



**Marathon County
Environmental Resources Committee Minutes
Tuesday, March 30, 2021
210 River Drive, Wausau WI**

Attendance:	<u>Member</u>	<u>Present</u>	<u>Not present</u>
<i>Chair</i>	Jacob Langenhahn.....	X	
<i>Vice-Chair</i>	Sara Guild.....	X	
	Rick Seefeldt	X	
	Bill Conway	X	
	Allen Drabek	X	
	Randy Fifrick.....	X	
	Arnold Schlei		X (excused)
	Dave Oberbeck.....	X	
	Marilyn Bhend	X	
	Eric Vogel		X

} via Webex or phone

Also present via Webex, phone or in Room 5: Paul Daigle, Dominique Swangstu, Andrew Lynch, Dave Decker, Patrick Bula and Cindy Kraeger – Conservation, Planning, and Zoning (CPZ); Jean Kopplin – City-County IT, Jamie Polley, Tom Lovlien – Park, Recreation and Forestry (PRF) Craig McEwen – County Board Vice-Chair; Jean Maszk – County Board Supervisor, Jordan Brost, Josh Prentice – REI, Peter Weinschenk – Record Review, Kevin Lynn, Tim Vreeland and William Raatz.

1. **Call to order** – Called to order by Chair Langenhahn at 3:00 p.m. via WEBEX.

2. **Public Comment** – None.

3. **Approval of March 2, 2021 and March 16, 2021 Committee minutes**

Motion / second by Conway / Seefeldt to approve of the March 2, 2021 and March 16, 2021 Environmental Resources Committee minutes as distributed.

Motion **carried** by voice vote, no dissent.

4. **Operational Functions required by Statute, Ordinance, or Resolution:**

A. **Public Hearings, Review, Possible Actions, and Possible Recommendations to the County Board for its Consideration (County Zoning changes)**

1. Jordan Brost on behalf of Lynn Farms Inc. – F-P Farmland Preservation to G-A General Agriculture – Town of Brighton

Discussion: Swangstu was sworn in and noted the staff report and decision sheet had been included in the packet. Swangstu reviewed the rezone request of 3.003 acres shown as Lot 1 of the Preliminary Certified Survey Map (CSM) submitted with the petition. The building area will be west of the current agricultural field minimizing the amount of active cropland converted on the parcel proposed to be rezoned. The rezone is proposing to reclassify the area in question from one agricultural zoning district to another, and crop land will continue to be farmed. Swangstu additionally reviewed the reasoning behind why CPZ staff are recommending approval of the rezone request, citing the rezone standards, requirements, and pertinent site characteristics.

The Town of Brighton has reviewed the application and recommends approval without any concerns.

Langenhahn questioned the Town of Brighton resolution regarding questions 8-10 left unanswered on the resolution and if staff has seen the Town of Brighton Comprehensive Plan. Swangstu stated the Comprehensive Plan was reviewed and all standards/comprehensive standards appear to have been met. Swangstu stated that based on the applicable Wisconsin statutes regarding rezones, the town affected by a rezone is technically not required to provide any resolution or recommendation to the county (unless they are submitting a resolution of disapproval). Yet, to keep a positive relationship and partnership with the County Zoned Towns, CPZ has the policy of reaching out to the towns to get their feedback and have the rezone standards included in the town resolution document. CPZ sometimes obtains incomplete resolutions from the towns regarding these rezones, when this happens staff will reach back out to the town for additional clarification. Yet, in some instances CPZ does not receive an updated resolution or answers to the missing questions. Ultimately, in this instance the town recommended approval with no additional comments, therefore

staff believe what was supplied by the town will suffice. Staff stated they are more than willing to reach back out to the town again to see if they could address the missing questions on the resolution prior to going to County Board.

Vreeland was sworn in and explained the rezone request for the above mentioned use.

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

Testimony portion of the hearing was closed at 3:20 p.m. Committee deliberated and applied the standards for this request by reviewing and completing the decision sheet.

Action: **Motion** / second by Guild / Seefeldt to recommend approval to County Board, of the Jordan Brost on behalf of Lynn Farms Inc. rezone request. Noting the reasoning provided in the staff report and conclusions of law. The Committee determined the rezone is consistent with the Marathon County as well as is partially consistent with the Town of Brighton future land use map, showing the area in question designated as a crop land and woodlands. The area proposed to be rezoned was designated as farmland preservation area in the Farmland Preservation Plan, yet there are no prime farm soils on the area in question. The rezone appears to meet all applicable rezone standards.

Motion **carried** by voice vote, no dissent.

Follow through: Forward to County Board for action at their next regularly scheduled meeting.

2. Tim Vreeland on behalf of Jayme & Victoria Myszka – G-A General Agriculture to R-R Rural Residential - Town of Rib Falls

Discussion: Swangstu was sworn in and noted the staff report and decision sheet had been included in the packet. Swangstu reviewed the rezone request of 7.663 acres total (4.4 acres excluding the road Right-of-Way and access easement) shown as Lot 2 of the Preliminary Certified Survey Map (CSM) submitted with the petition. Swangstu additionally reviewed the reasoning behind why CPZ staff are recommending approval of the rezone request, citing the rezone standards, requirements, and pertinent site characteristics.

Langenhahn stated the Town should fill out all the sections of the Town Resolution. Swangstu stated the Town does not need to provide a town resolution but a town recommendation with additional detail regarding the rezone is highly recommended to help Committee Members with decision making as previously addressed in the first public hearing.

The Town of Rib Falls has reviewed the application and recommends approval without any concerns or additional comments.

Vreeland was sworn in and explained the rezone request for the above mentioned use with minimal disturbance to the farmland.

There was no additional testimony in favor or opposed to this rezone request virtually or in person. Testimony portion of the hearing was closed at 3:33 p.m. Committee deliberated and applied the standards for this request by reviewing and completing the decision sheet.

Action: **Motion** / second by Guild / Seefeldt to recommend approval to County Board, of the Jayme & Victoria Myszka rezone request. The Committee determined the rezone is consistent with the Marathon County and Town comprehensive plans, and is not located in the Farmland Preservation Zoning District. Adequate facilities are present or will be provided and providing any necessary public facilities will not burden local government. Base on the proposed land division and existing land uses onsite the rezone should not result in any adverse effect on natural areas. The committee made their recommendation of approval based on the information, findings of fact, and conclusions of law as described in the CPZ staff report included in the ERC packet.

Follow through: Forward to County Board for action at their next regularly scheduled meeting.

3. Tim Vreeland on behalf of Total Stone Design Inc. – L-D-R Low Density Residential to R-R Rural Residential – Town of Green Valley

Discussion: Swangstu was sworn in and noted the staff report and decision sheet had been included in the packet. Swangstu reviewed the rezone request of 0.821 acres shown as Lot 2 of the Preliminary Certified Survey Map (CSM) submitted with the petition. Swangstu

Environmental Resources Committee Minutes

March 30, 2021

additionally reviewed the reasoning behind why CPZ staff are recommending approval of the rezone request, citing the rezone standards, requirements, and pertinent site characteristics.

The Town of Green Valley has reviewed the application and recommends approval without any concerns.

Guild stated the lot was an interesting shape and had concerns about the shape and odd angles that would be left over.

Swangstu stated the existing parcel proposed to be rezoned (0.821 acres) will be combined with the parcel already zoned Rural Residential to the north (by Certified Survey Map) which will create a parcel approximately 4.316 acres in size, which meets the zoning districts minimum lot size requirement of 2 acres. The configuration/proposed parcel in question when and if the rezone is approved will meet all applicable zoning and land division requirements. Swangstu also noted that the applicant and/or agent would be able to more specifically speak to the proposed use of the lot(s) and why the parcels are configured the way that they are, as well as why the owner is looking to combine the two existing parcels.

Randy Fifrick joined the meeting at 3:40 p.m.

William Raatz was sworn in and stated the lot would be used for recreation for the family.

Vreeland was sworn in and stated only Lot 2 will be rezoned which would be dividing off the woods that would be removed from the property.

There was no additional testimony in favor or opposed to this rezone request virtually or in person. Testimony portion of the hearing was closed at 3:50 p.m. Committee deliberated and applied the standards for this request by reviewing and completing the decision sheet.

Action: Motion / second by Guild / Fifrick to recommend approval to County Board, of the Tim Vreeland on behalf of Total Stone Design rezone request. The Committee determined the rezone is consistent with the Marathon County and Town comprehensive plans, and it is not located in the Farmland Preservation Zoning District. Adequate facilities are present or will be provided and providing any necessary public facilities will not burden local government. The rezone should not result in any adverse effect on natural areas as the use of the parcel will not change. The committee made their recommendation of approval based on the information, findings of fact, and conclusions of law as described in the CPZ staff report included in the ERC packet.

Follow through: Forward to County Board for action at their next regularly scheduled meeting.

- B. Review and Possible Recommendation to County Board for its Consideration (Town Zoning changes pursuant to §60.62(3) Wis. Stats.) – None.
- C. Review and Possible Recommendations to County Board for its Consideration – None.
- D. Review and Possible Action

1. Royal Vistas Final County Plat – Town of Rib Mountain

Discussion: Decker discussed the Royal Vistas Final Plat with the Committee. The preliminary plat was reviewed by the Committee previously and no substantial change from the preliminary plat to the final plat has occurred.

Action: Motion / second by Fifrick / Seefeldt to approve the Royal Vistas Final Plat. Motion **carried** by voice vote, no dissent.

Follow through: Committee Chair will sign the Final Plat when the original copy is provided to CPZ by the developer or agent.

To accommodate staff schedules the Committee moved to Agenda Item 6C.

6. **Policy Issues Discussion and Committee Determination to the County Board for its Consideration**

C. Strategic Plan discussion questions

1. What was done or accomplished in 2020 by this Committee relating to the implementation of the Strategic Plan?
2. What are your plans in 2021 relating to the implementation of the Strategic Plan?
3. Does your Committee understand their role in implementing the Strategic Plan?

Discussion: McEwen reviewed the three questions with the Committee. The template provided in the meeting packet is very easy to follow and interpret. McEwen stated the Committee has made a lot of progress and 4 actions were approved in 2021 relating to question #2. Guild questioned the removal of Objective 5.2 D.- Develop a land capability index and E. - Develop a comprehensive approach to redevelopment and revitalization of older housing stock and older buildings. McEwen clarified with the Administrator these two items are listed in the Comprehensive Plan.

Action: None.

5. **Educational Presentations/Outcome Monitoring Reports and Committee Discussion**

A. Progress report and next steps on the Fenwood Creek Watershed

Discussion: Bula reviewed the powerpoint that was included in the meeting packet to an innovative approach of the use of Multi Discharger Variance Funds and Fenwood Creek goals.

Daigle discussed how the Committee will set the stage for policy discussion on how the Land and Water Resource Management Plan will help to reach the TMDL goals based upon successful watershed wide implementation of this strategy in the Fenwood by the end of 2022. Daigle discussed options for funding in 2022 which entails a request to the State of Wisconsin for the Fenwood Pilot project \$610,000 per year for the next six years or a budget request to Marathon County for 2022-2027 for \$610,000 per year for the next six years. Committee discussed CPZ staff drafting a proposal to be shared with the Executive Committee at their next regularly scheduled meeting.

Action: Consensus of the Committee to have CPZ draft a proposal to be presented at the next regularly scheduled Executive Committee meeting.

B. Groundwater Plan next steps

Discussion: Daigle discussed the memo that was included in the meeting packet outlining the next steps of the Groundwater Plan. CPZ staff will continue to work with the UniverCity to develop components of the plan. CPZ staff and the Health Department will define what details would be the best plan for Marathon County starting winter of 2021/2022. The proposed scope of the plan to be developed would be presented to ERC in March / May 2022. Budget requirements for the plan will be developed by June 2022 and submitted into the 2023 County budget. Plan should be completed by end of 2023 if funded.

C. Department Updates: Conservation, Planning and Zoning (CPZ), Parks Recreation and Forestry (PRF)
Solid Waste – None.

6. **Policy Issues Discussion and Committee Determination to the County Board for its Consideration**

A. Legislative and Budget Report: current and future legislative initiatives related to the 2021-22 State Budget

1. Parks, Recreation and Forestry (PRF)

Discussion: Lovlien and Polley discussed the current and future legislative items in the Governor's budget proposal related to PRF that were included in the meeting packet. One item of significant importance to the County is the reauthorization of the Knowles Nelson Stewardship Fund. The County is asked to advocate for the renewal of this fund at 10 or more years with a funding level, at a minimum, of today's funding amount. These items will be monitored for County Board support or action.

2. Conservation Planning and Zoning (CPZ) – None.

3. Solid Waste – None.

B. Committee discussion regarding ERC priorities in state budget

Discussion: Chair Langenhahn indicated this agenda item was covered under Agenda item 6A.

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

Tuesday, May 4, 2021 3:00 p.m. 212 River Drive Room 5 Wausau WI

A. Committee members are asked to bring ideas for future discussion

B. Announcements/Requests/Correspondence

8. **Adjourn – Motion** / second by Conway / Seefeldt to **adjourn** at 5:22 p.m. Motion **carried** by voice vote, no dissent.

Environmental Resources Committee Minutes
March 30, 2021
Paul Daigle, Land and Water Program Director
For Jacob Langenhahn, Chair

cc: (via email/web site) ERC members; County Administrator; Corporation Counsel; County Clerk

PD/cek