



**Marathon County  
Environmental Resources Committee Minutes  
Tuesday, October 5, 2021  
500 Forest Street, Wausau WI**

<b>Attendance:</b>	<b><u>Member</u></b>	<b><u>Present</u></b>	<b><u>Not present</u></b>
<i>Chair</i>	Jacob Langenhahn.....	X	
<i>Vice-Chair</i>	Sara Guild.....	X	
	Rick Seefeldt .....	X	
	Bill Conway .....	X	
	Allen Drabek .....	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, Jared Mader, Dominique Swangstu, and Cindy Kraeger – Conservation, Planning, and Zoning (CPZ); Dustin Vreeland, Annette Totzke, Lorton Stieber, Carol Stieber, David Telschow, Kris Schumacher, Natalie Schumacher, Jon Blume, John Kennedy –BEPCO; Chris Hamerla – Golden Sands RC & D, Craig McEwen County Board Vice Chair and Michael Puerner – Corporation Counsel.

1. **Call to order** – Called to order by Vice Chair Guild at 3:05 p.m. via WEBEX.
2. **Public Comment** – None.
3. **Approval of August 31, 2021 Committee minutes**

**Motion /** second by Seefeldt /Drabek to approve of the August 31, 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. Tim Vreeland on behalf of Chad & Jenny Stieber – G-A General Agriculture to R-E Rural Estate–Town of Rib Falls

**Discussion:** Swangstu was sworn in and noted the staff report and decision sheet had been included in the packet. Swangstu reviewed the rezone request of 5.344 acres shown as Lot #1 of the Certified Survey Map (CSM) that was submitted with the petition. The area proposed to be rezoned has DNR mapped wetlands, is covered by the shoreland overlay, as well as has FEMA floodplain areas. 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 Rib Falls has reviewed the application and recommends approval without any concerns.

Lorton Stieber was sworn in and stated the reason for the rezone would be to build a storage building to store his personal equipment and to have a small workshop.

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 Drabek / Seefeldt to recommend approval to County Board, of the Tim Vreeland on behalf of Chad & Jenny Stieber 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.

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

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

2. Naef Farms INC (Herbert & Sheri Naef) – G-A General Agriculture to L-D-R Low Density Residential and L-D-R Low Density Residential to G-A General Agriculture– Town of Hewitt

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 Lot #1 1.583 acres shown of the CSM that was submitted with the petition to L-D-R Low Density Residential from GA and Outlot #1 0.414 acres to G-A General Agriculture to L-D-R. 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 Hewitt 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 3:25 p.m. Committee deliberated and applied the standards for this request by reviewing and completing the decision sheet.

Action: **Motion** / second by Seefeldt / Drabek to recommend approval to County Board, of the Naef Farms INC (Herbert & Sheri Naef) 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. Loren Weiland – G-A General Agriculture to R-E Rural Estate – Town of Frankfort

Discussion: Swangstu was sworn in and noted the staff report and decision sheet had been included in the packet. Swangstu reviewed the proposed rezone part of the existing Lot #1 10.10 acres of the CSM that was submitted with the petition (approx. 6 acres of the existing 10.10 acre parcel proposed to be rezoned). 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 Frankfort 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 Drabek / Seefeldt to recommend approval to County Board, of the Loren 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.

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

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

*With the consent of the Committee the agenda items were reordered.*

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

1. Town of Texas – PIN# 078.2907.021.0977

Discussion: Swangstu stated the Town of Texas is town zoned and the rezone petition submitted was intended to change the zoning classification/district from M-1 Light Industrial to C-1 Commercial Light for PIN# 078.2907.021.0977. The zoning change was approved at the town board meeting on June 7, 2021. Although the town is town zoned, County Board approval is still needed per Wis. Stats.

Action: **Motion** / second by Oberbeck / Conway to recommend approval to the County Board, of the Town of Texas, PIN# 078.2907.021.0977 zone change. Motion **carried** by voice vote, no dissent.

*Chair Langenhahn arrives.*

4. Tim Vreeland on behalf of Allen Drabek – R-R Rural Residential to L-D-R Low Density Residential – Town of Frankfort

*Allen Drabek recused himself as an ERC member.*

Discussion: Swangstu was sworn in and noted the staff report and decision sheet had been included in the packet. Swangstu reviewed the proposed rezone request along with the reason CPZ staff are recommending postponement of the rezone request. Based on Wis Stat., 59.69(5)(e)3 the ERC may not recommend approval of the rezone as proposed due to the fact the town has filed a resolution of disapproval, therefore the ERC may only recommend approval with change or disapproval. A change in the zoning district, parcel size, parcel configuration would constitute as a “Change” which could be included in a motion to recommend Approval with Change.

Swangstu discussed the Land Division Ordinance for the Town of Frankfort found and verified after the staff report was completed, therefore there will be some revisions and additional comments provided to give clarity. The Town of Frankfort’s land division ordinance was a 2.5 acre minimum, whereas an amendment to such ordinance was found which established a 2.0 acre minimum to be consistent with the A1/2 zoning district for the town (in 2006 referring to an old zoning ordinance). A public hearing was held on January 9, 2006 to change the minimum lot size to 2 acres. CPZ staff is working with the Town to ensure it was adopted correctly, as well as will be working with the owner and town to discuss alternative options.

Drabek was sworn in and is the owner of the parcel and would like to build a single family home on the parcel and due to the zoning standard that there may be no more than one single family home on a parcel the rezone and land division was required.

David Telschow was sworn in and is the Town Chair of the Town of Frankfort. Telschow stated this is a unique situation and never had a disapproval until this current time and reviewed the current ordinance minimum lot size requirements.

The Town of Frankfort has reviewed the application and recommends denial of the rezone request, referencing the town’s minimum lot size.

There was no additional testimony in favor or opposed to this rezone request virtually or in person. Testimony portion of the hearing was closed at 4:05 p.m. Committee deliberated and applied the standards for this request by reviewing and completing the decision sheet.

Action: **Motion** / second by Langenhahn / Seefeldt to postpone the Tim Vreeland on behalf of Allen Drabek rezone until the next meeting date to give the town, applicant, and county the opportunity to discuss all of the options.

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

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

C. Review and Possible Recommendations to County Board for its Consideration – None.

*Langenhahn resumes Chair position.*

D. Review and Possible Action

1. Update to resolution enabling CPZ to apply for Soil and Water Resource Management Grants

Discussion: Daigle discussed the resolution that was included in the meeting packet. Daigle

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discussed a more efficient process of allowing CPZ to perform administrative which would allow ERC to focus more on policy discussions.

Motion: **Motion** / second by Drabek/ Guild to approve the resolution enabling CPZ to apply for Soil and Water Resource Management Grants.

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

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

1. Update on Fenwood Creek funding request

Discussion: Daigle discussed still working on seeking funds for the project. Miskimins stated there are multiple options being explored for funding. The County Administrator has indicated he will take the project forward for consideration of ARPA funding. The County Board will be considering ARPA projects and the criteria for which ones they will fund starting in early 2022. If the Fenwood is not identified for ARPA funding, the County Administrator may consider making a special project request in 2022 or 2023 budget process for some of the pilot funding.

2. Progress on River and Lake Projects – aquatic invasive plant, restorations and future goals

Discussion: Daigle introduced Jared Mader and Chris Hamerla to the Committee. Mader presented some of the lake and shoreland projects that have been completed over the past year. Mader also presented the goals that the county has for the next two years as it relates to water quality improvement. The proposed projects are all directly tied to the objectives of the Land and Water Plan and the outcomes that were established.

Hamerla presented on the AIS work that Golden Sands RC&D does for Marathon and the surrounding counties. Hamerla highlighted on the outreach and education efforts that took place in Marathon county relating to AIS over the past year. Hamerla also discussed the contract that Marathon County entered with Golden Sands that designates Golden Sands as the agent to administer DNR grant funding for AIS outreach and practices.

3. Strategic Plan Progress Discussion

Discussion: Craig McEwen reviewed the Strategies and Outcomes of Objective 5.2 and 6.3. of the 2022 Strategic Plan. The deadline of meeting these objectives is December 31, 2022. The committee should start looking at where we are in relation to the strategies and outcomes, and consider if these are the right strategies and outcomes to carry forward. Changes and revisions can be considered, and achievement dates may need to be extended due to COVID. The process and timeline for revisions would be finalized in 2022.

Follow through: At the November 30<sup>th</sup> ERC, CPZ and Parks will provide status updates on the current outcomes for Objectives 5.2 and 6.3 of the Strategic Plan. ERC can then begin the discussion on whether or not revisions and changes may be needed.

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

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

**Tuesday, November 2, 2021 3:00 p.m. *Marathon County Courthouse, Assembly Room 500 Forest Street Wausau WI***

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

B. Announcements/Requests/Correspondence

8. **Adjourn – Motion** / second by Seefeldt / Drabek to **adjourn** at 4:50 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