

NOTICE OF PUBLIC HEARING

A public hearing will be held by the Environmental Resources Committee of the Marathon County Board of Supervisors on Tuesday, August 2, 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 Patrick Schreiner to amend the General Code of Ordinances for Marathon County Chapter 17 Zoning Code to rezone lands from L-I Light Industrial to N-C Neighborhood Commercial described as part of the North ½ Northeast Fractional ¼, Section 3, Township 28 North, Range 4 East, Town of Wien. The areas proposed to be rezoned are parcel PIN#s 084.2804.031.0986 and 084.2804.031.0990.
2. The petition of Douglas and Julie Seehafer to amend the General Code of Ordinances for Marathon County Chapter 17 Zoning Code to rezone lands from L-I Light Industrial to C Commercial described as part of the Northwest ¼ of the Northwest ¼ of Section 34, Township 26 North, Range 3 East, Town of McMillian. The area proposed to be rezoned is as described as Lot 1 on Certified Survey Map # 18829 (Doc# 1825697), Pin# 056.2603.342.0972.

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



Laurie Miskimins Director
Conservation, Planning, and Zoning Department

Publish: July 18th & July 25th 2022

E-mailed to: Wausau Daily Herald (WDH-Legals@wdhmedia.com) on July 13th 2022 at 10 a.m.



MARATHON COUNTY JOINT ENVIRONMENTAL RESOURCES COMMITTEE & METALLIC MINING COMMITTEE AGENDA

Date & Time of Meeting: Tuesday, August 2, 2022, at 3:00 p.m.

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

Environmental Resources 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)

Metallic Mining Committee Members: Jacob Langenhahn (Chair); John Robinson (Vice-Chair); Alan Christensen; Russ Wilson; Jim Small; Kimm Weber; Dean Beck

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.

Metallic Mining Committee Mission Statement: *The Metallic Mining Committee shall provide leadership to protect the human health, safety and general welfare in Marathon County as they may be impacted by mineral resource exploration, prospecting, bulk sampling and mining and provide for Marathon County's long-term social and economic interests, including the public interest in the orderly development and production of mineral resources within the County in an environmentally sensitive manner as consistent with applicable law.*

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

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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. **Educational Presentations/Outcome Monitoring Reports and Committee Discussion**
 - A. Department Updates: Conservation Planning and Zoning (CPZ), Parks Recreation and Forestry (PRF), Solid Waste
 1. Overview of the Marathon County Metallic Mining Exploration Permit Process
 2. Informational Presentation from Green Light Metals
5. **Adjournment of the Metallic Mining Committee**
6. **Approval of July 5, 2022, ERC minutes**
7. **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)

**MARATHON COUNTY
JOINT ENVIRONMENTAL RESOURCES COMMITTEE & METALLIC MINING
COMMITTEE AGENDA**

1. Patrick Schreiner– L-I Light Industrial to N-C Neighborhood Commercial – Town of Wein
 2. Doug and Julie Seehafer– L-I Light Industrial to C Commercial – Town of McMillian
 - B. Review and Possible Recommendations to County Board for its Consideration (Town Zoning changes pursuant to §60.62(3) Wis. Stats.)
 1. Town of Wausau – 236708 Jim Moore Creek Rd. PIN #: 080-2908-081-0977 - A-1/80 Agricultural District to CM – Commercial/ Light Manufacturing District
 2. Town of Wausau – To Amend the Town Zoning Ordinance – Chapter 17
 - C. Review and Possible Recommendations to County Board for its Consideration
 1. Marathon Park Water Service Design - Parks
 - D. Review and Possible Action
 1. Royal View Preliminary County Plat – Town of Rib Mountain
- 8. Policy Issues Discussion and Committee Determination to the County Board for its Consideration**
- 9. Next meeting August 30, 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
- 10. Adjournment of the Environmental Resources Committee**

Any person planning to attend this meeting who needs some type of special accommodation in order to participate should call the County Clerk's Office at 715-261-1500 at least one business day before the meeting.

EMAILED AND/OR FAXED TO:
News Dept. at Daily Herald (715-848-9361), City Pages (715-848-5887),
Midwest Radio Group (715-848-3158), Marshfield News (877-943-0443),
TPP Printing (715 223-3505)
Date: 07/26/2022 _____
Time: 4:30pm _____
By: BI _____
Date/Time/By: _____



SIGNED _____
Presiding Officer or Designee

NOTICE POSTED AT COURTHOUSE:

Date: _____
Time: _____ a.m. / p.m.
By: County Clerk _____

Metallic Mining Exploration Permitting Process

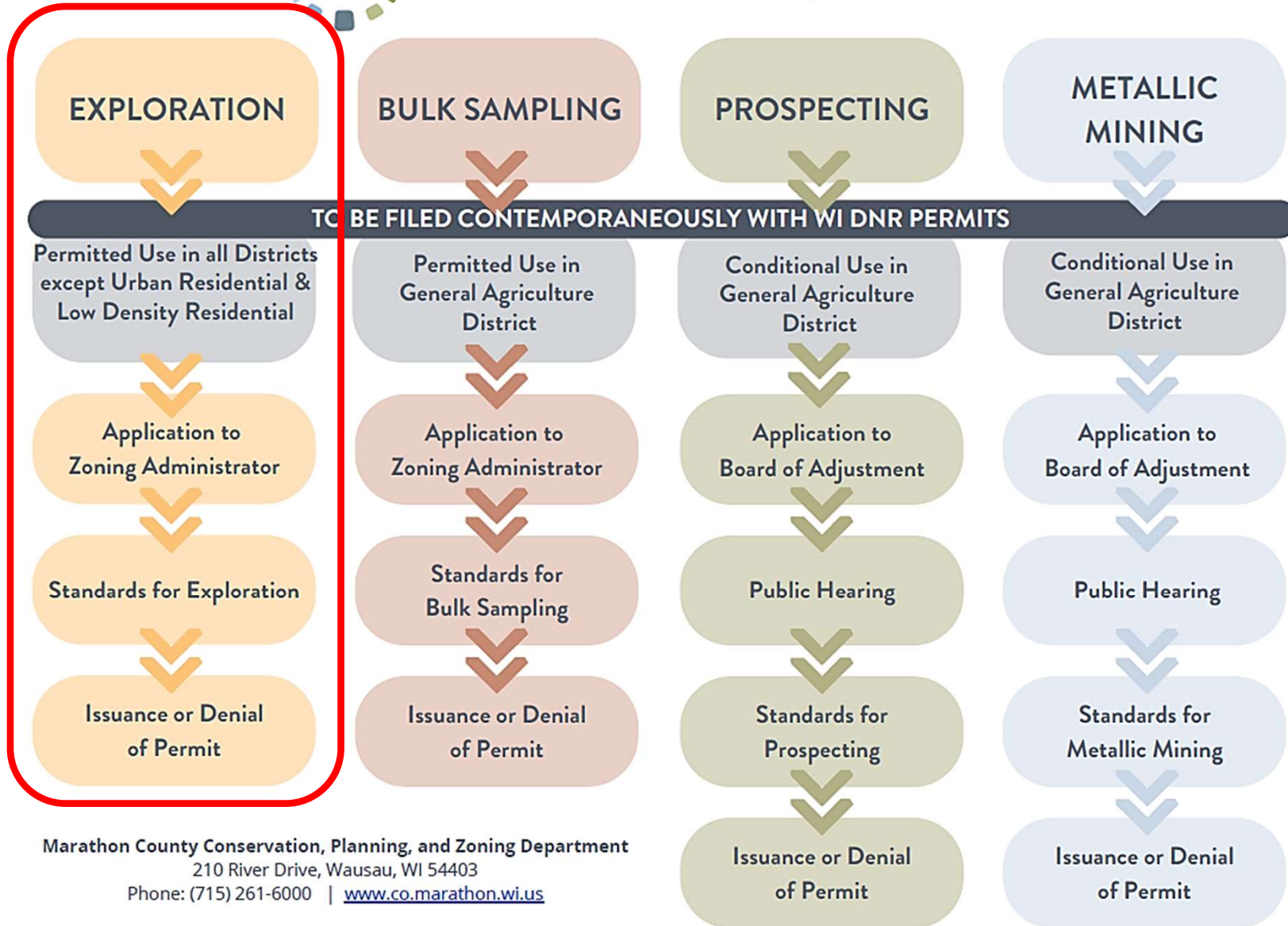
Shad Harvey

Land Resources Manager





Metallic Mining Matrix



Marathon County Conservation, Planning, and Zoning Department
210 River Drive, Wausau, WI 54403
Phone: (715) 261-6000 | www.co.marathon.wi.us



What is Metallic Mining Exploration?

The on-site geologic examination from the surface of an area by core, rotary, percussion, or other drilling, where the diameter of the hole does not exceed 18 inches, for the purpose of searching for nonferrous metallic minerals or establishing the nature of a known nonferrous metallic mineral deposit and includes associated activities such as clearing and preparing drilling sites and constructing access roads.

Full definition can be found in NR 130.103(8)



Chapter 17.204.542 Metallic Mining Exploration

- Marathon County Metallic Mine Exploration Ordinance was designed not to duplicate or supersede the regulatory authority of the Wisconsin Department of Natural Resources or other state or federal government agencies.
- It outlines Marathon County's application and review process for Metallic Mining Exploration.

Permit Process Overview

1. Application/Materials Received (\$500 fee included)
 - a) Name, address, and phone number of all property owners and applicants.
 - b) Parcel identification number of the lot(s) including a legal description, and zoning district.
 - c) Copies of documents regarding the proposed exploration that have been submitted to State and Federal agencies.
 - d) To Scale Site Plan(s)
 - i. Location of all nearby public and private streets
 - ii. Affected and adjacent parcel boundaries
 - iii. Lot dimensions
 - iv. Location of all existing, temporary and proposed structures
 - v. Location of existing or proposed private onsite wastewater treatment system.
 - vi. Location of all pipelines, railroads, streams, utilities, wetlands on proposed site and adjacent parcels.
 - e) General Liability Insurance

Permit Process Overview

2. Notifications

- a) Political Subdivision(s) of Jurisdiction (Towns/Local Government)
- b) Metallic Mining Committee Chair
- c) Environmental Resources Committee Chair
- d) Wisconsin Department of Natural Resources

3. Initial Review

- a) Determine if all required materials are provided.

4. Application Deemed Complete/Pending

- a) Complete- Application and materials moves into compliance review process.
- b) Pending-Applicant is notified that application is not complete.

Permit Process Overview

2. Compliance Review Period

- a) Compliance review completed within 20 business days of receipt of complete application.

3. Issuance/Denial

- a) Issuance- Project was found to comply with all applicable regulations.
 - i. Zoning Administer issues a placard to post on the property for which the exploration permit is issued.
- b) Denial-Project was found not to comply with all applicable regulations
 - i. Zoning Administrator provides written notice of the reason for denial including sections of the zoning ordinance the applicant did not comply with.

Take Aways

- Marathon Counties Metallic Exploration Ordinance is designed to keep regulatory agencies such as Marathon County, the Wisconsin Department of Natural Resources (WDNR), etc. on the same page.
- If the applicant supplies the required information and it is completed in a manner that meets the requirements of Marathon County Chapter 17.204.542, our ordinance then requires the County to issue a permit.



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)*:
Patrick Schreiner - 235150 Drewek Creek Rd, Athens, WI 54411

hereby petition to rezone property owned by *(Name & Address)*: Patrick Schreiner - 235150 Drewek Creek Rd, Athens, WI 54411

from the classification L-1, light industrial to N-C, Neighborhood - Commercial

2. The legal description of that part of the property to be rezoned is *(include only the description of the land proposed to be rezoned. You may need to have a surveyor draft this description)*: T28W R 4E Section 3 Town of Wein formerly Hartlind Properties, LLC

Parcel Identification Number (PIN): 084 2804 031 0986, 084-2804-031-0990

3. The proposed change is to facilitate the use of the land for (be specific-list all proposed uses):
Construction of self serve mini storage units

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

A. In detail, explain what public facilities and services serve the proposed development at present, or how they will be provided. The services provided at present will not change

B. Explain how the provision for these facilities will not be an unreasonable burden to local government.
No additional workload NO KNOWN UNREASONABLE BURDEN

C. What have you done to determine that the land is suitable for the development proposed?
Contacted zoning department in Marathon County, also contacted DNR wetlands specialists

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.
Following common guidelines for storm water run off and mitigation for environmental concerns and applying them.

E. Explain any potential for conflict with existing land uses in the area.
Non / no more than what allowable zoning would potentially be. Similar land uses in the area,

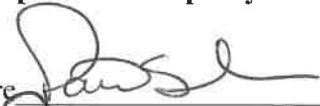

(OVER)

- F. Demonstrate the need of the proposed development at this location. _____
 Storage is a universal need NO other property options.
- G. What is the availability of alternative locations? Be specific. _____
 None, at this time that I am aware of
- H. If cropland is being consumed by this Zone Change, what is the productivity of the agricultural lands involved?
 No not farmed.
- I. If cropland is being consumed by this zone change, explain how the proposed development will be located to minimize the amount of agricultural land converted. N/A

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

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

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

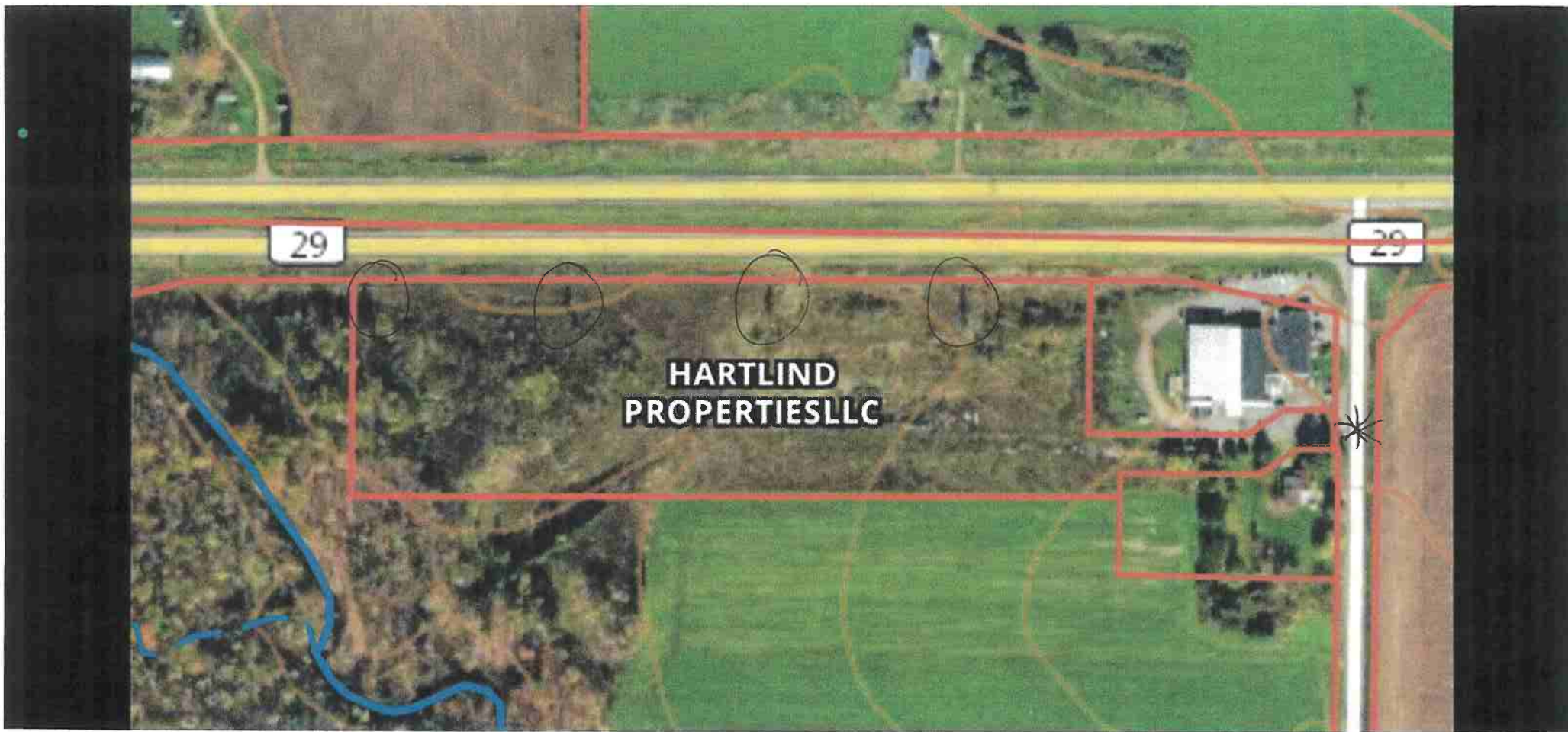
7. Petitioner's Signature  Phone 715 316-2126 Date 5/12/22
 8. Owner's Signature  Phone 715 316-2126 Date 5/12/22
 (If different)

Date Fee Received: 05/13/2022

Fee \$600.00 PAYABLE TO MARATHON COUNTY

RECEIVED
MAY 13 2022

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.



4 billboards currently on property (circled on map)
Current zoning - Light Industrial

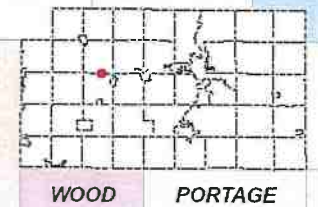
↑ Hilldale DR
* = owned Access



WAUSAU

Land Information Mapping System

TAYLOR LINCOLN



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

101.59 0 101.59 Feet



NAD_1983_HARN_WISCRS_Marathon_County_Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



WAUSAU

Land Information Mapping System

TAYLOR LINCOLN



WOOD PORTAGE



Legend

- Road Names
- Parcels
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127.31 0 127.31 Feet



NAD_1983_HARN_WISCRS_Marathon_County_Feet

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WAUSAU

Land Information Mapping System

TAYLOR

LINCOLN



WOOD

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- Blue: Band_3

203.18 0 203.18 Feet



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Notes



WAUSAU

Land Information Mapping System

TAYLOR

LINCOLN



WOOD

PORTAGE



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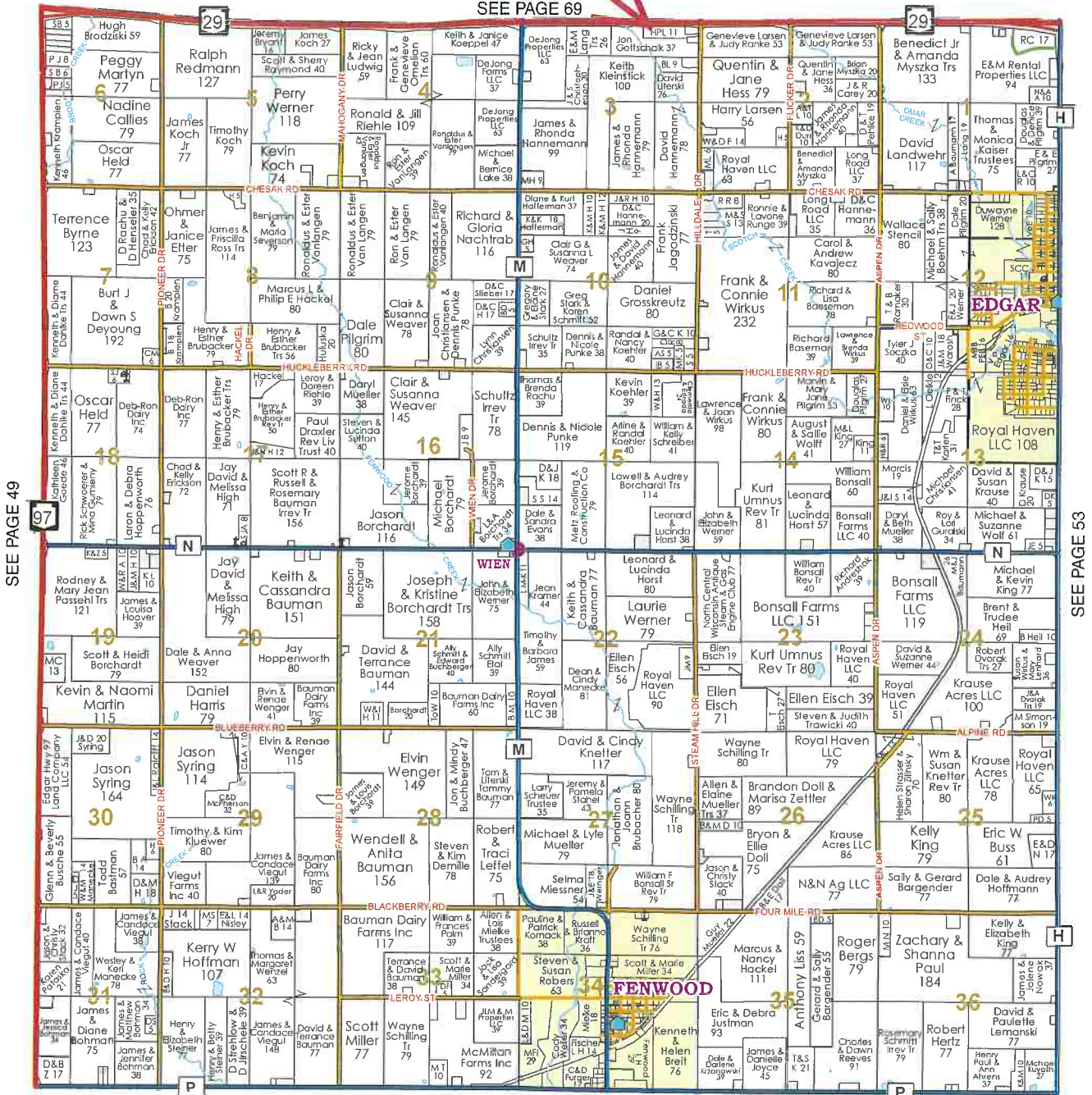


Wien

Township 28N - Range 4E

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SEE PAGE 69



SEE PAGE 49

SEE PAGE 53

SEE PAGE 33



Title insurance protects your family's largest, most significant and important financial asset: it guarantees the ownership of your home. Your title insurance policy also makes it possible for Realtors and Financial Institutions to serve you in the most efficient and economical manner.

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522 Scott Street • P.O. Box 1303
Wausau, WI 54402



**Patrick Schreiner
Petition to Rezone Land
Staff Report, August 2nd, 2022
Environmental Resources Committee**

PETITIONER:

Patrick Schreiner-235150 Drewek Creek Rd, Athens, WI 54411

PROPERTY OWNERS:

Patrick Schreiner-235150 Drewek Creek Rd, Athens, WI 54411

LOCATION OF REZONE REQUEST:

Area proposed to be rezoned is in the Town of Wein just West of the intersection of Hilldale Drive, and State Highway 29.

REQUEST:

The petition of Patrick Schreiner to amend the Marathon County Zoning Ordinance to rezone lands from L-I Light Industrial to N-C Neighborhood Commercial described as part of the Northeast ¼ Northeast Fractional ¼, Section 3, Township 28 North, Range 4 East, Town of Wein. The areas proposed to be rezoned are parcel PIN#s 084.2804.031.0986 and 084.2804.031.0990.

PUBLIC HEARINGS/MEETINGS:

- Town of Wein Town Board Meeting (July 11th, 2022)
- Marathon County Environmental Resources Committee Meeting (August 2nd, 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:

L-I Light Industrial. The purposes of the L-I district are to provide an environment exclusively for and conducive to the development and protection of modern administrative facilities and research institutions that are office-like in physical appearance and service requirements. As well as to provide for and accommodate industrial uses in the fields of repair, storage, manufacturing, processing, wholesaling, and distribution, free from the encroachment of residential, retail, and institutional uses unless otherwise specified in this ordinance. The uses allowed are those which, because of their normally unobjectionable characteristics, can be in relatively close proximity to residential and commercial districts.

Existing Generalized Land Use Map – Town of Wein (Comprehensive Plan 2005) The area proposed to be rezoned is shown as Other Agriculture in the Town’s Comprehensive Plan Existing Land Use Map (2005). Adjacent land uses are comprised of Commercial, crop lands, woodlands and other agriculture uses.

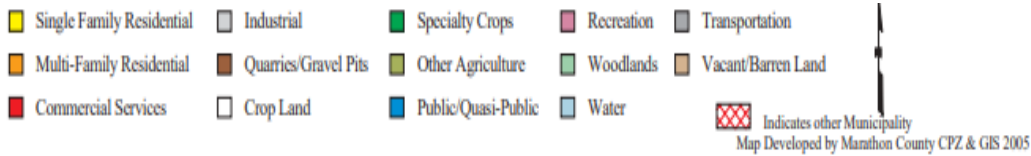
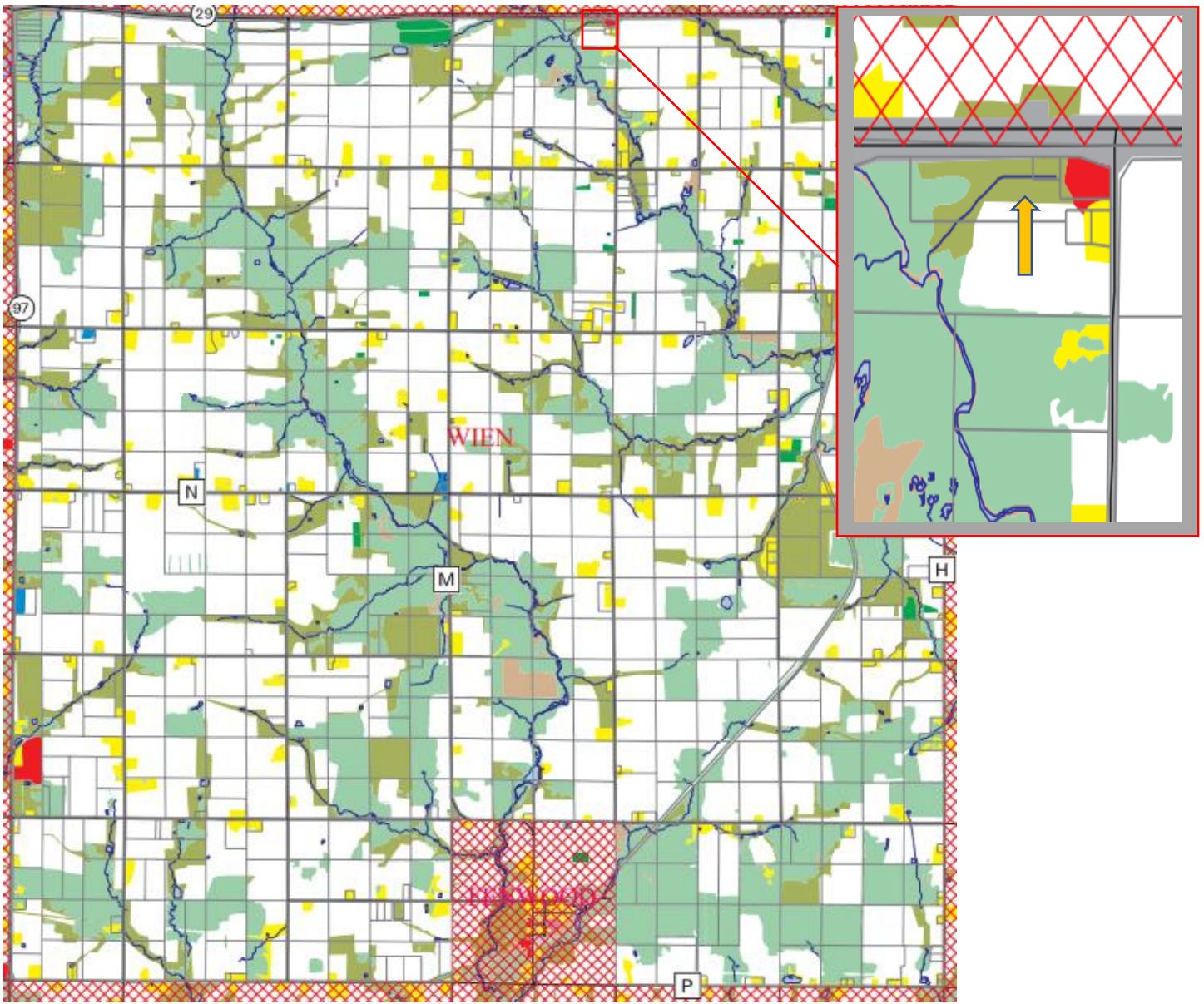
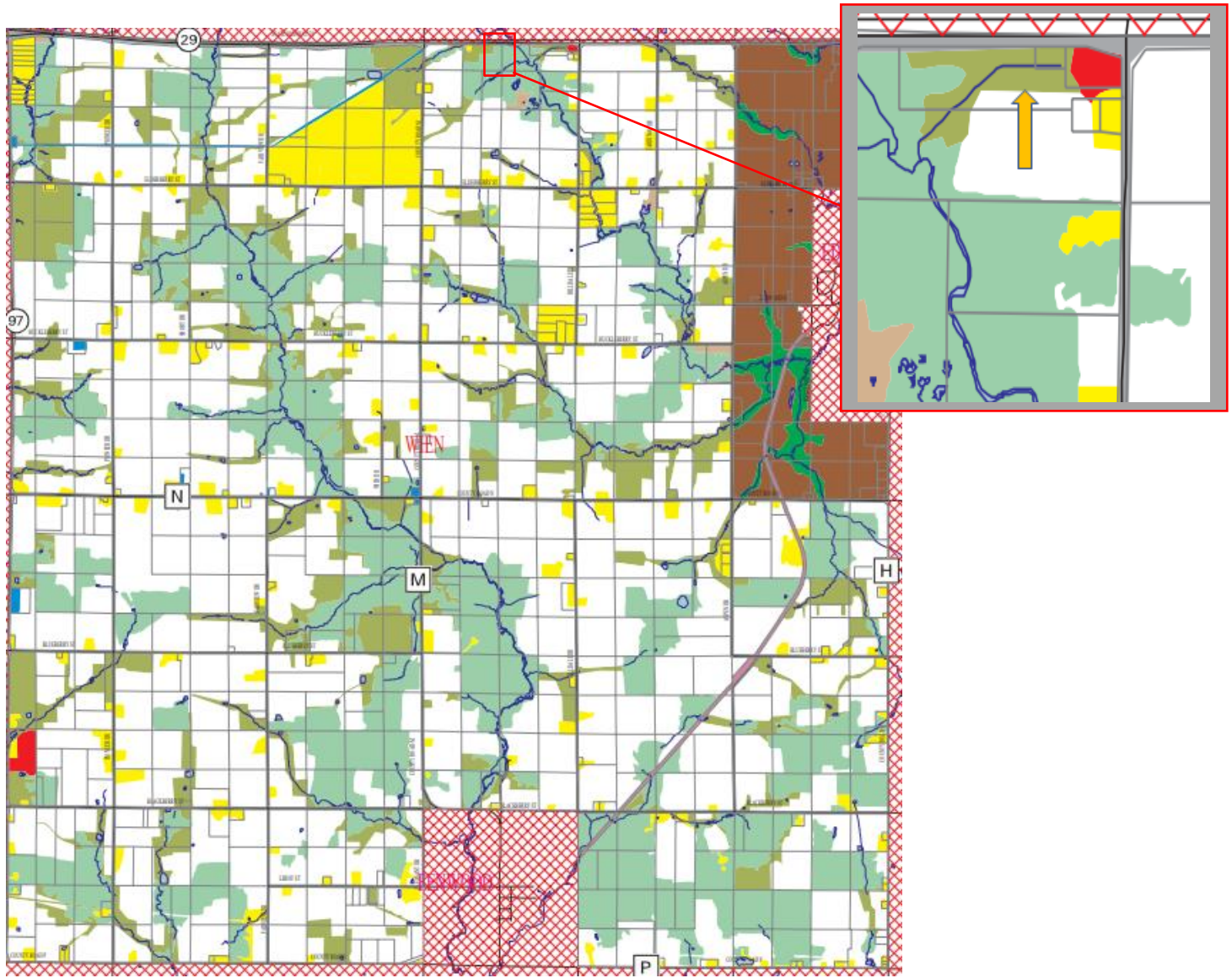


Figure 4-1
2000 Landuse/Landcover
WIEN

PROPOSED ZONING DISTRICT:

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

TOWN COMPREHENSIVE PLAN FUTURE LAND USE MAP (2005 Plan): The area proposed to be rezoned is shown as Other Agriculture in the Town's Comprehensive Plan Future Land Use Map (2005). Adjacent land uses are comprised of Commercial crop lands, woodlands, and other agricultural uses.



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

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

Figure 3-1
Future Land Use
WIEN

FARMLAND PRESERVATION PLAN: The Town of Wein does NOT participate in Farmland Preservation.

Aerial Photo



TOWN RECOMMENDATION:

On July 11th, 2022, the **Town of Wein** 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 Commercial in the town's future land use map, CPZ staff rely on the towns to make these recommendations given the town board members and residents know their town and the true purpose and intent of the plan. The town of Wein does not participate in farmland preservation zoning. As indicated by the town's 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 to update zoning district to comply with a proposed use.
 - b.** All necessary public facilities are anticipated to be provided (if not already provided) given any proposed development would rely on private systems such as a private well and sanitary system (if applicable).
 - c.** No anticipated burden on local government, all applicable building, construction, and use standards will be applied during the zoning and building permit review process.

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

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

5. The Town has approved the proposed rezone of the property.
The Town of Wein Town Board has recommended approval of this rezone petition.

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

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

STAFF (CPZ) RECOMMENDATION(S):

The rezone meets all the zoning district standards as it relates to size, frontage, access, and dimension. The rezone also appears to be consistent with the purpose and intent of the Town's Comprehensive Plan and as indicated by the town resolution.

Based on the information provided above, findings of fact, conclusions of law, and the town's recommendation, it appears the rezone request meets all the rezone criteria and standards for rezoning. Therefore, CPZ staff recommend that the Environmental Resources Committee recommend **Approval** to the Marathon County Board of Supervisors.



Case: #1
Environmental Resources Committee
Decision Form

Conclusions of Law

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

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

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

Agree disagree insufficient information

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

Agree disagree insufficient information

3. The applicant has demonstrated that...

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

Agree disagree insufficient information

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

Agree disagree insufficient information

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

Agree disagree insufficient information

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

Agree disagree insufficient information

Environmental Resources Committee Decision

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

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

Specify reasons for denial, or additional information requested:

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

Describe recommended amendments:

Signature:

Chairman: _____

PETITION FOR ZONE CHANGE
BEFORE THE MARATHON COUNTY BOARD OF SUPERVISORS

1. As authorized by §17.91 of the Marathon County Zoning Code (I) (we) (Name & Address):
Doug + Julie Seehafer 114750 Schever Creek Rd.
Marshfield WI

hereby petition to rezone property owned by (Name & Address): Doug + Julie Seehafer

from the classification LI, Light Industrial to C, Commercial

2. The legal description of that part of the property to be rezoned is (include only the description of the land proposed to be rezoned. You may need to have a surveyor draft this description): Lot 2 of Cent. Rd
Survey Map No. 18829

Parcel Identification Number (PIN): 056-2603-342-0972

3. The proposed change is to facilitate the use of the land for (be specific-list all proposed uses):
There will be no change in the use of land.
Commercial zoning seem to fit property better.

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

A. In detail, explain what public facilities and services serve the proposed development at present, or how they will be provided. No development. property is served by
public utilities

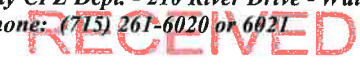
B. Explain how the provision for these facilities will not be an unreasonable burden to local government. No burden, No change of use.

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

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

E. Explain any potential for conflict with existing land uses in the area. No conflicts.
Several like zoning in the area.

(OVER)



MAY 19 2022

F. Demonstrate the need of the proposed development at this location. No development.

G. What is the availability of alternative locations? Be specific. No alternative.

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

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

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

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

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

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

Phone 715-387-3789 Date 12/29/21
Phone 715-937-8747 Date 12/29/21

Date Fee Received: _____

Fee \$600.00 PAYABLE TO MARATHON COUNTY

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

Seehafer Refrigeration Inc.
5 Year Business Plan

Created By: John Seehafer, Owner and President

2/6/2022

Executive summary

Seehafer Refrigeration, Inc is an agricultural equipment dealership that provides goods and services to dairy farms across central, west and southwest Wisconsin.

We have 2 locations. Our head office is located at 114015 Scheuer Creek Road, Marshfield, WI 54449. We also have a second location located at 2401 South Black River Street, Sparta, WI 54626.

We currently employ 31 people between the locations with 24 based in the Marshfield location and 7 located in the Sparta location.

We sell, install and service milking equipment, feeding equipment, milk cooling and robotics on dairy farms. Our service happens both on farm as well as repairs in our shop therefore a central location is important as well as good access to main highways for shipping, receiving and general public exposure.

Seehafer Refrigeration is a leader in dairy equipment installation and repair. Our service is second to none, 24 hours a day, 365 days a year.

John Seehafer is the owner of the company and manages day to day operations as well as project managers, service managers and sales activities.

Our company has grown 1500% in the last 10 years through word of mouth and successful dairy equipment installations. Our team is the secret to our success as well as the innovative products that we are selling.

Company description

Our company only sells equipment and service to dairy farms therefore our central location to the market is important. We pride ourselves on providing the best possible service and equipment to farms, whether they bring equipment into our location for service or we go to their farms.

Market analysis

The target market for our business is the cow dense counties of Central Wisconsin.

The counties that we serve total 225,000 cows. Farm consolidation is happening daily and although the number of farms is changing, so is the need for our technology to optimize efficiencies and decrease labor costs.

The market is comprised of both very small dairy farms and very large dairy farms. The products we sell adapt very well to both sizes. That is a strength for us moving forward with the sales of new equipment.

Our growth in this market will continue exponentially as only 2% of the cows in Wisconsin are milked with robots.

Organization

Seehafer Refrigeration is an S-corp, solely owned and operated by John Seehafer in Marshfield, WI.

Service or product line

We are a dealer for line of milking and cooling equipment. Our company does not manufacture or engineer products. We sell and install equipment that is already manufactured and engineered for the dairy producers. The main lines of equipment we are a dealership for include Lely NA (www.ley.com) , BouMatic (www.boumatic.com) , and Mueller Milk Cooling (www.paulmueller.com) . In addition to the equipment we sell, we also service all makes and models of milking, robotic and milk cooling equipment. The typical life cycle of a product we sell can vary but 10-15 years is an average upgrade time that we have been seeing. Therefore, we see tremendous continuous need for our goods and services.

Marketing and sales

Our company attracts customers through quality products and excellent service. We have been located at the same address for over 40 years and our customers have grown to know our physical place of business. This is an extremely important part of our business.

50% of sales are conducted at our office as well as job meetings with customers and contractors. The other 50% is done at the farm. Our location is important for that reason.

Our growth is forecasted to continue for the next 20 years due to the labor shortages and increased demand for quality dairy products worldwide.

RECORDED

January 21, 2021 3:58 PM

DEAN J. STRATZ, REGISTER OF DEEDS

CERTIFIED SURVEY MAP

MARATHON COUNTY NO. 18829

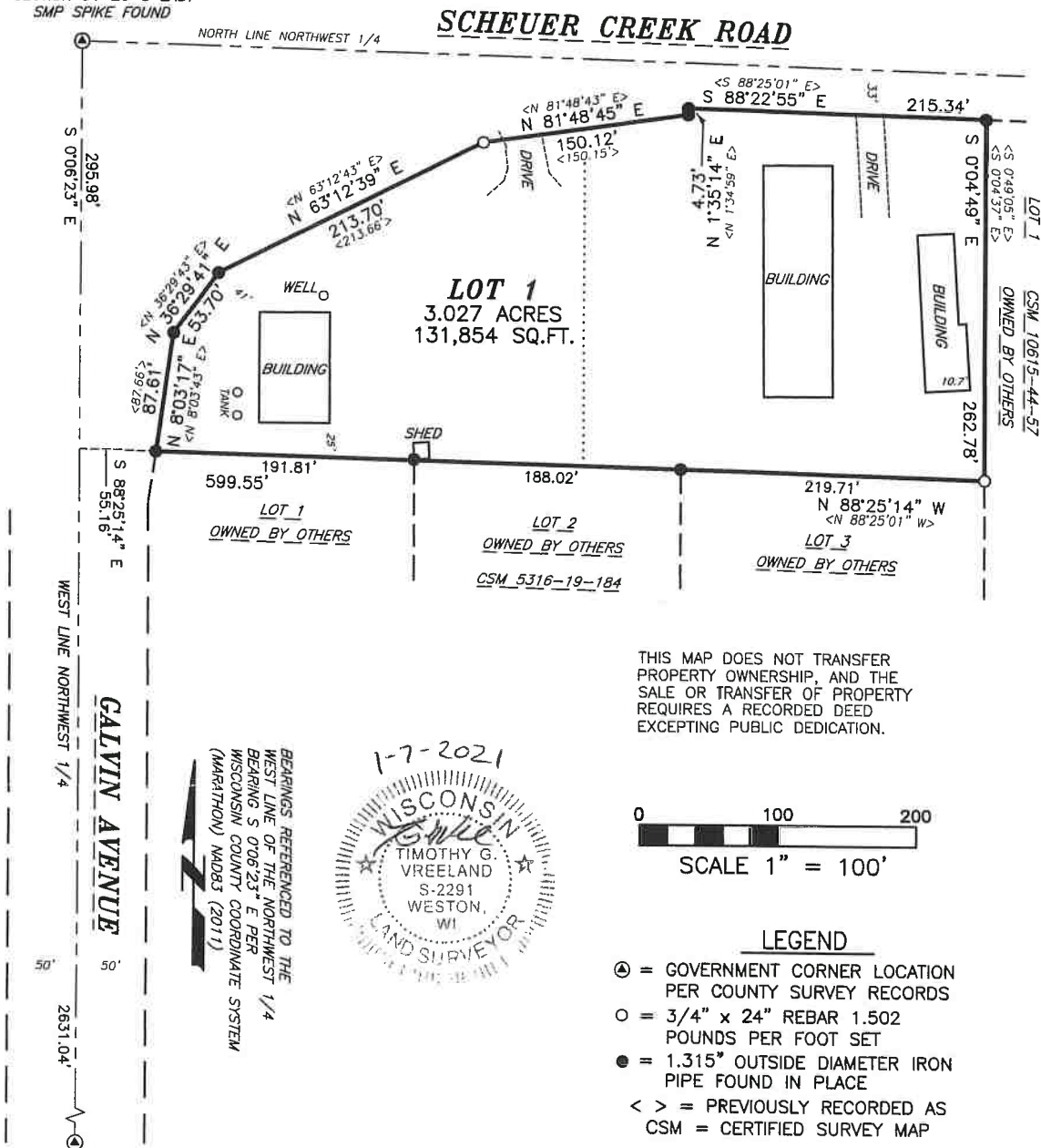
DOC# 1825697 PAGES: 2



LOTS 1 AND 2 OF CSM 11425-48-107, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 26 NORTH, RANGE 3 EAST, TOWN OF MCMILLAN, MARATHON COUNTY, WISCONSIN.

VREELAND ASSOCIATES, INC.	
6103 DAWN STREET WESTON, WI. 54476	
PH (715) 241-0947	tim@vreelandassociates.us
OWNER:	DOUG SEEHAFFER
FILE #:	20-0574 SEEHAFFER
DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND	

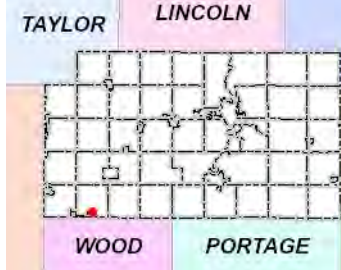
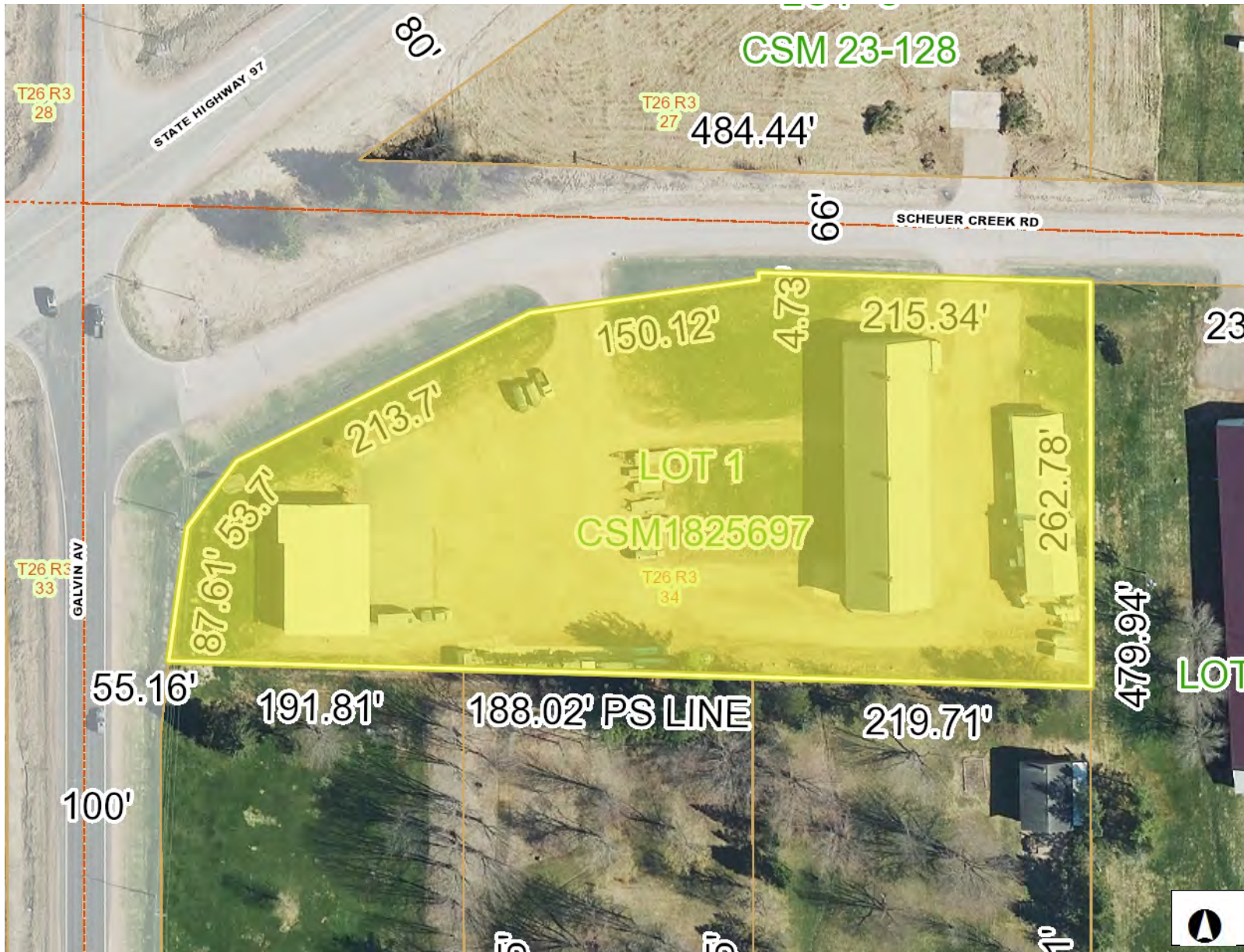
NORTHWEST CORNER
SECTION 34-26-3 EAST
SMP SPIKE FOUND



WEST 1/4 CORNER
SECTION 34-26-3 EAST
SMP SPIKE FOUND



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

48.51 0 48.51 Feet

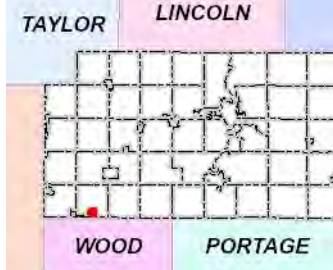


NAD_1983_HARN_WISCRS_Marathon_County_Feet

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



- ### 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

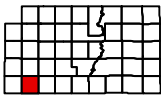
135.41 0 135.41 Feet



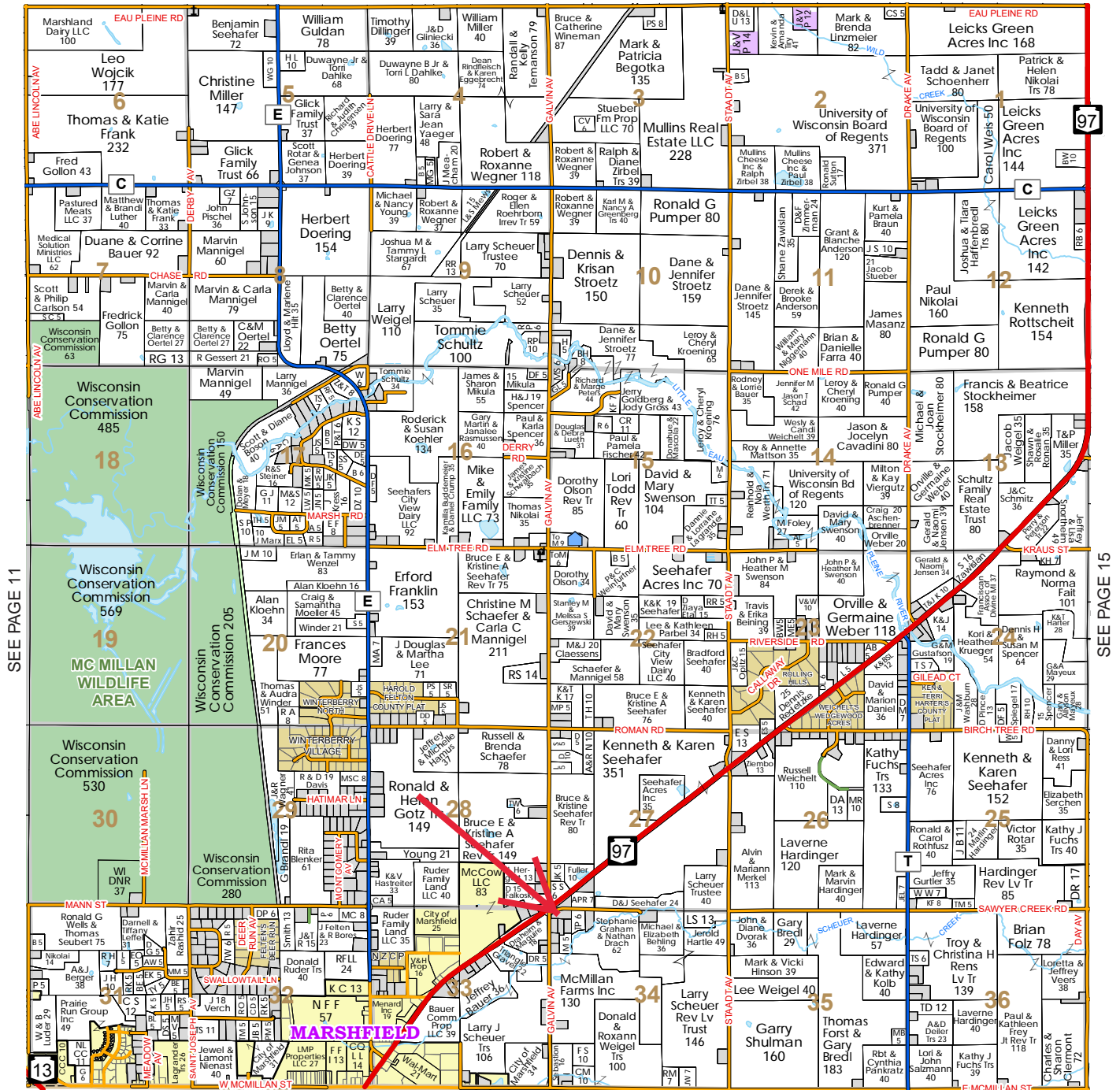
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



SEE PAGE 31



WOOD COUNTY

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Marshfield

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(715) 384-8995
11397 Wren Road
Marshfield

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CONCRETE BLOCK
KOZY HEAT FIREPLACE HEATING SYSTEMS
GLASS BLOCK & CERAMIC TILE
PATIO & RETAINING BLOCK
SATURDAY A.M. DELIVERY • HEATED IN WINTER
SAND & STONE • REINFORCING MATERIALS
OUTDOOR KITS • BRICK • CONCRETE PRODUCTS
CHIMNEY & FIREPLACE SUPPLIES



**Douglas and Julie Seehafer
Petition to Rezone Land
Staff Report, August 2nd, 2022
Environmental Resources Committee**

PETITIONER:

Douglas and Julie Seehafer-114750 Scheuer Creek Rd, Marshfield, WI 54449

PROPERTY OWNERS:

Douglas and Julie Seehafer-114750 Scheuer Creek Rd, Marshfield, WI 54449

LOCATION OF REZONE REQUEST:

Area proposed to be rezoned is in the Town of McMillan on the corner of the intersection of Scheuer Creek Road and Galvin Avenue.

REQUEST:

Petition of Douglas and Julie Seehafer to amend the General Code of Ordinances for Marathon County Chapter 17 Zoning Code to rezone lands from L-I Light Industrial to C Commercial described as part of the Northwest ¼ of the Northwest ¼ of Section 34, Township 26 North, Range 3 East, Town of McMillan. The area proposed to be rezoned is as described as Lot 1 on Certified Survey Map # 18829 (Doc# 1825697), Pin# 056.2603.342.0972.

PUBLIC HEARINGS/MEETINGS:

- Town of McMillan Town Board Meeting (July 11th, 2022)
- Marathon County Environmental Resources Committee Meeting (August 2nd, 2022, at 3:00pm)

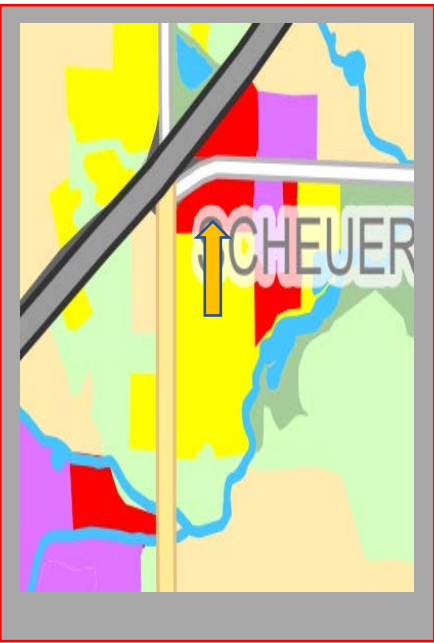
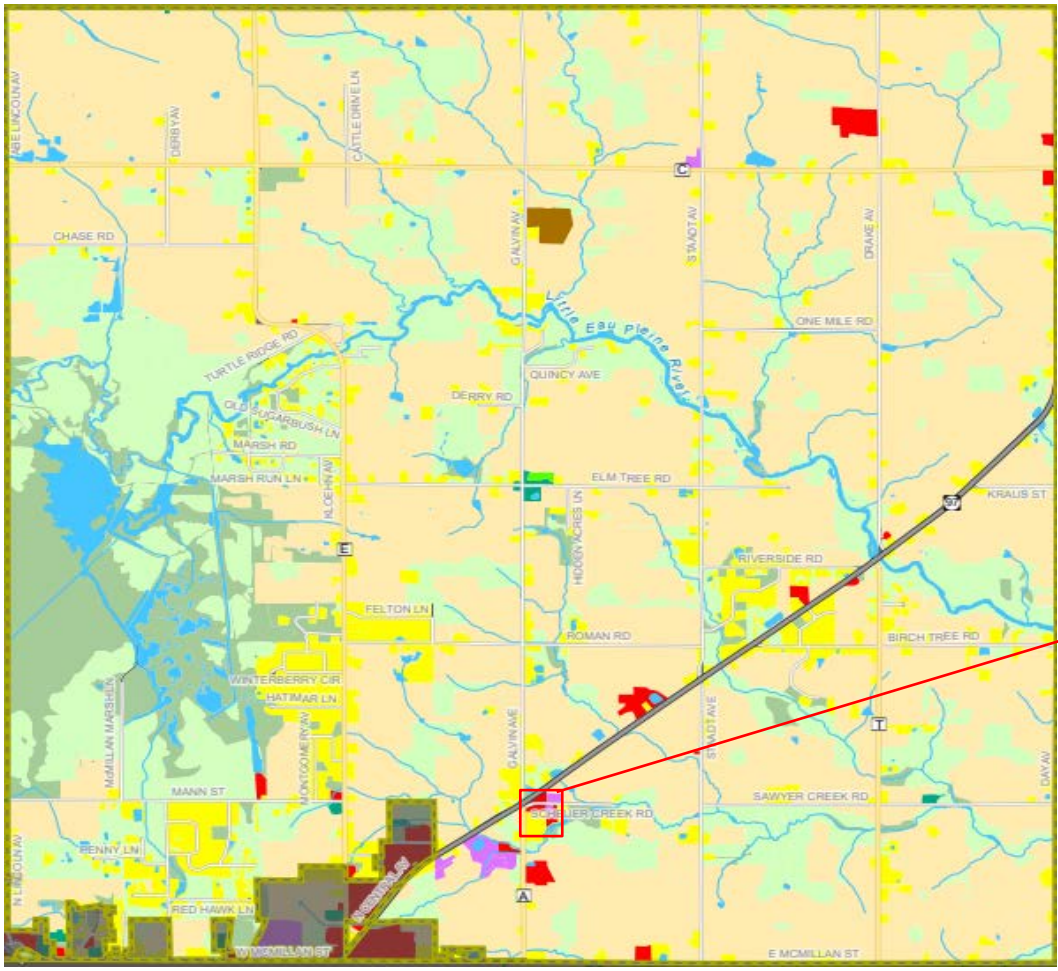
Legal Notification:

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:

L-I Light Industrial. The purposes of the L-I district are to provide an environment exclusively for and conducive to the development and protection of modern administrative facilities and research institutions that are office-like in physical appearance and service requirements. As well as to provide for and accommodate industrial uses in the fields of repair, storage, manufacturing, processing, wholesaling, and distribution, free from the encroachment of residential, retail, and institutional uses unless otherwise specified in this ordinance. The uses allowed are those which, because of their normally unobjectionable characteristics, can be in relatively close proximity to residential and commercial districts.

Existing Generalized Land Use Map – Town of McMillan (Comprehensive Plan 2021) The area proposed to be rezoned is shown as Commercial in the Town’s Comprehensive Plan Existing Land Use Map (2021). Adjacent land uses are comprised of commercial, industrial, and residential uses.



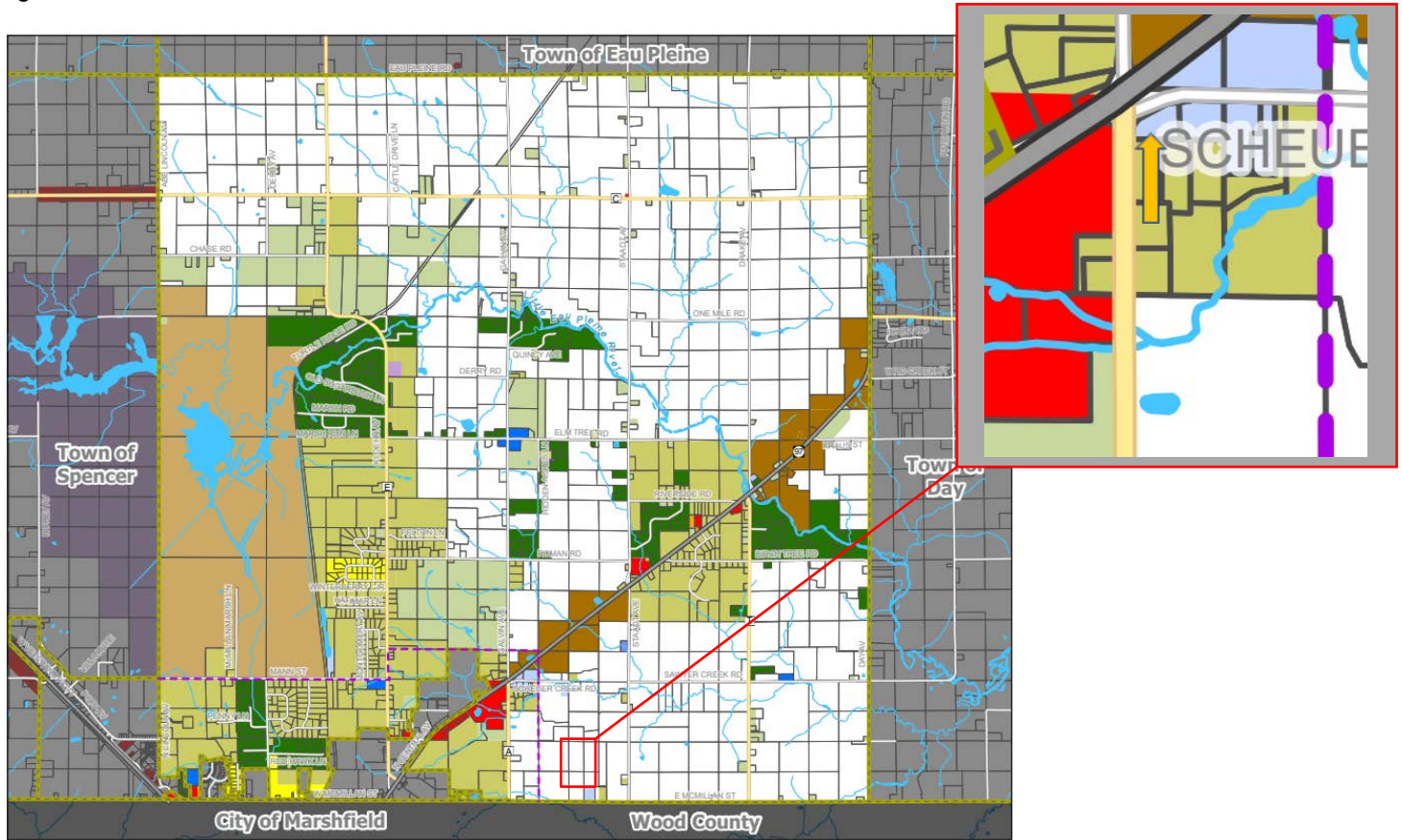
Existing Land Use

- Minor Civil Divisions
- State Highways
- County Highways
- Local Roads
- Agriculture
- Commercial
- Governmental / Institutional
- Industrial
- Multi-Family
- Open Lands
- Outdoor Recreation
- Quarry
- Residential
- Transportation
- Water
- Woodlands

PROPOSED ZONING DISTRICT:

C-Commercial District. The purpose of the C district is to provide or promote uses principally to accommodate the sale of retail goods, personal services, and administrative establishments, thereby encouraging local or regional shopping areas. It is intended that the design of this district will encourage grouping of business establishments located on a unified site providing adequate off-street parking facilities as well as an efficient and safe method for handling vehicular and pedestrian traffic.

TOWN COMPREHENSIVE PLAN FUTURE LAND USE MAP (2021 Plan): The area proposed to be rezoned is shown as Heavy Industrial in the Town’s Comprehensive Plan Future Land Use Map (2021). Adjacent land uses are comprised of light industrial and rural residential uses.



- Minor Civil Divisions
- Joint Planning Area Boundary
- State Highways
- County Highways
- Local Roads
- Parcels
- Future Land Use**
- Single Family Residential
- Multi-Family Residential
- Rural Residential
- Residential Estate
- Commercial
- Potential Mixed Use
- Governmental / Institutional
- Conservancy Agriculture
- General Agriculture
- Heavy Industrial
- Light Industrial
- Recreational
- Transportation
- Water

Future Land Use

FARMLAND PRESERVATION PLAN: The area in question was designated as a non-farmland preservation area in the Farmland Preservation Plan. The Town of McMillan participates in Farmland Preservation; however, no Farmland Preservation parcels will be affected.

Aerial Photo



TOWN RECOMMENDATION:

On July 11th, 2022, the **Town of McMillan** 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 Commercial 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 McMillan does 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 to update zoning district to comply with current use.
 - b. All necessary public facilities are anticipated to be provided (if not already provided) given any proposed development would rely on private systems such as a private well and sanitary system (if applicable).
 - c. No anticipated burden on local government, all applicable building, construction, and use standards will be applied during the zoning and building permit review process.

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

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

5. The Town has approved the proposed rezone of the property.
The Town of McMillan Town Board has recommended approval of this rezone petition.

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

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

STAFF (CPZ) RECOMMENDATION(S):

The rezone meets all the zoning district standards as it relates to size, frontage, access, and dimension. The rezone also appears to be consistent with the purpose and intent of the Town's Comprehensive Plan and as indicated by the town resolution.

Based on the information provided above, findings of fact, conclusions of law, and the town's recommendation, it appears the rezone request meets all the rezone criteria and standards for rezoning. Therefore, CPZ staff recommend that the Environmental Resources Committee recommend **Approval** to the Marathon County Board of Supervisors.



Case: #2
Environmental Resources Committee
Decision Form

Conclusions of Law

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

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

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

Agree disagree insufficient information

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

Agree disagree insufficient information

3. The applicant has demonstrated that...

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

Agree disagree insufficient information

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

Agree disagree insufficient information

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

Agree disagree insufficient information

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

Agree disagree insufficient information

Environmental Resources Committee Decision

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

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

Specify reasons for denial, or additional information requested:

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

Describe recommended amendments:

Signature:

Chairman: _____

**TOWN OF WAUSAU, MARATHON COUNTY, WISCONSIN
ORDINANCE NO. 1-2022 (AMENDMENT TO ZONING ORDINANCE)**

WHEREAS, the Planning Commission of the Town of Wausau having held a public hearing on the 4th day of May 2022, pursuant to the required notices and upon the application of Paul Rodemeier to change the zoning of the premises described herein pursuant to Section 17.95 of the Zoning Code of the Town; and

WHEREAS, the Planning Commission, following said hearing, having submitted its findings and recommendations to the Town Board,

NOW, THEREFORE, the Town Board of the Town of Wausau do ordain as follows:

SECTION 1:

The following described property, which is presently zoned A-1/80 AGRICULTURAL DISTRICT shall be and the same is hereby designated to be and become hereafter a part of the CM-COMMERCIAL/LIGHT MANUFACTURING DISTRICT. Said property is legally described as follows:

Part of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of
Section 8, Township 29 North, Range 8 East, Town of Wausau, Marathon
County, Wisconsin
Certified Survey Map No. 19240
Lot 2 (DOC# 1860432) 1.228 Acre Parcel

SECTION 2:

The Town Clerk shall make the necessary alterations upon the official zoning map of the Town of Wausau to reflect the changes authorized by this Ordinance.

SECTION 3:

If any provision of this Ordinance is invalid or unconstitutional, or if the application of this Ordinance to any person or circumstances is found invalid or unconstitutional by a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the provisions or application of this Ordinance which can be given effect without the invalid or unconstitutional provision or application.

SECTION 4:

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

SECTION 5:

This Ordinance shall take effect and be in full force and effect from and after its passage and publication or posting as required by law.

RECEIVED


MAY 19 2022

MARATHON CO. CONSERVATION,
PLANNING & ZONING DEPT.

Adopted this 4th day of May, 2022.


TOWN BOARD, TOWN OF WAUSAU

By: 
Matt Baer, Chairman

By: 
Sharon Hunter, Supervisor

By: 
Steve Buntin, Supervisor

ATTEST:


Cynthia L. Worden, Town Clerk

ADOPTED: 5/4/2022

POSTED: 5/5/2022

DAILY HERALD media

A GANNETT COMPANY

STATE OF WISCONSIN
BROWN COUNTY

TOWN OF WAUSAU
PUBLIC HEARING
ON A REZONE REQUEST

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:

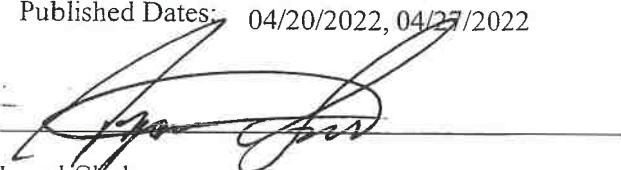
NOTICE IS HEREBY GIVEN THAT that a public hearing will be held before the Planning Commission, Town of Wausau, Mara.Co.,Wi. on Wednesday, the 4th day of May 2022 at 7:30 p.m. at the Tn. of Wausau Municipal Building, 161484 Cty. Rd. Z, Wausau, WI. 54403, to hear and act upon the request of:
Paul Rodemeier requesting to rezone a 1.019-acre parcel from Town of Wausau Zoning Code Sec. 17.45 A-1/80 Agricultural District to Sec.17.46 CM Commercial/Light Manufacturing District. Legally described as follows:
Located in the NE ¼ of the NE ¼ of Section 8, 29N, R8E Tn of Wausau, Mara. Co. WI. Referenced as LOT -2 Pin number pending approval of proposed CSM. More commonly recognized as 236708 Jim Moore Creek Rd.
Dated this 18th day of April, 2022
Cynthia L. Worden, Town Clerk
RUN: April 20, 27, 2022 WNAXLP

Account Number:GWM-WAU770

Order Number: 0005222167

Total Ad Cost: \$33.45

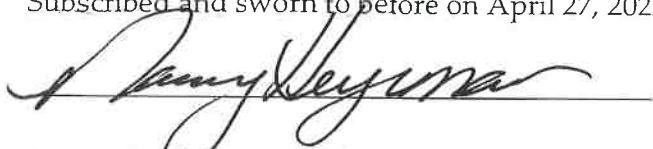
Published Dates: 04/20/2022, 04/27/2022


Legal Clerk

State of Wisconsin

County of Brown

Subscribed and sworn to before on April 27, 2022


Notary Public State of Wisconsin, County of Brown

5.15.23

My Commission Expires

of Affidavits 1

This is not an invoice

NANCY HEYRMAN
Notary Public
State of Wisconsin

WAUSAU TOWN OF

Re: Rezone Request

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email: WDH-Legals@wdhmedia.com

**TOWN OF WAUSAU PUBLIC HEARING
WEDNESDAY, MAY 4, 2022, 7:30 P.M.
161484 COUNTY ROAD Z
WAUSAU, WI 54403**

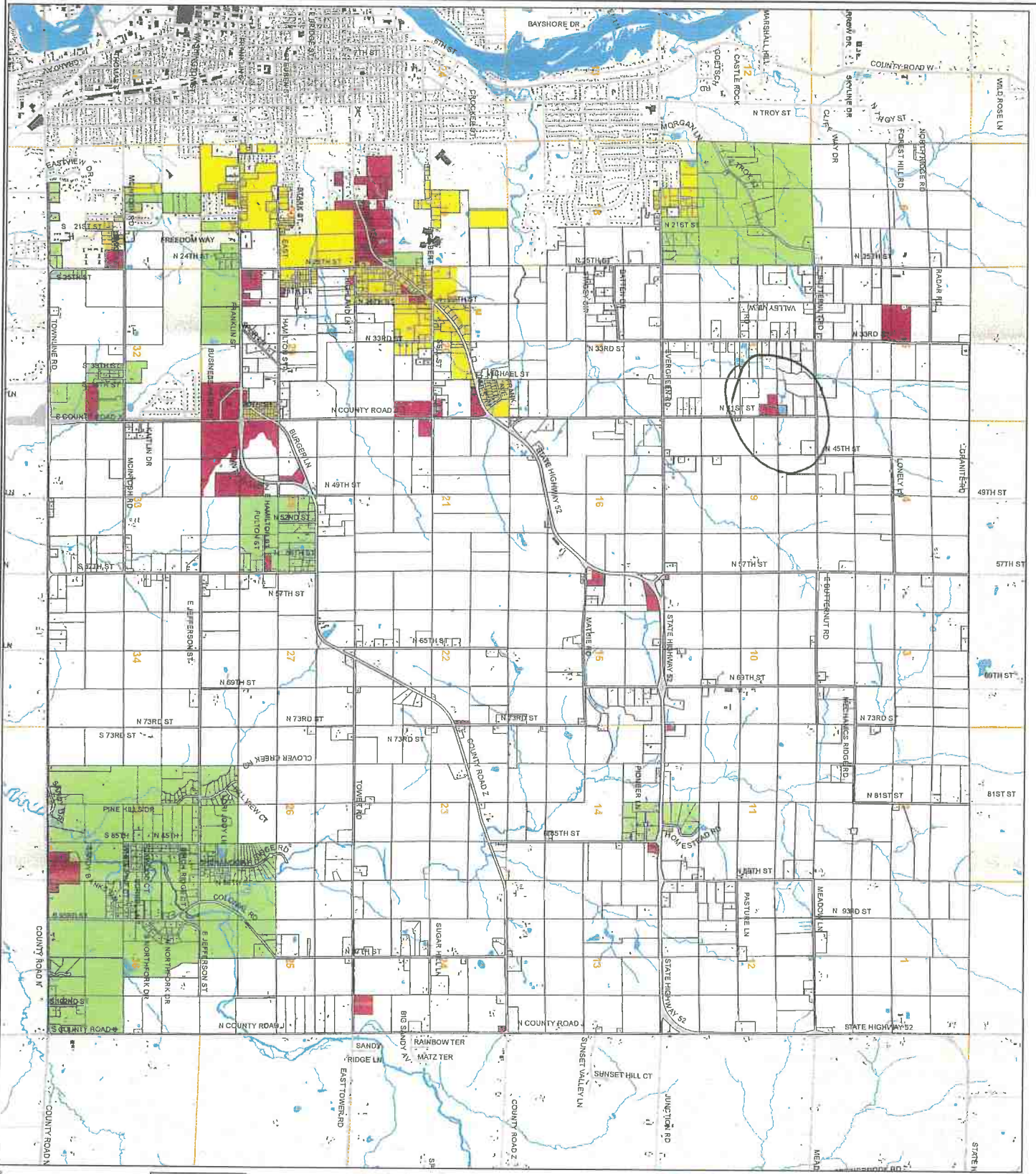
Planning Commission Members Present: Steve Schlei, Darrin Damrow, Brad Kennedy, Sharon Hunter
Excused: Terry Peterson

Chairman Baer called the public hearing to order and read the notice. The public hearing is for Paul Rodemeier who is requesting a rezone of 1.019-acre parcel from Town of Wausau Zoning Code Sec. 17.45 A-1/80 Agricultural District to Sec. 17.46 CM Commercial/Light Manufacturing District. The property is located at 236708 Jim Moore Creek Rd.

Mr. Rodemeier explained the purpose of the rezone. He would like to operate a small automobile repair business on the property. He explained that the CSM for the rezone request was 1.22 acres. The approval of the CSM is contingent on the rezone request being approved. This property is located adjacent to another commercially zoned property.

No residents were present to testify. Steve Schlei made a motion and Brad Kennedy seconded to adjourn. Motion passed.

TOWN OF WAUSAU ZONING

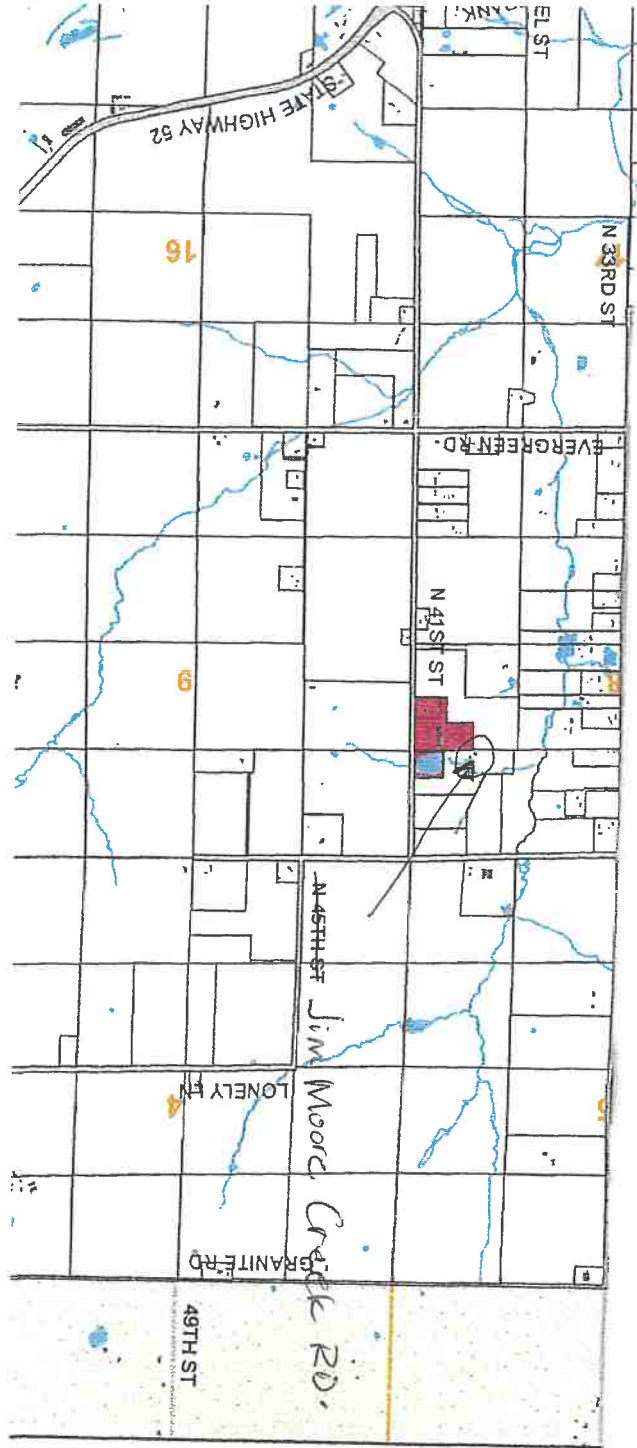


- CLASSIFICATIONS**
- A-180 AG
 - AT-1/40 TRANSITIONAL AG
 - R-1/20 RESIDENTIAL
 - MULTI-FAMILY RES
 - CM-1 COMM/MANUFACTURE

- Other Zoning**
- Features**
- Parcels
 - Buildings 2015
 - Sections Lines (est.)
 - Water Features
 - Other Municipally

Base Map Features from May 2000/2005/2010 Aerial Photography. This is NOT a Legal Survey Document. Parcel Services. Map Developed by Waushara County Conservation, Planning & Zoning Dept. APPROVAL DATE: 18-MAY-2010 REVISION DATE: AUG-22-2017. Map Print Date: 09/29/2017. Map Print Date: 09/29/2017.

17/08/2017



F WAUS

NOTICE

TOWN OF WAUSAU BOARD & PLANNING COMMISSION WILL HOLD A JOINT MEETING ON WEDNESDAY, MAY 4, 2022 Immediately following the adjournment of a public hearing that began at 7:00 p.m.

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 are for discussion & possible action

Chairman Baer call meeting to order

Town Board / Planning Commission: motion to approve April 18, 2022, minutes as recorded by Town Clerk, Cynthia Worden

Planning Commission Motion of recommendation to the Town Board:

James Burgess -- Conditional use permit request

Paul Rodemeier – Rezone request

Paul Rodemeier – Conditional use permit request

Town Board: Motion

James Burgess -- Conditional use permit request

Paul Rodemeier – Rezone request

Paul Rodemeier – Conditional use permit request

Planning Commission: Motion of recommendation to the Town Board to move forward with another hearing on amendments to Town of Wausau Zoning Ordinance Chapter 17 Section 17.08 Definitions pertaining to listed number 93 ‘ponds’ and Section 17.21 Ponds 1-26.

Town Board : Set hearing date for pond ordinance amendments

Motion to adjourn

TOWN OF WAUSAU BOARD & PLANNING COMMISSION JOINT MEETING
5-4-2022
161484 County Rd. Z, Wausau, WI 54403

Chairman Baer called the Town of Wausau Board & Town Planning Commission Meeting to order following the adjournment of public hearings before the Planning Commission that began at 7 p.m. at the Town of Wausau Municipal Building. All Board members, Town Clerk, and Planning Commission members were present except for Terry Peterson.

A motion was made and seconded to approve joint meeting minutes from April 18th, 2022, as recorded by the clerk. Steve Schlei / Darrin Damrow.

Planning Commission:

A motion was made and seconded to recommend to the Town Board approval of the transfer of a conditional use permit granted to Gary Trembath on August 26th, 2013 to James Burgess with the additional wording that the building cannot be used for any commercial purposes and transfer is contingent upon the sale of subject property addressed as 231417 Sideline Rd & 2018 Stark St. to James Burgess. Supervisor Hunter / Brad Kennedy.

A motion was made and seconded to recommend to the Town Board approval of rezoning certified survey map number 19240 - lot 2 being 1.228 acres for Paul Rodemeier (addressed as 236708 Jim Moore Creek Rd.) from A-1/80 Agricultural District to CM Commercial /Light Manufacturing District.
Steve Schlei / Brad Kennedy

A motion was made and seconded to recommend to the Town Board approval of a conditional use permit for Paul Rodemeier to operate an auto repair shop on at 236708 Jim Moore Creek Rd. on a 1.228-acre parcel referenced as LOT 2 with the addition of condition that the existing building remain the same size.
Steve Schlei / Brad Kennedy

Town Board:

A motion was made and seconded to accept the Town Planning Commission's recommendations of transferring ownership originally granted to Gary Trembath

to James Burgess along with the addition of conditions. Supervisor Hunter / Supervisor Buntin

A motion was made and seconded to accept the recommendation of the Town Planning Commission to rezone a 1.228-acre parcel, *certified survey map number 19240 - lot 2 for Paul Rodemeier (addressed as 236708 Jim Moore Creek Rd.) from A-1/80 Agricultural District to CM Commercial /Light Manufacturing District.

*Certified survey map approval pending on Marathon County approval of rezoning Ordinance No. 1-2022.

Supervisor Hunter/ Supervisor Buntin

A motion was made and seconded to accept the recommendation of the Town Planning Commission and grant a conditional use permit for Paul Rodemeier to operate an auto repair shop on at 236708 Jim Moore Creek Rd. on a 1.228-acre parcel referenced as LOT 2 with the addition of condition that the existing building remain the same size.

Supervisor Hunter/ Supervisor Buntin

Discussion followed on the final update of town pond ordinance definition and criteria before scheduling another public hearing. Discussion centered on if the town could prohibit the sale of material removed, length of time permit should be granted, and size limitation. It was noted that these restrictions would make digging a pond less profitable.

It was decided to present to the public a final draft with these changes:

18. add back in 'Ponds shall meet all local, state, and federal regulations'.

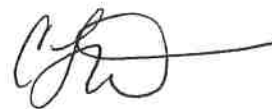
25. reduce the period construction & materials removed from 7 to 6 months

Hearing date is set for May 23rd at 7 p.m.

Publication in the Wausau Daily Herald for Monday May 9 & 16th.

Motion to adjourn. Supervisor Hunter / Supervisor Buntin

Minutes taken and recorded by Cynthia L Worden, Town of Wausau Clerk



STATE OF WISCONSIN)
COUNTY OF MARATHON) SS
TOWN OF WAUSAU)

RESOLUTION: R-2 - 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

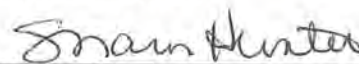
WHEREAS, the proposed amendments(s) has been given due consideration by the Town Board in open session,

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 23rd day of May, 2022

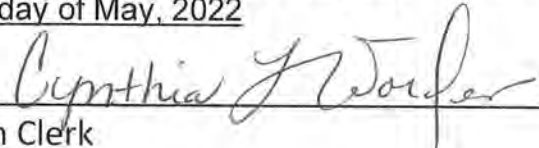

Town Chairman


Town Supervisor


Town Supervisor

CERTIFICATION

I, Cynthia L Worden, Clerk of the Town of Wausau, Marathon County, State of Wisconsin of 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 the Town of Wausau on 23rd day of May, 2022


Town Clerk

Date May 23, 2022

RECEIVED

JUN 01 2022

MARATHON CO. CONSERVATION,
PLANNING & ZONING DEPT.

NOTICE

TOWN OF WAUSAU PLANNING COMMISSION

WILL MEET ON MONDAY, MAY 23, 2022 Immediately following the adjournment of a public hearing that began at 7:00 p.m.

AT THE TOWN OF WAUSAU MUNICIPAL BUILDING LOCATED AT
161484 CTY. RD. Z WAUSAU, WI.

Cynthia L Worden
Town of Wausau Clerk

Agenda:

Agenda Item listed below for discussion & possible action

Chairman Baer call meeting to order

Motion of recommendation to the Town Board on amendments to Town of Wausau Zoning Ordinance Chapter 17 Section 17.08 Definitions pertaining to listed number 93 'ponds' and Section 17.21 Ponds 1-26.

Motion to adjourn

NOTICE

Town of Wausau Board will meet on Monday, May 23, 2022

Immediately following the adjournment of a Town Planning

Commission meeting that began at approx. 7:45 p.m. at the Town

of Wausau Municipal Building located at 161484 County Road Z,

Wausau, WI 54403

Cynthia L Worden
Town of Wausau Clerk

Agenda items listed below are for discussion & possible action

Chairman Baer call meeting to order

Discuss motion of recommendation from Town Planning Commission regarding amendments to Town of Wausau Zoning Ordinance Chapter 17 Section 17.08 Definitions pertaining to listed number 93 'ponds' and Section 17.21 Ponds 1-26

Roads & Streets:

- Road employee wage increase
- Replace pickup truck

Motion to adjourn

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:

Account Number: GWM-WAU770
Order Number: 0005249539
Total Ad Cost: \$243.15
Published Dates: 05/09/2022, 05/16/2022



Legal Clerk

State of Wisconsin
County of Brown
Subscribed and sworn to before on May 16, 2022



Notary Public State of Wisconsin, County of Brown

5.15.23

My Commission Expires

of Affidavits 1
This is not an invoice

NANCY HEYRMAN
Notary Public
State of Wisconsin

TOWN OF WAUSAU, MARATHON
COUNTY
HEARING ON ORDINANCE
AMENDMENT CHAPTER 17

Notice is hereby given that a public hearing will be held before the Planning Commission, Town of Wausau, Mara. Co., WI, on 23rd day of May 2022 at 7:00 a.m. at the Town of Wausau Municipal Building, 161484 Co. Rd. Z, Wausau, WI to consider the adoption of the following amendments to the Code of Zoning Ordinances, Town of Wausau Chapter 17: Section 17.08 Definitions pertaining to listed number 93 ponds and Section 17.21 - Ponds 1-27

Current Definition: 93 Pond. A constructed depression area designed to permanently maintain water. "Large ponds" are a type of pond meeting one of the following criteria: 1) a normal water surface having an area of two (2) or more acres as calculated by a professional hydrologist or 2) having three (3) feet or more vertical feet between the natural ground surface and the normal water surface for more than twenty-five percent (25%) of the pond. Small ponds are any pond not meeting the definition of a "large pond".

New definition: 93. Pond. A constructed depression area designed to permanently maintain water.
Sec.17.21. Ponds.

1. Ponds are permitted in all zoning district.
2. Ponds over one (1) acre shall require a public hearing under the procedures set forth in Section 17.96(2) prior to the Town Board determination.
3. A pond permit must be completed and approved by the Town Board before a zoning permit can be approved.
4. A zoning permit from the town is required prior to construction of any pond.
5. Notwithstanding section 17.21.2 the above section, this Chapter does not apply to the following:

a. Animal waste storage facility/manure storage pits that are located wholly in an agricultural district provided in the pond is.

(1) A minimum of three hundred (300) feet from any existing residential area; and

(2) Outside the sewer service area;

b. Ponds under eight hundred (800) square feet or less in surface area;

b. Retention ponds being constructed as part of an approved Storm Water Management System as long as they are designed and constructed in accordance to the set standards of Marathon County, EPA and DNR.

WAUSAU TOWN OF
Re: Pond Ord. 5/4/22

6. Ponds shall maintain a slope from the shoreline no greater than four (4) three (3) horizontal to one (1) foot vertical from two (2) feet above the normal water surface elevation to a water depth of six (6) feet when the pond is at its lowest level due either to seasonally fluctuating ground water levels, runoff or pumping for irrigation.

7. Ponds shall be located at least thirty (30) feet from any property boundary, fifty (50) feet from any septic system drain field area and twenty-five (25) feet from a septic or holding tank.

8. All ponds shall have a water inflow and outflow system to maintain the normal water surface elevation.

9. For large Ponds inflows shall be estimated by a professional engineer, professional hydrologist or professional geologist and the size of the outflow system shall be designed by a professional engineer to be capable of removing one (1) inch of water from the surface of the entire pond every twelve (12) hours or less without causing adverse impacts downstream of the pond.

10. Large Ponds shall be designed and constructed to hold all water they receive from the one hundred (100)-year rainfall event, with two (2) feet of freeboard.

11. Large Ponds shall bear the seal of the professional hydrologist, professional geologist and professional engineer with their respective responsibilities identified on the plans.

12. Outflows shall not flow directly onto adjacent parcels of property.

13. Outflow discharge may cross adjacent parcels through a natural existing waterway only but in no way shall this discharge create a new waterway or a nuisance.

14. Ponds shall be designed and maintained to protect the shoreline and banks from erosion and seepage. This protection shall be provided using existing clay soils, clay blanket, compaction, water-proof liners, stones, rocks, native vegetation, turf reinforcement mat, geoweb, landscaping bricks or other acceptable method.

15. Spoils from excavation shall not be placed in any wetland.

16. The groundwater table in the surrounding area and adjacent to the pond or lake shall not be affected.

17. The area within twenty (20) horizontal feet of the normal water surface elevation of the pond shall be landscaped and seeded with a perennial ground cover immediately upon completion of the excavation.

18. Ponds shall meet all local, state, and federal regulations.

19. Introduction of fish, game or plant life shall meet all local, state and federal regulations.

20. The town board reserves the right to inspect before and during construction as well as after the pond has reached its normal water surface elevation.

21. Ponds with one acre or more total disturbed area require a Marathon County non-metallic mining reclamation permit prior to the issuance of a zoning permit.

22. Ponds which include a berm, dam or dike six (6) feet high or greater must be designed and reviewed by a professional engineer who is also competent as a dam or geotechnical engineer to assume

WAUSAU TOWN OF
Re: Pond Ord. 5/4/22

shall be geotechnical engineer or engineer structural integrity when the pond is full to the top of the berm, dam or dike. In addition, an analysis by a professional engineer or hydrologist shall document that no damage to downstream structures shall occur in the event of a breach when the pond is full to the top of the berm, dam or dike.

23. No pond shall exceed forty percent (40%) of the total lot area or four (4) acres in area which ever is less. No pond shall exceed five percent (5%) of the total lot area or two (2) acres in an area whichever is less.

24. Material excavated in creating any such pond must be removed from the site to the extent that such material is not to be used for onsite improvements and any such material may be disposed of either commercially or otherwise. No pond excavation shall commence until a legal disposal location of all material to be excavated is identified.

25. Pond construction and material removed must be completed within a period of time not to exceed eighteen (18) months, six (6) months after the pond permit is issued.

26. The volume of water pumped from any pond located in a residential district or immediately adjacent to a subdivision shall be limited to the amount that will be replaced by ground water flow within twenty-four (24) hours of when pumping ends.

27. Water may not be diverted in any manner that causes it to concentrate or pool on another property owner's parcel of land.

Run: May 9, 16, 2022 WNAALP

WAUSAU TOWN OF
Re: Pond Ord. 5/4/22

TOWN OF WAUSAU, MARATHON COUNTY
HEARING ON ORDINANCE AMENDMENT CHAPTER 17

Notice is hereby given that a public hearing will be held before the Planning Commission, Town of Wausau, Mara. Co., WI, on 23rd day of May 2022 at 7:00 p.m. at the Town of Wausau Municipal Building, 161484 Co. Rd. Z, Wausau, WI. to consider the adoption of the following amendments to the Code of Zoning Ordinances, Town of Wausau:

Chapter 17: Section 17.08 Definitions pertaining to listed number 93 'ponds' and Section 17.21 – Ponds 1-27

Current Definition: ~~93. Pond. A constructed depression area designed to permanently maintain water. "Large ponds" are a type of pond meeting one of the following criteria: 1) a normal water surface having an area of two (2) or more acres as calculated by a professional hydrologist or 2) having three (3) feet or more vertical feet between the natural ground surface and the normal water surface for more than twenty-five percent (25%) of the pond. Small ponds are any pond not meeting the definition of a "large pond".~~

New definition: 93. Pond. A constructed depression area designed to permanently maintain water.

Sec.17.21. Ponds.

1. Ponds are permitted in all zoning district.
2. **Ponds over one (1) acre shall require a public hearing under the procedures set forth in Section 17.96(2) prior to the Town Board determination.**
3. **A pond permit must be completed and approved by the Town Board before a zoning permit can be approved.**
4. A zoning permit from the town is required prior to construction of any pond.
5. Notwithstanding ~~section 17.21.2~~ **the above section**, this Chapter does not apply to the following:
 - a. Animal waste storage facility/manure storage pits that are located wholly in an agricultural district provided in the pond is:
 - (1) A minimum of three hundred (300) feet from any existing residential area; and
 - (2) Outside the sewer service area.
 - ~~b. Ponds under eight hundred (800) square feet or less in surface area;~~
 - b. Retention ponds being constructed as part of an approved Storm Water Management System as long as they are designed and constructed in accordance to the set standards of Marathon County, EPA and DNR.
6. Ponds shall maintain a slope from the shoreline no greater than ~~four (4)~~ three (3) horizontal to one (1) foot vertical from two (2) feet above the normal water surface elevation to a water depth of six (6) feet when the pond is at its lowest level due either to seasonally fluctuating ground water levels, runoff or pumping for irrigation.
7. Ponds shall be located at least thirty (30) feet from any property boundary, fifty (50) feet from any septic system drain field area and twenty-five (25) feet from a septic or holding tank.
8. All ponds shall have a water inflow and outflow system to maintain the normal water surface elevation.

9. ~~For large Ponds~~ inflows shall be estimated by a professional engineer, professional hydrologist or professional geologist and the size of the outflow system shall be designed by a professional engineer to be capable of removing one (1) inch of water from the surface of the entire pond every twelve (12) hours or less without causing adverse impacts downstream of the pond
10. ~~Large~~ Ponds shall be designed and constructed to hold all water they receive from the one hundred (100)-year rainfall event, with two (2) feet of freeboard.
11. ~~Large~~ Ponds shall bear the seal of the professional hydrologist, professional geologist and professional engineer with their respective responsibilities identified on the plans.
12. Outflows shall not flow directly onto adjacent parcels of property.
13. Outflow discharge may cross adjacent parcels through a natural existing waterway only but in no way shall this discharge create a new waterway or a nuisance.
14. Ponds shall be designed and maintained to protect the shoreline and banks from erosion and seepage. This protection shall be provided using existing clay soils, clay blanket, compaction, waterproof liners, stones, rocks, native vegetation, turf reinforcement mat, geoweb, landscaping bricks or other acceptable method.
15. **Spoils from excavation shall not be placed in any wetland.**
16. The groundwater table in the surrounding area and adjacent to the pond or lake shall not be affected.
17. The area within twenty (20) horizontal feet of the normal water surface elevation of the pond shall be landscaped and seeded with a perennial ground cover immediately upon completion of the excavation.
18. Ponds shall meet all local, state, and federal regulations.
19. Introduction of fish, game or plant life shall meet all local, state and federal regulations.
20. The town board reserves the right to inspect before and during construction as well as after the pond has reached its normal water surface elevation.
21. Ponds with one acre of more total disturbed area require a Marathon County non-metallic mining reclamation permit. ~~prior to the issuance of a zoning permit.~~
22. Ponds which include a berm, dam or dike six (6) feet high or greater must be designed and reviewed by a professional engineer who is also competent as a dam or geotechnical engineer to ensure structural integrity when the pond is full to the top of the berm, dam or dike. In addition, an analysis by a professional engineer or hydrologist shall document that no damage to downstream structures shall occur in the event of a breach when the pond is full to the top of the berm, dam or dike.
23. ~~No pond shall exceed forty percent (40%) of the total lot area or four (4) acres in an area which ever is less.~~ **No pond shall exceed five percent (5%) of the total lot area or two (2) acres in an area whichever is less.**
24. Material excavated in creating any such pond must be removed from the site to the extent that such material is not to be used for onsite improvements and any such material may be disposed of either commercially or otherwise. No pond excavation shall commence until a legal disposal location of all material to be excavated is identified.
25. Pond construction and material removed must be completed within a period of time ~~not to exceed eighteen (18) months.~~ **six (6) months after the pond permit is issued.**

26. The volume of water pumped from any pond located in a residential district **or immediately adjacent to a subdivision** shall be limited to the amount that will be replaced by ground water flow within twenty-four (24) hours of when pumping ends.

27. Water may not be diverted in any manner that causes it to concentrate or pool on another property owner's parcel of land.

**TOWN OF WAUSAU PLANNING COMMISSION MEETING
161488 County Highway Road Z
Wausau WI 54403
Monday, May 23, 2022
7:30-8:00 P.M.**

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

Absent: Terry Peterson

Chairman Baer called the planning commission meeting to order.

Discussion was held on the concerns addressed at the public hearing which included specifically items number 7, 15, 18, 20, 21, 23, 25, 27.

It was agreed items 15, 18 and 27 should remain in the ordinance for clarity purposes.

Item 7 was reviewed. All agreed that 30 feet was not an adequate set back so will be changed to 50 feet. 30 feet is what is listed in the Marathon County ordinance.

Residents questioned how the ordinance would be enforced which is addressed in items 20 and 21.

Item 23 refers to the size of a pond and it was questioned how this will be handled if property is subdivided after a pond is constructed.

Item 25 was also discussed. Discussion around how long the property owner should be able to stockpile the product that may need to be removed from the property. Other local ordinances were reviewed, and it was agreed to keep as stated.

After the discussed ended, Sharon Hunter made a motion and Brad Kennedy seconded to recommend to the Town Board the amendment to Chapter 17, Section 17.08 and Section 17.21 as presented with the exception of changing item 7 Ponds shall be located 50 feet from any property boundary, 50 feet from any septic system drain field area and 25 feet from a septic or holding tank. Motion passed.

Brad Kennedy made a motion and Steve Schlei seconded to adjourn. Motion passed.

TOWN OF WAUSAU PUBLIC HEARING
161488 County Highway Road Z
Wausau WI 54403
MONDAY, MAY 23,2022
7-7:30 P.M.

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

Absent: Terry Peterson

Chairman Baer called the public hearing to order and read the notice to consider the adoption of the following amendments to the Code of Zoning Ordinances, Town of Wausau: Chapter 17: Section 17.08 Definitions pertaining to listed number 93 'ponds' and Section 17 .21- ponds 1-27

All attendees signed in and were asked if they wanted to speak. The following spoke:

Jim Schmoll, 230084 Cty Highway J, was concerned with the operation that is occurring on the property next to him owned by John Prah. Feels he is conducting non-metallic mining.

Yvonne Schmoll,230084 Cty Highway J, she confirmed what Mr. Schmoll stated.

Linda Glatczak, 164350 Owl Ridge Road, questioned items 15, 18, 23, 25, and 27. She felt 15, 18 and 27 were not needed because these are redundant. She felt number 23 was a drastic change reducing the size of the pond from 4 acres to 2 acres or 5 percent of the area as well as number25 going from 18 months to 6 months was not enough time to construct a pond and remove the product.

Len Beyer, 8304 Callon, Weston, wanted his comments from the previous hearing reviewed. He questioned why the township needed a pond ordinance when so few ponds are built in the township. Also, felt no product should be allowed to leave the property.

David Gruling, 163790 Townline Road, stated the property located next to him should be rezoned for the purpose on how it is currently being used.

Deb Bandt,164555 River Rd, felt the 30-foot set back was not large enough and was concerned about property owners subdividing their property so they could construct more ponds in the same area. Also questioned how the ordinance will be enforced.

Don Wanserski,163414 Owl Ridge Rd, felt ponds are beautiful and should be allowed.

Eldon Pagel, 232570 Pond Crest Rd., felt the town should have some input but ponds are governed by the Core of Engineers, so town restrictions are not needed.

Steve Schlei made a motion to adjourn, and Darrin Damrow seconded. Motion passed.

TOWN OF WAUSAU BOARD MEETING 5-23-2022
161484 County Rd. Z
Wausau, WI 54403

Chairman Baer called the Town of Wausau Board meeting to order immediately following the adjournment of a Town of Wausau Planning Commission held upon the conclusion of a public hearing. All elected officials were present.

Supervisor Sharon Hunter made a motion to accept the town planning commission's recommendation of amending Town of Wausau Zoning Code of Ordinances, Chapter 17 Section 17.08 Definitions pertaining to listed number 93 'ponds' and Section 17.21 Ponds 1-26 as presented including an alteration in number 7 - change from 30 feet to 50 feet from any boundary line. Motion seconded by Supervisor Buntin.

A motion was made and seconded to increase Richard Langenhahn's hourly wage from \$24.50 to \$25.00 effective May 23, 2022, as a result of a performance review held on 5-19-2022. Hunter / Buntin

A motion was made and seconded to replace the F150 pickup with something newer spending up to \$25,000 by moving 2022 budgeted funds from X31- wages to X38- equipment outlay with the stipulation that a proposed purchase be approved by all Board members. Hunter/Buntin

Motion to adjourn. Hunter/Buntin

Minutes taken and recorded by Cynthia L Worden, Town of Wausau Clerk



AGENDA SUMMARY

4A1. Discussion and Possible Action on Marathon Park Water Service Design

Wausau Water Works has given the County notice that the water service on the western half of Marathon Park does not meet current code and that if not corrected the water service will not be turned on in 2023. The water service in question serves the splash pad, midway restrooms and the campground. The service terminates at the campground and is winterized each year. The system is currently underground however it is not deep enough and requires an above ground cleanout if it is to continue to only be a seasonal service. The system could also be looped into the City water system to meet current code. Wausau Water Works allowed the water to be turned on for 2022 and required clean water testing. Testing was completed and the system is operational. Per State Statute campgrounds require a potable water source or it cannot be open to the public.

The age of the water system in Marathon Park is old however the exact age is unknown. To determine what corrections need to be completed the system will be mapped and a design, plans and specifications will be prepared for bidding. Request for Proposals were solicited and one firm submitted a proposal. We did hear from one other firm that they did not submit a proposal based on their current work load. This project was not anticipated for 2022 and therefore funding was not allocated for the design, plans and specifications. Staff has identified approximately \$21,000 in the 2022 operating budget that can be utilized for this project. Staff is requesting a 2022 Capital Improvement Plan (CIP) budget amendment utilizing contingency funds for the remaining amount of \$74,400. Staff will also submit a 2023 CIP project for the construction of the system. A cost estimate for the construction will be determined during the design phase. The plan for construction is to bid the work in January/February of 2023, begin construction in April/May of 2023 (weather dependent) and completion in July 2023 prior to the Wisconsin Valley Fair.

Staff is requesting that the Park Commission and Environmental Resources Committee support the 2022 CIP budget amendment allocating \$74,400 of contingency funds to the Marathon Park Water Service Design and recommend approval of this project to the Human Resources and Finance Committee.

PRELIMINARY PLAT OF ROYAL VIEW ESTATES 1ST ADDITION

A SUBDIVISION PLAT OF 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.

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 "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 AND THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4, 2554.12 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 89°44'43" EAST, COINCIDENT WITH THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4, 1319.76 FEET TO THE NORTHEAST CORNER OF SAID 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.

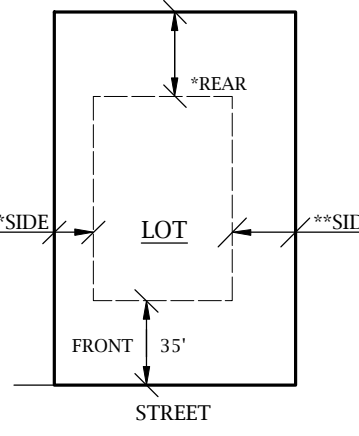
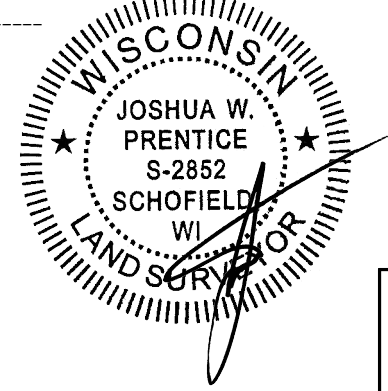
THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHT-OF-WAYS OF RECORD.

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.

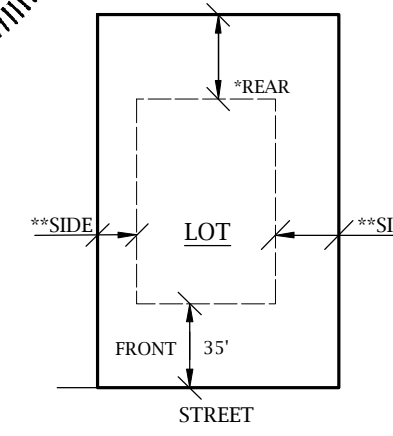
THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCEL, AND OF THE DIVISION THEREOF MADE.

DATED THIS 20th DAY OF July, 2022

REI ENGINEERING, INC.
JOSHUA W. PRENTICE
WI P.L.S. S-2852



MINIMUM SETBACK REQUIREMENTS
LANDS WITHIN THE TOWN OF RIB MOUNTAIN



MINIMUM SETBACK REQUIREMENTS
LANDS WITHIN THE TOWN OF RIB MOUNTAIN

FROM SECTION 17.093 OF THE RIB MOUNTAIN ZONING CODE

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 LINE.

*REAR YARD SETBACK = 35 FEET FROM BUILDING (HOME) TO REAR PROPERTY LINE & 10 FEET FROM BUILDING (ACCESSORY) TO SIDE PROPERTY LINE.

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

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

ENGINEER:
REI ENGINEERING
JIM BORYSENKO P.E.
4080 N. 20TH AVENUE
WAUSAU, WI 54401
715-678-9784

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

SURVEYOR:
REI ENGINEERING
JOSHUA W. PRENTICE WI PLS S-2852
4080 N. 20TH AVENUE
WAUSAU, WI 54401
715-675-9784

LEGEND

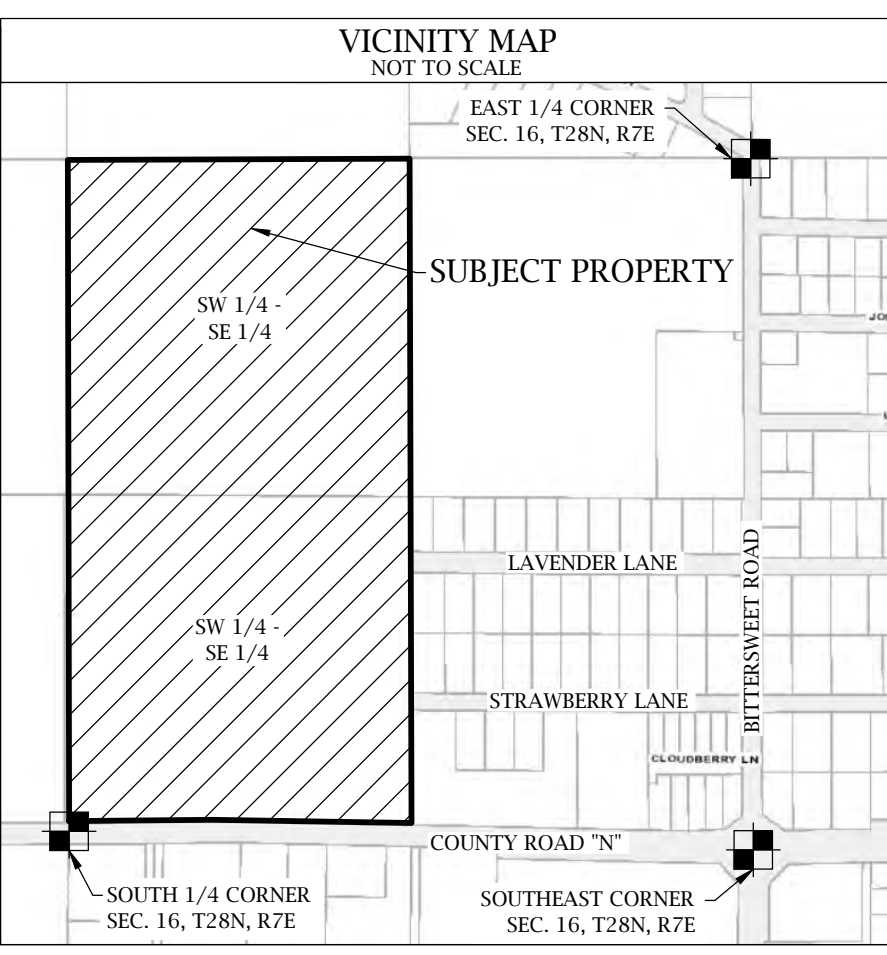
- 1 1/4" O.D. X 18 IN. IRON PIPE
- #10X18 REBAR WEIGHING 4.303 LBS./LN. FT. SET (UNLESS NOTED)
- 1 1/4 IN. O.D. IRON PIPE FOUND
- RECORDED BEARING/LENGTH MEASURED BEARING/LENGTH
- EXISTING OVERHEAD UTILITIES
- EXISTING WATER MAIN
- SAN EXISTING SANITARY SEWER
- SS EXISTING STORM WATER
- FO UNDERGROUND FIBER OPTIC LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING PROPERTY LINE
- EXISTING TREE LINE
- BUILDING SETBACK LINE

PARCEL AREA TABLE

LOT	SQ. FT.	ACRES
1	18,163	0.417
2	23,171	0.532
3	28,581	0.656
4	22,316	0.512
5	17,797	0.409
6	14,891	0.342
7	14,181	0.326
8	14,040	0.322
9	14,037	0.322
10	14,084	0.323
11	14,888	0.342
12	20,395	0.468
13	32,689	0.750
14	25,235	0.579
15	16,901	0.388
16	13,610	0.312
17	13,612	0.312
18	13,614	0.313
19	23,354	0.539
20	21,600	0.496
21	21,600	0.496
22	21,600	0.496
23	20,000	0.459
24	22,158	0.509
25	30,045	0.690
26	41,402	0.950
27	32,183	0.739
28	31,383	0.720
29	22,044	0.460
30	28,844	0.662
31	24,546	0.563
32	21,600	0.496
33	21,600	0.496
34	26,100	0.599
35	21,446	0.492
36	20,562	0.472
37	28,818	0.662
38	23,588	0.542
39	21,000	0.482
40	21,000	0.482
41	20,000	0.459
42	25,057	0.576
43	76,236	1.750
44	56,004	1.286
45	24,085	0.553
46	149,428	3.430
47	117,922	2.707
48	871,679	20.011
49	790,042	18.137
OUTLOT 1	13,372	0.307
OUTLOT 2	65,986	1.515

GENERAL NOTES:

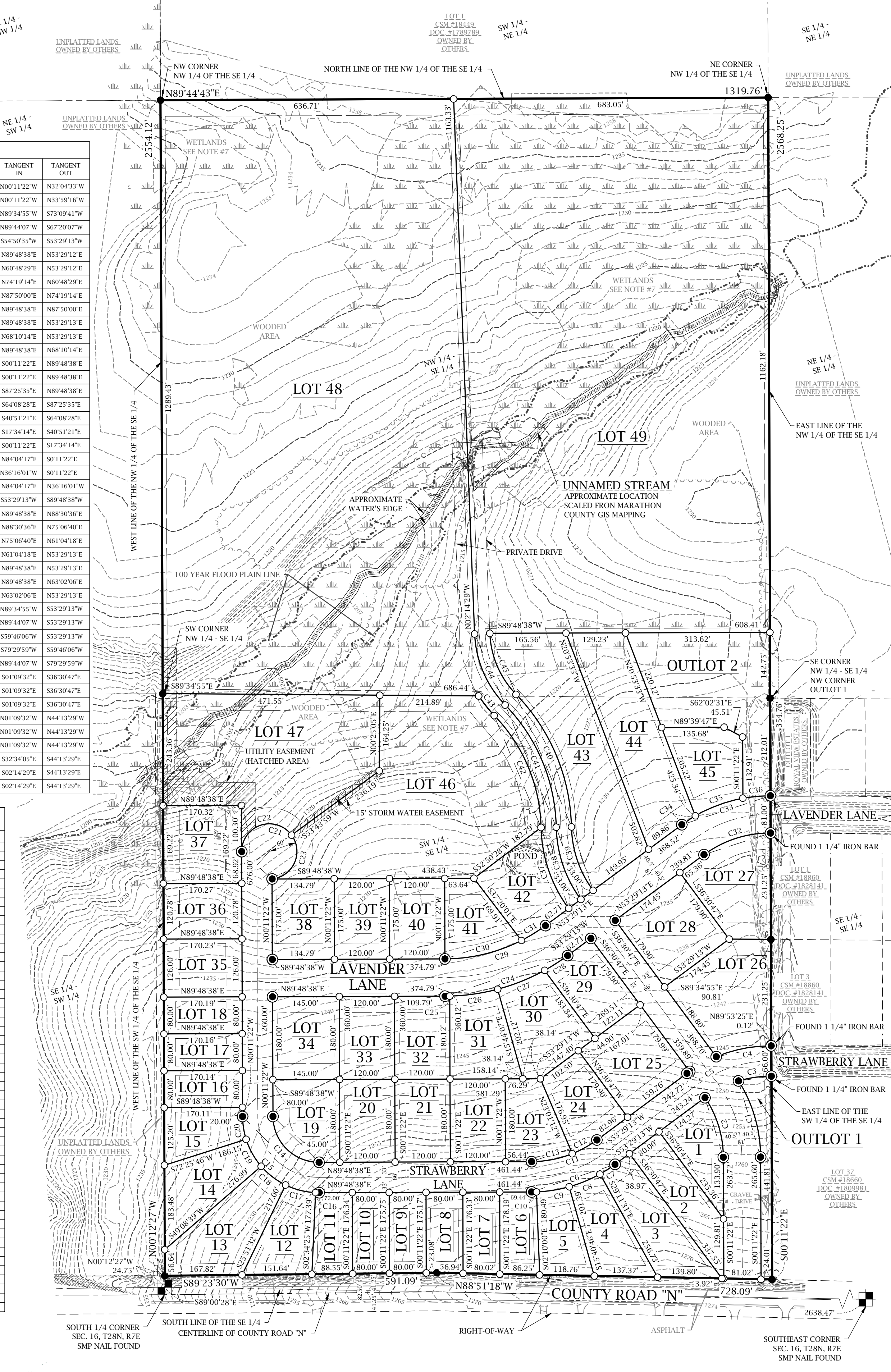
- BEARINGS AND COORDINATES ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD83 (2011) DATUM, AND ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 7 EAST, MEASURED TO BEAR SOUTH 89°00'28" EAST.
- ELEVATIONS ARE REFERENCED TO THE NAVD 88 DATUM AND ESTABLISHED BY USING THE WISCONSIN NETWORK.
- THERE DOES NOT APPEAR TO BE ANY STRUCTURES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.
- BUILDING SETBACKS ARE SHOWN IN THE ABOVE DETAILS.
- 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 JURISDICTIONS, 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.
- WETLANDS SHOWN WERE DELINEATED BY STAR ENVIRONMENTAL IN JUNE 2021.
- 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.
- 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.



DATE	REVISION	BY	CHK'D



SHEET 1 OF 1
REI PROJECT #7071G



PRELIMINARY PLAT PLANS FOR: ROYAL VIEW ESTATES IST ADDITION TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN

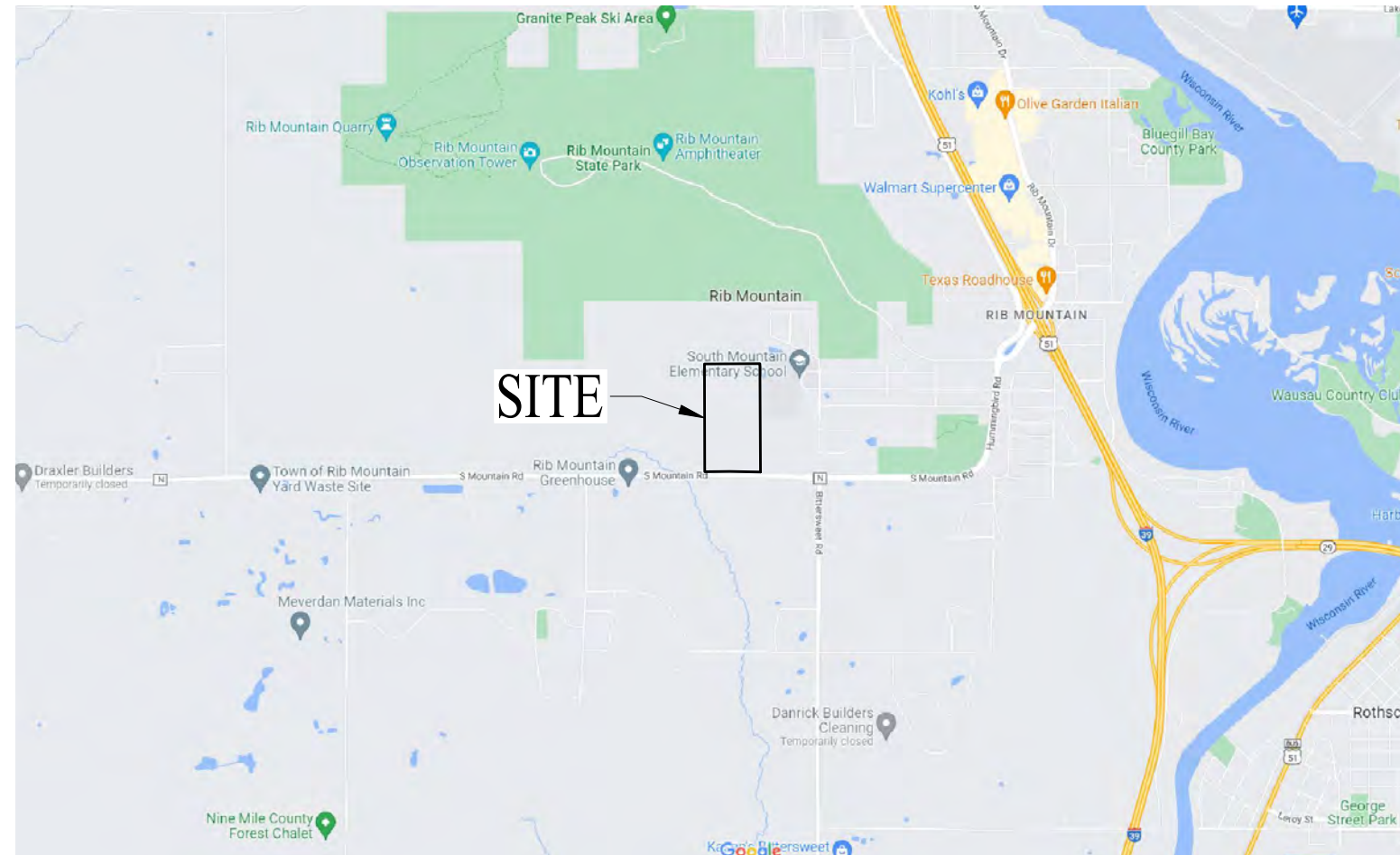
INDEX OF SHEETS

SHEET C001	TITLE SHEET
SHEET C010	EXISTING SITE CONDITIONS
SHEET C020	OVERLAY SITE PLAN
SHEET C100	SITE PLAN
SHEET C200	GRADING & EROSION CONTROL PLAN
SHEET C300	UTILITY PLAN

TOTAL SHEETS = 6

LIST OF STANDARD ABBREVIATIONS

&	AND
AB	AUGER BORING
ADT	AVERAGE DAILY TRAFFIC
BC	BOTTOM OF CURB
BM	BENCHMARK
BOC	BACK OF CURB
BR	BOTTOM OF RAMP
BS	BOTTOM OF STEPS
BW	BOTTOM OF WALL
CB	CATCH BASIN
CMAC	CORRUGATED METAL ARCH CULVERT
CMB	CORRUGATED METAL BOX CULVERT
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC.	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
DGB	DENSE GRADED BASE
DIP	DUCTILE IRON PIPE
D/S	DOWNSTREAM
(E)	EAST
ELEV.	ELEVATION
EOG	EDGE OF GRAVEL
FFE	FINISHED FLOOR ELEVATION
FG	FINISH GRADE
F.O.	FIBER OPTIC
INL	INLET
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HMA	HOT MIX ASPHALT
HP	HIGH POINT
IE	INVERT ELEVATION
LF	LINEAL FEET
LP	LOW POINT
MEG	MATCH EXISTING GRADE
MH	MANHOLE
(N)	NORTH
(NE)	NORTHEAST
(NW)	NORTHWEST
OH	OVERHEAD
PC	POINT OF CURVATURE
PE	POLYETHYLENE PIPE
P/L	PROPERTY LINE
PP	POWER POLE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
RCB	REINFORCED CONCRETE BOX CULVERT
RCP	REINFORCED CONCRETE PIPE
RR	RAIL ROAD
R/W	RIGHT OF WAY
(S)	SOUTH
SAN	SANITARY SEWER
SB	SOIL BORING
SS	STORM SEWER
STM	STORM
(SW)	SOUTHWEST
TC	TOP OF CURB
TBR	TO BE REMOVED
TLE	TEMPORARY LIMITED EASEMENT
TNH	TOP NUT FIRE HYDRANT
TP	TEST PIT
TR	TOP OF RAMP
TYP.	TYPICAL
TS	TOP OF STEPS
TW	TOP OF WALL
U/S	UPSTREAM
VAR.	VARIES
(W)	WEST



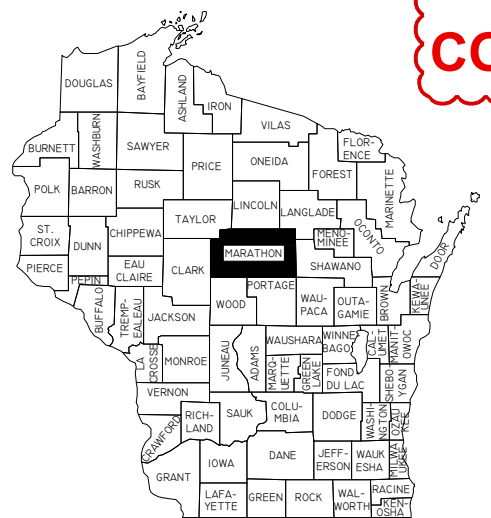
LEGEND

	BENCHMARK
	1" IRON BAR
	EXISTING MANHOLE
	EXISTING TELEPHONE MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING HYDRANT
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING WATER SHUTOFF
	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE
	EXISTING GAS VALVE
	EXISTING CURB INLET
	EXISTING WELL
	TEST PIT LOCATION
	SOIL BORING
	EXISTING AIR CONDITIONING UNIT
	EXISTING GAS METER
	EXISTING ELECTRIC METER
	EXISTING UTILITY PEDESTAL
	EXISTING RAILROAD TRACKS
	EXISTING TREE LINE
	EXISTING GUY POLE
	EXISTING CABLE TV
	EXISTING FIBER OPTIC CABLE
	EXISTING UNDERGROUND GAS
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	EXISTING OVERHEAD UTILITIES
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING PROPERTY LINE
	PROPOSED HANDICAP PARKING
	PROPOSED CURB STOP
	PROPOSED HYDRANT
	PROPOSED WATER VALVE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED FORCE MAIN
	PROPOSED SANITARY SEWER LATERAL
	PROPOSED WATER LATERAL
	PROPOSED WATER MAIN
	PROPOSED PUMP STATION
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM MANHOLE
	PROPOSED CURB INLET
	PROPOSED CATCH BASIN
	PROPOSED CLEANOUT
	PROPOSED DRAINAGE FLOW
	PROPOSED SLOPE
	PROPOSED CURB & GUTTER
	PROPOSED REJECT CURB & GUTTER
	PROPOSED MOUNTABLE CURB & GUTTER
	EXISTING GROUND CONTOUR (INTERVAL-1 FT.)
	PROPOSED GROUND CONTOUR (INTERVAL-1 FT.)
	PROPOSED SPOT ELEVATION (TOP OF CURB)
	PROPOSED SPOT ELEVATION (BOTTOM OF CURB)
	PROPOSED SILT FENCE
	PROPOSED INLET PROTECTION
	PROPOSED RIPRAP
	PROPOSED EROSION MAT
	PROPOSED SAWCUT
	PROPOSED DRAINAGE SWALE

NOT FOR
CONSTRUCTION

TITLE WORK REQUIRED
TITLE WORK FOR THE PROJECT SITE
WAS NOT PROVIDED TO REI FOR
REVIEW, THEREFORE REI WAS
UNABLE TO VERIFY THE EXISTENCE
OF EASEMENTS OR USE
ENCUMBRANCES.

INFORMATION SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES IS BASED ON INFORMATION AND DATA FURNISHED BY THE OWNER OF SUCH UNDERGROUND FACILITIES. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXACT LOCATIONS OF ALL UNDERGROUND FACILITIES PRIOR TO COMMENCING ANY WORK. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY FACILITIES.



TOLL FREE: 811 OR (800) 242-8511
HEARING IMPAIRED: TDD (800)542-2289
EMERGENCY ONLY: (877) 500-9592
WWW.DIGGERSHOTLINE.COM

DNR SERVICE CENTER
5301 RIB MOUNTAIN DRIVE
WAUSAU, WISCONSIN 54401
(715) 359-2872

CITY OF WAUSAU
407 GRANT STREET
WAUSAU, WISCONSIN 54403
(715) 261-6748

RIB MOUNTAIN SANITARY DISTRICT
224505 LILAC AVENUE
WAUSAU, WISCONSIN 54401
(715) 359-6177

MARATHON COUNTY
210 RIVER DRIVE
WAUSAU, WISCONSIN 54403
(715) 261-6040

OWNER:
BPW DEVELOPMENT, LLC

SURVEYOR:
REI ENGINEERING, INC.
4080 N. 20TH AVENUE
WAUSAU, WI 54401
(715) 675-9784

ENGINEER:
REI ENGINEERING, INC.
4080 N. 20TH AVENUE
WAUSAU, WI 54401
(715) 675-9784
PROJECT MANAGER
MIKE E. MOHR, P.E.

APPROVING AUTHORITIES:
TOWN OF RIB MTN
WDNR
CITY OF WAUSAU
MARATHON COUNTY

DRAWING FILE: P:\7000-7099\707IG - ROYAL VIEW - IST ADDITION\DWG\ANS\707IG-C001-TITLE.DWG LAYOUT: C001
PLOTTED: JUL 15, 2022 - 10:43AM PLOTTED BY: NATHANP

REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784, FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM



**CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING**

NO SCALE

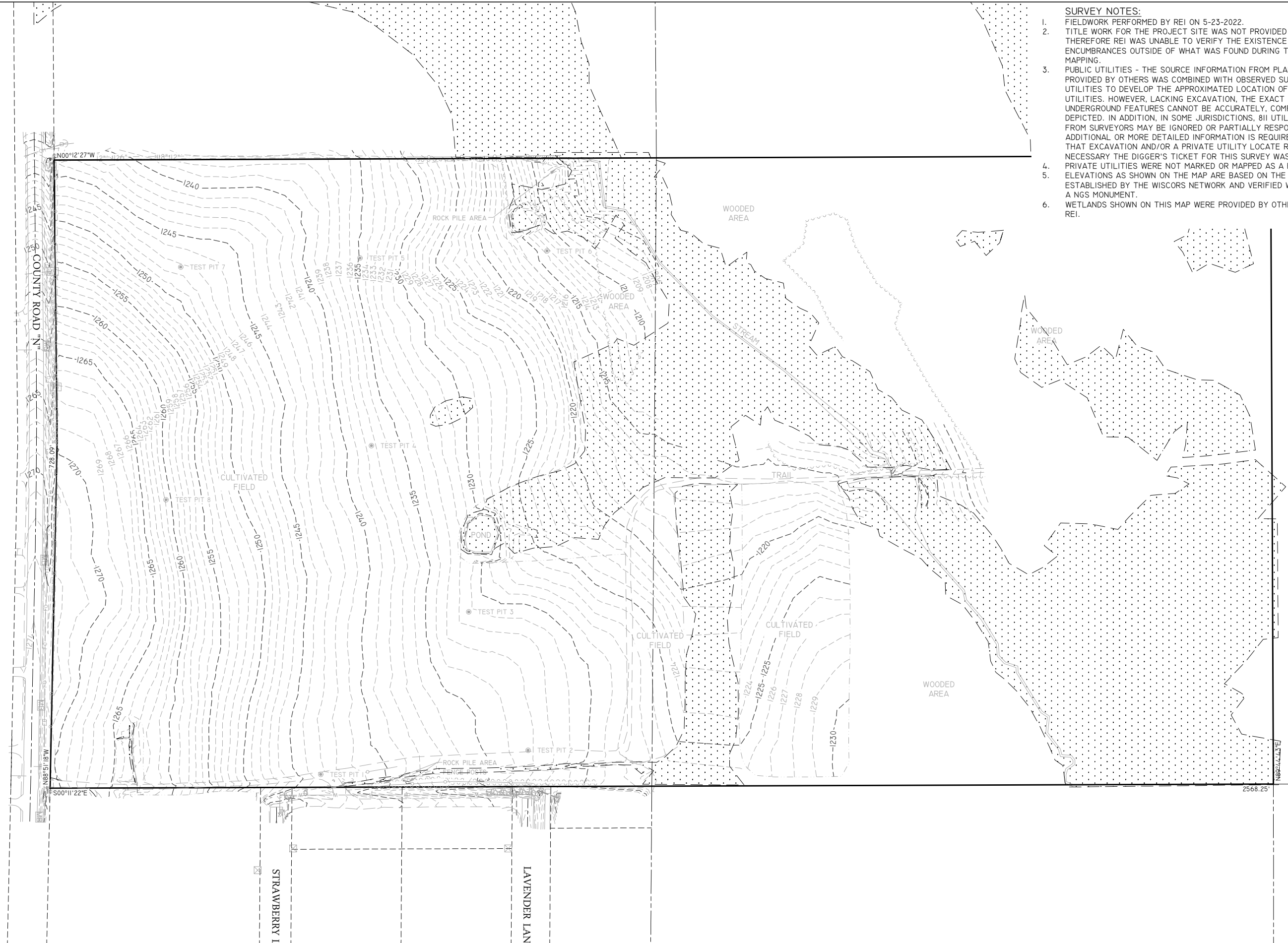


DATE	REVISION	BY	CHKD	SURVEYED BY:	DESIGNED BY:	SURVEY DATE:
				AJB	MEM	05/18/22
				JLR	JJB	07/12/22
				JLR	MEM	

TITLE SHEET
ROYAL VIEW ESTATES IST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI
REI No. 707IG
SHEET C001

- SURVEY NOTES:**
1. FIELDWORK PERFORMED BY REI ON 5-23-2022.
 2. TITLE WORK FOR THE PROJECT SITE WAS NOT PROVIDED TO REI FOR REVIEW. THEREFORE REI WAS UNABLE TO VERIFY THE EXISTENCE OF EASEMENTS OR OTHER ENCUMBRANCES OUTSIDE OF WHAT WAS FOUND DURING TOPOGRAPHIC SURVEY MAPPING.
 3. 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 JURISDICTIONS, 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 THE DIGGER'S TICKET FOR THIS SURVEY WAS #20221915983.
 4. PRIVATE UTILITIES WERE NOT MARKED OR MAPPED AS A PART OF THIS SURVEY.
 5. ELEVATIONS AS SHOWN ON THE MAP ARE BASED ON THE NAVD 88 DATUM AND ESTABLISHED BY THE WISCORS NETWORK AND VERIFIED WITH AN OBSERVATION ON A NGS MONUMENT.
 6. WETLANDS SHOWN ON THIS MAP WERE PROVIDED BY OTHERS AND NOT SURVEYED BY REI.



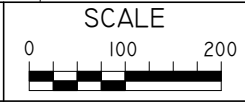
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 PLOTTED: JUL 15, 2022 - 10:43AM PLOTTED BY: NATHANP

REI Engineering, INC.
 4080 N. 20TH AVENUE
 WAUSAU, WISCONSIN 54401
 PHONE: 715.675.9784, FAX: 715.675.4060
 EMAIL: MAIL@REIENGINEERING.COM



REI

**CIVIL & ENVIRONMENTAL
 ENGINEERING, SURVEYING**

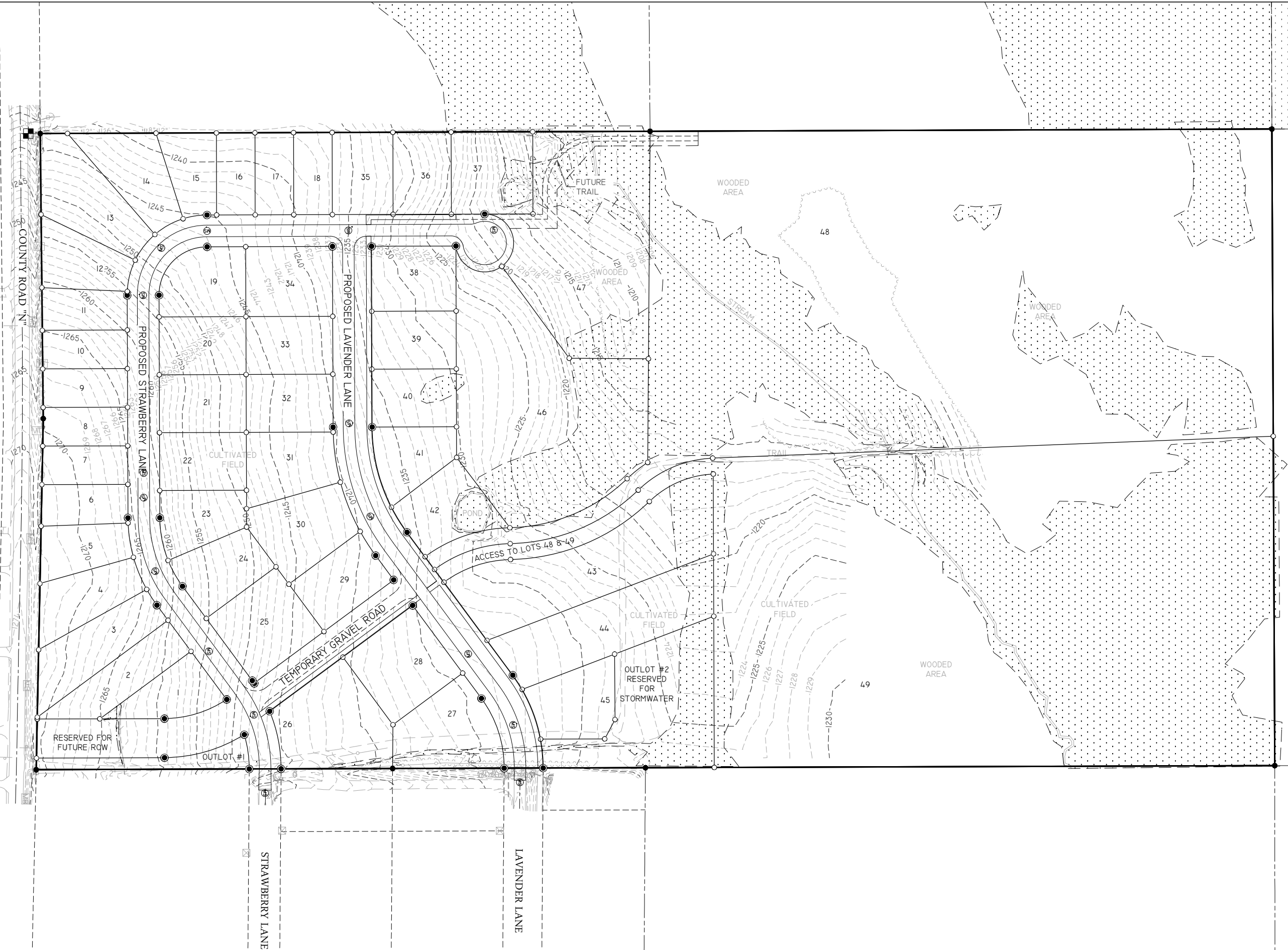


DATE	REVISION	BY	CHKD	SURVEYED BY: AJB	DESIGNED BY: MEM	SURVEY DATE: 05/18/22
				SURVEY CHKD BY: JLR	CIVIL CHKD BY: JJB	CIVIL DATE: 07/12/22
				SURVEY APVD BY: JLR	CIVIL APVD BY: MEM	DRAWN BY: LAZ

EXISTING SITE CONDITIONS
 ROYAL VIEW ESTATES 1ST ADDITION
 TOWN OF RIB MOUNTAIN
 MARATHON COUNTY, WI

REI
 REI No. 7071G
 SHEET C010

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\LANS\7071G-C020-OVERLAY.DWG LAYOUT: C020
 PLOTTED: JUL 15, 2022 - 10:44AM PLOTTED BY: NATHANP



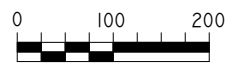
REI Engineering, INC.
 4080 N. 20TH AVENUE
 WAUSAU, WISCONSIN 54401
 PHONE: 715.675.9784, FAX: 715.675.4060
 EMAIL: MAIL@REIENGINEERING.COM



REI

**CIVIL & ENVIRONMENTAL
 ENGINEERING, SURVEYING**

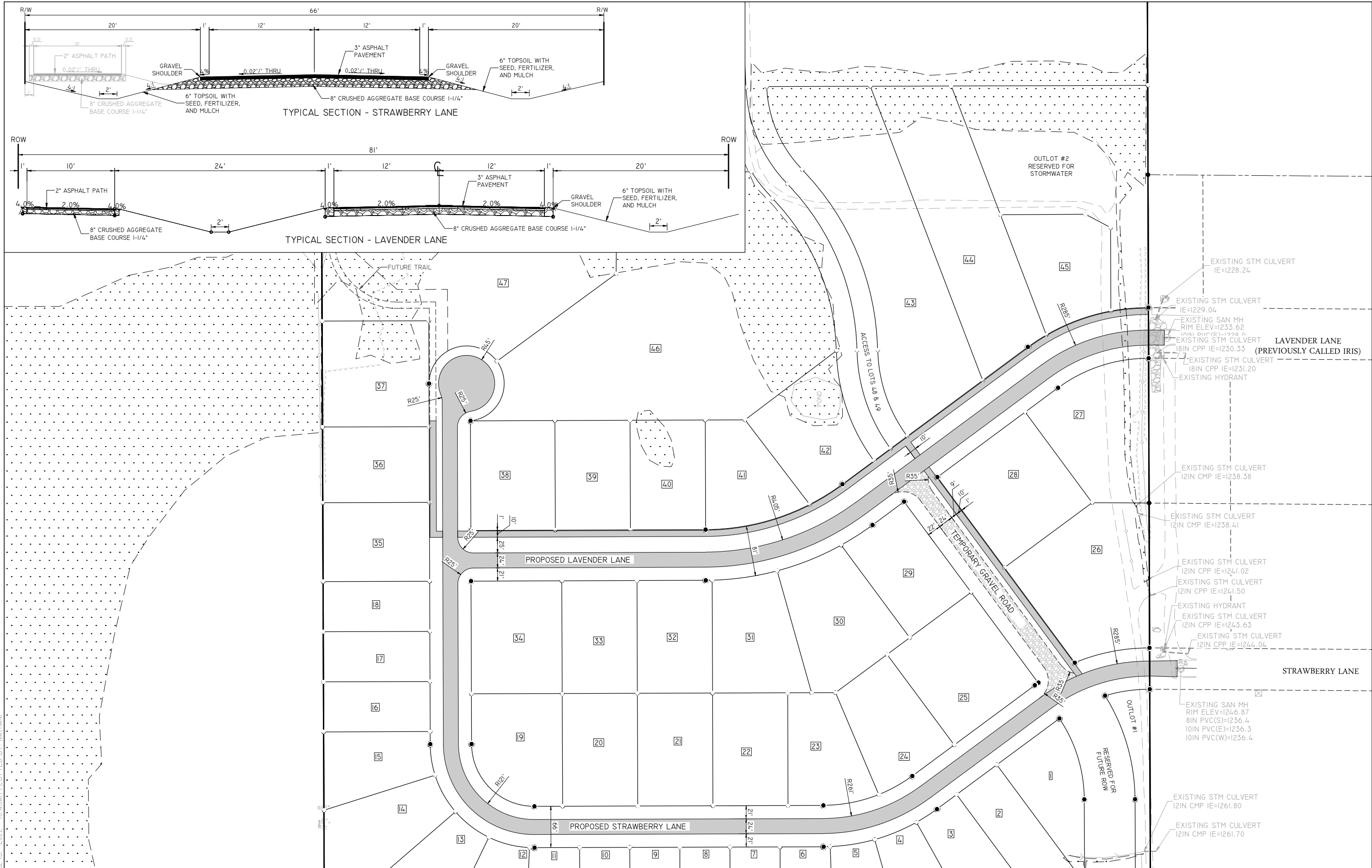
SCALE



DATE	REVISION	BY	CHKD	SURVEYED BY: AJB	DESIGNED BY: MEM	SURVEY DATE: 05/18/22
				SURVEY CHKD BY: JLR	CIVIL CHKD BY: JJB	CIVIL DATE: 07/12/22
				SURVEY APVD BY: JLR	CIVIL APVD BY: MEM	DRAWN BY: NAP

OVERLAY SITE PLAN
 ROYAL VIEW ESTATES 1ST ADDITION
 TOWN OF RIB MOUNTAIN
 MARATHON COUNTY, WI

REI
 REI No. 7071G
 SHEET C020

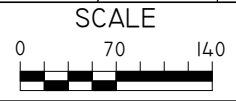


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 PLOTTED: JUL 15, 2022 - 10:45AM PLOTTED BY: NATHAN

REI Engineering, INC.
 4080 N. 20TH AVENUE
 WAUSAU, WISCONSIN 54401
 PHONE: 715.675.9784, FAX: 715.675.4060
 EMAIL: MAIL@REIENGINEERING.COM



**CIVIL & ENVIRONMENTAL
 ENGINEERING, SURVEYING**

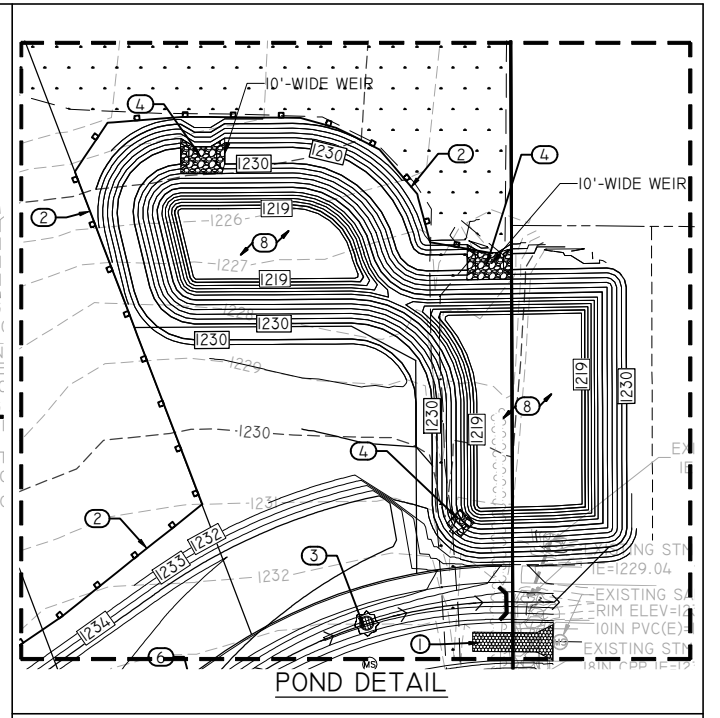
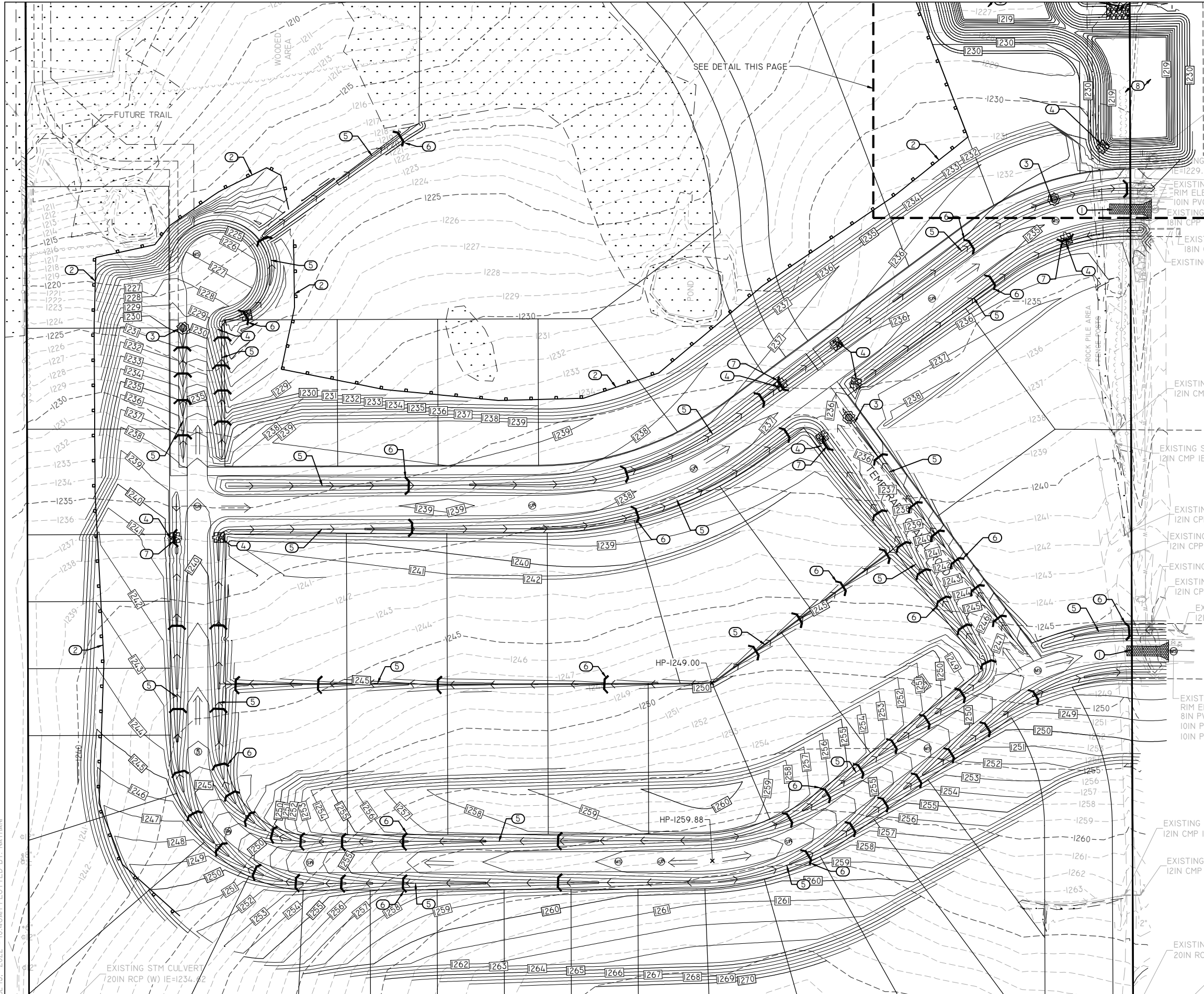


DATE	REVISION	BY	CHKD	SURVEYED BY:	DESIGNED BY:	SURVEY DATE:
				AJB	MEM	05/18/22
				CHKD BY: JLR	CHKD BY: JJB	07/12/22
				APVD BY: JLR	APVD BY: MEM	DRAWN BY: LAZ

SITE PLAN
 ROYAL VIEW ESTATES 1ST ADDITION
 TOWN OF RIB MOUNTAIN
 MARATHON COUNTY, WI

REI
 REI No. 7071G
 SHEET C100

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - IST ADDITION\DWG\LANS\7071G-C200-GRADING-EC.DWG LAYOUT: C200
 PLOTTED: JUL 15, 2022 - 10:46AM PLOTTED BY: NATHANP

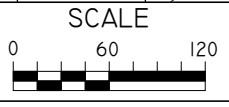


- KEYED NOTES**
1. TEMPORARY CONSTRUCTION ENTRANCE/EXIT.
 2. INSTALL SILT FENCE. PROVIDE DOUBLE ROW OR TIE BACKS WHEN ADJACENT TO WETLANDS.
 3. PROVIDE INLET PROTECTION.
 4. INSTALL LIGHT RIPRAP ON TYPE R GEOTEXTILE FABRIC.
 5. CONSTRUCT VEGETATED DRAINAGE SWALE.
 6. INSTALL DITCH CHECKS @ MAX. OF 200-FT INTERVALS OR EVERY 2-FT OF DROP (TYPICAL).
 7. INSTALL CULVERT PROTECTION.
 8. WET DETENTION POND. USE AS SEDIMENT BASIN DURING CONSTRUCTION
 TOP = 1230.00
 BOTTOM = 1219.00
 (2)10'-WIDE WEIRS = 1228.25

REI Engineering, INC.
 4080 N. 20TH AVENUE
 WAUSAU, WISCONSIN 54401
 PHONE: 715.675.9784, FAX: 715.675.4060
 EMAIL: MAIL@REIENGINEERING.COM



**CIVIL & ENVIRONMENTAL
 ENGINEERING, SURVEYING**

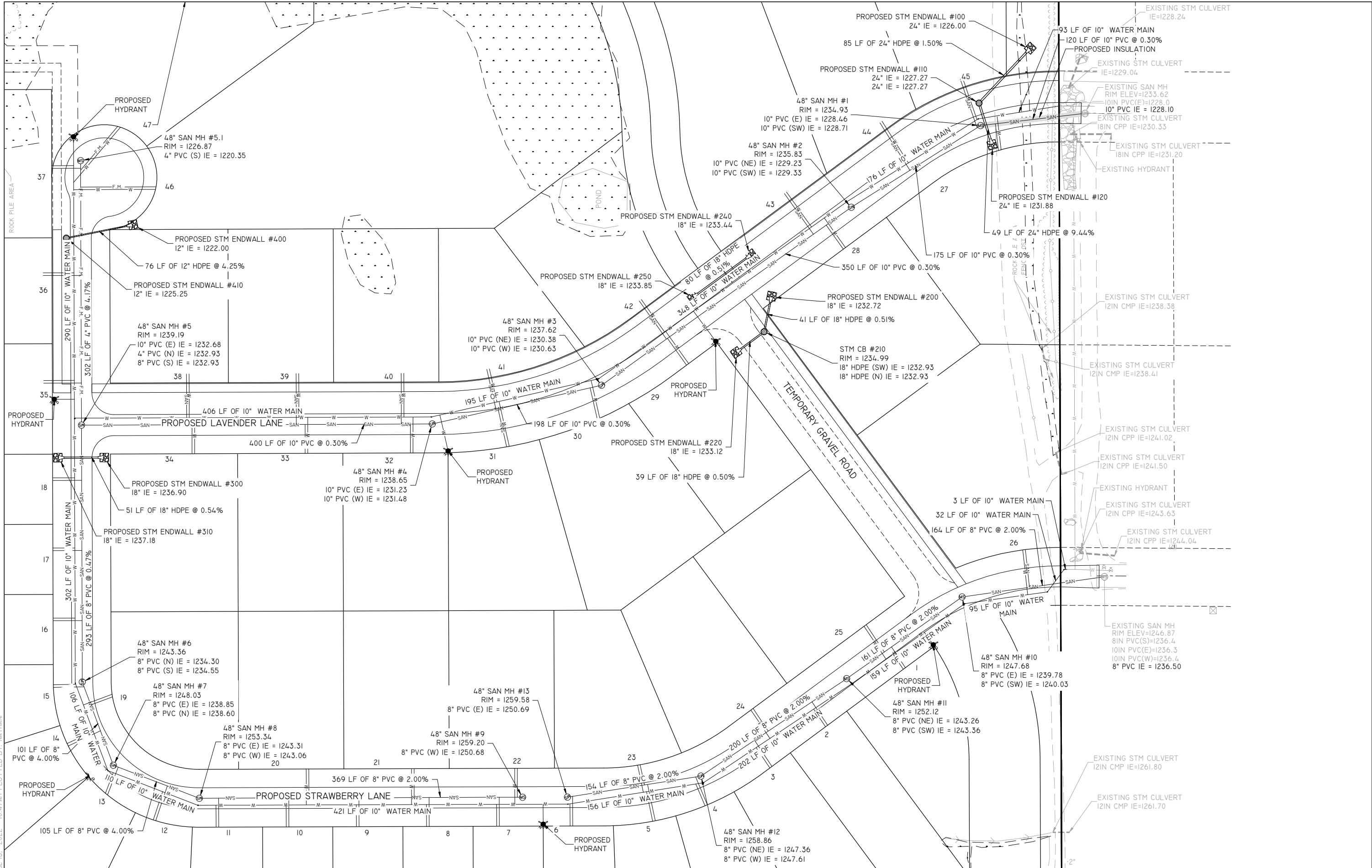


DATE	REVISION	BY	CHKD	SURVEYED BY:	DESIGNED BY:	SURVEY DATE:
				AJB	MEM	05/18/22
				CHKD BY: JLR	CIVIL CHKD BY: JJB	CIVIL DATE: 07/12/22
				APVD BY: JLR	CIVIL APVD BY: MEM	DRAWN BY: LAZ

GRADING & EROSION CONTROL PLAN
 ROYAL VIEW ESTATES IST ADDITION
 TOWN OF RIB MOUNTAIN
 MARATHON COUNTY, WI

REI
 REI No. 7071G
 SHEET C200

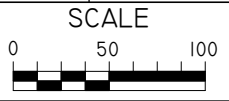
DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - IST ADDITION\DWG\LANSV7071G-C300-UTILITIES.DWG LAYOUT: C300
 PLOTTED: JUL 15, 2022 - 10:47AM PLOTTED BY: NATHANP



REI Engineering, INC.
 4080 N. 20TH AVENUE
 WAUSAU, WISCONSIN 54401
 PHONE: 715.675.9784, FAX: 715.675.4060
 EMAIL: MAIL@REIENGINEERING.COM



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DATE	REVISION	BY	CHKD	SURVEYED BY:	DESIGNED BY:	SURVEY DATE:
				AJB	MEM	05/18/22
				JLR	JJB	07/12/22
				JLR	MEM	

UTILITY PLAN
 ROYAL VIEW ESTATES IST ADDITION
 TOWN OF RIB MOUNTAIN
 MARATHON COUNTY, WI

REI
 REI No. 7071G
 SHEET C300

Tom Radenz

From: Michael Heyroth <mheyroth@rmsd1.com>
Sent: Friday, July 1, 2022 10:05 AM
To: Tom Radenz
Subject: Re: Preparation for the Preliminary Plat Submittal - Royal View 1st Addition

Hi Tom,
Water and sewer stubs on the west side of Royal View subdivision are in place and available for use to serve the Royal View 1st Addition subdivision.
The Rib Mountain Sanitary District is in favor of the Royal View 1st Addition development and supports its construction.

Michael Heyroth

Director
Rib Mountain Sanitary District
224505 Lilac Av. Wausau, WI. 54401
Office: 715/359-6177
Cell: 715/581-5525
Mheyroth@rmsd1.com

Only Tap Water Delivers

On June 29, 2022 8:47 AM Tom Radenz <tradenz@reiengineering.com> wrote:

Mike,

Marathon County Subdivision Code 18.004.13 requires written notification from your organization that sewer and water are available to serve this site. See attached 18.004.13, 2, a.. My guess is an email from you will suffice.

Thanks in advance for your effort.

Thank you,

Tom Radenz




Tom Radenz PLS Vice President/Senior Consultant



Tom Radenz, P.L.S.
Vice President/Senior Consultant
Tradenz@REIengineering.com

Tel: 877-734-7745
715-675-9784
Cell: 715-551-4433
Fax: 715-675-4060



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Confidentiality Notice: This message is intended for the recipient only. If you have received this e-mail in error please disregard.



“Royal View 1st Addition”
Town of Rib Mountain
Preliminary Plat
Staff Report
Environmental Resources Committee
August 2, 2022

PLAT REQUIREMENTS

- **Survey**
 - Plat complies with Chapter 236.34 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and Chapter 18 of the Marathon County Code of Ordinances regarding subdivisions and mapping.
- **Zoning**
 - Plat is located in Rib Mountain and is town zoned. The area is in the process of being rezoned to MR-4 (Mixed Residential) and SR-2 (Suburban Residential) zoning districts. The MR-4 zoning 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. The SR-2 zoning 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.
- **Environmental Conditions**
 - Storm Water Management Plan (SWMP) was submitted with the preliminary plat.
 - Erosion Control Plan included with SWMP.
 - There are no wetland areas within this subdivision.
- **Sanitary Sewer**
 - Sanitary sewer will be provided by the Rib Mountain Sanitary District.
- **Access**
 - All proposed lots will have access to an improved private road which connects to Bittersweet Road.
 - The Marathon County Highway Department is aware of the design and supports the layout for access.

NOTES

Prior to the submittal of the Royal Vistas final plat for approval, a concept plat meeting was held on October 8th to discuss the plat. Present at that meeting were representatives from Rib Mountain, REI Engineering, Marathon County and the BPW Development, LLC. Design concepts and plans were discussed and agreed upon by all parties involved. The preliminary plat was approved by the Environment Resources Committee on January 5, 2021. One minor change was made along the right-of-way of County Road “N” which now includes a small triangular portion being dedicated to the public. State Statute 236.11(1)(b) states that if the final plat “conforms substantially” to the preliminary plat as approved, it is entitled to approval. With the previously noted small change, this final plat still conforms substantially to the approved preliminary plat. Supporting information including agreements with the Town of Rib Mountain will be supplied to Town prior to their approval.

RECOMMENDATION

Based on the information provided, CPZ staff recommend that the Environmental Resources Committee approve the proposed final plat of “Royal Vistas”.