the record in this matter, the Marathon County Environmental ezoning is:
	econd
☐ Denied, for the following reasons	
☐ Tabled for further consideration	
Specify reasons for denial, or addition	nal information requested:
_	aprehensive plan is needed to approve this petition.  In all and 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):
	_1	82779 Sportsman Drive, Birnamwood, WI 54414
	here	eby petition to rezone property owned by (Name & Address):Sameas above
	fror	n the classification RR, Rural Residential to GA, General Agriculture
2.	Se Se	legal description of that part of the property to be rezoned is (include only the description of the land proposed to be ned. You may need to have a surveyor draft this description): $C.14-29-10PT$ $C.14$
3.	The	proposed change is to facilitate the use of the land for (be specific-list all proposed uses):  Expanding existing fole Building that exceeds  The of Current 20ming distant maximum.
4.		ase address the following criteria as best as you can. These are the "standards for rezoning" which will be ressed at the public hearing. (Use additional sheets if necessary).
	A.	In detail, explain what public facilities and services serve the proposed development at present, or how they will be provided.  No public facilities on parcel.
	В.	Explain how the provision for these facilities will not be an unreasonable burden to local government.  The purch anticipated - no public property
	C.	What have you done to determine that the land is suitable for the development proposed? building
	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?
	E.	Explain any potential for conflict with existing land uses in the area.

(OVER)

	F.	Demonstrate the need of the proposed development at this location. Storage for Christmas Tree Farm
	G.	What is the availability of alternative locations? Be specific. None-addition  Is to existing pole building
	H.	If cropland is being consumed by this Zone Change, what is the productivity of the agricultural lands involved?
	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.
5.	larg incl	ude 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 er. Show additional information if required. (If larger sheets are required to adequately portray the site, ude ten (10) copies).  property owners within 300 feet of the parent parcel proposed for rezoning are parties in interest, and will be fied by Marathon County Conservation, Planning, and Zoning Department of the public hearing notice via direct l.
6.	reco petin Zon each not testi	the Environmental Resources Committee, at the public hearing for this zone change request, is unable to make a symmetry and the facts presented and/or request additional information, clarification or data from the tioner, Town Board, or any other source, that information shall be supplied to the Conservation, Planning, and ing Department 24 hours or more prior to the next regularly scheduled meeting (date and time to be announced at a regular meeting). Twenty four hour notice is required for all agenda items. If the requested information, etc. is supplied, the zone change petition is denied and will only appear on the agenda as a report. No additional mony will be accepted. The petitioner (applicant) may re-apply at any time to bring the matter back before the amittee. No exceptions to this policy will be granted.
7.	Peti	tioner's Signature Phone 715-581-5513 Date 10-4-23
8.	Own	ner's Signature Phone Date
Date	e Fee	Received: 10-4-2022 Note: 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.

# 062.4.2910.142.0994

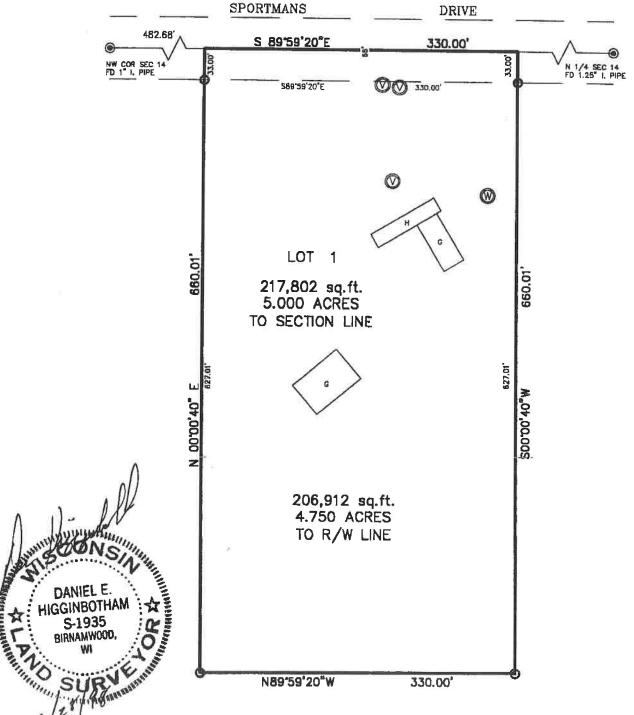
1126171 DAN KRIMMER

# CERTIFIED SURVEY MAP

OF PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4
OF SECTION 14, TOWNSHIP 29 NORTH, RANGE 10 EAST
TOWN OF PLOVER, MARATHON COUNTY
WISCONSIN

S89'59'20"E

2605.44"



#### MARATHON COUNTY CERTIFIED SURVEY MAP

I, Daniel E. Higginbotham, Registered Land Surveyor, hereby certify:

That I have surveyed, divided and mapped by the order of Dan Krimmer, a parcel of land being part of the Northwest ¼ of the Northwest ¼ of Section 14, Township 29 North, Range 10 East, Town of Plover, Marathon County, Wisconsin, more particularly described as follows:

Commencing at the Northwest Corner of Section 14; thence S 89° 59' 20" E, 482.68 feet along the North line of the Northwest ¼ of Section 14 to the point of beginning of the parcel herein described; thence continuing S 89° 59' 20" E, 330.00 feet; thence S 00° 00' 40" W, 660.01 feet; thence N 89° 59' 20" W, 330.00 feet; thence N 00° 00' 40" E, 660.01 feet to the North line of the Northwest ¼ of Section 14 and the point of beginning of the parcel herein described.

Said parcel contains 217,802 Square Feet or 5.000 Acres to the Section line and 206,912 Square Feet or 4.750 Acres to the Southerly R/W of Sportsman Drive. Subject to all roadways and easements of record.

That this map is a true and correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made to the best of my knowledge and belief;

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes;

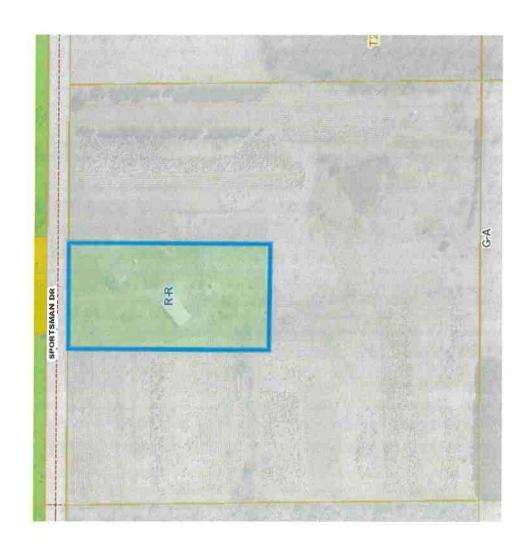
Dated this 26th day of February, 1998.

R.L.S. No. S-1935

HIGGINBOTHAM
BIRNAMONIAN IS SEEN FOOT red colored,
BIRNAMONIAN IS SEEN FOOT THAT SHOULD be assumed to contain unauthorized alterations. The certification
Segretaried on this document shall important apply to any copies.

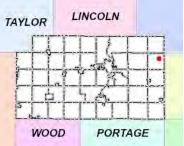
Prepared by: Plover River Land Co., Inc. P4225 Pineview Rd. Birnamwood, WI 54414

Prepared for: Dan Krimmer P4529 Sportsman Drive Birnamwood, WI 54414









#### 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

DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically 74.44 Feet 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** 

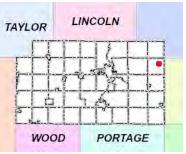
74.44 0

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



## 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

181.94 0 181.94 Feet

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

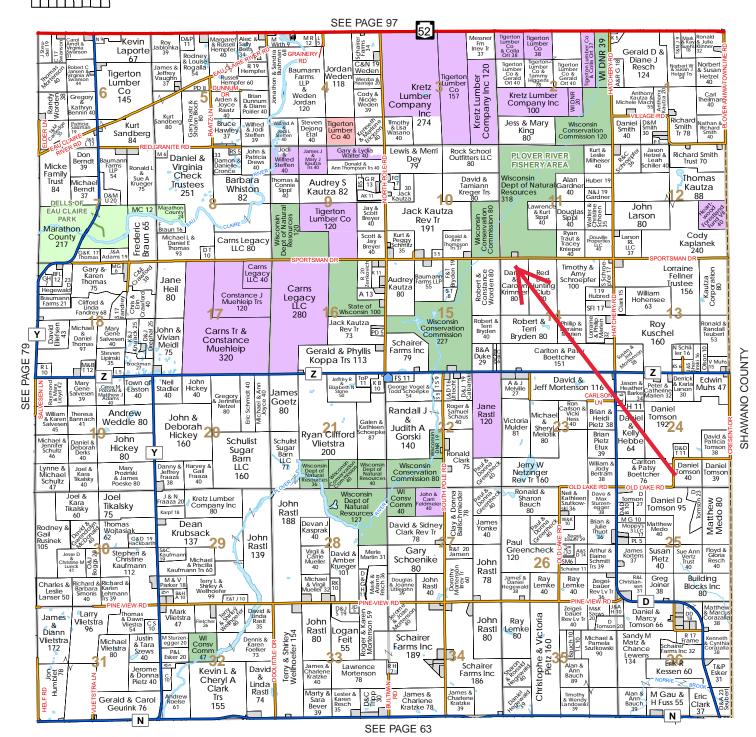
DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement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

#### Township 29N - Range 10E

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DISCOYER 4-H
Join Today!

STATE OF N MARATHON TOWN OF F	OUNT		) ) )					
			RES	OLUTION O	N ZONING	ORDINANCE A	MENDMENT	
TO THE MA	RATHON	COUNTY	ENVIRO	NMENTAL R	ESOURCE	S COMMITTEE		
true and corre	ct copy of	of the Town a resolution , 202	adopted b	, Marathon Co by the Town of	ounty, State f Plover Tov	of Wisconsin, do h vn Board at a meet	ereby certify the	nat the following is a
				i salviš.	RESOI	LUTION		
disapproves o	t the prope	osed amendm	ient, the t	own board ma	v file a certi	es that if a town af fied copy of a reso see prior to, at or w	lution adonted	posed amendment by such board ays after the public
districts files s	such a resc	lution, the E	nvironme	ental Resources	s Committee	of an ordinance re e may not recomme ange or recommend	end to the Cour	cation of boundaries of ity Board approval of
A General A North, Range CSM, Parcel	es for Mar griculture e 10 East, PIN # 06	rathon Cour e described Town of P 62.2910.142	nty Chap as part o lover. Th .0994.	ter 17 zoning f the Northw ne area propo	g code to re est ¼ of the sed to be r	over Town Board of arolyn Krimmer, ezone lands from e Northwest 1/4 of ezoned is describe ezoning above properties.	R-R Rural Ref f section 14, 7 ped as Lot 1 o	esidential to G- Fownship 29 f the attached
1) Has the a	ipplicant	provided wh	at public	c facilities and	or services	s currently serve t vices will be provi	he proposed d	evelopment, what
DINO				Conne		vices will be provi	ueu:	
		Will Tark		- eg - x - Y	* -			
2) Has the a government	pplicant o	lemonstrate	d how th	e provision of	the public	facilities will not	be an unreaso	nable burden to local
ΠÑο	Yes	Explain:	no	Comme	nt			
3) Has the a □No				and is suitable		velopment propos	sed? Explain.	
4) Has the a water pol	pplicant o	lemonstrate l erosion, or	d what w	ill have to be effects on rar	done so the	development will ceable natural ar	not cause unr	easonable air and
□No		Explain:						
5) Is there a	ny potent	al for confli	ct with e	xisting land u	ses in the a	rea?		

Yes Explain: no Comment

XN0

1	3.00	ppncant c	lemonstrate Explain:	d the n	eed for the	propo	sed development at this location? Explain.
_	□No	¥Yes	Explain:	100	CO		
) н	as the a						native locations? Be specific
	No	⊠Yes	Explain:	No	alter	rate	locations
) Is	cropla						hat is the productivity of the agricultural lands involved?
Y	∐No	□Yes	Explain:	Λ	IJA_	-	
	as the a	verted?	Salara de Sa				nent will be located to minimize the amount of agricultural
	□No	<b>∠</b> Yes	Explain:	N/	A	_	
0) Is	propos	ed rezone	request cor	isistent	with the to	own's a	dopted Comprehensive Plan? Explain.
1	No		Explain:				
1							
	own of						
The To	own of						Disapproval of the amendment and/or zone change.
OR Wis. Stays be	Stats §55	Requ	uests an	Exten	nsion* f	or the for	end the time to disapprove a zone change for a total of thirty (30 be by Town Board Resolution and remains in effect until the
OR Wis. S	Stats §55	Requ	(3), and (3r)	Exten	nsion* f	or the for	ollowing reasons:  end the time to disapprove a zone change for a total of thirty (30 be by Town Board Resolution and remains in effect until the

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 November 18, 2022 to:

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



# Daniel and Carolyn Krimmer Petition to Rezone Land Staff Report, November 29<sup>th</sup>, 2022 Environmental Resources Committee

#### **PETITIONER:**

Daniel and Carolyn Krimmer-182779 Sportsman Drive, Birnamwood, WI 54414

#### **PROPERTY OWNERS:**

Daniel and Carolyn Krimmer-182779 Sportsman Drive, Birnamwood, WI 54414

#### **LOCATION OF REZONE REQUEST:**

Area proposed to be rezoned is on Sportsman Drive between Hatchery Road and North Pol Road on the South side of the road.

#### **REQUEST:**

The petition of Dan and Carolyn Krimmer, to amend the General Code of Ordinances for Marathon County Chapter 17 zoning code to rezone lands from R-R Rural Residential to G-A General Agriculture described as part of the Northwest ¼ of the Northwest ¼ of section 14, Township 29 North, Range 10 East, Town of Plover. The area proposed to be rezoned is described as Lot 1 of Certified Survey Map as recorded in Volume 41, Page 75 (#10052) Document number 1126171, Parcel PIN # 062.2910.142.0993.

#### **PUBLIC HEARINGS/MEETINGS:**

- Town of Plover Town Board Meeting (November 15<sup>th</sup>, 2022)
- Marathon County Environmental Resources Committee Meeting (November 29<sup>th</sup>, 2022, at 3:00pm)

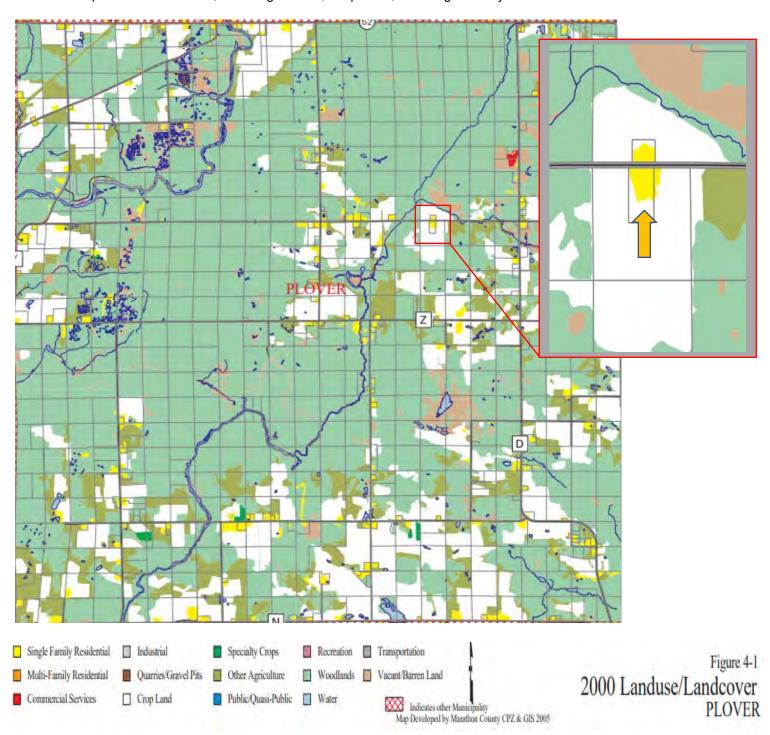
#### **Legal Notification:**

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.

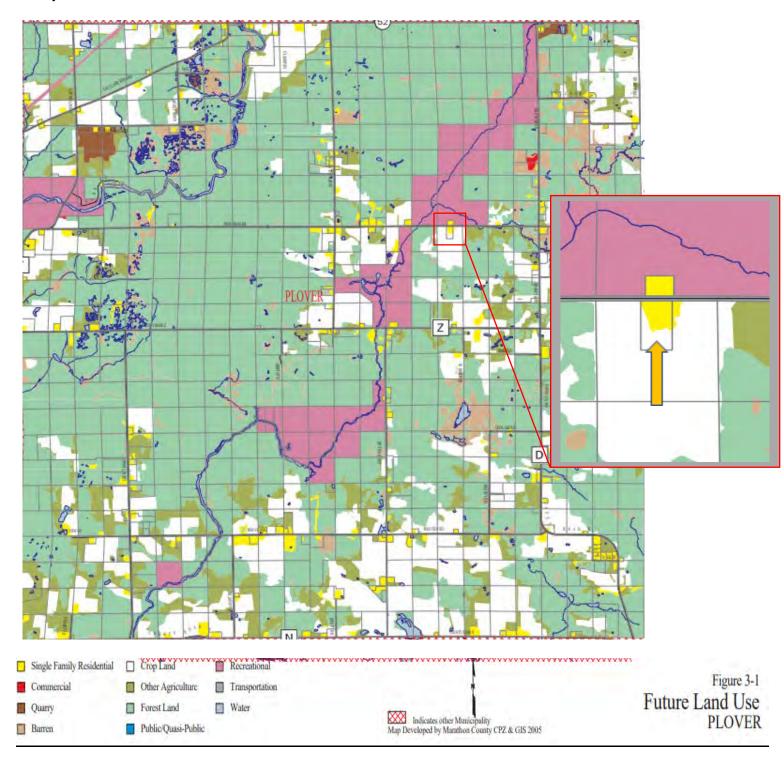
<u>Existing Generalized Land Use Map – Town of Plover (Comprehensive Plan 2005)</u> The area proposed to be rezoned is shown as Crop Land and Residential in the Town's Comprehensive Plan Existing Land Use Map (2000). Adjacent land uses are comprised of Woodlands, Other Agriculture, Crop Land, and Single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



#### PROPOSED ZONING DISTRICT:

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

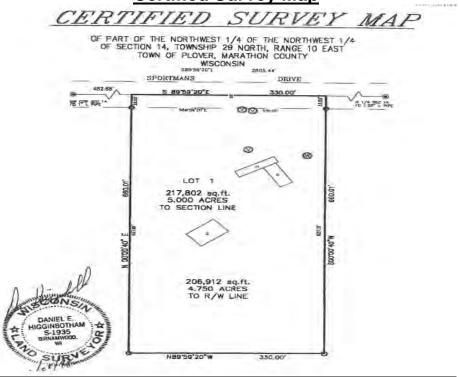
TOWN COMPREHENSIVE PLAN FUTURE LAND USE MAP (2005 Plan): The area proposed to be rezoned is shown as Crop Land and Single Family Residential in the Town's Comprehensive Plan Future Land Use Map (2005). Adjacent land uses are comprised of Recreation, Crop Land, Other Agriculture, Forest Land, and Single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



### **Aerial Photo**



#### **Certified Survey Map**



#### **TOWN RECOMMENDATION:**

# On November 15<sup>th</sup>, 2022, the **Town of Plover** 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 cropland and single family residential in the Town's future land use map, CPZ staff rely on the towns to make these recommendations given the town board members and residents know their town and the true purpose and intent of the plan. The area in question was not designated as a farmland preservation area. The Town of Plover does not participate in farmland preservation zoning. 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.
- <u>a.</u> The need is for a lot combination and to facilitate the expansion of a structure greater than the size limitations of the current district.
- **<u>b.</u>** 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).
- $\underline{\mathbf{c}}$ . 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 Plover 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 <a href="Mapproval">Approval</a> to the Marathon County Board of Supervisors. Should the rezone be approved, staff recommends the Town of Wein to amend their comprehensive plan to reflect the zoning change.



#### <u>Case: #1</u> 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  insufficient information

### **Environmental Resources Committee Decision**

On the basis of the above findings of fact, conclusions of law, and the record in this matter, the Marathon County Environmental Resources Committee finds that the rezoning is:
Approved Motion/ Second
Denied, for the following reasons
Tabled for further consideration
Specify reasons for denial, or additional information requested:
☐ An amendment to the county comprehensive plan is needed to approve this petition.
An amendment to the county farmland preservation plan is needed to approve this petition.
Describe recommended amendments:
Signature:
Chairman:

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

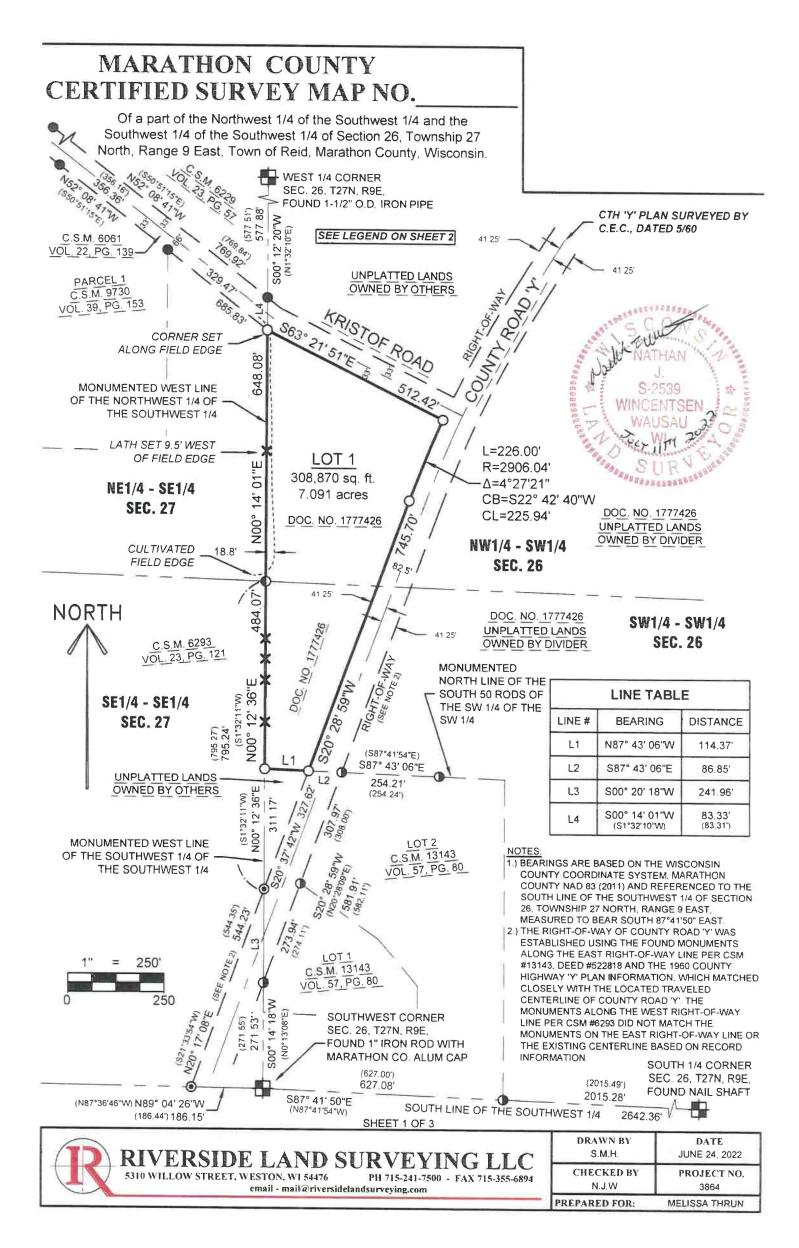
	eby petition to rezone property owned by (Name & Address): Thomas and Nichole Buchkowski 212183 County Road Y, Hatley, WI 54440. (Parcel to be sold to Tyler & Melissa Thrun)
fro	m the classification <u>G-A</u> , <u>General Agriculture</u> to <u>R-E</u> , <u>Rural Estate</u>
The reze	e legal description of that part of the property to be rezoned is (include only the description of the land proposed to be oned. You may need to have a surveyor draft this description):  See attached
 Par	rcel Identification Number (PIN):06427092630980 & 06427092630989
_II	e proposed change is to facilitate the use of the land for (be specific-list all proposed uses):  ne lands described are to be sold and when combining the 2 existing parcels, they do not meet the GA minimum quirements of 10 acres
Ple add	base address the following criteria as best as you can. These are the "standards for rezoning" which will be dressed at the public hearing. (Use additional sheets if necessary).
A.	In detail, explain what public facilities and services serve the proposed development at present, or how they will be provided. No facilities currently service the property and no other services are required for the proposed rezoning at this time.
В.	Explain how the provision for these facilities will not be an unreasonable burden to local government.  No new facilities will be requested as part of this rezoning
	What have you do not a determine that the land is quitely for the day of some 10
C.	What have you done to determine that the land is suitable for the development proposed?  Lands have been surveyed. Marathon County Zoning department has recommended parcel be rezoned as the proposed parcel of 7.09 acres does not meet minimum acreage requirements of GA classification
C.	Lands have been surveyed. Marathon County Zoning department has recommended parcel be rezoned as  the proposed parcel of 7.09 acres does not meet minimum acreage requirements of GA classification

(OVER)

	F.	Demonstrate the need of the proposed development at this location
	G.	What is the availability of alternative locations? Be specific.  n/a, proposed rezone is to avoid conflict with 10 acre minimum not being met at current zoning GA classification
	Н.	If cropland is being consumed by this Zone Change, what is the productivity of the agricultural lands involved? n/a, proposed rezone is to avoid conflict with 10 acre minimum not being met at current zoning GA classification
	Í,	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
5.	larg	ude 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 er. Show additional information if required. (If larger sheets are required to adequately portray the site, ude ten (10) copies).
	All noti mai	property owners within 300 feet of the parent parcel proposed for rezoning are parties in interest, and will be fied by Marathon County Conservation, Planning, and Zoning Department of the public hearing notice via direct I.
5.	petiti Zon each not s testi	e Environmental Resources Committee, at the public hearing for this zone change request, is unable to make a symmetry and upon the facts presented and/or request additional information, clarification or data from the tioner, Town Board, or any other source, that information shall be supplied to the Conservation, Planning, and ing Department 24 hours or more prior to the next regularly scheduled meeting (date and time to be announced at a regular meeting). Twenty four hour notice is required for all agenda items. If the requested information, etc. is supplied, the zone change petition is denied and will only appear on the agenda as a report. No additional mony will be accepted. The petitioner (applicant) may re-apply at any time to bring the matter back before the nmittee. No exceptions to this policy will be granted.
7. 3.		tioner's Signature Nath 7 Wuyott Phone 715-241-7500 Date 9-12-22  Phone 715-241-7500 Date 9-12-22  Phone 715-383-4773 Date 9-15-23
Dat	e 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 <u>if</u> 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.

OCT 0 6 2022



### MARATHON CO. CERTIFIED SURVEY MAP NO.

Of a part of the Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 27 North, Range 9 East, Town of Reid, Marathon County, Wisconsin.

### **Owners Certificate:**

We, Thomas A. Buchkowski and Nichole J. Buchkowski, as owners, hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map. We understand that deeds will need to be prepared and recorded to transfer title rights to Lot 1. I also certify that this Certified Survey Map is required to be submitted to the following for approval: Marathon County and the Town of Reid.

Witness the hand and seal of said owner thisin presence of:	day of	, 20
Thomas A. Buchkowski		
Nichole J. Buchkowski		
State of Wisconsin ) ss		
County)		
Personally came before me this day or the above named Thomas A. Buchkowski and Nichole J. executed the foregoing instrument and acknowledged the	f Buchkowski to me kno same.	, 20, own to be the same persons who
(Notary Seal)	Notary Public,	City / State
MY COMMISSION EXPIRES		· ·



SHEET 3 OF 3



DRAWN BY	DATE
S.M.H.	JUNE 24, 2022
CHECKED BY	PROJECT NO.
N.J.W	3864
PREPARED FOR:	MELISSA THRUN

### **REZONE LEGAL DESCRIPTION:**

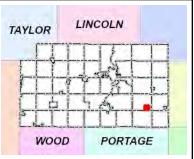
Of a part of the Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 27 North, Range 9 East, Town of Reid, Marathon County, Wisconsin, described as follows:

Commencing at the West 1/4 corner of said Section 26; Thence South 00°12'20" West along the monumented West line of said Northwest 1/4 of the Southwest 1/4, 577.88 feet to the North right-of-way line of Kristof Road; Thence South 00°14'01" West along said monumented West line, 83.33 feet to the South right-of-way line of Kristof Road and the point of beginning; Thence South 63°21'51" East along said South right-of-way line, 512.42 feet to the West right-of-way line of County Road Y and the beginning of a tangential curve to the left; Thence along said West right-of-way line, 226.00 feet along the arc of said curve, said curve having a radius of 2906.04 feet, a central angle of 4°27'21", and a chord that bears South 22°42'40" West for a distance of 225.94 feet; Thence South 20°28'59" West along said West right-of-way line, 745.70 feet to the Westerly extension of the monumented North line of the South 50 rods of said Southwest 1/4 of the Southwest 1/4; Thence North 87°43'06" West along said North line, 114.37 feet to the monumented West line of said Southwest 1/4 of the Southwest 1/4; Thence North 00°12'36" East along said monumented West line, 484.07 feet to the Northwest corner of said Southwest 1/4 of the Southwest 1/4; Thence North 00°14'01" East along said monumented West line of the Northwest 1/4 of the Southwest 1/4, 648.08 feet to the point of beginning.

The above described parcel of land contains 308,870 square feet or 7.091 acres, more or less;







### Legend

**Road Names** 

- Parcels
- Parcel Lot Lines
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Named Places
- Municipalities2020 Orthos Countywide
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

329.83 0 329.83 Feet

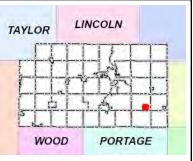
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DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is 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







### Legend

**Road Names** 

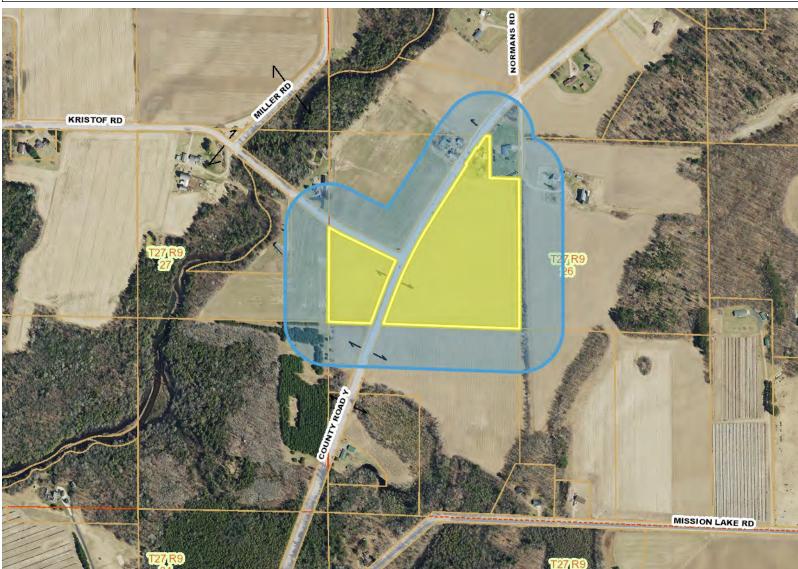
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- Parcel Lot Lines
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Named Places
- Municipalities
  - 2020 Orthos Countywide
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band 3

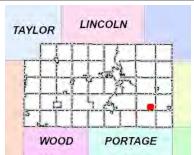
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  - Blue: Band 3

329.83 0 329.83 Feet

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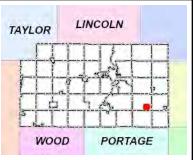
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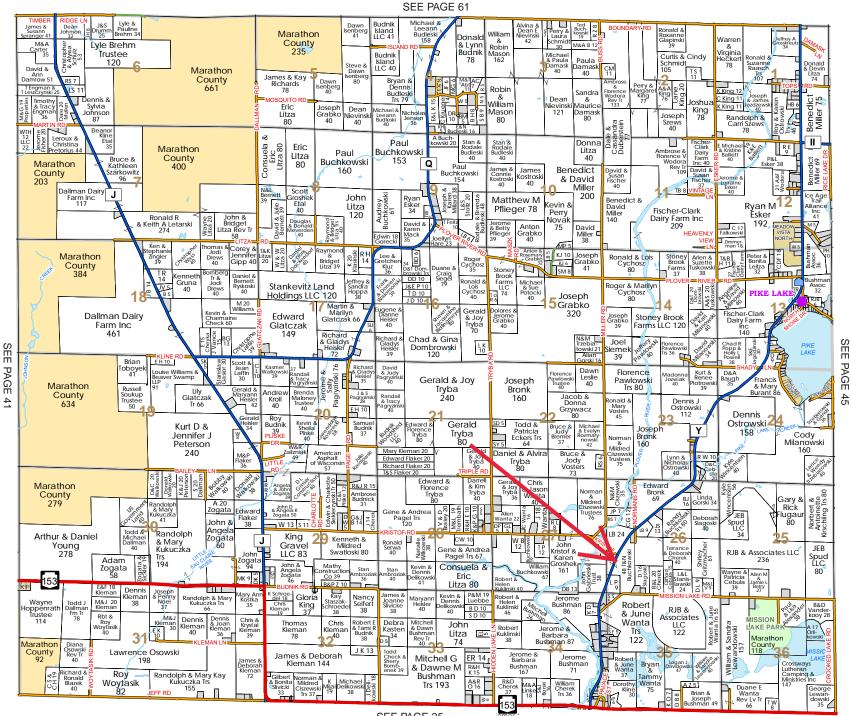
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MA	TE OF WISCONSIN ) RATHON COUNTY ) WN OF REID )
	RESOLUTION ON ZONING ORDINANCE AMENDMENT
TC	THE MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE
I, k	ttie Milanowski, Clerk of the Town of Reid, Marathon County, State of Wisconsin, do hereby certify that the following is a and correct copy of a resolution adopted by the Town of Reid Town Board at a meeting held on the
	RESOLUTION
dis	WHEREAS, Section 59.69(5)(e)3., Wisconsin Statues, provides that if a town affected by a proposed amendment opproves of the proposed amendment, the town board may file a certified copy of a resolution adopted by such board opproving of the petition with the Environmental Resources Committee prior to, at or within ten (10) days after the public ang, and
dist the	WHEREAS, if the town board of the town affected in the case of an ordinance relating to the location of boundaries of icts files such a resolution, the Environmental Resources Committee may not recommend to the County Board approval of etition without change, but may only recommend approval with change or recommend disapproval.
zor No of l	NOW, THEREFORE BE IT RESOLVED that the Town of Reid Town Board considered on the
The	Fown of Reid hereby has considered the following standards for rezoning above property (use additional sheets if esary);
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?
	☑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)	s 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:
_	
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?
0,	No Tyes Explain:
	LAPIdin.
9)	Has the applicant explained how the proposed development will be located to minimize the amount of agricultural land converted?
	MNo ☐Yes Explain:
10)	Is proposed rezone request consistent with the town's adopted Comprehensive Plan? Explain.
	□No Yes Explain:
	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:
days	s. 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) beyond the date of the public hearing. The extension must be by Town Board Resolution and remains in effect until the n Board adopts a resolution rescinding the extension.
	Clerk Lettre Dilanow Re
	Town Board Joseph Dallman
	David Dalla
	Robert Abush In
NOT	TE: If you recommend disapproval of this request, please make every effort to send a representative to the

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 November 18, 2022 to:

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



### Thomas and Nichole Buchkowski Petition to Rezone Land Staff Report, November 29<sup>th</sup>, 2022 Environmental Resources Committee

### **PETITIONER:**

Riverside Land Surveying- Nathan Wincentsen-5310 Willow Street, Weston, WI 54476

### **PROPERTY OWNERS:**

Thomas and Nichole Buchkowski -212183 County Road Y, Hatley, WI 54440

### **LOCATION OF REZONE REQUEST:**

Area proposed to be rezoned is on the corner of Kristof Road and County Road Y.

### **REQUEST:**

The petition of Riverside Land Surveying- Nathan Wincentsen on behalf of Thomas and Nichole Buchkowski, to amend the General Code of Ordinances for Marathon County Chapter 17 zoning code to rezone lands from G-A General Agriculture to R-E Rural Estate described as part of the Northwest ¼ of the Southwest ¼ and the Southwest ¼ of the Southwest of Section 26, Township 27 North, Range 6 East, Town of Reid. The area proposed to be rezoned is described as Lot 1 of the preliminary CSM, parent parcel PIN#s 064.2709.263.0980, 064.2709.263.0989.

### **PUBLIC HEARINGS/MEETINGS:**

- Town of Reid Town Board Meeting (October 11<sup>th</sup>, 2022)
- Marathon County Environmental Resources Committee Meeting (November 29<sup>th</sup>, 2022, at 3:00pm)

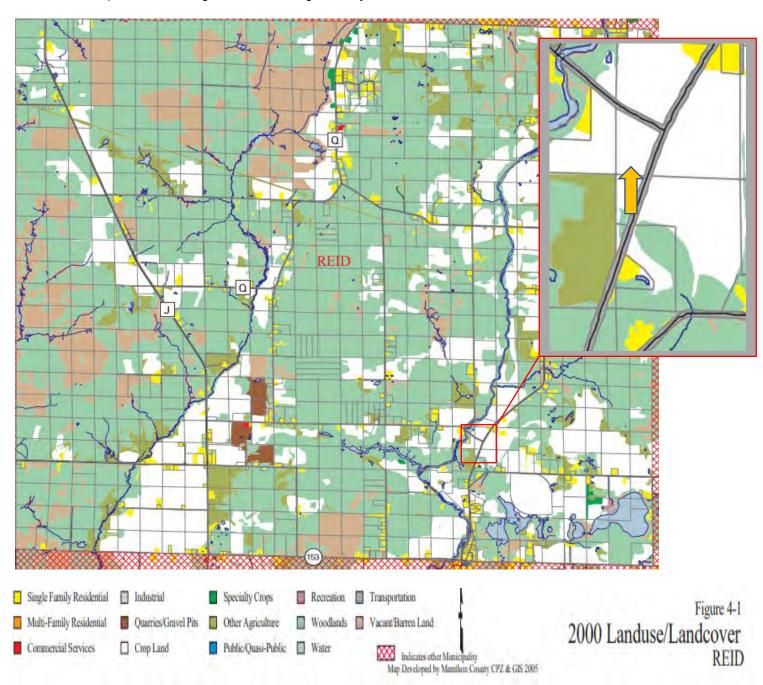
### **Legal Notification:**

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.

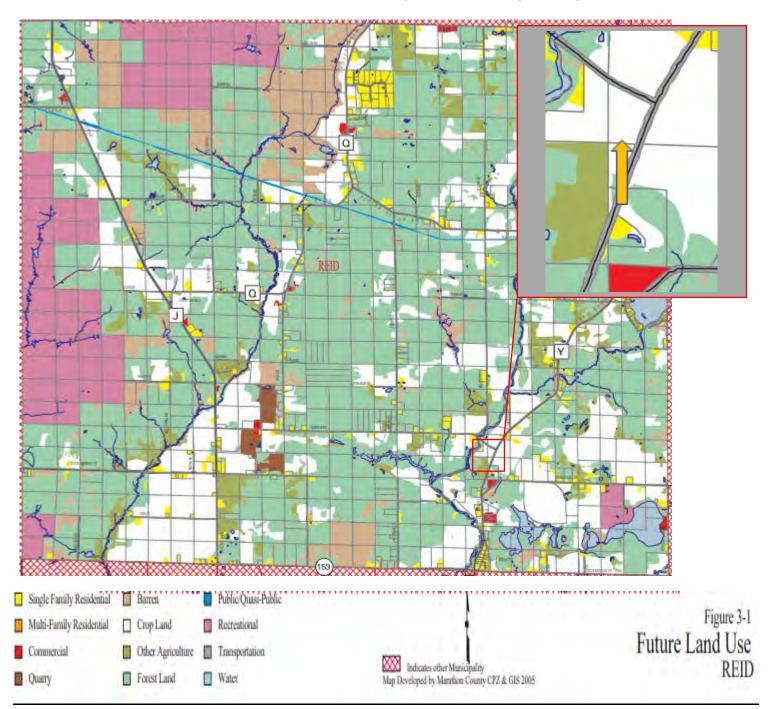
<u>Existing Generalized Land Use Map – Town of Reid (Comprehensive Plan 2007)</u> The area proposed to be rezoned is shown Crop Land in the Town's Comprehensive Plan Existing Land Use Map (2000). Adjacent land uses are comprised of Woodlands, Crop Land, Other Agriculture and Single Family Residential.



### PROPOSED ZONING DISTRICT:

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

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



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

### **Aerial Photo**







### **TOWN RECOMMENDATION:**

On October 11<sup>th</sup>, 2022, the **Town of Ried** 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 area in question was not designated as a farmland preservation area. The Town of Reid does not participate in farmland preservation zoning. 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.
- **<u>b.</u>** 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).
- **<u>c.</u>** 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 <u>Approval</u> to the Marathon County Board of Supervisors. Should the rezone be approved, staff recommends the Town of Reid to amend their comprehensive plan to reflect the zoning change.



### <u>Case: #1</u> Environmental Resources Committee Decision Form

### **Conclusions of Law**

Agree

disagree

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	d
2.	The location of the proposed development minimizes the amount of agricultural land converted and will not substantially impart or limit current or future agricultural use of other protected farmland.	ir
	☐ 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, school emergency services, etc.), and  c. Providing public facilities will not be an unreasonable burden to the local government.	ols,
	☐ Agree ☐ disagree ☐ insufficient information	
4.	The rezoning will not cause unreasonable air and water pollution, soil erosion, or adverse effects on rare or irreplaceable natura areas.	al
	☐ Agree ☐ disagree ☐ insufficient information	
_		
5.	The Town has approved the proposed rezone of the property.	
	Agree disagree insufficient information	
_		

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

insufficient information

# Environmental Resources Committee Decision On the basis of the above findings of fact, conclusions of law, and the record in this matter, the Marathon County Environmental Resources Committee finds that the rezoning is: Approved Motion/ Second Denied, for the following reasons Tabled for further consideration Specify reasons for denial, or additional information requested: An amendment to the county comprehensive plan is needed to approve this petition. An amendment to the county farmland preservation plan is needed to approve this petition. Describe recommended amendments: Signature:

Chairman:

**AGENDA ITEM COVER SHEET** 

**MEETING/DATE:** Town Board, August 16, 2022

ITEM: Docket #2022-013: Discussion and action on zoning map amendment from RA-1-35

acre Rural Agricultural to Mixed Residential (MR-4) and Suburban Residential (SR-2).

FROM: Jared Grande, Director of Community Development

**BACKGROUND** 

Royal View and Royal Vista were previously platted and are currently having houses constructed. This addition furthers the development in the area and fits with existing development assuming detached single-family housing it what is built on the MR-4 properties.

PREVIOUS ACTIONS: Plan Commission recommended approval (4-0-) and requested staff to confirm lots 1-

18 do not meet Chapter 17 requirements allowing two-family housing.

**STAFF COMMENTS:** • Lots 1-18 proposed for MR-4 either do not meet minimum lot size or frontage

for two-family housing and therefore would be not permitted. Staff will also work with the applicant on a deed restriction to be recorded for Lots 1-18

stating only single-family dwellings are permitted/allowed.

ATTACHMENTS: Rezone Determination Report, Zoning Map, and Application

Possible Actions to be Taken

See Determination Report (attached)

**REQUESTED ACTION:** Recommend approval as submitted from RA-1-35 acre Rural Agricultural to Mixed

Residential (MR-4) and Suburban Residential (SR-2).

**FURTHER ACTION(s):** Notify applicant of the Board's decision (staff)

REZONE DETERMINATION REPORT		
FROM:	Jared Grande, Community Development Director	
DOCKET NO.	2022-015 <b>HEARING D</b>	ATE: August 10, 2022
APPLICANT:	BPW Development, LLC, 150485 Strawberry Ln, Waus	au, WI 54401
OWNER:	Harold and Marian Hall (Trustee)(Deceased) – Conta Rd, Wausau, WI 54401	ct: Yvonne Mattson, 223071 Bluebonnet
LOCATION:	SW 1/4 and NW 1/4 of the SE 1/4, SEC 16-28-07	
DESCRIPTION:	Rezoning SW 1/4 and NW 1/4 of the SE 1/4, SEC 16-24 Mixed Residential and SR-2 Suburban Residential materials for area designated as MR-4.	

The Department of Community Development of the Town of Rib Mountain, pursuant to the Town of Rib Mountain Zoning Code, Subchapter 11 Processes, Section 17.223 Amendment of Official Zoning Map Procedures, hereby makes the following findings and evaluation to the Town of Rib Mountain Plan Commission:

### **GENERAL INFORMATION**

	GENERAL INFORMATION
CURRENT ZONING:	RA-1-35ac
DEFINITION: 17.035(1)(A)	Description and Purpose. This district is intended to permit development which is solely of a rural community character. The land use standards for this district permit very low density single-family residential development at a density of one dwelling unit for every 35 gross acres, as well as a variety of agricultural and agricultural support land uses. Density and intensity standards for this district are designed to ensure that development which requires even a minimum of urban services does not occur until such services are available. As such, the Rural Agricultural (RA-35ac) District shall either serve as a designation which preserves and protects agricultural activities, or as a "holding zone" which provides for an interim land use (agriculture) that will easily permit further development (with rezoning to another district) at the appropriate time.
	Rationale: This district is used to provide for the protection of low density agricultural activities, and a very low density residential area for those who want to live in a rural environment and who retain enough land with their residence to ensure that the rural environment is maintained as long as the Rural Agricultural (RA-35ac) District designation is retained. In this manner, even if all property were developed in a given area with the Rural Agricultural (RA-35ac) District designation, the rural community character of that area would still be maintained.
PROPOSED ZONING:	MR-4 Mixed Residential
	Description and Purpose. This district is intended to permit development which has a

### DEFINITION: 17.035(2)(H)

Description and Purpose. This district is intended to permit development which has a moderately high-density community character which lies somewhere between suburban and urban. The land use standards for this district permit both single-family detached residential development and certain types of moderately high density single-family attached development permitted by right, and both moderately high density single-family attached development and certain types of multi-family development permitted as a conditional use, as well as a variety of related institutional land uses. Density and intensity standards for this district are designed to ensure that the Mixed Residential (MR-4) District shall serve as a designation which

preserves and protects the moderately high-density residential community character of its area. A variety of residential development options are available in this district, with a Maximum Gross Density (MGD) of 4 dwelling units per gross acre.

Rationale: This district is used to provide for the permanent protection of an area for those who want to live in a moderately high density residential environment and who retain enough land with their residence, or in their development, to ensure that the desired community character is maintained as long as the Mixed Residential (MR-4) District designation is retained, regardless of how much development occurs within that area. As such, this district is intended to provide the principal location for a wide range of single-family attached dwelling types, including twin houses, duplexes, atrium houses, and weak link townhouses.

### **Suburban Residential (SR-2)**

Description and Purpose. This district is intended to permit development which has a moderate density, suburban community character. This district is intended to be the principal district for single-family development within the Town of Rib Mountain not served by both public water and public sanitary sewer. Density and intensity standards for this district are designed to ensure that the Suburban Residential (SR-2) District shall serve as a designation which preserves and protects the suburban residential community character of its area. A variety of residential development options are available in this district, with a Maximum Gross Density (MGD) of 2 dwelling units per gross acre.

### Definition: 17.035(2)(E)

Rationale: This district is used to provide for the permanent protection of a moderate density residential area for those who want to live in an suburban residential environment and who retain enough land with their residence, or in their development, to ensure that the suburban community character is maintained as long as the Suburban Residential (SR-2) District designation is retained, regardless of how much development occurs within that area.

FUTURE LAND USE Suburban Neighborhood

**FLU DESCRIPTION:** 

Small lot, higher-density residential development, home occupation, small-scale institutional and recreational uses served by public water and sewer facilities. This area is within the 2040 sewer service boundary.

Revi	EW OF DENSITY STANDA	ARDS AND BULK REGULAT	TIONS
LOT STANDARDS	REQUIREMENTS (MR-4/SR-2)	PROPOSED LOTS (MR-4/SR-2)	STATUS
Minimum Lot Area:	10,000/20,000 Sq. Ft.	See preliminary plat.	Meets Requirements.
Minimum Lot Width:	50/100 Ft.	See preliminary plat	Meets Requirements.
Min. Landscape Surface Rat.	0.30/0.65	> 0.30 / > 0.65	Meets Requirements.
Max. Floor Area Ratio:	0.20/.150	< 0.20 / <0.150	Meets Requirements.

### **DETERMINATION / FINDING OF FACT**

- 1. Is the proposed rezoning consistent with the Comprehensive Plan, as is required by Wisconsin Statutes?

  Yes, the MR-4 and SR-2 allows single-family detached dwellings a permitted use-by-right, which is specifically called out for this designation in the 2020 comprehensive plan.
- Does the rezoning further the purpose and intent of this Chapter?
   Chapter 17 is written to implement the Comprehensive Plan to the extent possible under zoning and this proposed map amendment is within the scope of that intent.

- 3. Does rezoning address any of the following that are not properly addressed on the current Official Zoning Map?
  - 1. A mistake was made in mapping on the Official Zoning Map. That is, an area is or has developed in a manner and purpose different from that for which it is mapped. If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the Village may intend to stop an undesirable land use pattern from being perpetuated.
  - 2. Factors have changed, such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes, making the subject property more appropriate for a different zoning district.
  - 3. Growth patterns or rates have changed, thereby creating the need for a rezoning.

This rezone is an addition to a plat currently being developed. The proposal furthers the initial development and provides improved interior circulation.

4. Does the proposed zoning district maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

Yes, the overall development plan shall maintain the desired consistency of residential land use in this area of the Town. Staff does not believe the applicant/proposed owner is intending on developing two-family housing in the MR-4, but the intent of rezoning to this district is to create additional lots along County Rd N. Staff believes there needs to be safeguard(s) in place to make sure two-family housing is not built within the development causing inconsistent land uses within the subdivision and original subdivision to the east.

### **BACKGROUND INFORMATION**

Royal View and Royal Vista were previously platted and are currently having houses constructed. This addition furthers the development in the area and fits with existing development assuming detached single-family housing it what is built on the MR-4 properties.

### **CURRENT PROPERTY CONDITIONS**

Farm field, forested, and wetlands.

### **STAFF COMMENTS**

This proposed subdivision plat seems like the logical next step in further developing off Royal View. It's the same developer that did Royal View Estates. The request includes MR-4 which may allow two-family housing, not just conventional residential development, as a permitted use, but such lot(s) would need a minimum of 20,000 sq./ft. (10,000 sq./ft. per dwelling unit). Staff believes there can be safeguards put in place to make sure conventional residential development per section 17.056 (1)(a) is achieved. In reviewing the possible zoning district SR-4, it's a district that is not used currently and in the process of updating the Town of Rib Mountain Zoning Code, the Zoning Steering Committee, Ayres and Associates, and staff are evaluating to potentially remove SR-4.

### Possible Actions to be Taken

**RECOMMEND APPROVAL:** Plan Commission recommends approval of the rezone request and the proposed 51 lot subdivision plat and forwards the recommendation on to the Town Board for the August 16, 2022 meeting.

**RECOMMEND APPROVAL WITH MODIFICATIONS:** Plan Commission recommends approval of the rezone request and the proposed 51 lot subdivision plat with modifications as discussed and forwards the recommendation on to the Town Board for the August 16, 2022 meeting.

**DEFER ACTION:** Defer action on the request based on insufficient material/evidence provided by the applicant or uncertainty among the commissioners based on evidence presented at the public hearing. A recommendation shall be made within 60 days of submittal of the application. If the Plan Commission chooses not to make a recommendation or fails to make a recommendation to the Town Board within 60 days of the submittal of the application, then the Town Board shall hold the public hearing without a Plan Commission recommendation.

COUNTY OF MAI TOWN OF RIB M	•
WHEREAS,	the Town Board of Supervisors of the TOWN OF RIB MOUNTAIN has heretofore been petitioned to amend the Town Zoning Ordinance and accompanying Zoning Map, and;
WHEREAS,	the Town on due notice conducted a public hearing on the proposed amendment(s), and;
WHEREAS,	the proposed amendment(s) has been given due consideration by the Town Board in open session, and;

WHEREAS, the proposed amendments are compatible with the adopted comprehensive plan;

NOW, THEREFORE BE IT RESOLVED, that pursuant to Wis. Stat. §§60.62(3), the Town Board of Supervisors of the TOWN OF RIB MOUNTAIN does hereby request review by the County Environmental Resources Committee (formerly the Land Conservation and Zoning Committee) and subsequent recommendation for County Board approval of the attached Zoning Ordinance Amendment (and accompanying Zoning Map).

### Dated this 1th day of November, 2022

STATE OF WISCONSIN

Signed by the Board of Supervisors of the TOWN OF RIB MOUNTAIN:

Brad Conklin, Supervisor Corey Sillars, Supervisor Gerry Klein, Supervisor

I, Lynnae Kolden, Clerk of the TOWN OF RIB MOUNTAIN, Marathon County, State of Wisconsin do hereby certify that the attached is a true and correct copy of a Zoning Resolution adopted by a majority vote of the Town Board of Supervisors of the TOWN OF RIB MOUNTAIN on November 1, 2022.

é Kolden, Town Clerk

11-1-20スマ

### RESOLUTION 22-07 TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN

A resolution rezoning a portion of land consisting of 79.89 acres of land from RA-1 Rural Agricultural to MR-4 Mixed Residential (7.626 acres) and SR-2 Suburban Residential (72.264 acres); located SW 1/4 and NW 1/4 of the SE 1/4, SEC 16-28-07, Town of Rib Mountain, Wisconsin; and amending the Official Zoning Map to reflect said change.

WHEREAS, BPW Development, LLC, a perspective owner in the above-mentioned property, petitioned to amend a portion of land on the Official Zoning Map of the Town of Rib Mountain from RA-1 Rural Agricultural to MR-4 Mixed Residential and SR-2 Suburban Residential; and

WHEREAS, the Plan Commission of the Town of Rib Mountain having held a public hearing on the 10<sup>th</sup> day of August 2022, on the application described above for the zoning of property described herein, and

WHEREAS, the Plan Commission having thereafter filed its written recommendations and findings with the Town Board of Supervisors, and after careful considerations, said Board having received and approved the recommendations of Said Commission; the petition is consistent with the adopted Rib Mountain Comprehensive Plan;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Town of Rib Mountain, Marathon County, Wisconsin, hereby amends the Rib Mountain Zoning Map as follows:

<u>Section 1:</u> On the application (2022-015), for the following territory now comprising as part of the RA-1 Rural Agricultural zoning district, located in Section 16, Township 28 North, Range 7 East, Town of Rib Mountain, Marathon County, Wisconsin; is hereby designated to be and become hereafter part of the following zoning district:

MR-4 Mixed Residential: described as commencing at the South 1/4 corner of said Section 16; thence North 00°12'27" West, coincident with the west line of said Southwest 1/4 of the Southeast 1/4, 24.75 feet to the north right-of-way line of County Road "N" and the point of beginning; thence continuing North 00°12'27" West, coincident with said west line of the Southwest 1/4 of the Southeast 1/4, 605.32 feet; thence North 89°48'38" East, 170.19 feet; thence South 00°11'22" East, 260.00 feet to the beginning of a curve concave to the northeast; thence 260.75 feet coincident with the arc of said curve, said curve having a radius length of 166.00 feet, a central angle of 90°00'00", and a chord the bears South 45°11'22" East for 234.76 feet; thence North 89°48'38" East, 461.44 feet to the beginning of a curve concave to the northwest; thence 194.00 feet, coincident with the arc of said curve, said curve having a radius length of 306.00 feet, a central angle of 36°19'26" and a chord that bears North 71°38'55" East, for 190.76 feet; thence North 53°29'13" East, 243.24 feet to the beginning of a curve concave to the southwest; thence 137.15 feet, coincident with the arc of said curve, said curve having a radius length of 232.50 feet, a central angle of 33°47'54", and a chord that bears South 17°05'19" East for 135.17 feet; thence South 00°11'22" East, 263.72 feet to said north right-of-way line of County Road "N"; thence North 88°51'18" West, coincident with said north right-of-way line, 623.06 feet; thence South 89°23'30" West, coincident with said north right-of-way line, 591.09 feet to said west line of the Southwest 1/4 of the Southeast 1/4 and

the point of beginning; being part of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 28 North, Range 7 East, Town of Rib Mountain, Marathon County, Wisconsin.

SR-2 Suburban Residential: described as Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 except commencing at the South 1/4 corner of said Section 16; thence North 00°12'27" West, coincident with the west line of said Southwest 1/4 of the Southeast 1/4, 24.75 feet to the north right-of-way line of County Road "N" and the point of beginning; thence continuing North 00°12'27" West, coincident with said west line of the Southwest 1/4 of the Southeast 1/4, 605.32 feet; thence North 89°48'38" East, 170.19 feet; thence South 00°11'22" East, 260.00 feet to the beginning of a curve concave to the northeast; thence 260.75 feet coincident with the arc of said curve, said curve having a radius length of 166.00 feet, a central angle of 90°00'00", and a chord the bears South 45°11'22" East for 234.76 feet; thence North 89°48'38" East, 461.44 feet to the beginning of a curve concave to the northwest; thence 194.00 feet, coincident with the arc of said curve, said curve having a radius length of 306.00 feet, a central angle of 36°19'26" and a chord that bears North 71°38'55" East, for 190.76 feet; thence North 53°29'13" East, 243.24 feet to the beginning of a curve concave to the southwest; thence 137.15 feet, coincident with the arc of said curve, said curve having a radius length of 232.50 feet, a central angle of 33°47'54", and a chord that bears South 17°05'19" East for 135.17 feet; thence South 00°11'22" East, 263.72 feet to said north right-of-way line of County Road "N"; thence North 88°51'18" West, coincident with said north right-of-way line, 623.06 feet; thence South 89°23'30" West, coincident with said north right-of-way line, 591.09 feet to said west line of the Southwest 1/4 of the Southeast 1/4 and the point of beginning; being part of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 28 North, Range 7 East, Town of Rib Mountain, Marathon County, Wisconsin.

BE IT FURTHER RESOLVED that the foregoing amendment to the zoning district designations shall take effect only upon the sale of the property to the above-named prospective property owner. If the rezoning of any lands by this Resolution does not take effect within 180 days of the date hereof, this Resolution shall become null and void and the zoning for such lands shall remain unchanged.

<u>Section 2</u>: The Zoning Administrator shall forward this approval to Marathon County so that the County can make necessary alterations upon the Official Zoning Map of the Town of Rib Mountain to reflect the changes in the zoning classification of the property described herein.

Section 3: SERVABILITY. If any section, clause, provision, or portion of this Resolution is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Resolution shall not be affected thereby. If an application of this Resolution to a particular structure, land, or water is adjudged unconstitutional or invalid by a court of competent jurisdiction, such judgment shall not be applicable to any other structure, land, or water not specifically included in said judgment. If any requirement or limitation attached to an authorization given under this Resolution is found invalid, it shall be presumed that the authorization would not have been granted without the requirement or limitation and, therefore, said authorization shall also be invalid. Any other resolutions or ordinances whose terms are in conflict with the provisions of this resolution are hereby repealed as to those terms that conflict.

<u>Section 4:</u> EFFECTIVE DATE. This resolution shall take effect upon approval and signature.

Adopted this 16th day of August 2022

# Allen Opall, Chair Attest:

Lynnae Kolden, Town Clerk

# DAILY HERALD

STATE OF WISCONSIN **BROWN COUNTY** 

RIB MOUNTAIN TOWN OF

227800 SNOWBIRD AVE

WAUSAU

WI

544015828

I, being duly sworn, doth depose and say I am an authorized representative of The Wausau Daily Herald, a newspaper at Wausau Wisconsin and that an advertisement of which the annexed is a true copy, taken from said paper, which published therein on:

Account Number: GWM-RIB450 Order Number: 0005352072

Total Ad Cost:

\$57.17

Published Dates:

07/27/2022, 08/03/2022

Legal, Clérk

State of Wisconsin County of Brown

Subscribed and sworn to before on August 3, 2022

Notary Public State of Wisconsin, County of Brown

My Commission Expires

# of Affidavits 1 This is not an involce

VICKY FELTY Notary Public

State of Wisconsin

A GANNETT COMPANY TOWN OF RIB MOUNTAIN NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that public hearings will be held before the Plan Commission of the Town of Rib Mountain, Marathon County, Wisconsin, at the Rib Mountain Municipal Center, 227800 Snowbird Ave, on Wednesday, August 10th, 2022, at 5:00 P.M. to hear and consider the request of:

Jim Borysenko, REI Engineering, peti-tioner, requests a conditional use for indoor commercial entertainment (17.056(4)(h)) on SEC 03-28-07 PT OF SW 1/4 SW 1/4 - LOT 1 CSM VOL 58 PG 64 (#12937) (DOC #1334945), which is located at the northeast comer of Rob-in Lane and Hummingbird Road; per Rib Mountain Municipal Code Section 17.053 - Table of Land Uses.

Mike Molv, REI Engineering, petitioner, requests a conditional use for Indoor institutional use (17.056(3)(c)) at 224700 Biltersweet Rd, Wausau, WI 54401, per Rib Mountain Municipal Code Section 17.053 – Table of Land Uses.

BPW Development, LLC, petitioner, reprw Development, LLC, petitionar, requests an amendment to the Town of Rib Mountain Zoning Map from Rural Agricultural (RA-1) to Mixed Residential (MR-4) (7.626 acres) and Suburban Residential (SR-2) (72.264 acres) containing 79.89 lotal acres located on SW 1/4 and NW 1/4 of the SE 1/4, SEC 18-28-07, Town of Rib Mountain, Marathon County, Wisconstin ty, Wisconsin.

DATED Ihis 25th day of July 2022.

Jared Grande, Director of Community Development Run: July 27, Aug. 3, 2022 WNAXLP

RIB MOUNTAIN TOWN OF

Re: 1334945

GANNETT WI MEDIA 435 EAST WALNUT ST. PO BOX 23430 GREEN BAY, WI 54305-3430

**GANNETT** 

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### Town of Rib Mountain

### Planning and Zoning Commission

### **Application for Public Hearing**

ETITIONER / APPLICANT:	
NAME: BRW DEVELOPA	IENT, LCC
ADDRESS: 150485 STAN	BSRRy (w. CITY: WISES ZIP: WI
OFFICE PHONE:	CELL PHONE: 715. SIL BOZZ
ROPERTY OWNER:	GNFACTS
NAME: Horas Ji Maryon	C. HALL (DECERSES) YVONNE MATTSON
	BONNER la CITY: Wanson ZIP: 5440/
OFFICE PHONE:	CELL PHONE:
2 Vpr Mce	
EQUEST: REZONE THE SUS	APPLICANT: W. C.
EQUEST: REZONE THE SUS	STEET CANS FROM RA-1 TO
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EQUEST: REZONE THE SUS	SIEET CANS FROM RA-1 TO  TTACHES LEGAL DESCRIPTION  TON: 17. ZZZ

### Town of Rib Mountain

### Planning and Zoning Commission

### **Application for Public Hearing**

### General Instructions

### APPLICANT:

Before filing your application for a hearing it is suggested that you meet with the Zoning Administrator to thoroughly discuss your proposal. You may then request to be placed on the Planning Commission Agenda for an informal discussion of your hearing intentions and the feasibility of your proposed action. Such a discussion will result in a better informed Commission and may save you the required hearing fee if it appears that the proposed action is unlikely to result in a favorable recommendation.

If you decide to pursue your request for a hearing on your proposed action please submit the completed application and the required fees. You will be expected to attend the Commission meeting and present your request.

This application is used for all public hearings, which may include: rezoning, code changes, conditional use approvals, etc. In addition, there may be other forms required to complete your application, such as site plan review – please ask.

BELOW FOR TOWN USE ONLY				
( ) FEE: \$	PAID BY:			
( ) RECEIPT #	RECEIVED BY:			
( ) DOCKET #	ASSIGNED BY:			
( ) HEARING DATE:	SCHEDULED BY:			
( ) NOTICE OF HEARING:	DATE POSTED / MAILED:			

### **Town of Rib Mountain**

### Effective January 1, 2021

CODE SECTION			
SECTION.		FY 2020	FY 2021
8.02	Excess of 300 ft. in Length along Public Right-of-Way		
8.02	Open Cut or Directional Boring Outside of Roadway	\$750.00	\$750.00
8.02	Directional Boring Under Roadway	\$250.00	\$250.00
8.02	Open Cut Pavement Surface (add'l per opening)	\$500.00	\$500.00
8.02	Open Cut Pavement Surface less than 4 yrs old (add'l per opening)	\$1,000.00	\$1,000.00
	Culverts, Materials, Asphalt Patch	Cost	Cost
	Developer Review Fees (Stormwater, Attorney, Site Plan, Etc.)	actual consultant	actual consultant
Special Road	Use - Single Trip Transport		
	Over Width	\$100.00	\$100.00
	Over Weight (Emergency Only)	\$250,00	\$250.00
ZONING FE	ES		
17.26	Zoning Code Text Amendment	\$300.00	\$350.00
17.26	Zoning Code Map Amendment	\$250.00	\$300.00
17.26	Comprehensive Plan Amendment	\$300.00	\$500.00
17.26	Special Use	\$100.00	\$100.00
17.26	Conditional Use	\$250.00	\$300.00
17.26	Sign Permit fee, PLUS	\$50.00	\$50.00
17.26	Sign Permit per sq ft (min \$50)	\$1.00	\$1.00
17.26	Special Event Sign Permit	\$50.00	\$50.00
17.26	Site Plan / Zoning Permit, 1 & 2 Family	\$50.00	\$50.00
17.26	Site Plan / Zoning Permit, All other, per acre	\$50.00	\$50.00
17.26	Occupancy Insp / Cert.	\$50.00	\$50.00
17.26	Zoning Occupancy Bond, Res.	\$1,000.00	\$1,000.00
17.255	Zoning Occupancy Bond, Comm.	1% / \$1,000. min	1%/\$1,000. min
17.255	Board of Appeals Variance	\$400.00	\$400.00
17.255	Zoning Code Interpretation	\$200.00	\$200.00
17.255	Appeals	\$400.00	\$400.00
17.255	Filing / recording, plus fees	\$35.00	\$35.00
17.255	Bed & Breakfast	\$200.00	\$200.00
17.255	Consultant fees:	Cost	Cost
*Note: Zonii	ng requests are subject to publication fees at cost.		
SUBDIVISIO	ON & PLATTING FEES		
	Certified Survey Maps	\$150.00	\$150.00
18.13(1)	Preliminary Plats	\$400.00	\$400.00
	Final Plats	\$300.00	\$300.00
19.16(3)(b)	Park Dedication Fees, single family	\$650.00	\$650.00
19.16(3)(b)	Park Dedication Fees, two family	\$1,300.00	\$1,300.00
19.16(3)(b)	Park Dedication Fees, multi-family	650 / unit	650 / unit
A STATE OF THE STATE OF	Consultant review fees	Cost	Cost

### ROYAL VIEW 1ST ADDITION

SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.

### SURVEYOR'S CERTIFICATE

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

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 16; THENCE NORTH 00°12'27" WEST, COINCIDENT WITH THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, 24.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD "K" AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°12'27" WEST, COINCIDENT WITH SAID WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4: THENCE SOUTH 00°11'22" EAST, COINCIDENT WITH THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE EAST LINE OF SAID

SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, 2568.25 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD "N"; THENCE NORTH 88'51'18" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 728.09 FEET: THENCE SOUTH 89°23'30" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 591.09 FEET TO SAID WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE POINT OF BEGINNING.

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

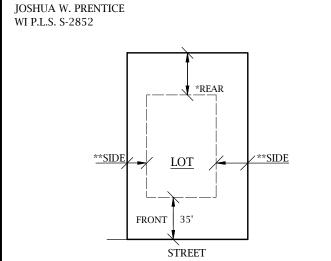
THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF THE BPW DEVELOPMENT, LLC, AGENT OF SAID PARCEL

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

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, WISCONSIN ADMINISTRATIVE CODE A-E7 AND THE SUBDIVISION REGULATIONS OF THE TOWN OF RIB MOUNTAIN, CITY OF WAUSAU, MARATHON COUNTY AND THE WISCONSIN DEPARTMENT OF ADMINISTRATION.

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

DATED THIS DAY OF



REI ENGINEERING, INC.

LOTS 1-18 MR-4 ZONING FRONT VARD/STREET - 35'

REAR YARD - 25 \*

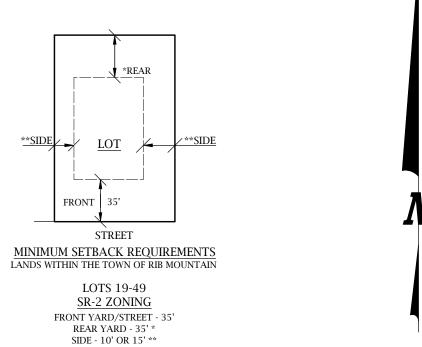
SIDE - 10' OR 12' \*\*

MINIMUM SETBACK REQUIREMENTS

LANDS WITHIN THE TOWN OF RIB MOUNTAIN

FROM SECTION 17.093 OF THE RIB MOUNTAIN ZONING CODE \*REAR YARD SETBACK = 25 FEET FROM BUILDING (HOME) TO REAR

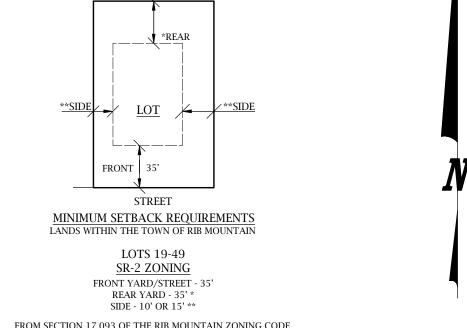
PROPERTY LINE & 10 FEET FROM BUILDING (ACCESSORY) TO SIDE PROPERTY LINES. \*\*SIDE YARD SETBACK = 10 OR 12 FEET FROM BUILDING (HOME) TO SIDE PROPERTY LINES & 10 FEET FROM BUILDING (ACCESSORY) TO SIDE



FROM SECTION 17.093 OF THE RIB MOUNTAIN ZONING CODE

PROPERTY LINE & 10 FEET FROM BUILDING (ACCESSORY) TO SIDE PROPERTY LINES \*\*SIDE YARD SETBACK = 10 OR 15 FEET FROM BUILDING (HOME) TO SIDE PROPERTY LINES & 10 FEET FROM BUILDING (ACCESSORY) TO SIDE

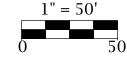
PROPERTY LINES



\*REAR YARD SETBACK = 35 FEET FROM BUILDING (HOME) TO REAR

LEGEND

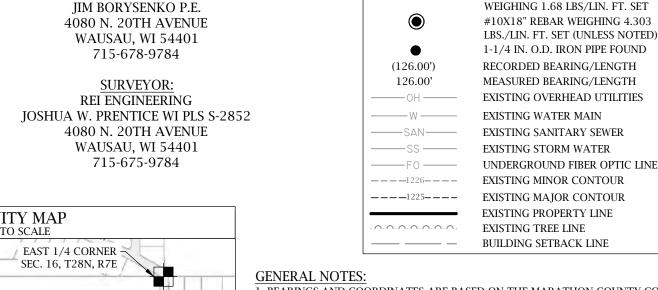
1 1/4IN. O.D. X 18 IN. IRON PIPE



OWNER: HAROLD & MARIAN HALL 223071 BLUEBONNET ROAD WAUSAU, WI 54401

DEVELOPER: BPW DEVELOPMENT, LLC 901 STATE HIGHWAY 52 WAUSAU, WI 54403 715-571-8022

**ENGINEER:** REI ENGINNERING JIM BORYSENKO P.E. WAUSAU, WI 54401



1. BEARINGS AND COORDINATES ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD83 (2011) DATUM, AND ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 7 EAST, MEASURED TO BEAR SOUTH 89'00'28" EAST. LELEVATIONS ARE REFERENCED TO THE NAVD 88 DATUM AND ESTABLISHED BY USING THE WISCORS

- 3. THERE DOES NOT APPEAR TO BE ANY STRUCTURES ON THE SUBJECT PROPERTY AT THE TIME OF
- 4. BUILDING SETBACKS ARE SHOWN IN THE ABOVE DETAILS.
- 5. PUBLIC UTILITIES THE SOURCE INFORMATION FROM PLANS AND MARKINGS PROVIDED BY OTHERS WAS COMBINED WITH OBSERVED SURFACE EVIDENCE OF UTILITIES TO DEVELOP THE APPROXIMATED LOCATION OF THE UNDERGROUND UTILITIES.HOWEVER, LACKING EXCAVATION THE EXACT LOCATION OF ALL UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY OR RELIABLY DEPICTED. IN ADDITION. IN SOME IURISDICTIONS, 811 UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR PARTIALLY RESPONDED TO WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. DIGGER'S HOTLINE TICKET #20221915983.
- FIELD WORK WAS COMPLETED ON 5-18-2022. 7. WETLANDS SHOWN WERE DELINEATED BY STAR ENVIRONMENTAL IN JUNE 2021.
- 8. EXISTING PARCEL IS CURRENTLY ZONED RA-1. THE PROPOSED ZONING FOR LOTS 1-18 IS MR-4 AND THE PROPOSED ZONING FOR LOTS 19-49 IS SR-2.
- 9. ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.
- THE WATER'S EDGE IS AS SHOWN ON THE MAP. THE APPROXIMATE ORDINARY HIGH WATER MARK IS THE SAME AS THE WATER'S EDGE LINE AS SHOWN ON THIS PLAT AND IS FOR REFERENCE ONLY.

VICINITY MAP NOT TO SCALE SUBJECT PROPERTY SE 1/4 LAVENDER LANE SW 1/4 -SE 1/4 STRAWBERRY LANE COUNTY ROAD "N" -SOUTH 1/4 CORNER SOUTHEAST CORNER ~ SEC. 16, T28N, R7E SEC. 16, T28N, R7E BY CHK'D

SHEET 1 OF 1

C8 | LOT 4 | 306.00' | N67'33'52"E | 72.00' | 13'30'46" | 72.17' | N74'19'14"F. | N60'48'29"F C9 LOT 5 306.00' N81°04'37"E 72.00' 13°30'46" 72.17' N87°50'00"E N74'19'14"E C10 LOT 6 306.00' N88°49'19"E 10.56' 1°58'38" 10.56' N89°48'38"E N87°50'00'E C11 LOTS 23-24 240.00' N71\*38'55"E 149.62' 36\*19'25" 152.15' N89'48'38"E N53\*29'13"E C12 | LOT 24 | 240.00' | N60°49'43"E | 61.34' | 14°41'01" | 61.51' | N68°10'14"E | N53°29'13"E C13 LOT 23 | 240.00' | N78°59'26"E | 90.11' | 21°38'25" | 90.65' | N89°48'38"E | N68°10'14"E C14 LOT 19 | 100.00' | \$45\*11'22"E | 141.42' | 90°00'00" | 157.08' | \$00\*11'22"E | N89\*48'38"E C15 | LOTS 11-15 | 166.00' | \$45\*11'22"E | 234.76' | 90°00'00" | 260.75' | \$00°11'22"E | N89°48'38"E UNPLATTED LANDS C16 LOT 11 166 00' S88'48'29"F 8 00' 2'45'47" 8 01' S87'25'35"F N89'48'38"F OWNED BY OTHERS C17 LOT 12 | 166.00' | \$75°47'02"E | 67.00' | 23°17'07" | 67.46' | \$64°08'28"E | \$87°25'35"E C18 LOT 13 | 166.00' | S52'29'54"E | 67.00' | 23°17'07" | 67.46' | S40°51'21"E | S64°08'28"E ► EAST LINE OF THE C19 LOT 14 | 166 00' | \$29°12'47"F | 67 00' | 23°17'07" | 67 46' | \$17°34'14"F | \$40°51'21"F NW 1/4 OF THE SE 1/4 C20 LOT 15 | 166.00' | S08°52'48"E | 50.16' | 17°22'52" | 50.36' | S00°11'22"E | S17°34'14"E C21 LOTS 46-47 60.00' N48°03'32"W 88.99' 264°15'39" 276.73' N84°04'17"E S0°11'22"E C22 LOT 47 60.00' S71\*46'18"W 114.10' 143\*55'20" 150.72' N36\*16'01"W S0\*11'22"E UNNAMED STREAM C23 LOT 46 | 60.00' | N23°54'08"E | 104.10' | 120°20'19" | 126.02' | N84°04'17"E | N36°16'01"W APPROXIMATE ¬ C24 LOTS 29-32 450.00' S71°38'55"W 280.53' 36°19'25" 285.29' S53°29'13"W S89°48'38"W SCALED FRON MARATHON WATER'S EDGE C25 LOT 32 450.00' N89°09'37"E 10.21' 1°18'02" COUNTY GIS MAPPING C26 LOT 31 | 450.00' | N81°48'38"E | 105.00' | 13°23'56" | 105.23' | N88°30'36"E | N75°06'40"E C27 | LOT 30 | 450.00' | N68°05'29"E | 109.99' | 14°02'23" | 110.27' | N75°06'40"E | N61°04'18"E - PRIVATE DRIVE C28 LOT 29 | 450.00' N57\*16'45"E | 59.53' | 7\*35'05" | 59.57' N61\*04'18"E N53\*29'13"E C29 LOTS 41-42 369.00' N71°38'55"E 230.04' 36°19'25" 233.93' N89°48'38"E Requested SR-2 Zoning C30 | LOT 41 | 369.00' | N76°25'22"E | 170.88' | 26°46'33" | 172.44' | N89'48'38"E | N63°02'06"E C31 LOT 42 | 369.00' | N58\*15'39"E | 61.42' | 9\*32'53" | 61.49' | N63\*02'06"E | N53\*29'13"E C32 LOT 27 240.00' S71°57'09"W 152.03' 36°55'52" 154.70' N89°34'55"W S53°29'13"W 321.00' | \$71°52'33"W | 202.53' | 36°46'41" | 206.05' | N89°44'07"W | \$53°29'13"W C34 LOT 44 | 321.00' | \$56°37'39"W | 35.17' | 6°16'53" | 35.19' | \$59°46'06"W | \$53°29'13"W -OUTLOT 2 NW 1/4 - SE 1/4 C35 LOT 45 321.00' S69'38'03"W 110.00' 19'43'53" 110.55' S79'29'59"W S59'46'06"W - SE CORNER C36 OUTLOT 2 321.00' S84°52'56"W 60.22' 10°45'54" 60.31' N89°44'07"W S79°29'59"W NW 1/4 - SE 1/4 C37 LOTS 42 & 48 306.00' S18°50'10"E 185.83' 35°21'15" 188.82' S01°09'32"E S36°30'47"E NW CORNER OUTLOT 1 C38 LOTS 48 & 49 273.00' S18°50'10"E | 165.79' 35°21'15" | 168.45' S01°09'32"E S36°30'47"E C39 LOTS 43 & 49 240.00' S18°50'10"E | 145.75' | 35°21'15" | 148.09' | S01°09'32"E | S36°30'47"E C40 Lots 43 & 49 | 425.00' | N22\*41'31"W | 311.98' | 43\*03'57" | 319.45' | N01\*09'32"W | N44\*13'29"W C41 Lots 48 & 49 392.00' N22\*41'31"W 287.76' 43"03'57" 294.64' N01"09'32"W N44"13'29"W C42 LOTS 46 & 48 | 359 00' | N22°41'31"W | 263 53' | 43°03'57" | 269 84' | N01°09'32"W | N44°13'29"W UTILITY EASEMENT C43 LOTS 46 & 48 | 267.50' | S38°23'47"E | 54.33' | 11°39'25" | 54.42' | S32°34'05"E | S44°13'29"E (HATCHED AREA) C44 LOTS 48 & 49 | 234.50' | S23°13'59"E | 168.01' | 41°59'00" | 171.83' | S02°14'29"E | C45 LOTS 43 & 49 | 201.50' | S23\*13'59"E | 144.37' | 41\*59'00" | 147.65' | S02\*14'29"E | S44\*13'29"E × N89°48'38"E LOT 46 LAVENDER LANE PARCEL AREA TABLE FOUND 1 1/4" IRON BAR - S89°48'38"W N89°48'38"F 120.00' <u>-</u>170.27' LOT 36 38 SE 1/4 N89°48'38"E \_\_170.23'= 134.79' LOT 35 S89°48'38"W LAVENDER 374.79' -S89°34'55"E -- N89°48'38"E - N89°48'38"E -90.81' -109.79' 145.00' -LOT 18 8----c25-N89°53'25"E - FOUND 1 1/4" IRON BAR - N89°48'38"E -LOT 31 34 LOT 17 STRAWBERRY LAN N89°48'38"E : 158.14' 145.00'  $\cdot 120.00'$ LOT 16 FOUND 1 1/4" IRON BAI ≥;S89°48'38"W -581.2S89°48'38"W 20.044 LOT ► EAST LINE OF THE - 170.11' <sup>-</sup> SW 1/4 OF THE SE 1/4 19 -OUTLOT 1 **∼**45.00' ··STRAWBERRY : N89°48'38"E 28,818 LANE . - N89°48'38"E 21 000 68 687 149,428 N00°12'27"W 24.75 871,679 790,042 2638.47'-SOUTH LINE OF THE SE 1/4 -

RIGHT-OF-WAY -

NE CORNER

1319.76

SOUTHEAST CORNER -

SEC. 16, T28N, R7E SMP NAIL FOUND

NW 1/4 OF THE SE 1/4

<u>UNPLATTED LANDS</u>

SOUTH 1/4 CORNER -

SEC. 16, T28N, R7E

SMP NAIL FOUND

CENTERLINE OF COUNTY ROAD "N" -

72.29' N89°34'55"W S73°09'41"W

7.24' \$54°50'35"W \$53°29'13"W

Curve Table

C1 OUTLOT | 313.50' | N16'07'57"W | 172.23' | 31'53'11" | 174.47' | N00'11'22"W | N32'04'33"W C2 LOT 1 232.50' N17'05'19"W 135.17' 33'47'54" 137.15' N00'11'22"W N33'59'16"W

C4 LOT 26 | 306.00' | \$78\*48'00"W | 121.64' | 22\*55'47" | 122.46' | N89\*44'07"W | \$67\*20'07"W

C7 | LOT 3 | 306.00' | N57'08'51"E | 39.07' | 7\*19'16" | 39.10' | N60'48'29"E | N53'29'12"E

CURVE LOT NO. RADIUS CHORD CHORD CENTRAL ARC LENGTH BEARING LENGTH ANGLE LENGTH

C3 OUTLOT 1 240.00' S81°47'23"W 72.01' 17°15'25"

C5 LOT 25 306.00' S54°09'54"W 7.24' 1°21'22"

- NW CORNER

N89°44'43"E

NW 1/4 OF THE SE 1/4

NORTH LINE OF THE NW 1/4 OF THE SE 1/4 -



**CIVIL & ENVIRONMENTAL** ENGINEERING, SURVEYING REI PROJECT #7071G

## Royal View 1st Addition Traffic Count - Bittersweet Rd. and Cty. Rd. N Southbound Traffic

Date of Traffic Count: Wednesday, May 25, 2022

Performed by REI

### Peak Hours - 7:00 - 9:00 a.m.

<u>Left Turn Movement</u> <u>Right Turn Movement</u> <u>Straight Through</u>
49 4 19

### Events of 2 or More Cars Stacked/Time of Wait

<u>Left Turn Movement</u> <u>Right Turn Movement</u> <u>Straight Through</u>
1 Event for 11 seconds 0 Events 0 Events

72 total vehicles moved southerly through the intesection in this 2 hour period

### Peak Hours - 3:00 - 5:00 p.m.

<u>Left Turn Movement</u> <u>Right Turn Movement</u> <u>Straight Through</u>
36 13 32

### Events of 2 or More Cars Stacked/Time of Wait

<u>Left Turn Movement</u> <u>Right Turn Movement</u> <u>Straight Through</u> 2 Events for 14 & 27 seconds 0 Events 0 Events

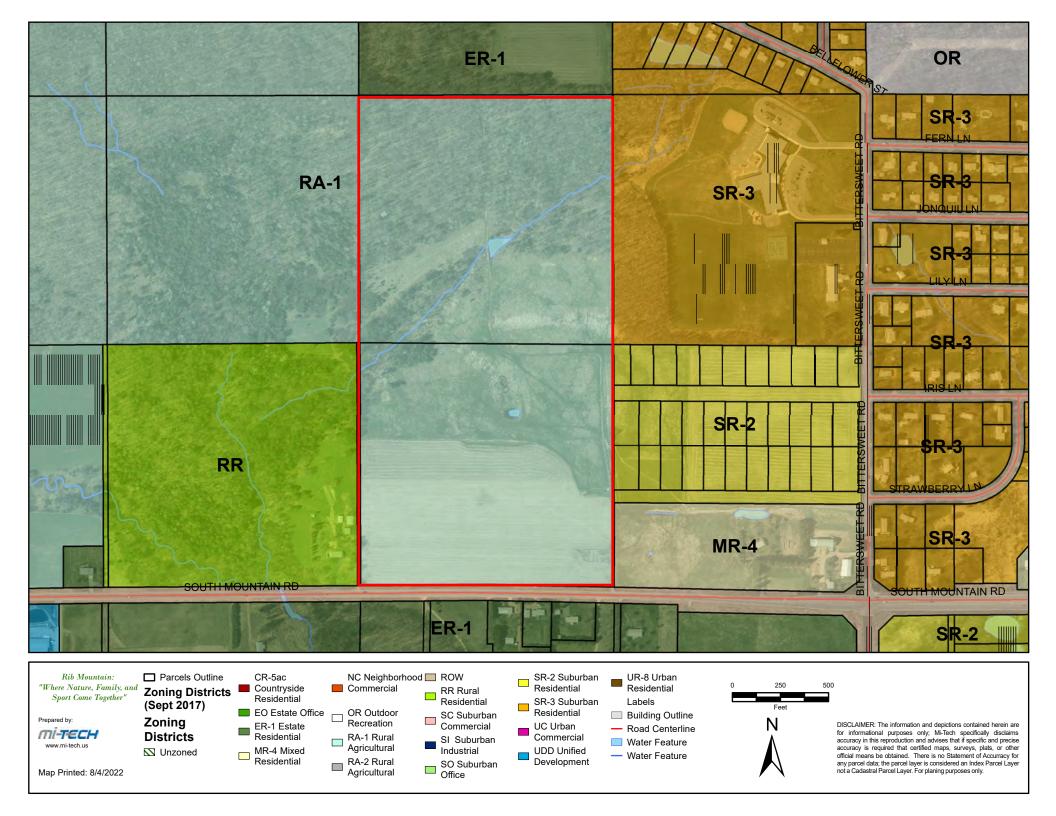
81 total vehicles moved southerly through the intesection in this 2 hour period

### Key

Left Turn Movement is southbound Bittersweet to eastbound Cty. Rd. N Right Turn Movement is southbound Bittersweet to westbound Cty. Rd. N Straight Through is southbound Bittersweet to southbound Cty. Rd. KK

### Notes:

South Mountain School was in session on the day of the traffic count



#### RESOLUTION: R-3-2022

WHEREAS, the Town Board of Supervisors of the Town of Wausau has heretofore been petitioned to amend the Town Zoning Ordinance, and

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

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

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

Dated this 17th day of October, 2022	
the fer	marin fluxtos
Town Chairman	Town Supervisor
Town Supervisor	

#### CERTIFICATION

I, Cynthia L Worden, Clerk of the Town of Wausau, Marathor	County, State of
Wisconsin of hereby certify that the attached is a true and correct	t copy of a Zoning
Resolution adopted by a majority vote of the Town Board of the T	own of Wausau or
17th day of October, 2022	

Town Clerk Date

#### TOWN OF WAUSAU PUBLIC HEARING ON A REZONE REQUEST

NOTICE IS HEREBY GIVEN THAT that a public hearing will be held before the Planning Commission, Town of Wausau, Mara.Co.,Wi. on Monday, the 17th day of October 2022 at 7:00 p.m. at the Tn. of Wausau Municipal Building, 161484 Cty. Rd. Z, Wausau, WI. 54403, to hear and act upon the request of:

Theodore Kostroski requesting to rezone a .92-acre parcel and a 1.11 acre parcel from Town of Wausau Zoning Code Sec.17.46 CM Commercial/Light Manufacturing District to Sec. 17.44 AT 1/40 Agricultural Transition District.

Legally described as follows:

Located in the SE ¼ of the fractional NW ¼, NE ¼ of the SW ¼ and SW ¼ of the fractional NE ¼ of Section 5, 29N, R8E Tn of Wausau, Mara. Co. WI. Referenced as LOT -2 & Lot 3.

More commonly recognized as 237822 Del Rio Rd.

Dated this 28<sup>th</sup> day of September, 2022 Cynthia L. Worden, Town Clerk



#### STATE OF WISCONSIN BROWN COUNTY

WAUSAU TOWN OF

236235 FOREST LAWN RD

WAUSAU

WI

544036337

I, being duly sworn, doth depose and say I am an authorized representative of The Wausau Daily Herald, a newspaper at Wausau Wisconsin and that an advertisement of which the annexed is a true copy, taken from said paper, which published therein on:

Dated this 28th day of September, 2022 Cynthia L. Worden, Town Clerk Runs: 09/30/22, 10/07/22 WNAXLP

TOWN OF WAUSAU

PUBLIC HEARING

ON A REZONE REQUEST

NOTICE IS HEREBY GIVEN THAT that a public hearing will be held before the Planning Commission, Town of Wausau,

Mara.Co.,Wi. on Monday, the 17th day of October 2022 at 7:00 p.m. at the Tn. of Wausau Municipal Building, 161484 Cty. Rd. Z, Wausau, WI. 54403, to hear

a .92-acre parcel and a 1.11 acre parcel from Town of Wausau Zoning Code Sec.17.46 CM Commercial/Light Manufacturing District to Sec. 17.44 AT 1/40

14, NE 14 of the SW 14 and SW 14 of the fractional NE 14 of Section 5, 29N, R8E

Tn of Wausau, Mara, Co. Wl. Refer-

More commonly recognized as 237822

and act upon the request of: Theodore Kostroski requesting to rezone

Agricultural Transition District. Legally described as follows: Located in the SE ¼ of the fractional NW

enced as LOT -2 & Lot 3.

Del Rio Rd.

Account Number: GWM-WAU770

Order Number:

0005431605

Total Ad Cost:

\$37.20

Published Dates:

09/30/2022, 10/07/2022

Legal Clerk

State of Wisconsin County of Brown

Subscribed and sworn to before on October 7, 2022

Notary Public State of Wisconsin, County of Brown

5.15.2

My Commission Expires

# of Affidavits1
This is not an invoice

NANCY HEYRMAN Notary Public State of Wisconsin

WAUSAU TOWN OF Re: 0005431605

PHONE 920-431-8298

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#### NOTICE

TOWN OF WAUSAU PLANNING COMMISSION and TOWN BOARD WILL MEET JOINTLY ON MONDAY, OCTOBER 17, 2022 IMMEDIATILY FOLLOWING THE ADJOURNMENT OF A PUBLIC HEARING THAT BEGAN AT 7 P.M. BEFORE THE TOWN PLANNING COMMISSION AT THE TOWN OF WAUSAU MUNICIPAL BUILDING LOCATED AT 161484 CTY. RD. Z WAUSAU, WI.

Cynthia L Worden Town of Wausau Clerk

#### Agenda:

#### Agenda Items listed below for discussion & possible action

Chairman Baer call meeting to order

Motion to approve Planning Commission meeting minutes held on August 29, 2022

<u>Planning Commission</u>: certified survey map review Vivian Kostroski prepared by Vreeland Associates, Inc. (amended) Travis Hoerman prepared by Vreeland Associates, Inc.

Motion of recommendation to Town Board on Vivian Kostroski rezone application

#### Town Board:

Certified survey map for Vivian Kostroski prepared by Vreeland Associates, Inc. (amended) Certified survey map for Travis Hoerman prepared by Vreeland Associates, Inc.

Motion on Vivian Kostroski rezone application

Motion to adjourn

# TOWN OF WAUSAU PUBLIC HEARING ON A REZONE REQUEST TOWN OF WAUSAU MUNICIPAL BUILDING 161484 COUNTY ROAD Z, WAUSAU WI MONDAY, OCTOBER 17, 7 P.M.

Planning Commission Members Present: Terry Peterson, Steve Schlei, Brad Kennedy, Darrin Damrow, Sharon Hunter

The public hearing was called to order by Chairman Baer and the notice was read. The property is owned by Theodore Kostroski and located at 237822 Del Rio Road. The rezone request is to rezone a .92-acre parcel and a 1.11-acre parcel. The residence of Mr. Kostroski is located on Lot 2 and Lot 3 has a separate  $40 \times 80$  garage. Due to estate planning, Mr. Kostroski is requesting the property be rezoned from Sec. 17.45 CM Commercial/Light Manufacturing to Sec. 17.44 AT 1/40 Agricultural Transition District.

Discussion was held that Lot 3 would be a non-conforming lot if it were moved into Sec. 17.44 AT 1/40 Agricultural Transition District since a lot with only a shed is not allowed in this district. Mr. Kostroski indicated they had no intent of building a home.

No one from the audience spoke for or against the rezone request.

Chairman Baer made a motion and Steve Schlei seconded to adjourn. Motion passed.

#### TOWN OF WAUSAU JOINT TOWN BOARD & PLANNING COMMISSION MEETING 10-17-2022

161484 County Rd. Z, Wausau, WI 54403

Chairman Baer called the joint meeting to order at 7:25 p.m. at the Town of Wausau Municipal Building following the adjournment of a public hearing held before the town planning commission. Board members, clerk, and town Attorney VanderWaal were present along with applicants and interested parties.

#### Planning Commission:

A motion was made and seconded to approve the previous town planning commission meeting minutes as recorded from August 29<sup>th</sup>, 2022. Steve Schlei / Darrin Damrow.

A certified survey map for Ted & Vivian Kostroski prepared by Vreeland Associates was reviewed. Kostroski is requesting that 2 lots be approved in section 5. Lot 2 would be 48,391 sq. ft and Lot 3 would be 40,026 sq. ft. Both lots are part of larger lots zoned commercial. Lot 2 contains a home and separate garage; Lot 3 has a large building for storage items. A motion was made and seconded to recommend to the Town Board approval of the proposed lots contingent upon approval by the Town Board to rezone Lot 2 and deny rezoning Lot 3 based upon following town zoning regulations. Sharon Hunter/ Steve Schlei

A motion was made and seconded to recommend to the Town Board to grant approval of rezoning Lot 2 from commercial to agricultural transition district and to deny rezoning Lot 3 because of the private storage building being located on the property which does not comply with Chapter 17.44 Town of Wausau Zoning Code. Sharon Hunter/Steve Schlei

A certified survey map for Travis Hoerman prepared by Vreeland Associates was reviewed. It was brought to everyone's attention by Attorney VanderWaal that a 'road agreement' was signed by Travis & Rebecca Hoerman along with Kevin & Melissa Kampmann on May 9<sup>th</sup>, 2017, which in part states that *neither party may expand or change the use or intensity of either parcel to more than one single family residence*. Todd Turzinski (230265 Pine Hills Dr.) borders Hoerman's property. Mr. Turzinski requested that he be given a few moments to speak. He hired Plover River Land Surveying to provide proof that Mr. Hoerman had built a

#### TOWN OF WAUSAU REZONE REQUEST APPLICATION

Please complete all information requested on this document for the purpose of obtaining a rezoning of property. Submittal is required 25 days prior to the scheduling of a hearing before Town Planning Commission. See Town of Wausau Application & Permit Fees for required fee. Following a public hearing the Town Planning Commission will make a recommendation to approve/deny to the Town Board. Final approval/denial will be made by the Town Board. All zoning changes must also be approved by Marathon County Conservation, Planning, & Zoning.

Property Owner	1	
Name ThEODORE	Kostroski	
Company Name		
Address <u>237822</u>	DEL RIO RO	
City NAUSAU	State	Zip_54403
Applicant/Agent represent	ing owner	
Name		
Address		
City	State	_Zip
Phone	Email	
Property Location or Legal I	Description <u>237822</u>	DEL RIO RO
		10-2908-053-0998
Current Zoning of Parcel	Zoning Change Re	quested Irans AG
	or	

#### **AFFIDAVIT**

I (We), being first duly sworn, attest that I am (we are) the Owner(s) of the property which is the subject of this application in the Town of Wausau, Marathon County, Wisconsin, and that all the information attached to or provided in support of said application, including sketches, data, and other documents and material, are honest and true to the best of my (our) knowledge.

Further, I (we) as Owner(s) of the subject property authorize and direct the Authorized agent(s) identified above to act as my (our) representative (s) in any matter regarding this application, which may include the payment of filing fees on my (our) behalf.

Further, I (we) as Owner(s) of the property subject of this application and Authorized Agent(s) understand that this application and all required forms and information must be complete and accurate, as determined by the Zoning Administrator for the Town of Wausau before a hearing on this matter can be scheduled.

Name of Owner(s) Theopore Kostroski
Signature of Owner(s) Theodore Kostroshi
Name of Agent(s)
The foregoing instrument was sworn to and acknowledged before me this day of
Notary signature Cynthia Tworfer Commission Expires 4/2023

Please return all 3 pages along with a map of the area to: Town of Wausau Zoning Administrator

Please list the property owner names, addresses, and Tax Key numbers for all properties that lie within 300 feet of the boundary of the parcel where the conditional use permit is requested. Use of Marathon County GIS System will help with parcels in area and owner names.

Property Owner Name	Address	Tax Key Number
JOE RODEMEIER	238 121 DEL RIORD	080-2908-051-0994
TOOD DEHERING	237549 DELRIO RE	080-2908-054-0995
MARJORIE BEYERSPORT	239382 DEL RIO RO	080-2908-052-0989
ALAN OSWALD	237417 RHOHR RO	080-2908-053-0976
BAUMANN FARMS	4903 N. 32 NO AVE	080-2908-053-0983
n n	12 11 11	080-2908-052-0994
	-	

Please attach a map showing location of each property

#### CERTIFIED SURVEY MAP

#### MARATHON COUNTY NO. PART OF THE SOUTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4, NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND SOUTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 29 NORTH, RANGE 8 EAST, TOWN OF WAUSAU, MARATHON COUNTY, WISCONSIN. VREELAND ASSOCIATES, INC. LAND SURVEYORS & ENGINEERS 6103 DAWN STREET WESTON, WI. 54476 PH (715) 241-0947 tim@vreelandassociates.us PREPARED FOR: VIVIAN KOSTROSKI NORTH 1/4 CORNER SECTION 5-29-8 EAST SMP SPIKE FOUND FILE #: 22-0347 KOSTROSKI **(**) DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND **LEGEND** GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS S 0'45'12" \ 2700.42' O = 1.315" OUTSIDE DIAMETER x 24" 0 200 400 IRON PIPE 1.68 POUNDS PER FOOT SET = 1.315" OUTSIDE DIAMETER IRON SCALE 1" = 200 PIPE FOUND IN PLACE LINE @ = 0.75" REBAR FOUND IN PLACE EAS7 < > = PREVIOUSLY RECORDED AS SYSTEM CSM = CERTIFIED SURVEY MAP LOT 1 CSM 12621-54-129 REFERENCED TO THE COFFILE NORTHWEST 1/2 OF THE NORTHWEST 1/2 W PER N COUNTY COORDINATE S OWNED BY OTHERS N 89°45'58" E 653.27 89 REFERENCED 659.8 LOT 1 OUTLOT 1 CSM 12621-54-129 BUILDING 8.840 ACRES (MARATHON) EAST LINE OBEARING S UNISCONSIN 385,075 SQ.FT. BEARINGS OWNED BY DIVIDER SHED SHED 197.96' DRNE N 86'54'19" W 48,391 SQ.FT. 0.29'59" [5 2.17'11" 2 SHED 252.62 z <N 86'56'26" E> N 89'45'54" E <650.34'> 650.57 045 N 89'46'08" E 454.68 S 2°57'36" W 200.91' <u>107</u> 2 CSM 11193-47-55 OWNED BY OWIDER S LOT 3 LOT 4 40,026 SQ.FT. EASEMENT 10' TANK 8.939 ACRES O 52'03 330.0 389,378 SQ.FT. 89'46'08" PIPELINE -129.37'-<1268.47'> 1268.56' 75, z 1301.57 S 89'45'50" W LOT 3 CSM 11193-47-55 CURVE DATA RADIUS = 2721.00' CHORD = S 2'17'44" W 310.06' CENTRAL ANGLE = 6'31'57" ARC = 310.23' LOT 1 OWNED BY DIVIDER SW1/4 2648.61" 0.45'22" W EAST LINE S THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP, AND THE SALE OR TRANSFER OF PROPERTY REQUIRES A RECORDED DEED EXCEPTING PUBLIC DEDICATION. CHORD = S 0'31'17" W 141.69" CENTRAL ANGLE = 2'59'02" ARC = 141.71' LOT 2 CHORD = S 3'47'16" W 168.50' CENTRAL ANGLE = 3'32'55" ARC = 168.52' SOUTH 1/4 CORNER SECTION 5-29-8 EAST SMP SPIKE FOUND

SHEET 1 OF 2 SHEETS

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

PART OF THE SOUTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4, NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND SOUTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 29 NORTH, RANGE 8 EAST, TOWN OF WAUSAU, 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 VIVIAN AND THEODORE KOSTROSKI, I SURVEYED, MAPPED AND DIVIDED THAT PART OF THE SOUTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4, NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND SOUTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 29 NORTH, RANGE 8 EAST, TOWN OF WAUSAU, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

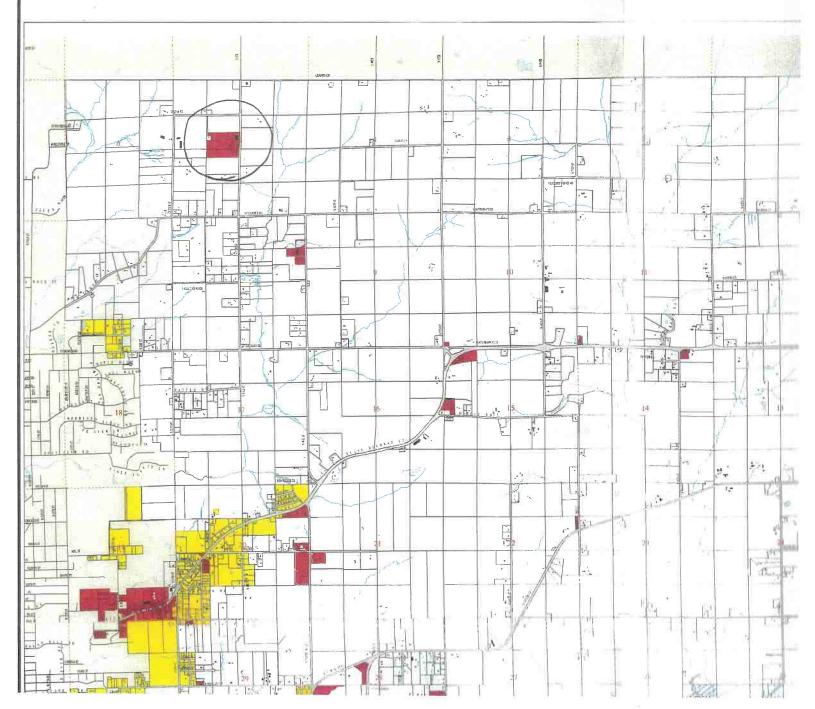
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 5; THENCE S 0'45'12" W ALONG THE EAST LINE OF THE NORTHWEST 1/4 2040.45 FEET TO THE POINT OF BEGINNING; THENCE S 0'58'16" E ALONG THE WEST LINE OF DEL RIO ROAD 277.33 FEET; THENCE 310.23 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE WEST WHOSE RADIUS IS 2721.00 FEET, WHOSE CENTRAL ANGLE IS 6'31'57" AND WHOSE CHORD BEARS S 2'17'44" W 310.06 FEET; THENCE S 0'45'12" W ALONG THE EAST LINE OF THE NORTHWEST 1/4 72.82 FEET TO THE CENTER 1/4; THENCE S 0'45'22" W ALONG THE EAST LINE OF THE SOUTHWEST 1/4 330.00 FEET; THENCE S 89'45'50" W ALONG THE NORTH LINE OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 11193, 1301.56 FEET; THENCE N 0'52'03" E ALONG THE EAST LINE OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 11193 300.08 FEET; THENCE N 89'45'58" E ALONG THE SOUTH LINE OF OUTLOT 1 OF CERTIFIED SURVEY MAP NUMBER 12621 650.57 FEET; THENCE N 0'29'59" E ALONG THE EAST LINE OF SAID OUTLOT 1 659.89 FEET; THENCE N 89'45'58" E ALONG THE SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 12621 653.27 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND USE.

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

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

DATED THIS 9TH DAY OF AUGUST, 2022 SURVEY PERFORMED JULY 20TH, 2022	TIMOTHY G. VREELAND P.L.S. 2291 REVIEWED AND APPROVED FOR RECORDING BY THE TOWN OF WAUSAU
APPROVED FOR RECORDING UNDER THE TERMS OF THE MARATHON COUNTY LAND DIVISION REGULATIONS.  BY  DATE MARATHON CO. CONSERVATION, PLANNING & ZONING DEPT. CPZ TRACKING NO	TOWN OF WAUSAU  I, CITY OF WAUSAU, ZONING ADMINISTRATOR BEING DULY APPOINTED BY THE COMMON COUNCIL, DO HEREBY CERTIFY THAT THE ATTACHED CERTIFIED SURVEY MAP HAS BEEN REVIEWED AND THERE ARE NO OBJECTIONS TO RECORDING THIS CERTIFIED SURVEY MAP IN THE REGISTER OF DEEDS OFFICE.
	DATE

## TOWN OF WAUSAU -



#### **RESOLUTION #R - \_\_\_\_ - 22**

#### TO APPROVE THE ANNUAL COUNTY FOREST WORK PLAN

**WHEREAS**, Marathon County has lands enrolled in the Wisconsin County Forest Land Program commonly referred to as the Marathon County Forest; and

**WHEREAS**, the Marathon County Forest Comprehensive Land Use Plan requires an annual work plan to be approved by the Marathon County Board of Supervisors to be eligible for certain grant funding per §28.11(5)(b), Wis. Stats.; and

**WHEREAS**, the Forestry/Recreation Committee and Environmental Resources Committees approved the 2023 Forestry Division Work Plan at their regular meeting held November 29, 2022; and

**WHEREAS**, the Marathon County Board of Supervisors adopted the 2023 Wausau and Marathon County Parks, Recreation and Forestry Department Budget at its budget meeting November 10, 2022.

**NOW, THEREFORE BE IT RESOLVED,** the County Board of Supervisors of the County of Marathon does hereby ordain and resolve as follows: To approve and adopt the attached 2023 Forestry Division Work Plan.

**BE IT FURTHER ORDAINED AND RESOLVED**, that the County Clerk is directed to issue checks pursuant to this resolution and the Treasurer to honor said checks.

Dated this 13th day of December, 2022.

#### FORESTRY/RECREATION COMMITTEE

Rick Seefeldt, Chair	Tom Rosenberg, Vice-Chair		
Jean Maszk			
ENVIRONMEN	ITAL RESOURCES COMMITTEE		
Jacob Langenhahn, Chair	Mike Ritter		
Allen Drabek, Vice-Chair	Andrew Venzke		
Rick Seefeldt	Tony Sherfinski		
David Oberbeck	Kim Ungerer		

Fiscal Impact Estimate: No Budgetary Tax Levy Impact. If the Resolution is not approved, the County would lose approximately \$67,599.00 State Grant Funds.

### Wausau and Marathon County Parks, Recreation, and Forestry Department Forestry Division 2023 Work Plan

Personnel:	Forest Administrator	1.00 FTE
	County Forester	0.80 FTE
	Director	0.06 FTE
	Department Clerical Support	0.50 FTE
	Maintenance Specialist (labor)	0.26 FTE
	Maintenance Technician (labor)	0.26 FTE
	Recreational Officer (Sheriff)	0.04 FTE
	DNR Cooperative Assistance	0.35 FTE
	(State Funded)	
	Total	3.27 FTE

#### A. Timber Management:

- 1. Evaluate a minimum of 5% of the forest (1550 acres) and update compartment reconnaissance.
- 2. Establish and advertise 600-625 acres of timber for sale. Timber sale acreage and locations are determined using the Wisconsin Forest Inventory and Reporting System (WisFIRS) and proposed long-term harvest goals chapter 2000 of the County Fifteen Year Comprehensive Plan. Specific locations and details about timber harvests scheduled for the coming year can be obtained by contacting the County Parks, Recreation and Forestry Department.
- 3. Administer the cutting and scaling of 22 timber sales on 1737 acres established on County Forest Land with an estimated stumpage value of \$1,047,515.19.
- 4. Administer the cutting and scaling of one timber sale on 69 acres at Big Eau Pleine Park with an estimated stumpage value of \$45,965.00.
- 5. Complete site preparation (disc trenching and herbicide) on approximately 60 acres at Nine Mile Forest Unit to prepare the area for a red pine planting in the spring of 2024.
- 6. Complete deer browse surveys at Big Eau Pleine Park and on County Forest lands to determine to what extent tree regeneration is being affected.
- 7. Classify habitat types on a minimum of 1200 acres.
- 8. Calculate allowable harvest levels out 20 and 30 years to ensure sustainability.
- 9. Evaluate 35–40-year-old aspen stands to determine feasibility of harvesting stands early to improve age class distribution and stabilize harvest levels.
- 10. Issue approximately 25 firewood permits.
- 11. Evaluate and complete oak scarification on sites that are identified.
- 12. Evaluate release needs for all acres of red pine planted since 2012. Release plantations by mechanical or herbicides as needed.

- 13. Continue to assist the Wisconsin Department of Natural Resources with an oak wilt study to confirm the frill-girdle-herbicide method to stop the disease from spreading through interconnected root systems.
- 14. Complete forest inventories and management recommendations on park properties.
- 15. Continue implementing the policy on heterobasidian root rot disease requiring contractors to spray conifer stumps with fungicide to prevent infection according to DNR recommendations.
- 16. Monitor timber sales for unauthorized timber removal using the video detection system.
- 17. Monitor, evaluate, and treat oak wilt pockets in Nine Mile and other Forest Units.
- 18. Monitor, evaluate, and treat invasive species on the forest.
- 19. Apply techniques that reduce the ash component in forest stands on County Forest and Park lands according to DNR recommendations due to Emerald Ash borer being found in the County for the first time in 2017.

#### B. Road, Trail, and Facility Construction and Maintenance:

- 1. Continue the contract with APHIS for beaver control.
- 2. Inspect county forest and park boundaries as needed to control encroaching uses from neighboring private landowners.
- 3. Contract with professional land surveyors to complete surveys where needed to facilitate administration between County Forest and private lands.
- 4. Mow 50 miles of hunter walking trails and associated wildlife openings.
- 5. Mow all forest road ditches in the County Forest.
- 6. Maintain pit toilets at Bitzke Nature Trail, Burma Road and Nine Mile Forest Units.
- 7. Continue to assist law enforcement for illegal tree stands, unauthorized motorized use, and dumping on County Forest property.
- 8. Continue to assist law enforcement to enforce seasonal closures and ordinance violations at Nine Mile and other Forest Units.
- 9. Resurface up to one mile of trail in Nine Mile and Burma Forest Units.
- 10. Maintain 6.48 miles of certified County Forest Roads.
- 11. Fabricate and install gates where needed.
- 12. Place granite on roads and trails in Forest Units to patch holes as needed.
- 13. Check the National Heritage Inventory Database (NHI) and the Wildlife Action Plan for endangered resources on any project that occurs on the County Forest.
- 14. Complete an additional County Conservation Aids project at Duane Corbin Shooting Range Park that replaces archery shooting platforms and targets.
- 15. Complete a County Conservation Aids Project at Big Eau Pleine Park that adds additional planks at three boat landings.
- 16. Replace culverts in Leathercamp, Kronenwetter, Nine Mile and Burma Forest Units as needed.
- 17. Continue mitigation of the 2010 flood using a FEMA grant at the Bern Forest Unit.
- 18. Complete an Archeological search on any proposed project on County Forest lands.

19. Complete the planning of facility improvements to Nine Mile chalet upon approval of American Rescue Plan funding by the County Board.

#### C. Land and Equipment:

- 1. Negotiate the purchase of additional lands to enter as County Forest that will improve blocking, facilitate management, and aligns with the Marathon County Strategic and County Forest Comprehensive Land Use Plans.
- 2. Maintain all vehicles and equipment.

#### D. Developed Recreation (Non-Motorized):

- 1. Participate in the planning, administration and approval of all trail construction, expansions, relocations, and maintenance on County Forest Lands.
- 2. Monitor reconstruction of 2 km of the Nine Mile ski trail to improve trail profile and surface characteristics.
- 3. Assist Park facilities division in administering intensive recreation at Nine Mile.
- 4. Utilize volunteers to brush up to 20 km of ski trail.
- 5. Monitor the non-motorized recreation on County Forest Land.
- 6. Continue to assist law enforcement to enforce recreation pass requirements and violations at Nine Mile and other Forest Units.
- 7. Evaluate the 2022-2023 Central Wisconsin Off-Road Cycling Coalition winter fat biking trial season at Nine Mile Forest to determine if biking, skiing, and snowshoeing may become a permanent activity.

#### **E.** Developed Recreation (Motorized):

- 1. Participate in the planning, administration, and approval of all trail construction, expansions, relocations, and maintenance on County Forest Lands.
- 2. Monitor and approve reconstruction of the Burma Road Forest ATV/UTV trails.
- 3. The Central Wisconsin Trailblazers ATV/UTV club will maintain 11 miles of ATV/UTV trail in the Burma Road Forest to include brushing, grading, signing, and mowing.
- 4. Assess all trails and land in the Burma Road Forest to protect the resource from excessive soil erosion and to prevent illegal off-trail use.
- 5. Volunteers will brush up to 42 miles of snowmobile trail on County Forest Land.
- 6. Monitor the snowmobile program on County Forest Land.
- 7. Monitor and enforce ordinances pertaining to the unauthorized motorized use (ATV/UTV) on all County Forest Units.
- 8. Assist the Recreation Coordinator on the update of the Countywide snowmobile map.

#### F. Wildlife Management (Partially Grant funded):

- 1. Complete work identified in the DNR annual wildlife work plan. (See attached plan).
- 2. Mow flowage dikes, forest trails and select openings for brush control.
- 3. Seed select forest trails following timber sales to enhance wildlife habitat.
- 4. Improve forest opening condition through mechanical and chemical applications.
- 5. Cooperate with the DNR on identifying tag alder to shear in the Harrison-Hewitt and Leathercamp Forest Units.
- 6. Cooperate with DNR the Ruffed Grouse Society and the United States Fish and Wildlife Service on tag alder shearing in Harrison-Hewitt Forest Unit.

#### **G.** Administration and GIS:

- 1. Implement the 2021-2035 County Forest Comprehensive Land Use Plan.
- 2. Develop and improve the Forestry Division portion on the Department's web page.
- 3. Continue to work with the Forest Citizen's Advisory Subcommittee for county forests to address issues of concern including use conflicts at Nine Mile during the fall season, the sustainability of mountain biking, equestrian user needs, and the impact of forest management on hunting.
- 4. Amend the County Forest Comprehensive Land Use Plan to reflect ordinance, boundary, and policy changes.
- 5. Continue implementing marking guidelines, Best Management Practices for Invasive Species and Biomass Harvesting guidelines on the County Forest.
- 6. Attend the Annual DNR integrated planning meeting to evaluate, maintain, and improve the County/DNR partnership.
- 7. Develop interpretive displays explaining the benefits of sustainable forest management for display at recreation areas.
- 8. Monitor and administer all road use, land use, and other agreements/leases currently on County Forest Lands. Develop new agreements or leases when appropriate.
- 9. Implement and monitor third party Sustainable Forestry Initiative (SFI) forest certification on the Marathon County Forest.
- 10. Coordinate integration of the County Forest Comprehensive Land Use Plan with the Marathon County Comprehensive and Strategic Plans.
- 11. Continue to implement the DNR Wisconsin Forest Inventory Reporting System (WisFIRS).
- 12. Follow the Bern Flowage emergency action plan, if required, due to flooding.
- 13. Review county zoning to ensure alignment with the County Forest Comprehensive Land Use Plan.
- 14. Apply for grants and permits that accomplish County Forest and Park land improvements.
- 15. Supervise the County Forester and other seasonal employees.
- 16. Continue to be part of the senior administration team working on strategic planning and other initiatives to meet Department and County goals.

- 17. Continue studying the possibility of entering into carbon market project on County Forest lands including education with County Board leadership and presentations with Committee's and County Board.
- 18. Assist in the annual Marathon County single audit of Forestry budgets.
- 19. Participate in bi-weekly Parks, Recreation and Forestry Staff meetings.
- 20. Partner with WDNR Bureau of Watershed Management and the Bureau of Wildlife in the 2023 inspection of the Bern Flowage Dam.
- 21. Continue education with members of the Forestry/Recreation and Environmental Resources Committees on County Forest management.
- 22. Submit testimony to the County Deer Advisory Council(CDAC) and other Committee's that may affect County Forest management.
- 23. Support and assist the County Surveyor in the monumentation project that will locate and place survey corners between County Forest and private lands in the Village of Kronenwetter.

#### H. Public Outreach/Professional Development

- 1. Participate in school career programs and attempt to make two classroom presentations on forestry and natural resource management.
- 2. Attend County sponsored training and other management meetings as required.
- 3. Participate in job shadows introducing students into the forestry profession.
- 4. Continue to assist the public with insect, disease, and timber management information.
- 5. Tour the Marathon County Forest that includes members of the Marathon County Board and others as time allows.
- 6. Attend appropriate professional development training.
- 7. Maintain membership in the Society of American Foresters.
- 8. Attend Forest Certification training as required.
- 9. Continue to work with the Wisconsin County Forests Association (WCFA) by serving as a member of the Legislative/Forest Certification Committee on issues affecting County Forests.
- 10. Continue involvement on numerous WCFA committee's advancing the practice of forestry.
- 11. Continue updating maps to be included in new Forest Unit brochures and website for the public.
- 12. Revise and develop recreational maps for the public including cross country skiing, snowmobiling, equestrian and single-track mountain biking for County Park and Forest lands.

## 2023 MARATHON COUNTY FOREST WILDLIFE WORK PLAN

This represents the 2023 Annual Wildlife Work Plan, pursuant to the fifteen-year Comprehensive Plan for the Marathon County Forest.

#### **Personnel**

Assistance to the County Forest Administrator and DNR Forester Liaison will be provided in all wildlife matters concerning the County Forest. The DNR Wildlife Biologist position assigned to Marathon County will be filled through 2023. However, the DNR is currently short on Wildlife Technician positions in the area. Much of the work done during 2022 was accomplished by the Biologist or a DNR LTE crew.

#### Flowage Management

Most flowages were managed to keep water levels stable throughout the year. Some flowages were maintained in draw down and some had fluctuating water levels due to beaver activity and precipitation. Waterfowl production and sightings were very good on Marathon County flowages in 2022. Beaver issues and damage were not a major issue throughout the year.

#### **Dike Maintenance:**

Muskrat and beaver holes on the flowage dikes are usually patched to maintain their integrity. The dikes at Harrison-Hewitt and Bitzke were all patched during the summer of 2022 by a summer DNR LTE crew. This crew also cut brush and sprayed the invasive Tansy and other invasive plants on these dikes. In 2023, dike maintenance will be needed at the Nine Mile East and Birch flowages.

A USDA-Wildlife Services Certified Service Agreement (CSA) was signed by DNR Wildlife Management to trap and remove problem beaver in 2022 on flowages in the Harrison-Hewitt and Nine Mile Forest blocks as part of a statewide agreement. Fortunately, beaver damage was minimal on the flowages and USDA trapping was not needed. In 2023, DNR once again plans to contract with USDA-Wildlife Services to trap beaver on the flowages due to expected beaver damage.

#### **Bern Flowage:**

Bern flowage is chronically affected by floating cattail masses that occasionally plug the dam (Picture 1). Contractors have removed cattails for several years along the dike and weir with an excavator (Picture 2). This technique has proven to be effective at keeping the water flowing and water levels stable. There are still cattails that need to be removed from the flowage as they move closer to the weir. In efforts to keep the cattails from plugging the weir, DNR managed the water level lower in 2022 through the summer to keep cattail mats rooted. The water was brought back up in late summer to allow for better waterfowl hunting.

A contractor removed the cattails along the dike and in front of the dam in November of 2022. A contractor will remove cattails in the fall of 2023 as needed. Additional options of removing cattail are being explored by DNR wildlife management and County Forestry staff.





Picture 1. Bern before cattail removal

Picture 2. Bern after cattail removal

#### Wild Rice:

Wild rice production was terrific on Lower Nienow, Swamp and Lower Leo flowages (Picture 3) in 2022. Patches of rice were also seen at Nienow and Leo flowages in the Harrison-Hewitt unit. In September of 2022, managers purchased 80 lbs. of wild rice and seeded Leo, Nienow, Lower Nienow and Swamp flowages in the Harrison-Hewitt block.



Picture 3. Wild Rice production in 2022 on Lower Leo Flowage

#### Flowage Management:

Planned flowage management for 2023 includes a continuation of the flowage drawdown rotation. All the flowages will benefit from being drawn down periodically. Drawdowns reduce undesirable plant species, allow desirable plant species to germinate and return nutrients to the soil. The drawdown plan for 2022 called for drawdowns on Nienow flowage and Nine Mile East #2. However, they were not brought down due to drawdowns at other locations. Lower Leo was kept in draw down due to maintenance needs and the tremendous rice production created by the draw down. Bern flowage was in a partial drawdown throughout the summer, providing great smartweed and *Bidens* production as well as mudflats for shorebirds (Picture 4). Leo flowage is starting a drawdown the fall of 2022 and will continue through the summer of 2023 to set back the Watershield (*Brasenia*) that is taking over the flowage. In 2023, managers plan to draw down Nienow flowage, Nine Mile East #2, and continue with Leo Flowage through the summer.



Picture 4. Summer drawdown at Bern flowage

#### **Forest Management**

#### **Openings Management:**

Maintaining early successional habitat, such as grass openings, is an important part of Central Wisconsin forest management. In 2022, four forest openings on Kronenwetter were brush cut. Twenty-seven openings were scheduled to be managed in 2022, but limited staff availability during the normal management period impacted the ability to accomplish these goals. The openings not managed will be added to future work plans.

In 2023 wildlife staff plan to manage twenty-three openings in the Harrison-Hewitt, Kronenwetter, Leather Camp and Nine Mile units. We were also awarded a \$2,500 grant from the Ruffed Grouse Society that will allow for renovations of twenty degraded openings in Kronenwetter and Leather Camp over a two-year period. We have been granted an extension to accomplish this project. This renovation project will enhance 15-20 acres of wildlife openings in those two units.

#### Trails:

DNR wildlife staff seeded 0.67 miles of forest trails in the Kronenwetter Forest Unit and 0.34 miles of trails in Ringle Forest Unit were seeded with a clover/grass mix in the summer of 2022. Seeding trails post-logging prevents erosion and provides a valuable food source for ruffed grouse and other game and non-game species. Trails and log landings will be seeded in Marathon County in 2023 as requested by Marathon County Forestry staff.

#### Grasslands/ Hoffman Farm

The large burn unit south of County Road G is recommended to be burned during the fall of 2023. It is listed as low priority when compared to other burn units in the district. We will explore other options for managing this grassland complex to control brush if burning is not possible.

#### **Alder Management:**

Wet conditions with little frost prevented planned alder management from being accomplished during the winter of 2021-22. Managers have set a goal of mowing 10-20 acres of alder during the winter of 2022-23. Meeting these goals will rely on acceptable weather conditions as well as having equipment and an operator available. A contractor will likely be hired to accomplish this work. Multiple sites in Leather Camp County Forest Unit have been identified for alder mowing, but additional sites will be selected to allow for more options.

#### 2022/2023 Nickel-an-Acre Budget

The following table lists the 2022 Nickel-an-Acre project budgets and expenses. It also includes proposed 2023 projects and the associated spending plan.

Project Activity	2022 Budgeted	2022 Expended	2022 Budgeted
Flowage Maintenance (dikes, spillways, structures)	\$300	\$795.55	\$300
Flowage Maintenance (brush/cattail removal-dikes)	\$300	\$424.91	\$300
Wildlife Opening Maintenance	\$900	\$0	\$900
Trail Seeding	\$100	\$0	\$100
Wild Rice Seeding	\$500	\$400	\$500
Alder Management	\$500	\$0	\$500
Totals	\$2,600	\$1620.46	\$2,600

After all expenses are subtracted, the Nickel-an-Acre account balance at the end of 2022 should be \$2,747.54. This will increase to \$4,178.57 after deposit of the 2023 allotment.

Submitted by:	
Brandon Stefanski, DNR Wildlife Biologist, Marathon County	
Vacant, DNR Wildlife Technician, Marathon County	
Approved by:	
Tom Lovlien, Marathon County Forest Administrator	Rick Seefeldt, Vice Chairperson, Marathon County Forestry/Recreation Committee
Joseph Schwantes, NR Area Supervisor, Wausau	

#### **RESOLUTION NO.** \_\_\_\_\_- - 22

#### **APPLICATION FOR COUNTY FOREST ACREAGE SHARE LOAN PAYMENT**

**WHEREAS**, Counties having lands entered as "County Forest Lands", under the provisions of Sec. 28.11(4)(b), Wis. Stats., annually receive from the state a non-interest bearing loan to be used for the purchase, development, preservation and maintenance of such lands; and

**WHEREAS**, said loan monies are repaid through a 20% severance tax on timber revenue coming from County Forest Lands unless a higher rate is mutually agreed to by the County and the department; and

**WHEREAS**, the current provisions of Sec. 28.11 (8)(b)1 make it possible for the County, at its option to receive not more than 50 cents per acre to meet the needs identified in its County Forest Comprehensive Land Use Plan.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Supervisors of the County of Marathon, in consideration of meeting the needs identified in its County Forest Comprehensive Land Use Plan hereby request the Department of Natural Resources to provide the 2023 payment to the County on the basis of 50 cents for each acre of Marathon County Forest Lands; and

**BE IT FURTHER ORDAINED AND RESOLVED** that the Clerk is hereby authorized and directed to file this request with the Department of Natural Resources prior to December 31<sup>st</sup> preceding the year in which said payment is being requested to be made.

Dated this 13th day of December, 2022.

#### FORESTRY/RECREATION COMMITTEE

Rick Seefeldt, Chair	<del> </del>	Tom Rosenberg, Vice-Chair	
Jean	Maszk	<del></del>	
ENVII	RONMENTAL RES	SOURCES COMMITTEE	
Jacob Langenhahn, Chair	<del></del>	Mike Ritter	
Allen Drabek, Vice-Chair	<del> </del>	Andrew Venzke	
Rick Seefeldt	<del></del>	Tony Sherfinski	
David Oherheck	<del></del>	Kim I Ingerer	

Fiscal Impact: Wausau and Marathon County Parks, Recreation, and Forestry Department will receive \$15,011.00 as an interest free loan to be used for forest maintenance, development and land acquisition.

#### Marathon County, WI Code of Ordinances

Sec. 16.06. – County forest use regulations.

#### (1) Recreation use.

(b) "Camp" or "camping" shall be defined as the use of a shelter such as a tent, trailer, motor vehicle, tarpaulin, bedroll or sleeping bag for temporary residence or sleeping purposes. No person shall camp in any County forest without a camping permit issued by the Committee or its designee. Camping may be permitted in some areas of the County forest without charge by paying a fee for a period not to exceed 14 consecutive days. The camping unit shall be removed from the County forest for at least seven days before being eligible to apply for another permit within any forest unit. A camping party may be allowed up to a maximum of (3) one to fourteen day camping permits per calendar year. In order to protect the public rights, the Committee may prohibit camping on designated areas of the County forest or special use lands where such activities would interfere with or be detrimental to wildlife, game management, other recreational activities, aesthetic management zones, nursery areas, areas of unique flora and fauna, stream banks or ground cover where erosion may result. The Committee or its designee shall have discretion in reasonably marking areas restricted to camping. The Committee or its designee may authorize by permit persons to camp in waysides and parking lots. Violation of any state law or any rules of the Committee by a member of a camping party is cause for revocation of the camping permit and ejection from the County forest.

#### ORDINANCE #O-\_\_-22

#### REVISIONS TO MARATHON COUNTY GENERAL CODE CHAPTER 16

WHEREAS, Chapter 16 of the General Code of Ordinances for Marathon County governs County Forests within Marathon County; and

**WHEREAS**, on November 29, 2022, the Environmental Resources Committee voted to recommend the Marathon County Board adopt revisions to Chapter 16 as outlined in the attached document.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of the County of Marathon does hereby ordain as follows:

1. To revise Chapter 16 of the General Code of Ordinances pursuant to the attached document.

**BE IT FURTHER RESOLVED** that the ordinance shall take effect upon passage and publication as required by law.

Dated the 13th day of December, 2022.

#### ENVIRONMENTAL RESOURCES COMMITTEE


Fiscal Impact: None. The updates to Chapter 16 do not have a direct fiscal impact.

#### 2022 Proposed Amendments to Chapter 19 of the County Code of Ordinances

#### 19.04(2) Cleaning and refuse.

Washing. The washing of cars, persons, pets, cooking utensils or clothing is prohibited in any lakes, streams or on any picnic grounds, playgrounds, beaches, recreation areas, boat landings, parking lots or roadways or within 50 feet of any pump, fountain or drinking water outlet in any County park. The washing of persons, cooking utensils and clothing shall be permitted at designated campgrounds or at other authorized and posted locations.

(b) Fish and game cleaning. No person shall clean, butcher, scale or skin any fish, game, livestock or poultry in any County park except that fish may be cleaned at designated fish cleaning tables provided for such purposes. Refuse from such cleaning operations shall be suitably wrapped or packaged and deposited in the refuse containers provided for that purpose.

#### (c) Refuse.

- 1. No person shall deposit or leave any garbage, sewage, or other waste material upon any body of water or other area in any County park except in an appropriate solid waste or recycling container.
- 2. No person shall upset or turn over the contents of any solid waste or recycling container in any County park.
- 3. Charcoal residue or wood ash shall be left in a grate or fireplace until cool or placed in receptacles provided for such purposes.
- 4. No person shall deposit or leave any residential or commercial <u>belongings or</u> waste material in any waste receptacle or other area in any County park.
- (d) Dispensing beverage. No vendor shall dispense beverages in any cup, glass, flask, bottle or other container made of glass or other shatterable material designed or used for holding a beverage at any outdoor fair, game, attraction, event, or public function. This prohibition does not apply to vendors at any of the above-listed activities serving sit-down meals where the beverage containers are washed and reused. All beverage vendors at any of the above-listed activities shall use recyclable beverage containers and provide adequate collection facilities for the recycling of all beverage containers so used.

#### 19.05(1) Vehicular traffic.

- (a) No person shall operate any vehicle at a speed in excess of 15 mph or contrary to official traffic signs in any County park or County trail unless governed by §7.125 of Marathon County Code of Ordinances.
- (b) No person shall operate a motor vehicle in an abusive, boisterous, unreasonably loud or otherwise disorderly manner under circumstances which tend to cause or provoke a disturbance. Such conduct shall include, but not be limited to, conduct which tends to disturb, annoy or endanger one or more persons because of unnecessary or deliberate spinning of wheels, squealing of tires, revving of engine, blowing the horn, causing engine to backfire or causing vehicle while commencing to move or in motion to raise one or more of its wheels, tracks or skis off the ground or operate at an unreasonable or imprudent speed in any County park.
- (c) No person shall operate or park any motor vehicle except as provided in this subchapter, upon any bridle path, hiking trail, beach area, playground, picnic area or any other area other than established roads, parking areas, boat ramps and service areas or contrary to posted notice or within any park seasonally closed to vehicular traffic.
- (d) No person shall operate a snowmobile as defined in §340.01(58a), Wis. Stats., in any County park, except on snowmobile trails approved by or for events authorized by the Commission.
- (e) No person shall operate an ATV or UTV as defined in §340.01(2g), Wis. Stats., in any County park, except on <u>established</u>paved roads.
- (f) No other motorized vehicles other than an ATV or UTV shall be operated on a designated ATV/UTV trail on park property or County trail with the exception of authorized personnel in the performance of their duties.
- (g) No person may operate a motorized vehicle on County property when rules pertaining to the operation of motorized vehicles are posted by the Commission or its authorized agent.
- **19.08(4)** *Hiking, walking, or running on <u>groomed</u> <u>ski and snowshoe</u> <u>trails.</u>. No person shall hike, walk or run on <u>groomed</u> cross-country ski <u>and snowshoe</u> trails during that period of the year when such trails are open for cross-country skiing <u>or snowshoing</u> unless in the case of an emergency or injury.*

#### 19.10(2) Camping regulations.

- (a) Camping prohibited. Camping is prohibited in all County parks, except at designated campgrounds or other areas authorized by the Commission.
- (b) Designated campgrounds. Designated campgrounds are those general and group campgrounds in Big Eau Pleine, Dells of the Eau Claire and Marathon Parks.
- (c) Camping permit. No person shall set up camp prior to completing and displaying a camping permit. All camping fees shall be prepaid for the permit period prior to occupying the campsite as provided in subsection 19.01(5)(a) of this chapter relating to fee or charge established by the Commission.
- (d) Camping limited, designated campgrounds. No person shall camp and no camping unit shall remain in a designated campground for a period greater than 14 consecutive days. The camping unit shall be removed from the property for at least seven days before being eligible to return.

- (e) Campsite occupancy. 1. No more than one camping party shall occupy a single campsite.
- 2. No camping party consisting of a non-family group shall exceed 5 persons.
- (f) Campsite changes. No camping party shall move from its assigned campsite to another campsite without prior approval.
- (g) Camping permit expiration. All camping permits expire at 3 p.m. on the last day of the permit period.
- (h) Camping permit extensions. Extensions within the 14 day limit may be granted on camping permits. Extensions shall be obtained prior to 10 a.m. on the expiration date of the permit.
- (i) Campsite entry hours. No camping party shall start setting up or taking down its camping unit between the hours of 11 p.m. and 6 a.m.
- (j) Campsite parking. No person shall park any motor vehicle outside the parking area designated at each campsite and not more than 2 motor vehicles are permitted to any campsite, except that as many as 5 motorcycles are permitted for members of a camping party registered as a non-family group.
- (k) Campsite reservations. Campsite reservations will be accepted only for group campgrounds and designated campsites within a general campground.
- (I) Camping party membership. No person shall obtain a camping permit for use by a camping party of which he is not a member in a general campground.
- (m) Campsite capacity. No more than two sleeping units may occupy a campsite. Two units may consist of one travel trailer, pickup truck camper or motor home and one tent or two tents with no camper shall occupy a campsite. Pickup campers or motor homes towing a trailer shall be treated as a single unit.
- (n) Camping contrary to posted notice. No person shall camp on any lands under the management, supervision or control of the Commission contrary to posted notice.
- (o) Camping violations. Violation of any state law or any rules of the Commission by a member of a camping party is cause for revocation of the camping permit.
- (p) Campground quiet hours. No person shall make or cause to be made any unreasonable sounds or noises in or adjacent to any designated campground as provided in subsection 19.03(3) of this chapter between the hours of 10 p.m. and 6 a.m. Beaches and shelters are closed after park hours except in cases of emergency.

#### ORDINANCE #O-\_\_-22

#### **REVISIONS TO MARATHON COUNTY GENERAL CODE CHAPTER 19**

WHEREAS, Chapter 19 of the General Code of Ordinances for Marathon County governs Parks and Recreation within Marathon County; and

**WHEREAS**, on November 29, 2022, the Environmental Resources Committee voted to recommend the Marathon County Board adopt revisions to Chapter 19 as outlined in the attached document.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of the County of Marathon does hereby ordain as follows:

1. To revise Chapter 19 of the General Code of Ordinances pursuant to the attached document.

**BE IT FURTHER RESOLVED** that the ordinance shall take effect upon passage and publication as required by law.

Dated the 13th day of December, 2022.

#### ENVIRONMENTAL RESOURCES COMMITTEE

 ·

Fiscal Impact: None. The updates to Chapter 19 do not have a direct fiscal impact.



## **Marathon County Westside Master Plan**





#### Introduction

The Marathon County Westside Master Plan Project spans over three areas of interest for future improvements. These three areas are: Marathon Park, UWSP - Wausau Campus, and a Redevelopment Area. The project area is located centrally in the City of Wausau, and it is evident through land use and zoning that the surrounding area includes widespread opportunities to reach many different community members. From Single-Family Residential, Institutional, Medium Industrial, Suburban Mixed-Use and Two-flat Residential, pivotal highway I-39/USH 51, and a close proximity to Wausau's downtown, the Marathon County Westside Master Plan Project will bring social, environmental, and economic opportunity to the communities it serves. The master planning process was conducted with public, community stakeholder, county official, city representatives and their input. Each area of interest was analyzed for cultural and historical background, environmental limitations and impacts, natural features, utilities, and transportation. All of this work results in findings that helped guide an educated design process, resulting in the final Master Plan.

#### MARATHON PARK

Marathon Park is an important asset to the community as it hosts the Central Valley Fair, it is well-known for its historic white pine trees and creates a space for recreation. Previous Master Plans identify this park as an environmental asset with opportunities for year-round programming and an economic generator. Historically, the original 80-acre site was donated in 1867 by two Wausau citizens with the condition that it be used for an agricultural fair. Just the next year, the first county fair was held by the Marathon County Agricultural Society. In 1921, Marathon Park was created and donated to the County, with the requirement of the park to continue to host the annual fair. The presence of white pine trees also stems from historic importance. The trees on the site today are direct descendants of the great pines that

existed when the first lumbermen explored the Wisconsin River Valley over 170 Years ago. Existing facilities within Marathon Park are in need of improvements. This Master Plan proposes many facility upgrades, introduces new recreational elements, and maintains functioning programs. The most important resources to maintain are natural elements, historic memories, and the fair grounds. Introduction of new recreational facilities will bring visitors to the park year-round as a regional destination. Overall improvements will increase the park's accessibility, visibility, safety and success.

#### UWSP - WAUSAU

The college campus on the eastern end of the project area, UWSP - Wausau Campus, as part of the Master Plan will propose building reuse, development, and pedestrian connections to Marathon Park. This campus was previously the Training School for Teachers and the Agriculture and Domestic Economy which operated from 1899 to 1943. The University campus began operations in 1964 as part of the University of Wisconsin Center System, in 1998 it became the University of Wisconsin-Marathon County. Finally, in 2018 through restructuring, it became affiliated with UW Stevens Point - Wausau campus. Facilities of the campus are owned by Marathon County but are operated and maintained by university staff. The Marathon County Westside Master Plan Project proposes updates and renovations to existing facilities, but mainly focuses on reusing structures and underutilized parking lots for potential housing development.

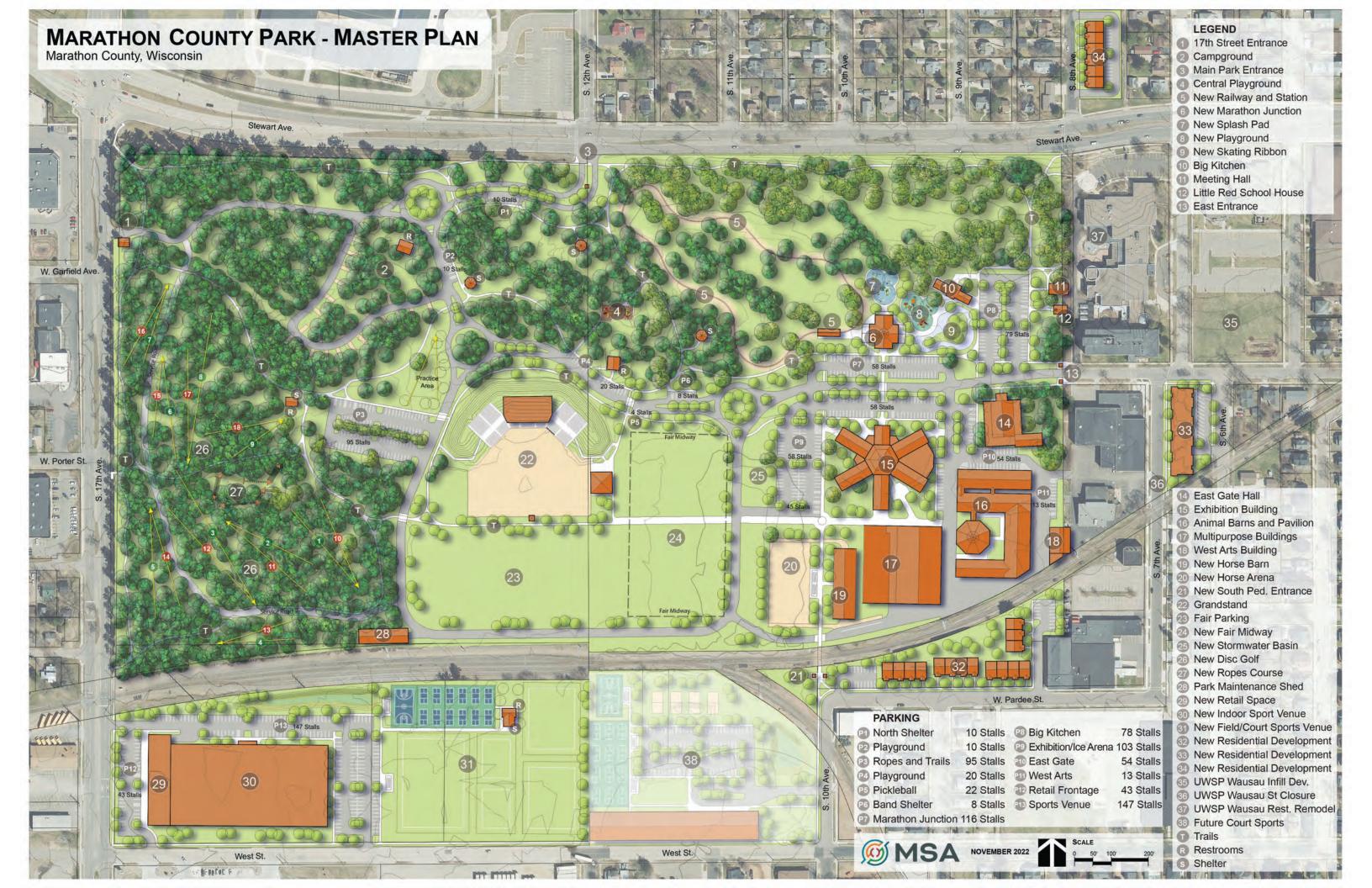
#### REDEVELOPMENT AREA

The final area of this Master Plan is a redevelopment project located at the southern end of Marathon Park. This southern entrance and development area is separated by a rail line crossing which limits opportunities for pedestrian access from the south to the park. Existing buildings within this area do carry historic importance, however, they are not off-limits in terms of redevelopment or reuse. The redevelopment of this area will contribute greatly to the potential for growth of the surrounding communities. Land uses could include: residential, service businesses, office, light manufacturing, storage and indoor sports.

Since 1910, the redevelopment space has functioned as an industrial area. Wausau Iron Works manufactured steel bridges and later, snowplows. The site immediately west of the Ironworks site was a cold storage facility for cheese for many decades until destroyed by a fire in 2017. Any work in these areas would need to be reviewed by the Compliance section of the Wisconsin Historical Society.









### **Improvements**

#### PARK DRIVE AND WALKWAY CHANGES

One of the most significant changes proposed for the park is rethinking and reconstruction of the drives and paths throughout the park. Most notably, this plan recommends the removal of most vehicle routes from the western, forested area and also from the northeastern quadrant. These routes are considered non-essential to the function of the park, offering opportunities to enhance green space. The primary route through the park, from the Main entrance on Stewart Ave. to the east entrance via Garfield Ave. is proposed for reconstruction with roundabouts and boulevard sections that should help keep traffic speeds low. A drive connection across the south side of the park, currently just a gravel path, would paved to establish a new loop around the central open space. Paved trails and trail connections are proposed throughout the park, including better crossings of internal roadways, providing many options for walking and running in and through the park.

#### PARKING CHANGES

Parking is currently provided in perpendicular stalls along roadways, in marked parking lots, and in unmarked gravel areas. The new design eliminates all gravel parking and proposes a mix of new lots at the core of the park and limited new perpendicular parking along the drive lanes. More than 550 marked stalls are proposed.

The elimination of parking along the drive in the northeast quadrant is expected to have the greatest impact on the parking choices of UWSP-Wausau students who currently take advantage of free parking in the park, both along that road and in the lot east of the Big Kitchen. The University should work with the County to create a parking permit system that charges a modest fee each semester for offstreet parking and enables parking either in the Big Kitchen lot in the park or in on-campus lots. Student parking in other park lots may necessitate signage and period enforcement efforts to ensure its availability for park users.

On-site parking during the Fair would be somewhat reduced due to the elimination of roadways and parking stalls in the northeast quadrant of the park. Off-site lots with shuttle service are recommended to support access to the Fair.

The parking directly north of the Exhibition Building is proposed to have multiple electric hookups, to support food carts for a weekly event in the park during the summer.

### Improvements (Continued)

#### FORESTRY MANAGEMENT

The park's tree population, in particular the white pines, are an important and beloved aspect of its identity. Storm events have continued to remove trees and have made the remaining trees more vulnerable to wind damage. The County should continue the practice of replacing lost trees, with the long-term objective of a healthy mix of ages and species that is resilient to damage from weather, insects, and disease. The current tree mix is predominantly white pine on the west end of the park, transitioning to predominantly deciduous hardwoods at the east end of the park, and exclusively deciduous in the center of the park around the Exhibition Building and parking areas. Future plantings should generally continue the current tree mixes in each area, including some deciduous hardwoods among the white pines in the forested part of the park.



# Numbered Master Plan Features

17TH STREET ENTRANCE (MAINTAIN)
The western entrance may be utilized less due to the removal of most roadways through the wooded portion of the site and the reduction of on-site parking during the Fair, however it should be maintained to maximize flexibility for special events, including the Fair.

CAMPGROUND (MAINTAIN)
The campground is recommended for continued use at its current size, with improved parking pads and continued monitoring of tree health to mitigate risk to campers. The "Tourist Cabin" shelter at the campground is recommended for removal due to declining condition and limited utilization, while the bathrooms are to be maintained as-is. Campers desiring shelter can use the other existing structures directly east and south of the campground.

MAIN PARK ENTRANCE (MAINTAIN)
No significant changes are proposed, beyond continued maintenance. The internal site circulation will change as described above, affecting flow to and from this entrance.

4 CENTRAL PLAYGROUND (MAINTAIN)
No significant changes are proposed, beyond continued maintenance.
Figure #:



Figure #: 17th Street Entrance



Figure #: Camping Area



Figure #: Existing Central Playground

# Numbered Master Plan Features (Continued)

RAILWAY AND STATION (NEW)
The rail line is proposed to be expanded, to enhance its appeal. The expanded route would not have a fence, to allow freer movement through the park (a design safely used in other parks with similar train features). The train station would be reconstructed in coordination with the redevelopment of Marathon Junction.

MARATHON JUNCTION (NEW) The current Marathon Junction is worn out, not architecturally consistent with other structures, and underutilized. A new facility would become a year-round, all-ages, multipurpose focal point of activity in the park. Proposed features include a high-quality concessionaire facility with indoor and outdoor seating, bathrooms/locker rooms in support of the splash pad, and a reservable multipurpose space for birthday parties and other gatherings. Optional components include concessionaire enhancements to enable beer vending in support of a seasonal beer garden, and an ice skate rental counter and storage in support of the skating ribbon. The facility should be designed on axis with the Exhibition Building.

SPLASH PAD (NEW)
A new splash pad is recommended to replace the aging spray pad, to be located outside of the trailway for improved safety. The proposed site is north of the new Marathon Junction where the bathrooms are currently located (the bathrooms are to become part of Marathon Junction). With the relocation of the splash pad, the Pool Cabin would be removed.

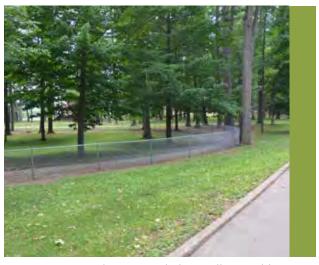


Figure #: Existing Railway with Fence



Figure #: Existing Marathon Junction Building



Figure #: Proposed Splash Pad

## 8 EAST PLAYGROUND

This site adjacent to the new Marathon Junction and Splash Pad is recommended as the focus for new playground investment, to enhance this node as an all-ages recreation destination. Improvements should include both small child and older child play features.

## 9 SKATING RIBBON

A new year-round skating feature is proposed, allowing for both summer wheeled skating and winter ice skating on an undulating, looped ribbon. The winter use could be supported from the new Marathon Junction, which could offer skate rentals, a warming area, and concessions.

## 10 BIG KITCHEN (MAINTAIN)

No significant changes are proposed, beyond continued maintenance. This facility may be able to serve as part of a new beer garden use, either as a seating area or also with sales in the structure.

MEETING HALL
No changes are proposed; continued maintenance.

# 12 LITTLE RED SCHOOL HOUSE (MAINTAIN)

No changes are proposed; continued maintenance.

13 EAST ENTRANCE (MAINTAIN) No changes are proposed; continued maintenance.

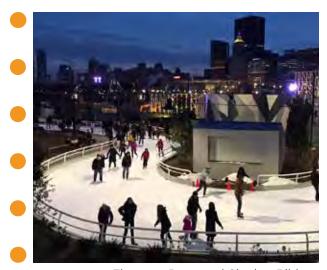


Figure #: Proposed Skating Ribbon



Figure #: Existing Big Kitchen Building

# Numbered Master Plan Features (Continued)

14 EAST GATE HALL (MAINTAIN/ENHANCE)

As one of the park's busiest venues, East Gate Hall serves many uses and generates revenue for the County. It's function and flexibility can be enhanced with several upgrades, including restoration of the clerestory windows, update of the ceiling material and acoustical modifications, replacement of the floor material (and underlying base as necessary), remodeling of the main entrance to make it more open and inviting, and installation of air conditioning to enable comfortable summer use.

15 EXHIBITION BUILDING (MAINTAIN)
No significant changes are proposed for the Exhibition Building. It is recommended for continued seasonal use, including summer events and winter storage, and maintenance as needed to protect its appearance and longevity. Removal of the detached storage shed and restoration of more green space around the building are recommended.

16 ANIMAL BARNS AND PAVILIONS (MAINTAIN)

No changes are proposed for the animal barns or pavilion, beyond continued maintenance.

## MULTIPURPOSE BUILDINGS (MAINTAIN/ENHANCE)

The existing multipurpose buildings are recommended for repair and continued use with limited changes, both for summer events and winter ice, for the next five years, after which the ice use would be relocated to a new facility and this facility would revert to a mix of winter storage and special event uses. If a new facility in another location is further evaluated and deemed not feasible, more extensive changes will be needed to this facility, including improved insulation to extend the season and a more expansive entry hall that wraps around the northwest corner of the building. The expanded entrance hall may also be considered as an optional interim investment if a new ice facility at another location is to be deferred for 10 or more years. Assuming relocation of the ice uses, the existing buildings can function for their other uses with limited changes, though there are no proposed uses for the various locker room spaces. The long term plan illustrated on the conceptual illustration is a major overhaul of the facility to consolidate the needed floor space into a more compact structure, either by modification or wholesale replacement of the facility. With a smaller footprint for this use the horse barn can and should be relocated and a wider promenade between the Exhibition Building and the Multipurpose Buildings(s) should be established, each as shown on the concept map.

## 18 WEST ARTS BUILDING (MAINTAIN/MODIFY)

The western additions to the building are recommended for removal, to improve truck and trailer movements around the animal buildings during Fair and livestock events. The remainder of the building is to be cleaned and renewed for an academic and community-oriented glass-blowing program.

### 19 HORSE BARN (RELOCATE)

The horse barn is in good condition, but it is too close the railroad tracks and the park's south entrance walkway. This plan recommends moving it to the north in conjunction with a planned modification or replacement of the multipurpose buildings.

# 20 HORSE ARENA

The existing arena should be relocated just a bit further east, in conjunction with improvements to parking, roadways, and stormwater management facilities.



Figure #: Existing East Gate Hall Interior



Figure #: Existing Arts Building



Figure #: Interior (Fair Office) of Existing Exhibition Building

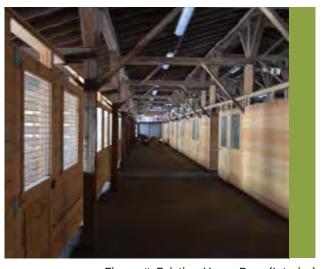


Figure #: Existing Horse Barn (Interior)

# Numbered Master Plan Features (Continued)

21 SOUTH PEDESTRIAN ENTRANCE (NEW) The south entrance should be improved with a more formal, stone gateway feature, similar in stature to those at the other entrances, and located south of the railroad tracks. The surrounding area should be improved with landscaping as an extension of the park. The track crossing surface should be improved to enhance appearance and safety.



Figure #: Existing West Pedestrian Entrance

## **22** GRANDSTAND (MAINTAIN)

No changes are proposed to the grandstand or event area it faces. The County is encouraged to promote its use for events other than the Fair, supported by shuttle service from off-site parking.



The field south of the grandstand is to be maintained as grassy open space, to be used during Fair and other event operations as needed for parking, either patrons or trucks and trailers.



Figure #: Existing Grandstand

## 24 FAIR MIDWAY (NEW)

A new midway location is proposed, expanded in size from 100,000 SF to approximately 135,000 SF. . This area can be maintained as grass and should be engineered to ensure efficient drainage toward the new stormwater ponds, so that it can withstand heavy use in varied weather conditions. As needed, areas that will have the most foot traffic can be maintained with a gravel surface.

## 25 STORMWATER BASIN (NEW)

The park was developed without any on-site facilities to manage the rate and quality of stormwater runoff. This could be remedied during construction of new roadways and parking, and will help the City of Wausau meet its pollution discharge permit requirements.

## 26 DISC GOLF COURSE (NEW)

The wooded area could accommodate an 18-hole disc golf course, with the following assumptions: The "front" and "back" 9 holes share the same set of baskets, Most of the existing vehicle roadway would be removed to reduce conflict between disc golfers and runners/walkers (walking trails would be closer to the edges, as shown); selective tree trimming and clearing would be needed for most of the holes to work.

27 ROPES/CHALLENGE COURSE (NEW)
There is ample space within the wooded area of the park to install a high ropes course. This facility would use installed wooden poles (not existing trees) connected by cables in various ways. Access could be controlled and secured at the base, and use managed by a public or private entity that offers team building experiences (e.g. UWSP-Wausau or NTC).

PARK MAINTENANCE SHED (MAINTAIN)
The existing shed should continue to serve
the needs of the park. It should at some point
be remodeled or replaced, and expanded as
necessary to compensate for the loss of other
on-site storage and/or the relocation of the
Parks Department Operations Facility.

## 29 RETAIL SPACE (NEW)

This retail space would complement and connect to the attached indoor sports venue, yet operate independently. Food and beverage retailers are suggested. The County could own and lease the space, or the building could be sold as a commercial condominium to a commercial property investor/manager.



Figure #: Proposed Stormwater Basin



Figure #: Proposed Disc Golf Course



Figure #: Proposed High Ropes/Challenge Course

## 30 INDOOR SPORTS VENUE (NEW)

This facility is intended to replace and expand upon the sport use of the Multipurpose Buildings in the park. The tentative program includes one year-round ice sheet, one seasonal ice sheet that can be used for indoor turf sports during the summer, and one indoor turf sports field. Other amenities should include dedicated locker rooms for boys and girls hockey, coaches training room, concessions and gear shop, informal café/eating spaces, etc. Ownership and maintenance are negotiable, thought County ownership is suggested.

# FIELD AND COURT SPORTS VENUE (NEW)

Improved in conjunction with the adjacent indoor facility, on land owned by the County, this site can accommodate court sports and several soccer fields, plus a bathroom and shelter structure. The courts should include basketball and 12 pickleball courts. This site needs to be improved before the Fair midway can be relocated and roadways improved in the center of Marathon Park.

# 32 RESIDENTIAL DEVELOPMENT (NEW)

The Parks Department Operations Facility is planned for relocation to a larger site (location TBD). This site could accommodate a variety of residential redevelopment formats and be returned to the tax rolls. Townhomes are recommended.

## 33 RESIDENTIAL DEVELOPMENT (NEW)

Marathon Hall has repair needs and an undesirable layout. Razing and redevelopment is recommended. A 30-unit, three-story apartment building is proposed. Parking could be supplemented by fee for permit across Garfield Ave. to the north, if needed.

## 34 RESIDENTIAL DEVELOPMENT (NEW)

This underutilized parking lot north of Stewart Ave. could accommodate a variety of residential redevelopment formats and be returned to the tax rolls. Townhomes are recommended.

# 35 UWSP-WAUSAU INFILL DEVELOPMENT (NEW)

This site along Garfield Ave between 6th St. and 7th St. could accommodate multi-story infill development, either private housing or an academic facility. This plan recommends reserving the site for the possibility of expanded academic facilities until 2027, unless there is clarity before then that no further expansion is reasonably anticipated in the next 20 years.

## 36 UWSP-WAUSAU 7TH STREET CLOSURE (NEW/MODIFIED)

At this time the closure of 7th St. between Stewart Ave. and Garfield Ave. for vehicle use is not recommended, based on the current campus needs and flows of vehicle and pedestrian traffic. However, this option is noted for future consideration as conditions change, especially if expanded academic facilities are considered to the east.



Figure #: Proposed Residential Development (Townhomes)



Figure #: Interior of Existing Marathon Junction Restaurant



Figure #: Proposed Residential Development (3-Story Multi-Use Building)

37 UWSP-WAUSAU RESTAURANT REMODEL (MAINTAIN/ENHANCE)
The existing cafeteria and kitchen have been hosting a private restaurant use. The cafeteria, kitchen, and exterior entrance should be remodeled to enhance the viability of the restaurant and also to serve effectively as rentable space for meetings, receptions, etc.

## 38 POTENTIAL BUILDING/SITE REUSE (NEW USE)

Should this site become available for public purchase, consider adaptive reuse of the original brick warehouse. New use could include a small, heated area with bathrooms and a larger area that is covered but not fully enclosed, for additional court sports options, skate park or similar.

### **Other Park Features**

- RR RESTROOMS (MAINTAIN)
- EXISTING RESTROOM FACILITIES
  IN MARATHON PARK ARE TO BE
  MAINTAINED
- S SHELTERS (MAINTAIN)
- EXISTING SHELTERS IN MARATHON
  PARK ARE TO BE MAINTAINED, EXCEPT
  FOR THE NORTH SHELTER AND THE
  TOURIST CABIN
- NORTH SHELTER (REMOVED)
  The shelter north of the Pool Cabin will lack access when the north drive and parking are removed. It should be removed with those access features.
  - BANDSTAND (MAINTAIN)



Figure #:



Figure #:



Figure #:





### **Preliminary Cost Estimates**

The map on the following page identifies six different use areas for purposes of organizing the cost estimates, including five in the park and the County lands along West St. Cost estimates are all in 2022 dollars. A summary of projected costs is as follows, and line item estimates for each use area are attached. Each activity is assigned a suggested timeframe. Those timing suggestions can be summarized as follows:

Utility upgrades throughout park, Tourist Cabin removal, Splash Pad replacement, Playground replacement 2023 2024

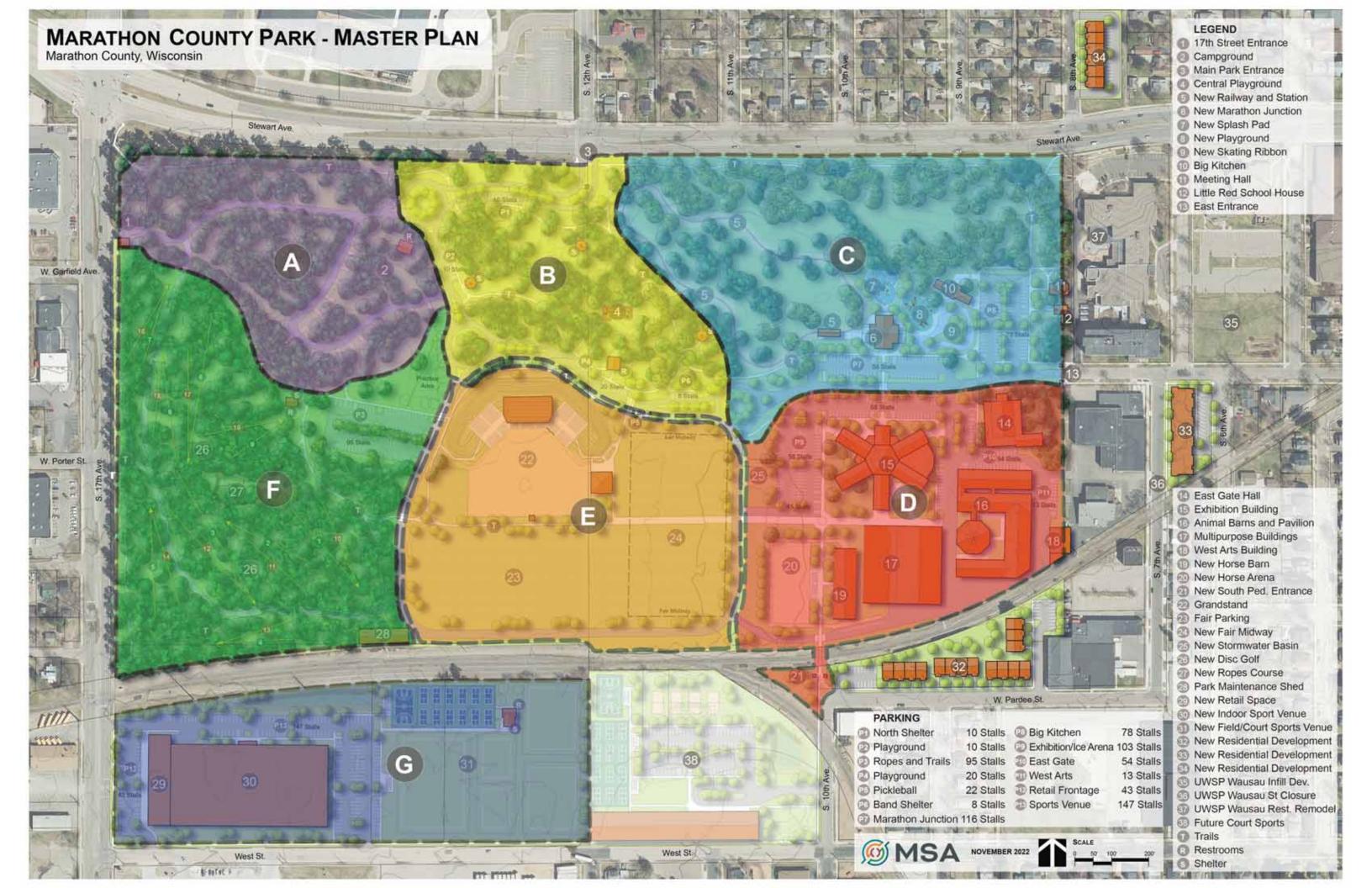
Road and parking improvements throughout park, East Gate Hall improvements, New Marathon Junction, New Indoor Sports Facility development, Horse Arena relocation 2025 2027

Train Track and Station expansion, Road and Trail lighting upgrades, New Basketball and Pickleball expansion, Pavement removal from west woods, Disc Golf Course, High Ropes Course

2028 2032

Skating Ribbon, Multipurpose Building replacement

2033 2037



### **Cost Projection Summary**

This summary compiles the costs projected within each part of the study area. The costs are expressed below in ranges of 90% to 120% of the more detailed projections. All costs are in 2022 dollars based on current pricing and bidding experience. Final costs will vary from these estimates due to inflation and design decisions.

			Suggested Ti	mir	ng/Phasing		
Use Area		 2023-2024	2025-2027		2028-2032	- :	2033-2037
Α	\$560,000 - \$740,000	\$ 40,000	\$ 580,000	\$	-	\$	-
В	\$1,750,000 - \$2,330,000	\$ 230,000	\$ 1,580,000	\$	130,000	\$	-
C	\$5,550,000 - \$7,400,000	\$ 1,910,000	\$ 2,670,000	\$	620,000	\$	170,000
D	\$13,280,000 - \$17,710,000	\$ 260,000	\$ 6,380,000	\$	420,000	\$	7,670,000
E	\$1,750,000 - \$2,340,000	\$ 330,000	\$ 1,440,000	\$	10,000	\$	-
F	\$1,150,000 - \$1,530,000	\$ 170,000	\$ -	\$	1,110,000	\$	-
G	\$27,860,000 - \$37,140,000	\$ -	\$ 30,950,000	\$	-	\$	-
TOTAL	\$51,900,000 - \$69,190,000	\$ 2,940,000	\$ 43,600,000	\$	2,290,000	\$	7,840,000
Excluding Area G	\$24,040,000 - \$32,050,000		\$ 12,650,000				

		rour	nded, 90%	rour	nded, 120%	same, as text	
Use Area							
Α	\$ 620,284	\$	560,000	\$	740,000	\$560,000	
В	\$ 1,941,884	\$	1,750,000	\$	2,330,000	\$1,750,000	
С	\$ 6,167,469	\$	5,550,000	\$	7,400,000	\$5,550,000	
D	\$ 14,754,577	\$	13,280,000	\$	17,710,000	\$13,280,000	
E	\$ 1,947,106	\$	1,750,000	\$	2,340,000	\$1,750,000	
F	\$ 1,276,572	\$	1,150,000	\$	1,530,000	\$1,150,000	
G	\$ 30,952,495	\$	27,860,000	\$	37,140,000	\$27,860,000 \$0	
TOTAL	\$ 57,660,387	\$	51,900,000	\$	69,190,000	-	
cluding Are	\$ 26,707,891	\$	24,040,000	\$	32,050,000	\$24,040,000	

### **Use Area A**

All cost estimates are in 2022 dollars based on current pricing and bidding experience. Costs will vary from these estimates due to inflation and final design decisions

									S	uggested Ti	ming	g/Phasing		
	Quantity	Unit	ı	Jnit Cost	5	ub Total	20	23-2024	2	025-2027	2	028-2032	2	033-2037
Demolition														
Shelter Removal	1	LS	\$	30,000	\$	30,000	\$	30,000						
Pavement Removal	9,206	SF	\$	2	\$	18,412			\$	18,412				
Improvements														
Asphalt Path	5,670	SF	\$	3	\$	17,010			\$	17,010				
Repave Asphalt Road	35,450	SF	\$	5	\$	177,250			\$	177,250				
Gravel Camping Pads	15,120	SF	\$	2	\$	30,240			\$	30,240				
Utility Upgrades	1	LS	\$	50,000	\$	50,000			\$	50,000				
Utility Pedestals	28	EΑ	\$	1,500	\$	42,000			\$	42,000				
Restroom Maintenance	1	LS	\$	80,000	\$	80,000			\$	80,000				
General Landscaping	1	LS	\$	25,000	\$	25,000			\$	25,000				
				Sub Total	\$	469,912	\$	30,000	\$	439,912	\$		\$	
	:	20%	Con	tingency	\$	93,982	\$	6,000	\$	87,982	\$	-	\$	-
		12%	En	gineering	\$	56,389	\$	3,600	\$	52,789	\$	-	\$	-
				Total	\$	620,284	\$	39,600	\$	580,684	\$	-	\$	-

### **Use Area B**

						Suggested Timing/Phasing							
	Quantity	Unit	Uni	it Cost	Sub Total	20	023-2024	2	2025-2027	20	28-2032	2	2033-2037
Demolition													
Pavement Removal	76,200	SF	\$	2	\$ 152,400			\$	152,400				
Clear and Grub	9,206	SF	\$	1.5	\$ 13,809			\$	13,809				
Improvements													
Asphalt Paths	158,520	SF	\$	3	\$ 475,560			\$	475,560				
Asphalt Roads/Parking	81,151	SF	\$	5	\$ 405,755			\$	405,755				
Table Top Crossings	600	SF	\$	18	\$ 10,800			\$	10,800				
Shelter Maintenance	3	EΑ	\$	5,000	\$ 15,000			\$	15,000				
Restroom Maintenance	1	LS	\$ 5	50,000	\$ 50,000			\$	50,000				
Site Furnishings/Benches	10	EA	\$	1,200	\$ 12,000					\$	12,000		
Utility Upgrades	1	LS	\$ 17	75,000	\$ 175,000	\$	175,000						
Site Lighting	1	LS	\$ 9	90,000	\$ 90,000					\$	90,000		
Canopy Trees	43	EA	\$	600	\$ 25,800			\$	25,800				
General Landscape	1	LS	\$ 4	15,000	\$ 45,000			\$	45,000				
			Sul	b Total	\$ 1,471,124	\$	175,000	\$	1,194,124	\$	102,000	\$	_
		20% (	ontin	gency	\$ 294,225	\$	35,000	\$	238,825	\$	20,400	\$	
		12%	Engin	eering	\$ 176,535	\$	21,000	\$	143,295	\$	12,240	\$	-
				Total	\$ 1,941,884	Ś	231,000	\$	1,576,244	ŝ	134,640	\$	-

### **Use Area C**

									Su	gested Timi	ing	/Phasing		
	Quantity	Unit	1	Unit Cost		Sub Total		2023-2024		2025-2027	2	028-2032	2033-2	2037
Demolition														
Clear and Grub	96,250	SF	\$	1.5	\$	144,375			\$	144,375				
Pavement Removal	129,300	SF	\$	2	\$	258,600			\$	258,600				
Gravel Removal/Reuse	22,700	SF	\$	0.5	\$	11,350			\$	11,350				
Marathon Station Removal	5,000	SF	\$	6	\$	30,000			\$	30,000				
Restroom Removal	1,500	SF	\$	6	\$	9,000					\$	9,000		
Train Station Removal	1,200	SF	\$	6	\$	7,200					\$	7,200		
Train Track Removal	200	LF	\$	20	\$	4,000					\$	4,000		
Splash Pad Buildings Removal	2,000	SF	\$	6	\$	12,000	\$	12,000						
Splash Pad Removal	15,000	LS	\$	3	\$	45,000	\$	45,000						
Improvements														
New Marathon Station	5,800	SE	\$	250	\$	1,450,000			¢	1,450,000				
New Train Station	1,500		\$	150	\$	225,000			~	1,430,000	¢	225,000		
Splash Pad	1,500		\$	550,000	\$	550,000	\$	550,000			~	223,000		
Playground	1		\$	400,000	\$	400,000	Ś							
Ice Ribbon	_	LS	\$	125,000	Ś	125,000	~	400,000					\$ 125	.000
Concrete Walks	32,000		\$	10	Ś	320,000			Ś	320,000				,
Asphalt Paths	10,800		\$	3	\$	32,400			Ś	32,400				
Asphalt Roads/Parking	46,000		\$	5	\$	230,000			s	230,000				
Table Top Crossings	600		\$	16	\$	9,600			Ś	-				
Utilities Upgrade	1	LS	\$	450,000	\$	450,000	\$	450,000		,				
Site Lighting	1	EΑ	\$	200,000	\$	200,000					\$	200,000		
Site Furnishings/Benches	24	EΑ	\$	1,200	\$	28,800					\$	28,800		
Gateway Columns Restoration	2	LS	\$	8,000	\$	16,000					\$	16,000		
Canopy Trees	65	EΑ	\$	600	\$	39,000			\$	39,000				
General Landscaping	1	LS	\$	75,000	\$	75,000			\$	75,000				
				Sub Total	\$	4,672,325	ć	1,445,000	ė	2,156,000	ė	469,800	\$ 125,	000
		20%	ca	ntingency	\$	934,465	Ś		\$		\$			,000
				ngineering		560,679	\$		\$		\$			,000
		127	9 21	Total	_	6,167,469	_	1,907,400	_	2,673,440	÷	620,136	\$ 165,	
				iotai	÷	0,107,409	ş	1,507,400	ş	2,073,440	٠	020,130	J 103	,000

### **Use Area D**

								S	uggested Ti	mir	ng/Phasin	g	
	Quantity	Unit	-	Unit Cost	Sub Total	20	023-2024	2	2025-2027	20	028-2032	2	2033-2037
Demolition													
Clear and Grub	12,000	SF	\$	1.5	\$ 18,000			\$	18,000				
Building Removals	_	LS	\$	50,000	\$ 50,000			\$	50,000				
Pavement Removal	93,700	SF	\$	2	\$ 187,400			\$	187,400				
Improvements													
Concrete Walks	29,821	SF	\$	10	\$ 298,210			\$	298,210				
Asphalt Roads/Parking	437,740	SF	\$	5	\$ 2,188,700			\$	2,188,700				
Table Top Crossings	1,200	SF	\$	16	\$ 19,200			\$	19,200				
Utilities Upgrade	1	LS	\$	200,000	\$ 200,000	\$	200,000						
Site Lighting	1	LS	\$	150,000	\$ 150,000					\$	150,000		
Site Furnishing Benches	12	EA	\$	1,200	\$ 14,400					\$	14,400		
Exhibition Building Improvements	33,600	SF	\$	30	\$ 1,008,000							\$	1,008,000
Multipurpose Building Replacement	45,000	SF	\$	100	\$ 4,500,000							\$	4,500,000
Multipurpose Building Addition*	4,500	SF	\$	250	\$ 1,125,000			\$	1,125,000				
Horse Barn Move/Improvements	10,000	SF	\$	30	\$ 300,000							\$	300,000
Horse Arena	24,000	SF	\$	2	\$ 48,000			\$	48,000				
Horse Arena Fence	660	LF	\$	30	\$ 19,800			\$	19,800				
East Gate Hall Entrance	1	LS	\$	250,000	\$ 250,000			\$	250,000				
East Gate Hall Floor	9,000	SF	\$	25	\$ 225,000			\$	225,000				
East Gate Hall clerestory windows	12	EΑ	\$	7,500	\$ 90,000			\$	90,000				
East Gate Hall ceiling/acoustics	9,000	SF	\$	20	\$ 180,000			\$	180,000				
East Gate Hall HVAC	1	LS	\$	50,000	\$ 50,000			\$	50,000				
South Entrance Columns	2	EA	\$	40,000	\$ 80,000					\$	80,000		
Pedestrian Rail Crossing	1	LS	\$	75,000	\$ 75,000					\$	75,000		
Canopy Trees	60	EA	\$	600	\$ 36,000			\$	36,000				
General Landscaping	1	LS	\$	65,000	\$ 65,000			\$	65,000				
				Sub Total	\$ 11,177,710	\$	200,000	\$	4,832,310	\$	319,400	\$	5,808,000
	:	20% (	or	ntingency	\$ 2,235,542	\$	40,000	\$	966,462	\$	63,880	\$	1,161,600
		12%	En	gineering	\$ 1,341,325	\$	24,000	\$	579,877	\$	38,328	\$	696,960
		•		Total	\$ 14,754,577	\$	264,000	\$	6,378,649	\$	421,608	\$	7,666,560

<sup>\*</sup>If needed due to delayed Indoor Sports Facility

### **Use Area E**

								Sug	gested Timi	ng/	Phasing		
	Quantity	Unit	t	<b>Unit Cost</b>	Sub Total	2	023-2024	2	2025-2027	20	28-2032	2033	-2037
Demolition					_								
Pavement Removal	30,500	SF	\$	2	\$ 61,000			\$	61,000				
Gravel Removal	92,600	SF	\$	0.5	\$ 46,300			\$	46,300				
Horse Arena Removal and Salvage	1	LS	\$	15,000	\$ 15,000			\$	15,000				
Outdoor Hockey Rink and Salvage	1	LS	\$	5,000	\$ 5,000			\$	5,000				
Improvements													
Concrete Walks	29,705	SF	\$	10	\$ 297,050			\$	297,050				
Asphalt Paths	11,300	SF	\$	3	\$ 33,900			\$	33,900				
Asphalt Roads/Parking	45,286	SF	\$	5	\$ 226,430			\$	226,430				
Table Top Crossings	1,200	SF	\$	18	\$ 21,600			\$	21,600				
Site Furnishing/Benches	8	EΑ	\$	1,200	\$ 9,600					\$	9,600		
Utilities Upgrades	1	LS	\$	250,000	\$ 250,000	\$	250,000						
Site Lighting	1	LS	\$	115,000	\$ 115,000			\$	115,000				
Pond/Storm Water Grading	4,500	CY	\$	10	\$ 45,000			\$	45,000				
Canopy Trees	39	EA	\$	600	\$ 23,400			\$	23,400				
Lawn Seeding	272,000	SF	\$	0.15	\$ 40,800			\$	40,800				
Lawn Underdrain System	1	LS	\$	260,000	\$ 260,000			\$	260,000				
General Landscaping	1	LS	\$	25,000	\$ 25,000			\$	25,000				
				Sub Total	\$ 1,475,080	\$	250,000	\$	1,088,180	\$	9,600		-
				ntingency	295,016	\$	50,000	\$	217,636	\$	1,920	-	-
		12	% E	ngineering	177,010	\$	30,000	\$	130,582	\$	1,152		-
				Total	\$ 1,947,106	\$	330,000	\$	1,436,398	\$	12,672	\$	-

### **Use Area F**

										Sug	gested T	imi	ng/Phasing		
	Quantity	Unit		Unit Cost		Sub Total		20	23-2024	20	25-2027	2	2028-2032	2033	3-2037
Demolition							_								
Clear and Grub	116,000	SF	\$	1.5	\$	174,000						\$	174,000		
Pavement Removal	38,200	SF	\$	2	\$	76,400						\$	76,400		
Improvements															
Concrete Walks	3,600	SF	\$	10	\$	36,000						\$	36,000		
Asphalt Trail	21,200	SF	\$	3	\$	63,600						\$	63,600		
Asphalt Roads/Parking	44,500	SF	\$	5	\$	222,500						\$	222,500		
Shelter Improvements	1	LS	\$	20,000	\$	20,000						\$	20,000		
Site Furnishing Benches	12	EΑ	\$	1,200	\$	14,400						\$	14,400		
Site Furnshings Picnic Tables	24	EΑ	\$	1,800	\$	43,200						\$	43,200		
Ropes Course	1	LS	\$	65,000	\$	65,000						\$	65,000		
Disc Golf Course Baskets/Tee Pads	18	EΑ	\$	1,500	\$	27,000						\$	27,000		
Utilities Upgrade	1	LS	\$	125,000	\$	125,000		\$	125,000						
Site Lighting	1	LS	\$	75,000	\$	75,000						\$	75,000		
General Landscape	1	LS	\$	25,000	\$	25,000						\$	25,000		
				Sub Total	\$	967,100		\$	125,000	\$	-	\$	842,100	\$	-
		20%	Cor	ntingency	\$	193,420		\$	25,000	\$	-	\$	168,420	\$	-
		12%	Er	ngineering	\$	116,052	_	\$	15,000	\$	-	\$	101,052	\$	
				Total	4	1 276 572		4	165 000	ė		ė	1 111 572	4	

### **Use Area G**

								S	uggested Tim	ing/	Phasing		
	Quantity	Unit		Unit Cost	Sub Total	_ 2	023-2024		2025-2027	20	28-2032	203	3-2037
Demolition													
Building Removals	210,000	SF	\$	6	\$ 1,260,000			\$	1,260,000				
Pavement Removals	240,500	SF	\$	2	\$ 481,000			\$	481,000				
Improvements													
Retail Building	14,750	SF	\$	250	\$ 3,687,500			\$	3,687,500				
Indoor Sports Facility	94,000	SF	\$	160	\$ 15,040,000			\$	15,040,000				
Concrete Walks	23,020	SF	\$	10	\$ 230,200			\$	230,200				
Asphalt Roads/Parking	82,522	SF	\$	5	\$ 412,610			\$	412,610				
Utilities	1	LS	\$	450,000	\$ 450,000			\$	450,000				
Basketball Court	8,100	SF	\$	15	\$ 121,500			\$	121,500				
Pickleball Courts (12)	24,000	SF	\$	15	\$ 360,000			\$	360,000				
Site Lighting	1	EΑ	\$	385,000	\$ 385,000			\$	385,000				
Bleachers	1	EΑ	\$	12,500	\$ 12,500			\$	12,500				
Bathrooms and Shelter	1	EΑ	\$	450,000	\$ 450,000			\$	450,000				
Canopy Trees	66	EΑ	\$	600	\$ 39,600			\$	39,600				
Field Underdrainage	1	LS	\$	300,000	\$ 300,000			\$	300,000				
Lawn Seeding	327,000	SF	\$	0.15	\$ 49,050			\$	49,050				
Irrigation	1	LS	\$	35,000	\$ 35,000			\$	35,000				
General Landscaping	1	LS	\$	75,000	\$ 75,000			\$	75,000				
4' Fence at Fields	1,800	LF	\$	18	\$ 32,400			\$	32,400				
Pond/Storm Water Grading	2,750	CY	\$	10	\$ 27,500			\$	27,500				
				Sub Total	\$ 23,448,860	\$	-	\$	23,448,860	\$	-	\$	
		20%	Co	ntingency	\$ 4,689,772	\$	-	\$	4,689,772	\$	-	\$	-
		129	6 Er	ngineering	\$ 2,813,863	\$	-	\$	2,813,863	\$	-	\$	-
				Total	\$ 30,952,495	\$	-	\$	30,952,495	\$	-	\$	-



# **Community Survey Results Summary**

JUNE 10, 2022 2,206 RESPONSES

Q1 Please indicate approximately how many times you visited Marathon Park in the past 12 months for each of the following activities.

- Only 37% had not been to the Fair
- Only 37% had not used the park for trail walking/running
- Who visits the park more than 20 times per year? Indoor ice users (13%) and trail users (12%)

Q2 If you've used a park amenity in the past few years, please indicate whether that experience was satisfactory or in need of improvement. Please add comments about improvement needs.

- Most satisfactory experiences (among those who used them) – Little Red School House (88%), Grandstand (80%), Pickleball courts (85%)
- Least satisfactory experience (among those who used them) – ADA accessibility (42%), Parking (49%), Restrooms (51%)
   Insight from the comments:
- Bathroom complaints include seasonal closure, location/number, and age/cleanliness

Q3 If you've attended a winter ice activity in the Multipurpose Buildings in the past few years, please indicate whether each of the following aspects of that experience was satisfactory or in need of improvement. Please add comments about improvement needs.

- Most satisfactory experiences (among those who use the facility) – Ice quality (67%), Restrooms (60%)
- Least satisfactory experience (among those who use the facility) – Parking (41%), Locker rooms (43%)
- Insight from the comments:
- Lots of complaints about the parking lot
- Desires for year-round ice

Q4 If you've attended the Wisconsin Valley Fair in the past few years, please indicate how you travelled to the fair and comment on anything you would change about parking and transportation options for the fair.

- Most people park offsite (55%) Insight from the comments:
- Lots of complaints about parking, notably a lack of sufficient on-site ADA parking
- Lots of complaints about the price of admission

#### Q5 What is the most important feature or activity in Marathon Park, to you?



Q6 Is there anything that you would change about Marathon Park? Please explain.



# Community Survey Results Summary (Cont.)

Q7 Have you directly experienced any safety or security concerns in or near Marathon Park? If answering yes to any of these, please add a comment to explain.

- Most people answered "No" (80%) Insight from the comments:
- 24 responses include reference to homeless people
- Concerns about drug use and sales

Q8 Have you been in and/or used any of the following buildings of the UWSP-Wausau campus in the past three years? If so, which ones, and for what purpose? Please note the purpose(s) in the comment box.

- More than half have been in the Center for Civic Engagement (57%), and exactly 50% in the main academic building
- Only 4% have ever been in Marathon Hall

Q9 Is there anything that you would change or improve on the UWSP-Wausau campus? Insight from the comments:

- Quite a few comments about parking more, better, different locations
- "AMERICA NEEDS TUITION FREE COLLAGE"

Insight from the comments:

- Lots of comments about housing
- At least 10 comments about indoor pickleball

Demographics of Respondents

- 18% within walking distance, 58% within Wausau, 4% from outside the county
- 94% white
- 55% between ages of 30 and 49

Q10 Marathon Hall is the former dorm on the UWSP-Wausau campus. It has been vacant since the start of COVID-19 and will not be used again as student housing because it is functionally obsolete. The building needs new windows and a new roof, at minimum, and its narrow rooms, narrow corridors, low ceilings, communal bathrooms and cement block construction limit its potential uses. Which statement best reflects your opinion about the future of this building?

- Most people would defer to professional advice (41%) or would tear it down (29%) Insight from the comments:
- Housing for the homeless or low-income residents mentioned many times
- Interest in redeveloping with new housing

Q11 We are considering new uses south of the park, along West St. and Pardee St. (Area C), because the County plans to consolidate the Highway Department and Parks Department facilities at a new location. Do you have an opinion about the types of uses that should be considered immediately south of Marathon Park? Identify each use that you think is appropriate there.

- Most people prefer recreational uses, either indoor (52%) or outdoor (54%) Insight from the comments:
- Lots of comments about housing
- At least 10 comments about indoor pickleball

Demographics of Respondents

- 18% within walking distance, 58% within
   Wausau, 4% from outside the county
- 94% white
- 55% between ages of 30 and 49

# Westside Plan Design Feedback

JUNE 10, 2022 157 RESPONSES

#### A- CIRCULATION CHANGES

- Most likes are for removing vehicles from forest (50%) and adding the 17th St. entrance (61%).
- Most dislikes are removing roadway from the NE quadrant (30%) and removing from the center of the park (27%)

#### **Notable comments:**

- Keep parking close to pickleball
- Maintain park accessibility for handicapped/ elderly (woods, near bandstand)
- Concern about congestion on 17th and more cut-through traffic with a new entrance

#### **B-CAMPGROUND**

- Most likes for removing it completely (42%)
- Most dislikes for fair-only camping in a parking lot (45%) and expanded camping (43%)

#### **Notable comments:**

- Decide based on profit/loss evaluation
- Increase edge plantings with or without camping changes
- Strongly split reactions to the idea of camping in this park

#### C - WEST PARK AREA

• Lots of likes for both a pump track and a zip line/ropes course, though 19% strongly dislike the high ropes course

#### **Notable comments:**

- Concerns about costs, safety
- Don't overdevelop the woods area

#### **D- CENTRAL AREA**

 Very strong support for expanded playground area (75% likes), and strong support for expanded train route (55% likes)

#### **Notable Comments:**

- The train is a great feature in declining condition
- Dream park idea is too big/out of character for this park

#### **E - EAST PARK AREA**

- Most ideas liked here, strongest are New Splashpad (74%), New Marathon Junction with Beer Garden (70%), Improved Meeting/ Party space (64%), Skating Ribbon (62%), and Expanded Train Route (61%).
- Most dislikes are for Mountain Bike Challenge Course (25%) and North Shelter Removal (20%).

#### **Notable Comments:**

- Multiple negative comments about the beer garden
- One comment about shelter removal suggests that they think we meant the Big Kitchen

#### F - GRANDSTAND

- A plurality stayed neutral on this topic, but more people prefer keeping it as is (49%) and actively dislike the relocation idea (39%).

#### **Notable Comments:**

 Some agreement to the logic of moving it, but mostly negative comments about the cost

#### **G-MIDWAY**

 Indifference about location, many likes for grass groundcover (62%)

#### **Notable Comments:**

Maintain court sport parking

# Westside Plan Design Feedback (Cont.)

#### **H - EXHIBITION BUILDING**

- Many people like the idea of more grass around the building (56%)
- Most people like the idea of a summer food cart plaza (75%)

#### **Notable Comments:**

 Food trucks could be there now – don't need to spend to make that happen

#### I- HORSE BARN AND ARENA

Most people indifferent

#### **Notable Comments:**

•Equal split of comments for and against moving the horse barn

#### J - MULTIPURPOSE BUILDINGS

- Opinions are split on moving the ice uses. 51% support improving the current facility, and 50% support relocating to a new facility (with a notable plurality of 41% strongly liking a new facility).
- Most people support continuing to use the current buildings for fair and event purposes (61%) and most are indifferent about a new open-air facility.

#### **Notable Comments:**

Many comments in favor of a new ice facility

#### **K - PARKING AREA**

- Strong support for improved, paved, marked parking (80%)
- Support for a relocated winter ice rink (55%)

#### L- SOUTH PARK ENTRANCE

 Strong Support for improved appearance and surfacing (73%)

#### M- NORTH CAMPUS PARKING LOT

- A plurality strongly dislikes each of the options.
- Townhomes and single family each got 30% support, while duplexes got only 20% support.

#### **Notable Comments:**

• Multiple commenters prefer affordable housing.

#### N - MAIN ACADEMIC BUILDING

 About 52% of respondents liked both remodel options described. There were few dislikes.

#### **Notable Comments:**

Increase public awareness of the restaurant

#### O - MARATHON HALL

- Pluralities responded with no opinion on each option.
- The most liked option was redevelopment as new housing (34%)

#### **Notable Comments:**

Nine comments, nine unique sentiments

#### P - WEST ARTS BUILDING

 Most respondents had no opinion on this one. Razing it was least popular (40% dislike) and remodeling with additions removed most popular (35% like).

#### O - HIGHWAY DEPARTMENT SITE

 More dislikes than likes for most of the options, except the indoor ice and field sports facility, which was liked by 76% of respondents.

#### **Notable Comments:**

- Many in support of a rec facility.
- Several concerns about putting residential next to the train yard.

#### **R - COLD STORAGE**

 More dislikes than likes for most of the options, except the outdoor field space, which was liked by 67% of respondents.

#### **Notable Comments:**

 Apparent confusion for some about this site being part of the park?

#### S - WAUSAU IRON WORKS SITE

• The public use options were supported (59% for park uses, 48% for community center uses). Views on senior housing were about equally split, and there was least support for new warehouse space (50% dislike).

#### **Notable Comments:**

 Concern about bringing the small child uses closer to the railroad crossings

#### T - PARKS DEPARTMENT SITE

• Parking in support of the park was most popular (57% support), while many dislike the housing concept (46% dislike).

#### **Notable Comments:**

- Comments for and against moving pickleball
- "Don't need anymore sport crap enough around town already"

#### **U - OTHER CAMPUS CHANGES**

- A majority had no opinion on closing 7th St., and 29% liked it.
- 46% dislike new housing, while 35% remained neutral on it.

#### **Notable Comments:**

• We mislabeled 7th Ave. as 7th St.

### Marathon County Corporation Counsel

### Memo

To: Meleesa Johnson

From: Mike Puerner

CC: Lance Leonhard

Date: **October 25, 2022** 

Re: Environmental Repair Fund

#### Meleesa,

You asked for an opinion on the use of funds from Marathon County's Environmental Repair Fund to assist with the costs of closure work for the east 10 acres of Bluebird Ridge. In short, you inquired as to whether funding a portion of the costs of closure of the east 10 acres of Bluebird Ridge would be a permitted use of the Environmental Repair Fund.

I have had an opportunity to review your informational memorandum to County Administrator Leonhard as well as a Joint Resolution between the County Board and the Solid Waste Management Board that established the Environmental Repair Fund and all associated statutes. I find that the costs associated with closure of the east 10 acres of Bluebird Ridge would be a permitted use of Environmental Repair Fund dollars and would be consistent with the requirements and guidelines associated with the Environmental Repair Fund.

#### **Analysis**

#### Statutory Authority

Under the version of the Wisconsin statutes in place in 1992, Wis. Stat. § 59.07(135)(q) permitted a county to:

Impose fees, in addition to fees imposed under ch. 144, upon persons who dispose of solid waste at publicly owned solid waste disposal sites in the county for the purpose of cleaning up closed or abandoned solid waste disposal sites within the county, subject to all of the following conditions:

1 The fees are based on the amount of solid waste disposed of by each person.

- The fees may not exceed 20% of the amount charged for the disposal of the solid waste.
- The effective date of the fees and any increase in the fees is January 1 and is at least 120 days after the date on which the board adopts the fee increase.
- 4 The cleanup is conducted under the supervision of the department of natural resources.
- The county board of supervisors may prevent the implementation of, or may terminate, fees imposed by the solid waste management board.

The successor statute to Wis. Stat. § 59.07(135)(q), § 59.60(2)(q), reads similarly, permitting the Solid Waste Management Board to:

Impose fees, in addition to the fees imposed under ch. 289, upon persons who dispose of solid waste at publicly owned solid waste disposal sites in the county for the purpose of cleaning up closed or abandoned solid waste disposal sites within the county, subject to all of the following conditions:

- 1. The fees are based on the amount of solid waste that is disposed of by each person.
- 2. The fees may not exceed 20 percent of the amount that is charged for the disposal of the solid waste.
- 3. The effective date of the fees and any increase in the fees is January 1 and such effective date is at least 120 days after the date on which the board adopts the fee increase.
- 4. The cleanup of the site is conducted under the supervision of the department of natural resources.
- 5. The [county] board may prevent the implementation of, or may terminate, fees imposed by the solid waste management board.

These statutes reflect the Legislature's intent to permit a County Board to impose a solid waste disposal fee associated with use of a publicly owned facility for the purpose of using the funds collected to assist with cleanup of closed or abandoned solid waste disposal sites within a particular county.

Joint Resolution – Marathon County Board and Solid Waste Management Board

A Joint Resolution between the Marathon County Board of Supervisors and the Marathon County Solid Waste Management Board was approved by both bodies in 1992. Under the authority to impose solid waste disposal fees (or "tipping fees") established by Wis. Stat. § 59.07(135)(q) (and its successor statute Wis. Stat. § 59.60(2)(q)), the Joint Resolution set the parameters for expending funds collected within Marathon County through the imposition of certain tipping fee surcharges at the Solid Waste facility and placed those funds into an Environmental Repair Fund.

The Joint Resolution establishes a "policy for dealing with future landfill cleanup operations" within Marathon County. The Joint Resolution also delegates to the Solid Waste Management Board the "right to determine the amount to be contributed to any particular landfill cleanup project," meaning the Solid Waste Management Board may determine the amount to be applied to a particular project. As this Joint Resolution was a valid exercise of authority by both the County Board and the Solid Waste Management Board, I find it to be a valid delegation by the County Board of the right to apportion these funds to various projects.

The Joint Resolution requires the Solid Waste Management Board to base any decision regarding the amount of funds to be dedicated to a particular project on the following criteria listed in the resolution:

- A. The estimated cost of the cleanup project.
- B. The estimated or approximated cost of the local share.
- C. The extent to which the municipalities involved utilize the Marathon County Landfill.
- D. The percentage of solid waste in a landfill site contributed by Marathon County municipalities, businesses and corporations.
- E. The extent to which insurance coverage may be available for all or some of the potential responsible parties.

The Joint Resolution permits the Solid Waste Management Board to allocate all available funds to a single project in the event the total funds available are insufficient to provide for multiple concurrent cleanup projects.

#### Expenditure of Environmental Repair Fund Balances

As outlined above, Wisconsin statutes establish a general requirement that tipping fees collected pursuant to Wis. Stat. § 59.07(135)(q) must be expended for "the purpose of cleaning up closed or abandoned solid waste disposal sites within the county." In its Joint Resolution with the Solid Waste Management Board, the Marathon County Board of Supervisors has established a policy for use of the tipping fees collected to "assist in the process of cleaning up landfill sites within the County when such landfill sites have been identified by the DNR or the EPA as being in need of investigation, remedial cleanup and mitigation."

With the relevant statutes and the Joint Resolution in mind, it is my opinion that the County's Environmental Repair Fund, which is comprised of certain tipping fees created pursuant to Wis. Stat. § 59.07(135)(q), may be used towards the DNR-required closure of the east 10-acre section of Bluebird Ridge. This expenditure meets all requirements of the applicable statute as well as the Joint Resolution that further governs expenditure of these funds. I find that use of these funds to contribute towards closure costs associated with a portion of Bluebird Ridge is consistent with statutory authority and a valid act of the County Board of Supervisors. The proposed expenditure involves the closure of a solid waste disposal site within Marathon County that is overseen by the DNR. The remediation required has been mandated by the DNR, meeting the requirements of statute and the Joint Resolution in place.

Michael Puerner

Whihael )

Marathon County Corporation Counsel

#### RESOLUTION #R- -22

## Resolution to Amend the 2022 Capital Improvement Project List to add Phase A Closure of Bluebird Ridge Recycling and Disposal Facility

WHEREAS, the Board of Supervisors of Marathon County has approved the 2022 Capital Improvement Project List; and

WHEREAS, the Capital Improvement Project List is a dynamic process and subject, pursuant to Resolution R-89-91, to periodic review and/or amendment; and

WHEREAS, there is currently a need to amend the 2022 Capital Improvement Project List to identify an additional project, the Phase A Closure of Bluebird Ridge Recycling and Disposal Facility; and

WHEREAS, the total cost of the project will be \$1,502,437.00; and

WHEREAS, \$657,440 of the total cost of the project would be funded from the Environmental Repair Fund. This funding has been approved and allocated by the Solid Waste Management Board, which has authority to fund projects utilizing the Environmental Repair Fund; and

WHEREAS, \$556,730 of the total cost of the project would be funded from the Solid Waste Department's Pollution Liability Fund; and

WHEREAS, \$288,267 of the total cost of this project would be funded with an advance of \$288,267 from 2022 Marathon County contingency funds to the Solid Waste Department; and

WHEREAS, contingency funds are tax levy supported and the Solid Waste Department is not supported by tax levy. Therefore, the Solid Waste Department shall repay the \$288,267 advance from Marathon County contingency funds over an 18-month period; and

WHEREAS, the Solid Waste Department and Marathon County shall execute a repayment agreement that allows for repayment of the contingency funds over the specified period.

NOW, THEREFORE, BE IT RESOLVED by the Marathon County Board of Supervisors to amend the 2022 Capital Improvement Project List to add as a project the Phase A Closure of Bluebird Ridge Recycling and Disposal Facility.

BE IT FURTHER RESOLVED that the project is funded with \$657,440 from the Environmental Repair Fund. \$556,730 from the Pollution Liability Fund, and \$288,267 from 2022 Marathon County contingency funds.

BE IT FURTHER RESOLVED that the \$288,267 from 2022 Marathon County contingency funds shall be repaid by the Solid Waste Department over an 18-month period pursuant to the attached repayment schedule.

BE IT FURTHER RESOLVED that the Marathon County Board of Supervisors authorizes the appropriate staff from Marathon County and the Solid Waste Department to execute a repayment agreement for the \$288,267 advance from 2022 contingency funds.

D ( 1.11)	2022
Dated this	2022

<b>Fiscal Note</b> : The total cost of this project is \$1,502,437.00. \$657,440 of the project will be funded from
the Environmental Repair Fund, \$556,730 would be funded from the Pollution Liability Fund, and
\$288,267 as an advance from 2022 contingency funds.

Solid Waste Management Board			
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	-	 	
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	-		
Environmental Resources Committee			
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	-	 	

Solid Waste Repayment Schedule for General Fund					
Date	Tonnage	\$1	.10/ton		
Jan-23	15,000	\$	16,500.00	\$	16,500.00
Feb-23	15,000	\$	16,500.00	\$	16,500.00
Mar-23	15,000	\$	16,500.00	\$	16,500.00
Apr-23	15,000	\$	16,500.00	\$	16,500.00
May-23	15,000	\$	16,500.00	\$	16,500.00
Jun-23	15,000	\$	16,500.00	\$	16,500.00
Jul-23	15,000	\$	16,500.00	\$	16,500.00
Aug-23	15,000	\$	16,500.00	\$	16,500.00
Sep-23	15,000	\$	16,500.00	\$	16,500.00
Oct-23	15,000	\$	16,500.00	\$	16,500.00
Nov-23	15,000	\$	16,500.00	\$	16,500.00
Dec-23	15,000	\$	16,500.00	\$	16,500.00
Jan-24	15,000	\$	16,500.00	\$	16,500.00
Feb-24	15,000	\$	16,500.00	\$	16,500.00
Mar-24	15,000	\$	16,500.00	\$	16,500.00
Apr-24	15,000	\$	16,500.00	\$	16,500.00
May-24	15,000	\$	16,500.00	\$	16,500.00
Jun-24	7,061	\$	7,767.00	\$	12,352.76
		\$	288,267.00	\$	292,852.76

\*18 month plan Stated Interest Rate 3.00% Implicit Interest Rate 2.39%

Interest Rate LGIP

> Oct-22 2.91% Sep-22 2.42%

Stated Interest Rate 3.00% Implicit Interest Rate 2.39%

## 2022 AMENDMENT TO SITING AGREEMENT BETWEEN MARATHON COUNTY AND THE TOWN OF RINGLE BLUEBIRD RIDGE RECYCLING AND DISPOSAL FACILITY

THIS AMENDMENT TO THE SITING AGREEMENT ("2022 Amendment") made this \_\_\_\_ day of November, 2022 by and between MARATHON COUNTY, a quasi-municipal corporation of Marathon County, Wisconsin, hereinafter referred to as "COUNTY" located at 500 Forest Street, Wausau, Wisconsin and TOWN OF RINGLE, a Wisconsin municipal corporation located at 223207 Abt Road, Ringle, Wisconsin, hereinafter referred to as "TOWN".

#### WITNESSETH:

WHEREAS, the COUNTY and TOWN entered into a Siting Agreement for the Bluebird Ridge Recycling And Disposal Facility executed on May 12, 2014 by the TOWN and May 20, 2014 by the COUNTY ("Siting Agreement");

WHEREAS, the Siting Agreement sets out the rights, duties and obligations of the parties relative to Bluebird Ridge Recycling and Disposal Facility ("BRRDF") and resolving other issues related to the Solid Waste Management Facility as set forth therein;

**WHEREAS**, as a result of the successful relationship between the parties, the COUNTY, desires to enlarge BRRDF, hereinafter to be known as the "Bluebird Ridge Recycling and Disposal Facility 2022 Western Expansion" ("BRRDF 2022 Western Expansion");

**WHEREAS,** the BRRDF 2022 Western Expansion will be a phased expansion to include a modification to the current phase 5B and creation of phases 6 through 8 over an additional 34.5 horizontal acres with an additional capacity of approximately 5.2 million cubic yards;

WHEREAS, pursuant to Wis. Stat. § 289.3399(c) and on September 16, 2022, the parties successfully mediated the local approval of the TOWN related to BRRDF 2022 Western Expansion;

WHEREAS, the Mediated Agreement is attached hereto as Exhibit 1;

WHEREAS, this 2022 Amendment is intended to formalize said Mediated Agreements.

**NOW, THEREFORE**, in consideration of the mutual promises, obligations and benefits provided herein, the receipt and adequacy of which is hereby acknowledged, the COUNTY and TOWN agree as follows:

1. As used in this 2022 Amendment, except as modified herein, the meaning of a word shall be in accordance with the definition given those terms defined in the Siting Agreement or in the attached Exhibit and having an initial capital letter in the text of said word. Collectively, the Siting Agreement and this 2022 Amendment shall be referred to herein as "Agreements". The Definitions of the following are hereby amended as follows:

"Bluebird Ridge Recycling and Disposal Facility" ("BRRDF") means the landfill cells shown on the site map which is attached hereto and incorporated herein by reference on Exhibit "A", consisting of five phases having a combined capacity of 2,900,000 cubic yards and further includes the modification to phase 5B and phases 6 through 8 over an additional 34.5 horizontal acres with an additional capacity of approximately 5.2 million cubic yards.

"BRRDF 2022 Western Expansion" means a phased expansion including modification to phase 5B and creation of phases 6 through 8 over an additional 34.5 horizontal acres with an additional capacity of approximately 5.2 million cubic yards.

"Landfill Monitoring Committee" means a committee consisting of seven (7) persons consisting of three persons from the TOWN and three persons from the COUNTY with the seventh member being a neutral ex-officio member who has expertise in landfill operations selected by mutual agreement of the parties and whose duties are as set forth on Exhibit 1 and hereinbelow.

2. Article I is hereby amended to include BRRDF 2022 Western Expansion.

3. Article II, Section 1 of the Siting Agreement is hereby amended to add the following:

The Designated Roadways as set forth in the Siting Agreement are to be the only routes of travel for surveying, planning, environmental monitoring and testing, construction, hauling, disposal operations, maintenance, Closure, Long-Term Care and emergencies at the Solid Waste Management Facility. The TOWN intends and is authorized to enact a local traffic route ordinance and create the office of Town Constable for enforcement of the same. Wisconsin traffic laws require posting of Town Roads as a prerequisite for enforcement. The COUNTY, within thirty (30) days of receipt of the cost of the same by the TOWN, shall reimburse the TOWN for signage under this Section. All signage herein shall be installed by the TOWN at its sole cost and liability. The parties estimate that approximately no more than twelve (12) signs will be needed.

- 4. Article VI, Section 4 of the Siting Agreement is hereby created to provide as follows:
  - 4. Landfill Monitoring Committee ("Committee").
- A. The Committee shall not be established as a public body under Ch. 19 Wis. Stats., nor shall it have official or contractual authority related to the operations at the SWMF.
  - B. The Committee shall be comprised of seven members.
    - 1. Six members of the Committee shall be appointed by the parties to this agreement (the party members). The 6 party members shall be selected as follows:
      - The Director of the Marathon County Solid Waste Department ("Director") shall provide the Town a list of 6 potential Committee members

- The Town Chair shall provide the Director a list of 6 potential Committee members
- the 6 members selected by the Town Chair shall be residents of the TOWN
- each party shall strike 3 members from the submitted list and those remaining shall constitute the party members of the Committee.
- 2. The seventh member of the Committee (the ad hoc member) shall be a neutral ex-officio member who has expertise in landfill operations selected by mutual agreement of the parties and whose duties are as set forth on Exhibit 1 and hereinbelow.
- C. The Committee shall develop organizational rules governing the Committee, replacement of members, officers and conduct of Committee business. The Committee shall meet at least monthly until otherwise determined by majority vote of the Committee.
  - D. The COUNTY shall provide the following funding of the Committee:
  - i. A per diem to Committee members of \$100 per meeting attended, not to exceed twelve (12) meetings per calendar year.
  - ii. Compensation shall be paid hourly to the neutral ad hoc member not to exceed\$25,000 in total compensation per year.
- E. Consistent with other members of the public, the Committee members, the ad hoc member, and any Town official may visit BRRDF for non-technical inspection any time during regular business hours.

- F. The Committee members, the ad hoc member, and any Town official may visit the BRRDF for technical inspection upon providing two (2) business day notice as set forth in IN Article VI, Section 3, P.i. with the terms of the 2014 Siting Agreement governing said site visits.
- G. The Committee shall monitor, review, investigate and make recommendations related to operations of BRRDF, consistent with the Plan of Operation related to issues including, but not limited to:
  - i. Litter/debris control
  - ii. Odor control
  - iii. Sufficient daily cover
  - iv. Well monitoring and testing
  - v. Leachate monitoring, testing and migration attenuation
  - vi. Greenspace
  - vii. Other operational issues involving citizen complaints made from time to time
  - H. The County shall provide the Committee all documents designated for exchange under the Siting Agreement (See Article VI, Section 1) monthly or more frequently as designated by the Committee.
  - I. The constituent members of the Committee shall routinely communicate the affairs of the Committee to their respective governing bodies. Should the Committee perceive violations of the Plan of Operation, the Committee shall work closely with the SWD to correct any actual non-conformance. Disagreements related to compliance after consultation and/or attempts at corrective action may be referred by the Committee to the Wisconsin Department of Natural Resources.
  - 5. Article X of the Siting Agreement is hereby amended as follows:

#### 6. Host Fee Payment.

#### A. Per Ton Fee.

The COUNTY agrees to pay the TOWN a per ton host fee for all Solid Waste that goes across the scale or is otherwise accepted at the Solid Waste Management Facility, that is deposited directly or after Storage into BRRDF, and for which the COUNTY receives payment/fees. For any Solid Waste not weighed on a per ton basis, the COUNTY shall use a reasonable conversion rate to evaluate tonnage. The per ton host fee shall be \$2.13 per ton of Solid Waste. This fee shall be in place through December, 2023. Thereafter, the fee shall be adjusted per the annual adjustment set forth in Article X, Section 6.A. of the Siting Agreement. However, the maximum annual CPI increase or decrease set forth in Article X, Section 6.A. shall be limited to a maximum increase or decrease of four (4%) percent.

#### 10. Sociological Payment.

The COUNTY shall pay Sociological Payments of up to Thirty Thousand (\$30,000) for purpose of sociological payments to affected residents related to potential impacts associated with the expansion of the landfill, including odor ("Annual Sociological Payment"). The Committee shall, on an annual basis, prepare a sociological payment plan identifying Eligible Recipients and Designated Share of the \$30,000. Each Eligible Recipient shall annually be provided with notice of the available designated share together with a Receipt and Release in form acceptable to the COUNTY. Upon receipt of the Receipt and Release, the COUNTY shall promptly pay the Eligible Recipient the Designated Share. Sociological payments shall commence in 2023; the final payment shall be in 2032 or upon execution of a Second Amendment to the Siting Agreement, whichever occurs first.

The COUNTY shall pay the TOWN within thirty (30) days of full execution of this 2022 Amendment the sum of \$20,000.00 which sum represents the TOWN's statutory negotiationarbitration expenses related to this 2022 Amendment.

The COUNTY shall pay the fees of the mediator related to the mediation of this 2022 Amendment.

- 6. This 2022 Amendment shall amend and modify only the related provisions in the Siting Agreement referenced herein, for the limited purpose hereof, and all other provisions of the Siting Agreement are hereby reaffirmed.
- 7. In the event of a conflict between any of the terms, conditions or provisions set forth in the Siting Agreement, Exhibit 1 and those set forth in this 2022 Amendment, the terms, conditions and provisions set forth in this 2022 Amendment shall control, subject to Paragraph 6 hereinabove.
- 8. This 2022 Amendment may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have executed this 2022 Amendment to amend and modify the Siting Agreement, as of the date and year set forth above, and by so signing this 2022 Amendment, the signatories below certify that they have been duly and properly authorized by their respective entities to make the commitments contained herein, intending them to be binding upon their respective entities and to execute this 2022 Amendment on their behalf.

[SIGNATURES/ACKNOWLEDGMENTS ON FOLLOWING PAGES]

#### **COUNTY OF MARATHON**

Dated:	BY: Kurt Gibbs, Chairperson		
Dated:	BY:  Lance Leonhard, Administrator		
Dated:	Attest:  Kim Trueblood, County Clerk		

#### **TOWN OF RINGLE**

Dated:	BY:
	BY: Al Christiansen, Chairperson
Dated:	BY: Myron Podjaski, Supervisor
	Myron Podjaski, Supervisor
Dated:	BY: Henry Blarek, Jr., Supervisor
	Henry Blarek, Jr., Supervisor
	TOWN OF RINGLE
	LOCAL COMMITTEE
Dated:	BY:Chris Kielman, Chair
	Chris Kielman, Chair
Dated:	BY:
	Myron Podjaski, Member
Dated:	BY:
	Scott Habeck, Member
Dated:	BY:
	Mark Kluck, Member
	Attest:
	Paula Zynda, Town Clerk

#### RESOLUTION #R- -22

### Resolution to Approve Negotiated Agreement with Town of Ringle for Siting of Phases 6-8 of Bluebird Birdge

WHEREAS, Marathon County and the Town of Ringle have a Siting Agreement regarding the Bluebird Ridge Recycling and Disposal Facility; and

WHEREAS, Marathon County desires to enlarge the Bluebird Ridge Recycling and Disposal Facility in a phased expansion to include a modification of the current phase 5B and creation of phases 6 through 8; and

WHEREAS, on September 16, 2022, Marathon County and the Town of Ringle successfully mediated the local approval of the Town of Ringle relative to the expansion of Bluebird Ridge; and

WHEREAS, the Mediated Agreement of the County and Town is attached hereto-

Williams, the Wedlated Figreement of the C	ounty and 10 mm is accorded not occ.
attached Mediated Agreement between Marath	the Marathon County Board of Supervisors to approve the on County and the Town of Ringle as an Amendment to the Bluebird Ridge Recycling and Disposal Facility.
Dated this, 2022.	
operations. The associated costs and revenue	ment will allow the Solid Waste Department to continue s contemplated within the agreement do not have a fiscal ined within the Solid Waste Department budget.
Solid Waste Management Board	
Environmental Resources Committee	

# ENVIRONMENTAL RESOURCES COMMITTEE 2023 MEETING DATES

ERC Public Hearing Date	Application deadline (Complete)
1/3/23	11/14/22
1/31/23	12/12/22
2/28/23	1/9/23
4/4/23	2/13/23
5/2/23	3/13/23
5/30/23	4/10/23
6/27/23	5/8/23
8/1/23	6/12/23
9/5/23	7/17/23
10/3/23	8/14/23
10/31/23	9/11/23
12/5/23	10/16/23