



# MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE AGENDA

Date & Time of Meeting: **Tuesday, March 30, 2021 at 3:00 p.m.**

Meeting Location: **212 River Drive, Room 5 Wausau 54403**

**Committee Members:** Jacob Langenhahn - Chair ; Sara Guild, -Vice-chair; Rick Seefeldt, Allen Drabek, Bill Conway, Randy Fifrick, Arnold Schlei, Dave Oberbeck, Eric Vogel - FSA Member, Marilyn Bhend – WI Towns & Villages Association (non-voting member)

**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.*

The meeting site identified above will be open to the public. However, due to the COVID-19 pandemic and associated public health directives, Marathon County encourages (Committee/Board/Commission) members and the public to attend this meeting remotely. To this end, instead of attendance in person, (Committee/Board/Commission) members and the public may attend this meeting by telephone conference. If (Committee/Board/Commission) members or members of the public cannot attend remotely, Marathon County requests that appropriate safety measures, including adequate social distancing, be utilized by all in-person attendees.

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: 146 270 5670**

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

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

1. **Call meeting to order**
2. **Public Comment (15 minute limit)**
3. **Approval of March 2, 2021 and March 16, 2021 Committee minutes**
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
    2. Tim Vreeland on behalf of Jayme & Victoria Myszka – G-A General Agriculture to R-R Rural Residential – Town of Rib Falls
    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
  - B. Review and Possible Recommendations to County Board for its Consideration (Town Zoning changes pursuant to §60.62(3) Wis. Stats.) - None
  - C. Review and Possible Recommendations to County Board for its Consideration - None
  - D. Review and Possible Action
    1. Royal Vistas Final County Plat – Town of Rib Mountain
5. **Educational Presentations/Outcome Monitoring Reports and Committee Discussion**
  - A. Progress report and next steps on Fenwood Creek Watershed

**MARATHON COUNTY  
ENVIRONMENTAL RESOURCES COMMITTEE  
AGENDA**

B. Groundwater Plan next steps

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 and items related to the 2021-22 State  
budget

1. Parks, Recreation and Forestry
2. Conservation, Planning and Zoning
3. Solid Waste

B. Committee discussion regarding ERC priorities in state budget

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?

**7. Next meeting May 4, 2021 3:00 pm Room 5 and future agenda items:**

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

B. Announcements/Requests/Correspondence

**8. Adjournment**

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

EMAILED AND/OR FAXED TO:

News Dept. at Daily Herald (715-848-9361), City Pages (715-848-5887),  
Midwest Radio Group (715-848-3158), Marshfield News (877-943-0443),  
TPP Printing (715 223-3505)

Date: March 23, 2021  
Time: 9:15 a.m.  
By: cek  
Date/Time/By: \_\_\_\_\_

SIGNED \_\_\_\_\_

Presiding Officer or Designee

NOTICE POSTED AT COURTHOUSE:

Date: \_\_\_\_\_  
Time: \_\_\_\_\_ a.m. / p.m.  
By: County Clerk

## NOTICE OF PUBLIC HEARING

A public hearing will be held by the Environmental Resources Committee of the Marathon County Board of Supervisors on Tuesday, March 30, 2021 at 3:00 p.m., 212 River Drive, Room 5, Wausau WI 54403, at which time the Committee will consider the following:

1. The petition of Jordan Brost on behalf of Lynn Farms Inc to amend the Marathon County Zoning Ordinance to rezone lands from F-P Farmland Preservation to G-A General Agriculture described as part of the NE ¼ of the SE ¼ of Section 18, Township 27 North, Range 02 East, Town of Brighton. The area proposed to be rezoned is described as part of Lot #1 (3.003 acres) on the Preliminary Certified Survey Map (CSM) submitted as a part of the rezone petition. Area to be rezoned is identified as part of Parcel PIN# 010-2702-184-0999
2. The petition of Tim Vreeland on behalf of Jayme & Victoria Myszka to amend the Marathon County Zoning Ordinance to rezone lands from G-A General Agriculture to R-R Rural Residential described as part of the W ½ of the NE ¼ of Section 32, Township 29 North, Range 05 East, Town of Rib Falls. The area proposed to be rezoned is described as part of Lot #2 (7.663 acres) on the Preliminary Certified Survey Map (CSM) submitted as a part of the rezone petition. Area to be rezoned is identified as part of Parcel PIN# 066-2905-321-0992 and 066-2905-321-0997; Address 130273 Nugget Falls Trail, Edgar WI 54426
3. The petition of Tim Vreeland on behalf of Total Stone Design Inc. to amend the Marathon County Zoning Ordinance to rezone lands from L-D-R Low Density Residential to R-R Rural Residential described as part of the NE ¼ of the NW ¼ of Section 14, Township 26 North, Range 05 East, Town of Green Valley. The area proposed to be rezoned is described as Lot #2 (0.821 acres) on Certified Survey Map (CSM) Doc#1817202. Area to be rezoned is identified as Parcel PIN#030-2605-142-0974; Address 206445 Driftwood Lane, Mosinee WI

Written testimony may be forwarded prior to the hearing to: Conservation, Planning and Zoning Department, 210 River Drive, Wausau, WI 54403-5449 Jacob Langenhahn – Environmental Resource Committee Chair. All interested persons will be given an opportunity to be heard. 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.

**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**

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Jacob Langenhahn



Jacob Langenhahn, Chairman  
Environmental Resources Committee



Paul Daigle, Land and Water Program Director  
Conservation, Planning, and Zoning Department

**Publish: March 15 and March 22, 2021**

E-mailed to: Wausau Daily Herald ([WDH-Legals@wdhmedia.com](mailto:WDH-Legals@wdhmedia.com)) on March 10, 2021 at 8:15 a.m.



**Marathon County  
Environmental Resources Committee Minutes  
Tuesday, March 2, 2021  
210 River Drive, Wausau WI**

<b>Attendance:</b>	<b><u>Member</u></b>	<b><u>Present</u></b>	<b><u>Not present</u></b>
<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	
	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, Lane Loveland, Jeff Pritchard, Andrew Lynch 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, Jason Hake – Deputy Administrator, Mark Kolbe and Tom Radenz.

1. **Call to order** – Called to order by Chair Langenhahn at 3:00 p.m. via WEBEX.
2. **Public Comment** – None.
3. **Approval of February 2, 2021 Committee minutes**

**Motion** / second by Guild / Drabek to approve of the February 2, 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. Galen & Kathleen Schoepke – R-R Rural Residential to L-D-R Low Density Residential – Town of Plover

**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 1.52 acres shown as Lot 2 of the Preliminary Certified Survey Map (CSM) submitted with the petition. A letter of Map Amendment (LOMA) was submitted and approved by the Federal Emergency Management Agency (FEMA) on 2/12/2021. 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 Plover has reviewed the application and recommends approval without any concerns. Langenhahn discussed a phone call from Randy Gorski in regards to a general question regarding the septic system on the parcel and he was directed to the packet available on the website. Randy Gorski had no additional questions.

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 3:23 p.m. Committee deliberated and applied the standards for this request by reviewing and completing the decision sheet.

**Action:** **Motion** / second by Fifrick / Conway to recommend approval to County Board, of the Galen & Kathleen Schoepke 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. The rezone should not result in any adverse effect on natural areas. The committee made their recommendation of approval based on the information, findings of fact, and conclusions of law as described in the CPZ staff report included in the ERC packet.

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

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

2. Re-open the public hearing on the Kocourek Properties LLC – F-P Farmland Preservation to L-D-R Low Density Residential – Town of Marathon

Discussion: Swangstu discussed the agent and applicant submitted a formal request to remove the Kocourek rezone from the County Board agenda this month so it may go back to the ERC for additional consideration and discussion. Swangstu discussed the changes to the original staff report with the committee and provided reasoning to the committee why they could not recommend approval of the original rezone petition due to the town's resolution of denial. At the last ERC meeting on February 2, 2021 the ERC and staff recommended approval of the rezone in question to the County Board as submitted, yet should have either recommended approval with change or denial based on the town resolution. The Town of Marathon filed a certified resolution disapproving the proposed amendment prior to the public hearing therefore, the agency may not recommend approval of the petition without change, but may only recommend approval with change or recommend disapproval. Staff reviewed where the petition was in the process given it was pulled from the County Board agenda and was not acted upon by the full board. The petition was pulled from the County Board agenda as requested by the applicant and agent to allow for more time for the county, town, and applicant to discuss options and come up with a proposal that the town would approve and/or not veto.

Therefore, while taking into consideration Wis. Stat., 59.69(5)(e)(3), CPZ staff recommend that the Environmental Resources Committee either recommend Approval with Change to the Marathon County Board of Supervisors or Postpone the determination until the applicant and town have time to discuss available alternatives and options. A change in the zoning district, parcel size, parcel configuration, etc. could constitute a "Change" which could be included in a motion to recommend Approval with Change.

Action: **Motion** / second by Fifrick / Seefeldt to postpone the Kocourek Properties LLC rezone until the next scheduled ERC meeting date.

Committee members questioned who pulled the application from County Board. Swangstu discussed CPZ received a written request from the agent and applicant to withdraw the rezone from the County Board agenda. It is the goal of the applicant and agent to work with the Town of Marathon to reach a common ground through additional discussion or alternate options.

Loveland was sworn in and discussion occurred regarding the safest way to take action on the rezone. Daigle conferred with Corporation Counsel and it was determined to re-open the public hearing; take public testimony and to take action.

Action: Motion was **withdrawn** by Fifrick to postpone the Kocourek Properties LLC rezone until the next scheduled ERC meeting date.

Discussion: Mark Kolbe was sworn in and is in opposition of the rezone. Kolbe thought the rezone should be dropped and reapplied and brought back to the Town level. Kolbe is concerned about the timeframe of the next ERC meeting date on March 30 and the Town having enough time to review the rezone.

Chair Langenhahn asked Kolbe about why the rezone is not consistent with the Town Comprehensive Plan. Kolbe discussed the other options available and have they been addressed. The applicant owns several other parcels in the Town of Marathon and asked if the applicant can adjust the parcel which would create two parcels. The area of this property is a unique area – located by Nine Mile Recreation area which could have problems with no access to the back and limits access points at a later date to the back forties which creates a unique situation in the future. Fifrick questioned the status of the application. Swangstu indicated the petition, at the applicants request, was pulled from County Board to be placed back on the ERC agenda for reconsideration and reopening. Daigle stated additional testimony was provided today and based on Corporation Counsel's recommendation to postpone the Kocourek Properties LLC rezone until the time is right to be placed on a future ERC committee meeting in which the Town has adequate input into any postponed meeting. Fifrick questioned any time limits with this rezone. Swangstu responded there appears to be no time limits regarding the postponing of the rezone and committee action.

Loveland stated CPZ is following the wishes of the applicant to postpone to a later ERC meeting date in which the applicant feel it is the correct time to place on the agenda at a later date.

## Environmental Resources Committee Minutes

March 2, 2021

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 4:01p.m.

Action: **Motion** / second by Fifrick / Vogel to postpone the public hearing of the Kocourek Properties LLC rezone request to a future meeting date when the applicant brings forward an amended application.

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

Follow through: CPZ staff, the applicant and the Town of Marathon will work together to discuss alternative options, possible solutions, and potential changes to the rezone in question.

3. Re-open the public hearing on text amendments changes to the General Code of Ordinance for Marathon County Chapter 22 Shoreland, Shoreland-Wetlands & Floodplain Ordinance

<https://bit.ly/35z5YAm>

Discussion: Swangstu was sworn in and stated new information was recently received from the WI DNR to be incorporated into the ordinance. A vast majority of the ordinance is complete but more changes need to be incorporated into the ordinance.

Loveland stated there has been a lot of transition at the DNR level. Staff has been notified of the new Floodplain Coordinator and will be working with them to incorporate the policy changes in the ordinance.

There was no additional testimony in favor or opposed to the text amendment revisions to the General Code of Ordinance for Marathon County Chapter 22 Shoreland, Shoreland-Wetlands & Floodplain Ordinance. Testimony portion of the hearing was closed at 4:10 p.m.

Action: **Motion** / second by Fifrick / Conway to postpone the public hearing of the text amendments changes to the General Code of Ordinance for Marathon County Chapter 22 Shoreland, Shoreland-Wetlands & Floodplain Ordinance to a future ERC meeting date until the staff has time to complete their due diligence.

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

Follow through: CPZ staff to bring back to Committee when text amendments are completed.

- 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 – None.

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

A. Strategic Plan Annual Update – ERC responsibilities and report – McEwen/County Staff

Discussion: McEwen reviewed the successes of the Committee/CPZ staff/Solid Waste/Park Recreation and Forestry achieved in 2020 the objectives of the Strategic Plan 5.2 and 6.3 was included in the meeting packet. Daigle highlighted the events completed in the last year. The Land and Water Resource Management Plan and the update to the Chapter 17 Zoning Code being approved at County Board in February 2021.

Pritchard discussed Objective 6.3 and the proposed project to reduce road salt use through the UniverCity program.

Daigle discussed the Groundwater Planning status in regards to the Strategic Goal completion by December 31, 2022. CPZ staff has engaged with Central Wisconsin Groundwater Center at UW-Stevens Point as well as research Groundwater Plans in other counties within Wisconsin.

Pritchard discussed the ways to approach the Groundwater plan with the deliverables that was included in the meeting packet. Pritchard asked the Committee to review the spreadsheet. The Health Department who is partnering with CPZ has been extremely busy with the pandemic therefore it is unrealistic if this will be completed December 31, 2022. Need to determine what type of Groundwater Plan does the County want to see

Follow through: McEwen asked ERC to review/complete the following questions at the next regularly scheduled meeting regarding the Strategic Plan:

- What was done or accomplished in 2020 by this Committee relating to the implementation of

the Strategic Plan?

- What are your plans in 2021 relating to the implementation of Strategic plan?
- Does your committee understand their role in implementing the Strategic Plan?

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

PRF

1. 2020 County Forest Division Annual Report

Discussion: Lovlien discussed some of the program highlights including revenue and expenses, timber management, road and trail maintenance, wildlife management, recreation, public outreach and professional development.

Action: None needed.

Follow through: The report will be distributed to the full County Board and regular plan holders according to the County Forest Comprehensive Land Use Plan.

2. Great Lakes Timber Professional Association Article on County Forest Recreation

Discussion: Lovlien discussed the article that was included in the meeting packet on the strong timber program and strong recreation program at Nine Mile. Lovlien thanked Karyn Powers for writing the article.

Action: None needed.

Follow through: 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

Discussion: Fifrick will reach out to Solid Waste regarding the legislation that was denied on the Environmental Repair Fund during the previous legislative initiative.

Langenhahn stated the budget summary was included in the packet today, but it will look completely different than what is being viewed now.

1. Parks, Recreation and Forestry (PRF)

Discussion: Polley discussed the current and future legislative items in the Governor's budget proposal related to PRF that were included in the meeting packet. These items will be monitored for County Board support or action.

2. Conservation Planning and Zoning (CPZ)

Discussion: Daigle discussed the items related to CPZ. Daigle is looking for support from the Committee to request staff to work with Chair Gibbs to send letters of support related to the items shared at the meeting.

3. Solid Waste – no report

**Motion** / second by Conway / Fifrick to request staff to work with Chair Gibbs on the letters of support for the following: increases in funding for Soil and Water Resource Management bond increases, county conservation staff, funding the Wisconsin Fund for failing septic systems, Grants to coordinate local grazing, funding for the Producer Led Watershed Grant program, funding for Conservation Planning, funding for Geographic Information System grants, changes to the Farmland Preservation Program and any future legislation actions that are consistent with established past county board actions, plans and ordinances.

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

Follow through: Letters of support will be sent to the Governor, Joint Finance Committee, legislators/committee's who sponsor legislation/budget initiatives consistent with established Marathon County Plans and ordinance. Copies will also be forwarded to the Committee.

B. Wisconsin Land and Water Conservation Association Legislative Priorities Discussion

Discussion: Langenhahn brought up for discussion county staff involved in statewide associations and possible policies by state associations that may conflict with county policy as a part of WLWCA but to be broader as well. CPZ staff along with PRF staff discussed their roles in these associations. When proposed policies are ripe for discussion they will be brought back to standing committees for

Environmental Resources Committee Minutes

March 2, 2021

discussion and possible action. If staff are publicly supporting an association position, they are to follow county policy to be sure to identify that they are representing an association and not the county if they take a position on some statewide policy/legislative change.

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

**Tuesday, March 30, 2021 3:00 p.m. 212 River Drive Room 5 Wausau WI**

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

1. Strategic Plan discussion questions:

What was accomplished in 2020 by this Committee relating to the implementation of the strategic plan

What are the plans in 2021 relating to the implementation of strategic plan goals

Does the committee understand the role in implementing these goals

B. Announcements/Requests/Correspondence

8. **Adjourn – Motion** / second by Seefeldt / Conway to **adjourn** at 5:12 p.m. Motion **carried** by voice vote, no dissent.

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





**Marathon County  
Environmental Resources Committee Minutes  
Tuesday, March 16, 2021  
210 River Drive, Wausau WI**

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

Also present via Webex, phone or in CPZ Large Conference Room: Paul Daigle and Cindy Kraeger – Conservation, Planning, and Zoning (CPZ); Jason Hanke – Deputy Administrator; Lance Leonhard – Administrator.

1. **Call to order** – Called to order by Chair Langenhahn at 3:00 p.m. via WEBEX
2. **Discussion and Possible Action by Committee to Forward to the County Board for its consideration:**

A. **Reorganization of Conservation, Planning and Zoning Department Management Structure**

**Discussion:** Leonhard reviewed the summary report that was included in the meeting packet. It is the recommendation between County Administration and Employee Resources to abolish the Planning Analyst (Environmental Resource Specialist position; Senior CPZ Manager (Land and Water Program Director) and the Accounting Professional (CPZ Administrative Manager) and create three CPZ Managers (Land Resource Manager, Conservation Program Manager, and the Financial Supervisor position). The Planning Program Manager will remain the same. Each of the managers will report to the CPZ Director. Leonhard explained the current process as per the County Ordinance on the County Website. New position requests can be reviewed in March or August. The process starts with Administration, Standing Committee, Human Resources Finance Committee (HRFC) and then County Board. The creation of the Land Resource Manager will improve efficiencies and streamlining processes and will shift responsibilities for zoning, onsite water treatment and the non-metallic mining program. The anticipated 2021 fiscal impact will be \$0.00. Langenhahn suggested a general overview of the job classifications to be provided in the future.

**Action: Motion** / second by Fifrick / Guild to recommend approval to County Board, of the Reorganization of Conservation, Planning and Zoning Department Management Structure. Motion **carried** by voice vote, no dissent.

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

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

**Tuesday, March 30, 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

4. **Adjourn – Motion** / second by Conway / Drabek to **adjourn** at 3:23 p.m. Motion **carried** by voice vote, no dissent.

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

PETITION FOR ZONE CHANGE FROM FARMLAND PRESERVATION ZONING BEFORE THE MARATHON COUNTY BOARD OF SUPERVISORS

1. As authorized by §17.301.10 of the Marathon County Zoning Ordinance I/we: (Name and mailing address) JORDAN G. BROST, PROFESSIONAL LAND SURVEYOR, 4941 KIRSCHLING COURT, STEVENS POINT, WISCONSIN hereby petition to rezone property owned by: (Name and mailing address) LYNN FARMS INC. 216770 BRIDGEWATER AVENUE, UNITY WI 54488

from the classification FP Farmland Preservation to G-A General Agriculture

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

Parcel Identification Number / PIN (can be found on taxbill): 010-2702-184-0999 75 01/20/21

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

4. Total acres in parcel (outside of right-of-way): 40.2003 acres

5. Total acres zoned Farmland Preservation: FP 37 acres A-4(-M) acres

6. Total acres in farm: acres

7. How many acres/square feet are you requesting be changed? 3.003 acres square feet

8. Are there improvements (structures) on this parcel in question? Yes No

What is the current use of the structure(s)?

9. A. What is your reason for requesting this rezone? (Please check and fill in the blanks)

- Develop land for non-agricultural residential use
Develop land for recreational use
Develop land for industrial use
Pre-existing use, substandard or nonconforming parcel
Develop land for commercial use
Other:

B. How far is the land from a city or village boundary? (UNITY) 0.8 miles / feet

C. How far is the land from an existing area of similar use? 0 miles / feet

D. Is the land served by public sewer? Yes No

E. Is the land served by public water? Yes No

F. Is the land within a sanitary district? Yes No

G. If more than one lot was developed: # of Lots: Average lot size:

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

A. In detail, explain what public facilities serve the proposed development at present, or how they will be provided.

NONE

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

N/A

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

HUNT BUILDING AREA, NO BUILDING RESTRICTIONS

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.

GRASS | LAWN | TREE PLANTINGS

- OVER -

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

NO CONFLICTS

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

EXPAND BUILDING SITE / BUILDING ENVELOPE.

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

NOT AVAILABLE

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

MINIMAL AFFECT ON REMAINING AGRICULTURAL LANDS.

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

KEPT BUILDING AREA ON WEST SIDE OF AGRICULTURAL FIELD MINIMIZING THE AMOUNT OF ACRES AFFECTED.

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

NO OPINION

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

RESIDENTIAL LOT TO WEST DOES NOT CHANGE, JUST EXPANDED AREA.

L. Explain how the rezone is substantially consistent with the Marathon County Farmland Preservation plan which is in effect at the time of the rezone.

FARMLAND PRESERVATION IS TO BE MAINTAINED ON REMAINING AREA.

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

NO LIMIT OR AFFECT MADE

11. Include on a separate sheet (no larger than 11 x 17) a drawing of the property to be rezoned, at a scale of 1"=200 ft or larger. Include the names of all property owners, existing land uses, and zoning classifications within 300 feet of the boundaries of the property on which the rezone is located. Show additional information if required. (If larger sheets are required to adequately portray the site, include ten (10) copies).

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

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

12. Petitioner's Signature

[Signature]

Phone 715-344-9999

Date 1/7/2021

13. Owner's Signature

Dynn Farms Inc. By [Signature]  
(If different than Petitioner)

Phone 715-302-0493

Date 1-7-2021

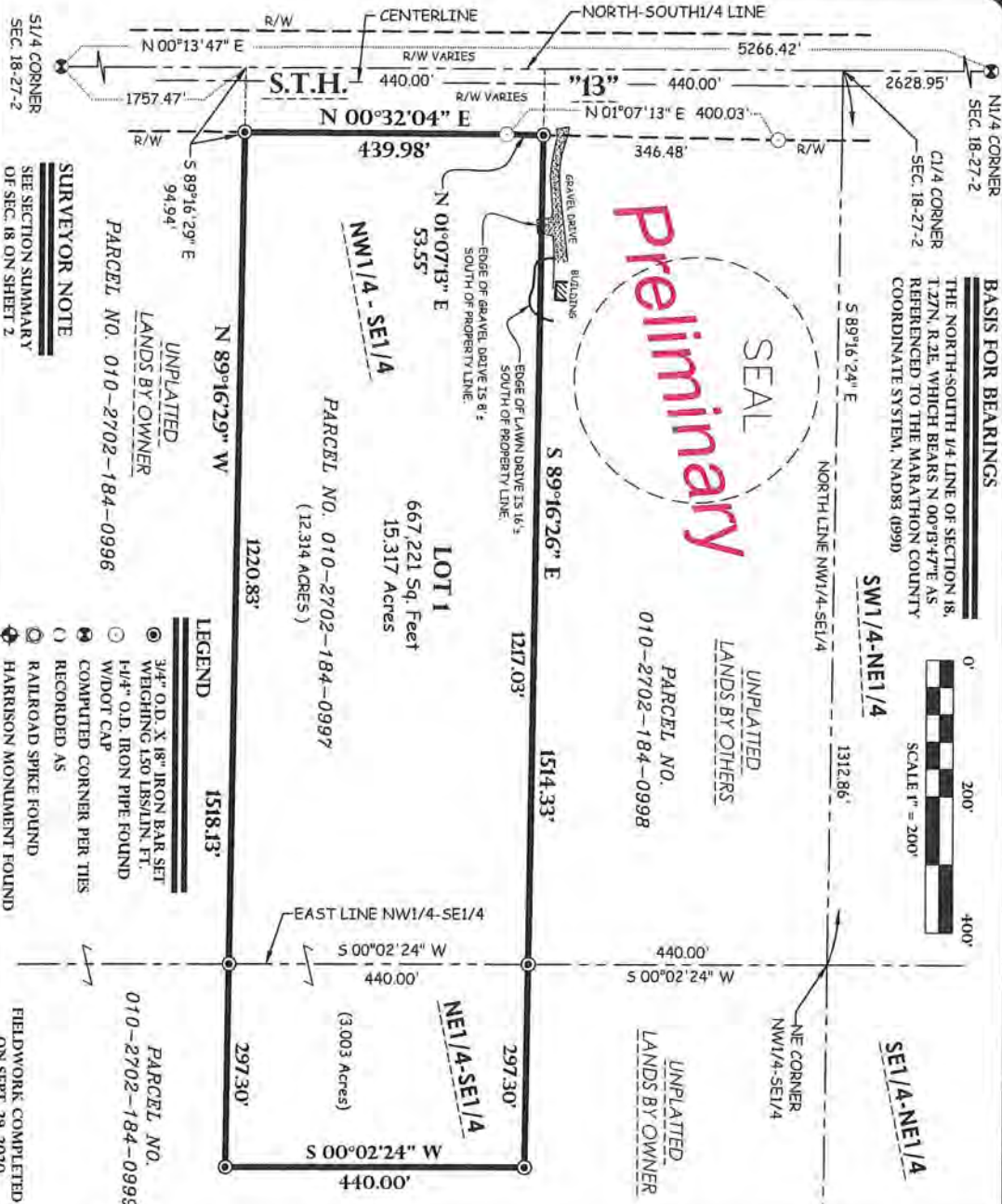
Fee \$ 1000.00 - (Checks payable to Marathon County)

Date Fee Received: 01/25/21

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

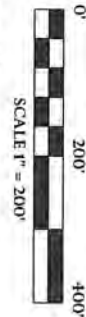
# CERTIFIED SURVEY MAP

BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 27 NORTH, RANGE 2 EAST, TOWN OF BRIGHTON, MARATHON COUNTY, WISCONSIN.



## BASIS FOR BEARINGS

THE NORTH-SOUTH 1/4 LINE OF SECTION 18, T27N, R2E, WHICH BEARS N 00°13'47" E AS REFERENCED TO THE MARATHON COUNTY COORDINATE SYSTEM, NAD83 (999)



Land Surveying  
Civil Engineering  
Landscape Architecture  
**Jordan G. Brost, PLS #3009**  
4941 Kischling Court  
Stevens Point, WI 54481  
715.344.9999 (PH) 715.344.9922 (FX)

THIS INSTRUMENT WAS DRAFTED BY JORDAN BROST AND DRAWN BY JORDAN BROST

FIELD BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
JOB # 20.809

SHEET 1 OF 2 SHEETS

# CERTIFIED SURVEY MAP

BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND  
 TOWNSHIP 27 NORTH, RANGE 2 EAST, TOWN OF BRIGHTON,  
 MARATHON COUNTY, WISCONSIN.

## Surveyor's Certificate

I, Jordan G. Brost, Professional Land Surveyor, hereby certify:

That I have surveyed, combined and mapped a part of the Northwest 1/4 of the Southeast 1/4 and a part of the Northeast 1/4 of the Southeast 1/4 of Section 18, Township 27 North, Range 2 East, Town of Brighton, Marathon County, Wisconsin, described as follows:

Commencing at the South 1/4 corner of Section 18, Township 27 North, Range 2 East;  
 Thence N 00°13'47"E along the North-South 1/4 line of said Section 18, 1757.41 feet;  
 Thence S 89°16'29"E, 94.94 feet to a point on the East right-of-way line of S.T.H. "13";  
 Thence N 00°32'04"E along said East right-of-way line, 439.98 feet;  
 Thence N 01°07'13"E along said East right-of-way line, 535.5 feet;  
 Thence S 89°16'26"E, 1514.33 feet;  
 Thence S 00°02'24"W, 440.00 feet;  
 Thence N 89°16'29"W, 1518.13 feet to the point of beginning.

Containing 667,221 Square Feet - 15.317 Acres.

Subject to (if any) covenants, conditions, restrictions, right-of-ways and easements of record.

That I have made such survey, land division and plat by the direction of Lynn Farms Inc.

That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made.

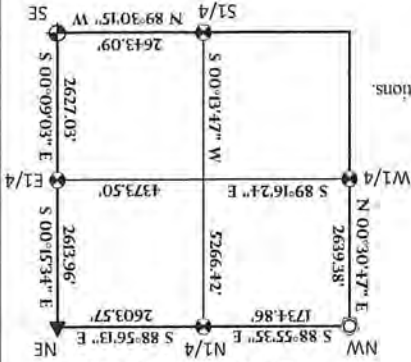
That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Subdivision Ordinance of the Marathon County in surveying, dividing and mapping the same.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Jordan G. Brost  
 PLS No. S-3009



SECTION SUMMARY  
 SEC. 18 - T.27N, R.02E



**Marathon County Approval**  
 Approved for recording under the terms of the Marathon County Land Division Regulations.

By: \_\_\_\_\_  
 Marathon County Conservation, Planning & Zoning Department

Date: \_\_\_\_\_

PREPARED BY: \_\_\_\_\_  
 OWNER / CLIENT: \_\_\_\_\_

Point of Beginning, Inc.  
 4941 Kitching Court  
 Stevens Point, WI 54481  
 LYNN FARMS INC  
 21670 BRIDGEWATER AVE  
 UNITY, WI 54488



Land Surveying  
 Civil Engineering  
 Landscape Architecture  
 Jordan G. Brost, PLS #3009  
 4941 Kitching Court  
 Stevens Point, WI 54481  
 715.344.9929 (PH) 715.344.9922 (FX)

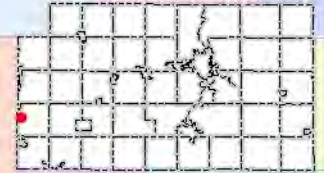
THIS INSTRUMENT WAS DRAFTED BY JORDAN BROST  
 AND DRAWN BY JORDAN BROST  
 FIELD BOOK 35 PAGE 8  
 JOB # 18.438  
 SHEET 1 OF 3 SHEETS



# Land Information Mapping System

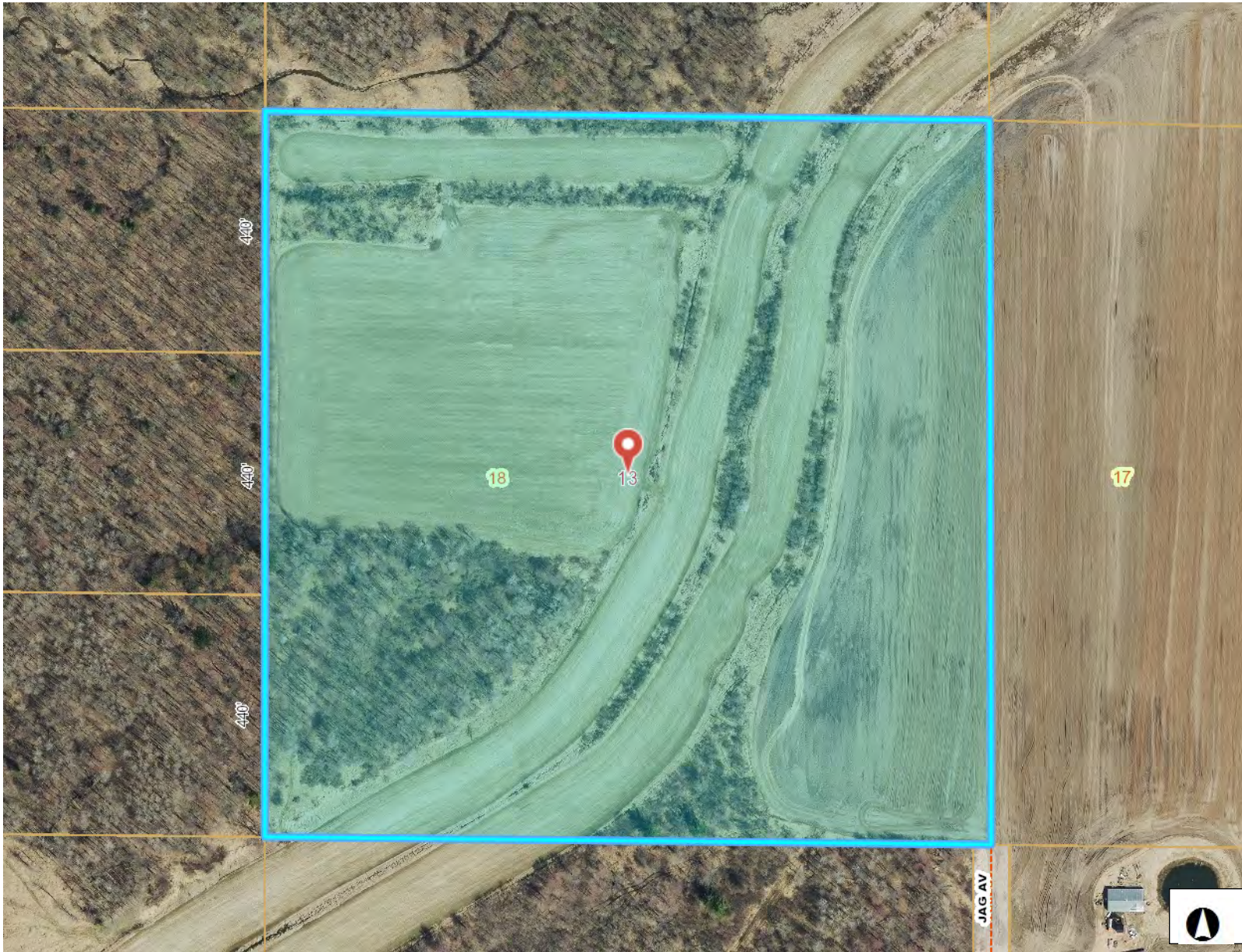
TAYLOR

LINCOLN



WOOD

PORTAGE



## Legend

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

135.28 0 135.28 Feet



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

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

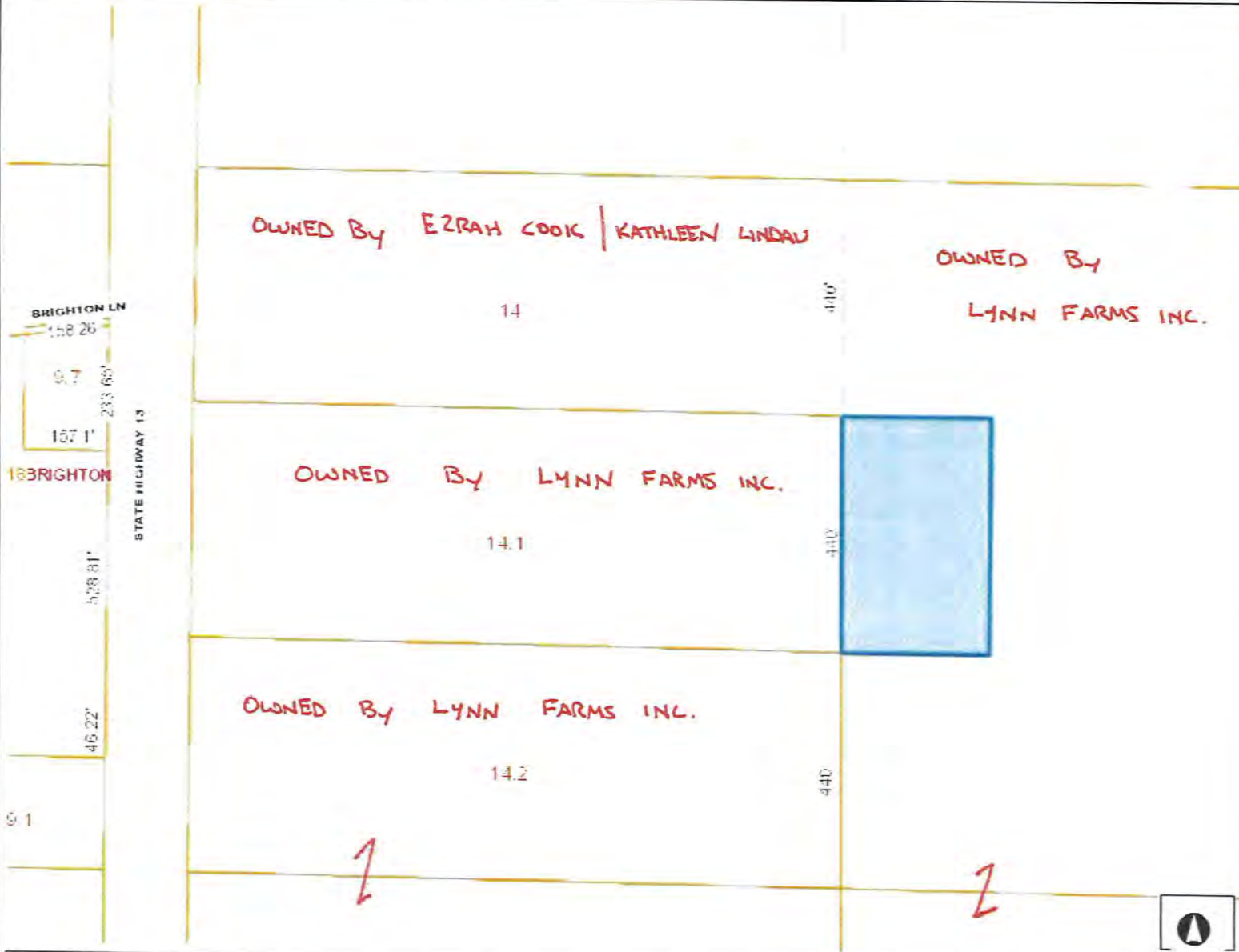
THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Notes



# Land Information Mapping System

TAYLOR LINCOLN  
 HALSEY BERN HEMITT  
 BERN MAINE TEXAS  
 HOLTON STEIN EASTON  
 FULL WIEG S BENTLEY  
 BRISTON HEMMET & REID  
 DATMUSINE FBEVENT  
 SPENCER BERGEN FRANZEN  
 WOOD PORTAGE



- Legend**
- Parcel Annotations
  - Parcels
  - Land Hooks
  - Section Lines/Numbers
  - Right Of Ways
  - Municipalities
  - Surrounding\_Counties
  - CLARK
  - LANGLADE
  - LINCOLN
  - PORTAGE
  - SHAWANO
  - TAYLOR
  - WAUPACA
  - WOOD

137.52 0 137.52 Feet



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

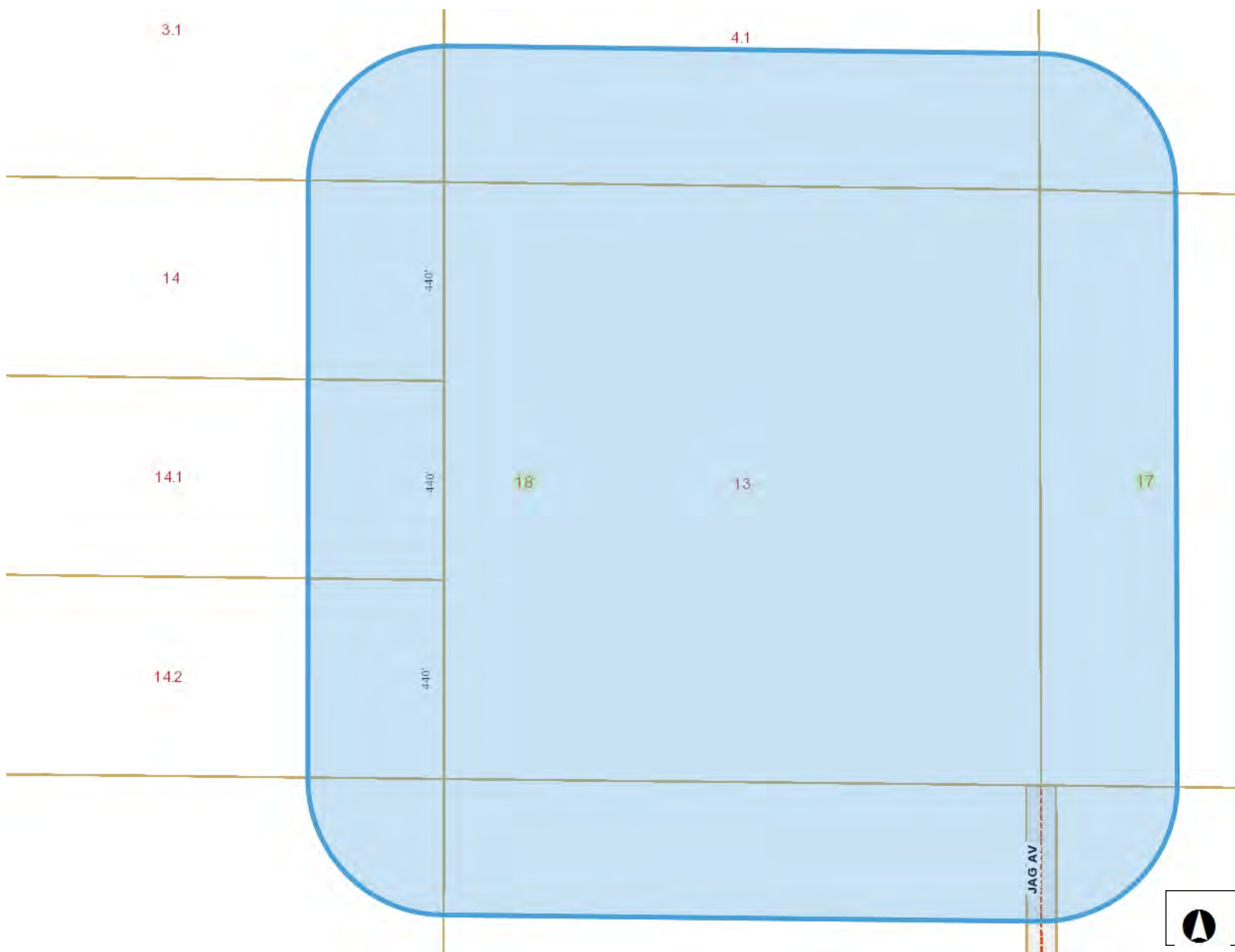
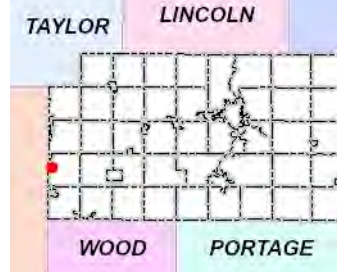
DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



# Land Information Mapping System



### Legend

- Road Names
- Parcels
- Parcel Lot Lines
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Named Places
- Municipalities

163.58 0 163.58 Feet



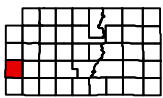
NAD\_1983\_HARN\_WISCRS\_Marathon\_County\_Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

### Notes



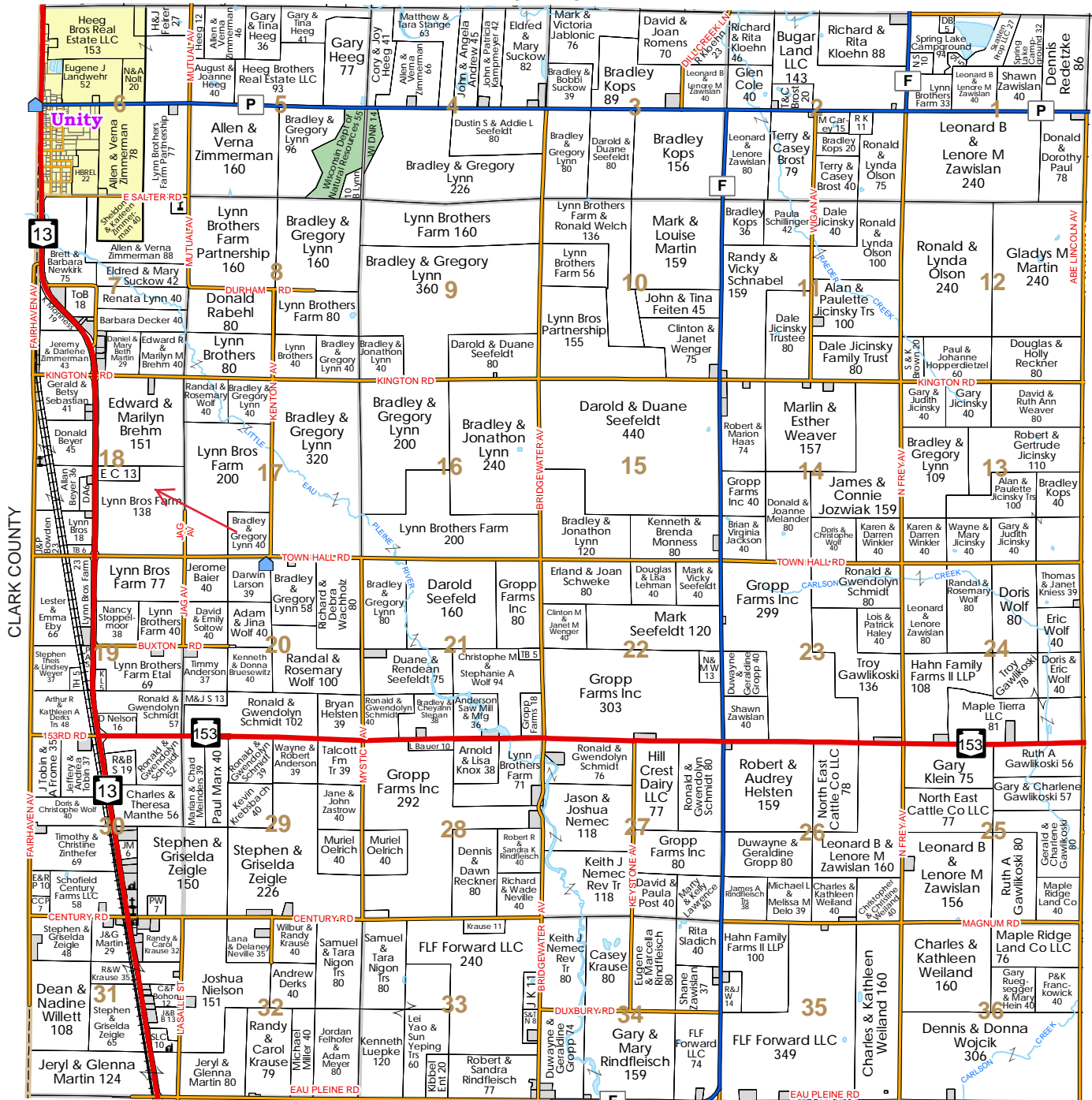


# Brighton

# Township 27N - Range 2E

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SEE PAGE 47



SEE PAGE 11

SEE PAGE 31



www.nasonville.com  
Ken, Kim, Kelvin Heiman

N14505 Sandhill Ave • Curtiss, WI 54422 • 715-223-3338

10898 US Hwy 10 West • Marshfield, WI 54449 • 715-676-2177

STATE OF WISCONSIN )  
MARATHON COUNTY )  
TOWN OF BRIGHTON )

**RESOLUTION ON ZONING ORDINANCE AMENDMENT**

TO THE MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE

I, Arlyn Abegglen, Clerk of the Town of Brighton, Marathon County, State of Wisconsin, do hereby certify that the following is a true and correct copy of a resolution adopted by the Town of Brighton Town Board at a meeting held on the 9th day of March, 2021.

RESOLUTION

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

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

NOW, THEREFORE BE IT RESOLVED that the Town of Brighton Town Board considered on the 9th day of March, 2021, petition by Jordan Brost on behalf of Lynn Farms Inc to amend the Marathon County Zoning Ordinance to rezone lands from F-P Farmland Preservation to G-A General Agriculture described as part of the NE ¼ of the SE ¼ of Section 18, Township 27 North, Range 02 East, Town of Brighton. The area proposed to be rezoned is described as part of Lot #1 (3.003 acres) on the Preliminary Certified Survey Map (CSM) submitted as a part of the rezone petition. Area to be rezoned is identified as part of Parcel PIN# 010-2702-184-0999

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

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

(OVER)

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

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

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

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

Clerk Milyn Grogan  
 Town Board Mark Krause  
Steven Thopp  
Robert Hass

NOTE: If you recommend disapproval of this request, please make every effort to send a representative to the Environmental Resources Committee Public Hearing. Town input at the hearing is always appreciated. Please return this form before February 23, 202 to:

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



**Lynn Farms INC.  
Petition to Rezone Land  
Staff Report, March 30<sup>th</sup>, 2021  
Environmental Resources Committee**

**Findings of Fact**

**PUBLIC HEARINGS/MEETINGS:**

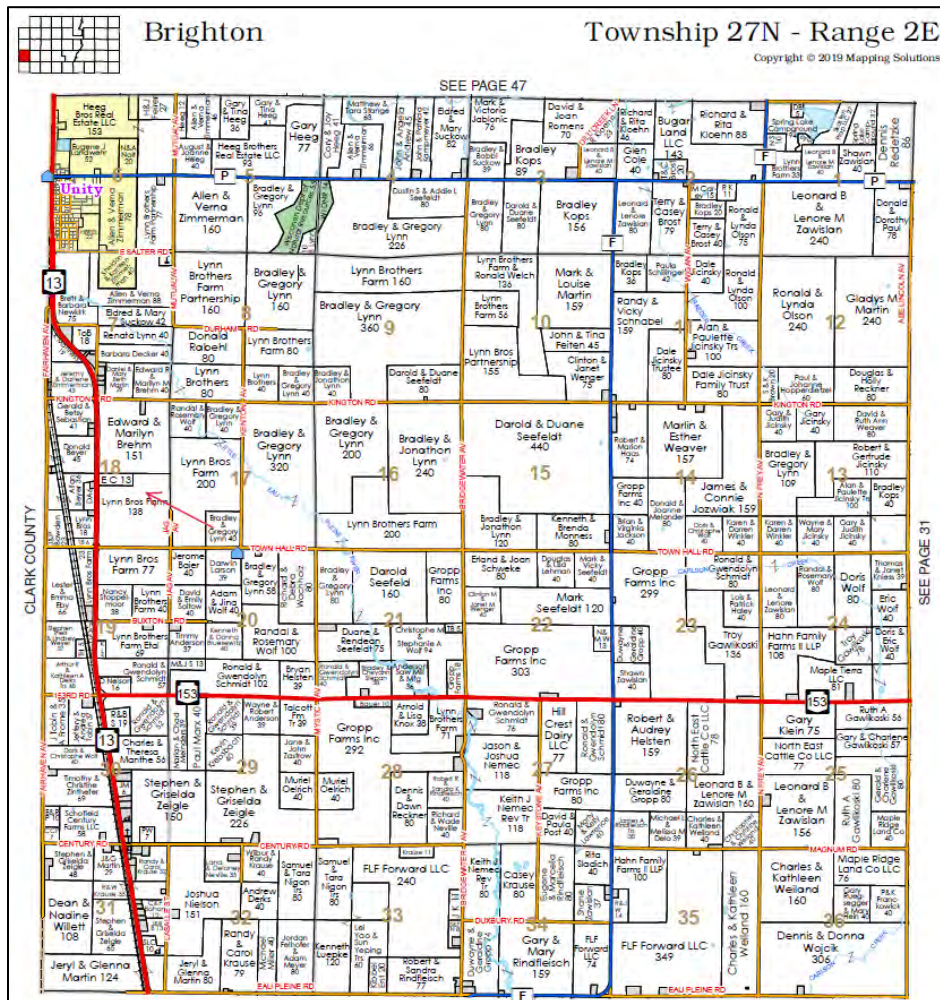
- Town of Brighton Town Board Meeting (March 9<sup>th</sup>, 2021)
- Marathon County Environmental Resources Committee Meeting (March 30<sup>th</sup>, 2021 at 3:00pm)

**PETITIONER:** Jordan Brost - 4941 Kirschling Court, Stevens Point WI

**PROPERTY OWNER:** Lynn Farms INC – 216770 Bridgewater Ave, Unity, WI 54488

**LOCATION OF REZONE REQUEST:** Area proposed to be rezoned is located on the eastern side of State Highway 13, approximately 1.2 miles south from the City of Unity.

*Map 1: Location of Rezone Request*



**REQUEST:**

The petition of Jordan Brost on behalf of Lynn Farms Inc to amend the Marathon County Zoning Ordinance to rezone lands from F-P Farmland Preservation to G-A General Agriculture described as part of the NE ¼ of the SE ¼ of Section 18, Township 27 North, Range 02 East, Town of Brighton. The area proposed to be rezoned is described as part of Lot #1 (3.003 acres) on the Preliminary Certified Survey Map (CSM) submitted as a part of the rezoning petition. Area to be rezoned is identified as part of Parcel PIN# 010-2702-184-0999.

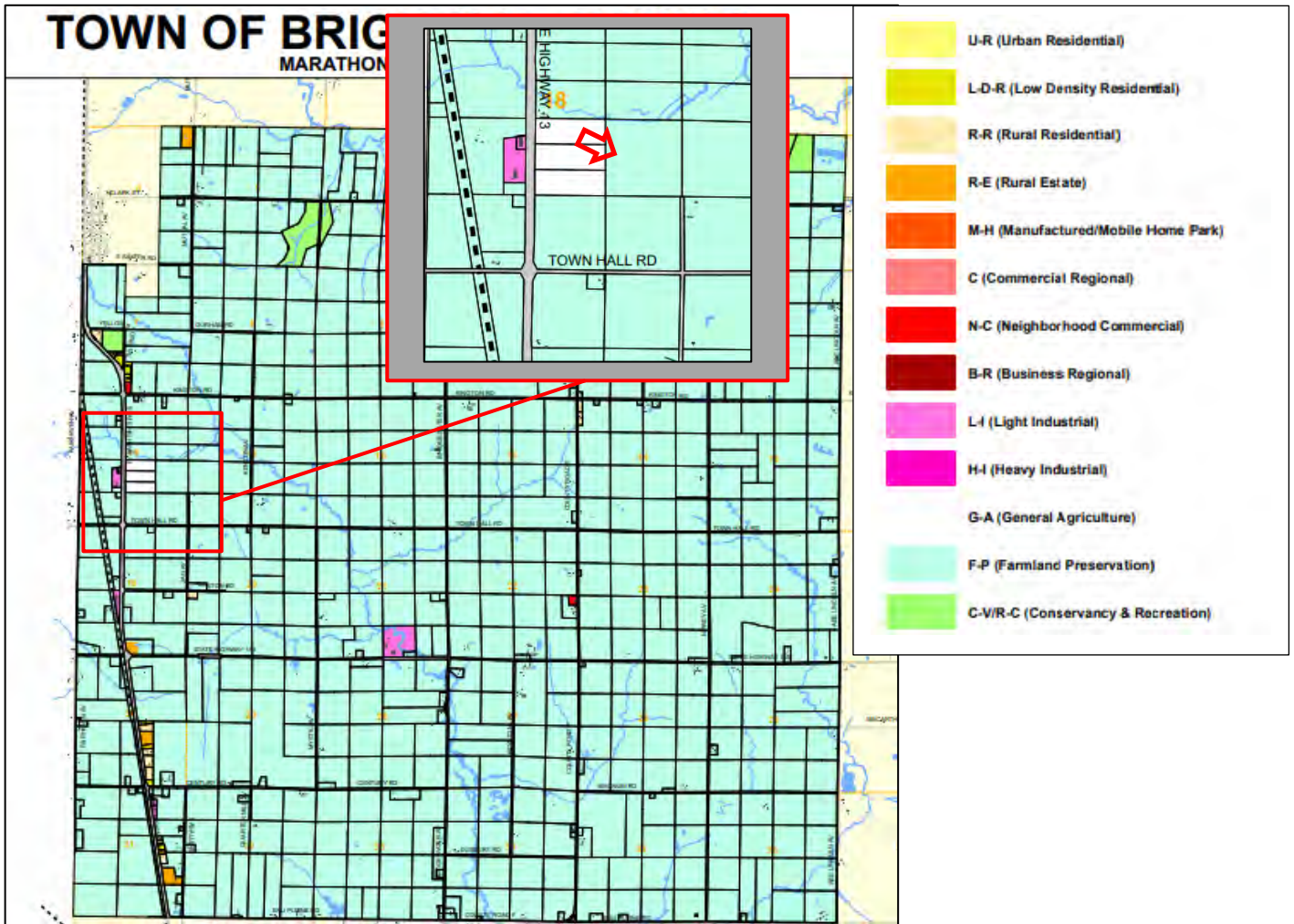
**EXISTING ZONING DISTRICT:**

**F-P Farmland Preservation Zoning.** The intent of this district is to maintain highly productive agricultural lands in food and fiber production by effectively limiting encroachment of non-agricultural development and minimizing land use conflicts among incompatible uses. This district is not intended to accommodate non-agricultural growth

**PROPOSED ZONING DISTRICT:**

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

**EXISTING ZONING DISTRICT MAP:** Adjacent parcels are zoned Farmland Preservation and General Agriculture, there are also parcels zoned Light Industrial within close proximity.



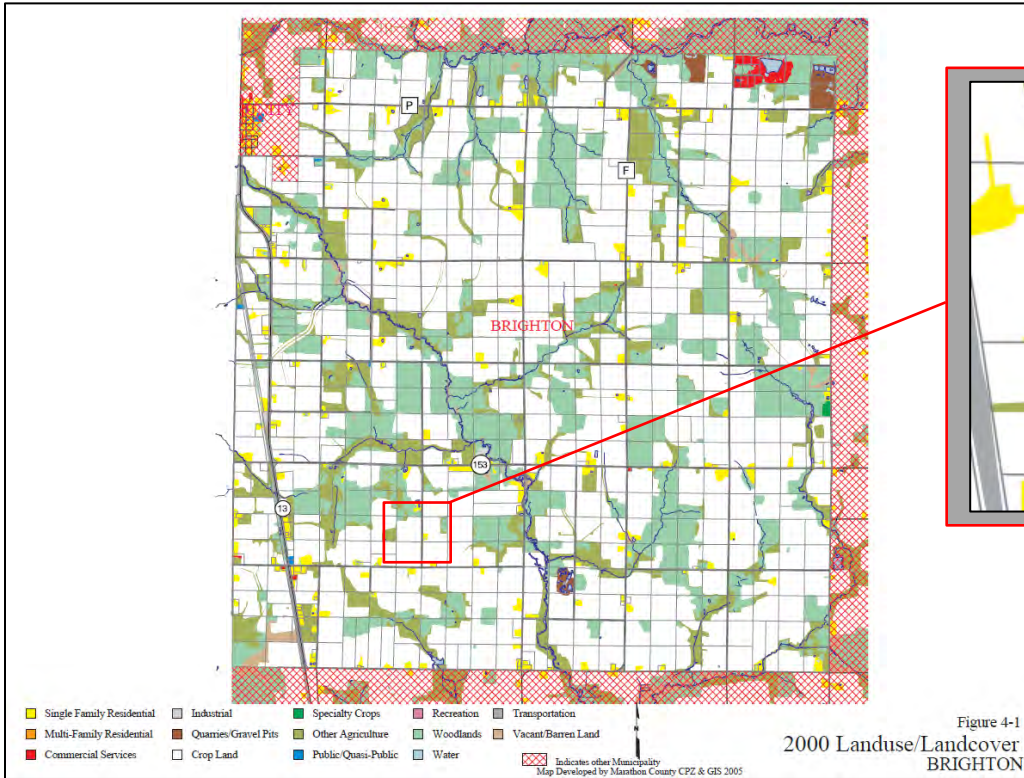
Map #2 Town of Brighton - Zoning District Map

**Proposed Parcel:**  
 15.3 Acres  
*Area to be rezone 3.003 acres*

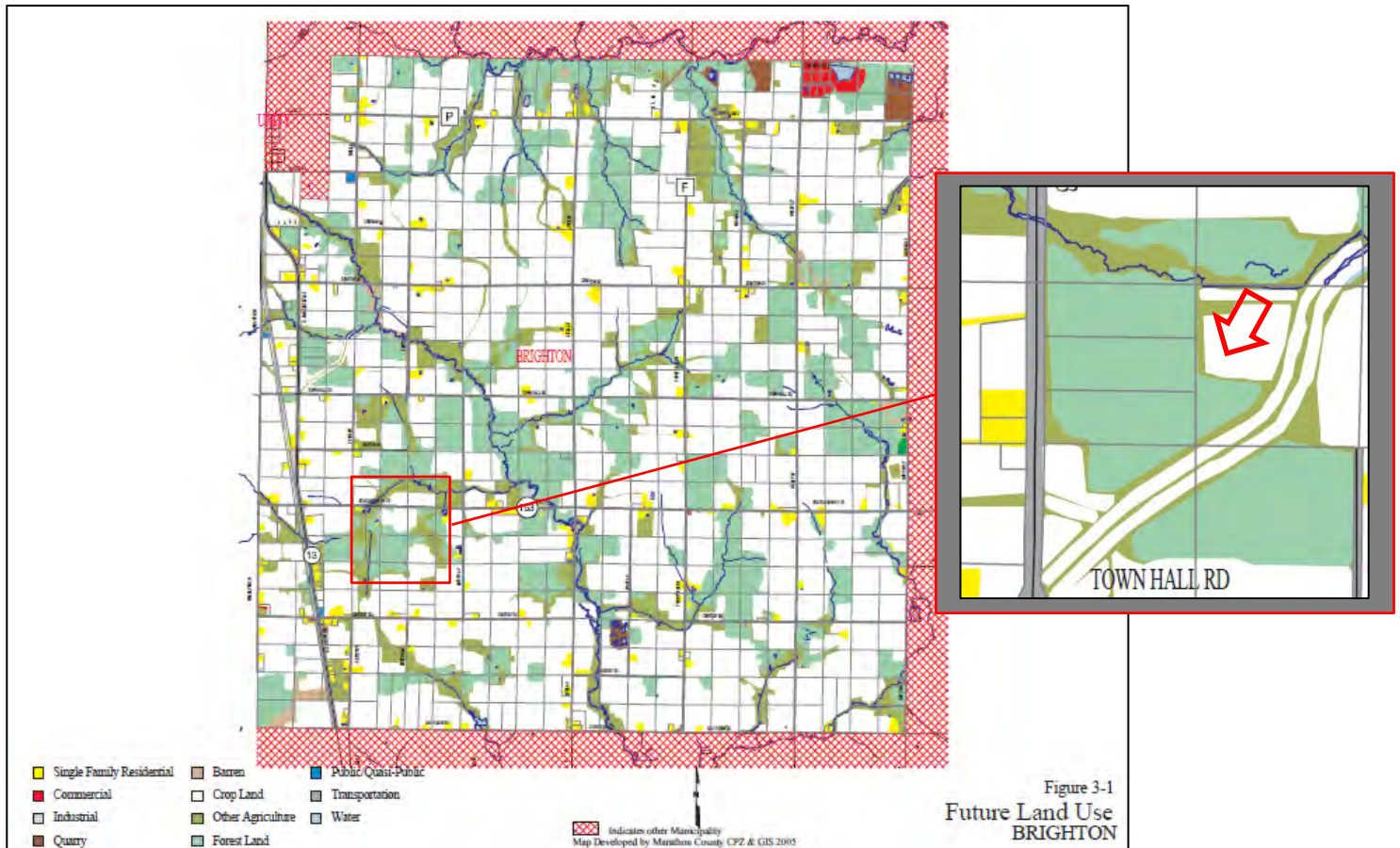
**Legal Notification:**

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.

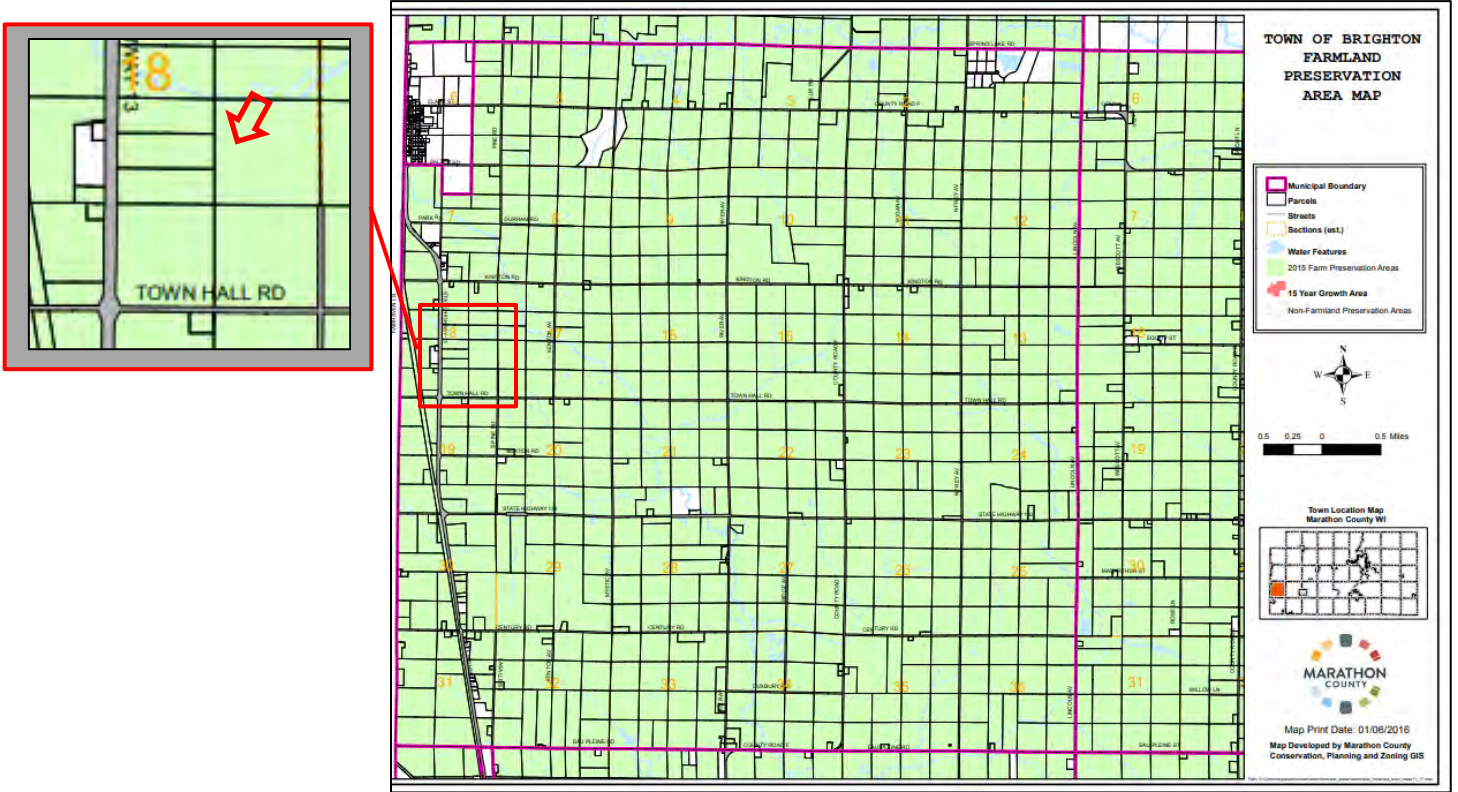
**Existing (2000) Land Use/Land Cover Map – Town of Brighton (2006 Comprehensive Plan)** The area proposed to be rezoned is shown as Woodland, other Agriculture, and Crop Land in the Town’s Comprehensive Plan Existing Land Use/Land Cover Map (2000). Adjacent land uses are comprised similar land uses.



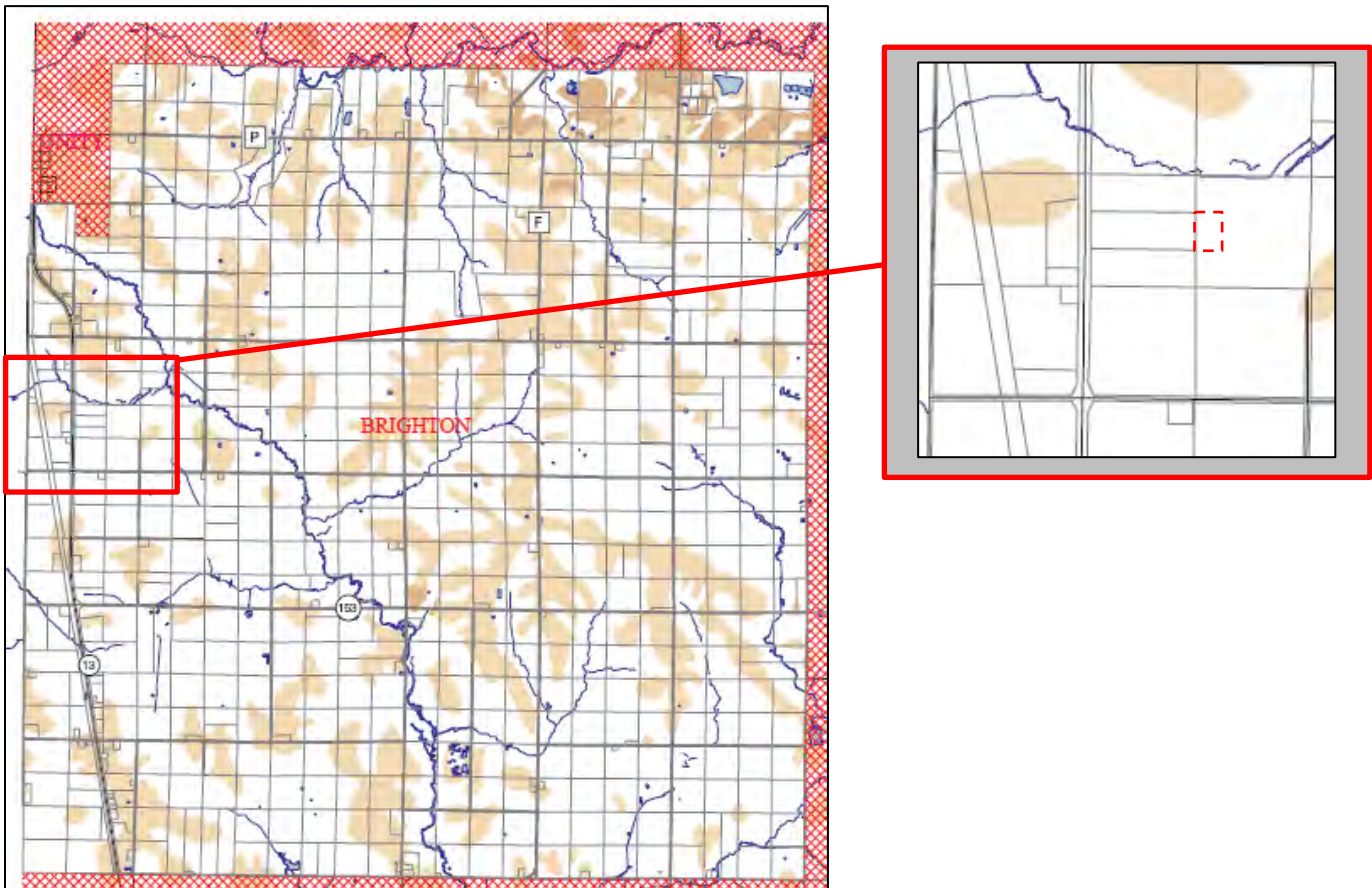
**TOWN COMPREHENSIVE PLAN FUTURE LAND USE MAP:** The area proposed to be rezoned is shown as Forest Land, Other Agriculture, and Crop Land, land uses in the Town’s Comprehensive Plan Future Land Use Map. Adjacent land uses are also comprised similar land uses.



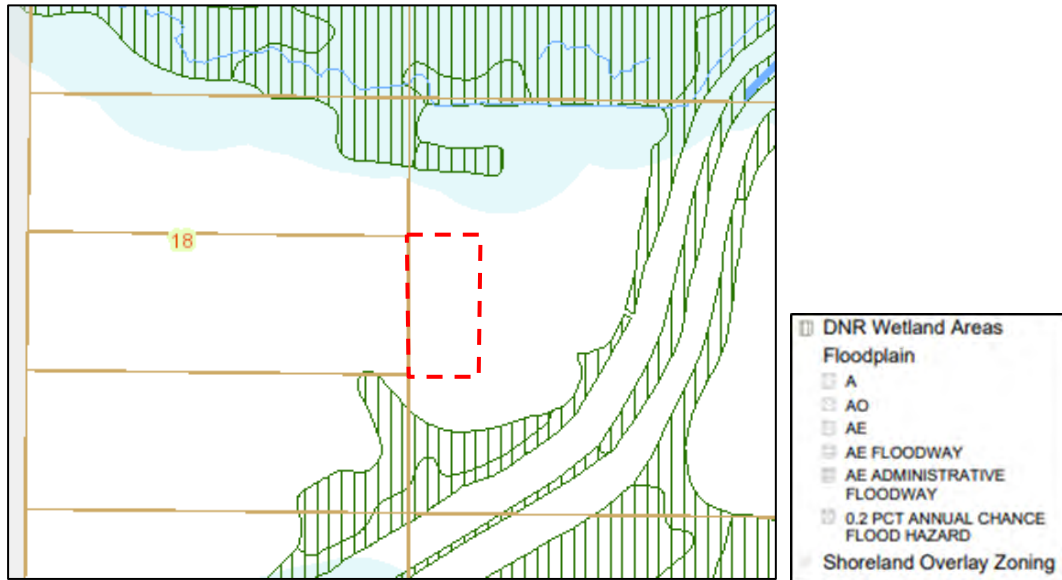
**FARMLAND PRESERVATION PLAN:** The area in question was designated as a farmland preservation area in the Farmland Preservation Plan.



**Prime Farm Soils:** The area proposed to be rezoned has **no** prime farm soils from group 1 or group 2.



**SIGNIFICANT PARCEL LIMITATIONS OR NATURAL FEATURES:** The area proposed to be rezoned has no mapped floodplain, mapped wetlands, waterways, or shoreland overlay areas. Though, there are some DNR mapped wetlands and shoreland areas on the parent parcel.

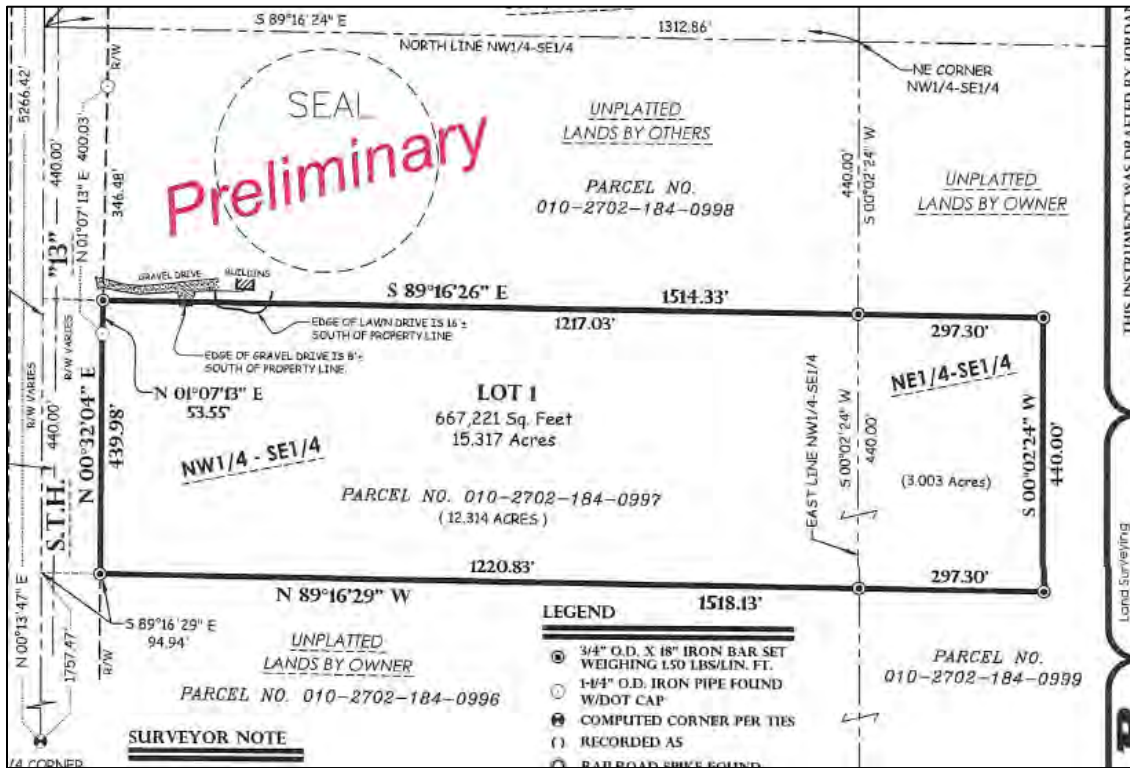


**Aerial Photo:**

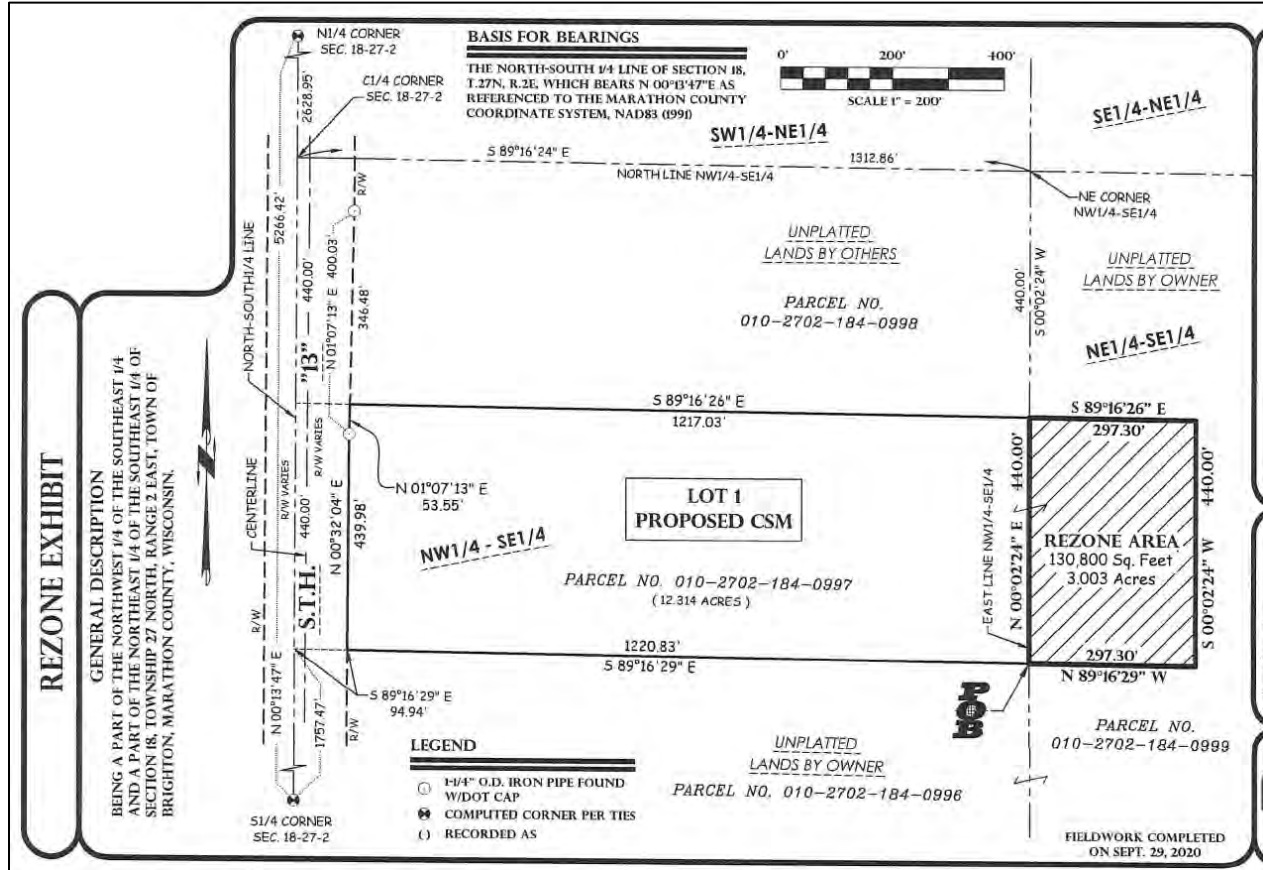




**Preliminary Certified Survey Map:**



**Exhibit Map:**



## TOWN RECOMMENDATION:

On March 9<sup>th</sup>, 2021 the **Town of Brighton** Town Board Recommended **Approval** to Marathon County's Environmental Resources Committee.

<b>11) Is there anything else the Town wishes to present or comment on regarding this application to the Marathon County Environmental Resources (ERC) Committee?</b>	
<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes Explain: _____
The Town of Brighton recommends: <input checked="" type="checkbox"/> <b>Approval</b> <input type="checkbox"/> <b>Disapproval</b> of the amendment and/or zone change.	
<b>OR</b> <input type="checkbox"/> <b>Requests an Extension*</b> for the following reasons: _____	
<small>*Wis. Stats §59.69(5)(c), (3), and (3m) authorizes Towns to extend the time to disapprove a zone change for a total of thirty (30) days beyond the date of the public hearing. The extension must be by Town Board Resolution and remains in effect until the Town Board adopts a resolution rescinding the extension.</small>	
Clerk	<u>Melyn Greggen</u>
Town Board	<u>Mark Krause</u> <u>Steven Trapp</u> <u>Robert Hoos</u>
<hr style="border-top: 1px dashed black;"/> <small>NOTE: If you recommend disapproval of this request, please make every effort to send a representative to the Environmental Resources Committee Public Hearing. Town input at the hearing is always appreciated. Please return this form before February 23, 202 to:</small>	

### 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 for Forest Land, Crop Land, and Other Agriculture land uses in the future land use map yet has no prime farms soils from group 1 or group 2. The town's comprehensive plan is over 15 years old and needs to be updated. 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 proposed to be rezoned was designated as a FP area in the FP plan and the town has recommended approval of the rezone in question. The town did not provide an answer regarding whether or not the rezone is consistent with the Towns Comprehensive plan. (Consistent with the future land use map).

**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.

Building area will be west of current agricultural field minimizing the amount of active cropland converted on the parcel proposed to be rezoned. It is important to note, 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.

**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 related a pending CSM and the need for a building site, area to be rezoned will be combined with the adjacent 12+ acre parcel.

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

**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. (There is no proposed development onsite at this time.)

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

The Town of Brighton 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. If approved, the Brighton should update their comprehensive plan to reflect the proposed rezone to General Agriculture from Farmland Preservation. The future land use map is already partially consistent with the proposed rezone showing the area in question designated to be Forest Land, Crop Land, and Other Agricultural land uses. Area to be rezoned has no prime farm soils yet was designated as a farmland preservation area in the Farmland Preservation Plan.

Based on the information provided above, findings of fact, conclusions of law, and the town's recommendation, it appears the rezone request meets all of 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

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

Agree       disagree       insufficient information

---

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**Environmental Resources Committee Decision**

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

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

Specify reasons for denial, or additional information requested:

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

Describe recommended amendments:

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Signature:

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

PETITION FOR ZONE CHANGE  
BEFORE THE MARATHON COUNTY BOARD OF SUPERVISORS

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

hereby petition to rezone property owned by (Name & Address): Victoria & Jayme Myszka  
130273 Nugget Falls Trail Edgar WI 54426  
from the classification G-A General Ag to R-R Rural Residential

25  
02/04/21

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

Parcel Identification Number (PIN): 066-2905-321-0992 and 066-2905-321-0997

3. The proposed change is to facilitate the use of the land for (be specific-list all proposed uses):  
To divide off 7 Ac with home.

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. There is an existing home on the property serve by general rural utilities.

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

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

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

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

(OVER)

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, existing home

H. If cropland is being consumed by this Zone Change, what is the productivity of the agricultural lands involved? Some farmlands consumed. However we surveyed to reduce the amount.

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. It has been surveyed to reduce consumption

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

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

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

7. Petitioner's Signature [Signature] Phone 715-241-0947 Date 1-19-2020

8. Owner's Signature [Signature] Phone 715-573-6924 Date 1-12-2021  
(if different)

Date Fee Received: 1-19-2021

Fee \$600.00 PAYABLE TO MARATHON COUNTY

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

RECEIVED  
JAN 18 2021  
MARATHON CO. CONSERVATION,  
PLANNING & ZONING DEPT

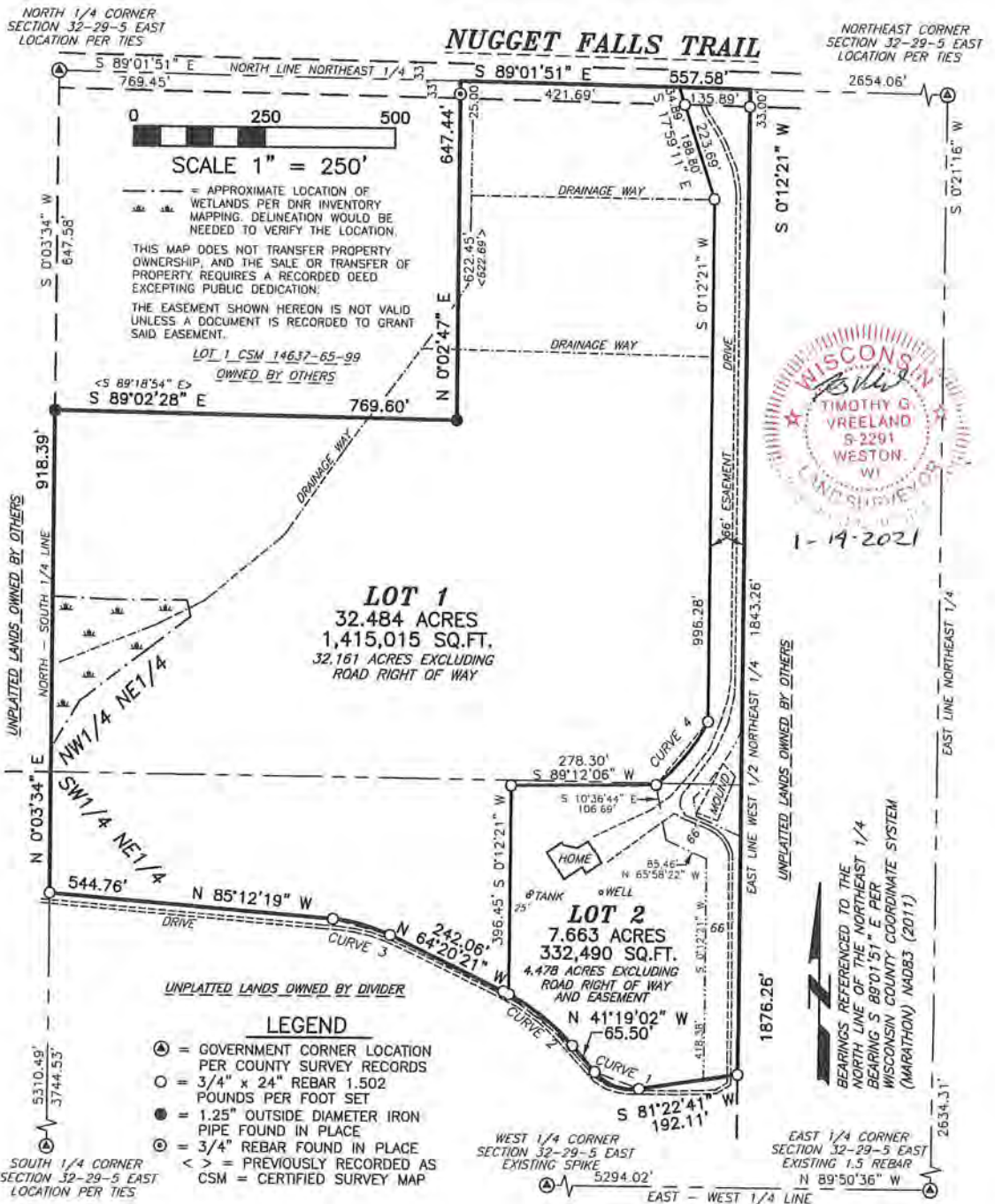
# CERTIFIED SURVEY MAP

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

PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 29 NORTH, RANGE 5 EAST, TOWN OF RIB FALLS, MARATHON COUNTY, WISCONSIN.

<b>VREELAND ASSOCIATES, INC.</b>	
6103 DAWN STREET WESTON, WI. 54476	
PH (715) 241-0947	tim@vreelandassociates.us
<b>OWNER:</b>	<b>VICTORIA MYSZKA</b>
<b>FILE #:</b>	20-0570 MURKOWSKI
<b>DRAFTED AND DRAWN BY:</b> TIMOTHY G. VREELAND	

SHEET 1 OF 2 SHEETS





**CERTIFIED SURVEY MAP**  
**MARATHON COUNTY NO.**

PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 29 NORTH, RANGE 5 EAST, TOWN OF RIB FALLS, MARATHON COUNTY, WISCONSIN.

SHEET 2 OF 2 SHEETS

**SURVEYORS CERTIFICATE**

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF GEORGE MURKOWSKI, I SURVEYED, MAPPED AND DIVIDED THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 29 NORTH, RANGE 5 EAST, TOWN OF RIB FALLS, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENTING AT THE NORTH 1/4 CORNER OF SAID SECTION 32: THENCE S 0°03'34" W ALONG THE

NORTH 1/4 - SOUTH 1/4 LINE 647.58 FEET TO THE POINT OF BEGINNING; THENCE S 89°02'28" E ALONG THE

SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 14637 769.60 FEET; THENCE N 0°02'47" E

ALONG THE EAST LINE OF SAID LOT 1 647.44 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4; THENCE

S 89°01'51" E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 557.58 FEET; THENCE S 0°12'21" W ALONG

THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 1876.26 FEET; THENCE S 81°22'41" W 192.11

FEET; THENCE 95.01 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH WHOSE RADIUS IS 95.00

FEET; WHOSE CENTRAL ANGLE IS 57°18'17" AND WHOSE CHORD BEARS N 69°58'11" W 91.10 FEET; THENCE

N 41°19'02" W 65.50 FEET; THENCE 168.76 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST

WHOSE RADIUS IS 420.00 FEET; WHOSE CENTRAL ANGLE IS 23°01'19" AND WHOSE CHORD BEARS

N 52°49'42" W 167.63 FEET; THENCE N 64°20'21" W 242.06 FEET; THENCE 112.90 FEET ALONG THE ARC OF

A CURVE CONCAVE TO THE SOUTH WHOSE RADIUS IS 310.00 FEET; WHOSE CENTRAL ANGLE IS 20°51'58" AND

WHOSE CHORD BEARS N 74°46'20" W 112.27 FEET; THENCE N 85°12'19" W 544.76 FEET TO THE NORTH -

SOUTH 1/4 LINE; THENCE N 0°03'34" E ALONG THE NORTH 1/4 LINE 918.39 FEET TO THE POINT

OF BEGINNING, SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND USE.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND

SURVEYED AND THE DIVISION AND THE CERTIFIED SURVEY MAP THEREOF MADE.

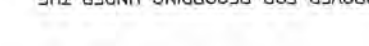
THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES IN SURVEYING,

MAPPING AND DIVIDING THE LANDS, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE LAND

DIVISION ORDINANCE OF MARATHON COUNTY AND THE TOWN OF RIB FALLS, ALL TO THE BEST OF MY

KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.

TIMOTHY G. VREELAND  
P.L.S. 2291



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

BY \_\_\_\_\_

DATE \_\_\_\_\_

MARATHON CO. CONSERVATION,  
PLANNING & ZONING DEPT.

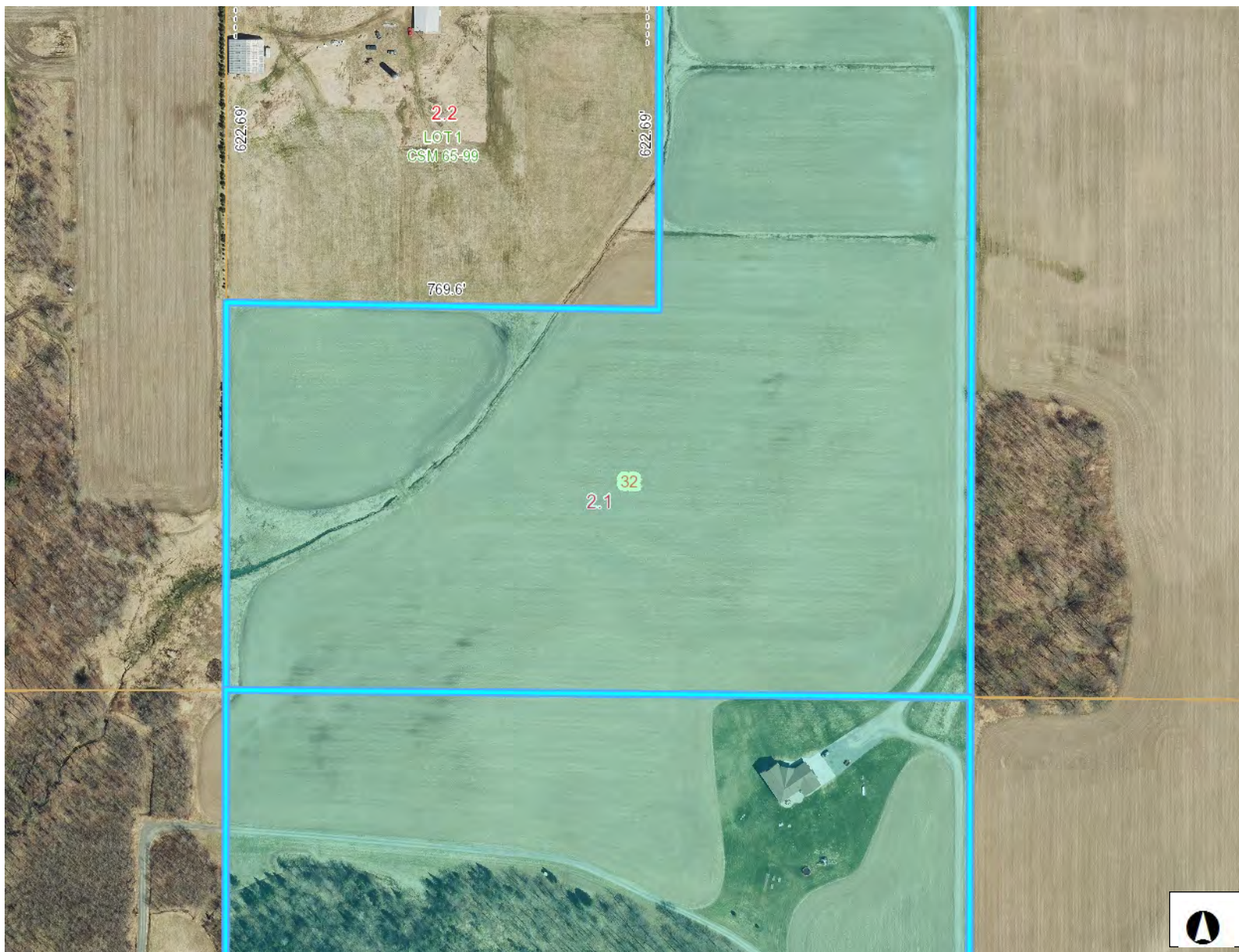
CPZ TRACKING NO \_\_\_\_\_

CURVE DATA  
CURVE 1  
RADIUS = 95.00"  
CENTRAL ANGLE = 57°18'17"  
CHORD = N 69°58'11" W 91.10"  
ARC = 95.01"  
CURVE 2  
RADIUS = 420.00"  
CENTRAL ANGLE = 23°01'19"  
CHORD = N 52°49'42" W 167.63"  
ARC = 168.76"  
LOT 1  
CENTRAL ANGLE 1°35'12"  
CHORD = S 63°32'45" E 11.63"  
ARC = 11.63"  
LOT 2  
CHORD = N 52°02'06" W 156.21"  
CENTRAL ANGLE = 21°26'07"  
ARC = 157.13"  
CURVE 3  
RADIUS = 310.00"  
CENTRAL ANGLE = 20°51'58"  
CHORD = N 74°46'20" W 112.27"  
ARC = 112.90"

CURVE 4  
RADIUS = 359.28"  
CENTRAL ANGLE = 25°09'10"  
CHORD = S 39°03'44" W 156.46"  
ARC = 157.73"

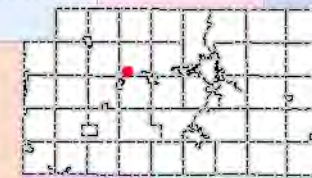


# Land Information Mapping System



TAYLOR

LINCOLN



WOOD

PORTAGE

## Legend

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



132.51 0 132.51 Feet



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

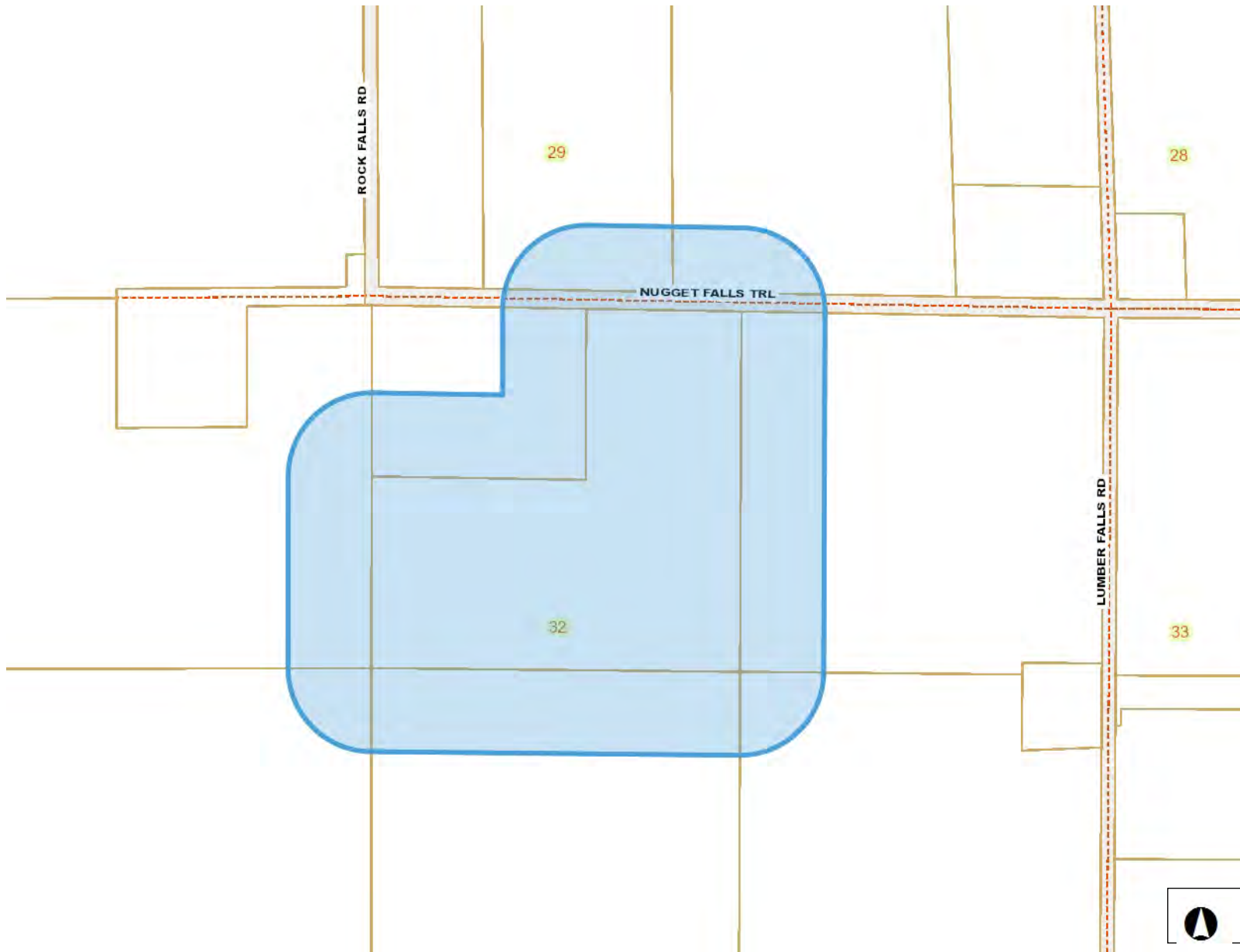
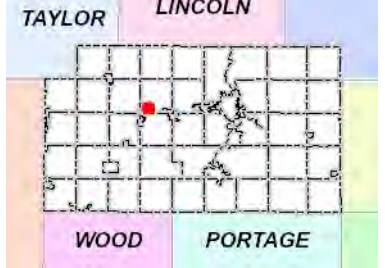
DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement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



# Land Information Mapping System



**Legend**

- Road Names
- Parcels
- Parcel Lot Lines
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Named Places
- Municipalities

266.84 0 266.84 Feet

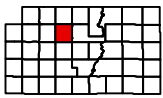


NAD\_1983\_HARN\_WISCRS\_Marathon\_County\_Feet

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

**Notes**

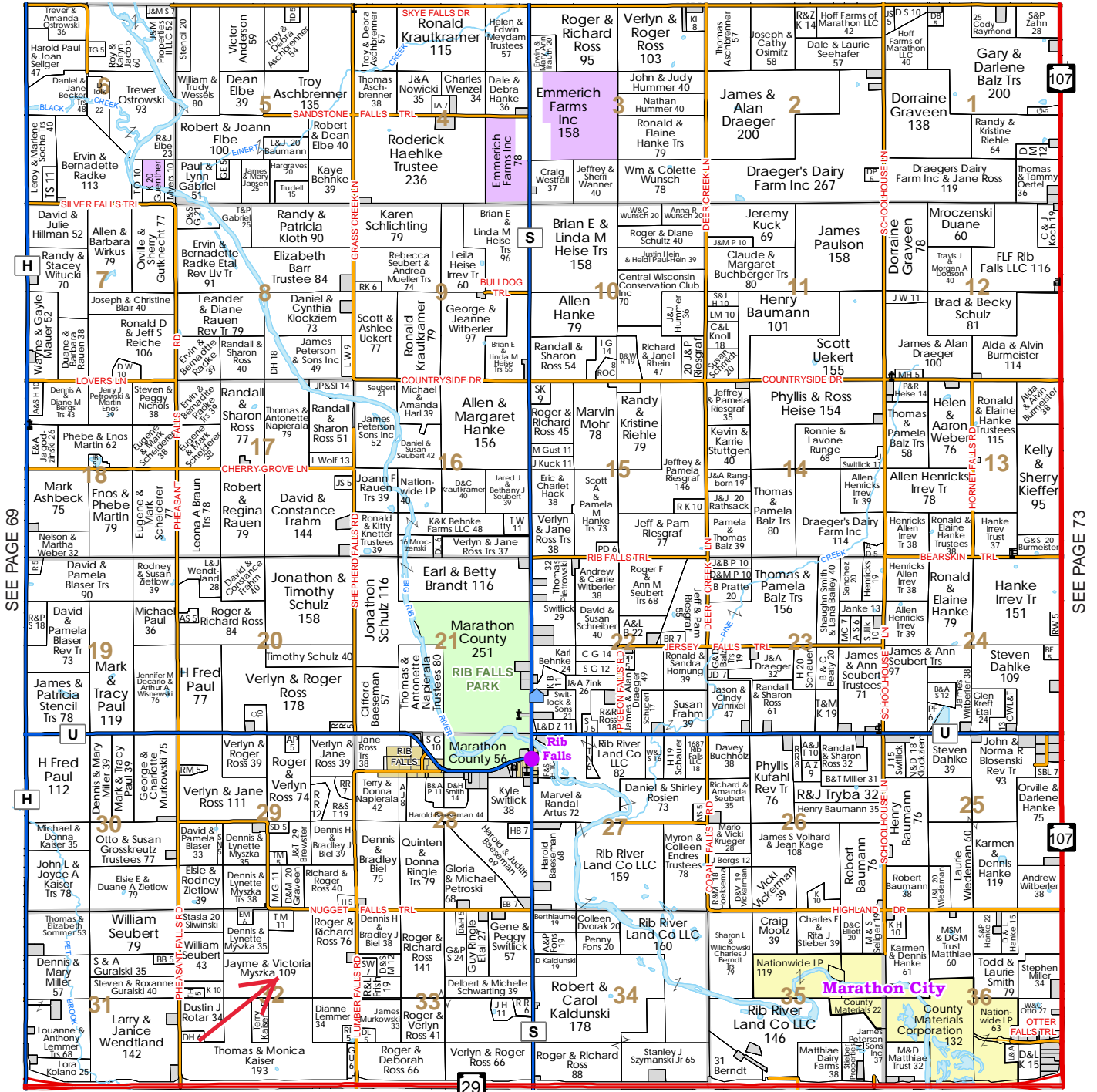


# Rib Falls

# Township 29N - Range 5E

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SEE PAGE 87



SEE PAGE 53

I AM  
4-H PROUD

Volunteer Today  
Inspire for a lifetime

4-H  
GROWS HERE

# RESOLUTION 2021-1

STATE OF WISCONSIN )  
MARATHON COUNTY )  
TOWN OF RIB FALLS )

## RESOLUTION ON ZONING ORDINANCE AMENDMENT

### TO THE MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE

I, Alysia Seliger, Clerk of the Town of Rib Falls, Marathon County, State of Wisconsin, do hereby certify that the following is a true and correct copy of a resolution adopted by the Town of Rib Falls Town Board at a meeting held on the 9th day of March, 2021.

#### RESOLUTION

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

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

NOW, THEREFORE BE IT RESOLVED that the Town of Rib Falls Town Board considered on the 9th day of March, 2021, petition of Tim Vreeland on behalf of Jayme & Victoria Myszka to amend the Marathon County Zoning Ordinance to rezone lands from G-A General Agriculture to R-R Rural Residential described as part of the W 1/2 of the NE 1/4 of Section 32, Township 29 North, Range 05 East, Town of Rib Falls. The area proposed to be rezoned is described as part of Lot #2 (7.663 acres) on the Preliminary Certified Survey Map (CSM) submitted as a part of the rezone petition. Area to be rezoned is identified as part of Parcel PIN# 066-2905-321-0992 and 066-2905-321-0997; Address 130273 Nugget Falls Trail, Edgar WI 54426

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

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

(OVER)

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

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

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

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

Clerk *[Signature]*  
 Town Board *[Signature]*  
*[Signature]*  
*[Signature]*

NOTE: If you recommend disapproval of this request, please make every effort to send a representative to the Environmental Resources Committee Public Hearing. Town input at the hearing is always appreciated. Please return this form before February 23, 2021 to:

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



**Jayne & Victoria Myszka  
Petition to Rezone Land  
Staff Report, March 30<sup>th</sup>, 2021  
Environmental Resources Committee**

**Findings of Fact**

**PUBLIC HEARINGS/MEETINGS:**

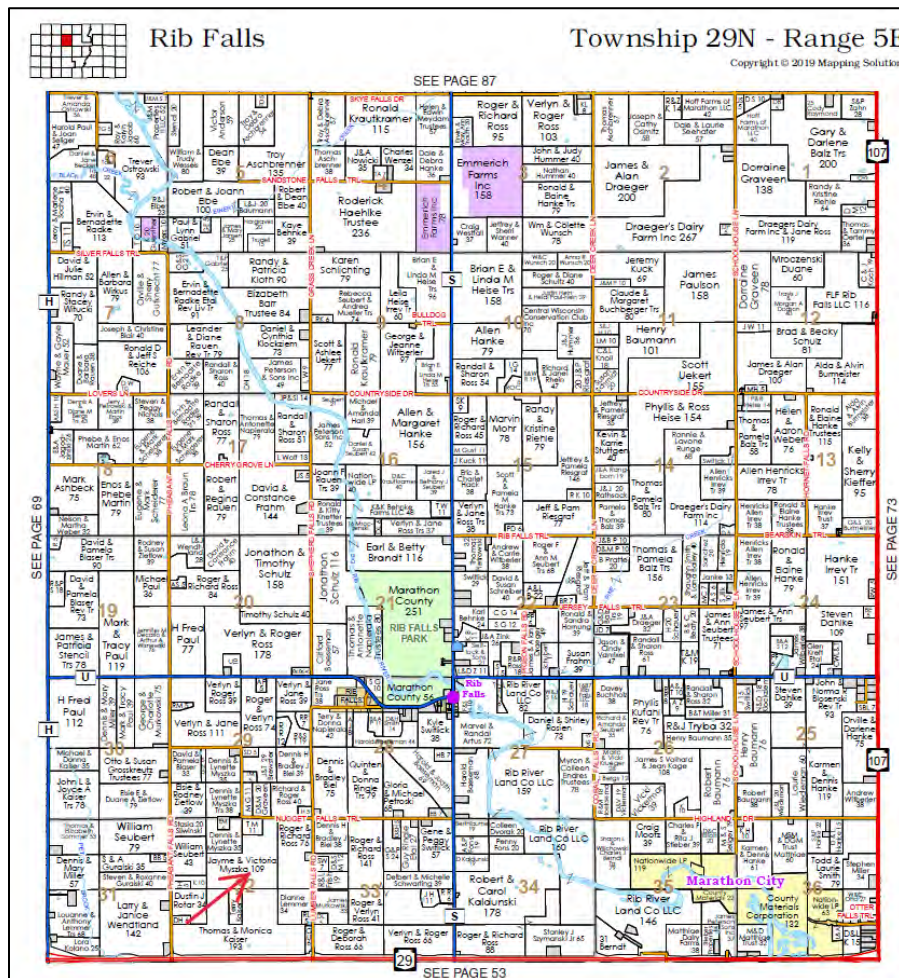
- Town of Rib Falls Town Board Meeting (March 9<sup>th</sup>, 2021)
- Marathon County Environmental Resources Committee Meeting (March 30<sup>th</sup>, 2021 at 3:00pm)

**PETITIONER:** Tim Vreeland – 6103 Dawn Street, Weston WI

**PROPERTY OWNER:** Jayne & Victoria Myszka – 130273 Nugget Falls Trail, Edgar WI 54426

**LOCATION OF REZONE REQUEST:** Area proposed to be rezoned is located approximately 1,325 feet west of the intersection of Lumber Falls Road and Nugget Falls Trail.

*Map 1: Location of Rezone Request*



**REQUEST:**

The petition of Tim Vreeland on behalf of Jayne & Victoria Myszka to amend the Marathon County Zoning Ordinance to rezone lands from G-A General Agriculture to R-R Rural Residential described as part of the W ½ of the NE ¼ of Section 32, Township 29 North, Range 05 East, Town of Rib Falls. The area proposed to be rezoned is described as part of Lot #2 (7.663 acres) on the Preliminary Certified Survey Map (CSM) submitted as a part of the rezone petition. Area to be rezoned is identified as part of Parcel PIN# 066-2905-321-0992 and 066-2905-321-0997; Address 130273 Nugget Falls Trail, Edgar WI 54426.

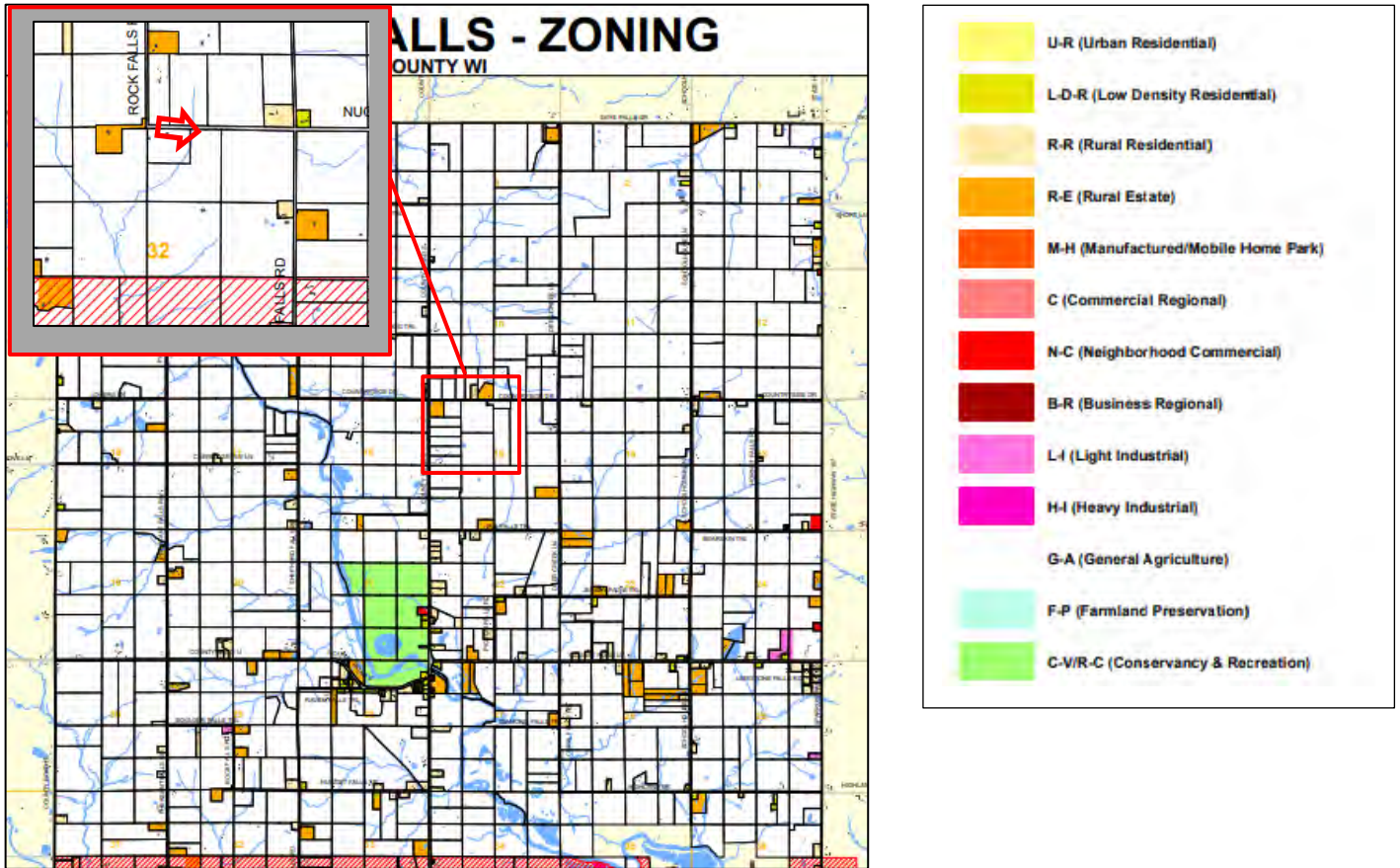
**EXISTING ZONING DISTRICT:**

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

**PROPOSED ZONING DISTRICT:**

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

**EXISTING ZONING DISTRICT MAP:** Adjacent parcels are zoned Rural Estate and General Agriculture with some Rural Residential zoned parcels within close proximity.



Map #2 Town of Rib Falls- Zoning District Map

**Acreage:**

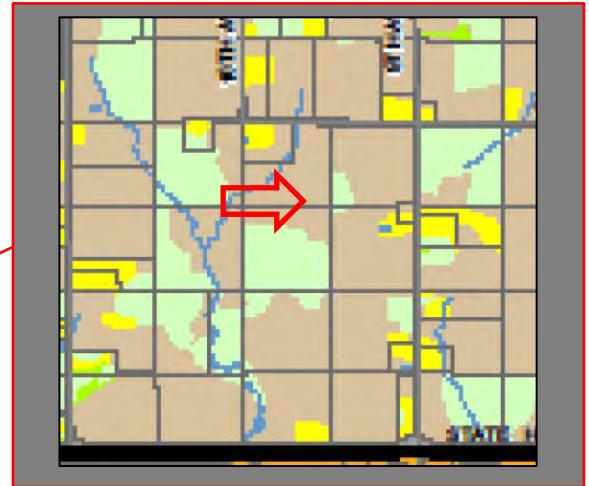
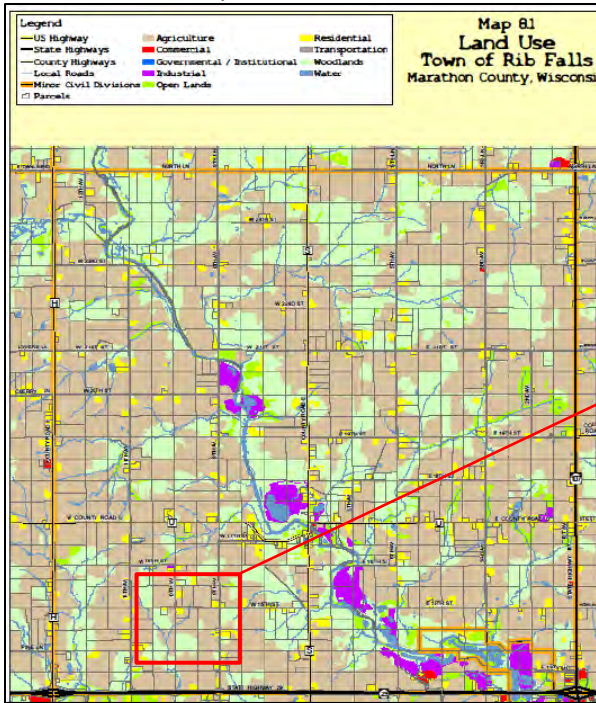
7.663 Acres total (4.4 acres excluding ROW and easement)

**Legal Notification:**

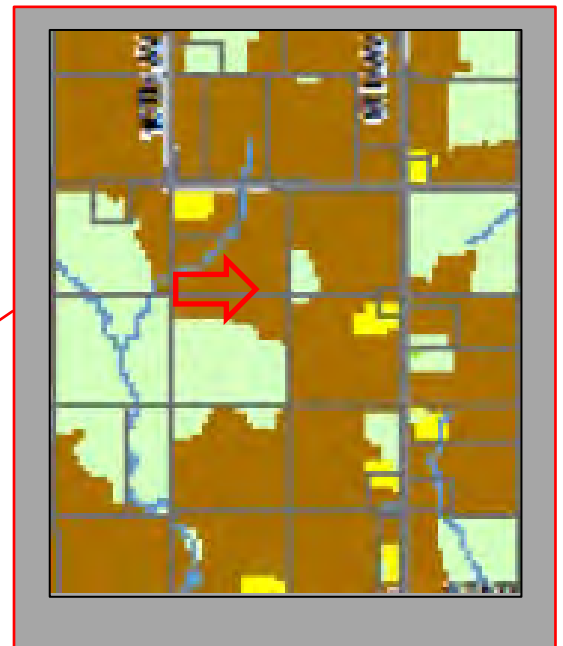
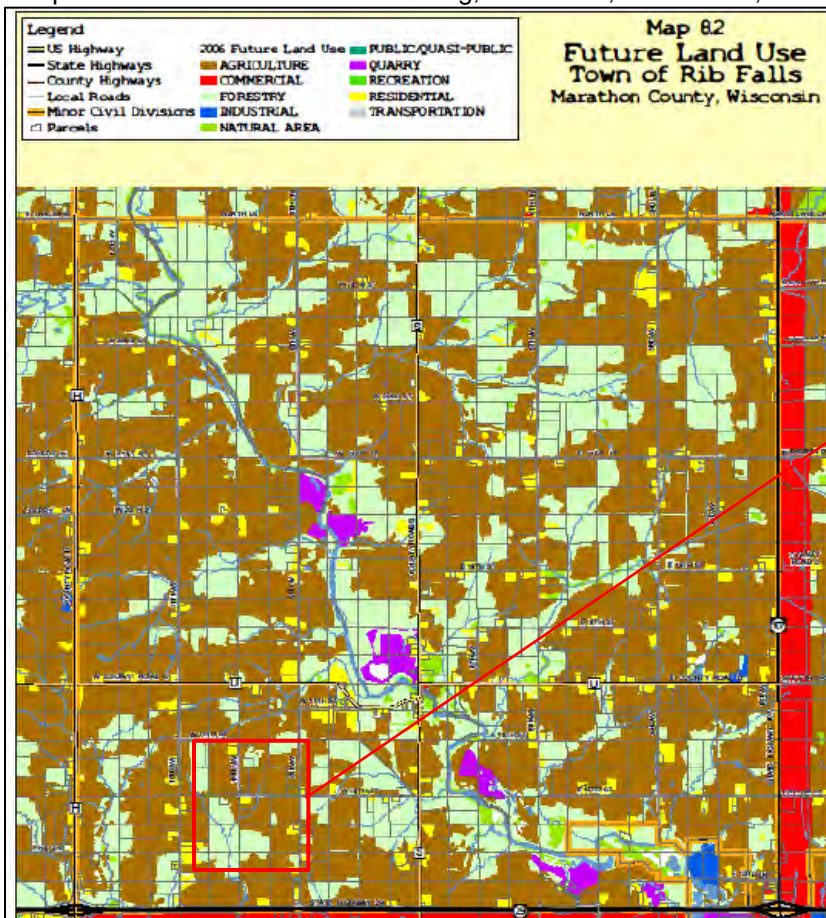
A legal advertisement was published in the *Wausau Daily Herald*. Notice of the zoning change request was also sent by regular mail to adjacent property owners within 300 feet of the subject property.



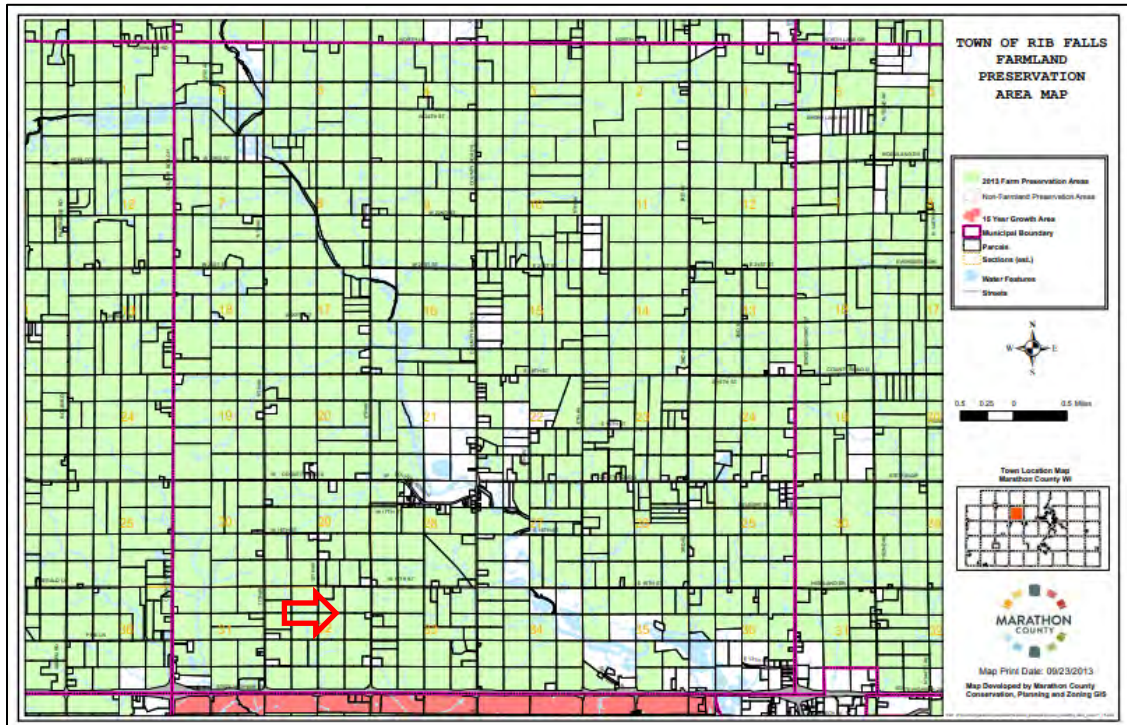
**Current Land Use/Land Cover Map – Town of Rib Falls (Comprehensive Plan):** The area proposed to be rezoned is shown as agricultural land uses in the Town’s Comprehensive Plan Existing Land Use/Land Cover Map (2000). Adjacent land uses are comprised of similar land uses including, Woodland, Residential, and Agricultural land uses.



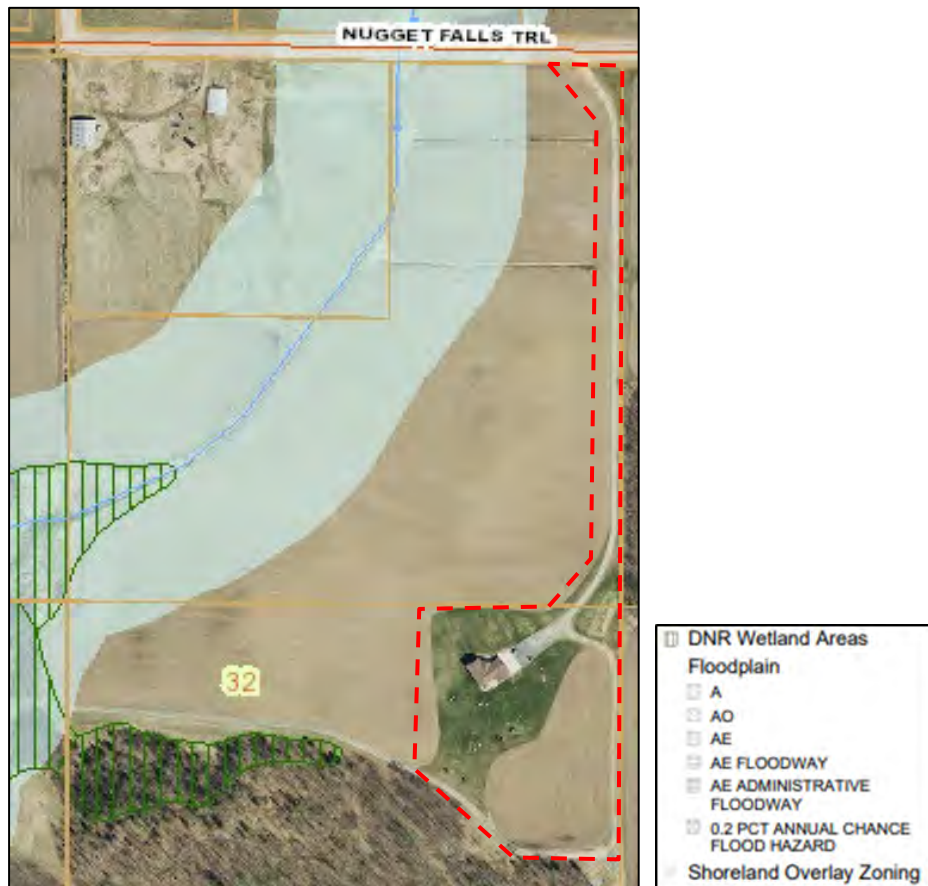
**TOWN COMPREHENSIVE PLAN (2017) FUTURE LAND USE MAP (2006):** The area proposed to be rezoned is shown as Agricultural land uses in the Town’s Comprehensive Plan Future Land Use/Land Cover Map. Adjacent land uses are comprised of similar land uses including, Woodland, Residential, and Agriculture land uses.



**FARMLAND PRESERVATION PLAN:** The parcel in question was designated as a farmland preservation area in the Farmland Preservation Plan. Yet, the town does not participate in farmland preservation zoning, therefore there are no parcels within the Town of Rib Falls that are zoned farmland preservation.



**SIGNIFICANT PARCEL LIMITATIONS OR NATURAL FEATURES:** The area proposed to be rezoned has both mapped floodplain (Zone A) and DNR mapped wetlands located on it as well as is nearly completely covered by the shoreland overlay areas from the river to the west of the parcel.

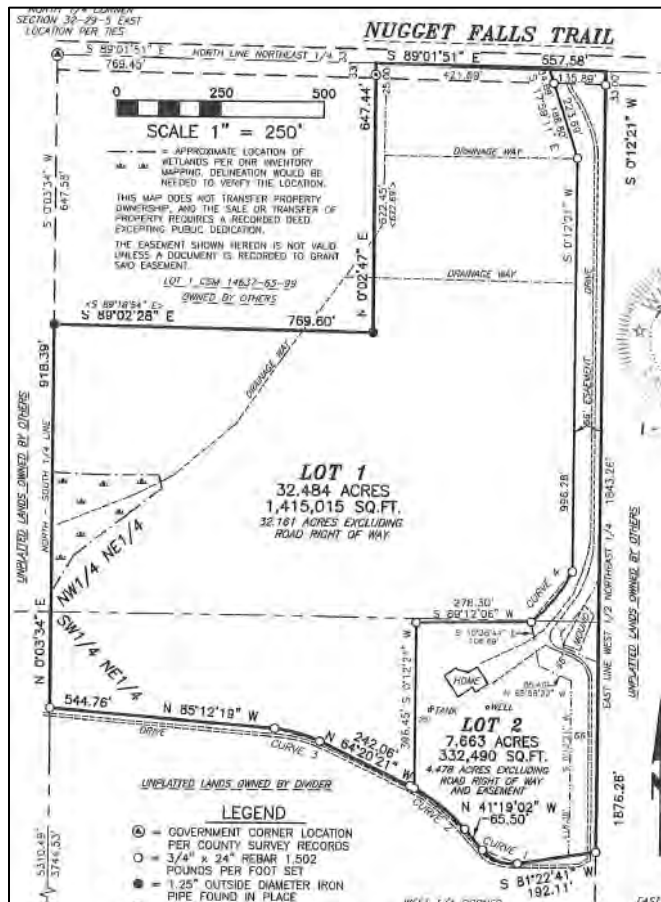


**Aerial Photo:**



Approximate location of Lot #2 (area to be rezoned) shown above in red – see preliminary CSM for more specific dimensions and details.

**Preliminary Certified Survey Map:**



## TOWN RECOMMENDATION:

On March 9<sup>th</sup>, 2021 the **Town of Rib Falls** Town Board Recommended **Approval** to Marathon County's Environmental Resources Committee.

The Town of Rib Falls recommends: <input checked="" type="checkbox"/> <b>Approval</b> <input type="checkbox"/> <b>Disapproval</b> of the amendment and/or zone change.	
<b>OR</b>	<input type="checkbox"/> <b>Requests an Extension*</b> for the following reasons: _____
<small>*Wis. Stats §59.69(5)(c), (3), and (3m) authorizes Towns to extend the time to disapprove a zone change for a total of thirty (30) days beyond the date of the public hearing. The extension must be by Town Board Resolution and remains in effect until the Town Board adopts a resolution rescinding the extension.</small>	
Clerk	<u><i>Amy J. Smith</i></u>
Town Board	<u><i>Ed R. Wenzel</i></u> <u><i>Ryan DeBoer</i></u> <u><i>John F. Hammer</i></u>
<small>NOTE: If you recommend disapproval of this request, please make every effort to send a representative to the Environmental Resources Committee Public Hearing. Town input at the hearing is always appreciated. Please return this form before February 23, 2021 to:</small>	

### 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 for Agricultural land uses in the future land use map. Although, the towns Comprehensive Plan was updated in 2017 the land use maps are from 2006. 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 proposed to be rezoned was designated as a FP area in the FP plan yet the town does not participate in farmland preservation zoning and the town has recommended approval of the rezone in question.

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.

Active cropland converted as a result of the rezone in question appears to be minimized. Adjacent lands will continue to be farmed and the area to be rezoned is currently being used and is occupied residential land uses.

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 related to a pending Certified Survey Map submitted to our department as well as a new proposed home on Lot #2.

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

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 Rib Falls Town Board has recommended approval of this rezone petition.

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

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

---

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

The rezone meets all the zoning district standards as it relates to size, frontage, access, and dimension. If approved, the Rib Falls should update their comprehensive plan to reflect the proposed rezone to Rural Residential from General Agriculture. The future and existing land use maps should also be revised to reflect the existing residential uses onsite. Although the towns Comprehensive Plan was revised in 2017 the maps included were from 2006 as indicated in the towns plan. The rezone appears to be consistent with the purpose and intent of the Towns Comprehensive Plan as indicated by the town in their resolution. There are no mapped floodplain and wetland areas on the parcel, nor any waterways or shoreland overlay areas.

Based on the information provided above, findings of fact, conclusions of law, and the town's recommendation, it appears the rezone request meets all of 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:

---

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

Describe recommended amendments:

---

---

---

---

Signature:

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

PETITION FOR ZONE CHANGE  
BEFORE THE MARATHON COUNTY BOARD OF SUPERVISORS

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

Vreeland Associates Tim Vreeland  
6103 Dawn St Weston

hereby petition to rezone property owned by (Name & Address): Total Stone Design  
William Rantz 209710 Co. Rd S Mosinee

from the classification LDR, Low Density Res to RR, Rural Res

2. The legal description of that part of the property to be rezoned is (include only the description of the land proposed to be rezoned. You may need to have a surveyor draft this description): Lot 2 CSM 18742

Parcel Identification Number (PIN): 030-2605-142-0974

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

Just to combine 2 parcels

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. it is an existing parcel served by

general rural utilities.

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

No Burden.

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

No Development

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

No Adverse effects

E. Explain any potential for conflict with existing land uses in the area.

No conflict. Several like zoned  
parcels in area.

(OVER)



- F. Demonstrate the need of the proposed development at this location. \_\_\_\_\_  
 \_\_\_\_\_  
 No development.
- G. What is the availability of alternative locations? Be specific. \_\_\_\_\_  
 \_\_\_\_\_  
 Just combining lots, need to rezone one of them.
- 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. \_\_\_\_\_  
 \_\_\_\_\_  
 No cropland

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 AVL Phone 715-291-0947 Date 1-19-21  
 8. Owner's Signature William Rooty Sharon Rooty Phone 715-352-2286 Date 12/31/20  
 (If different)

Date Fee Received: 1-19-2021

RECEIVED  
 Fee \$600.00 PAYABLE TO MARATHON COUNTY  
 1 19 2021

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

RECORDED

October 14, 2020 9:47 AM

DEAN J. STRATZ, REGISTER OF DEEDS

DOC# 1817202 PAGES: 2



1817202

# CERTIFIED SURVEY MAP

## MARATHON COUNTY NO. 18742

LOT 1 OF CSM 5763-21-81, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 11 AND ALL OF LOT 1 OF CSM 14805-66-77 AND THAT PART OF THE NORTHWEST 1/4 OF SECTION 14, ALL IN TOWNSHIP 26 NORTH, RANGE 5 EAST, TOWN OF GREEN VALLEY, MARATHON COUNTY, WISCONSIN.

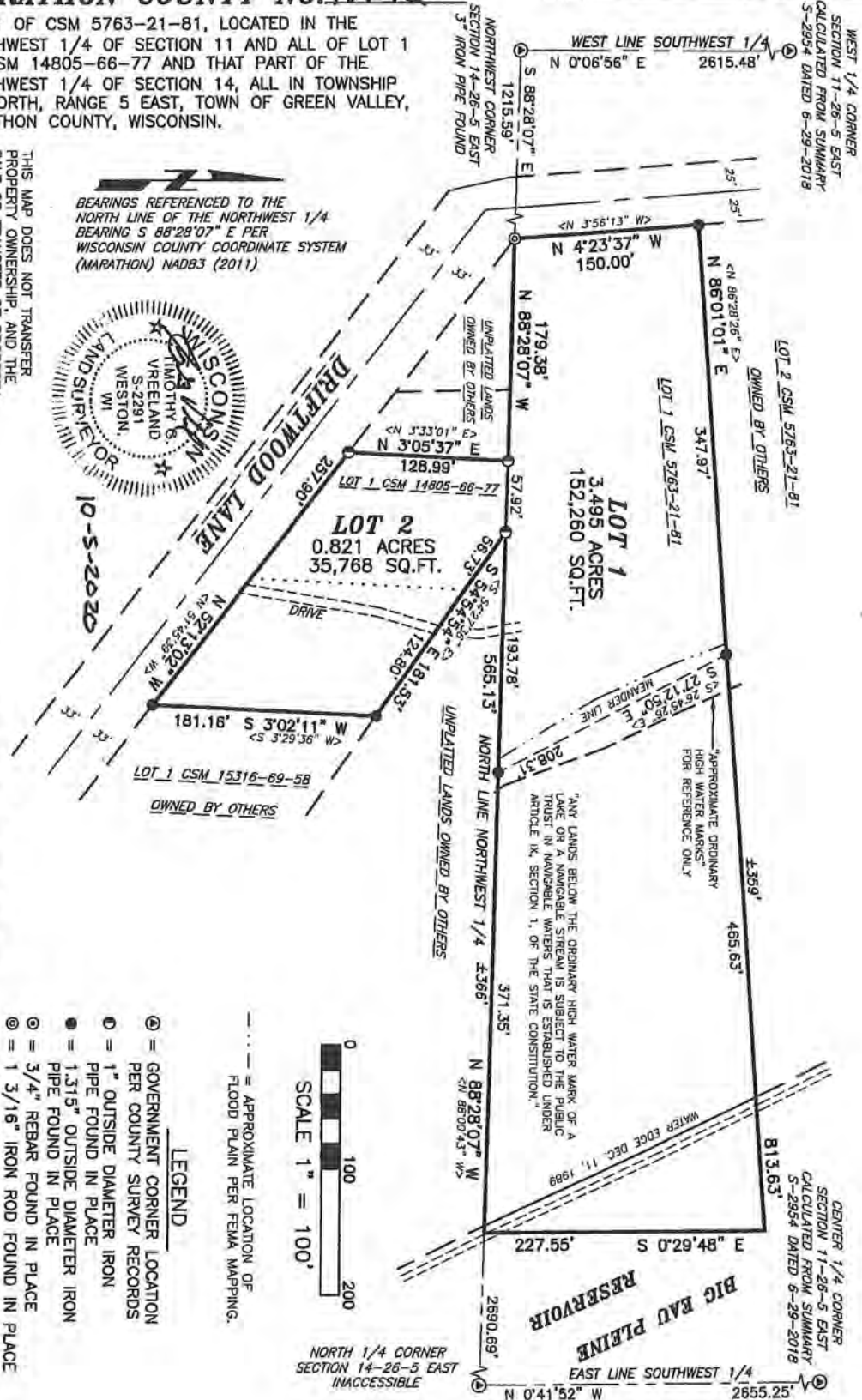
THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP, AND THE SALE OR TRANSFER OF PROPERTY REQUIRES A RECORDED DEED EXCEPTING PUBLIC DEDICATION.

BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4 BEARING S 88°28'07" E PER WISCONSIN COUNTY COORDINATE SYSTEM (MARATHON) NAD83 (2011)



10-5-2020

SHEET 1 OF 2 SHEETS



WEST 1/4 CORNER SECTION 11-26-5 EAST CALCULATED FROM SUMMARY S-2894 DATED 6-29-2018

LOT 2 CSM 5763-21-81 OWNED BY OTHERS

LOT 1 CSM 5763-21-81

LOT 1 3.495 ACRES 152,260 SQ.FT.

LOT 2 0.821 ACRES 35,768 SQ.FT.

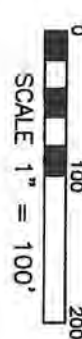
LOT 1 CSM 15316-69-58 OWNED BY OTHERS

UNPLATTED LANDS OWNED BY OTHERS

"APPROXIMATE ORDINARY HIGH WATER MARKS FOR REFERENCE ONLY"

"ANY LANDS BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR MARSH BELONG TO THE PUBLIC TRUST IN NAVIGABLE WATERS PER ESTABLISHED ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION."

CENTER 1/4 CORNER SECTION 11-26-5 EAST CALCULATED FROM SUMMARY S-2894 DATED 6-29-2018



--- = APPROXIMATE LOCATION OF FLOOD PLAN PER FEMA MAPPING.

**LEGEND**

- ⊙ = GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS
- = 1" OUTSIDE DIAMETER IRON PIPE FOUND IN PLACE
- = 1.315" OUTSIDE DIAMETER IRON PIPE FOUND IN PLACE
- ⊙ = 3/4" REBAR FOUND IN PLACE
- ⊙ = 1 3/16" IRON ROD FOUND IN PLACE
- ⊙ < > = PREVIOUSLY RECORDED AS CSM = CERTIFIED SURVEY MAP

NORTH 1/4 CORNER SECTION 14-26-5 EAST INACCESSIBLE

**CERTIFIED SURVEY MAP**  
**MARATHON COUNTY NO. 18742**

LOT 1 OF CSM 5763-21-81, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 11 AND ALL OF LOT 1 OF CSM 14805-66-77 AND THAT PART OF THE NORTHWEST 1/4 OF SECTION 14, ALL IN TOWNSHIP 26 NORTH, RANGE 5 EAST, TOWN OF GREEN VALLEY, MARATHON COUNTY, WISCONSIN.

<b>VREELAND ASSOCIATES, INC.</b>	
6103 DAWN STREET WESTON, WI. 54476	
PH (715) 241-0947	tim@vreelandassociates.us
<b>OWNER:</b>	<b>RANDY BROWN</b>
<b>FILE #:</b>	20-0425 BROWN
<b>DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND</b>	

SHEET 2 OF 2 SHEETS

**SURVEYORS CERTIFICATE**

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF RANDY BROWN, I SURVEYED, MAPPED AND COMBINED ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 5763, RECORDED VOLUME 21 OF SURVEYS ON PAGE 81, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 11 AND ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 14805, RECORDED IN VOLUME 66 OF SURVEYS ON PAGE 77 AND THAT PART OF THE NORTHWEST 1/4 OF SECTION 14, ALL IN TOWNSHIP 26 NORTH, RANGE 5 EAST, TOWN OF GREEN VALLEY, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 14; THENCE S 88°28'07" E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 1215.59 FEET TO THE POINT OF BEGINNING; THENCE N 4°23'37" W ALONG THE EAST LINE OF DRIFTWOOD LANE 150.00 FEET; THENCE N 86°01'01" E ALONG THE NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 5763 813.63 FEET; THENCE S 0°29'48" E ALONG THE EAST LINE OF SAID LOT 1 227.55 FEET; THENCE N 88°28'07" W 565.13 FEET; THENCE S 54°54'54" E ALONG THE NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 14805 181.53 FEET; THENCE S 3°02'11" W ALONG THE WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 15316 181.16 FEET TO THE NORTH LINE OF DRIFTWOOD LANE; THENCE N 52°13'02" W ALONG THE NORTH LINE OF DRIFTWOOD LANE 257.90 FEET; THENCE N 3°05'37" E ALONG THE WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 14805 128.99 FEET; THENCE N 88°28'07" W ALONG THE SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 5763 179.38 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND USE.

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

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



TIMOTHY G. VREELAND P.L.S. 2291

DATED THIS 5TH DAY OF OCTOBER, 2020  
 SURVEY PERFORMED OCTOBER 1ST, 2020

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

BY *[Signature]*

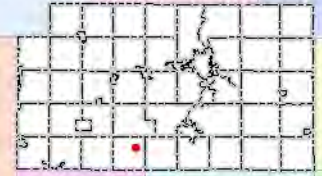
DATE 10-13-2020  
 MARATHON CO. CONSERVATION,  
 PLANNING & ZONING DEPT.  
 CPZ TRACKING NO 526-097



# Land Information Mapping System

TAYLOR

LINCOLN



WOOD

PORTAGE



## Legend

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

19.44 0 19.44 Feet



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

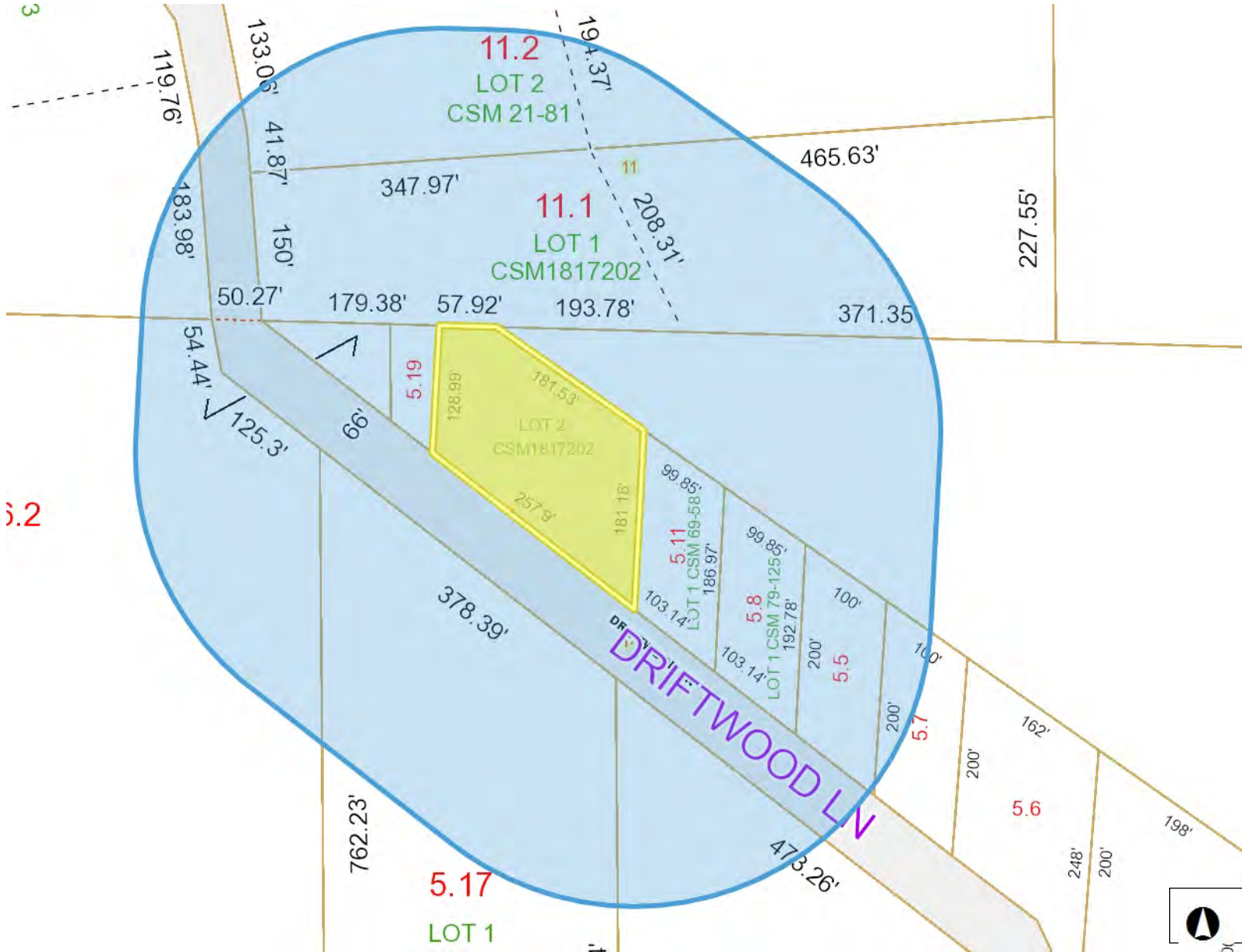
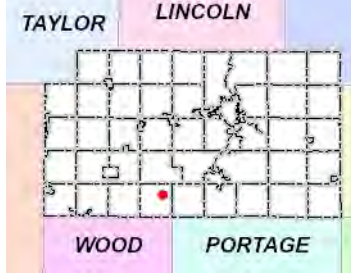
DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Notes



# Land Information Mapping System



- Legend**
- Road Names
  - Parcels
  - Parcel Lot Lines
  - Land Hooks
  - Section Lines/Numbers
  - Right Of Ways
  - Named Places
  - Municipalities

75.16 0 75.16 Feet

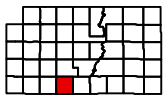


NAD\_1983\_HARN\_WISCRS\_Marathon\_County\_Feet

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

**Notes**

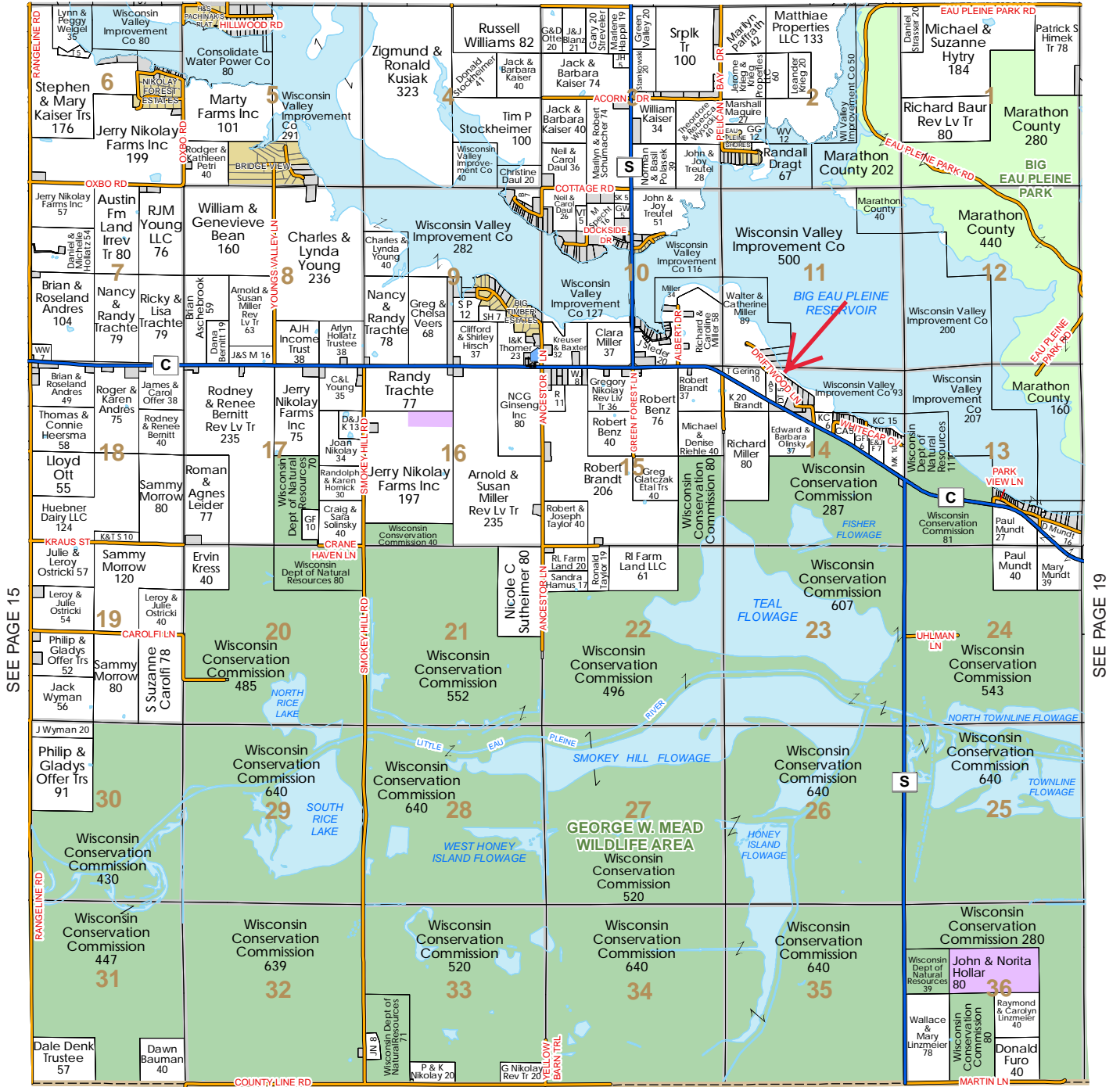


# Green Valley

# Township 26N - Range 5E

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SEE PAGE 35



WOOD COUNTY

**SWIDERSKI EQUIPMENT INC** **SEI**

Mosinee Wausau Thorp Antigo Waupaca

**swiderskiequipment.com**

STATE OF WISCONSIN )  
MARATHON COUNTY )  
TOWN OF GREEN VALLEY)

**RESOLUTION ON ZONING ORDINANCE AMENDMENT**

TO THE MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE

I, Dana Solinsky, Clerk of the Town of Green Valley, Marathon County, State of Wisconsin, do hereby certify that the following is a true and correct copy of a resolution adopted by the Town of Green Valley Town Board at a meeting held on the 9 day of March, 2021.

RESOLUTION

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

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

NOW, THEREFORE BE IT RESOLVED that the Town of Green Valley Board considered on the 9 day of March, 2021, petition of Tim Vreeland on behalf of Total Stone Design INC. to amend the Marathon County Zoning Ordinance to rezone lands from L-D-R Low Density Residential to R-R Rural Residential described as part of the NE ¼ of the NW ¼ of Section 14, Township 26 North, Range 05 East, Town of Green Valley. The area proposed to be rezoned is described as Lot #2 (0.821 acres) on Certified Survey Map (CSM) Doc#1817202. Area to be rezoned is identified as Parcel PIN#030-2605-142-0974; Address 206445 Driftwood Lane, Mosinee WI

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

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

(OVER)

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

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

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

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

Clerk Dora Salvisky  
 Town Board Philip Apple  
Mitch Maguire

NOTE: If you recommend disapproval of this request, please make every effort to send a representative to the Environmental Resources Committee Public Hearing. Town input at the hearing is always appreciated. Please return this form before February 23, 2021 to:

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





**William Raatz (Total Stone Design)  
Petition to Rezone Land  
Staff Report, March 30<sup>th</sup>, 2021  
Environmental Resources Committee**

**Findings of Fact**

**PUBLIC HEARINGS/MEETINGS:**

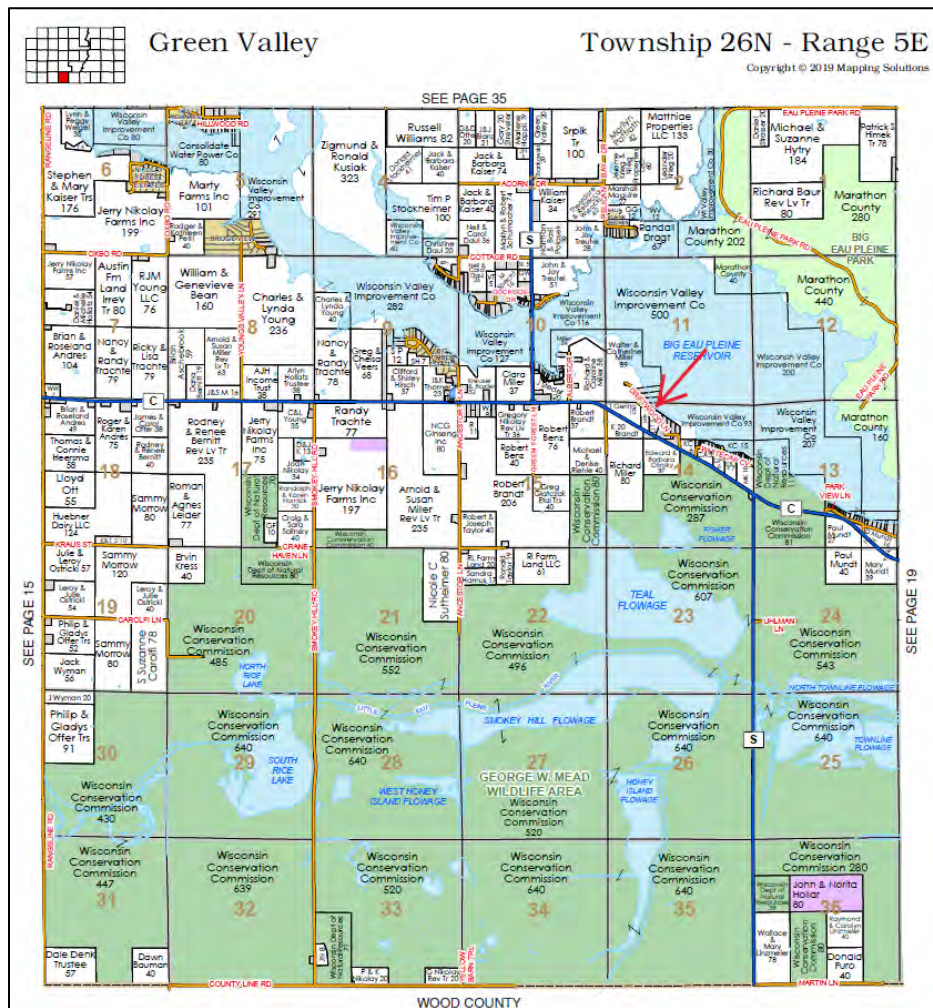
- Town of Green Valley Town Board Meeting (March 9<sup>th</sup>, 2020)
- Marathon County Environmental Resources Committee Meeting (March 30<sup>th</sup>, 2021 at 3:00pm)

**PETITIONER:** Tim Vreeland – 6103 Dawn Street, Weston WI

**PROPERTY OWNER:** William Raatz (Total Stone Design) – 209710 County Road S, Mosinee.

**LOCATION OF REZONE REQUEST:** Area proposed to be rezoned is located on the Big Eau Pleine Reservoir, approximately 660 feet East of County Road C.

*Map 1: Location of Rezone Request*



**REQUEST:**

The petition of Tim Vreeland on behalf of Total Stone Design Inc. to amend the Marathon County Zoning Ordinance to rezone lands from L-D-R Low Density Residential to R-R Rural Residential described as part of the NE ¼ of the NW ¼ of Section 14, Township 26 North, Range 05 East, Town of Green Valley. The area proposed to be rezoned is described as Lot #2 (0.821 acres) on Certified Survey Map (CSM) Doc#1817202. Area to be rezoned is identified as Parcel PIN#030-2605-142-0974; Address 206445 Driftwood Lane, Mosinee WI.

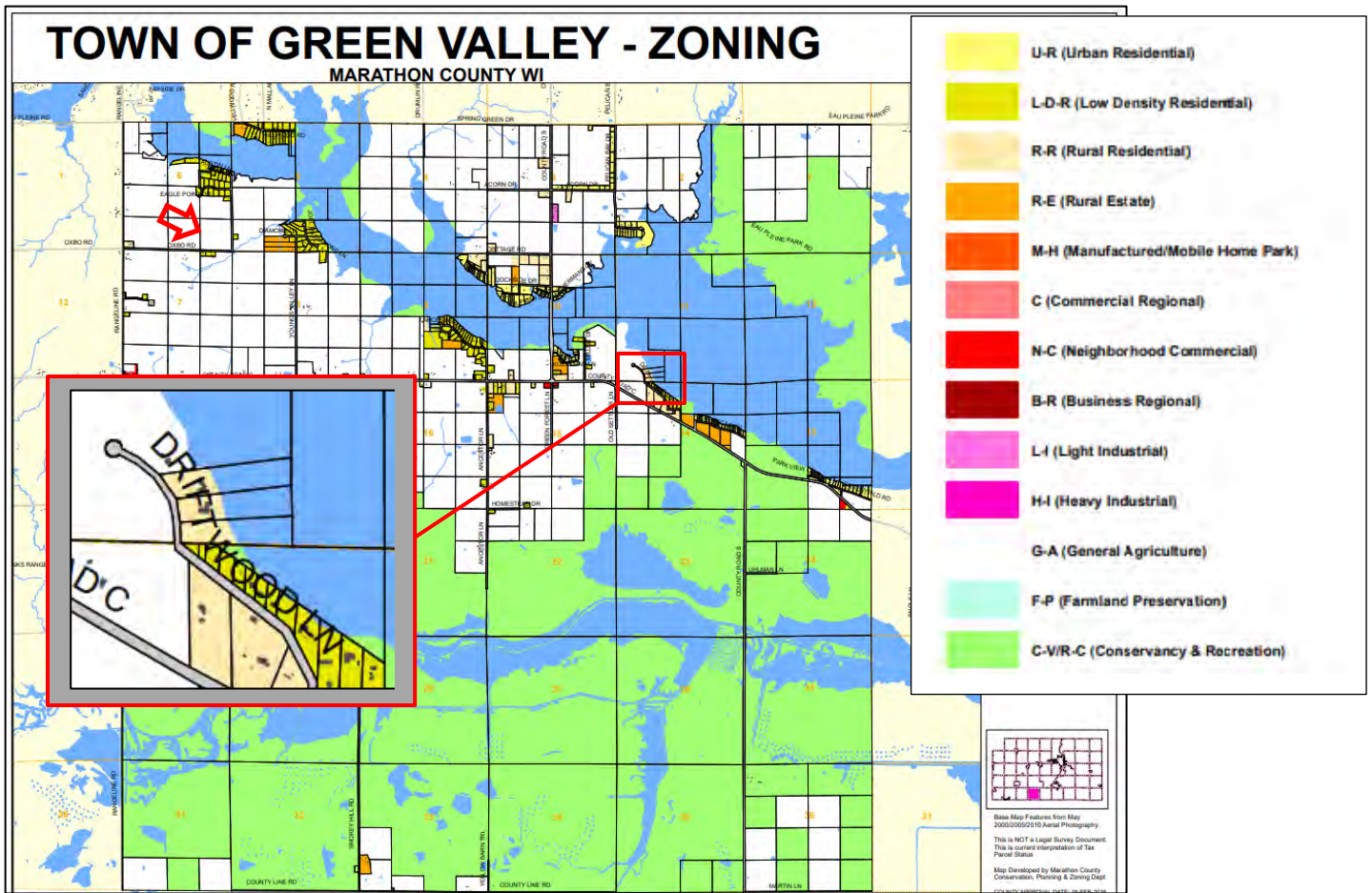
**EXISTING ZONING DISTRICT:**

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

**PROPOSED ZONING DISTRICT:**

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

**EXISTING ZONING DISTRICT MAP:** Adjacent parcels are zoned Low Density Residential, Rural Residential, and Conservancy/Recreation, which parcels zoned General Agriculture and Rural Estate in close proximity.

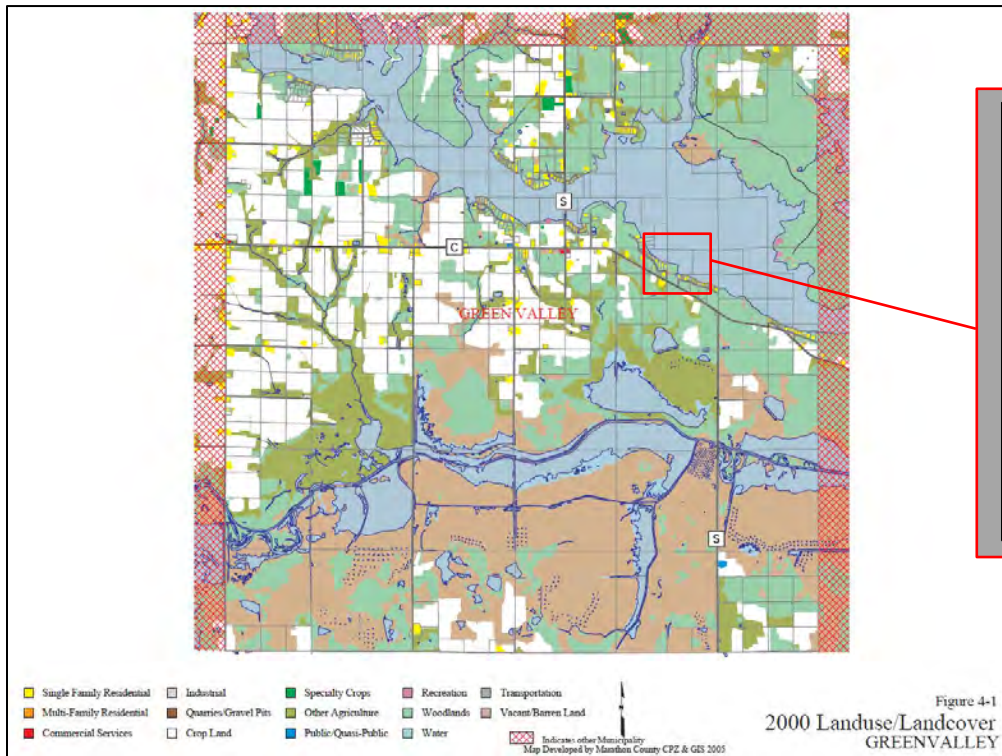


Map #2 Town of Green Valley - Zoning District Map

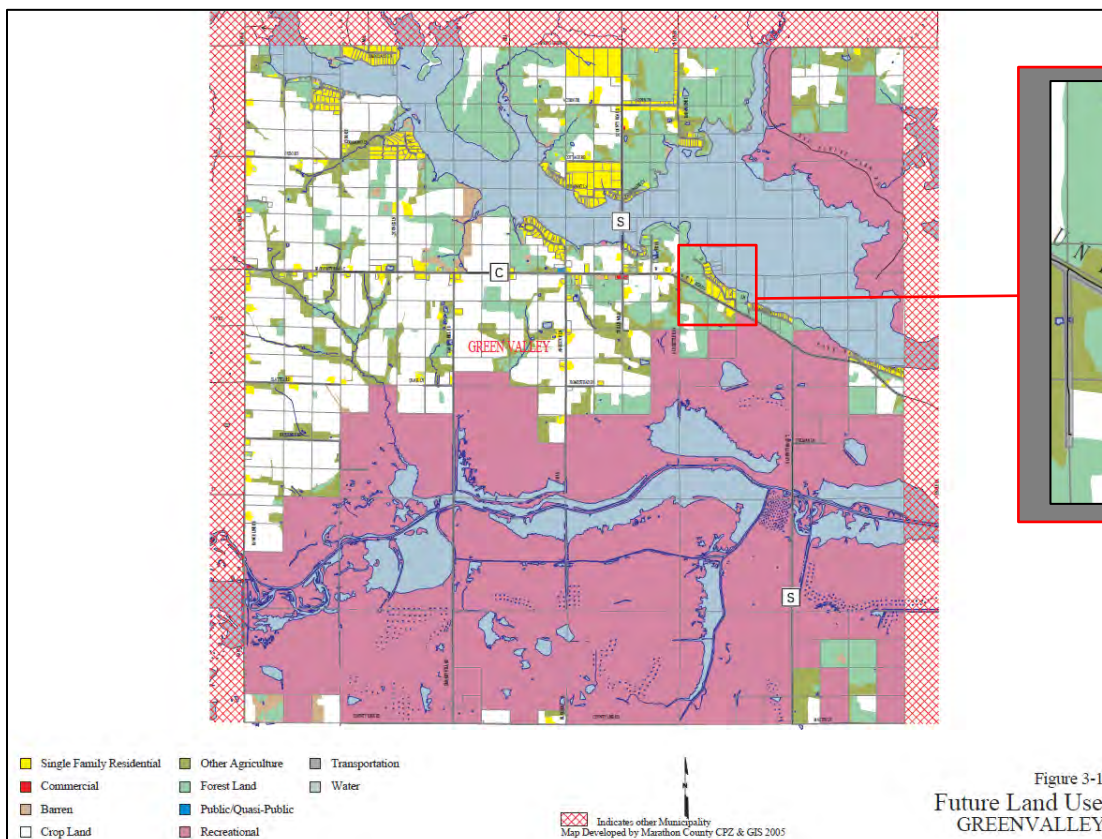
**ACREAGE:**  
0.821 Acres

**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.

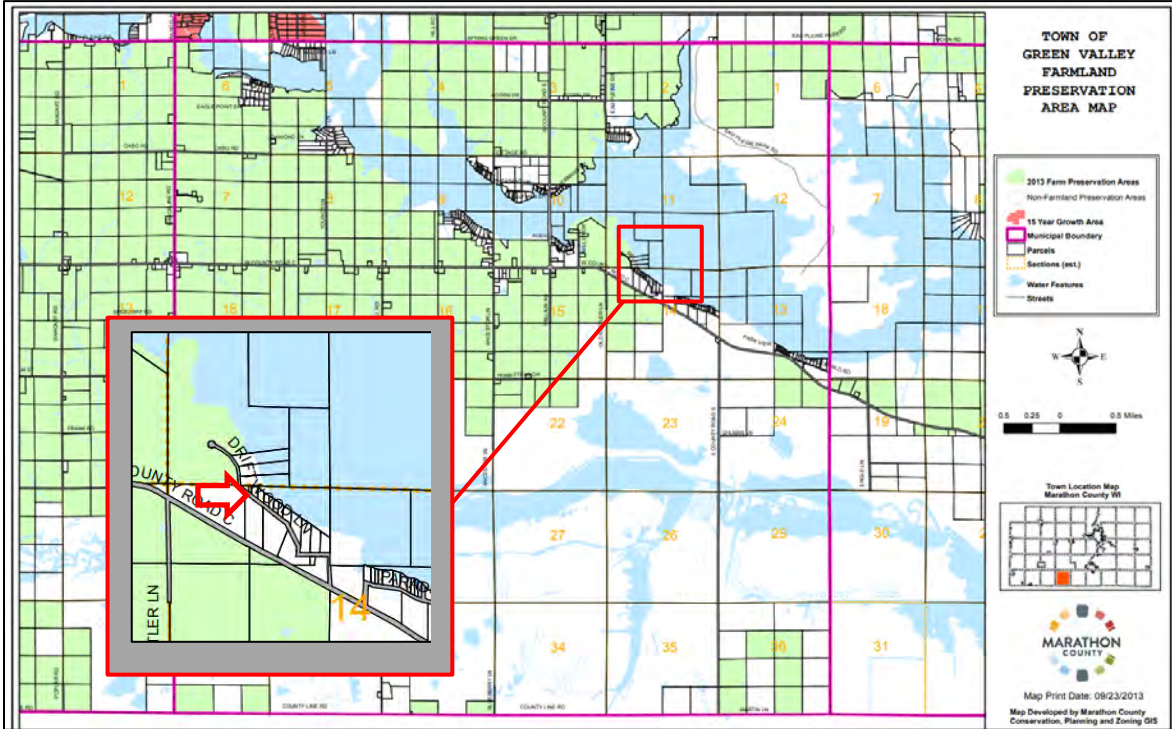
**Existing (2000) Land Use/Land Cover Map – Town of Green Valley (Comprehensive Plan).** The area/parcel proposed to be rezoned is shown as woodland and Vacant/Barren land uses in the Town’s Comprehensive Plan Existing Land Use/Land Cover Map (2000). Adjacent land uses are comprised of similar land uses also including, Single Family Residential and Other Agricultural land uses.



**TOWN COMPREHENSIVE PLAN FUTURE LAND USE MAP:** The area/parcel proposed to be rezoned is shown as Single Family Residential in the Town’s Comprehensive Plan Future Land Use/Land Cover Map. Adjacent land uses comprise of Single Family Residential and Woodland land uses.



**FARMLAND PRESERVATION PLAN:** The parcel in question was designated as a non-farmland preservation area in the Farmland Preservation Plan, yet the town does not participate in farmland preservation zoning. Therefore, there are no parcels within the Town of Green Valley that are zoned farmland preservation.



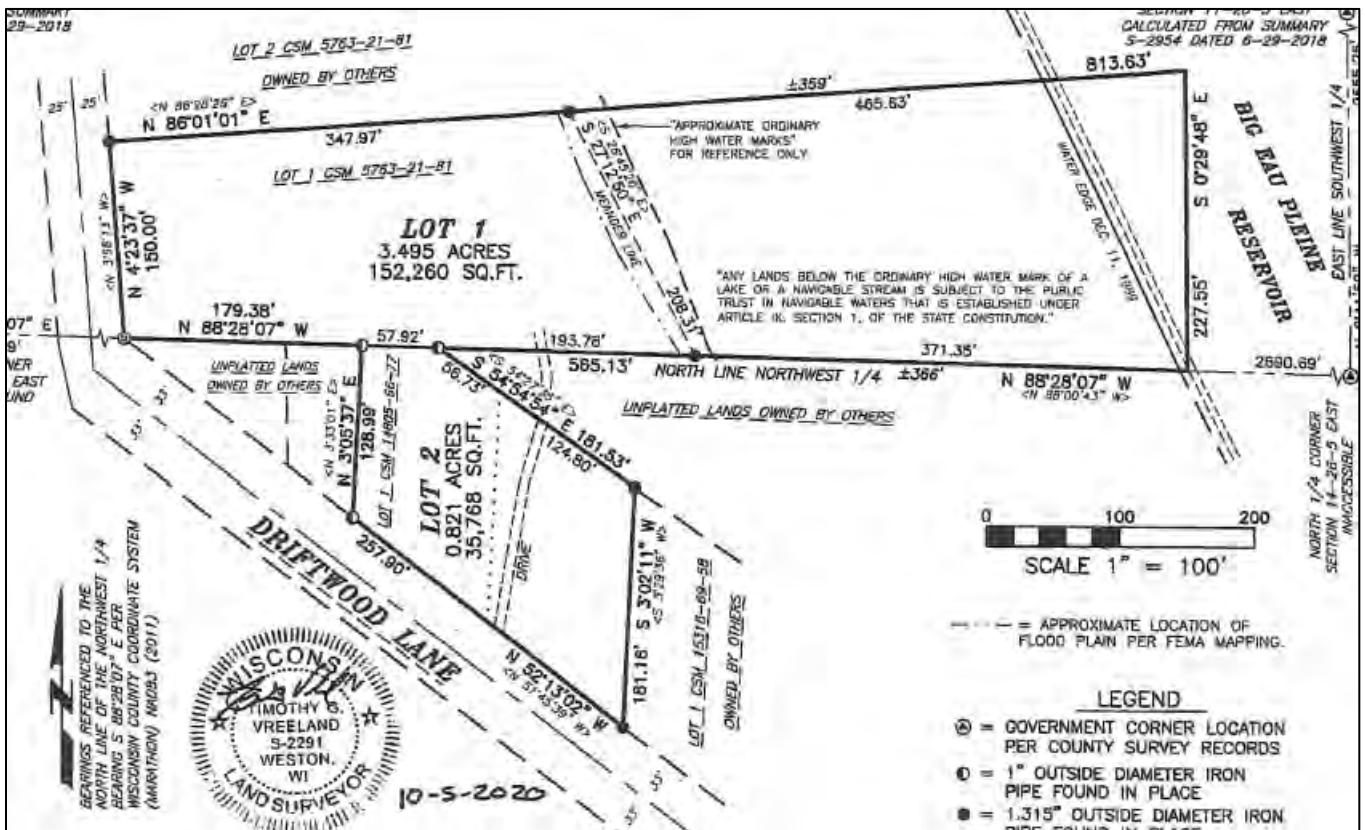
**SIGNIFICANT PARCEL LIMITATIONS OR NATURAL FEATURES:** The area proposed to be rezoned has no mapped floodplain or mapped wetlands yet is covered completely by the shoreland overlay areas from the Big Eau Pleine Reservoir.



**Aerial Photo:**



**Preliminary Certified Survey Map:**



## TOWN RECOMMENDATION:

On March 9<sup>th</sup>, 2020 the **Town of Green Valley** Town Board Recommended **Approval** to Marathon County's Environmental Resources Committee.

<p>11) Is there anything else the Town wishes to present or comment on regarding this application to the Marathon County Environmental Resources (ERC) Committee?</p> <p><input checked="" type="checkbox"/> No    <input type="checkbox"/> Yes Explain: _____</p> <p>_____</p> <p>The Town of Green Valley recommends: <input checked="" type="checkbox"/> <b>Approval</b>    <input type="checkbox"/> <b>Disapproval</b> of the amendment and/or zone change.</p> <p><b>OR</b>    <input type="checkbox"/> <b>Requests an Extension*</b> for the following reasons: _____</p> <p>_____</p> <p><small>*Wis. Stats §59.69(5)(e), (3), and (3m) authorizes Towns to extend the time to disapprove a zone change for a total of thirty (30) days beyond the date of the public hearing. The extension must be by Town Board Resolution and remains in effect until the Town Board adopts a resolution rescinding the extension.</small></p> <p style="text-align: right;">Clerk <u>Dora Salvisky</u> Town Board <u>Philip Apple</u> <u>Mitch Maguire</u></p> <hr/> <p><small>NOTE: If you recommend disapproval of this request, please make every effort to send a representative to the Environmental Resources Committee Public Hearing. Town input at the hearing is always appreciated. Please return this form before February 23, 2021 to:</small></p>
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**Note:** *Within the supplied town resolution there appeared to be some questions that may have been answered incorrectly, yet, to verify to towns true intent, CPZ staff reached out to the town clerk regarding the resolution and answers for clarity on 03/10/2021.*

### 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. Although the area proposed to be rezoned is shown to be designated for single family residential land uses in the future land use map. Yet, the town's comprehensive plan is over 15 years old and needs to be updated. 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 proposed to be rezoned was designated as a non-farmland preservation area in the FP plan. Lastly, the town has recommended approval of the rezone in question as well as has stated the rezone is consistent with the Towns 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.

There is no active cropland on the parcel proposed to be rezoned. The parcel in question is not adjacent to agricultural land uses or zoning districts.

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 related to a pending Certified Survey Map submitted to our department, rezone will allow the parcel to be rezoned and an adjacent parcel to be combined (without resulting in split zoning).
- b. All necessary public facilities are anticipated to be provided (if not already provided) given any proposed development would rely of private systems such as a private well and sanitary system.
- 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. (There is no proposed development onsite at this time.)

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

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

The rezone meets all the zoning district standards as it relates to size, frontage, access, and dimension. If approved, the Green Valley should update their comprehensive plan to reflect the proposed rezone to Rural Residential from Low Density Residential. The future and existing land use maps already reflect the current residential use on the parcel. The rezone also appears to be consistent with the purpose and intent of the Towns Comprehensive Plan 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 of 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: #3**  
**Environmental Resources Committee**  
**Decision Form**

**Conclusions of Law**

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

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

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

Agree       disagree       insufficient information

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

Agree       disagree       insufficient information

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3. The applicant has demonstrated that...

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

Agree       disagree       insufficient information

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

Agree       disagree       insufficient information

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

Agree       disagree       insufficient information

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

Agree       disagree       insufficient information

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**Environmental Resources Committee Decision**

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

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

Specify reasons for denial, or additional information requested:

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

Describe recommended amendments:

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Signature:

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



**“Royal Vistas”  
Town of Rib Mountain  
Final Plat  
Staff Report  
Environmental Resources Committee  
March 30, 2021**

**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 with MR-4 (Mixed Residential) zoning. This district is intended to permit development which has a moderately high density community character which lies somewhere between suburban and urban. The land use standards for this district permit both single-family detached residential development and certain types of moderately high density single-family attached development permitted by right, and both moderately high density single-family attached development and certain types of multi-family development permitted as a conditional use, as well as a variety of related institutional land uses. Density and intensity standards for this district are designed to ensure that the Mixed Residential (MR-4) District shall serve as a designation which preserves and protects the moderately high density residential community character of its area. A variety of residential development options are available in this district, with a Maximum Gross Density (MGD) of 4 dwelling units per gross acre.
- **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 8<sup>th</sup> 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”.

# PLAT OF ROYAL VISTAS

A SUBDIVISION PLAT BEING ALL OF LOT 39 OF CERTIFIED SURVEY MAP NUMBER 18660, RECORDED AT THE MARATHON COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT NUMBER 1809981, BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 16, TOWNSHIP 28 NORTH, RANGE 7 EAST, ALL IN THE 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 LOT 39 OF CERTIFIED SURVEY MAP NUMBER 18660, RECORDED AT THE MARATHON COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT NUMBER 1809981, BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 16, TOWNSHIP 28 NORTH, RANGE 7 EAST, ALL IN THE TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 162,338 SQUARE FEET, 3.727 ACRES, MORE OR LESS.

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

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

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

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

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

MARATHON COUNTY LAND CONSERVATION AND ZONING COMMITTEE APPROVAL CERTIFICATE  
RESOLVED, THAT THE PLAT OF ROYAL VISTAS IN THE TOWN OF RIB MOUNTAIN, BPW DEVELOPMENT LLC, OWNERS, IS HEREBY APPROVED BY THE LAND CONSERVATION & ZONING COMMITTEE.

DATE \_\_\_\_\_ APPROVED

LAND CONSERVATION AND ZONING COMMITTEE, CHAIRPERSON

DATE \_\_\_\_\_ SIGNED

LAND CONSERVATION AND ZONING COMMITTEE, CHAIRPERSON

## COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN  
MARATHON COUNTY)

I, AUDREY JENSEN, COUNTY TREASURER, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE COUNTY OF MARATHON, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF \_\_\_\_\_, 2021.

AFFECTING THE LANDS INCLUDED IN THE PLAT OF ROYAL VISTAS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

AUDREY JENSEN, TREASURER, MARATHON COUNTY

## TOWN OF RIB MOUNTAIN APPROVAL CERTIFICATE

RESOLVED, THAT THE PLAT OF ROYAL VISTAS IN THE TOWN OF RIB MOUNTAIN, BPW DEVELOPMENT, LLC, OWNER, IS HEREBY APPROVED BY THE TOWN BOARD.

DATE \_\_\_\_\_ APPROVED \_\_\_\_\_ TOWN CHAIRMAN

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_ TOWN CHAIRMAN

## CERTIFICATE OF TOWN OF RIB MOUNTAIN TREASURER

STATE OF WISCONSIN  
MARATHON COUNTY)

I, CATHY SCHNEIDER, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE TOWN OF RIB MOUNTAIN, WISCONSIN, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF 2021 AFFECTING THE LANDS INCLUDED IN THE PLAT OF ROYAL VISTAS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

CATHY SCHNEIDER, CLERK/TREASURER

## CORPORATE OWNER'S CERTIFICATE OF DEDICATION

BPW DEVELOPMENT LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS PLAT. BPW DEVELOPMENT LLC, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: TOWN OF RIB MOUNTAIN, CITY OF WAUSAU, MARATHON COUNTY, AND THE WISCONSIN DEPARTMENT OF ADMINISTRATION.

IN WITNESS WHEREOF, THE SAID BPW DEVELOPMENT LLC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY \_\_\_\_\_, ITS PRESIDENT, AND COUNTERSIGNED BY \_\_\_\_\_, ITS SECRETARY,

AT \_\_\_\_\_, WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS \_\_\_\_\_, 2021.

IN THE PRESENCE OF: \_\_\_\_\_, ITS SECRETARY,

AT \_\_\_\_\_, WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS \_\_\_\_\_, 2021.

IN THE PRESENCE OF: \_\_\_\_\_, CORPORATE NAME \_\_\_\_\_

BILL SHNOWSKE, PRESIDENT

COUNTERSIGNED:

KAY SHNOWSKE, SECRETARY

STATE OF WISCONSIN  
SS

(COUNTY)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BILL SHNOWSKE, PRESIDENT, AND KAY SHNOWSKE, SECRETARY OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH TRUSTEE AND SECRETARY OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

\_\_\_\_\_, NOTARY PUBLIC, \_\_\_\_\_, WISCONSIN

MY COMMISSION EXPIRES \_\_\_\_\_

## CONSENT OF MORTGAGEE

I, NICOLET NATIONAL BANK, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DO HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND I DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF BPW DEVELOPMENT LLC, OWNER.

WITNESS THE HAND AND SEAL

OF \_\_\_\_\_, MORTGAGEE,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

IN THE PRESENCE OF: \_\_\_\_\_, MORTGAGEE

STATE OF WISCONSIN  
SS

(COUNTY)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021,

THE ABOVE NAMED BPW DEVELOPMENT, LLC, TRUSTEE,

OF THE ABOVE NAMED REPRESENTATIVE TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH TRUSTEE OF SAID BPW DEVELOPMENT, LLC, AND ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH REPRESENTATIVE AS THE DEED OF SAID BPW DEVELOPMENT, LLC, BY ITS AUTHORITY.

\_\_\_\_\_, NOTARY PUBLIC, \_\_\_\_\_, STATE OF \_\_\_\_\_

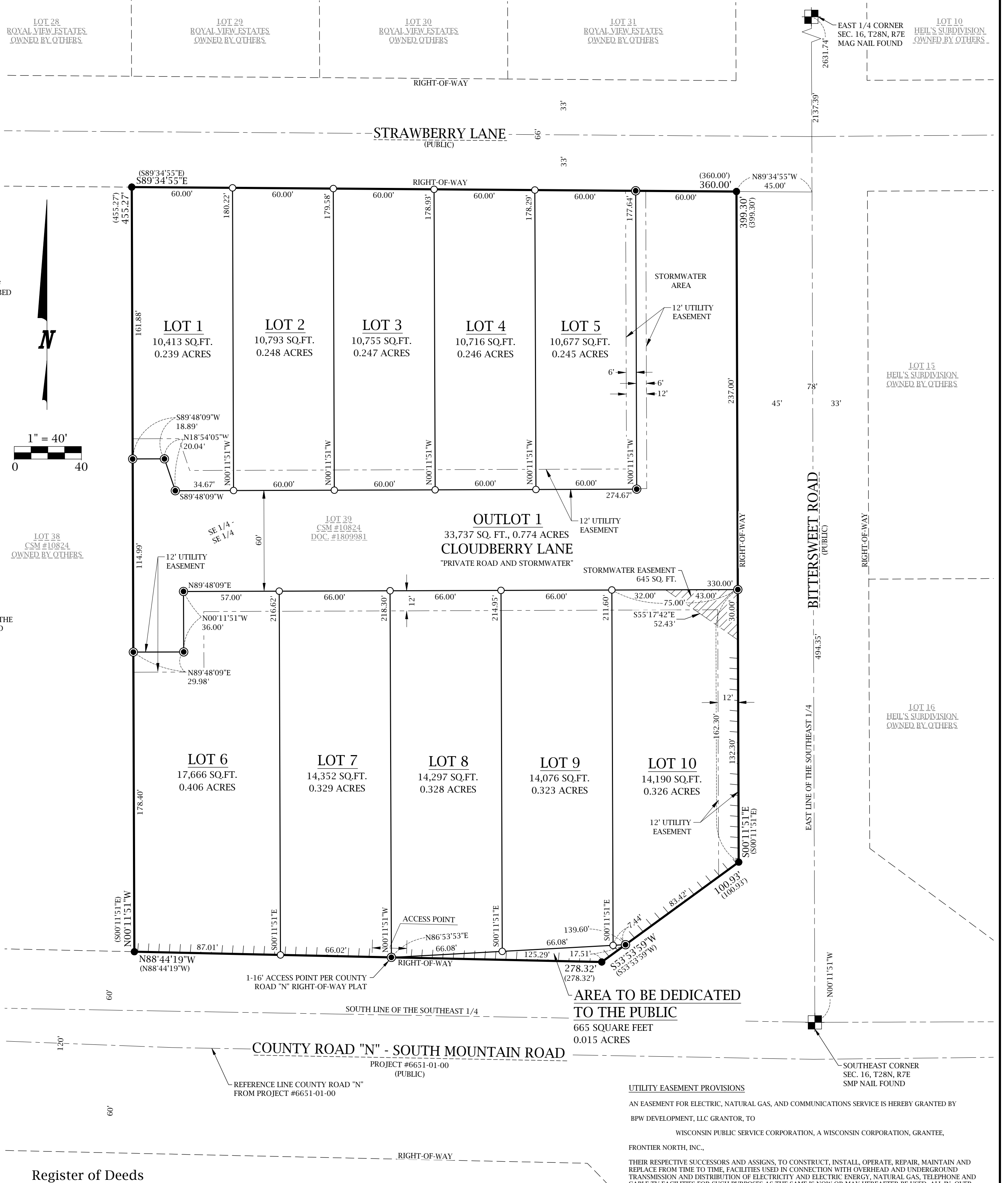
MY COMMISSION EXPIRES \_\_\_\_\_

## CITY OF WAUSAU EXTRATERRITORIAL APPROVAL CERTIFICATE

RESOLVED, THAT THIS PLAT OF ROYAL VISTAS IS WITHIN THE EXTRATERRITORIAL AREA OF THE CITY OF WAUSAU AND IS HEREBY APPROVED BY THE COMMON COUNCIL.

DATE \_\_\_\_\_ APPROVED \_\_\_\_\_

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_



LOT 28 ROYAL VIEW ESTATES OWNED BY OTHERS

LOT 29 ROYAL VIEW ESTATES OWNED BY OTHERS

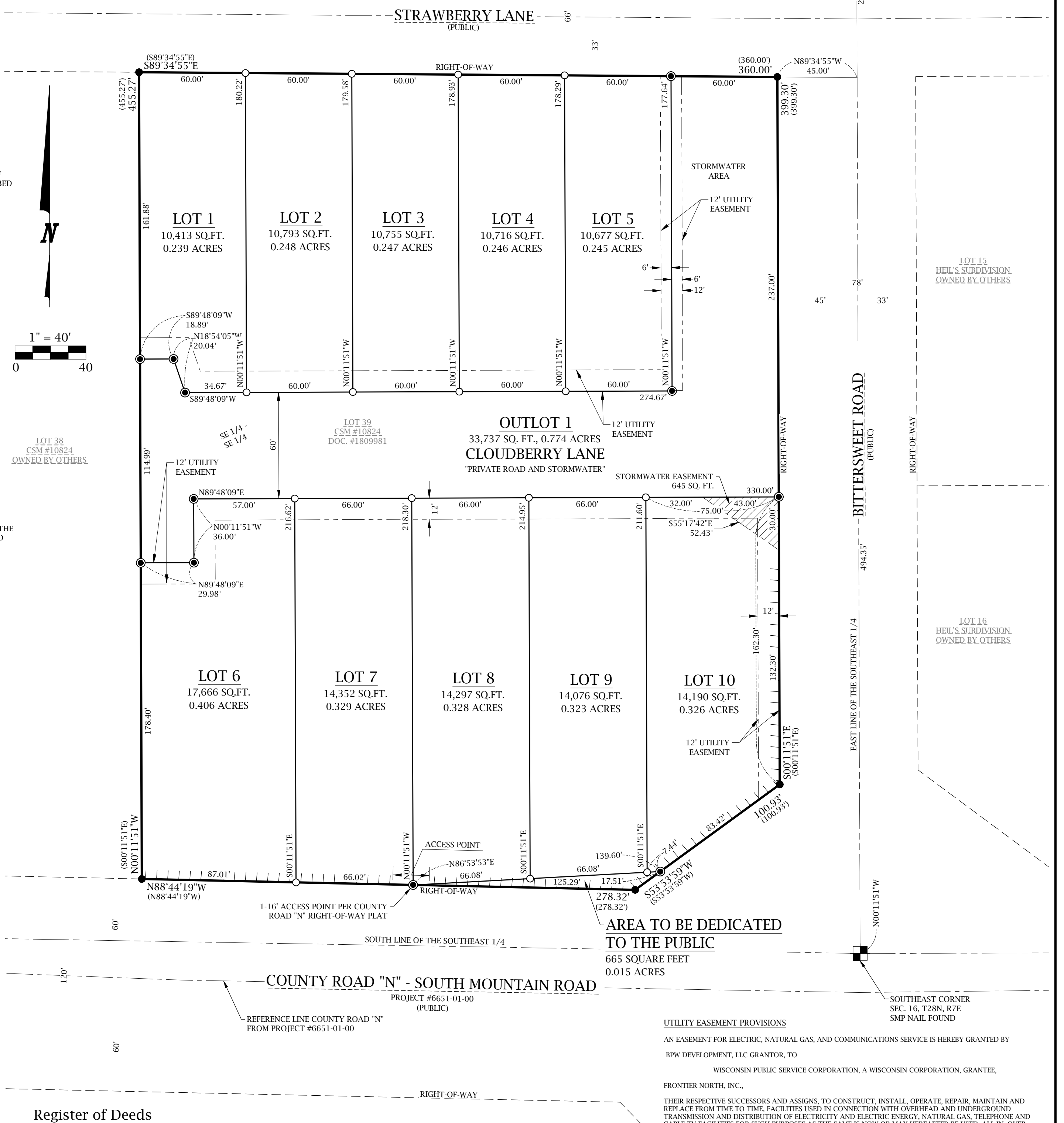
LOT 30 ROYAL VIEW ESTATES OWNED BY OTHERS

LOT 31 ROYAL VIEW ESTATES OWNED BY OTHERS

LOT 10 HEIL'S SUBDIVISION OWNED BY OTHERS

LOT 15 HEIL'S SUBDIVISION OWNED BY OTHERS

LOT 16 HEIL'S SUBDIVISION OWNED BY OTHERS



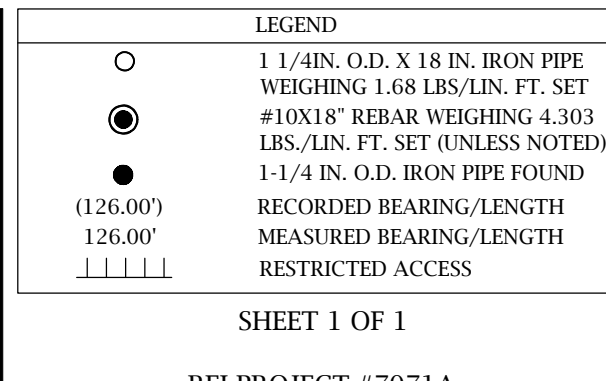
## Register of Deeds Marathon County, Wis.

Received for Record this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2021 at \_\_\_\_\_ o'clock \_\_\_\_\_ M. in Plat Cabinet No. \_\_\_\_\_ on page \_\_\_\_\_ REGISTRAR

GENERAL NOTES:  
1. BEARINGS AND COORDINATES ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD83 (2011) DATUM, AND ARE REFERENCED TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 7 EAST, MEASURED TO BEAR NORTH 00°11'51" WEST.  
2. THERE DOES NOT APPEAR TO BE ANY STRUCTURES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.  
3. OUTLOT 1 TO BE USED FOR PRIVATE ROAD AND STORMWATER PURPOSES.

UTILITY EASEMENT PROVISIONS  
AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY BPW DEVELOPMENT, LLC GRANTOR, TO WISCONSIN PUBLIC SERVICE CORPORATION, A WISCONSIN CORPORATION, GRANTEE, FRONTIER NORTH, INC.  
THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, NATURAL GAS, TELEPHONE AND CABLE TV FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS, WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THEREON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEE AGREES TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEE OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRIC FACILITIES, NATURAL GAS FACILITIES, OR TELEPHONE AND CABLE TV FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. STRUCTURES SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN SIX INCHES WITHOUT WRITTEN CONSENT OF GRANTEE. THIS UTILITY EASEMENT PROVISION DOES NOT PREVENT OR PROHIBIT OTHERS FROM UTILIZING OR CROSSING THE UTILITY EASEMENT AS THE UTILITY EASEMENT(S) ARE NON-EXCLUSIVE.  
THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.  
Certified \_\_\_\_\_, 20\_\_\_\_  
Department of Administration



REI Engineering, Inc.  
1075 N. 27th Avenue  
Wausau, Wisconsin 54483  
Phone: 715.875.9100 Fax: 715.875.0400  
E-Mail: MAIL@REIENGINEERING.COM  
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING



# MARATHON COUNTY

**Pay for Performance: An innovative approach  
on the use of MDV funds and meet Fenwood Creek Goals  
by Patrick Bula and Paul Daigle**



Conservation, Planning,  
& Zoning Department

# Innovative use of MDV funds

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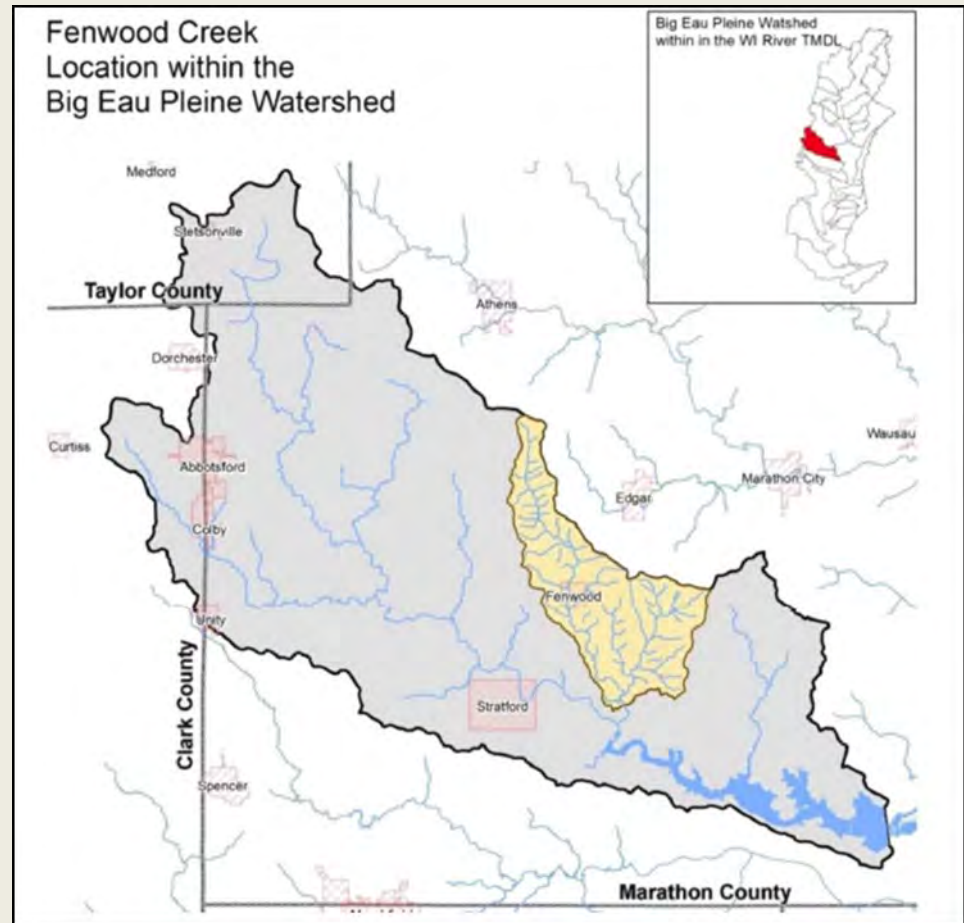
- Overview of a new approach to move farmers from good to great managers of the land
- Moves beyond Ag performance standards and prohibitions
- Provide ecosystem services incentive for implementation of superior management systems
- This presentation assumes you have a basic understanding of the MDV program

# The Fenwood Creek Watershed



Conservation, Planning,  
& Zoning Department

- 39 square miles (24,958 acres) flows into the Big Eau Pleine (BEP) reservoir
- 65% of the watershed area is utilized as agricultural cropland
- The Challenge: Support farming while mitigating environmental impacts of soil sedimentation and nutrient runoff
- Can we have Fish and Cheese?



# Land Management



Conservation, Planning,  
& Zoning Department



# Water Quality



Conservation, Planning,  
& Zoning Department



- Low dissolved oxygen levels, high algae concentrations, and fish kills have occurred since the reservoir construction in 1937.

- EPA designated the Big Eau Pleine River watershed as a 303D impaired water body due to the impacts from excessive phosphorus runoff.



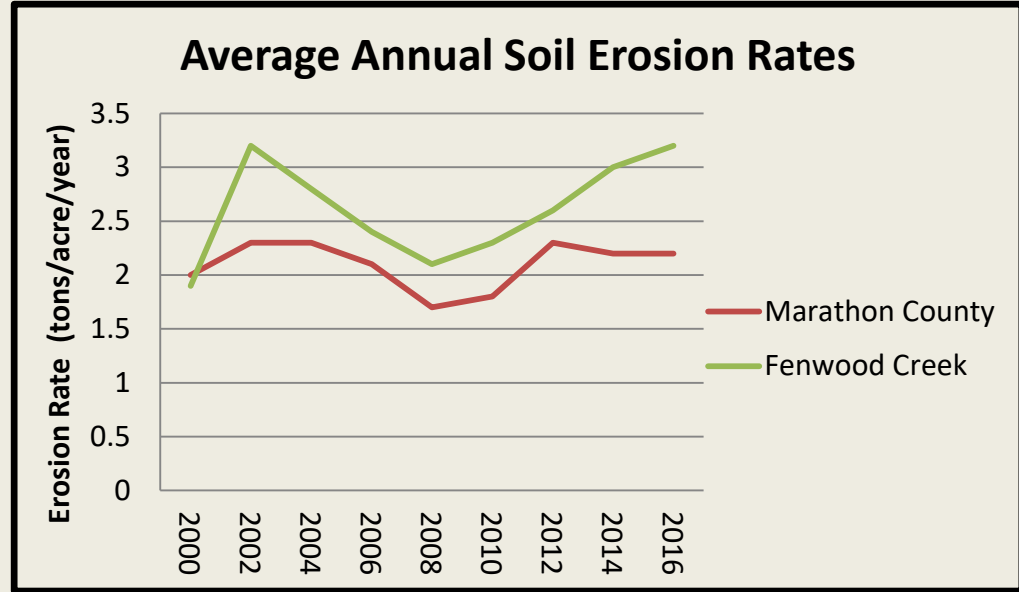
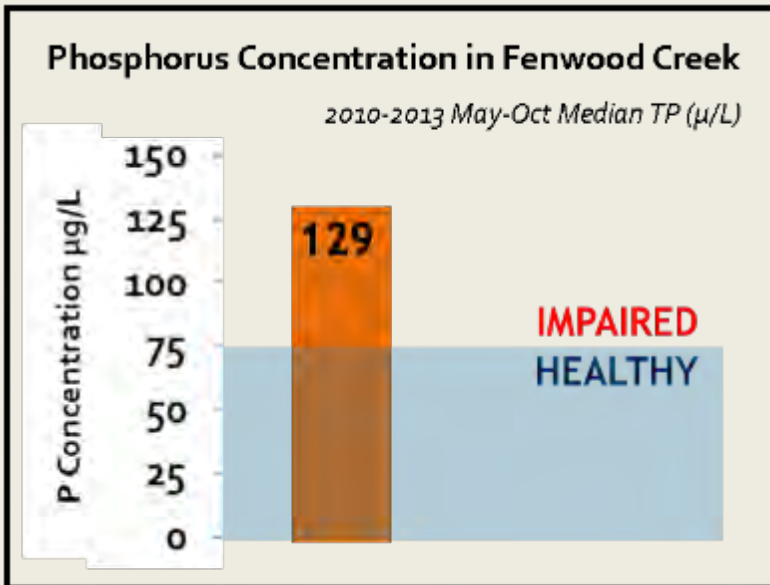




Conservation, Planning,  
& Zoning Department

# Goals for the Fenwood Watershed

- Lower the average Phosphorus Index from 4.8 to 2.6 (lbs./acre/year)
- Reduce the average soil loss rate from 3.1 to 1.7 (tons/acre/year)
- Bring down the average instream Phosphorus concentrations from 129 $\mu\text{g/L}$  to 75 $\mu\text{g/L}$  (45% reduction)



# Goals for the Fenwood Watershed



Conservation, Planning,  
& Zoning Department

## Baseline Phosphorus and Soil Sediment Delivery Estimates for 14,600 acres cropland in Fenwood Creek

Pollutant	Phosphorus	Soil Sediment
Current Weighted Watershed Average	4.8 Phosphorus Index	3.1 tons/acre/year
Proposed Weighted Watershed Average	2.6 Phosphorus Index	1.7 tons/acre/year
Current Total Estimated Loading	70,080 pounds/year	45,260 tons/year
Proposed load reduction per Plan	31,536 pounds/year	20,367 tons/year

# How Do We Get There?

## Phase 1 – Structural Practices

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Conservation, Planning,  
& Zoning Department



# Past Approach

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Conservation, Planning,  
& Zoning Department

- DNR- Targeted Runoff Management (TRM) Grant Program
- Cost-sharing 70% hard practices (e.g. manure pit construction/abandonment, barnyard runoff control, waterways)
- Various flat rates per acre for cropland practices (e.g. cover crops, reduced/no-tillage, contour farming)
- Only able to cost-share farmers to meet the WI Agricultural Performance Standards and Prohibitions (APSP)-does not meet WQ objectives

# Agricultural Performance Standards and Prohibitions (APSP)

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Conservation, Planning,  
& Zoning Department

- AGRICULTURAL PERFORMANCE STANDARDS:

- Sheet, rill erosion
- Tillage setback
- Phosphorus index
- Manure storage facilities
- Process wastewater handling
- Clean water diversions
- Nutrient management

- MANURE MANAGEMENT PROHIBITIONS:

- No overflow of manure storage facilities.
- No unconfined manure piles in a water quality management area.
- No direct runoff from feedlots or stored manure into state waters.
- No unlimited livestock access to waters of the state in locations where high concentrations of animals prevent the maintenance of adequate or self-sustaining vegetative cover.

**\*Even if all farms met APSP we still couldn't meet the goals of the Fenwood Creek Watershed Management Plan OR the Wisconsin River TMDL Plan.**

# Past Results:

## Phase 1 Phosphorus Reductions



Phase 1 Reductions 2016-2020			
Practice	Acres Implemented	Phosphorus Reduction (pounds/year)	Soil Sediment (tons/year)
Non-Structural (cropland)	1,880 ac.	1,561	1688
Structural	N/A	1,876	207
Total		3,437	1,895

Cost per pound of phosphorus reduction: **\$57** per pound of P

# How Do We Get There?

## Phase 2 – Cropland Practices

3/22/2021

MARATHON  
COUNTY

Conservation, Planning,  
& Zoning Department

- Adoption of these management practices can cut phosphorus levels in half or more



# MDV:

## Going from good to great

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Conservation, Planning,  
& Zoning Department

- Multi-Discharger Variance (MDV) Program
- Working towards Watershed Management Plan and TMDL goals
- How we think we can get there:
  - Reward farmers that exceed APSP
  - Develop outcome-based incentives
  - Encourage a farm-wide approach
  - Encourage farmer ingenuity



# MDV:

## Going from good to great



Conservation, Planning,  
& Zoning Department

- Farmers meet APSP as an eligibility requirement
- CPZ staff will determine a farm-wide baseline Phosphorus Index (PI) level based on the past rotation.
- Future PI level based on the planned rotation.
- Reduce or maintain farm-wide PI  $\leq 3$
- Initial 3-year contract period

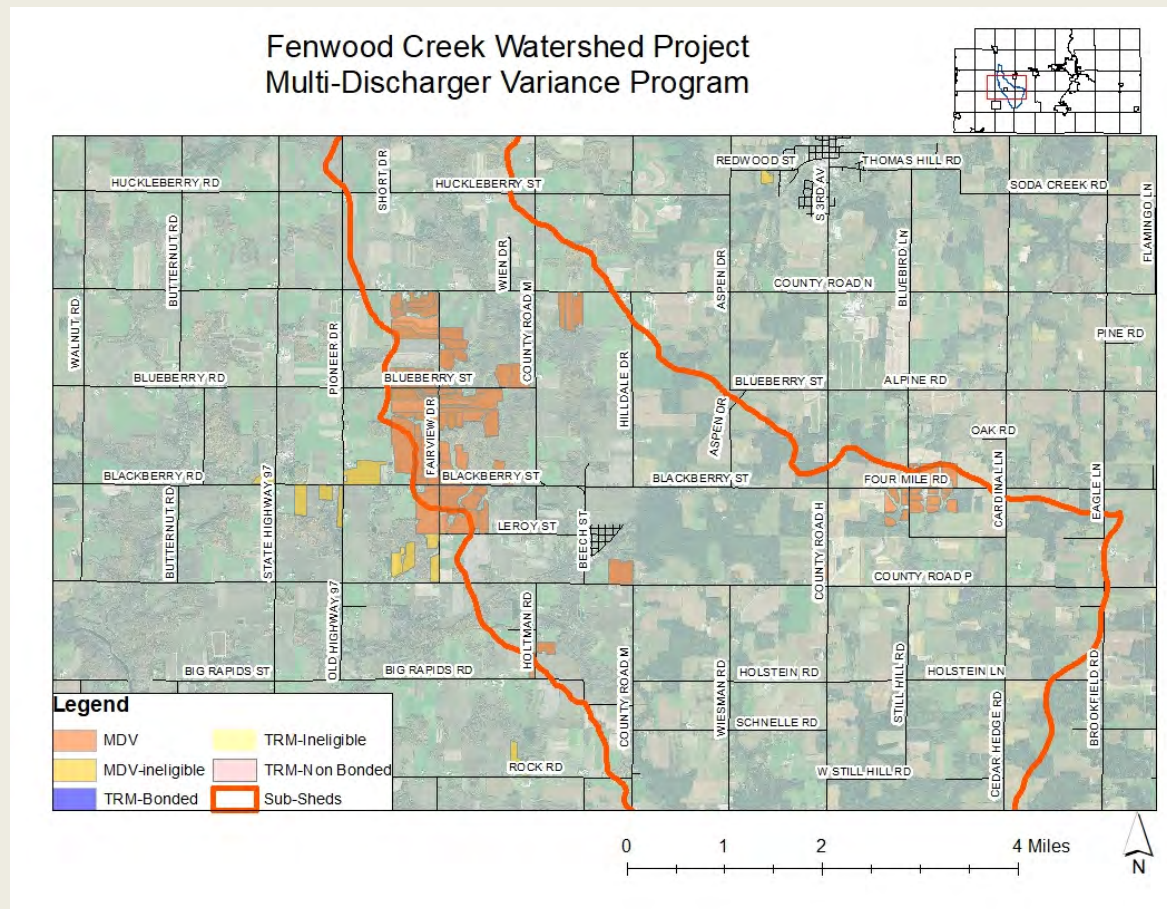
Cost-Share Tier	PI Level	Reduction Rate (\$/acre/year)	Maintenance Rate (\$/acre/year)	Example Practices to Help Achieve that PI Level
3	< 3	\$20.00	\$10.00	Reduced-tillage + cover crops
2	< 2	\$30.00	\$15.00	reduced-tillage + cover crops + longer rotations
1	< 1	\$40.00	\$20.00	no-till planting + cover crops; managed grazing

# 2020 Snapshot



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& Zoning Department

- Total of 1,214 acres within the Fenwood Creek Watershed cost-shared by MDV funds



# Cost Efficiency



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Farm	Baseline PI	Planned PI	Acres	Avg. farm-wide P reduction (lbs./yr.)	Total cost (\$/year)	Cost/Pound (\$/lb./yr.)
1	3.5	2.9	410	246	\$8,200.00	\$33.33
2	3.1	0.8	180	414	\$7,200.00	\$17.39
3	4.4	2.7	201	342	\$4,020.00	\$11.75
4	3.3	1.1	264	581	\$7,920.00	\$13.63
5	3.7	2.9	159	127	\$3,180.00	\$25.03
			1,214 ac.	1,710 lbs/yr.	\$30,520.00/yr	

\*The MDV program spends an average of **\$17.85/lb./yr.** on Phosphorus runoff reduction.

# Year One Example: Triple K-C Dairy



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- In 2020 Keith Bauman of Triple K-C Dairy signed a three year agreement with Marathon County to reduce farm-wide average Phosphorus runoff down to less than one pound/acre.
- Keith worked with CPZ staff to plan a combination of practices that would accomplish this goal.
- In the past Keith had experimented with no-till and cereal rye cover crops, but he decided to take the next step this year.



# Year One Example: Triple K-C Dairy



Conservation, Planning,  
& Zoning Department

- In the end he agreed to no-till 100% of his corn and soybeans, inter-seed cover crops in corn, and fall seed cereal rye following soybeans.
- Today Keith is impressed by his results and is considering no-tilling alfalfa and integrating cereal rye grain as part of his rotation.
- Leading up to the growing season Keith attended field days and connected with more experienced farmers to make certain he was successful.



# How Do We Get There?

## Community Engagement



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& Zoning Department

- The Eau Pleine Partnership for Integrated Conservation (EPPIC) first met during December of 2017. The group consisted of an array of stakeholders including farmers, shoreline owners, ag retailers, equipment dealers, and conservation oriented government and non-governmental stakeholders.
- Networking and coordination between stakeholders through EPPIC has accelerated management practice changes.



# Challenges and Opportunities

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## Challenges

- Split farm acres – not all farm acres are within the eligible watershed
- Nutrient Management Plan (NMP) updates – not every year goes as planned
- Funding to cover the whole watershed \$300,000 per year

## Opportunities

- Farmer NM classes for MDV participants

# 2022 Strategic Plan Goal:



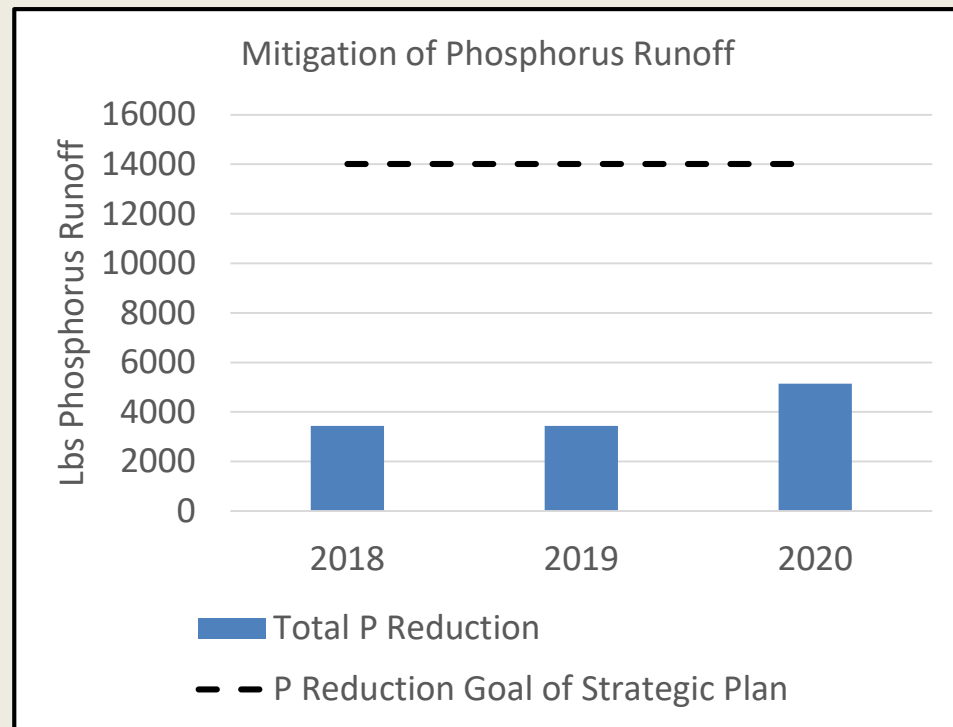
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By  
December 31,  
2022, phosphorous  
from cropland and farmsteads  
in the Fenwood Creek  
Watershed will be reduced by  
20% or 14,016 pounds.

Baseline: 70,080 pounds in 2018  
Source: Nine Element Plan (EPA\*)

Outcome  
Measure

1



MDV approach has demonstrated a blueprint for success



# 2022 Funds needed



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& Zoning Department

- Additional Phosphorus reduction needed to meet 2022 goal
  - 14,016 goal – 5146 lbs to date = 8870 lbs remain
- 8870 lbs @ \$20 per lb = \$177,400 per year to landowners plus \$50,000 to staff and administer Total \$227,400 per year round to \$230,000
  
- Options for Funding in 2022
  - Special request to State of WI for Fenwood Pilot project
    - \$230,000 per year for the next two years
  - New budget request to Marathon County for 2022 and 2023
    - \$230,000 per year for the next two years
  
- Note: a plan is being put into place to achieve 35 ft. buffers in the Fenwood using grant funds.

# Funds to meet full plan goals



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& Zoning Department

- Fenwood Creek plan goals 31,536 lbs of phosphorus for both farmstead and cropland phosphorus reduction. 60% of Phosphorus reduction goal
- Additional Phosphorus reduction needed to meet
  - 31,536 - 5146 lbs to date = 26,390 lbs remain
  - 26,390 lbs @ \$20 per lb = \$527,800 per year to landowners plus \$80,000 to staff and administer Total \$607,800 per year round to \$610,000 per year for six years
- Options for full Funding
  - Special request to State of WI for Fenwood Pilot project
    - \$610,000 per year for the next six years
  - New budget request to Marathon County for 2022-2027
    - \$610,000 per year for the next six years

# Outcome

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- ERC will put in place a successful model to reduce phosphorus in all impaired waters by the end of 2022
- Set the stage for a policy discussion on how the Land and Water Resource Management Plan policy discussion on how to reach established TMDL goals of a cropland phosphorus goal of 2.5 lbs per acre or less and 35 ft buffers along agricultural lands will be achieved.



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# Questions, Discussion? Next Steps...



## MEMORANDUM

DATE: March 2<sup>nd</sup>, 2021

TO: Environmental Resources Committee

FROM: Paul Daigle-Land and Water Program Director

SUBJECT: Groundwater Plan-memo #2

This is to inform you of the Groundwater Planning status in regards to the Strategic Plan goal of completion by December 31<sup>st</sup>, 2022.

As you are aware, from the March 2<sup>nd</sup> ERC meeting, CPZ staff has done the following to begin planning for a new groundwater plan:

1. Engaged Central Wisconsin Groundwater Center at UW-Stevens Point as well as researched Groundwater Plans in other counties within Wisconsin. There is no planning template available.
2. Breadth and scope of the plan to be completed has not been addressed.
3. Plan has not moved forward in 2020 or 2021 due to health department staff not being able to work on the plan and extended vacancy at CPZ Director Position. Health Department staff have been contacted and they have indicated they will not be able to work on a plan until late fall 2021.

### Next Steps:

1. In 2021 and 2022 CPZ staff will work with UniverCity Project to fulfill deliverables identified in project request.
2. In winter of 2021-22 CPZ staff and Health Department staff will plan for the plan. Defining what could be in the next plan and staff recommendations on what would be best for Marathon County for a plan. The breath and scope of plan deliverables will be presented to ERC by March 31<sup>st</sup>, 2022.
3. May 2022, plan scope will be fully developed, presented and recommended for approval to ERC.
4. Budget requirements for plan will be developed by June 2022 and submitted into the 2023 County budget.

#### Conservation, Planning & Zoning Department

5. Plan will be developed in 2023 based upon approved scope, breadth and budget approval.

As a background, here is the link to the [2001 Groundwater Protection Plan](#).

Topic	Governor's Budget Proposal	CPZ Department Recommendations	Marathon County Recommendation
<p><b>Soil and Water Resource Management Bond Authority and Cost Share Grants</b></p>	<p>Provides \$7 million in general obligation bonds for grants to counties for implementation of land and water resource management plans, including cost-share grants to landowners.</p>	<p>Department Recommendation: Support; Consistent with Goals of Comprehensive Plan and Land and Water Resource Management Plan</p>	
<p><b>County Conservation Staffing and Cost Sharing</b></p>	<p>Provides an additional \$7,308,000 million annual increase in grant funding to counties for county conservation staff to support land and water conservation activities.</p>	<p>Department Recommendation: Support; Consistent with Goals of Comprehensive Plan and Land and Water Resource Management Plan.</p>	

<p align="center"><b>Private On-site Wastewater Treatment System Replacement or Rehabilitation Program (Wisconsin Fund):</b></p>	<p>Proposal changes the sunset date (June 30, 2023) for the Private On-Site Wastewater Treatment System Replacement or Rehabilitation Program. Provides grant funding of \$840,000 per year for grants to homeowners. The program will continue to assist home owners and small commercial establishments meeting certain income and eligibility criteria to repair or replace eligible failing private on-site wastewater treatment systems.</p>	<p align="center">Department Recommendation: Support; Consistent with Goals of Comprehensive Plan and Land and Water Resource Management Plan. Also consistent with General Code of Ordinances for Marathon county Chapter 15 Private Sewage Systems.</p>	
<p align="center"><b>Grants for Local Organizations that Coordinate Grazing</b></p>	<p>Requires the Department of Trade Agriculture and Consumer Protection (DATCP) to promote the dairy industry by providing grants to local organizations that coordinate grazing.</p>	<p align="center">Department Recommendation: Support; Consistent with Goals of Comprehensive Plan and Land and Water Resource Management Plan</p>	
<p align="center"><b>Producer Led Watershed Grant program</b></p>	<p>Increasing funding for the Producer-Led Watershed Grant Program, which supports farmer groups working collaboratively to address local water issues</p>	<p align="center">Department Recommendation: Support; Consistent with Goals of Comprehensive Plan and Land and Water Resource Management Plan –CPZ has applied for and received these grant to support on farm demonstration and education activities with farmers.</p>	



<p><b>Conservation Planning</b></p>	<p>Creating and funding a Conservation Grant Program which supports farmers seeking to transition to more environmentally sustainable agricultural practices</p>	<p>Department Recommendation: Support; Consistent with Goals of Comprehensive Plan and Land and Water Resource Management Plan-soil health initiative</p>	
<p><b>Geographic Information System</b></p>	<p>\$3 million for county GIS grants and \$7.5 million in second year of the biennium for county 911 grants</p>	<p>Recommendation: Support; Consistent with County Land Information plan and support of GIS system grants for upgrades to support 911 system</p>	
<p><b>Farmland Preservation Program</b></p>	<p>Bill (not in budget) proposes to increase tax credits and decrease contract length time from 15 years to 10 years for farmers in the Agricultural Enterprise Areas. These tax credits are received directly by landowners that are in eligible areas and meeting minimum conservation standards.</p>	<p>Department Recommendation: Support; Consistent with the goals of the Farmland Preservation Plan approved by County Board in 2013.</p>	
<p>I am looking for a motion to request staff to work with and ask Chair Gibbs to send letters of support for the above and below listed actions to the Governor, Joint Finance Committee, legislators/committees who sponsor legislation consistent with established Marathon County Plans and ordinances. In addition, any future legislative actions that are consistent with established Marathon County Board of Supervisors past policy actions including plans and ordinances. In addition, local legislators shall be included in these letters of support.</p>			

Topic	Governor's Budget Proposal	PRF Department Recommendations	Marathon County Recommendation
<p><b>Knowles-Nelson Stewardship Program Reauthorization</b></p>	<p>Extends the Warren Knowles-Gaylord Nelson Stewardship 2000 program until fiscal year 2031-32 at \$70 million per year. The proposal also provides \$700 million in bonding authority for the program.</p>	<p>Department Recommendation: Support; Consistent with goals of the Comprehensive Plan, Strategic Plan, Comprehensive Outdoor Recreation Plan and County Forest Comprehensive Land Use Plan all approved by County Board.</p>	<p>From 2010-2020 Marathon County was awarded six grants totaling nearly \$925,000 adding 878 acres to the County Forest. The Local Unit Government Funding is also an added option for park, open space and natural resources projects</p>
<p><b>County Forest Acreage Share Payments</b></p>	<p>Increases the County Forest Acreage Share Payment from \$0.30 per acre to \$0.63 per acre as a "payment in lieu of taxes."(PILT)</p>	<p>Department Recommendation: Support; Under the current Acreage Share Payment/PILT system, towns are paid at a much higher rate for state forest lands than county forest lands. In general, the public and the towns do not make a distinction between the uses, benefits, and economic impacts of a state forest versus a county forest, and it would be appropriate to compensate the towns on a more equal basis for county forest lands. It is important to ensure public lands, including county forests, do not become an economic burden to local governments.</p>	

<p><b>Snowmobile Trails</b></p>	<p>Provides \$200,000 out of a Segregated Fund(SEG) in each year for snowmobile trail mapping. Funding typically comes from snowmobile registrations and a formula for gas used each year.</p>	<p>Department Recommendation: Support; Provides funding to lease groomer tracking units statewide to map groomed trails.</p>	
<p><b>All-Terrain and Utility Terrain Vehicles</b></p>	<p>Provides funding for all-terrain vehicle and utility terrain vehicle trail maintenance, trail development and recreational projects by \$250,000 out of a Segregated Fund(SEG) in each year. The proposal also increases the funding for County and local all-terrain vehicle and utility terrain vehicle trail projects and support facilities by \$617,000 SEG each year. Funding typically comes from ATV/UTV registrations and a formula for gas used each year.</p>	<p>Department Recommendation: Support; Provides Counties and Towns extra funding to maintain and develop trail systems on lands and roads under their control.</p>	
<p><b>Dam Repair and Removal</b></p>	<p>Provides \$6 million in General Purpose Revenue(GPR)-supported general obligation bonds for grants to be used for dam repair, reconstruction and removal projects. This is an increase of \$2 million from the 2019-21 proposal.</p>	<p>Department Recommendation: Support; Provides local units of Government extra funding to repair, maintain or remove dams under their control.</p>	
<p>I am looking for a motion to request staff to work with and ask Chair Gibbs to send letters of support for the above and below listed actions to the Governor, Joint Finance Committee, legislators/committees who sponsor legislation consistent with established Marathon County Plans and ordinances. In addition, any future legislative actions that are consistent with established Marathon County Board of Supervisors past policy actions including plans and ordinances. In addition, local legislators shall be included in these letters of support.</p>			

**STRATEGIC PLAN OUTCOMES – January – December 2020**  
**ENVIRONMENTAL RESOURCES COMMITTEE**

**NATURAL RESOURCES GOAL: The natural resources of Marathon County are managed in a balanced way so they are protected and preserved for current and future generations’ health, enjoyment, and benefit.**

**Objective 5.2: Provide sound land use decisions that conserve and preserve natural resources in decisions with economic development and growth.**

Strategy	Actionable Item	Contributors	Status	Action
A. Update existing land use policies to address sprawl and natural resource protection				
	a. Update of Land & Water Resource Management Plan	CPZ, Corp. Counsel, private surveyors	Completed	County Board approval February, 2021
	b. Annual Update of Zoning Ordinance	CPZ, Corp. Counsel	Completed	County Board approval February, 2021
	c. Petition for Zoning map amendments	CPZ, Coalition members, NCWRPC	23 petitions considered	County Board approvals Various dates
	d. Update of Animal Waste Management Ordinance	CPZ, Corp. Counsel	Completed	County Board approval June, 2020
	e. Applications for Subdivision Plat approval	CPZ, town planning committees and boards	1 application considered	ERC approval with no county board action required
	f. Adopting Marathon County Solid Waste Management Board Strategic Plan 2020-2025	Solid Waste	Completed	
	g. Update of the County Forest Comprehensive Land Use Plan 2021-2035	PRF	Completed	County Board approval November 2020
B. Promote infrastructure development that protects natural resources				

**STRATEGIC PLAN OUTCOMES – January – December 2020**  
**ENVIRONMENTAL RESOURCES COMMITTEE**

<b>Strategy</b>	<b>Actionable Item</b>	<b>Contributors</b>	<b>Status</b>	<b>Action</b>
	a. Developed plan modification for alternative cap for closure of Area B that would reduce need to mine local clay & use an local industrial byproduct	Solid Waste	In process	SWMB support Feb 2021; DNR determination Fall 2021
C. Identify and preserve unique regional areas for natural resources protection and environmental remediation.				
	a. Annual Update of Shoreland, Shoreland-Wetland, and Floodplain Code	CPZ, DNR	Completed	County Board Approval March, 2021
	b. Update County Forest Comprehensive Land Use Plan	PRF	Completed	County Board Approval November, 2020
D. Develop a land Capability Index	<b>Recommend removal from Comprehensive and Strategic Plan</b>			
E. Develop a comprehensive approach to redevelopment and revitalization of older housing stock and older buildings.	<b>Recommend removal from Comprehensive and Strategic Plan</b>			
F. Acquire land for public park and forest use to retain natural landscapes and resources				
	a. Land acquisition of 200 acres (CERES) through the Knowles-Nelson Stewardship Grant Program – County Forest use	PRF	Completed	County Board Approval March 2020
	b. 10 acres of SWD property now leased (10 year) as off-road cycling trail	Solid Waste	Completed	
	c. Ice Age Trail Alliance partnership with SWD as basecamp for trail crews	Solid Waste	Completed	

**STRATEGIC PLAN OUTCOMES – January – December 2020**  
**ENVIRONMENTAL RESOURCES COMMITTEE**

<b>Outcome Measure</b>	<b>Baseline</b>	<b>Contributors</b>	<b>Status</b>	<b>Action</b>
<b>Outcome Measure 1</b>  By December 31, 2022, phosphorus from cropland and farmsteads in the Fenwood Creek Watershed will be reduced by 20% or 14,016 pounds.	70,080 pounds in 2018	CPZ	5,146 pounds to date (2018-2020)	Successful year in 2020 with plan & options to reach goal. ERC to discuss options for 2021 and 2022 to meet goal.
<b>Outcome Measure 2</b>  By December 31, 2022, four or more additional towns will adopt Marathon County Zoning Code.	18 of 40 towns in 2018	CPZ		Staff met with three towns (Bevent, Norrie, and Ringle) to discuss joining county zoning.
<b>Outcome Measure 3</b>  By December 31, 2022, an average of 320 acres of land per year will be acquired for the Marathon County Parks and Forest System.	4,273.91 Park acres and 30,194.79 Forest acres in 2018	PRF	Ongoing	<b>Land acquisition of 200 acres in 2020 through the Knowles-Nelson Stewardship Grant Program</b>

**STRATEGIC PLAN OUTCOMES – January – December 2020**  
**ENVIRONMENTAL RESOURCES COMMITTEE**

**WATER RESOURCES GOAL: The water resources in Marathon County are of the highest quality for the safety of residents and the health of aquatic ecosystems and are protected from damaging behaviors like overuse and pollution.**

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

Strategy	Actionable Item	Contributors	Status	Action
A. Update the 2001 Groundwater Protection Plan				
	a. Submitted a proposed project for the UW UniverCity Program for the Marathon County Groundwater Protection Plan	CPZ, Health, UW	Ongoing/ Covid-19 impacted	
B. Continue to develop and implement watershed management plans and Targeted Management plans to minimize the impacts on water quality				
	a. Urban Nonpoint Source Water Pollution Abatement and Stormwater Management (MS4) Grant in process	CPZ, Hwy, PRF, FCM, and CWA and consultant	Ongoing	
	b. Annual acceptance of Multi-discharger variance funds for use in the Fenwood Creek watershed	CPZ and DNR	Ongoing	ERC approval with no county board action required

**STRATEGIC PLAN OUTCOMES – January – December 2020  
ENVIRONMENTAL RESOURCES COMMITTEE**

<b>Strategy</b>	<b>Actionable Item</b>	<b>Contributors</b>	<b>Status</b>	<b>Action</b>
C. Evaluate the County’s role in conducting tests and analysis of contaminants in private wells and in evaluating whether such tests should be mandatory instead of voluntary				
	a. Covid-19 impacted item	CPZ, Health, UW	Delayed	
D. Explore alternative methods for snow and ice removal from hard surfaces to reduce the impacts of salt on surface water and groundwater				
	a. A proposed project has been submitted to the UW UniverCity program for “Road Salt Use”	CPZ, Highway	TBD	
E. Create new partnerships with agencies and organizations to further efforts to protect surface water and groundwater				
	a. Land and Water Resource Management Plan Advisory Committee helped develop LWRMP	CPZ	Completed	ERC, State Board, and County Board approval of LWRMP
	b. Continue to provide financial support and partner with Eau Pleine Partnership for Integrated Conservation, Golden Sands RC&D and various lake groups.			



**STRATEGIC PLAN OUTCOMES – January – December 2020**  
**ENVIRONMENTAL RESOURCES COMMITTEE**

<b>Outcome Measure</b>	<b>Baseline</b>	<b>Contributors</b>	<b>Status</b>	<b>Action</b>
<p><b>Outcome Measure 1</b></p> <p>By December 31, 2022, the Marathon County Board of Supervisors will adopt a groundwater protection plan that provides stated outcome measures of groundwater quality and quantity.</p>	<p>2001 Groundwater Protection Plan</p>	<p>CPZ, Health, UW</p>	<p>Ongoing, Covid-19 and staff vacancy impacted</p>	<p>Discussion to be held with ERC to discuss options to meet Strategy.</p> <p>Applied for UW UniverCity Program Project - 2020.</p>
<p><b>Outcome Measure 2</b></p> <p>By December 31, 2022, the number of Private Onsite Wastewater Treatment Systems (POWTS) discharging sewage to the ground surface will be reduced by 750 systems or more.</p>	<p>1,250 systems in 2018</p>	<p>CPZ</p>	<p>325 of 750 of goal met</p> <p>Ongoing</p>	<p>105 POWTS replaced in 2020 (325 Total from 2018-2020)</p>
<p><b>Outcome Measure 3</b></p> <p>By December 31, 2021, discharges of animal waste to surface and groundwater will be reduced by ensuring all idle animal waste facilities are closed in compliance with ordinance requirements.</p>	<p>40 animal waste facilities</p>	<p>CPZ</p>	<p>Ongoing</p>	<p>10 facilities closed in 2020 (25 closed since 2018)</p>