



MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE AGENDA

Date & Time of Meeting: Tuesday, August 31, 2021 at 3:00 p.m.

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

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!**

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

1. Call meeting to order

2. **Public Comment (15 minute limit)** *(Any person who wishes to address the County Board, or one of its committees, during the "Public Comment" portion of meetings, must provide his or her name, address, and the topic he or she wishes to present to the Marathon County Clerk, or chair of the committee, no later than five minutes before the start of the meeting.)*

3. Approval of August 3, 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. Tim Vreeland on behalf of Carl Schilling – G-A General Agriculture to R-E Rural Estate – Town of Knowlton
2. Daniel & Anna Judd – U-R Urban Residential to L-D-R Low Density Residential – Town of Knowlton
3. Tim Vreeland on behalf of George Harvanek – G-A General Agriculture to R-E Rural Estate and R-E Rural Estate to R-R Rural Residential – Town of Guenther

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. The Brickyards Final County Plat – Town of McMillan
2. Provide a memo from ERC in support of funding the Fenwood Creek Watershed through ARPA funds (suggested draft in packet)

5. Educational Presentations/Outcome Monitoring Reports and Committee Discussion

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

1. Update on Fenwood Creek funding request
2. Observations from Fenwood farms during a recent storm.

**MARATHON COUNTY
ENVIRONMENTAL RESOURCES COMMITTEE
AGENDA**

- 3. Updates to Animal Waste and Nutrient Management Ordinance
- 4. UW Discovery Farms Edge of Field monitoring sites coming to Marathon County
- 5. Progress on Conservation related UniverCity Projects
- 6. Future education sessions
- 6. Policy Issues Discussion and Committee Determination to the County Board for its Consideration**
- 7. Next meeting October 5, 2021 3:00 pm Assembly Room 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: 08/23/2021 _____
Time: 3:05pm _____
By: Bl _____
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, August 31, 2021 at 3:00 p.m., Marathon County Courthouse Assembly Room B-105 500 Forest Street Wausau 54403, at which time the Committee will consider the following:

1. The petition of Tim Vreeland on behalf of Carl Schilling to amend the Marathon County Zoning Ordinance to rezone lands from G-A General Agriculture to R-E Rural Estate described as part of the NE ¼ of the Fractional NE ¼ of Section 05, Township 26 North, Range 07 East, Town of Knowlton. The existing parcel proposed to be rezoned has the parcel PIN# 048.2607.051.0991; Address 149295 Bird Lane, Mosinee WI 54455.
2. The petition of Daniel and Anna Judd to amend the Marathon County Zoning Ordinance to rezone lands from U-R Urban Residential to L-D-R Low Density Residential described as part Govt. Lot #2 of Section 28, Township 26 North, Range 07 East, Town of Knowlton. The existing parcel proposed to be rezoned has the parcel PIN# 048.2607.285.0009; Address 202555 Dubai Drive, Mosinee WI 54455.
3. The petition of Tim Vreeland on behalf of George Harvanek to amend the Marathon County Zoning Ordinance to rezone lands from G-A General Agriculture to R-E Rural Estate and lands from R-E Rural Estate to R-R Rural Residential described as part of the SW ¼ of the SW ¼ of Section 08 of the NW ¼ of the NW ¼ of Section 17 Township 26 North, Range 08 East, Town of Guenther. Area proposed to be rezoned to R-E is shown as part of Lot #1 (7.472 acres) on the preliminary Certified Survey Map (CSM) submitted with the rezone petition, whereas the area proposed to be rezone to R-R (3.152 acres) is shown as Lot #2 on the preliminary CSM. The areas proposed to be rezoned have the parcel PIN#'s 032.2608.172.0995 and 032.2608.083.0997; Address 157386 Camp Road, Mosinee WI 54455.

All interested persons will be provided the opportunity to be heard at the public hearing. Those planning to attend this meeting who need some type of special accommodation in order to participate should call the County Clerk's Office at 715-261-1500. Please call at least one business day in advance of the meeting.

In the event you are unable to attend the public hearing and wish to provide written testimony prior to the hearing please forward to: Conservation, Planning and Zoning Department, 210 River Drive, Wausau, WI 54403-5449 Jacob Langenhahn – Environmental Resource Committee Chair.

We are encouraging people to attend the meeting by phone. Please call into the telephone conference ten minutes prior to the start time indicated above using the following number:

Phone Number: 1-408-418-9388

Access Code/ Meeting Number: 146 270 5670

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Jacob Langenhahn



Jacob Langenhahn, Chairman
Environmental Resources Committee



Laurie Miskimins Director
Conservation, Planning, and Zoning Department

Publish: August 16th and 23rd, 2021

E-mailed to: Wausau Daily Herald (WDH-Legals@wdhmedia.com) on August 11, 2021 at 8:15 a.m.



**Marathon County
Environmental Resources Committee Minutes
Tuesday, August 3, 2021
500 Forest Street, Wausau WI**

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

Also present via Webex, phone or in person: Paul Daigle, Laurie Miskimins, Dominique Swangstu, Andrew Lynch, Dave Decker and Cindy Kraeger – Conservation, Planning, and Zoning (CPZ); Jean Kopplin – City-County IT, Jamie Polley – Park, Recreation and Forestry (PRF); Dustin Vreeland and Glen Brubacker.

1. **Call to order** – In the absence of Chair Langenhahn and Vice Chair Guild, Daigle recommended Fifrick as Chair pro tempore. Called to order by Vice Chair Guild at 3:00 p.m.

Motion / second by Drabek/ Schlei to accept Fifrick as Chair pro tempore
Motion **carried** by voice vote, no dissent.

Called to order by Chair pro tempore at 3:07 p.m. at 500 Forest Street, Assembly Room, Wausau WI.

2. **Public Comment** – None.

3. **Approval of June 1, 2021 Committee minutes**

There was a typo in the agenda item approval of June 1, 2021 Committee minutes should be listed as Approval of the June 29, 2021 Committee minutes.

Motion / second by Conway / Schlei to approve of the June 29, 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. Glen Brubacker on behalf of Leonard & Lucinda Horst – G-A General Agriculture to R-R Rural Residential – Town of Wien

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 4.001 acres shown as Lot #1 of the Certified Survey Map (CSM) 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.

The Town of Wien has reviewed the application and recommends approval, CPZ staff additionally clarified that there was an error on the town resolution (Question #5) and staff contacted the town clerk and addressed the error prior to the ERC meeting.

There was no additional testimony in favor or opposed to this rezone request virtually or in person. Testimony portion of the hearing was closed at 3:20 p.m. Committee deliberated and applied the standards for this request by reviewing and completing the decision sheet.

Action: Motion / second by Fifrick / Schlei to recommend approval to County Board, of the Glen Brubacker on behalf of Leonard & Lucinda Horst 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

Environmental Resources Committee Minutes

August 3, 2021

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. Jane Kunze & James Cramer – R-E Rural Estate to R-R Rural Residential – Town of Knowlton

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 6.090 acres shown as Lot #1 of the CSM (Doc# 894452) that was submitted with the petition due to the creation of two parcels within the boundaries of the existing parcel zoned R-E (both are proposed to be less than 5 acres in size). 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 Knowlton has reviewed the application and recommends approval without any concerns.

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 3:26 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 Jane Kunze and James Cramer 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.

3. Blume Farms of Clark County, INC (Sharon Blume) – G-A General Agriculture to R-E Rural Estate– Town of Holton

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 5.003 acres shown as Lot #1 of the CSM that was submitted with the petition. Swangstu stated the Town Chair omitted the signatures on the Town resolution and confirmed the rezone was approved at the Town Board meeting. Swangstu stated the Town is not technically required to provide any resolution or recommendation to the county (unless they are submitting a resolution for disapproval). Given the town resolution was missing the town board signatures, CPZ staff requested the meeting minutes where the town board had recommended approval of the rezone in question.

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 Holton has reviewed the application and recommends approval without any concerns.

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

Action: **Motion** / second by Guild / Drabek to recommend approval to County Board, of the Blume Farms of Clark County, INC (Sharon Blume) 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

Environmental Resources Committee Minutes

August 3, 2021

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.

4. Jordan Brost on behalf of Bradley Kops – F-P Farmland Preservation to R-R Rural Residential – Town of Hull

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 2.851 acres shown as Lot #1 of the CSM that was submitted with the petition to create a parcel around an area already shown to be designated/utilized for residential land uses. 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.

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

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 3:36 p.m. Committee deliberated and applied the standards for this request by reviewing and completing the decision sheet.

Action: **Motion** / second by Guild / Conway to recommend approval to County Board, of the Jordan Brost on behalf of Bradley Kops 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 located in the Farmland Preservation Zoning District. The area proposed to be rezone was designated as farmland preservation in the Farmland Preservation Plan, yet there are no prime farm soils on the area in question. The rezone appears to meet all applicable rezone standards.

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

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

5. Tim Vreeland on behalf of Laron & Debra Hoppenworth and Jordan Weiland – G-A General Agriculture and R-R Rural Residential to R-E Rural Estate and lands from G-A General Agriculture and L-D-R Low Density Residential to R-R Rural Residential – Town of Wien

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 5.147 acres shown as Lot #1 to be rezoned from R-R Rural Residential to R-E Rural Estate and G-A General Agriculture to R-E Rural Estate. Lot #2 3.575 acres will be rezoned from G-A General Agriculture and L-D-R Low Density Residential to R-R Rural Residential. 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.

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

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 3:45 p.m. Committee deliberated and applied the standards for this request by reviewing and completing the decision sheet.

Action: **Motion** / second by Guild / Drabek to recommend approval to County Board, of the Tim Vreeland on behalf of Laron & Debra Hoppenworth and Jordan Weiland 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.

August 3, 2021

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

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

Langenhahn arrives and resumes Chair position.

6. Text amendment changes to the Marathon County General Code of Ordinances – Chapter 22 – Shoreland, Shoreland-Wetland and Floodplain

Discussion: Swangstu was sworn in and reviewed the memo that was included in the meeting packet. The draft Chapter 22 Ordinance was before the Committee on February 2, 2021 and March 2, 2021. There was transition within the WI DNR staffing and additional clarity was needed from the WI DNR before moving the ordinance forward. CPZ staff is presenting the necessary Floodplain Ordinance revisions to keep Marathon County in compliance with the National Flood Insurance Program (NFIP) by adopting two dam failure analysis (DFA's) and to keep the floodplain ordinance consistent with the new updated state model 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 3:48 p.m.

Action: **Motion** / second by Langenhahn / Schlei to approve the text amendments changes with the recommended changes provided by the DNR to the General Code of Ordinance for Marathon County Chapter 22 Shoreland, Shoreland-Wetlands & Floodplain Ordinance.

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.) – None.

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

1. New Positions Requests – PRF

- a. Recreation Supervisor

Discussion: Polley discussed the position and duties of the Recreation Supervisor who would work under the direction of the Recreation Superintendent and would be primarily assigned to the aquatics. The position would train and supervise the staff of the three aquatic facilities, splash pad and water aerobics programs. They would also increase the aquatic programming offered year round. More programming also increases the revenue. This position would be funded 40% by the County and 60% by the City.

- b. Maintenance Technician

Discussion: Polley discussed the position and duties of the Maintenance Technician who would work under the direction of the Operations Manager and is needed based on the added amenities, events and maintenance requirements. Hiring a maintenance technician will allow the department to enhance the services the department provides to the community and allow other staff to more efficiently manage their work load. This position would be funded 50% by the County and 50% by the City.

Action: **Motion** / second by Guild / Conway to accept and forward the new position requests from PRF - Recreation Supervisor position and Maintenance Technician position to the Human Resources and Finance & Property Committee as required.

Follow through: The request will be forwarded according to established procedures.

- D. Review and Possible Action

1. Brickyards Preliminary Plat – Town of McMillan

Discussion: Decker discussed the details of the Brickyards Preliminary Plat. Langenhahn questioned the reasoning behind the name of the Plat – “Brickyards”. Dustin Vreeland stated the area used to be a brick yard plant on the property.

Action: **Motion** / second by Ffirick / Guild to approve the Brickyards Preliminary Plat located in the Town of McMillan. Motion **carried** by voice vote, no dissent

August 3, 2021

Follow through: The final plat will be submitted for approval at a later date for future committee action. Approval by County Board is not required.

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

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

CPZ

1. Update of Fenwood Creek funding request

Discussion: Daigle informed the Committee that the DNR Targeted Runoff Management Grant Application for the Fenwood Creek Watershed was not approved. Daigle will be seeking funding through the American Rescue Plan (ARPA) funds.

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: Polley stated the County Forest Acreage Share Payments increased from .30 cents to .63 cents per acre which will increase benefits to the Townships.

2. Conservation Planning and Zoning (CPZ)

Discussion: Daigle informed the Committee that staffing grant money through the Wisconsin Department of Agriculture, Trade and Consumer Protection has increased by approximately \$35,000. These additional funds will be used towards making the Water Resources Technician position fulltime.

3. Solid Waste

Discussion: No updates

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

Tuesday, August 31, 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

- Provide memo from ERC in support of funding for the Fenwood Creek Watershed through ARPA funds

B. Announcements/Requests/Correspondence

- Marathon County Fair in progress this week

8. **Adjourn – Motion** / second by Drabek / Schlei to **adjourn** at 4:25 p.m. Motion **carried** by voice vote, no dissent.

Laurie Miskimins, CPZ Director

For Jacob Langenhahn, Chair

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

LM/cek

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):

Tim Vreeland Vreeland Assoc.
6103 Dawn St. Weston

hereby petition to rezone property owned by (Name & Address): Carl Schilling
149295 Bird Lane Mosinee WI 54455

from the classification GA, General Ag to RE, Rural Estate

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): 048-2607-051-0991

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

We are dividing a 19.22 acre parcel in
1/2.

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

A. In detail, explain what public facilities and services serve the proposed development at present, or how they will be provided. The parcel is located on a public Road
served by standard utilities.

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

No unreasonable burden expected.

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

1 of the proposed lots supports a shed. There
are wetlands on the property, but enough uplands
to support new construction.

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 Unreasonable
adverse effects expected.

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

No conflict expected.

RECEIVED

JUN 24 2021

MARATHON CO. CONSERVATION,
ZONING DEPT

(OVER)

- F. Demonstrate the need of the proposed development at this location. No development at this time. Just creating 2 9.36 Ac parcels.
- G. What is the availability of alternative locations? Be specific. No alternative.
- H. If cropland is being consumed by this Zone Change, what is the productivity of the agricultural lands involved? No Cropland.
- I. If cropland is being consumed by this zone change, explain how the proposed development will be located to minimize the amount of agricultural land converted. 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 [Signature] Phone 715-241-0947 Date 6-22-21
8. Owner's Signature [Signature] Phone 715-305-1215 Date 6-16-21
(If different)

Date Fee Received: _____

Fee **\$600.00** PAYABLE TO MARATHON COUNTY

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

CERTIFIED SURVEY MAP

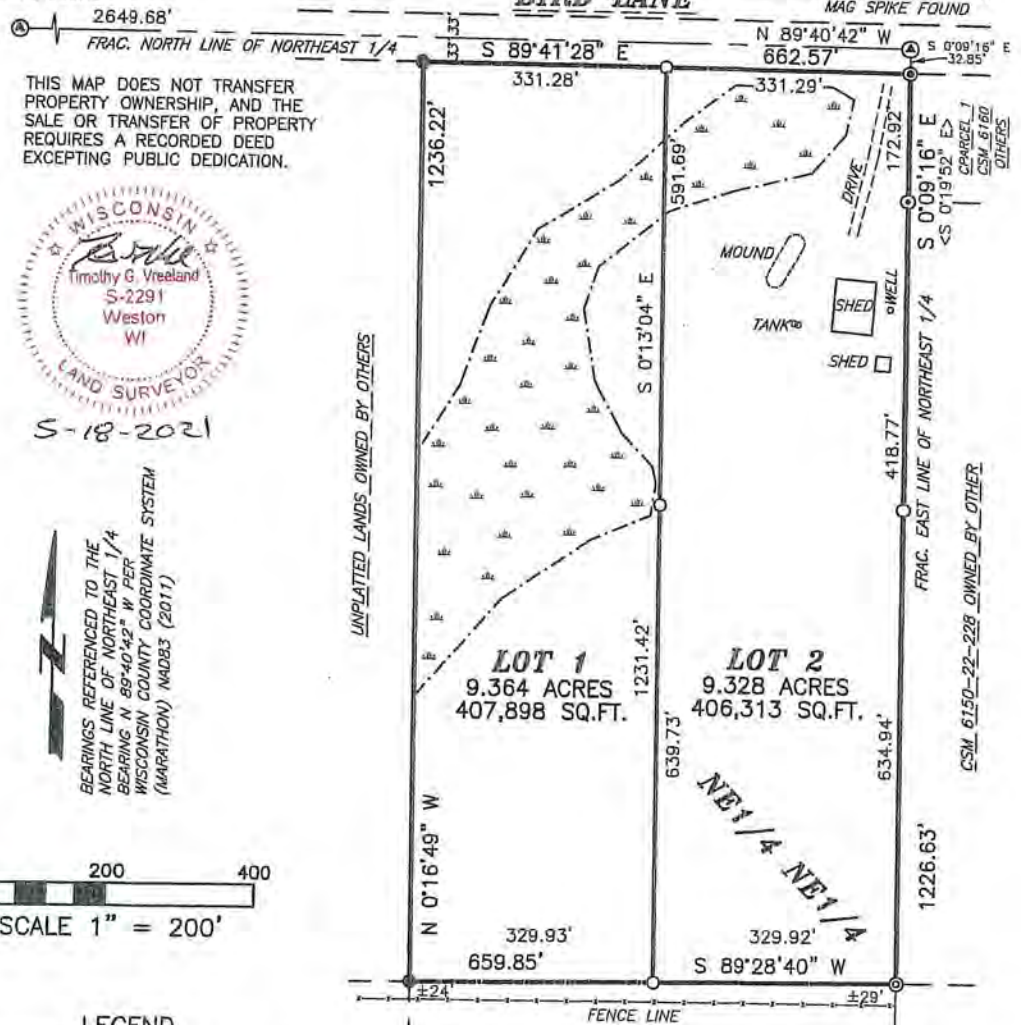
MARATHON COUNTY NO. _____

PART OF THE NORTHEAST 1/4 OF THE
 FRACTIONAL NORTHEAST 1/4 OF SECTION 5,
 TOWNSHIP 26 NORTH, RANGE 7 EAST, TOWN OF
 KNOWLTON, MARATHON COUNTY, WISCONSIN.

VREELAND ASSOCIATES, INC.	
6103 DAWN STREET WESTON, WI. 54476	
PH (715) 241-0947 tim@vreelandassociates.us	
OWNER:	CORY SCHILLING
FILE #:	SCH-256 SCHILLING
DRAFTED TGV AND DRAWN BY DMV	

NORTH QUARTER CORNER
 SECTION 5-26-7 EAST
 MAG SPIKE FOUND

NORTHEAST CORNER
 SECTION 5-26-7 EAST
 MAG SPIKE FOUND

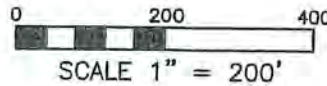


THIS MAP DOES NOT TRANSFER
 PROPERTY OWNERSHIP, AND THE
 SALE OR TRANSFER OF PROPERTY
 REQUIRES A RECORDED DEED
 EXCEPTING PUBLIC DEDICATION.



S-18-2021

BEARINGS REFERENCED TO THE
 NORTH LINE OF NORTHEAST 1/4
 BEARING N 89°40'42\" W PER
 WISCONSIN COUNTY COORDINATE SYSTEM
 (MARATHON) NAD83 (2011)



LEGEND

- ⊙ = GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS
- = 3/4" x 24" REBAR 1.502 POUNDS PER FOOT SET
- = 1.315" OUTSIDE DIAMETER IRON PIPE FOUND IN PLACE
- ⊙ = 3/4" REBAR FOUND IN PLACE
- ⊙ = 1" REBAR FOUND IN PLACE

- = APPROXIMATE LOCATION OF WETLANDS PER DNR INVENTORY MAPPING. DELINEATION WOULD BE NEEDED TO VERIFY THE LOCATION.

EAST QUARTER CORNER
 SECTION 5-26-7 EAST
 SPIKE FOUND

CERTIFIED SURVEY MAP
MARATHON COUNTY NO. _____

PART OF THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 5,
TOWNSHIP 26 NORTH, RANGE 7 EAST, TOWN OF KNOWLTON, MARATHON COUNTY, WISCONSIN.

SHEET 2 OF 2 SHEETS

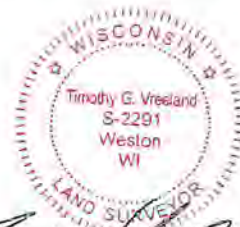
SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF CARL SCHILLING, I SURVEYED, MAPPED AND DIVIDED THAT PART OF THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 26 NORTH, RANGE 7 EAST, TOWN OF KNOWLTON, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5; THENCE S 0°09'16" E ALONG THE EAST LINE OF THE FRACTIONAL NORTHEAST 1/4 32.85 FEET TO THE SOUTH LINE OF BIRD LANE AND TO THE POINT OF BEGINNING; THENCE CONTINUING S 0°09'16" E ALONG THE EAST LINE OF THE FRACTIONAL NORTHEAST 1/4 1226.63 FEET; THENCE S 89°28'40" W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 659.85 FEET; THENCE N 0°16'49" W 1236.22 FEET TO THE SOUTH LINE OF BIRD LANE; THENCE S 89°41'28" E ALONG THE SOUTH LINE OF BIRD LANE 662.57 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 KNOWLTON, 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 18TH DAY OF MAY, 2021
SURVEY PERFORMED MAY 17TH, 2021
DUSTIN M. VREELAND CREW CHIEF

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

BY _____

DATE _____
MARATHON CO. CONSERVATION,
PLANNING & ZONING DEPT.
CPZ TRACKING NO. _____

REVIEWED AND APPROVED FOR
RECORDING BY THE TOWN OF
KNOWLTON

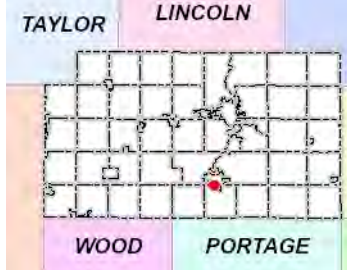
DATE: _____

TOWN OF KNOWLTON

REVIEWED AND APPROVED FOR
RECORDING BY THE CITY OF
MOSINEE

DATE: JUNE 14, 2021

CITY OF MOSINEE



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

125.40 0 125.40 Feet



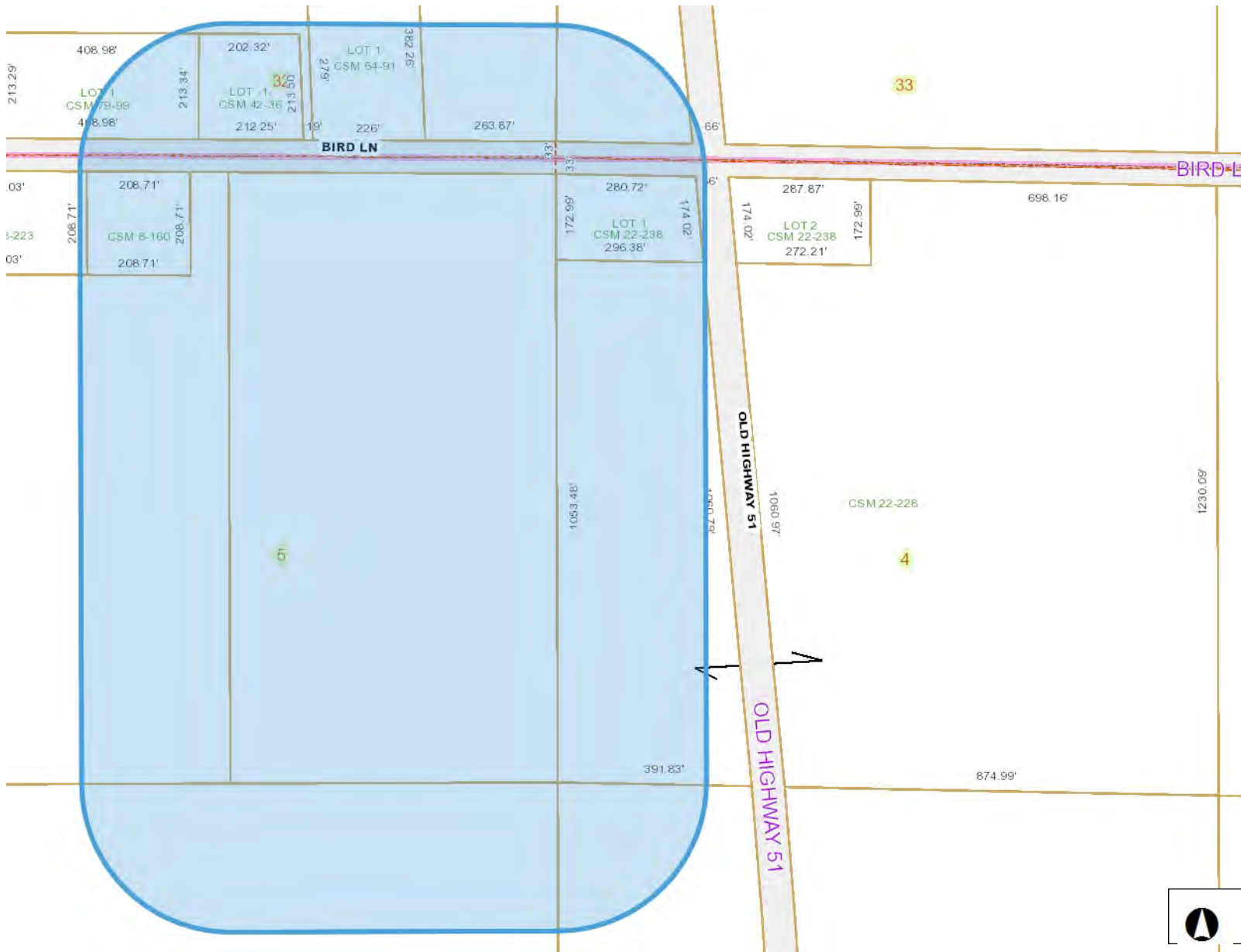
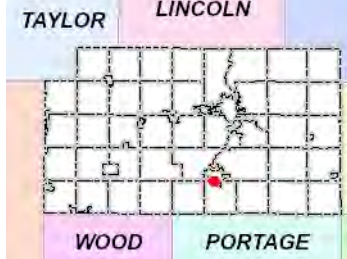
NAD_1983_HARN_WISCRS_Marathon_County_Feet

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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



150.00 0 150.00 Feet

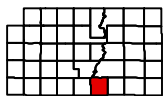


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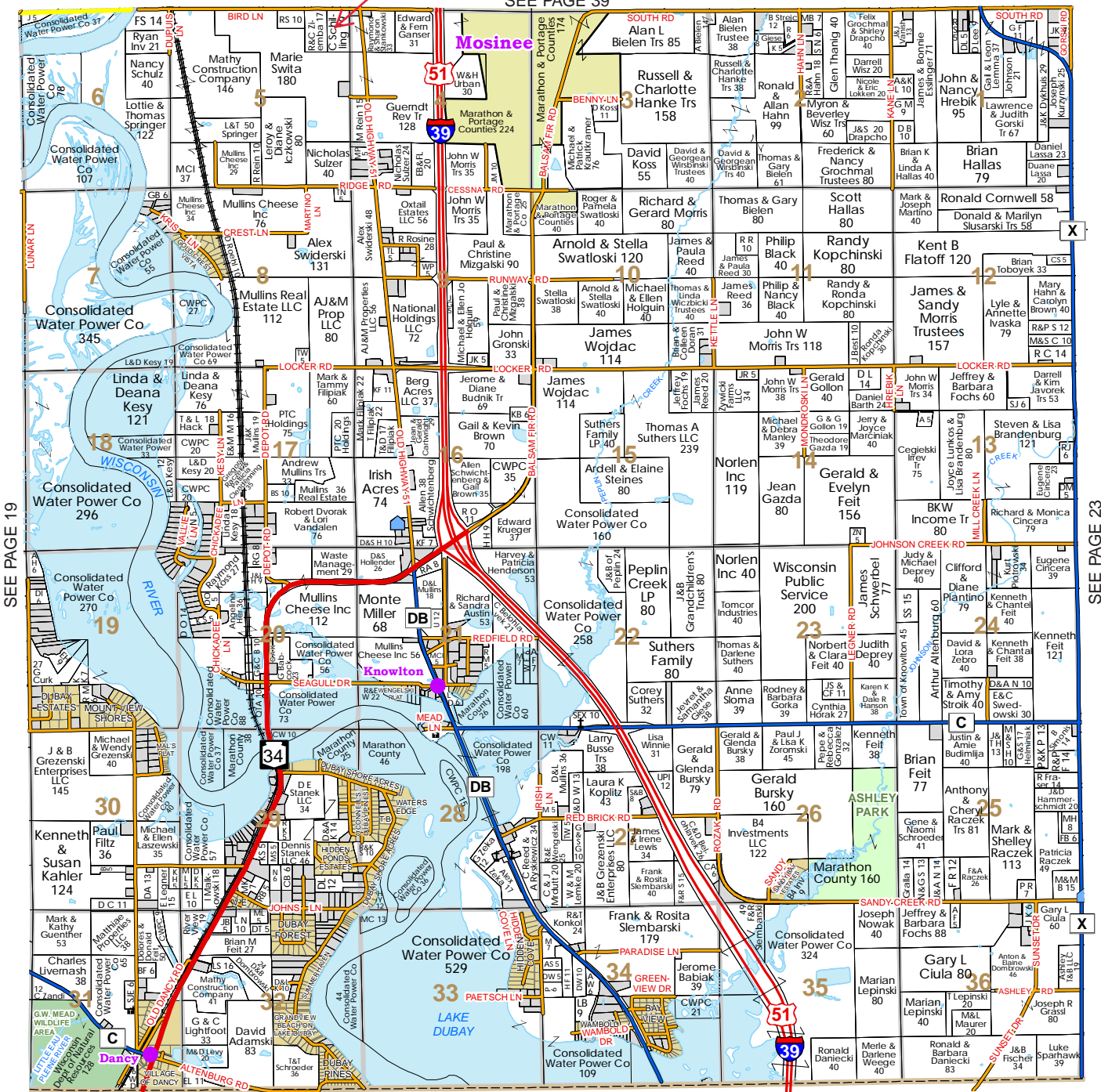
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Notes



SEE PAGE 39



PORTAGE COUNTY

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Auctioneer LLC
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 (715) 223-4014
www.schindlerauction.com
info@schindlerauction.com

STATE OF WISCONSIN)
MARATHON COUNTY)
TOWN OF KNOWLTON)

RESOLUTION ON ZONING ORDINANCE AMENDMENT

TO THE MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE

I, Alan Fochs, Clerk of the Town of Knowlton, 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 Knowlton Town Board at a meeting held on the 9th day of August, 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 Knowlton Town Board considered on the 9th day of August, 2021, petition by Tim Vreeland on behalf of Carl Schilling to amend the Marathon County Zoning Ordinance to rezone lands from G-A General Agriculture to R-E Rural Estate described as part of the NE ¼ of the Fractional NE ¼ of Section 05, Township 26 North, Range 07 East, Town of Knowlton. The existing parcel proposed to be rezoned has the parcel PIN#'s 048.2607.051.0991; Address 149295 Bird Lane, Mosinee WI 54455.

The Town of Knowlton 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: _____
- 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: NA
- 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: MA

- 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 Knowlton 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 all
 Town Board B. Lee
Howard Brown
Jim Mone

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 August 20, 2021 to:

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



Cory and Kimberly Schilling Petition to Rezone Land Staff Report, August 31st, 2021 Environmental Resources Committee

Findings of Fact

PUBLIC HEARINGS/MEETINGS:

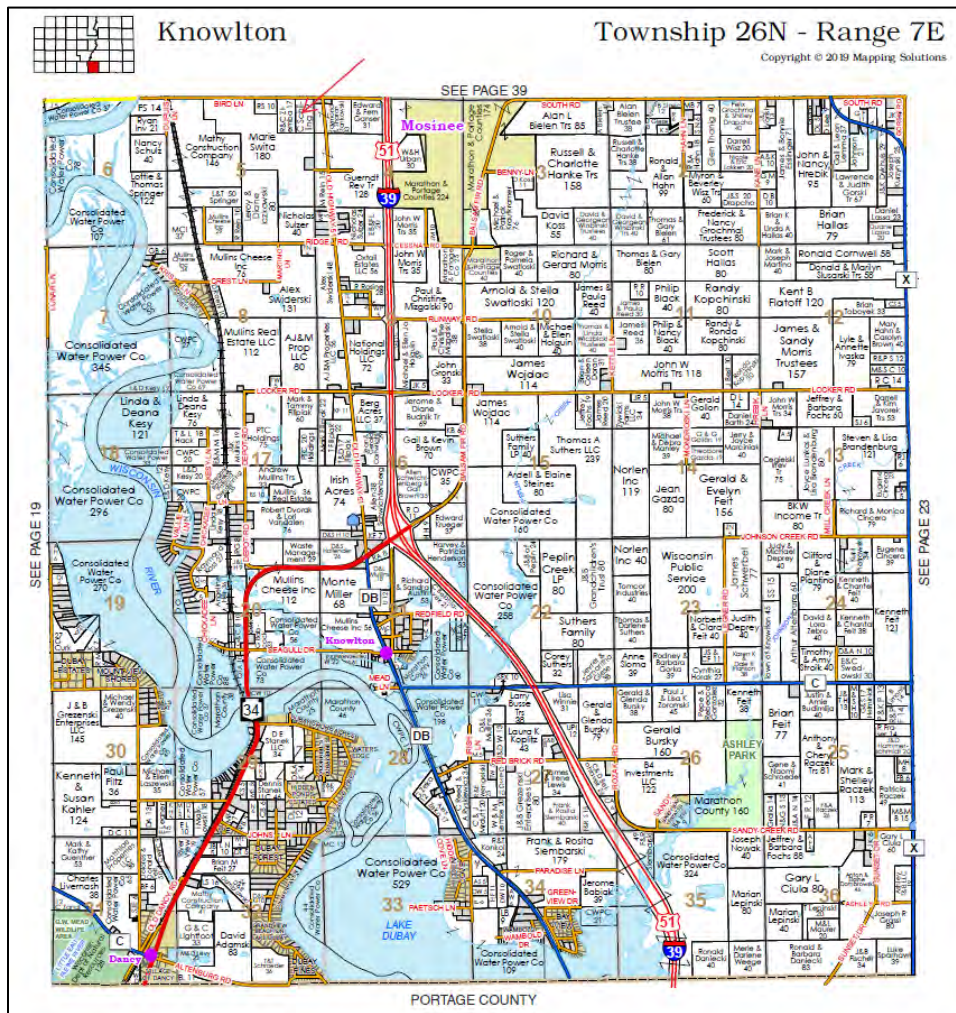
- Town of Knowlton Town Board Meeting (August 9th, 2021)
- Marathon County Environmental Resources Committee Meeting (August 3rd, 2021 at 3:00pm)

PETITIONER: Vreeland Associates (Tim Vreeland) – 6103 Dawn Street, Weston WI

PROPERTY OWNER: Cory and Kimberly Schilling – PO Box 83, Mosinee WI 54455

LOCATION OF REZONE REQUEST: The existing parcel proposed to be rezoned is located on the northern border of the Town of Knowlton as shown below.

Map 1: Location of Rezone Request



REQUEST:

The petition of Tim Vreeland on behalf of Carl Schilling to amend the Marathon County Zoning Ordinance to rezone lands from G-A General Agriculture to R-E Rural Estate described as part of the NE ¼ of the Fractional NE ¼ of Section 05, Township 26 North, Range 07 East, Town of Knowlton. The existing parcel proposed to be rezoned has the parcel PIN# 048.2607.051.0991; Address 149295 Bird Lane, Mosinee WI 54455.

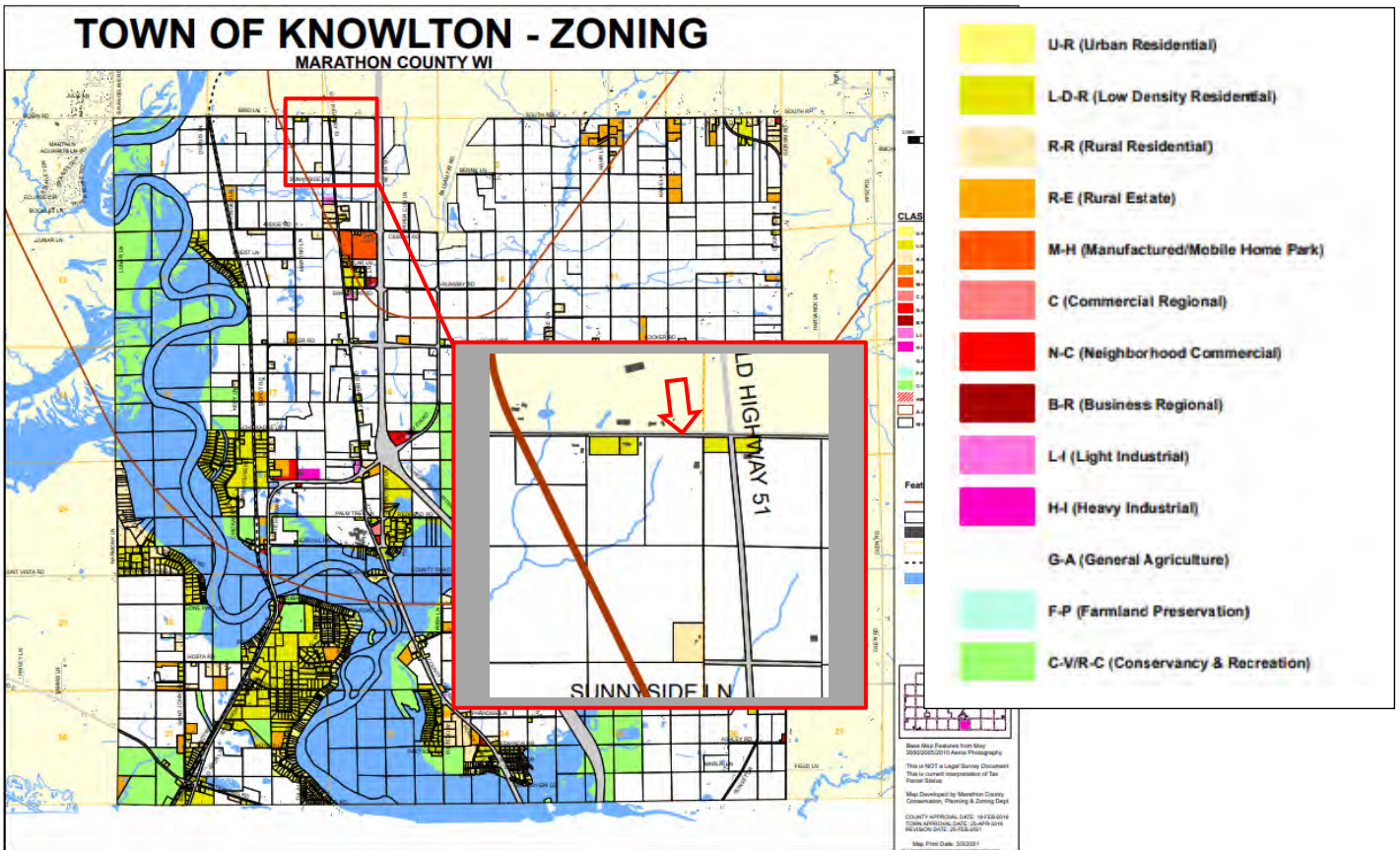
EXISTING ZONING DISTRICT:

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

EXISTING ZONING DISTRICT MAP: Adjacent parcels are zoned General Agriculture (White). There are some parcels zoned Rural Residential (Tan) and Low Density Residential (Yellow) within close proximity.

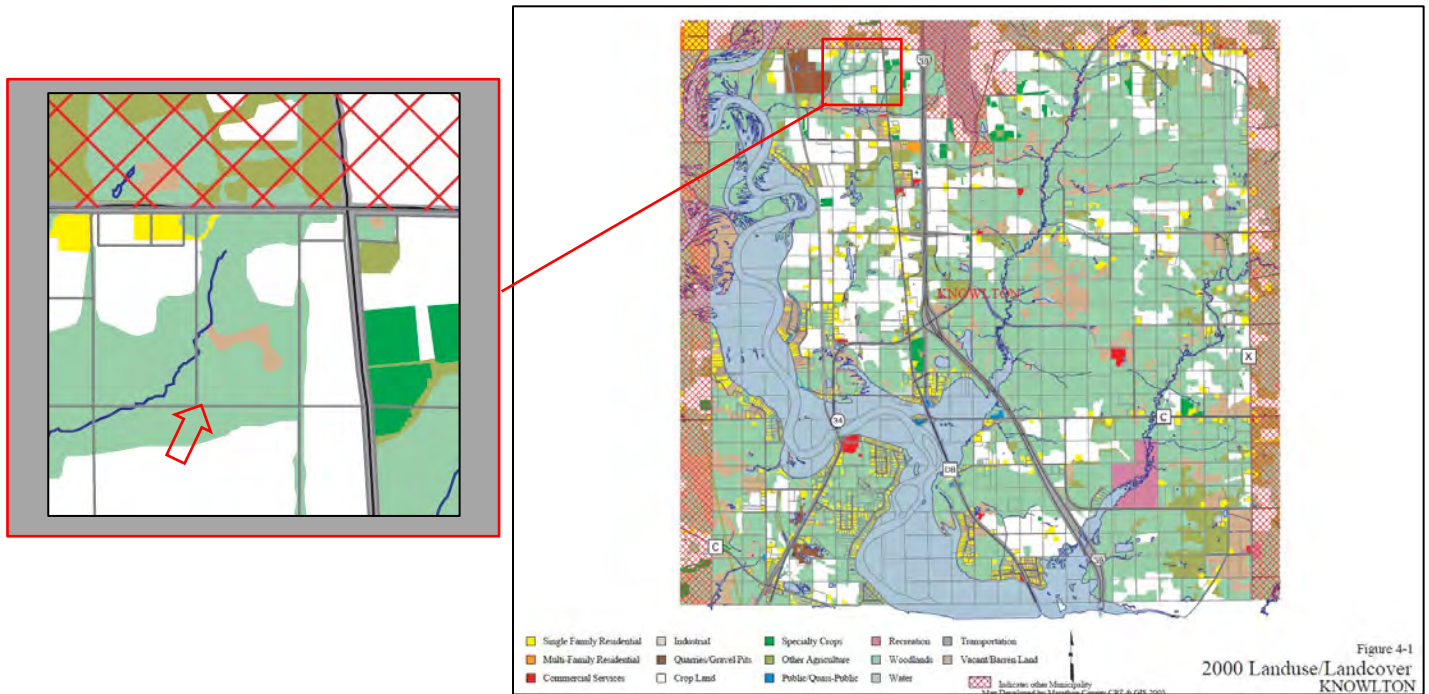


Map #2 Town of Knowlton Zoning District Map

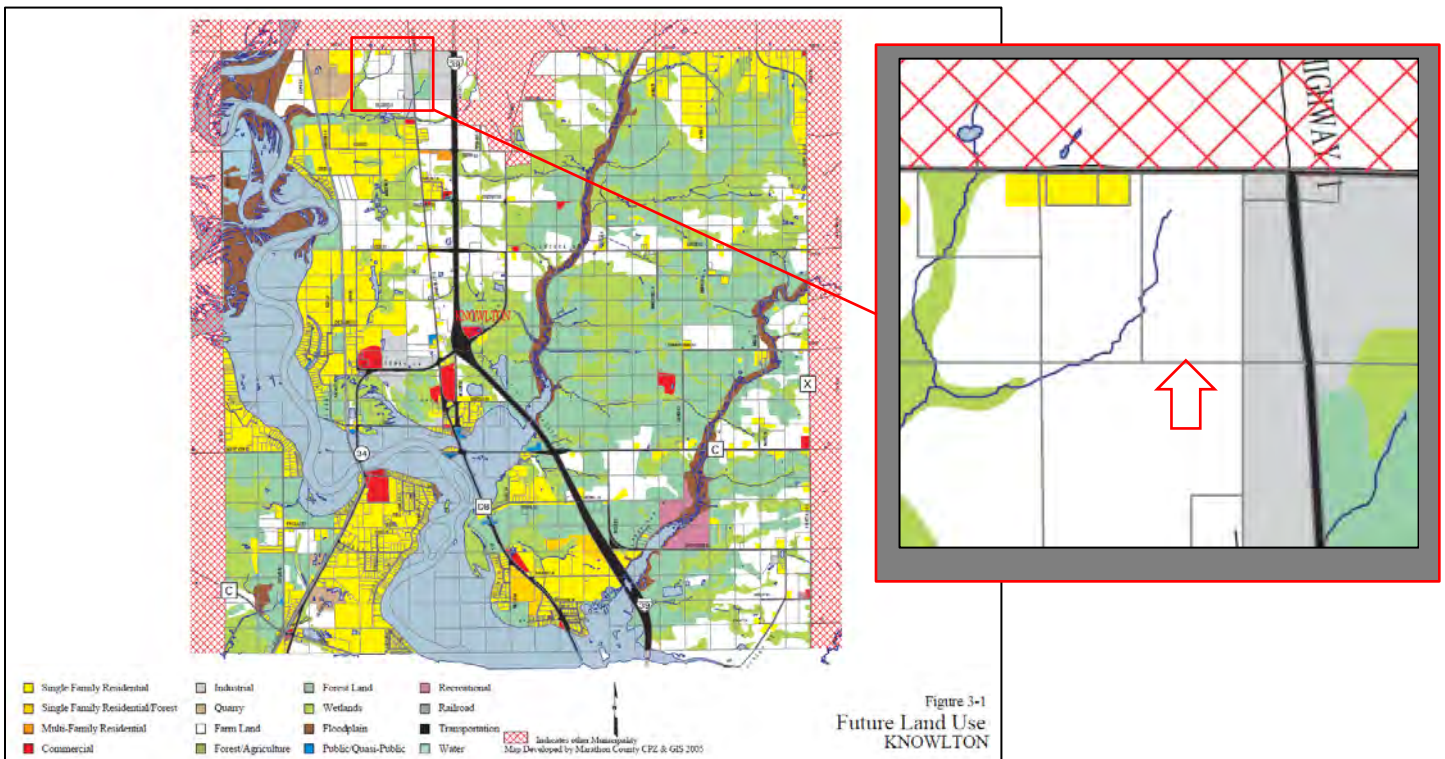
**19.22
Acres**

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.

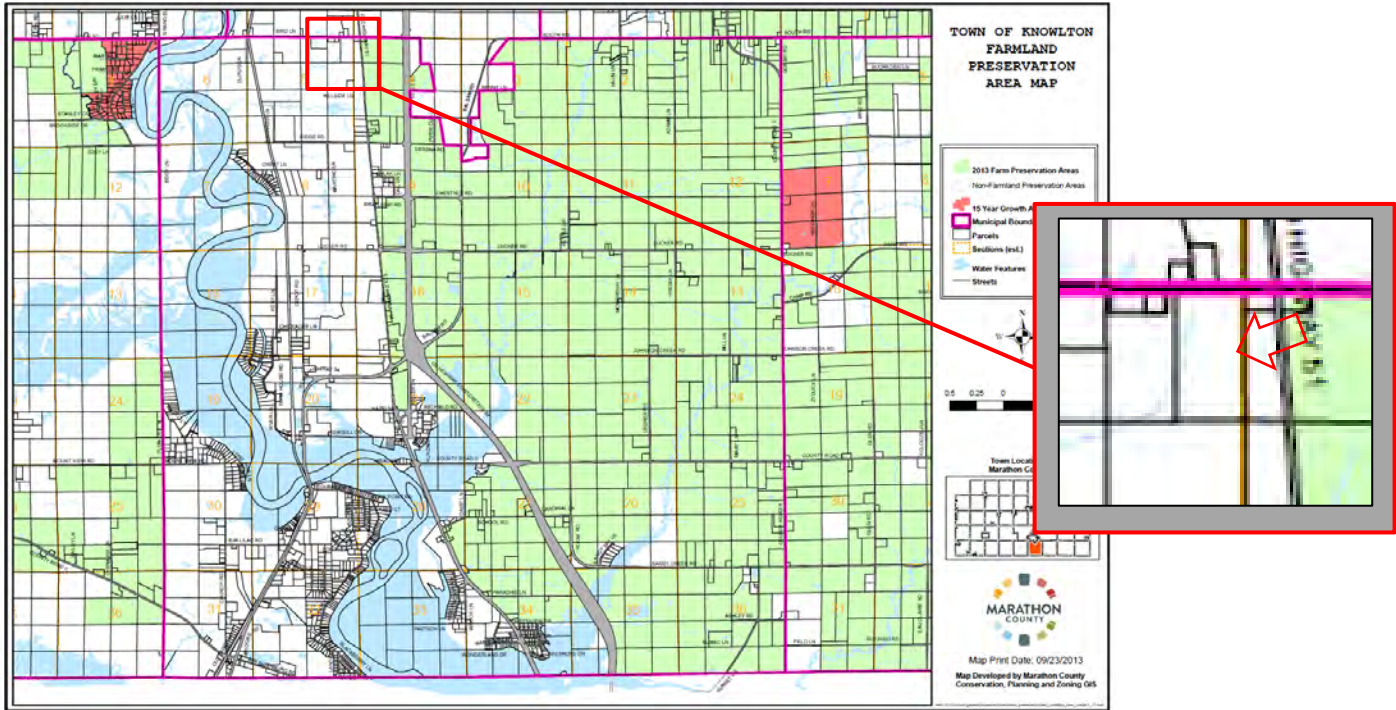
Existing Generalized Land Use/Land Cover Map – Town of Knowlton (Comprehensive Plan) The area proposed to be rezoned is shown as Crop, Woodland, Vacant, and single family residential land uses in the Town's Comprehensive Plan Existing Land Use/Land Cover Map (2000). Adjacent land uses are comprised of similar land uses including Single Family Residential, Other Agriculture, and Woodland uses.



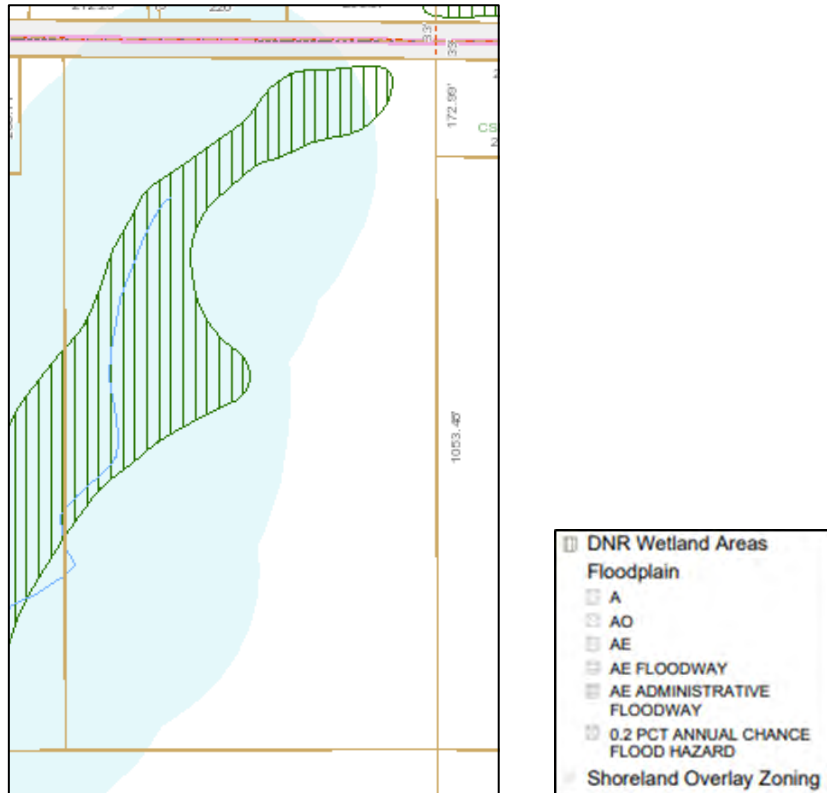
TOWN COMPREHENSIVE PLAN FUTURE LAND USE MAP (2005 Plan): The areas proposed to be rezoned is shown as Crop Land uses in the Town's Comprehensive Plan Future Land Use/Land Cover Map. Adjacent parcels are comprised of Single Family Residential, Crop, and Railroad land uses.



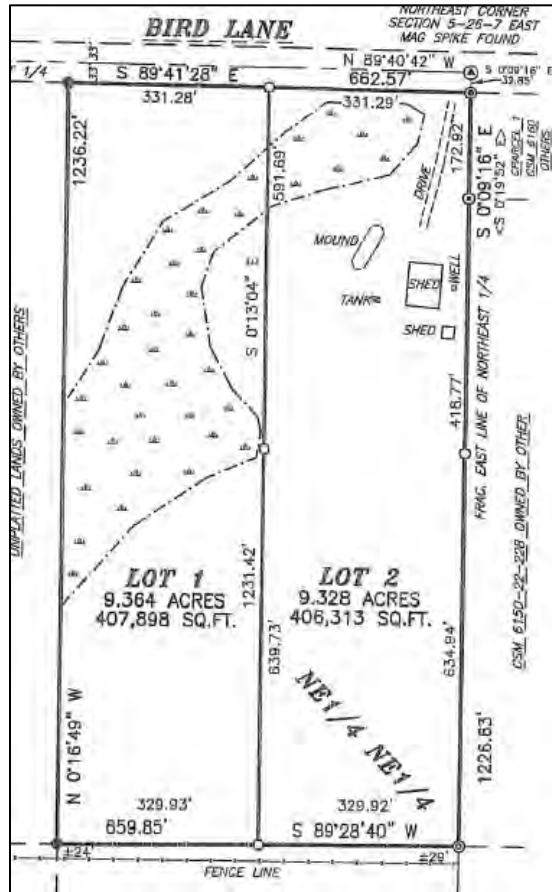
FARMLAND PRESERVATION PLAN: The area in question was **NOT** designated as a farmland preservation area in the Farmland Preservation Plan. Additionally, the Town of Knowlton does not participate in Farmland Preservation zoning therefore there are no parcels within the town zoned farmland preservation.



SIGNIFICANT PARCEL LIMITATIONS OR NATURAL FEATURES: The areas proposed to be rezoned has some DNR mapped wetlands and shoreland overlay areas, additionally there appears to be a small stream located on the western portion of the existing parcel. The navigability of the stream is currently unknown.



Preliminary CSM:



Aerial Photo:



Aerial Photo of adjacent parcels:



TOWN RECOMMENDATION:

On August 9th, 2021 the **Town of Knowlton** 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>The Town of Knowlton recommends: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval of the amendment and/or zone change.</p>	
<p>OR <input type="checkbox"/> Requests an Extension* for the following reasons: _____</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>Clerk _____</p>	<p>Town Board <u>B. G. [Signature]</u></p> <p><u>David Brown</u></p> <p><u>Jean Marie</u></p>

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 parcel proposed to be rezoned is shown to be designated for Crop Land in the future land use map (yet there is existing residential uses onsite). 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. As indicated in the town resolution, the town board believes the rezone is consistent with the purpose and intent of their comprehensive plan. The area in question was not designated as a farmland preservation area.

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

No active farmland will be converted as a result of the rezone in question.

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 proposed land division of the existing 19.22 acres.

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 (if applicable)

c. No anticipated burden on local government, all applicable building, construction, and use standards will be applied during the zoning and building permit review process.

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

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

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

The Town of Knowlton 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 Town of Knowlton should update their comprehensive plan to reflect the proposed rezone. The future and existing land use maps should reflect the rezone in question. 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: #1
Environmental Resources Committee
Decision Form

Conclusions of Law

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

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

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

Agree disagree insufficient information

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

Agree disagree insufficient information

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

Agree disagree insufficient information

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

Agree disagree insufficient information

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

Agree disagree insufficient information

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

Agree disagree insufficient information

Environmental Resources Committee Decision

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

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

Specify reasons for denial, or additional information requested:

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

Describe recommended amendments:

Signature:

Chairman: _____



PETITION FOR ZONE CHANGE
BEFORE THE MARATHON COUNTY BOARD OF SUPERVISORS

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

Daniel & Anna Judd
20255 Dubai Drive, Mosinee, WI 54455

hereby petition to rezone property owned by (Name & Address): Daniel & Anna Judd
20255 Dubai Drive, Mosinee, WI 54455

from the classification Urban, Residential to Low Density Residential.

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): Residential Property

Parcel Identification Number (PIN): ~~24-181-000-004-00-00~~ 048-2607-285-0009

3. The proposed change is to facilitate the use of the land for (be specific-list all proposed uses):
To keep Chickens & other permitted & conditional uses under the
Low Density Residential zoning

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. Currently a residential Property

B. Explain how the provision for these facilities will not be an unreasonable burden to local government.
No burden anticipated. Current properties in neighborhood & across
Dubay Drive are zoned Low Density Residential

C. What have you done to determine that the land is suitable for the development proposed?
The size of property (2+ acres) & location in Marathon County make it
suitable for the development Proposed/Rezoning

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. Movable Accessory structure
will not unreasonably displace soil or cause erosion. Air & water quality
should not be affected.

E. Explain any potential for conflict with existing land uses in the area. No potential conflict

(OVER)

- F. Demonstrate the need of the proposed development at this location. Not sufficient food production. Shortages of COVID pandemic highlighted the need to have essential foods/goods accessible
- G. What is the availability of alternative locations? Be specific. We own no additional properties
- H. If cropland is being consumed by this Zone Change, what is the productivity of the agricultural lands involved? NA
- I. If cropland is being consumed by this zone change, explain how the proposed development will be located to minimize the amount of agricultural land converted. NA

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

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

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

7. Petitioner's Signature [Signature] Phone (651) 253-8070 Date 7-8-2021

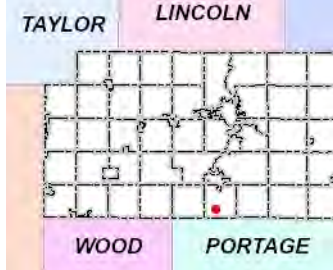
8. Owner's Signature [Signature] Phone (651) 253-6520 Date 7-8-2021

(If different)

Date Fee Received: July 8th, 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.



- ### Legend
- Road Names
 - Parcels
 - Parcel Lot Lines
 - Land Hooks
 - Section Lines/Numbers
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 - Named Places
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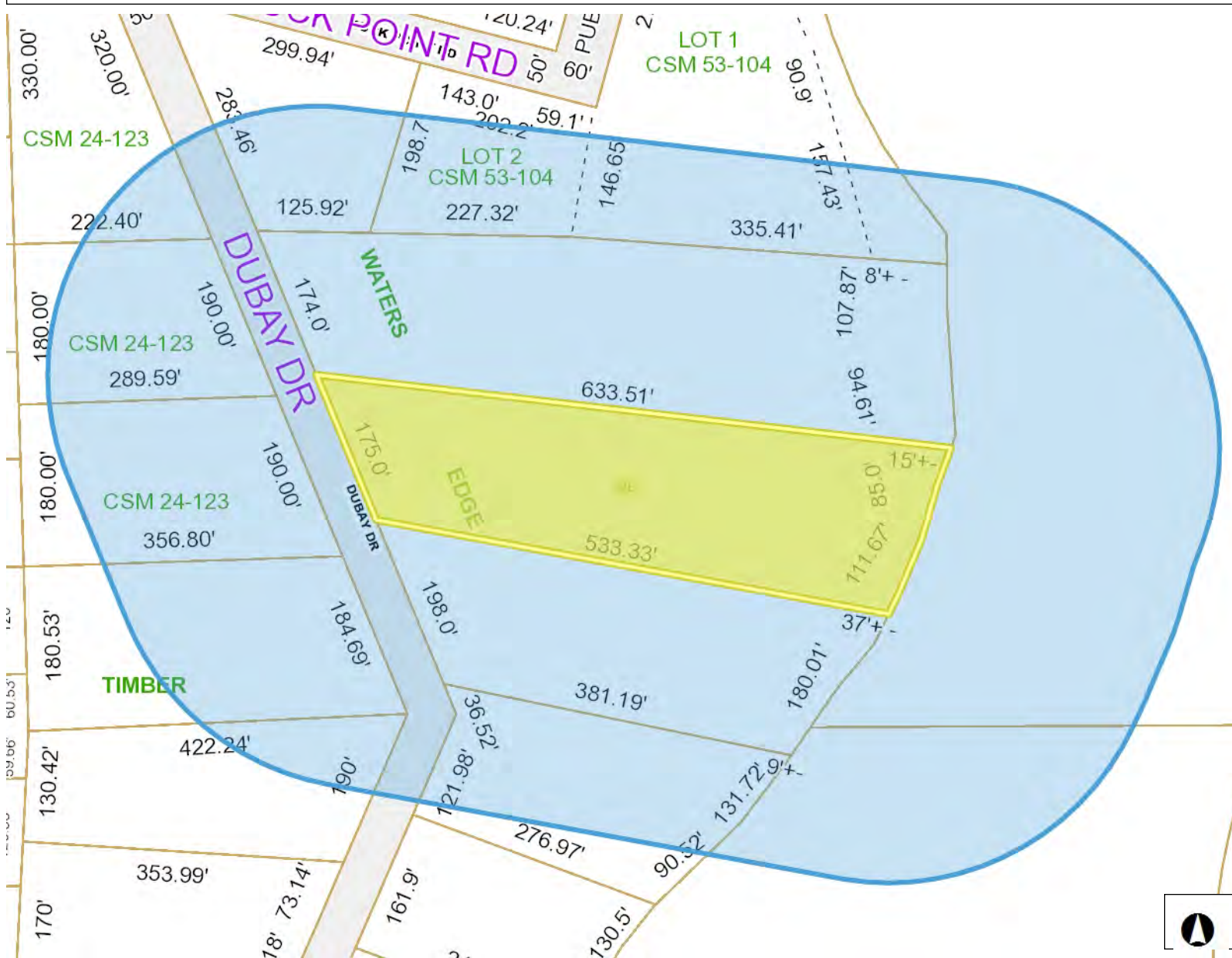
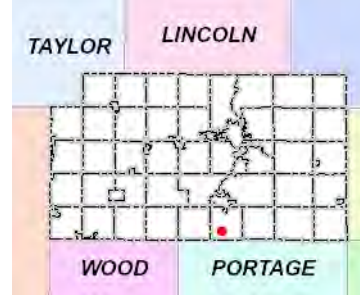
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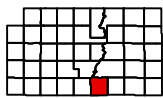
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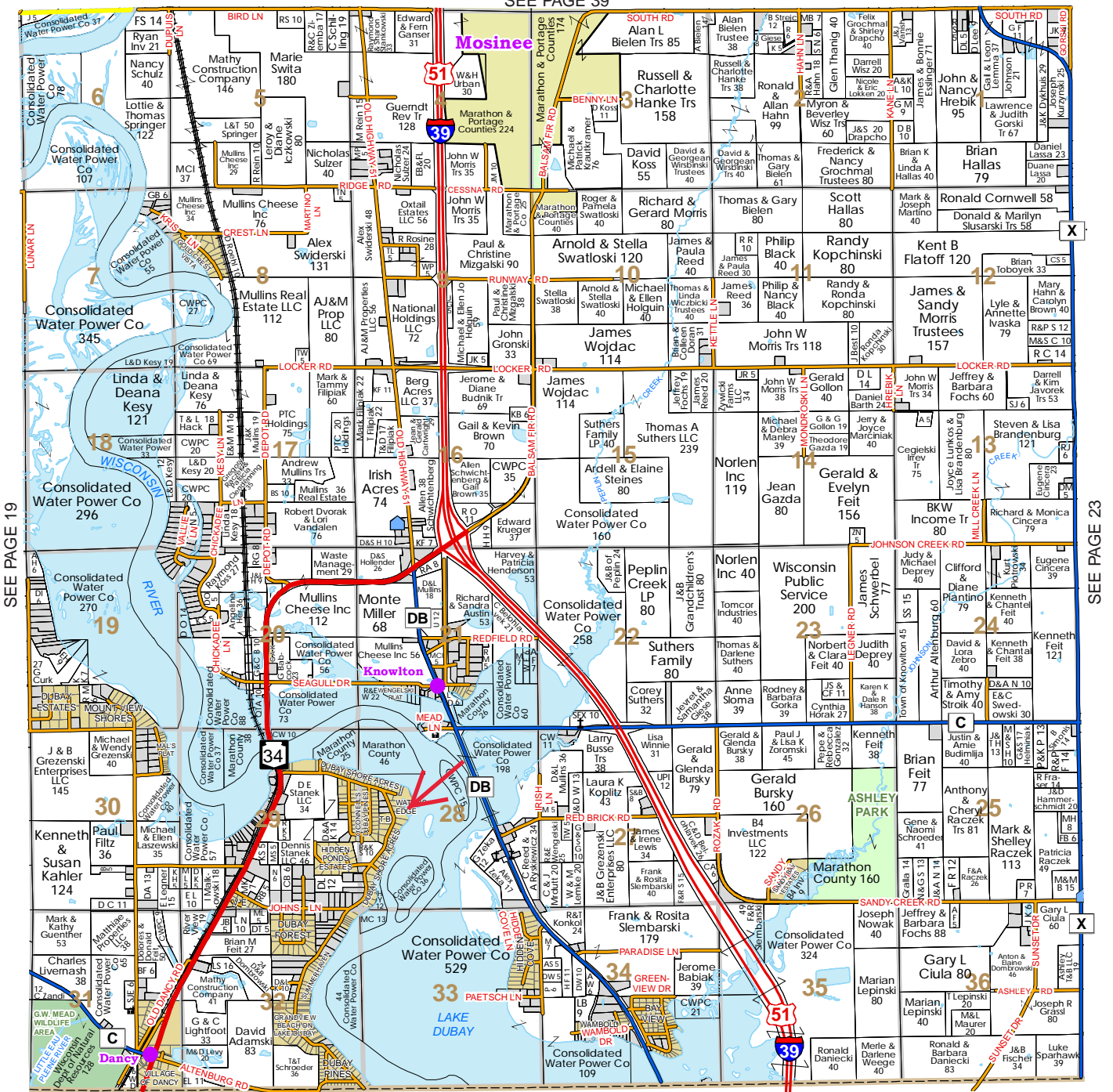
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SEE PAGE 39



PORTAGE COUNTY

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Auctioneer LLC
FARM • HOUSEHOLD • ESTATE
 N14555 Sandhill Ave. • Curtiss, WI 54422
 (715) 223-4014
www.schindlerauction.com
info@schindlerauction.com



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):

Daniel & Anna Judd
20255 Dubai Drive, Mosinee, WI 54455

hereby petition to rezone property owned by (Name & Address): Daniel & Anna Judd
20255 Dubai Drive, Mosinee, WI 54455

from the classification Urban, Residential to Low Density Residential.

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): Residential Property

Parcel Identification Number (PIN): ~~24-181-000-004-00-00~~ 048-2607-285-0009

3. The proposed change is to facilitate the use of the land for (be specific-list all proposed uses):
To keep Chickens & other permitted & conditional uses under the Low Density Residential zoning

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. Currently a residential Property

B. Explain how the provision for these facilities will not be an unreasonable burden to local government.
No burden anticipated. Current properties in neighborhood & across Dubai Drive are zoned Low Density Residential

C. What have you done to determine that the land is suitable for the development proposed?
The size of property (2+ acres) & location in Marathon County make it suitable for the development Proposed/Rezoning

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. Movable Accessory structure will not unreasonably displace soil or cause erosion. Air & water quality should not be affected.

E. Explain any potential for conflict with existing land uses in the area. No potential conflict

(OVER)

- F. Demonstrate the need of the proposed development at this location. Not sufficient food production. Shortages of COVID pandemic highlighted the need to have essential foods/goods accessible
- G. What is the availability of alternative locations? Be specific. We own no additional properties
- H. If cropland is being consumed by this Zone Change, what is the productivity of the agricultural lands involved? NA
- I. If cropland is being consumed by this zone change, explain how the proposed development will be located to minimize the amount of agricultural land converted. NA

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

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

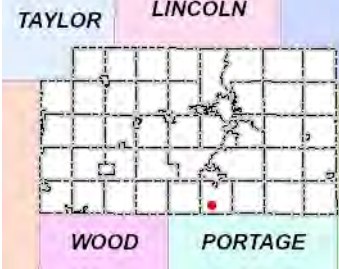
6. If the Environmental Resources Committee, at the public hearing for this zone change request, is unable to make a recommendation based upon the facts presented and/or request additional information, clarification or data from the petitioner, Town Board, or any other source, that information shall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

7. Petitioner's Signature [Signature] Phone (651) 253-8070 Date 7-8-2021
8. Owner's Signature [Signature] Phone (651) 253-6520 Date 7-8-2021
(If different)

Date Fee Received: July 8th, 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.



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

51.11 0 51.11 Feet



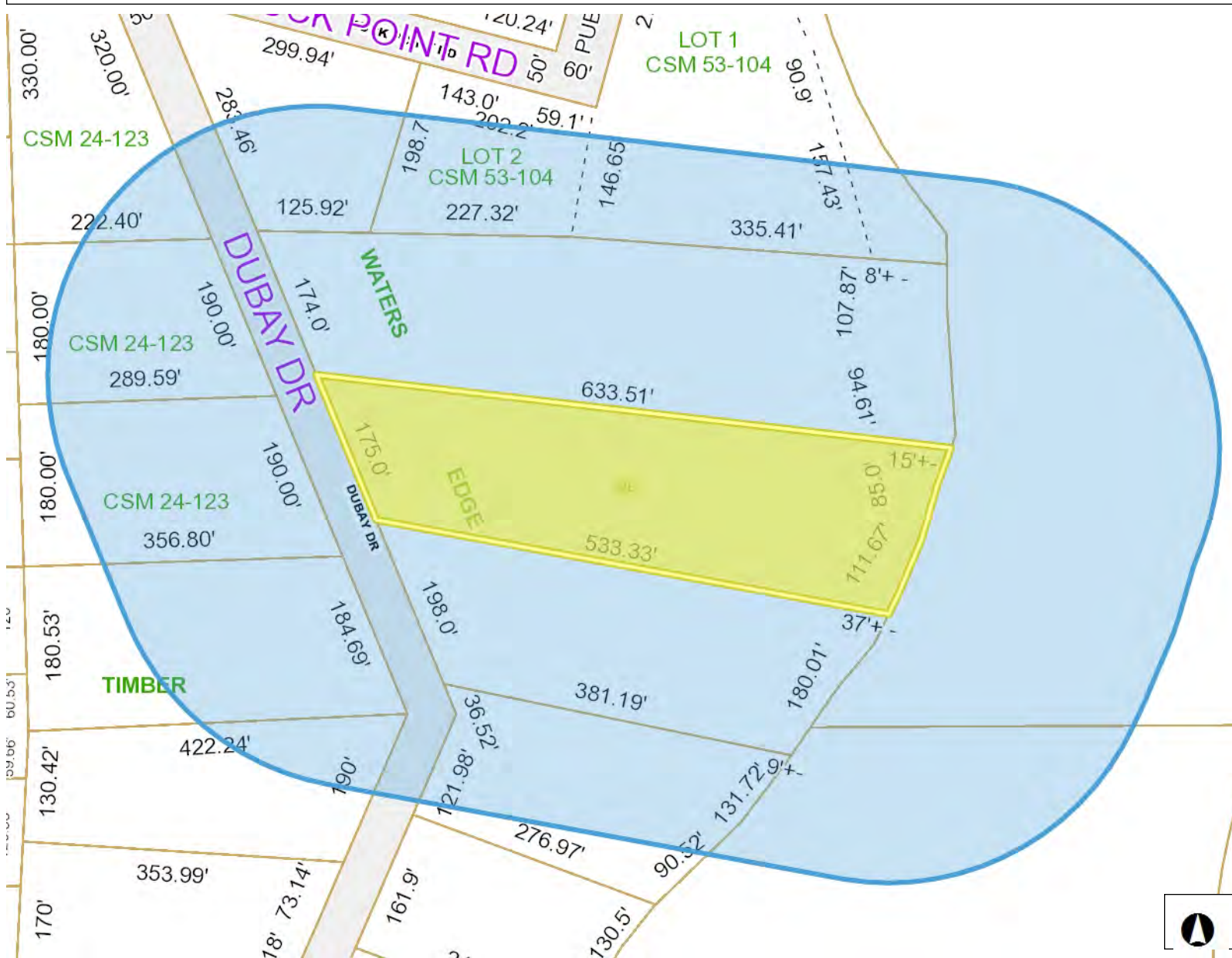
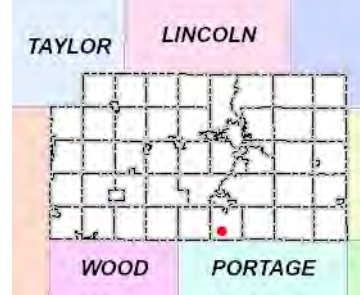
NAD_1983_HARN_WISCRS_Marathon_County_Feet

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

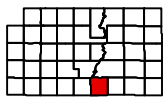
- Road Names
- Parcels
- Parcel Lot Lines
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Named Places
- Municipalities

82.73 0 82.73 Feet

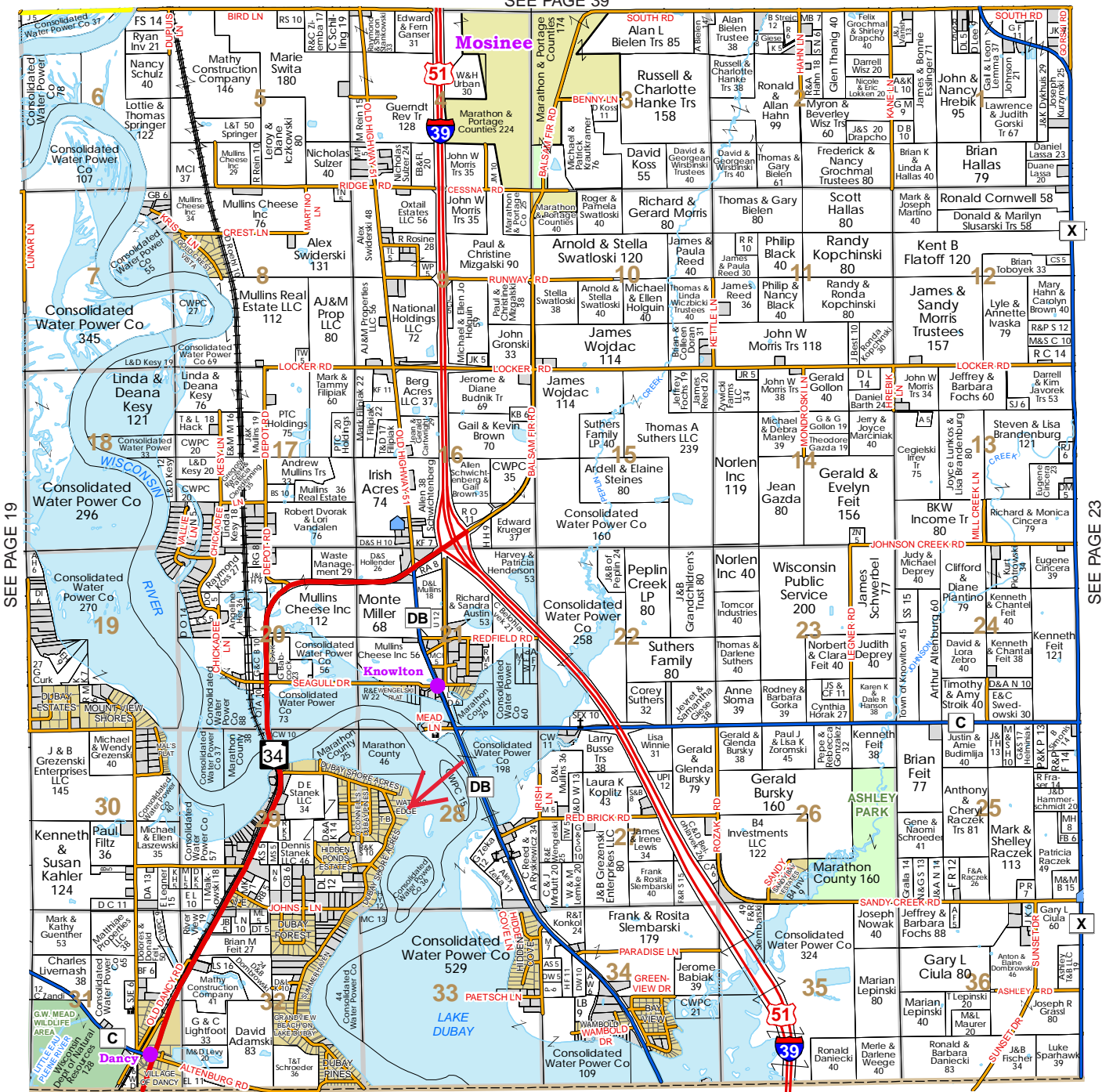
 NAD_1983_HARN_WISCRS_Marathon_County_Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



SEE PAGE 39



PORTAGE COUNTY

Tim Schindler
Auctioneer LLC
FARM • HOUSEHOLD • ESTATE
 N14555 Sandhill Ave. • Curtiss, WI 54422
 (715) 223-4014
www.schindlerauction.com
info@schindlerauction.com

STATE OF WISCONSIN)
MARATHON COUNTY)
TOWN OF KNOWLTON)

RESOLUTION ON ZONING ORDINANCE AMENDMENT

TO THE MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE

I, Alan Fochs, Clerk of the Town of Knowlton, 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 Knowlton Town Board at a meeting held on the 9th day of August, 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 Knowlton Town Board considered on the 9th day of August, 2021, petition by Daniel and Anna Judd to amend the Marathon County Zoning Ordinance to rezone lands from U-R Urban Residential to L-D-R Low Density Residential described as part Govt. Lot #2 of Section 28, Township 26 North, Range 07 East, Town of Knowlton. The existing parcel proposed to be rezoned has the parcel PIN# 048.2607.285.0009; Address 202555 Dubai Drive, Mosinee WI 54455

The Town of Knowlton 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: _____

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: NA

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: 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 Knowlton 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 _____
 Town Board _____

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 August 20, 2021 to:

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



**Daniel & Anna Judd
Petition to Rezone Land
Staff Report, August 31st, 2021
Environmental Resources Committee**

Findings of Fact

PUBLIC HEARINGS/MEETINGS:

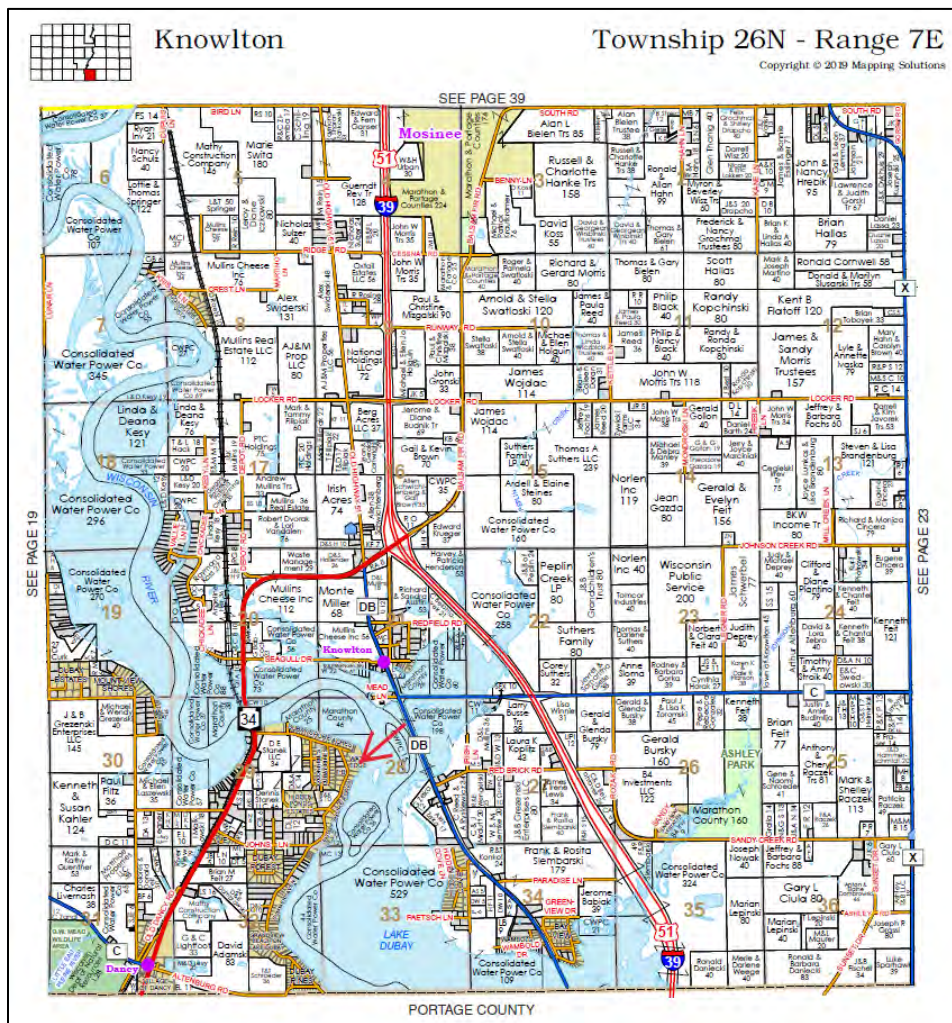
- Town of Knowlton Town Board Meeting (August 9th, 2021)
- Marathon County Environmental Resources Committee Meeting (August 3rd, 2021 at 3:00pm)

PETITIONER: Daniel and Anna Judd – 202555 Dubai Drive, Mosinee WI 54455

PROPERTY OWNER: (Same) Daniel and Anna Judd – 202555 Dubai Drive, Mosinee WI 54455

LOCATION OF REZONE REQUEST: Areas proposed to be rezoned are located on the northeast side of Dubai Drive.

Map 1: Location of Rezone Request



REQUEST:

The petition of Daniel and Anna Judd to amend the Marathon County Zoning Ordinance to rezone lands from U-R Urban Residential to L-D-R Low Density Residential described as part Govt. Lot #2 of Section 28, Township 26 North, Range 07 East, Town of Knowlton. The existing parcel proposed to be rezoned has the parcel PIN# 048.2607.285.0009; Address 202555 Dubai Drive, Mosinee WI 54455.

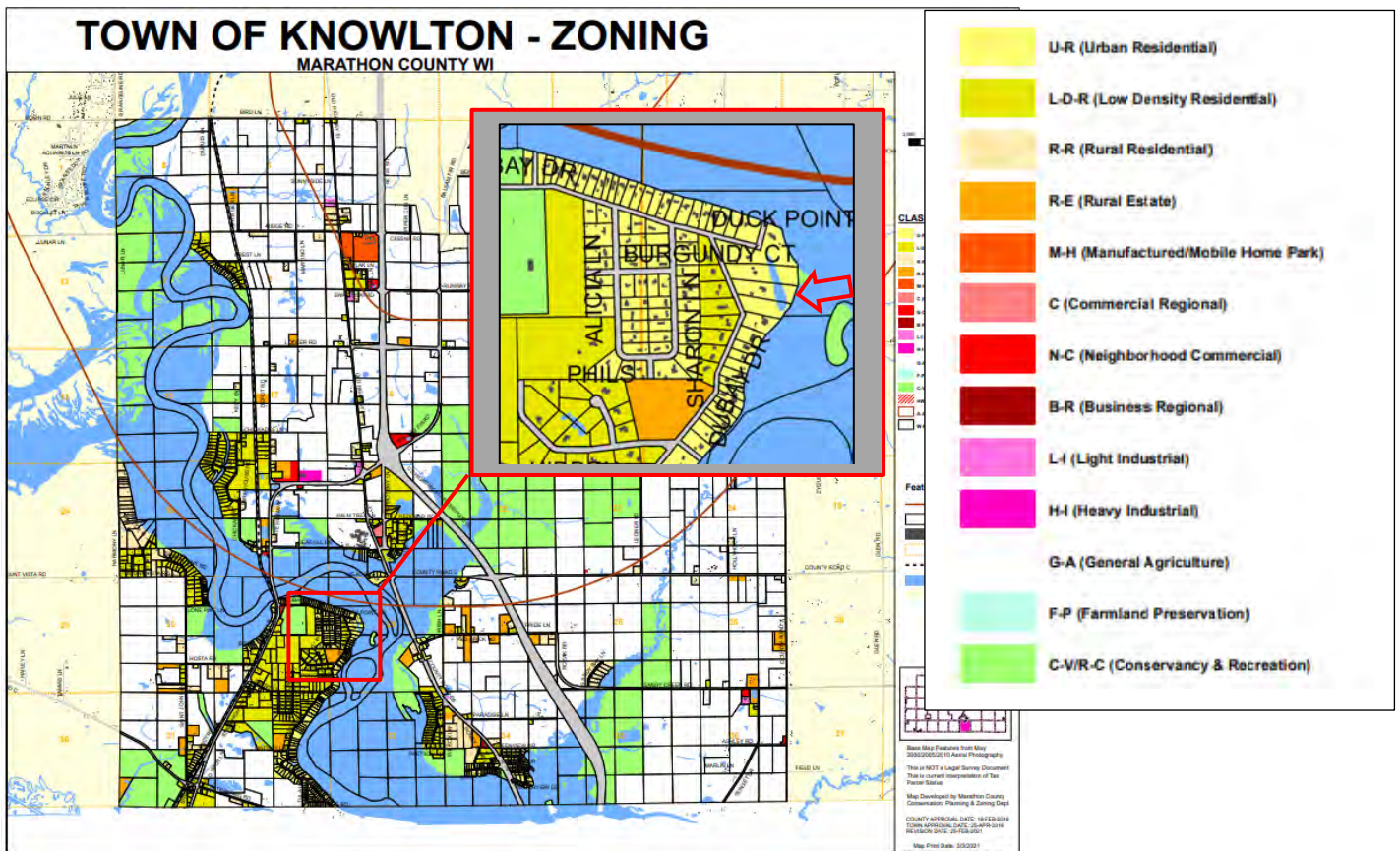
EXISTING ZONING DISTRICT:

U-R Urban Residential District. The purpose of the U-R district is to encourage relatively greater density residential development in areas generally adjacent to the built up sections of the community or in areas of existing development of such density. The Residential districts are designed to encourage a suitable environment for family life by permitting under certain conditions, such neighborhood facilities as churches, schools, playgrounds, and appropriate institutions and by protecting the residential character against non-compatible uses. The U-R district is to encourage multi-family development at densities up to five dwelling units per acre in areas adjacent to community shopping facilities. Development is to consist primarily of single-family (attached or detached), planned unit development, and multi-family dwellings in groupings which will provide for the efficient development and utilization of community facilities.

PROPOSED 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.

EXISTING ZONING DISTRICT MAP: Adjacent parcels are zoned Urban Residential (light yellow) and Low Density Residential (Yellow). There are some parcels zoned Rural Estate and Conservancy Recreation within close proximity.



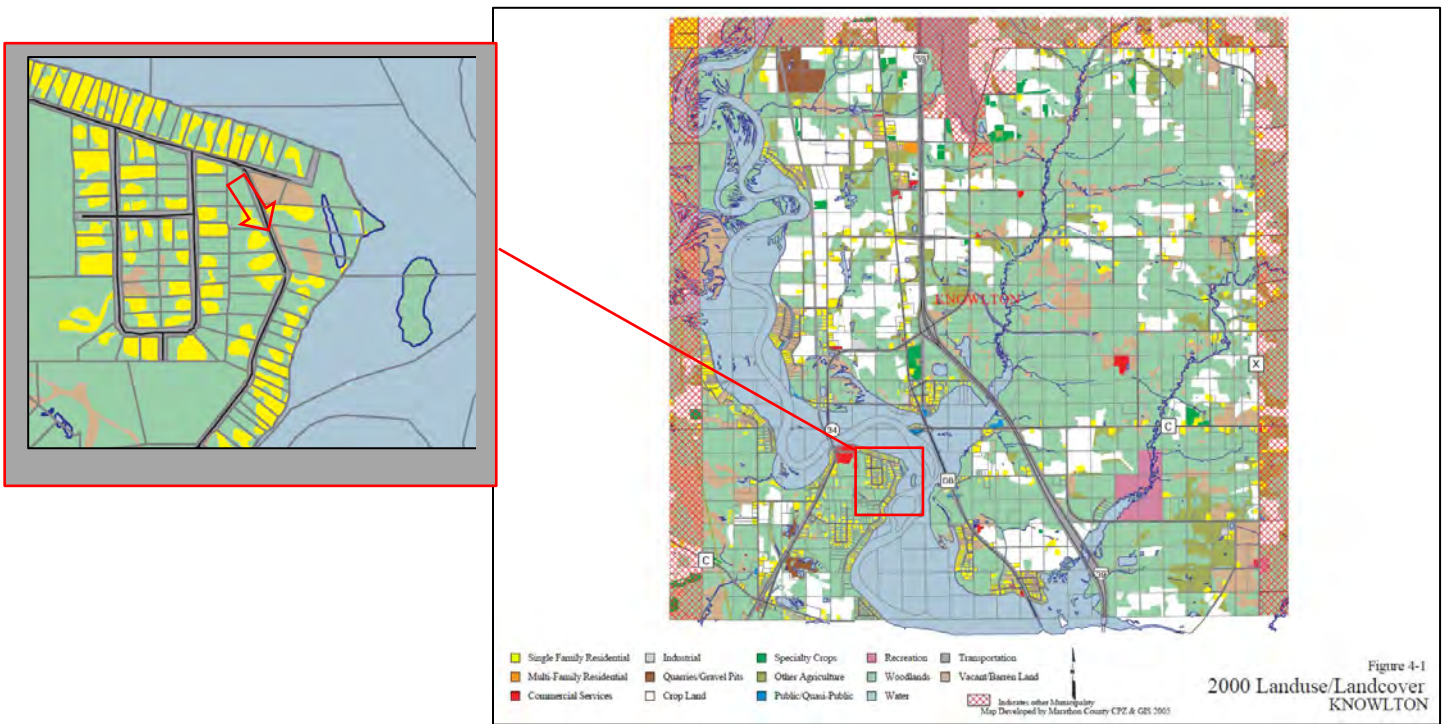
Map #2 Town of Knowlton Zoning District Map

**2.4630
Acres**

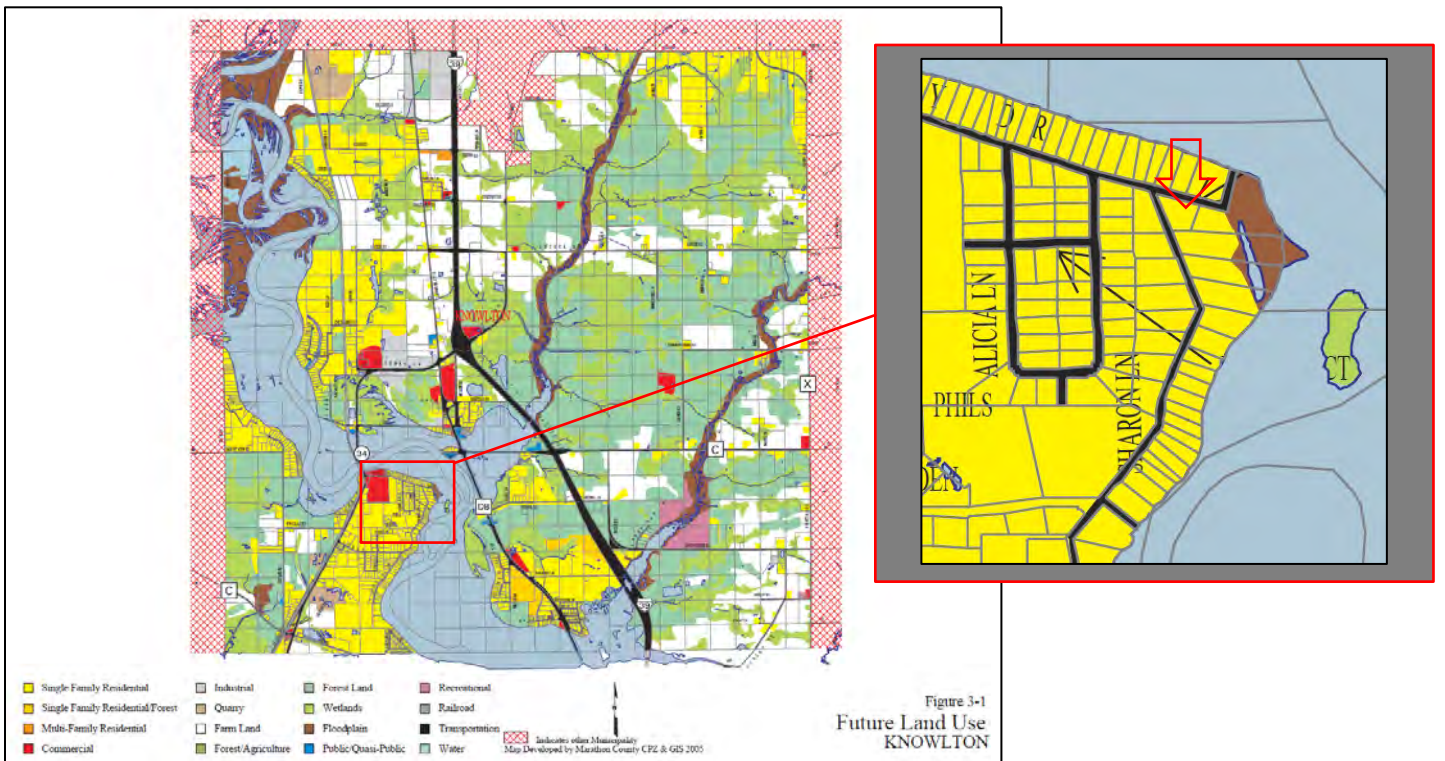
Legal Notification:

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.

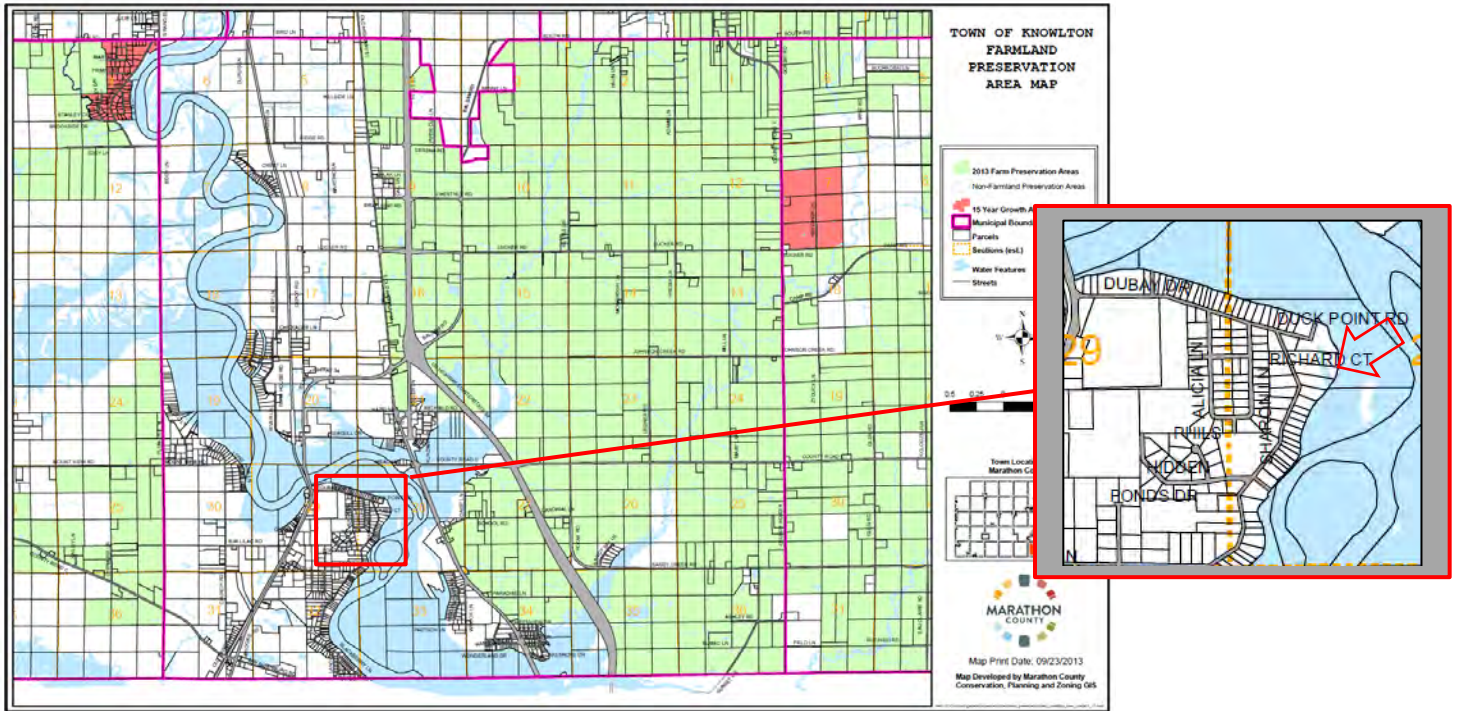
Existing Generalized Land Use/Land Cover Map – Town of Knowlton (Comprehensive Plan) The area proposed to be rezoned is shown as partially Woodland and Vacant land uses in the Town’s Comprehensive Plan Existing Land Use/Land Cover Map (2000). Adjacent land uses are comprised of similar land uses including Single Family Residential, Other Agriculture, and Woodland uses.



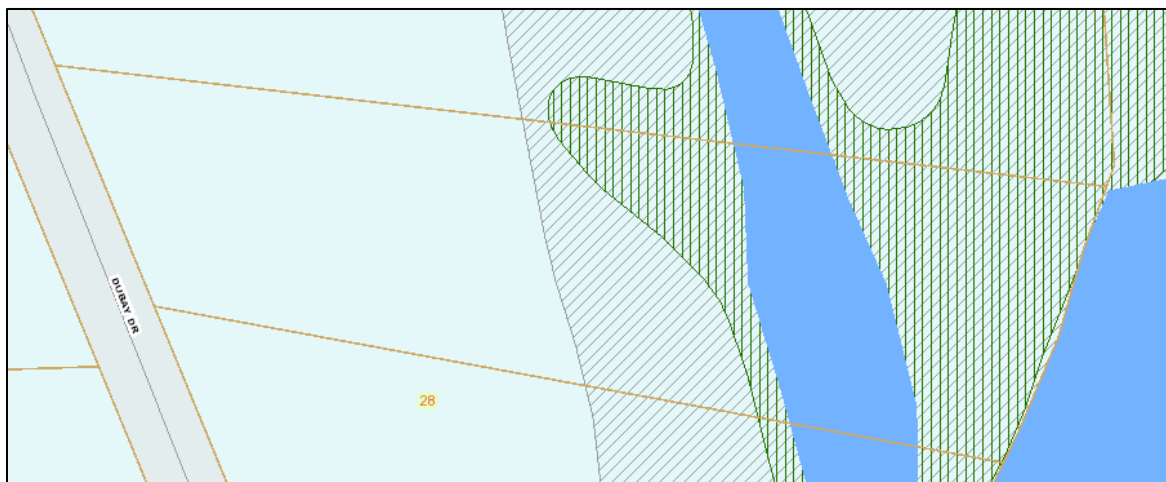
TOWN COMPREHENSIVE PLAN FUTURE LAND USE MAP (2005 Plan): The areas proposed to be rezoned is shown as Single Family Residential and Floodplain Land uses in the Town’s Comprehensive Plan Future Land Use/Land Cover Map. Adjacent land uses are comprised primarily of Single Family Residential uses.



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

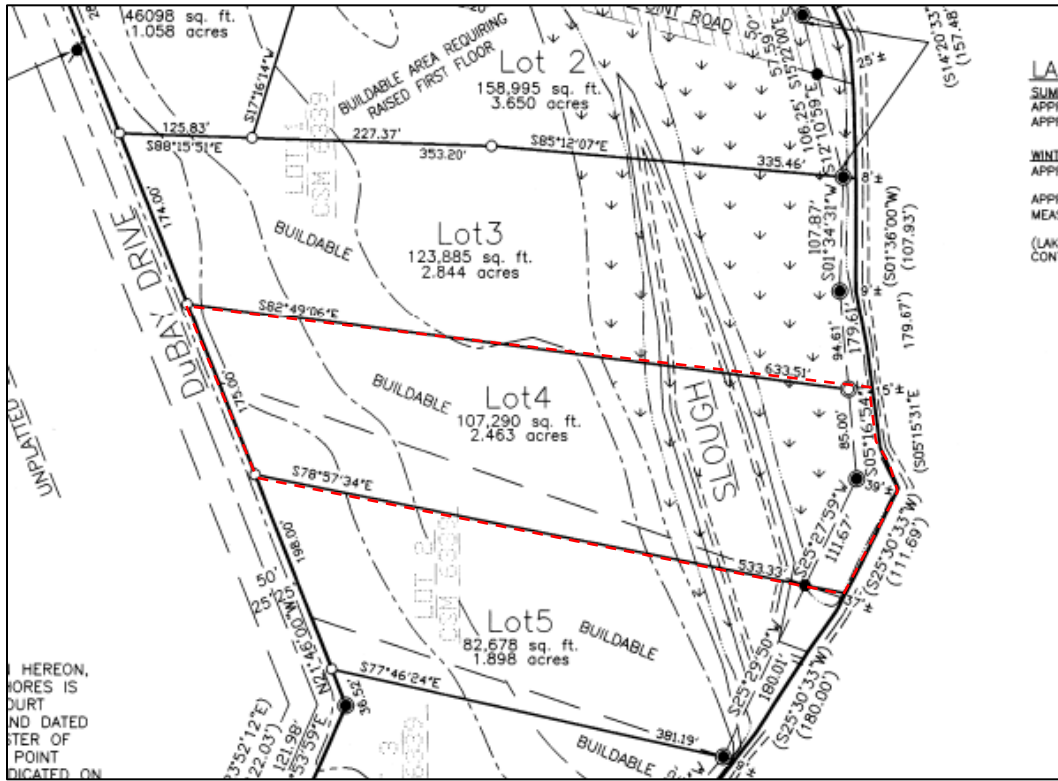


SIGNIFICANT PARCEL LIMITATIONS OR NATURAL FEATURES: The areas proposed to be rezoned has some DNR mapped wetlands and FEMA mapped floodplain areas, additionally the entire parcel is located within the shoreland overlay from Lake Dubay. It is important to note, the property owners did obtain a Letter of Map Amendment (LOMA) which removed additional lands from the regulatory floodplain (near the home).

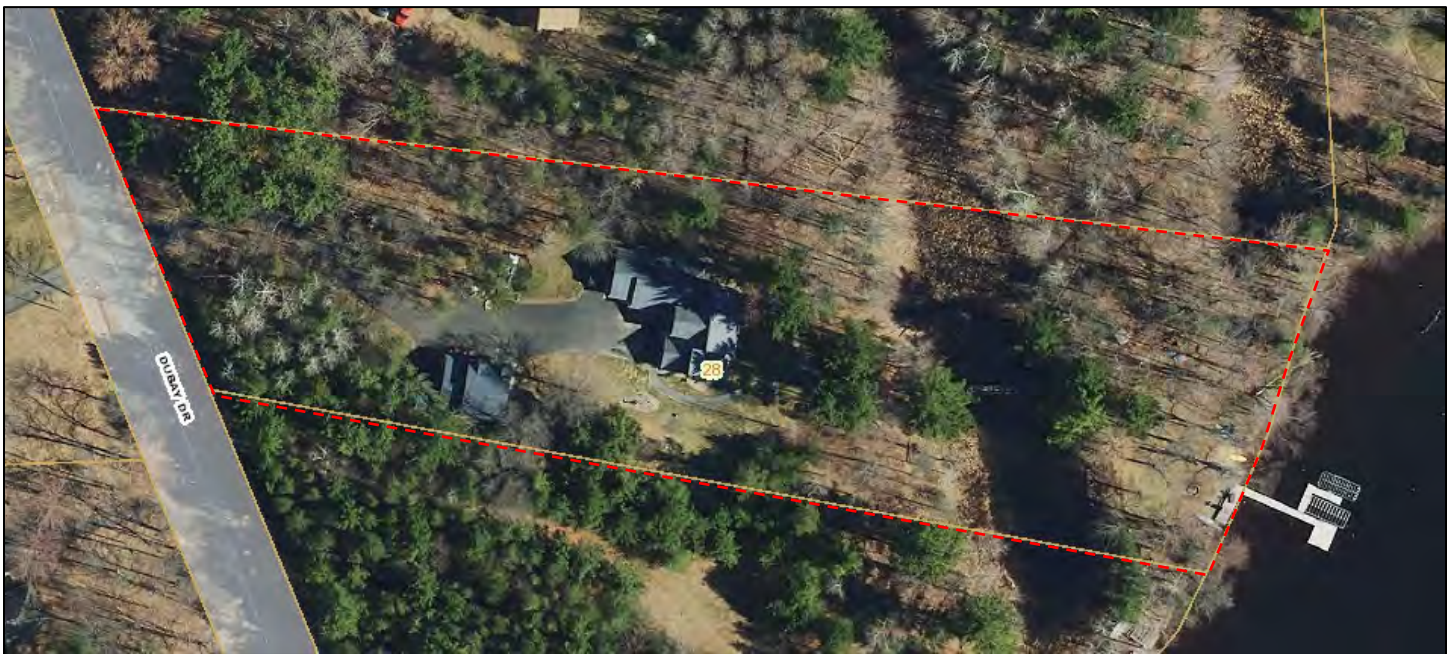


- DNR Wetland Areas
- Floodplain
- A
- AO
- AE
- AE FLOODWAY
- AE ADMINISTRATIVE FLOODWAY
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- Shoreland Overlay Zoning

Existing Survey (Lot #4)

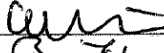
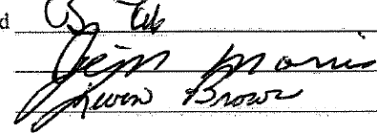


Aerial Photo:



TOWN RECOMMENDATION:

On August 9th, 2021 the **Town of Knowlton** Town Board Recommended **Approval** to Marathon County's Environmental Resources Committee.

11) Is there anything else the Town wishes to present or comment on regarding this application to the Marathon County Environmental Resources (ERC) Committee? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Explain: _____	
The Town of Knowlton recommends: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval of the amendment and/or zone change.	
OR <input type="checkbox"/> Requests an Extension* for the following reasons: _____	
<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>	
Clerk	
Town Board	

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 parcel proposed to be rezoned is shown to be designated for Single Family Residential land uses in the future land use map. CPZ staff rely on the towns to make these recommendations given the town board members and residents know their town and the true purpose and intent of the plan. As indicated in the town resolution, the town board believes the rezone is consistent with the purpose and intent of their comprehensive plan. The area in question was not designated as a farmland preservation area.

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

No active farmland will be converted as a result of the rezone in question.

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 applying for a use that is currently not permitted in the UR district.

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 (if applicable)

c. No anticipated burden on local government, all applicable building, construction, and use standards will be applied during the zoning and building permit review process.

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

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

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

The Town of Knowlton 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 Town of Knowlton should update their comprehensive plan to reflect the proposed rezones. The future and existing land use maps already reflect the rezone in question but the plan should be revised to include the whole area proposed to be rezoned to UR from LDR. 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: #2
Environmental Resources Committee
Decision Form

Conclusions of Law

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

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

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

Agree disagree insufficient information

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

Agree disagree insufficient information

3. The applicant has demonstrated that...

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

Agree disagree insufficient information

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

Agree disagree insufficient information

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

Agree disagree insufficient information

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

Agree disagree insufficient information

Environmental Resources Committee Decision

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

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

Specify reasons for denial, or additional information requested:

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

Describe recommended amendments:

Signature:

Chairman: _____

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 Dunn St. Weston 54776

hereby petition to rezone property owned by (Name & Address):

Joyce Harvanek
157386 Camp Rd Mosinee WI

from the classification GA, General Ag to RE, Rural Estate

RE Rural Estate RR Rural Residential

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): 032-2608-172-0995 + 032-2608-~~083~~-0997

083

89
0-7-21/21/21

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

To create a 7.5 acre parcel with an existing home.
Rezone a remnant parcel

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.

Existing home on an existing
Public Road

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.

(OVER)

RECEIVED

JUL 08 2021

- F. Demonstrate the need of the proposed development at this location. No development, just changing boundary lines.
- G. What is the availability of alternative locations? Be specific. No alternative
- H. If cropland is being consumed by this Zone Change, what is the productivity of the agricultural lands involved? No Cropland
- I. If cropland is being consumed by this zone change, explain how the proposed development will be located to minimize the amount of agricultural land converted. NA

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

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

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

7. Petitioner's Signature [Signature] Phone 715-241-0947 Date 6-29-21

8. Owner's Signature [Signature] Phone 715-301-3259 Date 5-20-21
(if different)

Date Fee Received: 07/12/21 **Fee \$600.00 PAYABLE TO MARATHON COUNTY**

JS

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

CERTIFIED SURVEY MAP

MARATHON COUNTY NO. _____

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 26 NORTH, RANGE 8 EAST, TOWN OF GUENTHER, MARATHON COUNTY, WISCONSIN.

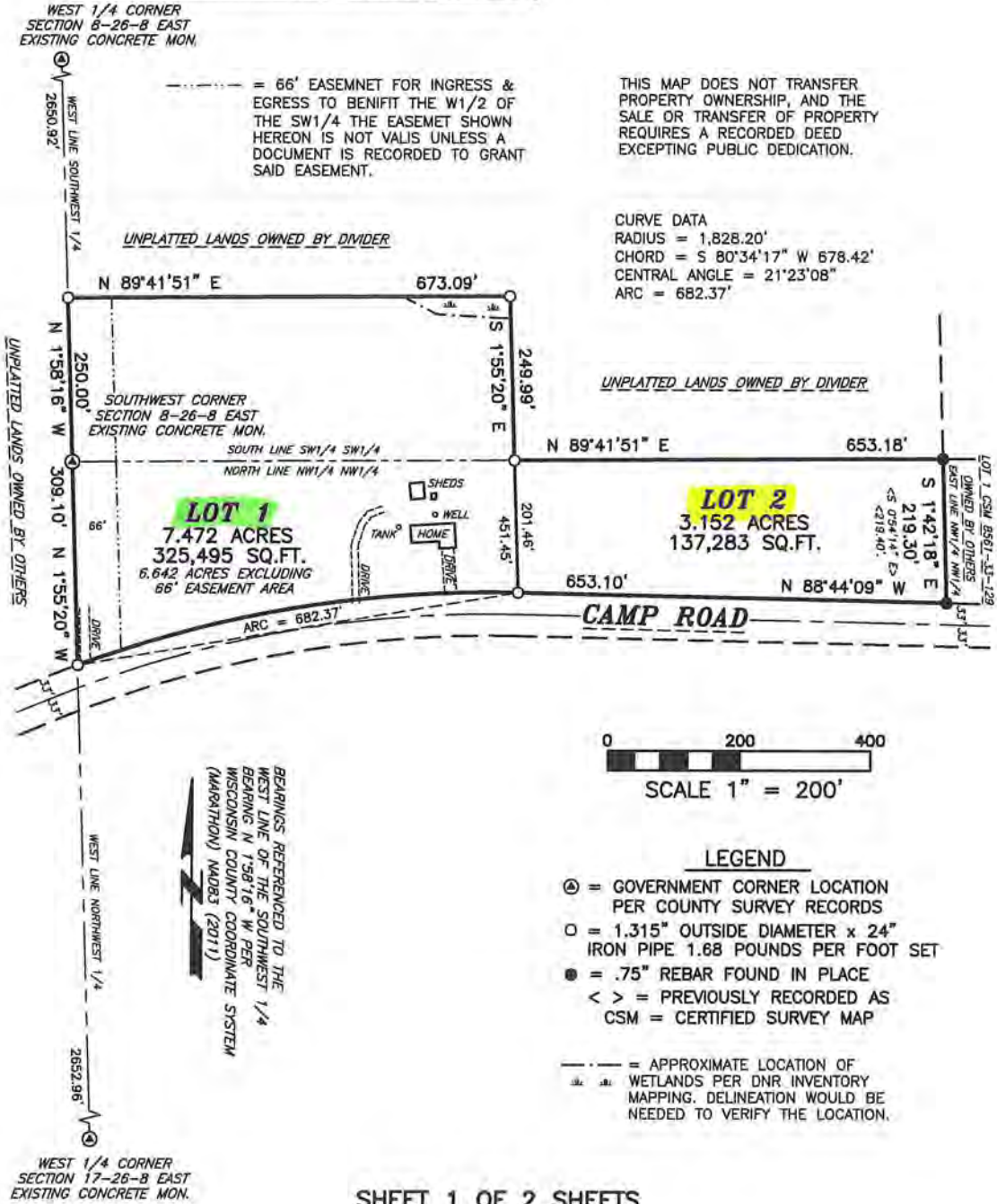
VREELAND ASSOCIATES, INC.
 6103 DAWN STREET WESTON, WI. 54476
 PH (715) 241-0947 tim@vreelandassociates.us

PREPARED FOR: **JOYCE HARVANEK**

FILE #: 21-0248 HARVANEK

DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND

WEST 1/4 CORNER
 SECTION 8-26-8 EAST
 EXISTING CONCRETE MON.



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

WEST 1/4 CORNER
 SECTION 17-26-8 EAST
 EXISTING CONCRETE MON.

CERTIFIED SURVEY MAP
MARATHON COUNTY NO. _____

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8 AND
THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 26
NORTH, RANGE 8 EATS, TOWN OF GUENTHER, 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 JOYCE HARVANEK, I SURVEYED, MAPPED AND DIVIDED THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 26 NORTH, RANGE 8 EATS, TOWN OF GUENTHER, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE N 1°58'16" W ALONG THE WEST LINE OF THE SOUTHWEST 1/4 250.00 FEET; THENCE N 89°41'51" E 673.09 FEET; THENCE S 1°55'20" E 249.99 FEET; THENCE N 89°41'51" E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 653.18 FEET; THENCE S 1°42'18" E ALONG THE WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 8561 219.30 FEET TO THE NORTH LINE OF CAMP ROAD; THENCE N 88°44'09" W ALONG THE NORTH LINE OF CAMP ROAD 653.10 FEET; THENCE 682.37 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH WHOSE RADIUS IS 1828.20 FEET, WHOSE CENTRAL ANGLE IS 21°23'08" AND WHOSE CHORD BEARS S 80°34'17" W 678.42 FEET; THENCE N 1°55'20" W ALONG THE WEST LINE OF THE NORTHWEST 1/4 309.10 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 GUENTHER, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS 28TH DAY OF JUNE, 2021
SURVEY PERFORMED JUNE 20TH, 2021

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. _____

REVIEWED AND APPROVED FOR
RECORDING BY THE TOWN OF
GUENTHER.

DATE: _____

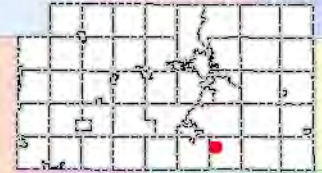
TOWN OF GUETHER



Land Information Mapping System

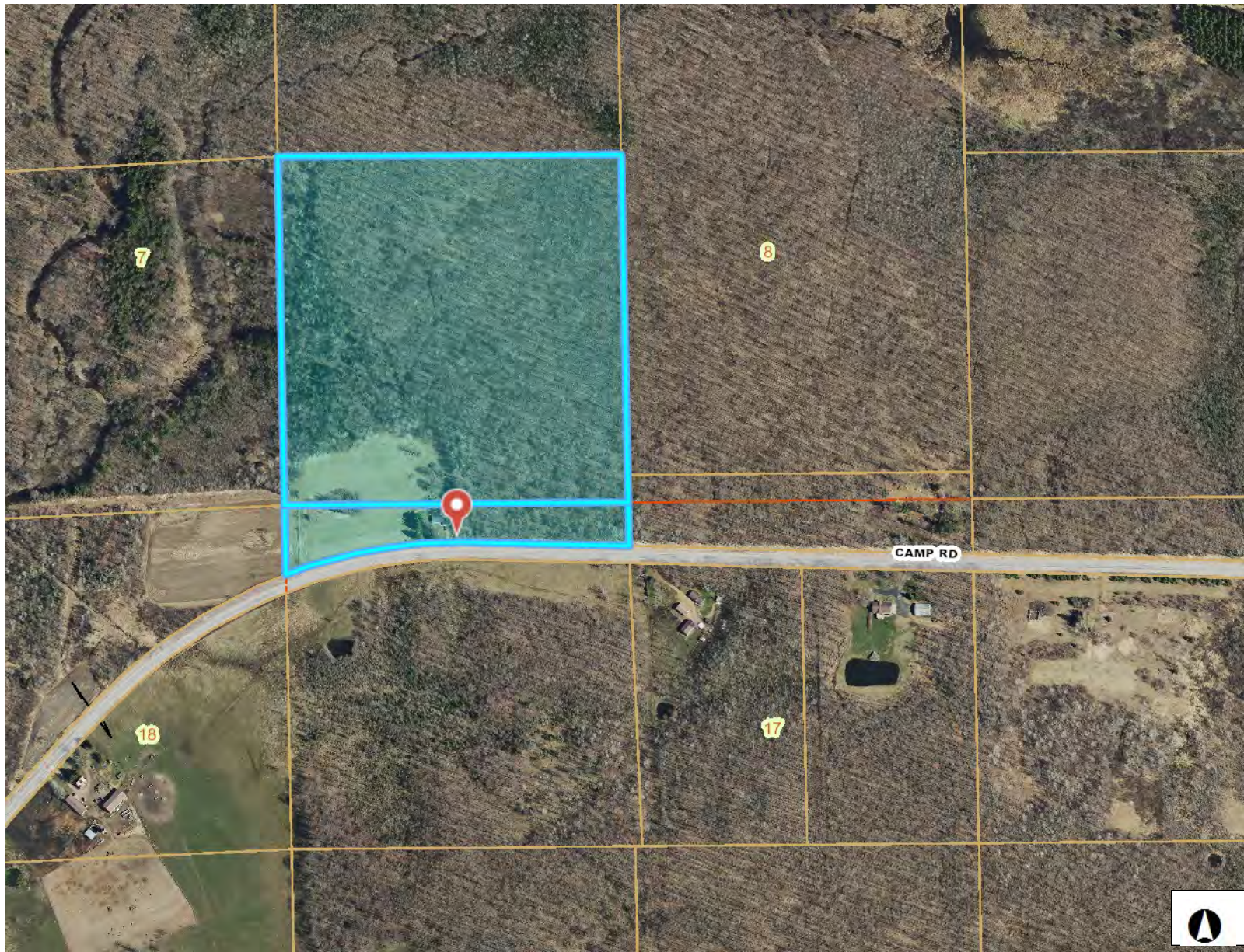
TAYLOR

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



286.52 0 286.52 Feet



NAD_1983_HARN_WISCRS_Marathon_County_Feet

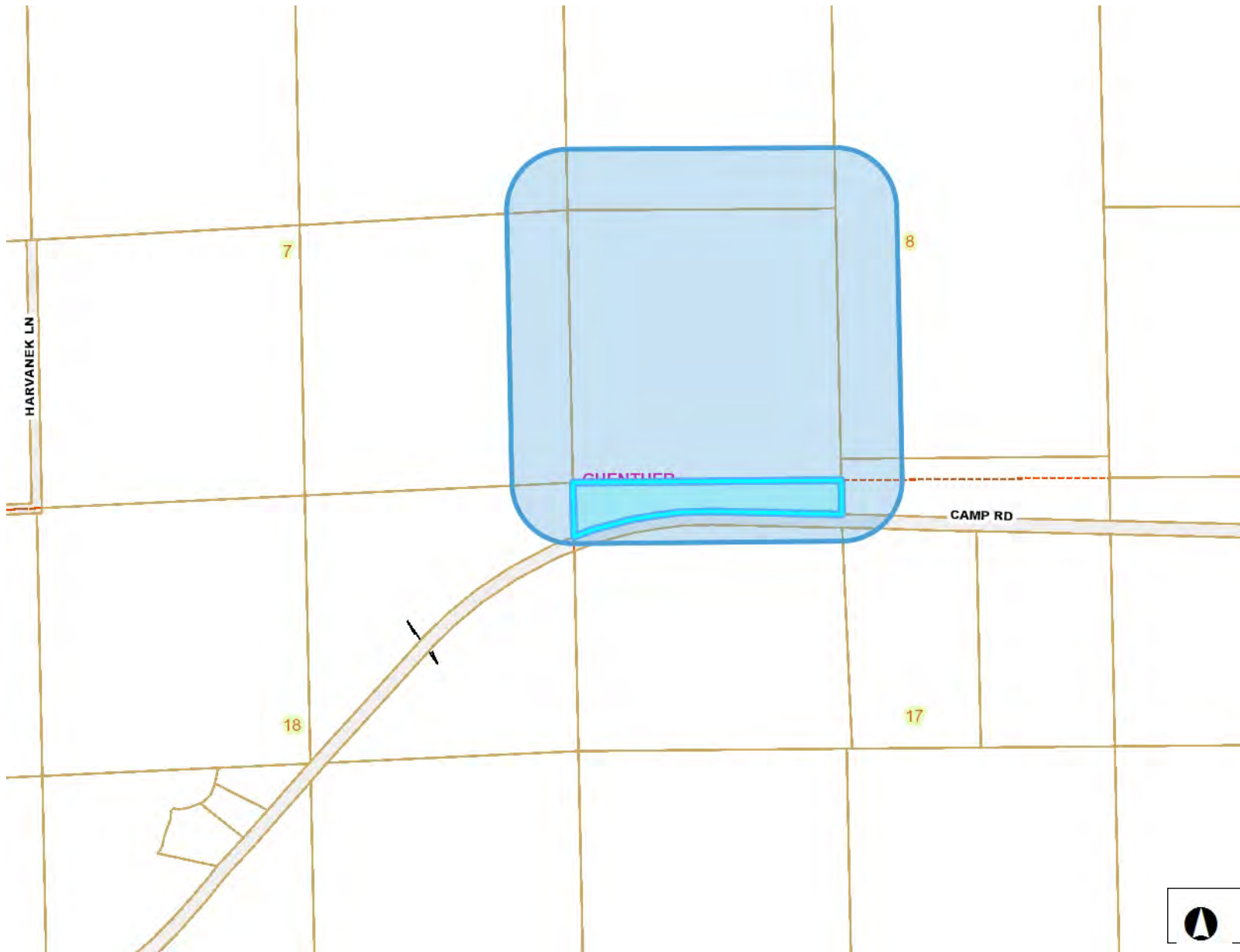
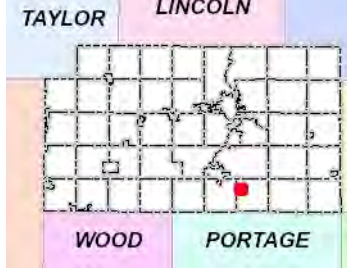
DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement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



365.47 0 365.47 Feet

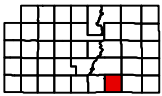


NAD_1983_HARN_WISCRS_Marathon_County_Feet

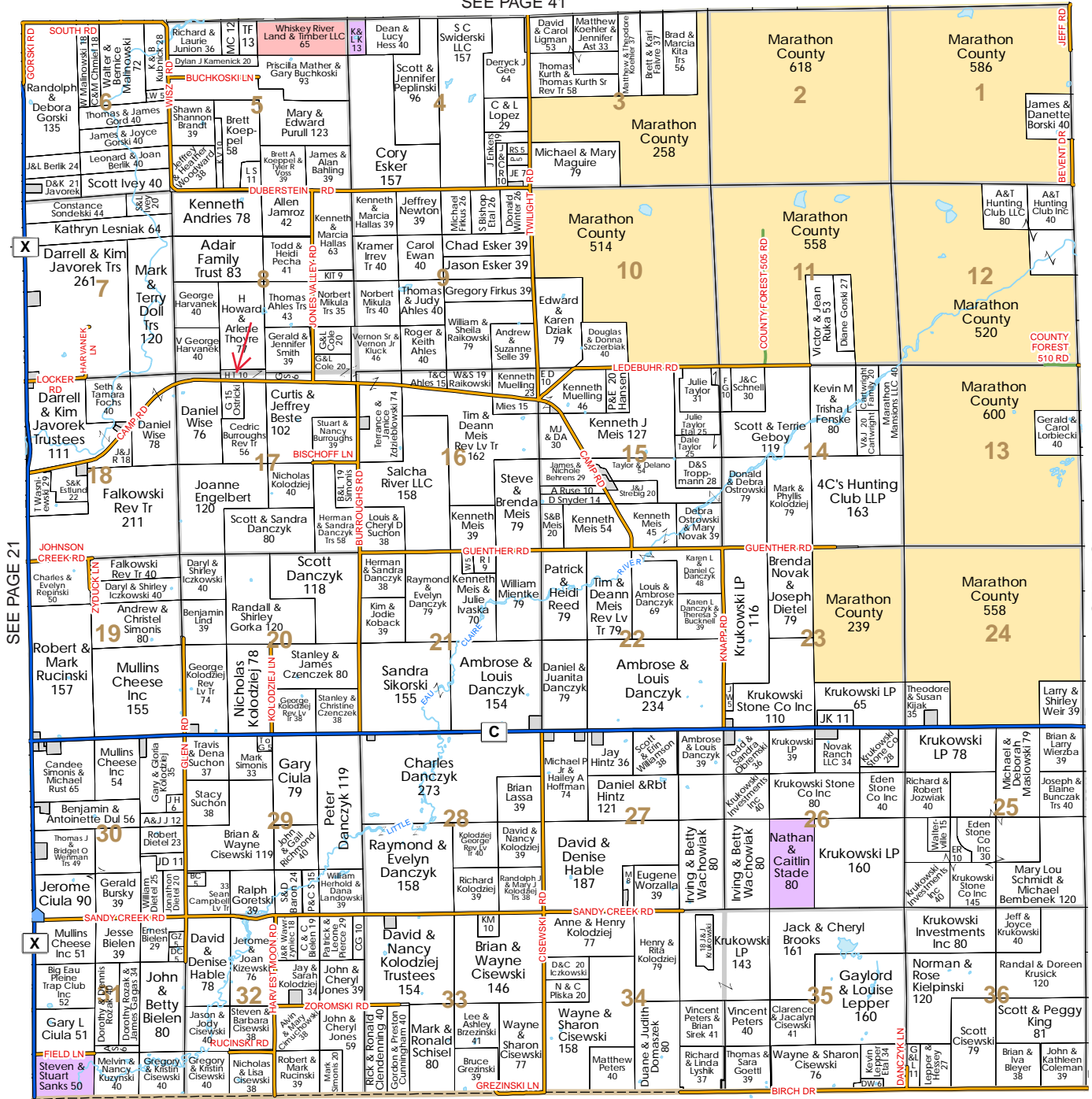
DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement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



SEE PAGE 41



PORTAGE COUNTY

Architectural Stone • Thin Veneer • Landscape • Custom Cut Stone • Cladding

You'll Discover We're SOLID As A ROCK.

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Krukowski
STONE CO., INC.

STATE OF WISCONSIN)
MARATHON COUNTY)
TOWN OF GUENTHER)

RESOLUTION ON ZONING ORDINANCE AMENDMENT

TO THE MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE

I, Joan Whitt, Clerk of the Town of Guenther, 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 Guenther Town Board at a meeting held on the 9th day of August, 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 Guenther Town Board considered on the 9th day of August, 2021, petition of Tim Vreeland on behalf of George Harvanek to amend the Marathon County Zoning Ordinance to rezone lands from G-A General Agriculture to R-E Rural Estate and lands from R-E Rural Estate to R-R Rural Residential described as part of the SW ¼ of the SW ¼ of Section 08 of the NW ¼ of the NW ¼ of Section 17 Township 26 North, Range 08 East, Town of Guenther. Area proposed to be rezoned to R-E is shown as part of Lot #1 (7.472 acres) on the preliminary Certified Survey Map (CSM) submitted with the rezone petition, whereas the area proposed to be rezoned to R-R (3.152 acres) is shown as Lot #2 on the preliminary CSM. The areas proposed to be rezoned have the parcel PIN#'s 032.2608.172.0995 and 032.2608.083.0997; Address 157386 Camp Road, Mosinee WI 54455.

The Town of Guenther 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)

RECEIVED
AUG 11 2021
MARATHON CO. CONSERVATION,
PLANNING & ZONING DEPT
Pg 1 of 2

- 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 Guenther 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 Joan E White
 Town Board Shane D Craig
Luigi Mey
Stewart Wisniewski

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 July 23, 2021 to:

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



George Harvanek Petition to Rezone Land Staff Report, August 31st, 2021 Environmental Resources Committee

Findings of Fact

PUBLIC HEARINGS/MEETINGS:

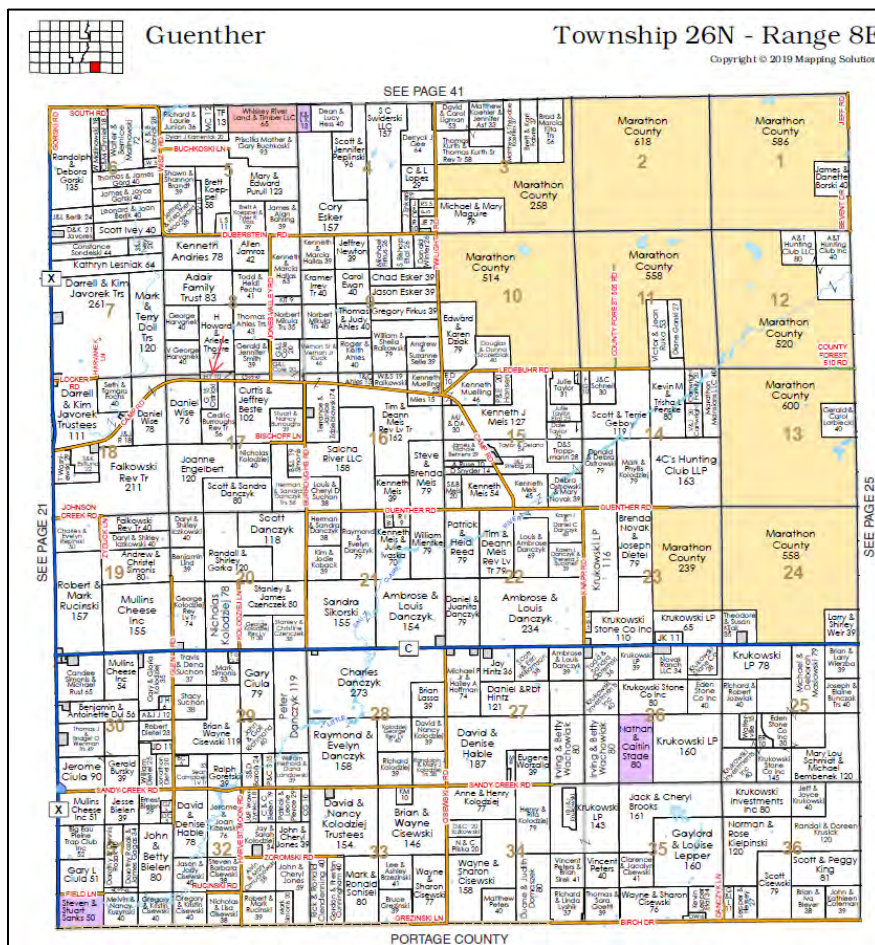
- Town of Guenther Town Board Meeting (August 9th, 2021)
- Marathon County Environmental Resources Committee Meeting (August 31st, 2021 at 3:00pm)

PETITIONER: Tim Vreeland (Vreeland Associates) – 6103 Dawn Street, Weston WI

PROPERTY OWNER: George Harvanek – 157386 Camp Road, Mosinee WI 54455

LOCATION OF REZONE REQUEST: Areas proposed to be rezoned are located on the northwest corner of the intersection of County Road N and Pioneer Drive.

Map 1: Location of Rezone Request



REQUEST:

The petition of Tim Vreeland on behalf of George Harvanek to amend the Marathon County Zoning Ordinance to rezone lands from G-A General Agriculture to R-E Rural Estate and lands from R-E Rural Estate to R-R Rural Residential described as part of the SW ¼ of the SW ¼ of Section 08 of the NW ¼ of the NW ¼ of Section 17 Township 26 North, Range 08 East, Town of Guenther. Area proposed to be rezoned to R-E is shown as part of Lot #1 (7.472 acres) on the preliminary Certified Survey Map (CSM) submitted with the rezone petition, whereas the area proposed to be rezone to R-R (3.152 acres) is shown as Lot #2 on the preliminary CSM. The areas proposed to be rezoned have the parcel PIN#'s 032.2608.172.0995 and 032.2608.083.0997; Address 157386 Camp Road, Mosinee WI 54455.

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.

&

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

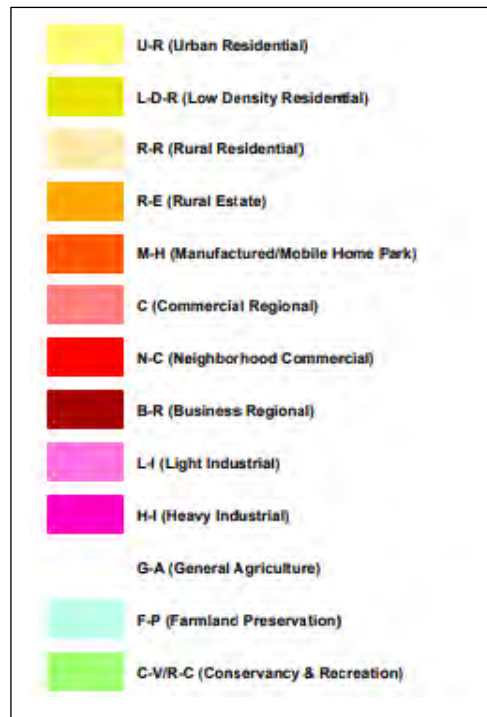
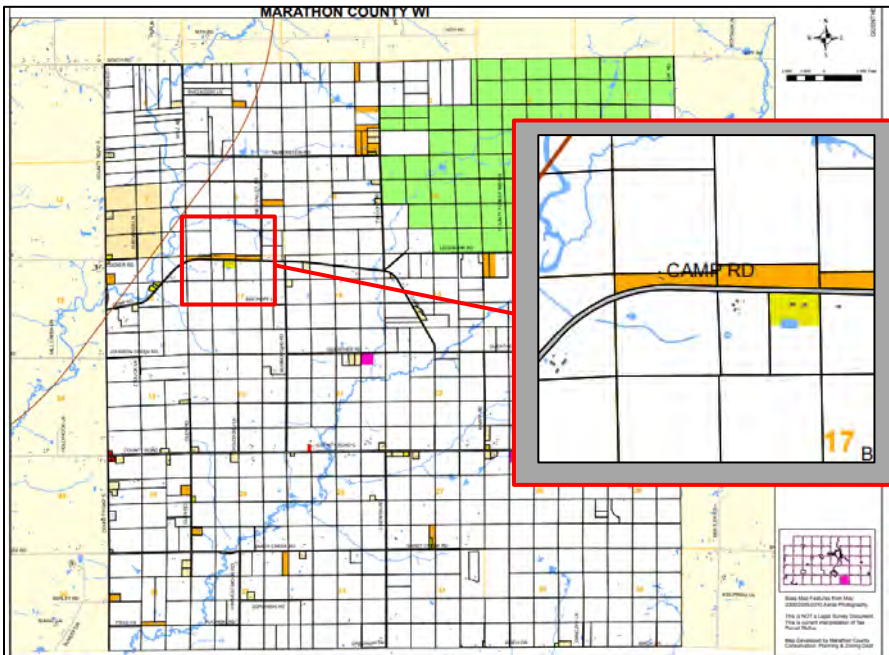
PROPOSED ZONING DISTRICT:

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

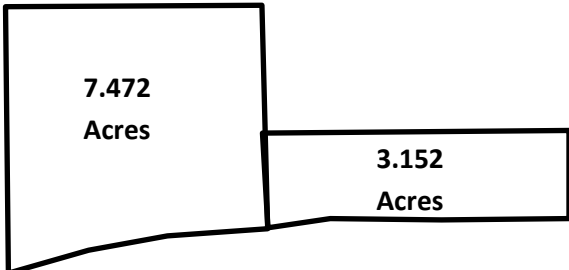
&

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 General Agriculture (White) with a few Rural Estate (Orange), Rural Residential (Tan), and Low Density Residential (Yellow) zoned parcels within close proximity.

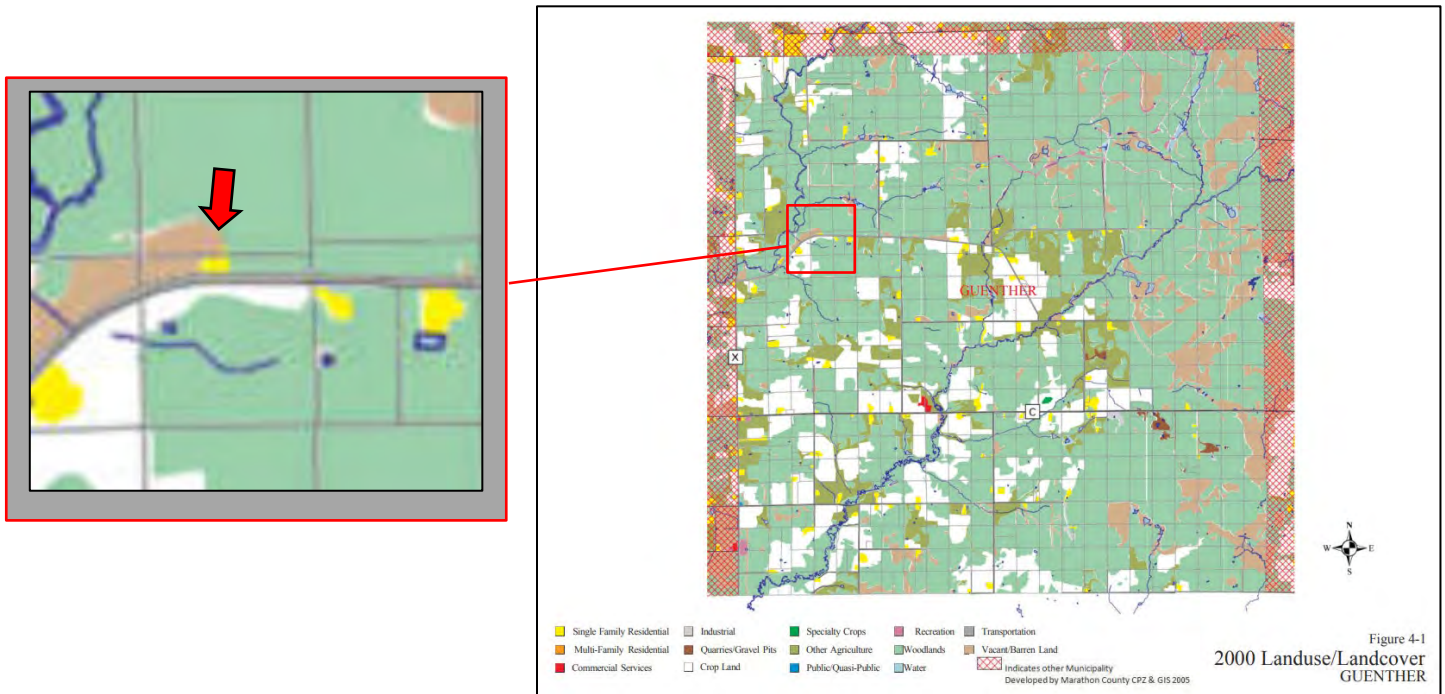


Map #2 Town of Guenther Zoning District Map

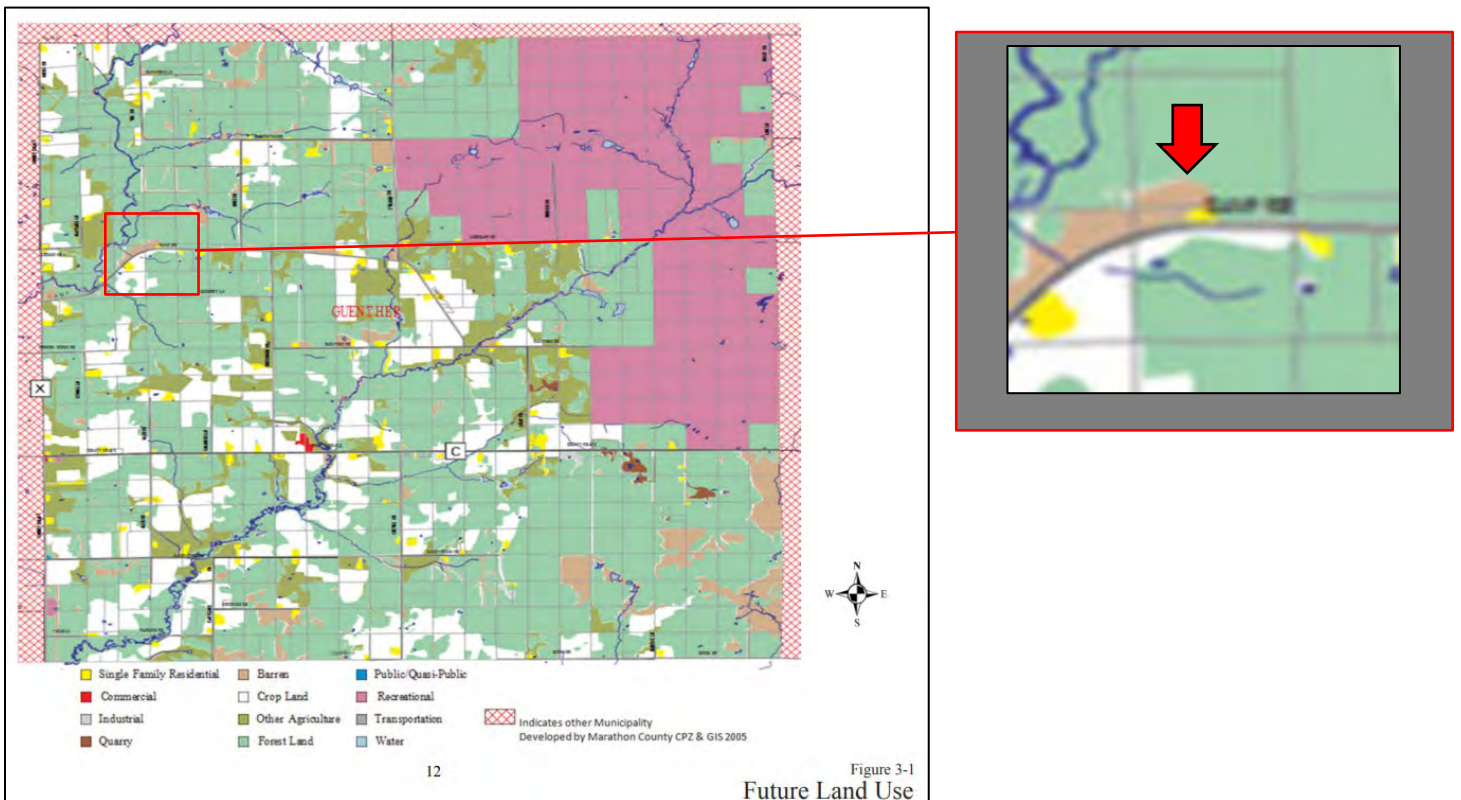


Legal Notification:
A legal advertisement was published in the *Wausau Daily Herald*. Notice of the zoning change request was also sent by regular mail to adjacent property owners within 300 feet of the subject property.

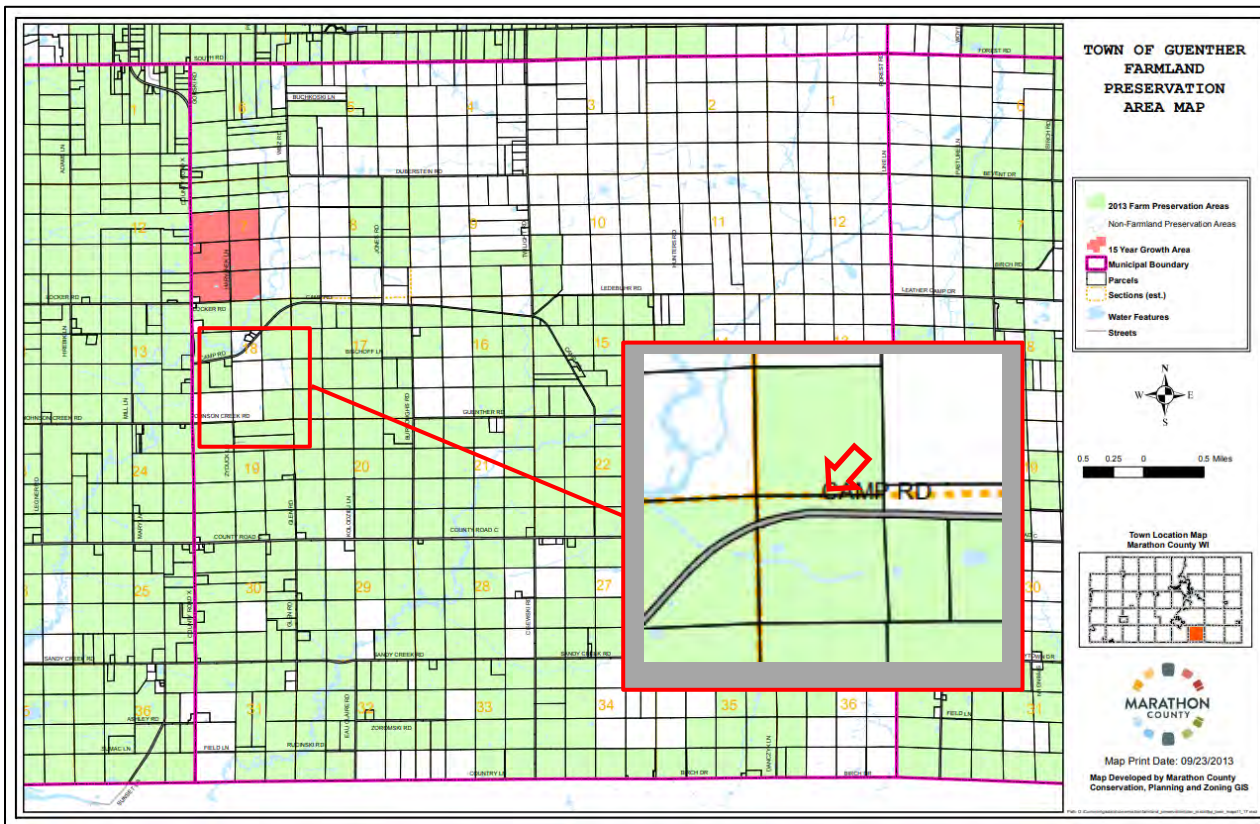
Existing Generalized Land Use/Land Cover Map – Town of Guenther (Comprehensive Plan) The areas proposed to be rezoned is shown as partially Single Family Residential, woodland, and vacant land uses in the Town’s Comprehensive Plan Existing Land Use/Land Cover Map (2000). Adjacent land uses are comprised of similar land uses including Crop Land, Single Family Residential, vacant, and Woodland uses.



TOWN COMPREHENSIVE PLAN FUTURE LAND USE MAP (2005 Plan): The areas proposed to be rezoned is shown partially as Single Family Residential, forest, and barren land uses in the Town’s Comprehensive Plan Future Land Use/Land Cover Map. Adjacent land uses are comprised of similar land uses such as Single Family Residential, forest land, and Other Agricultural/Crop Land uses.



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

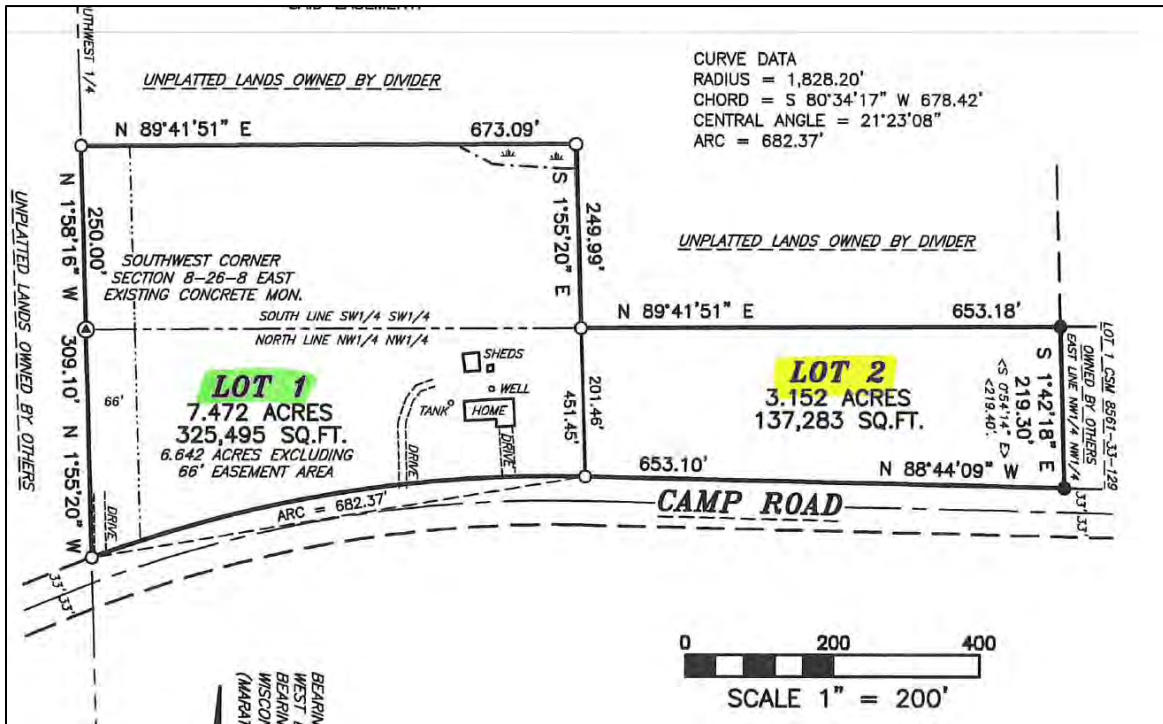


SIGNIFICANT PARCEL LIMITATIONS OR NATURAL FEATURES: The areas proposed to be rezoned has very little DNR mapped wetlands yet is primarily covered by the shoreland overlay. Lastly, there are no FEMA floodplain areas.



Red boundaries (above) indicates the approximate location proposed to be rezoned, see the preliminary CSM for more specific information and details.

Preliminary Certified Survey Map(s):



Aerial Photo(s):



Red boundary (above) indicate the approximate locations proposed to be rezoned, see the preliminary CSM for more specific information and details.

TOWN RECOMMENDATION:

On August 9th, 2021 the **Town of Guenther** 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 type="checkbox"/> No <input type="checkbox"/> Yes Explain: _____</p> <hr/> <p>The Town of Guenther recommends: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval of the amendment and/or zone change.</p> <p>OR <input type="checkbox"/> Requests an Extension* for the following reasons: _____</p> <hr/> <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>Joan E White</u> Town Board <u>Scott D. Orsatti</u> <u>Luigi Mep</u> <u>Stewart Crowder</u></p>

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 parcel proposed to be rezoned is shown to be designated for other single family residential, barren, and forest land uses in the towns future land use map. CPZ staff rely on the towns to make these recommendations given the town board members and residents know their town and the true purpose and intent of the plan. The town's comprehensive plan referenced in this staff report was created in 2018 yet it appears the land use maps are quite old (from the 2005-2007 Town Comprehensive Plan) yet the rezone is still partially consistent with the future land use map and town comprehensive plan. As indicated in the town resolution, the town board believes the rezone is consistent with the purpose and intent of their comprehensive plan. The area in question was designated as a farmland preservation area, yet the town does not participate in farmland preservation zoning.

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.

It appears no active crop land will be converted as a result of the proposed rezone.

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 parcel expansion and reconfiguration.

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 (if applicable)

c. No anticipated burden on local government, all applicable building, construction, and use standards will be applied during the zoning and building permit review process.

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

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

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

The Town of Guenther 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 Town of Guenther should update their comprehensive plan to reflect the proposed rezones. The future and existing land use maps already partially reflect the rezone in question, yet it should be revised to include the whole area proposed to be rezoned. 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

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

Agree disagree insufficient information

3. The applicant has demonstrated that...

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

Agree disagree insufficient information

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

Agree disagree insufficient information

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

Agree disagree insufficient information

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

Agree disagree insufficient information

Environmental Resources Committee Decision

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

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

Specify reasons for denial, or additional information requested:

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

Describe recommended amendments:

Signature:

Chairman: _____

THE BRICK YARDS A COUNTY PLAT

LOT 1 OF CSM NO. 18871 AS DOCUMENT NO. 1829892, LOCATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 26 NORTH, RANGE 3 EAST, TOWN OF MCMILLAN, MARATHON COUNTY, WISCONSIN.

VREELAND ASSOCIATES, INC.
6103 DAWN STREET WESTON, WI 54476
PH (715) 241-0947 tm@vreelandassociates.us

PREPARED FOR: **JEFF HILL**

FILE #: 20-0212

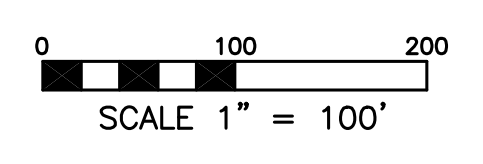
DRAFTED BY: TIMOTHY G. VREELAND

DRAWN BY: DUSTIN M. VREELAND E-46804-6

CREW CHIEF: DUSTIN M. VREELAND E-46804-6

SHEET 1 OF 2 SHEETS

BEARINGS REFERENCED TO THE
MCMILLAN COUNTY COORDINATE SYSTEM
(MARATHON, WISCONSIN 2011)



- LEGEND**
- ⊙ = GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS
 - = 1 1/4" x 24" ROUND IRON BAR
 - = 4.73 POUNDS PER FOOT SET
 - = 1.315" OUTSIDE DIAMETER IRON PIPE FOUND IN PLACE
- ALL OTHER LOT CORNERS MONUMENTED WITH 1.315" OUTSIDE DIAMETER x 24" IRON PIPE 1.58 POUNDS PER FOOT
- < > = PREVIOUSLY RECORDED AS CSM = CERTIFIED SURVEY MAP
- ////// = NO VEHICULAR ACCESS
- = 12' UTILITY EASEMENT
- - - = 20' DRAINAGE EASEMENT
- WETLANDS AS DELINEATED BY GARY STARZINSKI OF STAR ENVIRONMENTAL AND LOCATED BY VREELAND ASSOCIATES ON 4-12-2021.

LOT 15 POND EASEMENT

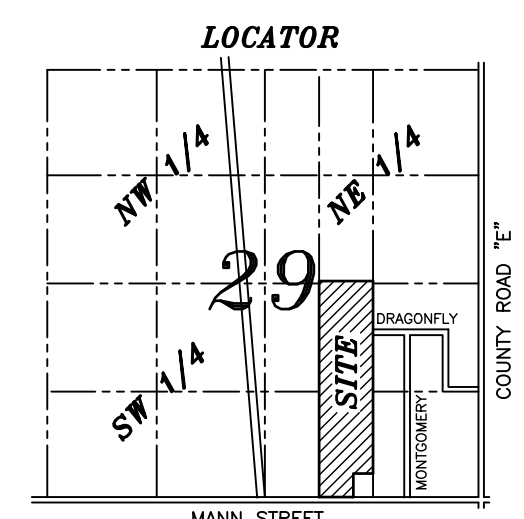
Line #	Length	Bearing/Delta
L1	17.50'	N 47°06'54" E
L2	91.16'	N 67°12'08" E
L3	150.01'	N 12°47'07" W
L4	54.51'	S 72°17'58" W
L5	46.32'	S 86°15'15" W
L6	44.27'	S 08°54'07" W
L7	50.41'	S 30°30'04" W
L8	88.07'	S 33°22'58" E
L9	28.42'	S 49°39'48" E

LOT 8 POND EASEMENT

Line #	Length	Bearing/Delta
L10	162.53'	N 03°22'28" W
L11	113.47'	S 83°59'02" E
L12	32.56'	S 04°00'13" E
L13	36.47'	S 19°15'14" E
L14	24.57'	S 41°27'35" E
L15	64.44'	S 00°22'42" W
L16	92.18'	S 89°37'18" E

LOT 22 POND EASEMENT

Line #	Length	Bearing/Delta
L17	140.57'	S 05°01'20" E
L18	87.48'	S 02°35'38" E
L19	119.98'	S 88°07'41" E
L20	107.75'	N 00°06'51" W
L21	65.54'	N 56°07'16" W
L22	104.73'	N 33°54'42" W
L23	23.13'	N 89°37'18" W



SECTION 29, TOWNSHIP 26 NORTH, RANGE 3 EAST, TOWN OF MCMILLAN, MARATHON COUNTY, WISCONSIN.



NORTH 1/4 CORNER SECTION 29-26-3 EAST EXISTING 1" IRON PIPE

SOUTH 1/4 CORNER SECTION 29-26-3 EAST SWP SPIKE FOUND

SOUTHEAST CORNER SECTION 29-26-3 EAST SWP SPIKE FOUND

THE BRICK YARDS
A COUNTY PLAT
LOT 1 OF GSM NO. 19871 AS DOCUMENT NO. 1829892, LOCATED
IN THE WEST 1/2 OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4
OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 26 NORTH,
RANGE 3 EAST, TOWN OF MCKILLAN, MARATHON COUNTY, WISCONSIN.

VREELAND ASSOCIATES, INC.	
5105 24th Street	MASON, WI, 54479
PH (715) 241-1947	WWW.VREELANDASSOCIATES.COM
OWNER	JEFF HILL
FILE #:	20-0212
DRAFTED BY:	TIMOTHY G. VREELAND
DRAWN BY:	DUSTIN M. VREELAND
CREW CHIEF:	DUSTIN M. VREELAND

SHEET 2 OF 2 SHEETS

SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF JEFF HILL, I SURVEYED, MAPPED AND DIVIDED LOT 1 OF CERTIFIED SURVEY MAP NUMBER 19871 AS DOCUMENT NUMBER 1829892, LOCATED IN THE WEST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 26 NORTH, RANGE 3 EAST, TOWN OF MCKILLAN, MARATHON COUNTY, WISCONSIN, 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 COUNTY PLAT MAP THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH SECTION 236 OF THE WISCONSIN STATUTES IN SURVEYING, MAPPING AND DIVIDING THE LANDS AND THE LAND SURVEYING AND MAPPING MARATHON COUNTY AND THE TOWN OF MCKILLAN, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.

TIMOTHY G. VREELAND PLS. - 2291
DATED THIS 14TH DAY OF JUNE, 2021

OWNERS CERTIFICATE OF DEDICATION

I, JEFFREY G. HILL OF ROXY PROPERTIES LLC., DO HEREBY CERTIFY THAT I CAUSED THE LANDS DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT. I ALSO CERTIFY THAT THIS PLAT IS REQUIRED TO BE SUBMITTED TO THE TOWN OF MCKILLAN AND THE MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE FOR APPROVALS PER MARATHON COUNTY LAND DIVISION ORDINANCE.

WITNESS THE HANDS AND SEALS OF SAID OWNERS THIS _____ DAY OF _____, 20____

JEFFREY G. HILL ROXY PROPERTIES LLC.

STATE OF WISCONSIN) SS
PERSONALLY COME BEFORE ME THIS _____ DAY OF _____, 20____, THE ABOVE NAMED JEFFREY G. HILL OF ROXY PROPERTIES LLC., TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC, COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

CONSENT OF MORTGAGEE

I, _____, 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 JEFFREY G. HILL OF ROXY PROPERTIES LLC., OWNER.

WITNESS THE HAND AND SEAL OF _____, MORTGAGEE, THIS _____ DAY OF _____, 20____.

(SEAL)

MORTGAGEE _____

STATE OF _____ COUNTY) SS
PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, THE ABOVE NAMED _____, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC, MARATHON COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

CITY OF MARSHFIELD PLAN COMMISSION

I, _____, FOR THE CITY OF MARSHFIELD PLAN COMMISSION DO HEREBY CERTIFY THAT LAND DIVISION CREATED BY THIS COUNTY PLAT IN THE TOWN OF MCKILLAN HAS BEEN REVIEWED AND APPROVED FOR RECORDING BY THIS CITY OF MARSHFIELD PLAN COMMISSION ON THIS _____ DAY OF _____, 2021.

CITY OF MARSHFIELD PLAN COMMISSION

CERTIFICATE OF TOWN TREASURER

STATE OF WISCONSIN) SS
MARATHON COUNTY) SS
I, _____, TOWN TREASURER, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____, 20____, AFFECTING THE LANDS INCLUDED IN THE PLAT OF THE BRICK YARDS, A COUNTY PLAT.

DATE _____ TOWN TREASURER _____

TOWN BOARD RESOLUTION

RESOLVED THAT THE PLAT OF THE BRICK YARDS, A COUNTY PLAT IN THE TOWN OF MCKILLAN IS HEREBY APPROVED BY THE TOWN BOARD OF THE TOWN OF MCKILLAN, ROXY PROPERTIES LLC., BEING THE OWNER OF THE LANDS.

DATE APPROVED _____ TOWN CHAIRMAN _____

DATE SIGNED _____ TOWN CHAIRMAN _____

I, HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF THE TOWN OF MCKILLAN.

TOWN CLERK _____

MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE

RESOLVED THAT THE PLAT OF THE BRICK YARDS, A COUNTY PLAT, IS HEREBY APPROVED BY THE MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE.

DATE APPROVED _____ SIGNED BY _____

DATE SIGNED _____ SIGNED BY _____

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN) SS
MARATHON COUNTY) SS

I, _____, BEING THE DUTY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF MARATHON, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____ AFFECTING THE LANDS INCLUDED IN THE PLAT OF THE BRICK YARDS, A COUNTY PLAT.

DATE _____ COUNTY TREASURER _____

CURVE DATA TABLE

CURVE	RADIUS	CENTRAL ANGLE	CHORD	TANGENT BEARINGS
LOT 1-2	216.00'	45°16'23"	N 22°31'53" E 166.27'	S 07°01'19" E N 45°10'05" E
LOT 10	"	"	12°53'14"	N 62°01'19" E 48.48'
LOT 11	"	"	22°14'38"	N 23°54'15" E 83.33'
LOT 12	150.00'	10°08'31"	N 40°05'49" E 98.18'	S 02°01'19" E N 45°10'05" E
5-6	216.00'	45°16'23"	N 67°48'16" E 166.27'	S 45°10'05" W S 89°33'33" E
LOT 14	"	"	15°45'44"	S 57°02'56" W 59.23'
LOT 15	"	"	25°04'52"	S 72°28'14" W 83.80'
LOT 16	"	"	42°55'47"	S 88°13'34" W 16.70'
7-8	150.00'	45°16'23"	N 67°48'16" E 166.27'	S 45°10'05" W S 89°33'33" E
LOT 10	"	"	15°43'44"	N 22°53'51" E 41.05'

UTILILITY EASEMENT RESTRICTION
NO UTILITY EASEMENTS SHALL BE PLACED SO AS TO DISTURB ANY SURVEY MONUMENT OR OBSTRUCT VISION ALONG ANY LOT OR STREET LINE. THE UNAUTHORIZED DISTURBANCE OF A SURVEY MONUMENT IS A VIOLATION OF 236.32 OF WISCONSIN STATUTES. WISCONSIN STATUTES AND THE RECORDS IN MY OFFICE SHALL BE THE AUTHORITY IN ALL MATTERS CONCERNING PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THIS SUBDIVISION.

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

BY _____

DATE _____
MARATHON CO. CONSERVATION,
PLANNING & ZONING DEPT.
CPZ TRACKING NO. _____

REGISTER OF DEEDS
MARATHON COUNTY, WI
RECEIVED FOR RECORD THIS _____
DAY OF _____ A.D. 20____
AT _____ O'CLOCK _____ M. IN PLAT
CABINET NO. _____ ON PAGE _____
REGISTRAR _____



**“The Brick Yards”
Town of McMillan
Final County Plat
Staff Report
Environmental Resources Committee
August 31, 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 McMillan and is County zoned with RR (Rural Residential) zoning. 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.
- **Environmental Conditions**
 - Storm Water Management Plan (SWMP) was submitted with the preliminary plat. A maintenance agreement for the stormwater management areas has been prepared and will be recorded with the final plat.
 - Erosion Control Plan included with SWMP.
 - Wetland areas are shown and will not be disturbed.
- **Sanitary Sewer**
 - All lots will be served by POWTS. Base on County mapping and preliminary soil borings, soil types are consistent with a holding tank type POWTS. Mound type POWTS will require an Interpretative Determination (IDR) approved by the State of Wisconsin.
- **Access**
 - All proposed lots will have access to a dedicated and improved public road which extends Dragonfly Road to Mann Street.

NOTES

Prior to the submittal of The Brick Yards final plat for approval, a concept plat meeting was held on March 15th to discuss the plat. Present at that meeting were representatives from Vreeland Associates, Inc. and Marathon County. Design concepts and plans were discussed and agreed upon by all parties involved. The preliminary plat was approved by ERC on August 3rd. This final plat reflects the designs discussed in the concept plat meeting and the approved preliminary plat.

RECOMMENDATION

Based on the information provided, CPZ staff recommend that the Environmental Resources Committee approve the proposed final County plat of “The Brick Yards”.



MEMORANDUM

DATE: August 31, 2021

TO: Human Resources, Finance and Property Committee

FROM: Jacob Langenhahn on behalf of Environmental Resources Committee

SUBJECT: Funding request: Fenwood Creek Pilot Watershed Project-American Rescue Plan funds (ARPA)

This is a formal request to consider funding The Fenwood Creek Pilot Watershed Project with ARPA funds. The Fenwood Creek Pilot Watershed Project is the highest priority in the Land and Water Resource Management Plan (LWRMP) that this committee recommended for approval by the County Board, which was enacted earlier this year. The estimated annual cost for this pilot is \$610,000 a year for 6 years, making the total funding request: \$3,660,000.

A pilot is necessary to demonstrate to the community, elected county supervisors, other counties, and the State how successful this new approach will be, and convince the State to modify their current funding and implementation strategies for other watershed projects like this within the county and throughout the State. Through the decades, Marathon County has consistently been a leader in the development of new conservation strategies in the State. There are numerous individual conservation successes. This could be the first cumulative success. A commitment of initial investment funds by the county now will likely result in long-term funding or strategies by the State to sustain this new model. The ARPA funds allow a unique opportunity to fund this county priority.

Outcomes

If implemented, this project could accomplish the following outcome measures in the LWRMP, specifically for the Fenwood Creek:

1. Reduce phosphorus runoff from cropland from current level of 6 pounds per acre for dairy farms utilizing liquid manure to 2.5 pounds per acre.
2. Implementation of the Agricultural Performance Standards and Prohibitions requirements within the Fenwood Creek Watershed.
3. In addition, if this project is implemented, it would exceed the County Strategic Plan goal of reducing phosphorus runoff in the Fenwood Creek by 20%.
4. Finally, a successful demonstration pilot will lead to wider adoption of this new model across the county and possibly Wisconsin, leading to further reductions of phosphorus runoff, while supporting the needs of a vibrant agricultural economy in the county.