



**Marathon County  
Environmental Resources Committee Minutes  
Tuesday, June 1, 2021  
500 Forest Street, 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 (joined at 3:40)	
<i>Vice-Chair</i>	Sara Guild.....	X	
	Rick Seefeldt .....	X	
	Bill Conway .....	X (joined at 3:20)	
	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 person: Dominique Swangstu, Lane Loveland and Cindy Kraeger, Dave Decker, Paul Daigle – Conservation, Planning, and Zoning (CPZ); Jean Kopplin – City-County IT; Kurt Gacke, Devin Klockziem and Gene Wadzinski

1. **Call to order** – Called to order by Vice Chair Guild at 3:05 p.m. via WEBEX.
2. **Public Comment** – None.
3. **Approval of May 4, 2021 Committee minutes**

**Motion /** second by Drabek / Seefeldt to approve of the May 4, 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. KPS Enterprises U-R Urban Residential to N-C Neighborhood Commercial – Town of Marathon  
**Discussion:** Swangstu was sworn in and noted the staff report and decision sheet had been included in the packet. Swangstu reviewed the rezone request 0.978 acres shown as Lot 1 of the Certified Survey Map (CSM) Document # 1224975 that was submitted with the petition. Swangstu additionally reviewed the reasoning behind why CPZ staff are recommending approval of the rezone request, citing the rezone standards, requirements, and pertinent site characteristics. Swangstu stated a Certified Survey Map will be submitted after the rezone is approved to adjust the boundary lines to ensure both parcels meet the minimum lot size requirements. A comment was received from the Department of Transportation (DOT) regarding the two existing driveways to the house property be removed if the business is going to be expanding. These driveways are within the functional area of the intersection and pose as a safety and operational concern for the public. Discussion occurred regarding the comments received from the DOT if the staff report would change. Swangstu stated no; CPZ will communicate with the DOT during the zoning permitting process. Swangstu stated the ERC committee or County Board cannot place any conditions on a rezone approval per state statute. The Town of Marathon has reviewed the application and recommends approval without any concerns.

Kurt Gacke was sworn in and is in favor of the rezone request. Gacke purchased the property to put a storage building on and to improve the corner lot and getting the building off the site path of the intersection.

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 3:29 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 KPS Enterprises rezone request. Noting the reasoning provided in the staff report and conclusions of law. The Committee determined the rezone is consistent with the Marathon County and Town comprehensive plans, and is not located in the Farmland Preservation Zoning District. Adequate

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facilities are present or will be provided and providing any necessary public facilities will not burden local government. Based on the proposed land division and existing land uses onsite the rezone should not result in any adverse effect on natural areas. The committee made their recommendation of approval based on the information, findings of fact, and conclusions of law as described in the CPZ staff report included in the ERC packet.

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

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

2. Tim Vreeland on behalf of Bernie Wenzel and Leick's Green Acres Inc. - F-P Farmland Preservation to L-I Light Industrial and L-I Light Industrial to N-C Neighborhood Commercial – Town of McMillan

Discussion: Swangstu was sworn in and noted the staff report and decision sheet had been included in the packet. Swangstu reviewed the proposed rezone request to L-I of Parcel #1 8.802 acres on the Exhibit Map that was submitted as part of the rezone acres and Parcel #2 (1.431 acres) to N-C related to an expanded business proposal as well as an existing non-conforming use onsite. The area in question are partially designated as a non-farmland preservation area in the Farmland Preservation Plan, whereas a portion of the area to be rezoned to L-I is shown as a Farmland Preservation Area. As seen in the zoning district map, the existing parcel is split zoned and is currently in violation of the zoning ordinance, the rezone in question would bring the parcel(s) as well as the uses onsite into compliance with the zoning standards. The Town of McMillan is currently in the process of updating their comprehensive plan including their land use maps, yet the Town Board has recommended approval of the rezone in question. Swangstu read the comment received from the DOT stating an old permit was issued to Leick Green Acres for agriculture use.

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

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 3:43 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 Tim Vreeland on behalf of Bernie Wenzel and Leick's Green Acres Inc. rezone request. The Committee determined the rezone is consistent with the Marathon County and Town comprehensive plans, and is 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.

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

*Chair Langenhahn resumed Chair duties.*

3. Devin Klockziem on behalf of Todd and Laurie Smith – G-A General Agriculture to N-C Neighborhood Commercial and R-E Rural Estate – Town of Rib Falls

Discussion: Swangstu was sworn in and noted the staff report and decision sheet had been included in the packet. Swangstu reviewed the rezone request 5.03 acres to N-C shown as Lot 2 of the Preliminary Certified Survey Map (CSM) and 6.41 acres rezoned to R-E shown as Lot 1 of the CSM submitted with the petition. The area proposed to be rezoned has both DNR mapped wetlands as well as a pond and intermittent stream located on it, additionally the area is mostly within the shoreland overlay due to nearby ponds and waterways within close proximity. A formal/official navigability determination of the pond and stream onsite has not been conducted therefore it has not yet been determined if the shoreland regulations apply to any proposed development onsite. Navigability determination will be completed prior to the issuance of any zoning permits.

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. CPZ has had correspondence with the DOT and the DOT cannot approve the commercial access

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onto the state highway without the rezone approval. Swangstu read the comment received from the DOT – they will be working with the owners for driveway permits after the rezone is approved. The Town of Rib Falls has reviewed the application and recommends approval without any concerns and states the rezone promotes economic development and minimizes agriculture land conversion.

Gene Wadzinski was sworn in and is in favor of the development due to the difficulty in farming in this area and discussed the proposals of the residential/commercial driveway access.

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 3:58 p.m. Committee deliberated and applied the standards for this request by reviewing and completing the decision sheet.

Action: **Motion** / second by Ffrick / Guild to recommend approval to County Board, of the Devin Klockziem on behalf of Todd and Laurie Smith rezone request. Noting the reasoning provided in the staff report and conclusions of law. The Committee determined the rezone is consistent with the Marathon County 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. Based on the proposed land division and existing land uses onsite the rezone should not result in any adverse effect on natural areas. The committee made their recommendation of approval based on the information, findings of fact, and conclusions of law as described in the CPZ staff report included in the ERC packet.

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

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

B. Review and Possible Recommendation to County Board for its Consideration (Town Zoning changes pursuant to §60.62(3) Wis. Stats.)

1. Town of Wausau – 231117 Wellborn Rd Wausau PIN# 080.2908.293.0961

Discussion: Swangstu stated the Town of Wausau is town zoned and the rezone petition submitted was intended to change the zoning classification/district from CM-Commercial/Light Manufacturing District to A-1/80 Agricultural District for property at 231117 Wellborn Rd. The zoning change was approved at the town board meeting on April 5, 2021. Although the town is town zoned, County Board approval is still needed per Wis. Stats.

Action: **Motion** / second by Guild / Schlei to recommend approval to County Board, of the Town of Wausau, 231117 Wellborn Rd PIN# 080.2908.293.0961 zone change. Motion **carried** by voice vote, no dissent.

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

C. Review and Possible Recommendations to County Board for its Consideration

1. CPZ – Conversion of Water Resources Technician from casual to full time position (grant funded)

Discussion: Daigle is working with new Director Laurie Miskimins and Lance Leonhard to move this from a casual position to a full time position with grant funding available to fund this position.

Action: None.

Follow through: None.

D. Review and Possible Action

1. Harvey Fraaza Certified Survey Map (CSM) – Town of Easton – Tim Vreeland, Surveyor, Vreeland Associates

Discussion: Decker discussed the proposed Certified Survey Map which crossed the exterior boundary of “Pine Ridge Point,” a recorded subdivision. State statute requires any CSM that crosses the exterior boundary of a recorded subdivision must be approved by the Committee.

Motion: **Motion** / second by Ffrick / Schlei to approve the Harvey Fraaza proposed Certified Survey Map located in the Town of Easton.

Follow through: CPZ will continue to process the Certified Survey Map.

5. Educational Presentations/Outcome Monitoring Reports and Committee Discussion

A. Department Updates: Conservation, Planning and Zoning (CPZ), Parks Recreation and Forestry

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(PRF) Solid Waste

CPZ

1. Presentation of the work of the Board of Adjustment( BOA) Committee

Discussion: Loveland discussed the re-appointments and the criteria requirements for the members of the Board of Adjustment.

Follow through: None.

2. MCDEVCO POWTS Loan program update

Discussion: Loveland provided an update that CPZ has received a total of 4 loan verification forms which is required to start the process with MCDEVCO. MCDEVCO reported they have had approximately 10 inquiries about the loan program and have distributed 5 loan applications, but have not received any of the applications back or have not approved any loans to date. Loveland discussed the Wisconsin Fund is still available as a grant funding option over the loan program. Daigle discussed a flat rate fee is charged for the loan development and the loan interest is at a small percentage. The funds accrue interest and is being managed through the Finance Department.

3. Update of Fenwood Creek funding request

Discussion: Daigle is actively working with State Legislators, Chair Gibbs and Langenhahn to secure funding. He is optimistic with discussion to date and is hopeful that state funding may be received for the Fenwood Creek request.

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

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

1. Parks, Recreation and Forestry (PRF)

Discussion: No updates.

2. Conservation Planning and Zoning (CPZ)

Discussion: Daigle reported there has been no news or updates.

3. Solid Waste

Discussion: No updates

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

**Tuesday, June 29, 2021 3:00 p.m. Marathon County Courthouse, Assembly Room 500 Forest Street Wausau WI**

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

B. Announcements/Requests/Correspondence

**8. Adjourn – Motion** / second by Seefeldt / Drabek to **adjourn** at 4:28 p.m. Motion **carried** by voice vote, no dissent.

Paul Daigle, County Conservationist

For Jacob Langenhahn, Chair

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

PD/cek