



# MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE AGENDA

Date & Time of Meeting: **Tuesday, August 4, 2020 at 3:00 p.m.**

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

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

**Marathon County Mission Statement:** *Marathon County Government serves people by leading, coordinating, and providing county, regional, and statewide initiatives. It directly or in cooperation with other public and private partners provides services and creates opportunities that make Marathon County and the surrounding area a preferred place to live, work, visit, and do business. (Last updated 12-20-05).*

**Environmental Resources Committee Mission Statement:** *Provide leadership for the implementation of the County Strategic Plan, monitoring outcomes, reviewing and recommending to the County Board policies related to environmental resource initiatives of Marathon County. (Revised: 04/17/12)*

*Strategic Plan Goals 2018 - 2022: Objective 5.2 - Promote sound land use decisions that conserve and preserve natural resources in decisions with economic development and growth.*

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

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

Persons wishing to attend the meeting by phone may call into the **telephone conference beginning ten (10) minutes prior to the start time indicated above using the following number:**

**Phone Number: 1-408-418-9388**

**Access Code: 146 575 1317**

**Attendee ID / Numeric Meeting Password: 1234**

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

1. **Call meeting to order**
2. **Public Comment (15 minute limit)**
3. **Approval of June 30, 2020 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 Jon Hardinger F-P Farmland Preservation to R-R Rural Residential – Town of McMillan
    2. Tim Vreeland on behalf of John and Jessica Lindberg G-A General Agriculture to R-R Rural Residential – Town of Frankfort
    3. David and Lauretta Kallstrom L-D-R Low Density Residential to R-E Rural Estate – Town of Knowlton
    4. Frankfort Freedom Riders Snowmobile Club (Rob Weis) on behalf of Delores Telschow R-E Rural Estate to CV/RC Conservancy Recreation – Town of Frankfort
  - 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 - None
5. **Educational Presentations/Outcome Monitoring Reports and Committee Discussion**
  - A. Accomplishments of the Environmental Resources Committee: Strategic Plan (McEwen)
  - B. Department Updates: Conservation Planning and Zoning (CPZ)
    1. CPZ serving customers during COVID-19

**MARATHON COUNTY  
ENVIRONMENTAL RESOURCES COMMITTEE  
AGENDA**

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

A. Land and Water Resource Management Plan

1. Educational youtube video <http://wislandwatermedia.org/2018/11/20/land-and-water-resource-management-lwrm-plans-training-webinar/>
2. Public engagement expectations for plan
3. Timeline

**7. Next meeting September 1, 2020 3:00 pm Room 5 and future agenda items:**

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

1. Discuss tour date at Marshfield Agricultural Research Station

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 one business day before the meeting.*

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: July 29, 2020  
Time: 1:30 p.m.  
By: cek  
Date/Time/By: \_\_\_\_\_

SIGNED Rebecca J. Frisch  
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 4, 2020 at 3:00 p.m., 212 River Drive, Room 5, Wausau WI 54403, at which time the Committee will consider the following:

1. The petition of Tim Vreeland on behalf of Jon Hardinger to amend the Marathon County Zoning Ordinance to rezone lands from F-P Farmland Preservation to R-R Rural Residential described as part of the SW ¼ of the SE ¼ of Section 29, Township 26 North, Range 03 East, Town of McMillan. Proposed area to be rezoned (2.49 acres) is described as part of Lot 1 (3.484 acres) on the Preliminary Certified Survey Map (CSM) submitted as a part of the rezone petition. Part of parent parcels PIN# 056-2603-294-0997 and 056-2603-294-0996.
2. The petition of Tim Vreeland on behalf of John and Jessica Lindberg to amend the Marathon County Zoning Ordinance to rezone lands from G-A General Agriculture to R-R Rural Residential described as part of the S ½ of the fractional NW ¼ of Section 18, Township 28 North, Range 03 East, Town of Frankfort. Area proposed to be rezoned is described as Lot 1 (3.751 acres) on the Preliminary Certified Survey Map (CSM) submitted as a part of the rezone petition. Part of parent parcel PIN# 026-2803-182-0994.
3. The petition of David and Lauretta Kallstrom to amend the Marathon County Zoning Ordinance to rezone lands from L-D-R Low Density Residential to R-E Rural Estate located in located in Government Lot 2 of Section 32, Township 26 North, Range 07 East, Town of Knowlton described as Lot 1 (10.116 acres) of Certified Survey Map (CSM): DOC #1670752. Parcel PIN# 048-2607-325-0951.
4. The petition of Frankfort Freedom Riders Snowmobile Club (Rob Weis) on behalf of Delores Telschow to amend the Marathon County Zoning Ordinance to rezone lands from R-E Rural Estate to CV/RC Conservancy Recreation described as the SE ¼ of the SE ¼ and the NE ¼ of the SE ¼ of Section 15, Township 28 North, Range 03 East, Town of Frankfort. The area proposed to be rezoned is described as Lot 2 (2.007 acres) on the Preliminary Certified Survey Map (CSM) submitted as a part of the rezone petition. Part of parent parcel PIN# 026-2803-154-0993.

Written testimony may be forwarded prior to the hearing to: Jacob Langenhahn – Environmental Resource Committee Chair, Conservation, Planning and Zoning Department, 210 River Drive, Wausau, WI 54403-5449. All interested persons will be given an opportunity to be heard. Any person planning to attend this meeting who needs some type of special accommodation in order to participate should call the County Clerk's Office at 715-261-1500 or e-mail [infomarathon@co.marathon.wi.us](mailto:infomarathon@co.marathon.wi.us) one business day before the meeting.

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

**Phone Number: 1-408-418-9388**

**Access Code: 146 575 1317**

**Attendee ID / Numeric Meeting Password: 1234**

Jacob Langenhahn



Jacob Langenhahn, Chairman  
Environmental Resources Committee



Rebecca J. Frisch, Director  
Conservation, Planning, and Zoning Department

**Publish: July 20 and July 27, 2020**

E-mailed to: Wausau Daily Herald ([WDH-Legals@wdhmedia.com](mailto:WDH-Legals@wdhmedia.com)) on July 15, 2020 at 8:15 a.m.



**Marathon County  
Environmental Resources Committee Minutes  
Tuesday, June 30, 2020  
210 River Drive, Wausau WI**

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

Also present via Webex or phone: Paul Daigle, Rebecca Frisch, Dominique Swangstu, Dave Decker, Lane Loveland, Brenda Iczkowski, Diane Hanson – Conservation, Planning, and Zoning (CPZ); Tom Lovlien, Greg Freix – Park, Recreation, and Forestry (PRF), Meleesa Johnson – Solid Waste; Dan Bergs

Present in person: Donald Ruder, Gary Imhoff, Debbie Derfus, Patti Rahn, Josh Prentice, and Rosemary Bores

1. **Call to order** – Called to order by Chair Langenhahn at 3:00 p.m. via WEBEX.
2. **The Public Comment portion of the agenda has been temporarily suspended, pursuant to Marathon County Resolution # R-29-20, dated April 21, 2020, because the technology necessary to afford the public the opportunity to address the County Board, or its subgroups, during public Comment is difficult to guarantee, if a large number of individuals have elected to call in.**
3. **Approval of June 2, 2020 Committee minutes**

**Motion** / second by Seefeldt / Guild to approve of the June 2, 2020 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 Neil and Carol Daul – G-A General Agriculture to R-R Rural Residential Town of Green Valley

**Discussion:** Swangstu was sworn in. Swangstu shared that CPZ staff was directed by the ERC chair and vice-chair to make some changes to the staff report in formatting to be more efficient. Swangstu noted the rezone for Neil and Carole Daul from a G-A General Agriculture to R-R Rural Residential and stated staff report and decision sheet had been included in the meeting packet. Swangstu reviewed the rezone request along with the reason CPZ staff is recommending approval of the rezone request.

The Town of Green Valley had reviewed the application and recommended approval without any concerns.

There was no additional testimony in favor or opposed to this rezone request. Testimony portion of the hearing was closed at 3:15 p.m. Committee deliberated and applied the standards for this request by reviewing and completing the decision sheet.

**Action:** **Motion** / second by Conway / Guild to recommend **approval** to County Board, of the Tim Vreeland on behalf of Neil and Carol Daul rezone request. 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 and providing public facilities will not burden local government. The rezone should not result in any adverse effect on natural areas.

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

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

2. Dan and Mary Bergs on behalf of Kingdom Homes Storage LLC – R-R Rural Residential to N-C Neighborhood Commercial – Town of McMillan

Discussion: Swangstu was sworn in and noted the staff report and decision sheet had been included in the meeting packet for Dan and Mary Bergs on behalf of Kingdom Homes Storage LLC for a rezone from R-R Rural Residential to N-C Neighborhood Commercial. Swangstu reviewed the rezone request along with the reason CPZ staff are recommending approval of the rezone request. The rezone meets all the zoning district standards as it relates to size, frontage, access, and dimension. Swangstu answered additional questions of the committee in regards to the farmland preservation plan (15 year growth), the commercial uses allowed, town comp plan, and the approved resolution. The staff report included comments and recommendations related to the committees conclusions of law which support the staff recommendation of approval. Given the town had recommended approval and based on Goal #4 as well as other aspects of the towns comprehensive plan, staff recommended approval of the rezone although the future land use map in the town comprehensive plan shows the area in question as ‘potential residential’.

Dan Bergs was sworn in and is the owner of Rib Mountain Self-Storage in the Town of Rib Mountain and the applicant for this rezone. Bergs stated with the storage units in Rib Mountain they have had good feedback and the neighbors are satisfied. Bergs stated where the requested rezone is located has commercial property within 1/8 of a mile such as apartment buildings, Kwik Trip, commercial lots, church, and veterinary clinic.

Rosemary Bores was sworn in and is opposed of the rezone request. Bores adjoined to the north and west side and is currently farmland with 22.7 acres. Bores wants it to continue to be residential and doesn't want storage units next to her.

Donald Ruder was sworn in and is opposed of the rezone request. Ruder presented the committee with pictures of his shop and the rain water that overcomes his culverts. The concerns are the water is going to keep flooding his property. On the other land Mr. Ruder owns, there is wetlands. He doesn't think the area is a good fit for storage units.

Gary Imhoff was sworn in and is opposed of the proposed rezone. Imhoff stated they put 2 big culverts on County Highway E and where Mr. Ruder's shop, there is 3 culverts and there is so much water comes now and is flooded. If this place is built it will flood out worse than what it does. When Mr. Ruder farmed the area he had to do it in strips. There has been a big water problem for years.

Debbie Derfus was sworn in and is opposed of the proposed rezone. Derfus is the chairman for the Town of McMillan. The comp plan doesn't comply with this rezone and the future plan doesn't look like it will be changing the zoning but keeping it Rural Residential. Derfus explained the veterinary clinic is in the Rural Residential but has a Conditional Use Permit. The town has had a few complaints. Derfus clarified the apartments and Kwik Trip are in the City of Marshfield not the Town of McMillan. Derfus stated the biggest issue is the rezone doesn't fit the Town of McMillan's comp plan at this time nor does she believe it will fit it in the future. Derfus answered questions that the committee had in regard to the storage units and rezone. It was stated that the new members don't know what they are doing and that is why the resolution was approved from the Planning Commission.

Daigle asked Chair Langenhahn for Derfus to give clarification if she is presenting as town chair or on her own behalf. Derfus stated she is there as town chair.

Vogel has a concern for the town chairman. He stated he is having an issue making a decision since the town is at odds and was wondering if other committee members feel the same way and is questioning moving forward.

Langenhahn asked Derfus what the discussion was at the planning commission meeting and was any of it concerning the town comprehensive plan. Derfus stated they knew it didn't fit and said the one member has been on the commission for 2 months and is the one who made the motion to pass this. The bottom line is they don't know what they are doing. The senior member who was

absent said there is no way she would have voted for this. Langenhahn asked again Derfus is speaking as Town Chairman and Derfus responded yes, she is.

Oberbeck asked if the application should be brought back to the town board for discussion.

The Town of McMillan had reviewed the application and recommended approval to the ERC committee with a note explaining Planning Commission recommended approval as advisory to Board with contingency. Town Board vote 3 in favor 2 to rezone.

There was no additional testimony in favor or opposed or as interested to this rezone request. Testimony portion of the hearing was closed at 4:03 p.m. Committee deliberated and applied the standards for this request by reviewing and completing the decision sheet.

Action: **Motion** / second by Schlei / Seefeldt to recommend **denial** of the rezone request of the Dan and Mary Bergs on behalf of Kingdom Homes Storage LLC as it does not comply with the Town of McMillan Comprehensive Plan and the amount of answers that weren't agreeable on the checklist. Committee determined the rezone is not consistent with the Town comprehensive plan. Motion **carried** by roll call vote 8 yes 0 no.

Follow through: Forward **denial** 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 Action to County Board for its Consideration – None.

D. Review and Possible Action

1. Siewert Park Final Plat – Town of Stettin

Discussion: Decker reviewed the Siewert Final plat with the Committee. The preliminary plat was reviewed with the Committee previously and no substantial changes from the preliminary plat to the final plat has occurred.

Action: **Motion** / second by Guild / Seefeldt to recommend approval of the Siewert Park Final Plat Map as presented. Motion **carried** by voice vote, no dissent.

Follow through: Committee Chair to sign Final Plat.

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

A. Accomplishments of the Environmental Resources Committee: Strategic Plan

Discussion: With the absence of Craig McEwen, this item will be added to next the meeting agenda.

Action: None.

Follow through: This item will be discussed at the next ERC meeting.

B. Educational Presentations Update of committee rezone decision form

Discussion: Swangstu informed the committee the staff report will look similar to the current report and will try to be more efficient than and as short as possible.

Action: None.

Follow through: For informational purposes only.

C. Review of Proposed Policy Revisions to Marathon County Forest Comprehensive Land Use Plan Chapters 1000 – 2000

Discussion: Lovlien discussed Chapters 1000-2000 of the Marathon County Forest Comprehensive Land Use Plan. The revised plan will be ready for the required thirty day public comment period which will begin July 13 and end on August 14 with a public listening session accepting comments on August 4, 2020 at the regular monthly Forestry/Recreation Committee meeting. After the public review period, the Plan will be sent to the Wisconsin Department of Natural Resources for a 30 day review. The DNR sends the plan back, final revisions are made, then presented at the Forestry/Recreation and Environmental Resources Committee meetings on November 3, 2020 and then the County Board will be asked to approve the plan at their November 12, 2020 meeting.

Action: None.

Follow through: Lovlien will bring the final plan to the Committee on November 3, 2020 for approval.  
D. Department Updates: Parks, Recreation and Forestry (PRF), Conservation, Planning and Zoning (CPZ), and Solid Waste  
Discussion: CPZ reported there were no updates, Johnson reported there were no updates for Solid Waste and Freix reported there were no updates for the PRF.  
Action: **None.**

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

A. Land and Water Resource Management Plan

1. Review of land goals and discussions of Goal #3 & 4

Discussion: Daigle discussed the goals of the Land and Water Plan with the Committee. The goals will be included in the Land and Water Resource Management Plan. Daigle reflected on goals, objectives, strategies and outcomes that were included in the meeting packet. Conway asked why the plan didn't include wildlife habitats. Daigle stated the wildlife is a domain of WDNR and is not a requirement. Drabek asked the about the waterways and recommends someone mows the grass next to the waterways. Daigle replied 1.1 of the plan is reduce soil loss on all land. The burden is on the farmer to be maintaining the waterways and mowing the grass. Conway asked about goal #4 He stated there doesn't seem to have an action point to standardize on communication with farmers. Could there be a point stating how to communicate with farmers so everyone knows. Daigle commented that under 4.1 strategy states access to information and educational material through various sources including websites, newsletters, videos, local newspaper, public hearing notices and social media. Daigle added any and all suggestions are encouraged and will be considered. Daigle stated discussion was given on having an off-site meeting at the UW-Marshfield Ag Research Station, with social distancing having some committee discussion but also tour the farm and see the options that are available to achieve water quality issues, which are critical to successful implementation of the goals of the land and water plan.

Action: **None.**

Follow Through: An offsite meeting will be scheduled in the future.

B. New or Expanded Position Requests

1. CPZ and Health Department – Shared Administrative Assistant: (Conversion of 2 CPZ casual positions and 1 Health Department 0.4 FTE position to 1.0 FTE shared position)

Discussion: Frisch reviewed the new position request which was included in the meeting packet. Costs for this consolidation and conversion will be funded through the elimination of existing casual positions, grant money, and increased revenue fees. No tax levy will be utilized for this position.

Action: **Motion** / second by Conway / Guild to approve the Shared Administrative Assistant: (Conversion of 2 CPZ casual positions and 1 Health Department 0.4 FTE position to 1.0 FTE shared position) and forward to Finance Department. Motion **carried** by voice vote, no dissent.

Follow through: CPZ will forward to the Finance Committee and then to County Board for their consideration.

C. Capital Improvement Project Requests

1. Solid Waste  
a. New Bomag 1172 Compactor  
b. Vehicle Scale

Discussion: Johnson reviewed the Capital Improvement Program (CIP) requests that were included in the meeting packet. Johnson reminded the committee that the Solid Waste Department doesn't use county capital money rather uses the earnings as an enterprise fund to pay for their capital.

Action: **Motion** / second by Seefeldt / Conway to approve and forward to the Capital Improvement Program Committee for consideration the Solid Waste 2021 Capital Improvement requests; New Bomag 1172 Compactor and Vehicle Scale.

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

Follow through: The CIP requests will be forwarded according to the established procedures.

2. Parks, Recreation and Forestry (PRF)
  - a. Big Eau Pleine Road Repairs
  - b. Westside Master Plan
  - c. Rolling Stock form
  - d. Big Eau Pleine Horse Barn Replacement
  - e. Marathon Marquee
  - f. Playground Replacement
  - g. Park Restroom Replacement Project

Discussion: Freix reviewed the CIP requests that were included in the meeting packet by priority.

- Playground replacement – Approximately \$600,000 for 13 playgrounds with replacing 3 this year and 2 every year after.
- Big Eau Pleine Road Repairs - \$250,000 around 3 miles of road repair in the park.
- Westside Master Plan - \$50,000 to develop a master plan for Marathon Park, West Street, and UWSP- Wausau Campus area. City of Wausau is also interested and will be contributing \$30,000.
- Park Restroom Replacement Project – \$250,000 continuation project from the last 7 years, started with over 30 toilets in the county parks, down to needing to replace 10 yet.
- Big Eau Pleine Horse Barn Replacement – \$35,000 to replace the Maintenance shed in the Big Eau Pleine Park which is used for storage for equipment.
- Marathon Park Marquee- \$35,000 replacement of the Marquee
- Rolling Stock form - \$173,463 is shared with the City of Wausau to purchase the equipment.

Action: **Motion** / second by Seefeldt / Conway to accept and forward to the Capital Improvement Program Committee for consideration the PRF 2021 Capital Improvement requests; Big Eau Pleine Road Repairs; Westside Master Plan, Rolling Stock form; Big Eau Pleine Horse Barn Replacement; Marathon Marquee; Playground Replacement; Park Restroom Replacement Project.

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

Follow through: The CIP requests will be forwarded according to the established procedures.

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

**Tuesday, August 4, 2020 3:00 p.m. 212 River Drive Room 5 Wausau WI**

- A. Committee members are asked to bring ideas for future discussion
- B. Announcements/Requests/Correspondence

8. **Adjourn** – **Motion** / second by Seefeldt / Schlei to **adjourn** at 5:30 p.m. Motion **carried** by voice vote, no dissent.

Rebecca Frisch, CPZ Director

For Jacob Langenhahn, Chair

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

RF/bi





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

1. As authorized by §17.301.10 of the Marathon County Zoning Ordinance (I) (we); (Name and mailing address) Tim Vreeland 6103 Duane St. Wausau

hereby petition to rezone property owned by: (Name and mailing address) Jan Hardingier 11187B Mann St. Marshfield

from the classification FP Farmland Preservation to RR Rural Res.

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

Parcel Identification Number / PIN (can be found on tax bill): 056-2603-294-0997

3. The proposed change is to facilitate the use of the land for (be specific-list all proposed uses): Adding approx. 2.49 acres to existing 1 acre RR parcel

4. Total acres in parcel (outside of right-of-way): 3.48 ~~2.49~~ acres

5. Total acres zoned Farmland Preservation: FP 58.84 acres A-4(-M) \_\_\_\_\_ acres

6. Total acres in farm: 58.84 acres

7. How many acres/square feet are you requesting be changed? 2.49 acres square feet

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

What is the current use of the structure(s)? Home + Silo

9. A. What is your reason for requesting this rezone? (Please check and fill in the blanks)
- |  |  |
|--|--|
| <input type="checkbox"/> Develop land for non-agricultural residential use | <input type="checkbox"/> Develop land for recreational use                     |
| <input type="checkbox"/> Develop land for industrial use                   | <input type="checkbox"/> Pre-existing use, substandard or nonconforming parcel |
| <input type="checkbox"/> Develop land for commercial use                   | <input type="checkbox"/> Other: <u>Adding lands to Residential</u>             |

B. How far is the land from a city or village boundary? 1800 meters / feet

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

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

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

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

G. If more than one lot was developed: ..... # of Lots: 1 existing Average lot size: \_\_\_\_\_

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

A. In detail, explain what public facilities serve the proposed development at present, or how they will be provided.  
Adding lands to existing home zoned RR.

B. Explain how the provision of 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 proposed development?  
Lands are uplands no new 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.  
None expected

- OVER -

E. Explain any potential conflict with remaining agricultural uses in the area. No conflict. lands not farmed

F. Demonstrate the need for the proposed development in an agricultural area. Existing none no development

G. What is the availability of alternative locations? Be specific. No Alternative. existing home

H. What is the productivity of the agricultural lands involved? No Ag lands involved.

I. Explain how the location of the proposed development has been selected to minimize the amount of agricultural land converted. No farm land consumed.

J. Explain how the proposed rezoned land is better suited for a use not allowed in the Farmland preservation zoning district. adding unfarmed lands to existing RR parcel

K. Explain how the rezone is consistent with the Marathon County and town's comprehensive plans. lands the 2.99 acres being rezoned + add to a existing RR parcel is consistent with comp plan.

L. Explain how the rezone is substantially consistent with the Marathon County Farmland Preservation plan which is in effect at the time of the rezone. With the small area requested for rezone and no new development. this is consistent with the FP plan

M. Explain how the rezone will not substantially impair or limit current or future agricultural use of other protected farmland. Lands being rezoned are not farmed. No change to future ag use.

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

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

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

12. Petitioner's Signature [Signature] Phone 715-241-0947 Date 6-11-2020

13. Owner's Signature [Signature] Phone 715/305-2121 Date 6/10/2020  
*(different than Petitioner) REP*

Fee \$ \_\_\_\_\_ - (Checks payable to Marathon County) Date Fee Received: \_\_\_\_\_

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

Marathon County Conservation, Planning & Zoning Dept. - 210 River Drive - Wausau, WI 54985-5449  
www.co.marathon.wi.us Telephone: (715) 261-6000



JUN 09 2020

MARATHON CO. CONSERVATION, PLANNING & ZONING DEPT.

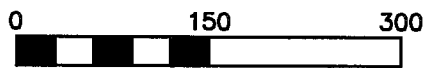
# CERTIFIED SURVEY MAP

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

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4  
OF SECTION 29, TOWNSHIP 26 NORTH, RANGE 3 EAST,  
TOWN OF MCMILLAN, MARATHON COUNTY, WISCONSIN.

<b>VREELAND ASSOCIATES, INC.</b>	
6103 DAWN STREET WESTON, WI. 54476	
PH (715) 241-0947	tim@vreelandassociates.us
PREPARED FOR: <b>RITA BLENKER</b>	
FILE #: 20-0212 BLENKER	
DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND	

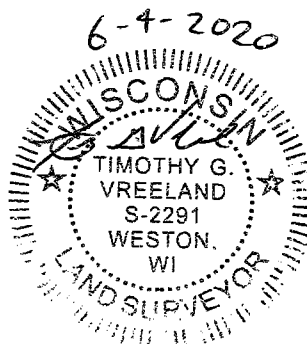
SHEET 1 OF 2 SHEETS



SCALE 1" = 150'

### LEGEND

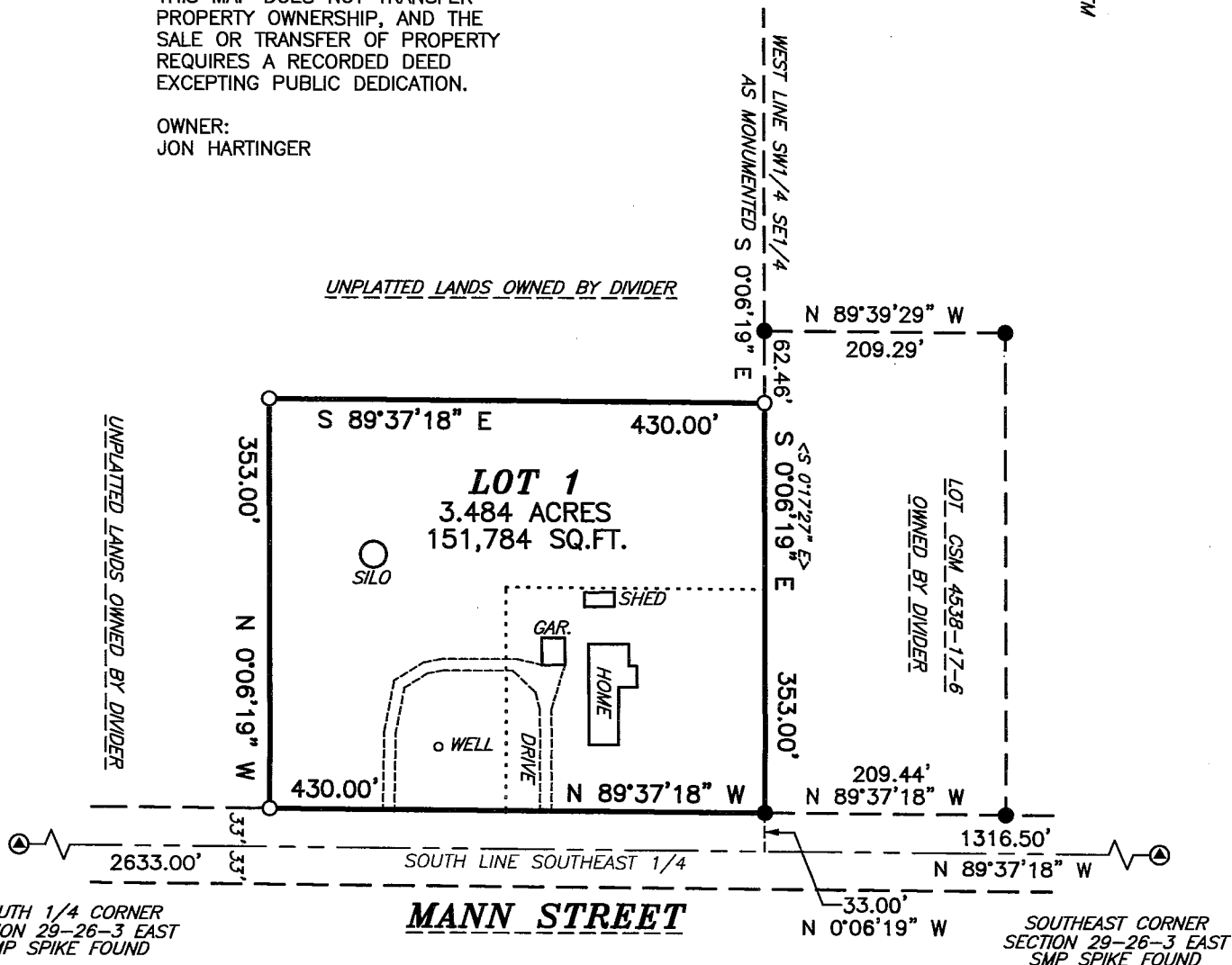
- ⊙ = GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS
- = 1.315" OUTSIDE DIAMETER x 24" IRON PIPE 1.68 POUNDS PER FOOT SET
- = 1.315" OUTSIDE DIAMETER IRON PIPE FOUND IN PLACE
- < > = PREVIOUSLY RECORDED AS CSM = CERTIFIED SURVEY MAP



BEARINGS REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 BEARING N 89°37'18" W ALONG WISCONSIN COUNTY COORDINATE SYSTEM (MARATHON) MAD83 (2011)

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

OWNER:  
JON HARTINGER



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

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 26 NORTH, RANGE 3 EAST, TOWN OF MCMILLAN, MARATHON COUNTY, WISCONSIN.

SHEET 2 OF 2 SHEETS

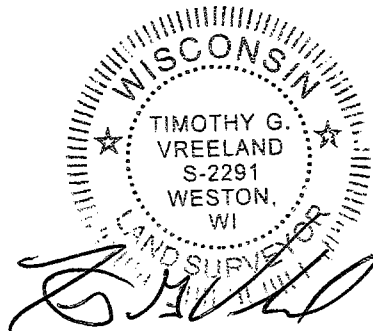
**SURVEYORS CERTIFICATE**

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF RITA BLENKER, I SURVEYED, MAPPED AND DIVIDED THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 26 NORTH, RANGE 3 EAST, TOWN OF MCMILLAN, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE N 89°37'18" W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 1316.50 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE N 0°06'19" W 33.00 FEET TO THE NORTH LINE OF MANN STREET AND TO THE POINT OF BEGINNING; THENCE N 89°37'19" W ALONG THE NORTH LINE OF MANN STREET 430.00 FEET; THENCE N 0°06'18" W 353.00 FEET; THENCE S 89°37'18" E 430.00 FEET TO THE WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 4538; THENCE S 0°06'19" E ALONG THE WEST LINE OF SAID LOT 1 353.00 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 MCMILLAN, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.



DATED THIS 4TH DAY OF JUNE, 2020  
SURVEY PERFORMED JUNE 3RD, 2020

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

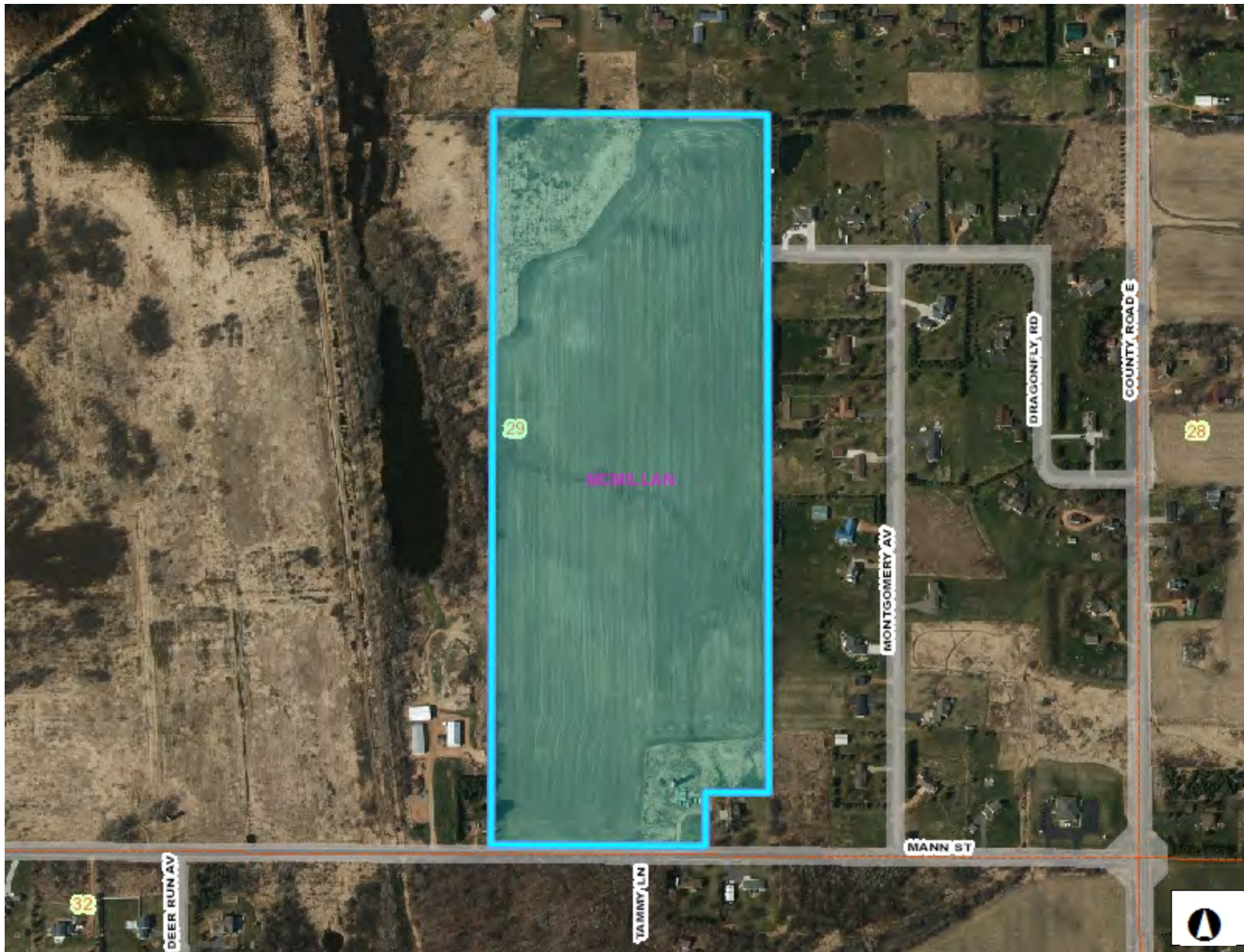
DATE: \_\_\_\_\_

TOWN OF \_\_\_\_\_





# Land Information Mapping System



- Legend**
- Land Hooks
  - ▭ Section Lines/Numbers
  - ▭ Right Of Ways
  - ▭ Municipalities
  - 2015 Orthos
    - Red: Band\_1
    - Green: Band\_2
    - Blue: Band\_3

265.44 0 265.44 Feet



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

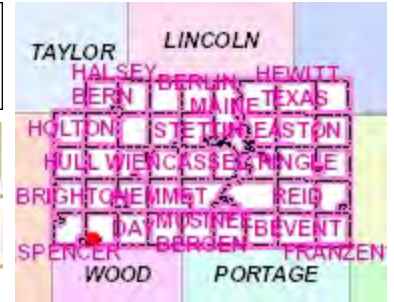
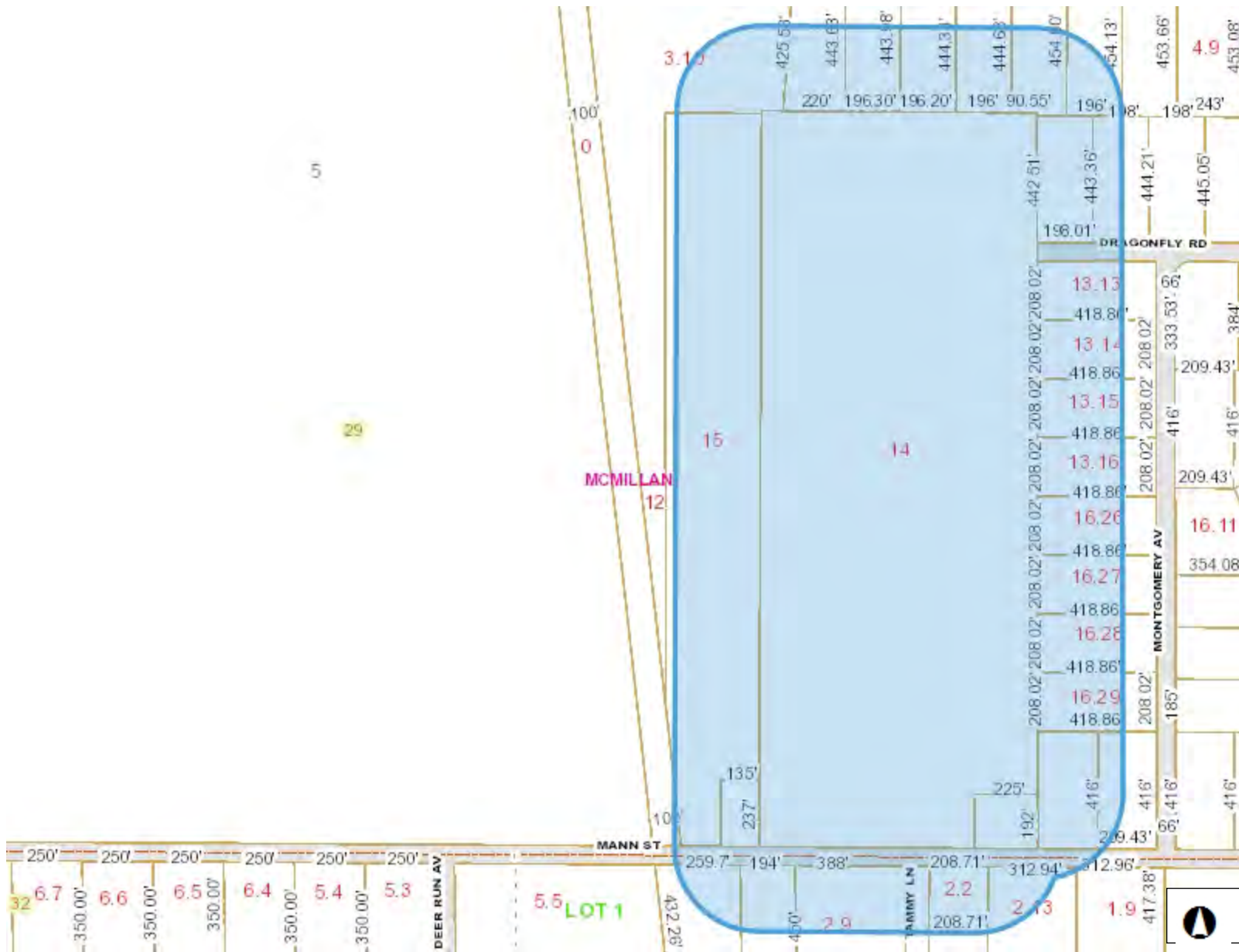
DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement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

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

**Notes**



# Land Information Mapping System



## Legend

- Parcel Annotations
- Parcels
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Municipalities

262.77 0 262.77 Feet



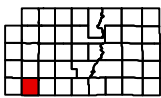
NAD\_1983\_HARN\_WISCRS\_Marathon\_County\_Feet

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.

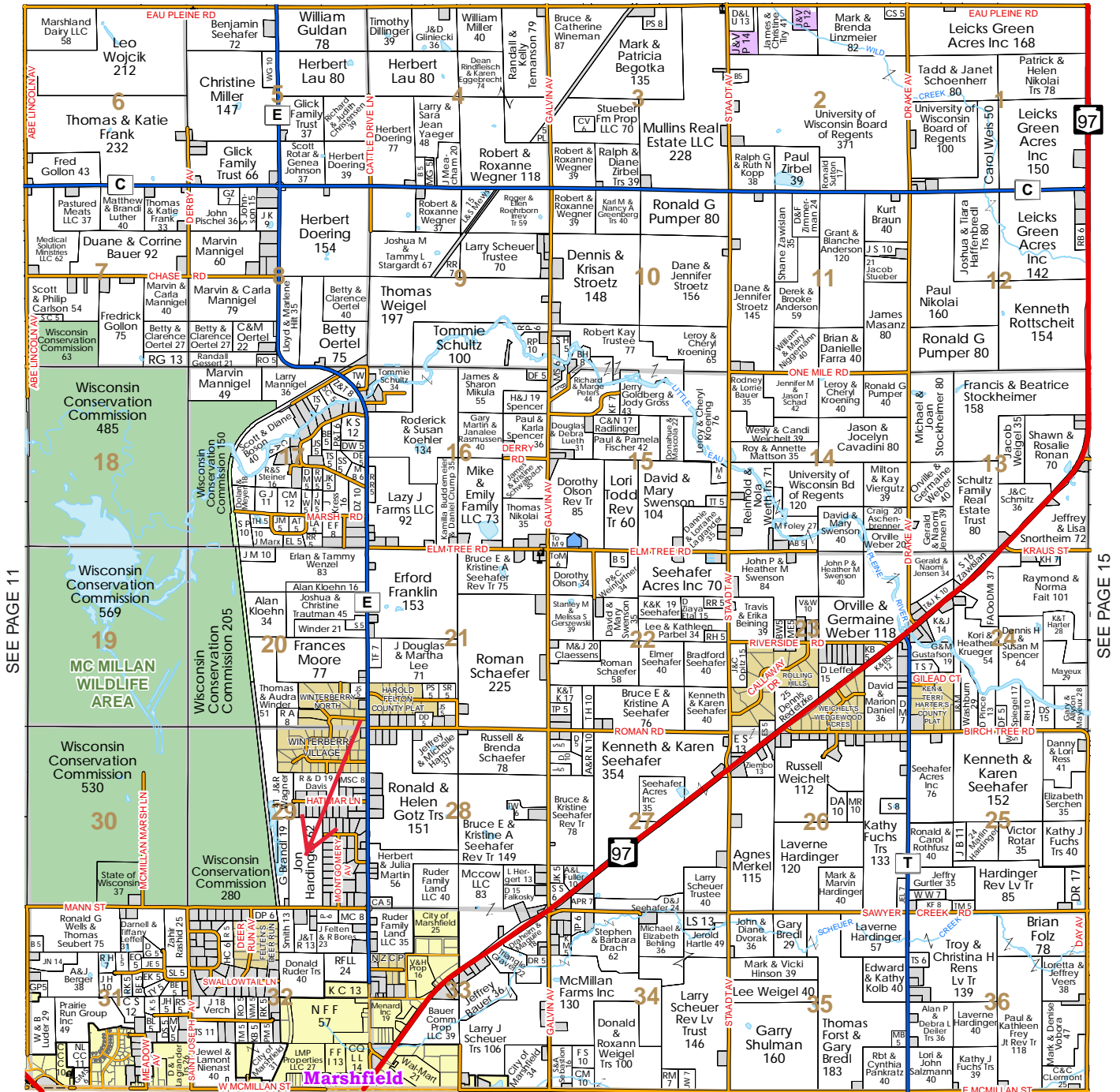
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

## Notes





SEE PAGE 31



SEE PAGE 11

SEE PAGE 15

WOOD COUNTY

# Sternweis & Sons

Serving the Area Since 1972

BLOCK PLANT  
(715) 384-4870  
400 East Arnold  
Marshfield

REDI-MIX  
(715) 384-8995  
11397 Wren Road  
Marshfield

REDI-MIX CONCRETE • CONCRETE PUMPING  
CONCRETE BLOCK  
KOZY HEAT FIREPLACE HEATING SYSTEMS  
GLASS BLOCK & CERAMIC TILE  
PATIO & RETAINING BLOCK  
SATURDAY A.M. DELIVERY • HEATED IN WINTER  
SAND & STONE • REINFORCING MATERIALS  
OUTDOOR KITS • BRICK • CONCRETE PRODUCTS  
CHIMNEY & FIREPLACE SUPPLIES

STATE OF WISCONSIN )  
MARATHON COUNTY )  
TOWN OF MCMILLAN )

**RESOLUTION ON ZONING ORDINANCE AMENDMENT**

TO THE MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE

I, Patti Rahn, Clerk of the Town of McMillan, 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 McMillan Town Board at a meeting held on the 13 day of July, 2020.

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 McMillan Town Board considered on the 13 day of July, 2020, petition by Tim Vreeland on behalf of Jon Hardinger described as part of the SW ¼ of the SE ¼ of Section 29, Township 26 North, Range 03 East, Town of McMillan. Proposed area to be rezoned (2.49 acres) is described as part of Lot 1 (3.484 acres) on the Preliminary Certified Survey Map (CSM) submitted as a part of the rezone petition. Part of parent parcels PIN# 056-2603-294-0997 and 056-2603-294-0996.

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

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

(OVER)



- 6) Has the applicant demonstrated the need for the proposed development at this location? Explain.  
 No  Yes Explain: \_\_\_\_\_
- 7) Has the applicant demonstrated the availability of alternative locations? Be specific  
 No  Yes Explain: N/A
- 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: N/A
- 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 McMillan 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 Satti Luha  
 Town Board Debra Darkes - Tracy J. Henry  
[Signature]  
[Signature]

NOTE: If you recommend disapproval of this request, please make every effort to send a representative to the Environmental Resources Committee Public Hearing. Town input at the hearing is always appreciated. Please return this form before July 27, 2020 to:

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



**Jon Hardinger (Rita Blenker)**  
**Petition to Rezone Land**  
**Staff Report, August 4<sup>th</sup>, 2020**  
**Environmental Resources Committee**

**Findings of Fact**

**PUBLIC HEARINGS/MEETINGS:**

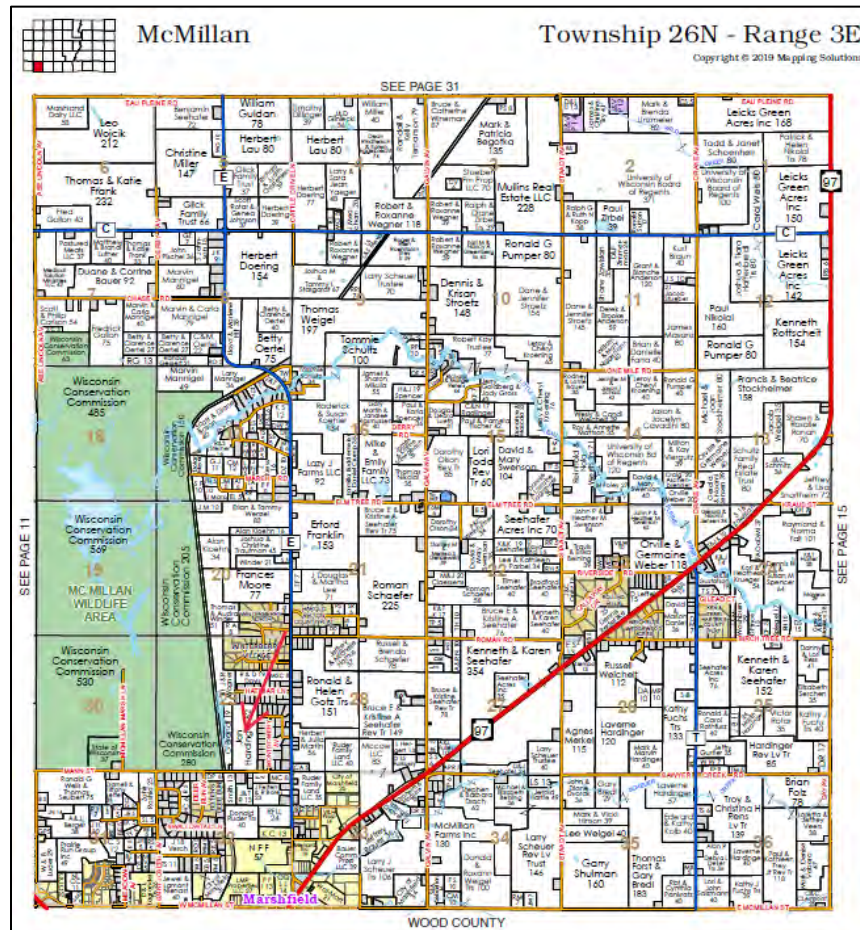
- Town of McMillan Town Board Meeting (July 13<sup>th</sup>, 2020)
- Marathon County Environmental Resources Committee Meeting (August 4<sup>th</sup>, 2020 at 3:00pm)

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

**PROPERTY OWNER:** Jon Hardinger – 111878 Mann Street, Marshfield WI 54449  
(Rita Blenker) – 601 S Adams Ave, Marshfield WI 54449

**LOCATION OF REZONE REQUEST:** Area proposed to be rezoned is located approximately 1,520 ft. west of the intersection of County Road E and Mann Street. (See Map #1)

*Map 1: Location of Rezone Request*



**REQUEST:**

The petition of Tim Vreeland on behalf of Jon Hardinger to amend the Marathon County Zoning Ordinance to rezone lands from F-P Farmland Preservation to R-R Rural Residential described as part of the SW ¼ of the SE ¼ of Section 29, Township 26 North, Range 03 East, Town of McMillan. Proposed area to be rezoned (2.49 acres) is described as part of Lot 1 (3.484 acres) on the Preliminary Certified Survey Map (CSM) submitted as a part of the rezone petition. Part of parent parcels PIN# 056-2603-294-0997 and 056-2603-294-0996.

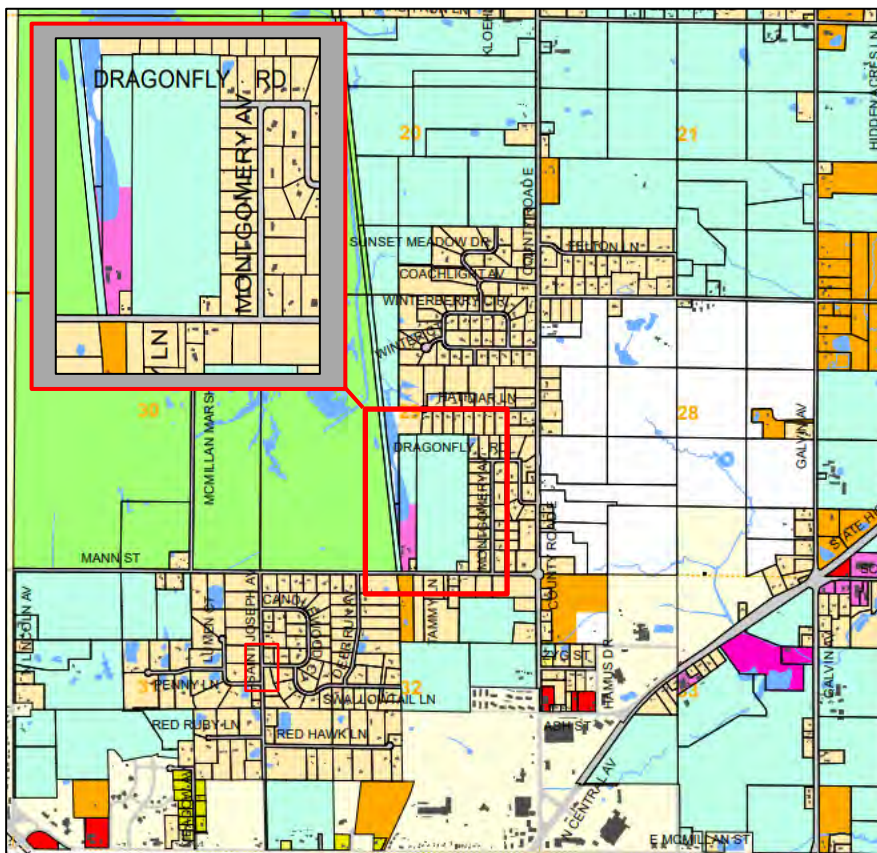
**EXISTING ZONING DISTRICT:**

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

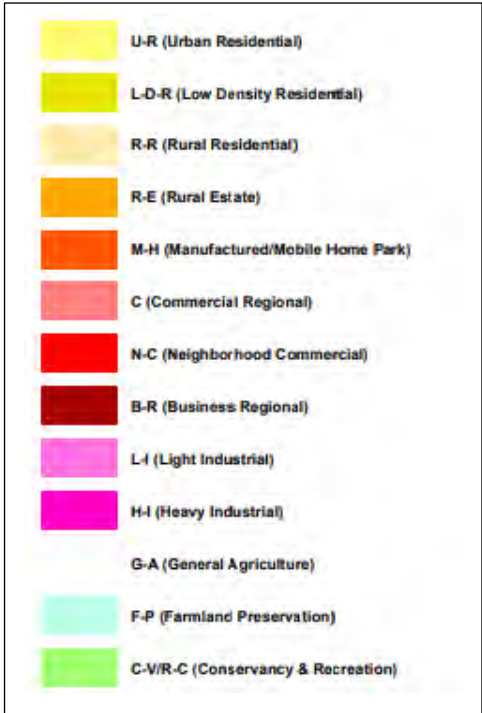
**PROPOSED ZONING DISTRICT:**

**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 Farmland Preservation (Teal), Rural Residential (Tan), and Light Industrial (Light Pink). There are also parcels zoned Conservancy/Recreation (Green) and Rural Estate (Orange) within close proximity to the parcel in question. If approved this rezone will bring the R-R parcel (The lot of which the rezoned lands will be combined with by CSM) into compliance with minimum lot size standards



Map #2 Town of McMillan Zoning District

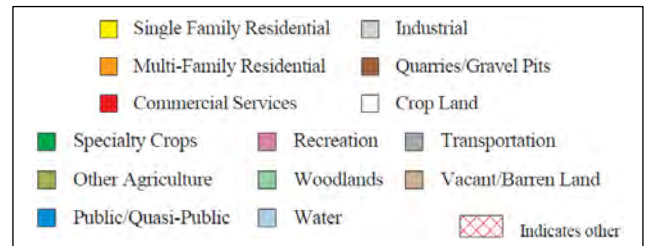
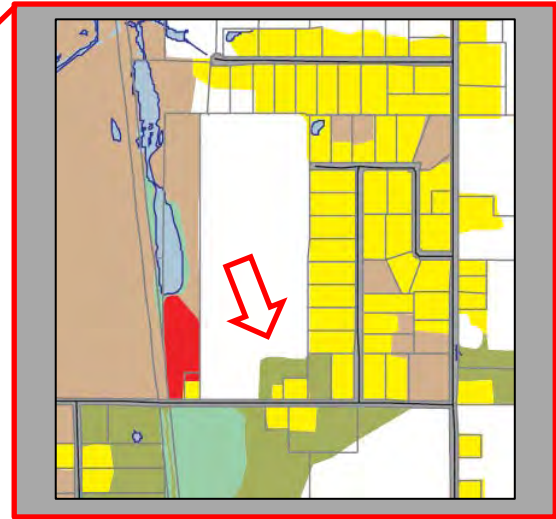
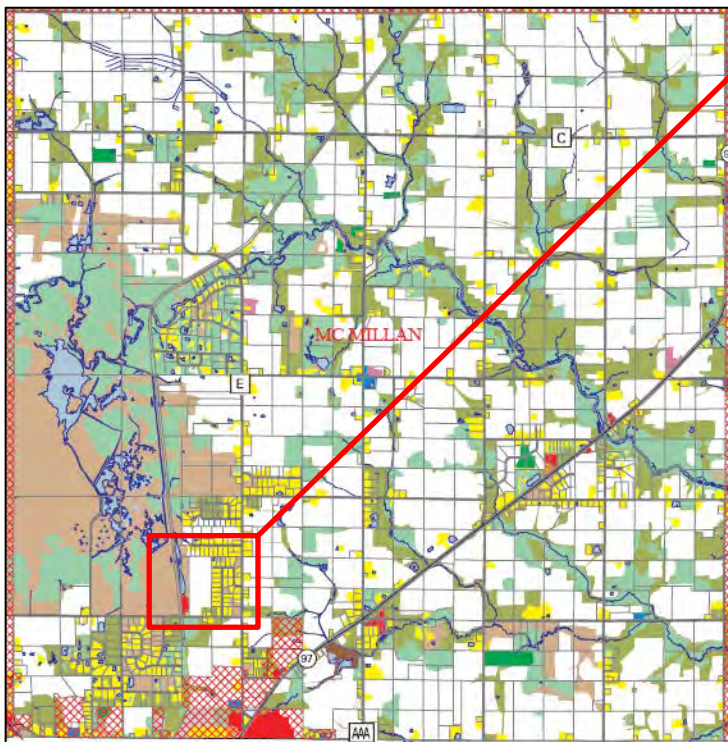


**ACREAGE:**  
3.484 Acres

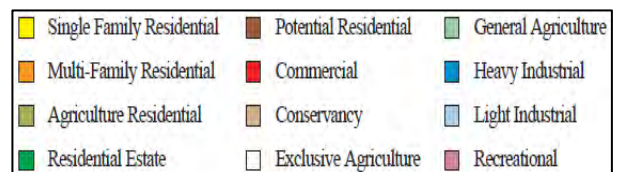
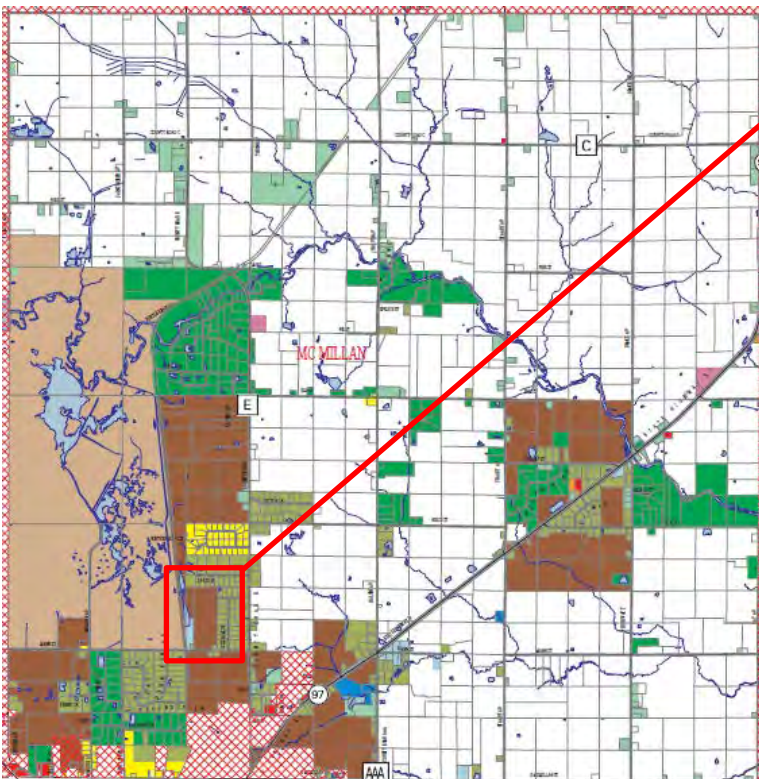
**Legal Notification:**  
A legal advertisement was published in the *Wausau Daily Herald* on Monday, July 20<sup>th</sup>, 2020 and Monday, July 27<sup>th</sup>, 2020. Notice of the zoning change request was also sent by regular mail to adjacent property owners within 300 feet of the subject property.



**Existing (2000) Land Use/Land Cover Map – Town of McMillan (2006 Comprehensive Plan)** The area/parcel proposed to be rezoned is shown as Single Family Residential and Other Agriculture land uses in the Town’s Comprehensive Plan. Whereas, adjacent land uses include Crop Land, Single Family Residential, Commercial Services, and Vacant/Barren Land Uses.

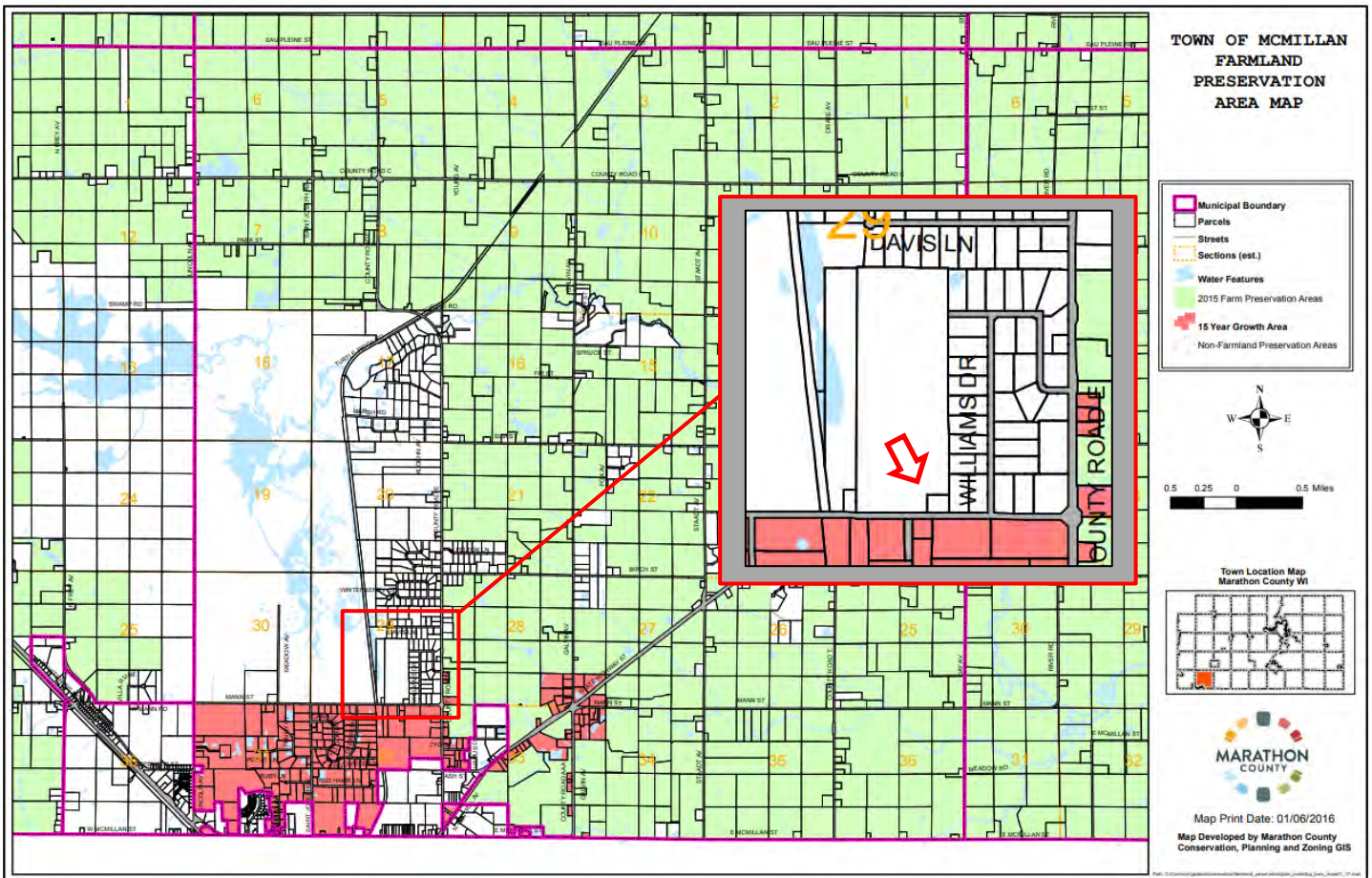


**TOWN COMPREHENSIVE PLAN FUTURE LAND USE MAP (2006):** The proposed area to be rezoned is identified as Potential Residential in the Town of McMillan’s Comprehensive Plan Future Land Use Map. The adjacent future land uses are shown to be Potential Residential, Agriculture Residential, Light Industrial, and Conservancy land uses.

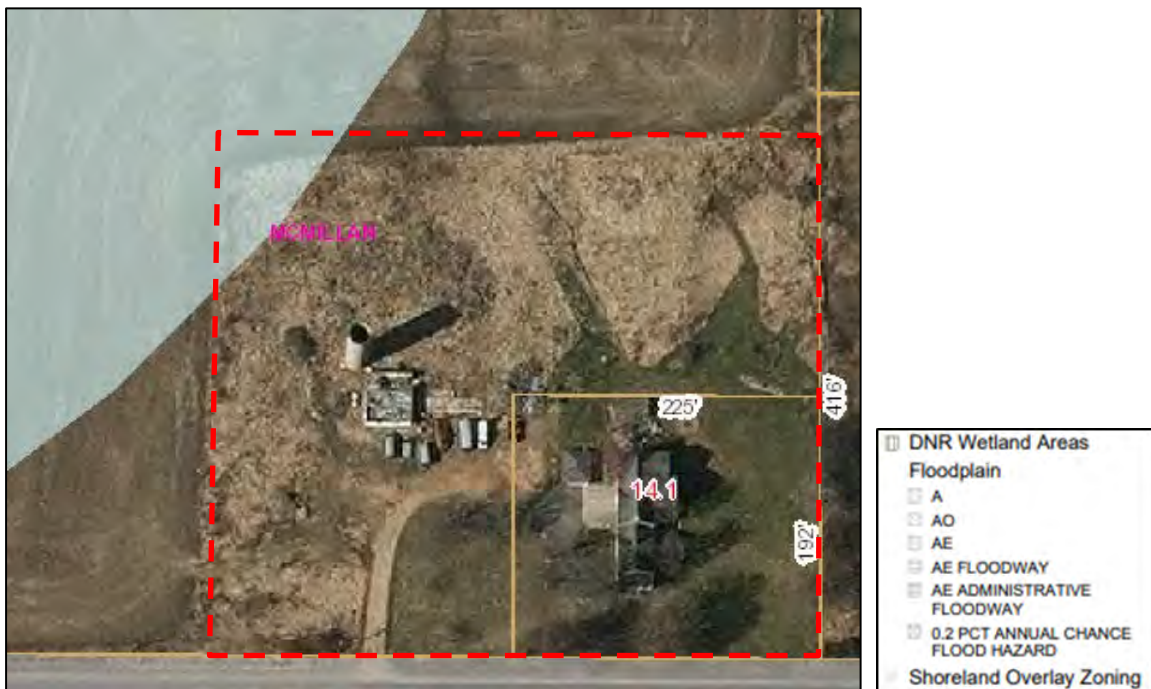




**FARMLAND PRESERVATION PLAN:** The area in question was designated as a **non-farmland preservation area** in the Farmland Preservation Plan. Town in the process of updating their comprehensive plan.

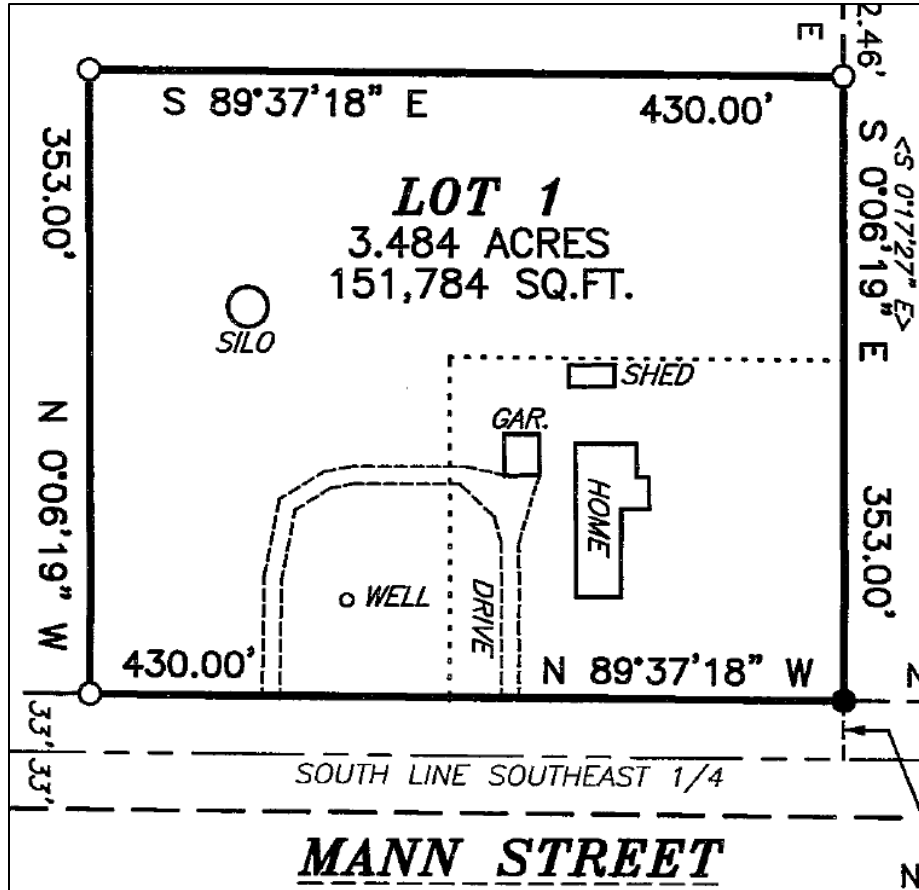


**SIGNIFICANT PARCEL LIMITATIONS OR NATURAL FEATURES:** The area proposed to be rezoned has no mapped floodplain, DNR mapped wetlands, or water features. The parcel in question is located partially within the shoreland overlay (1000ft buffer from nearby pond/lake), therefore Chapter 22 Shoreland, Shoreland-Wetlands, Floodplain Ordinance would apply only in the small portion of the proposed lot covered by the overlay.



Preliminary Certified Survey Map:

Lot #1 = Parcel in question



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 Town of McMillan Comprehensive Plan shows the area in question is intended to be potential residential and agricultural residential land uses in their future land use map. Additionally, the parent parcel or area in question was not originally designated as a farmland preservation area in the farmland preservation plan. Rezone appears to be consistent with the Future land use map of the Town's Comprehensive Plan.

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

There is no active farmland on the area proposed to be rezoned remaining active farmland will continue to be farmed, therefore there will not be any conversion of agricultural lands. There are some prime farm soils in the area in question, yet they belong to Group 2 which is the less desirable of the two prime farm soil classifications identified in the Town's Comprehensive Plan and Farmland Preservation Plan.

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

- a. The need is related to a proposed and pending Certified Survey Map submitted to the CPZ department to expand an existing lot to bring the parcel into compliance with the minimum lot size standard of the R-R district.
- b. Proposed area to be rezoned will be combined with the existing parcel of which already has a home on it with adequate public facilities.
- 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 not result in any unreasonable air and water pollution as all pertinent regulations apply and will need to be adhered to. Single family use will not change. 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 McMillan 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.

### TOWN RECOMMENDATION:

On July 13<sup>th</sup>, 2020 the **Town of McMillan** Town Board Recommended **Approval** to Marathon County's Environmental Resources Committee.

<p>The Town of McMillan recommends: <input checked="" type="checkbox"/> <b>Approval</b>    <input type="checkbox"/> <b>Disapproval</b>    of the amendment and/or zone change.</p> <p><b>OR</b>    <input type="checkbox"/> <b>Requests an Extension*</b> for the following reasons: _____</p> <p>_____</p> <p>_____</p> <p><small>*Wis. Stats §59.69(5)(e), (3), and (3m) authorizes Towns to extend the time to disapprove a zone change for a total of thirty (30) days beyond the date of the public hearing. The extension must be by Town Board Resolution and remains in effect until the Town Board adopts a resolution rescinding the extension.</small></p> <p style="text-align: right;">Clerk <u>Latti Luha</u></p> <p style="text-align: right;">Town Board <u>[Signatures]</u></p>
--

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

The rezone meets all the zoning district standards as it relates to size, frontage, access, and dimension. The rezone petition minimizes the agricultural lands converted as no agricultural land (active or otherwise) will be converted as a result of the rezone. If approved, the McMillan should update their comprehensive plan to reflect the proposed rezone to the Rural Residential (R-R) Zoning District from the Farmland Preservation (F-P) Zoning District. The future and existing land use maps should expand the current residential use on the parcel in question to reflect the approved rezone. The rezone also appears to be consistent with the purpose and intent of the Towns Comprehensive Plan as the area in question is identified as a potential residential land use in their future land use map and the area was designated as a non-farmland preservation area.

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):  
Tim Yreland 6103 Dawn St. Weston 54476

hereby petition to rezone property owned by (Name & Address): John + Jessica Lindberg  
P.O. Box 199 Colby WI 54421

from the classification G-A General Ag to 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): 026-2803-182-0994

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

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. Property is located on a public road with General public utilities.

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

C. What have you done to determine that the land is suitable for the development proposed?  
Lands are uplands and a soil test has been done for a mound.

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. Non expected.

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

RECEIVED

JUN 09 2020

MARATHON CO. CONSERVATION,  
PLANNING & ZONING DEPT

(OVER)

- F. Demonstrate the need of the proposed development at this location. These are the lands we own, would like another building site.
- G. What is the availability of alternative locations? Be specific. None
- H. If cropland is being consumed by this Zone Change, what is the productivity of the agricultural lands involved? It is cropland but only 3.75 Acs.
- 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. The home will be built near the road.

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 6-8-2020

8. Owner's Signature: [Signature] Phone 715-413-6276 Date 6/5/2020  
(If different)

Date Fee Received: 6-9-2020 Fee \$600.00 PAYABLE TO MARATHON COUNTY

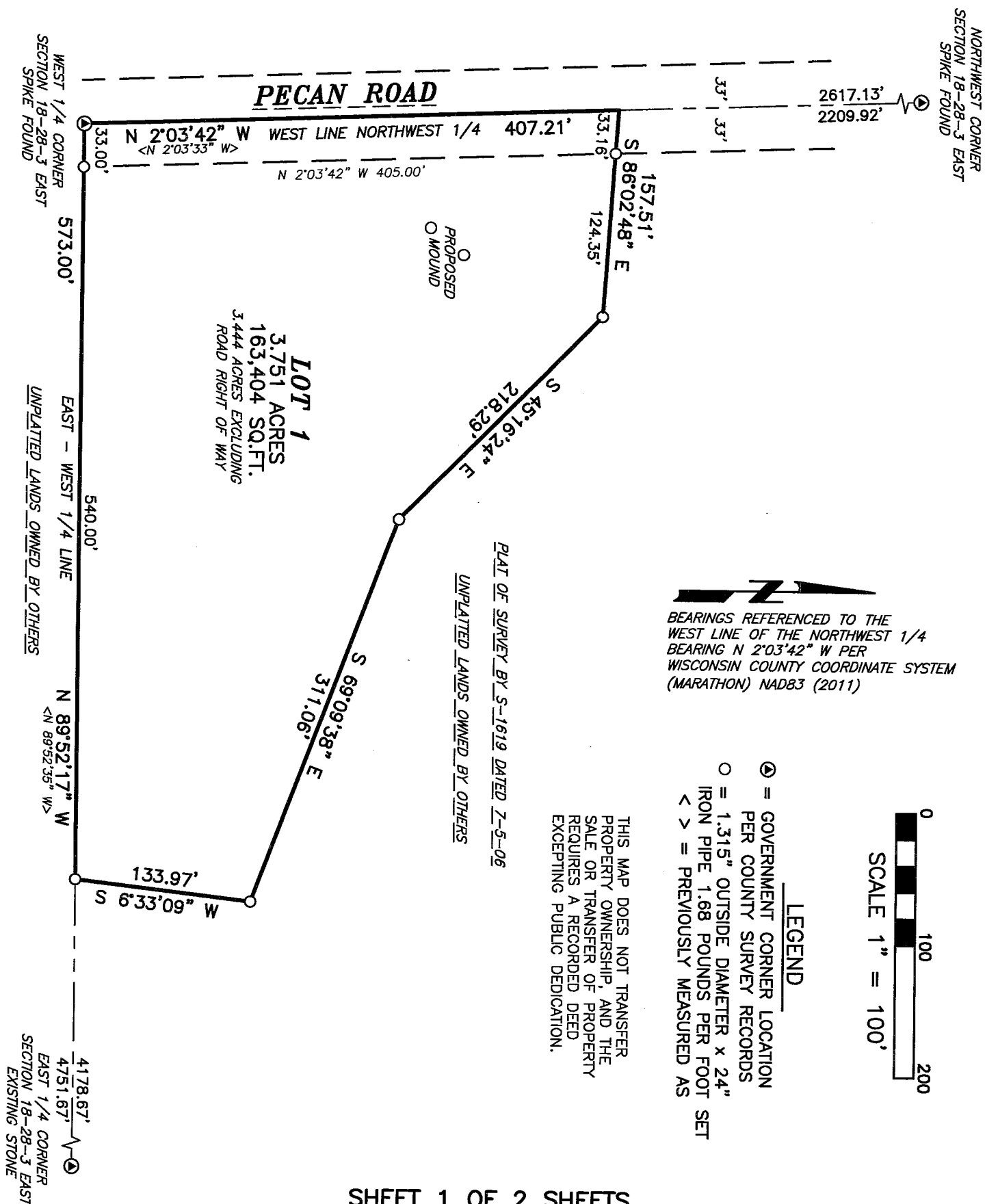
**Attendance at the Public Hearing** before the Marathon County Environmental Resources (ERC) Committee is not mandatory **if** you have appeared before the Town Planning Commission and/or the Town Board to present your proposal. If there was opposition to your proposal at the town level, attendance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

# CERTIFIED SURVEY MAP

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

PART OF THE SOUTH 1/2 OF THE FRACTIONAL NORTHWEST  
1/4 OF SECTION 18, TOWNSHIP 28 NORTH, RANGE 3 EAST,  
TOWN OF FRANKFORT, MARATHON COUNTY, WISCONSIN.

<b>VREELAND ASSOCIATES, INC.</b>	
6103 DAWN STREET WESTON, WI. 54476	
PH (715) 241-0947	tim@vreelandassociates.us
<b>OWNER: JESSICA LINDBERG</b>	
FILE #: 20-0228 LINDBERG	
DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND	



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

PART OF THE SOUTH 1/2 OF THE FRACTIONAL NORTHWEST  
1/4 OF SECTION 18, TOWNSHIP 28 NORTH, RANGE 3 EAST,  
TOWN OF FRANKFORT, 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 JESSICA LINDBERG, I SURVEYED, MAPPED AND DIVIDED THAT PART OF THE SOUTH 1/2 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 25 NORTH, RANGE 3 EAST, TOWN OF FRANKFORT, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 18; THENCE N 2°03'42" W ALONG THE WEST LINE OF THE NORTHWEST 1/4 407.21 FEET; THENCE S 86°02'48" E 157.51 FEET; THENCE S 45°16'24" E 218.29 FEET; THENCE S 69°09'38" E 311.06 FEET; THENCE S 6°33'09" W 133.97 FEET TO THE EAST - WEST 1/4 LINE; THENCE N 89°52'17" W ALONG THE EAST - WEST 1/4 LINE 573.00 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 FRANKFORT, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS 8TH DAY OF JUNE, 2020  
SURVEY PERFORMED JUNE 6TH, 2020

\_\_\_\_\_  
TIMOTHY G. VREELAND P.L.S. 2291

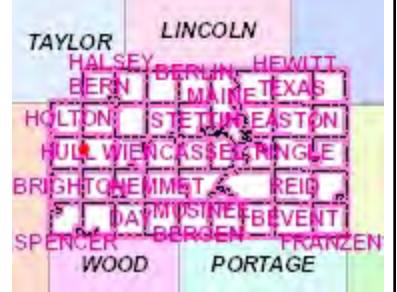
APPROVED FOR RECORDING UNDER  
THE TERMS OF THE MARATHON  
COUNTY LAND DIVISION REGULATIONS.

BY \_\_\_\_\_

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



# Land Information Mapping System



### Legend

- Parcel Annotations
- Parcels
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Municipalities
- 2015 Orthos
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

115.82 0 115.82 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.

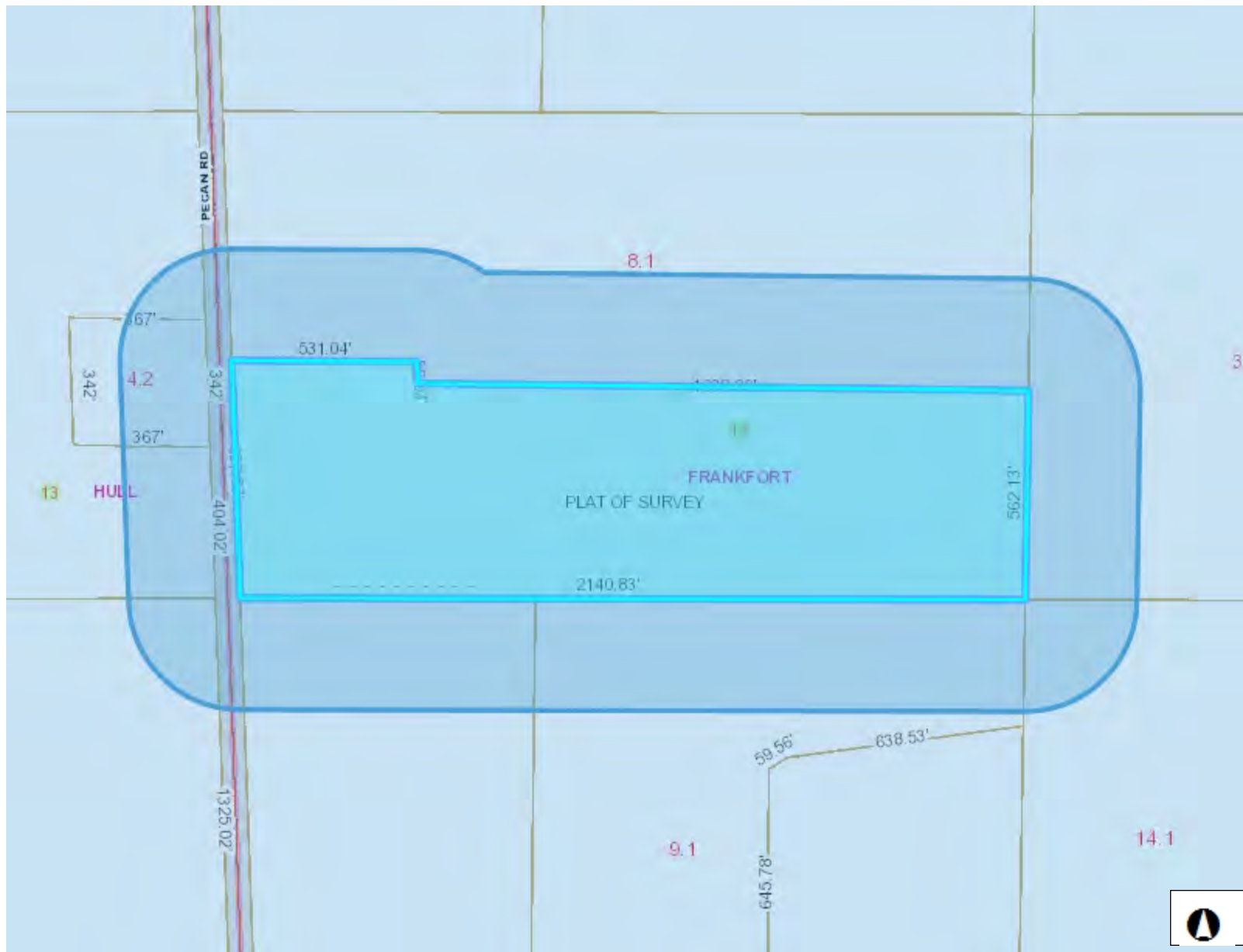
THIS MAP IS NOT TO BE USED FOR NAVIGATION

### Notes





# Land Information Mapping System



## Legend

- Parcel Annotations
- Parcels
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Municipalities

200.00 0 200.00 Feet

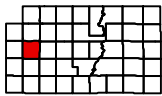


NAD\_1983\_HARN\_WISCRS\_Marathon\_County\_Feet

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

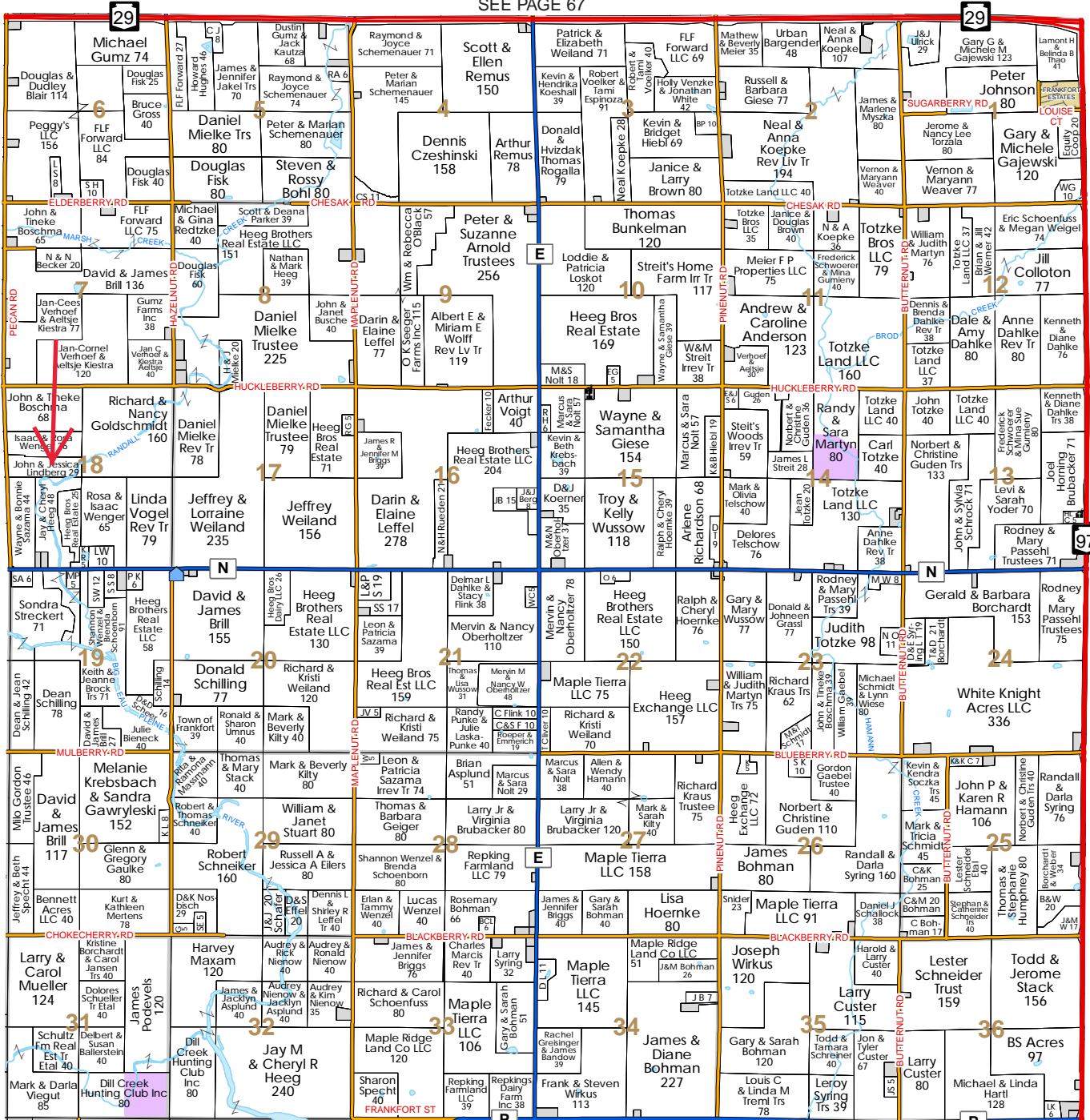


# Frankfort

# Township 28N - Range 3E

Copyright © 2019 Mapping Solutions

SEE PAGE 67



SEE PAGE 47

SEE PAGE 51

SEE PAGE 31

# Burnett Transit, Inc.

211025 Hwy 13 • Spencer, Wisconsin 54479

Terminals in Spencer, Colby and Dorchester

Phone:

715-659-4391 or 800-231-4391



STATE OF WISCONSIN )  
MARATHON COUNTY )  
TOWN OF FRANKFORT )

**RESOLUTION ON ZONING ORDINANCE AMENDMENT**

TO THE MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE

I, Kelly Wussow, Clerk of the Town of Frankfort, 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 Frankfort Town Board at a meeting held on the 13 day of July, 2020.

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 Frankfort Town Board considered on the 13 day of July, 2020, petition by Tim Vreeland on behalf of John and Jessica Lindberg to amend the Marathon County Zoning Ordinance to rezone lands from G-A General Agriculture to R-R Rural Residential described as part of the S 1/2 of the fractional NW 1/4 of Section 18, Township 28 North, Range 03 East, Town of Frankfort. Area proposed to be rezoned is described as Lot 1 (3.751 acres) on the Preliminary Certified Survey Map (CSM) submitted as a part of the rezone petition. Part of parent parcel PIN# 026-2803-182-0994.

The Town of Frankfort 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: \_\_\_\_\_

RECEIVED

JUL 20 2020

MARATHON CO. CONSERVATION,  
PLANNING & ZONING DEPT

(OVER)

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

The Town of Frankfort 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 July 27, 2020 to:

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



**John & Jessica Lindberg  
Petition to Rezone Land  
Staff Report, August 4<sup>th</sup>, 2020  
Environmental Resources Committee**

**Findings of Fact**

**PUBLIC HEARINGS/MEETINGS:**

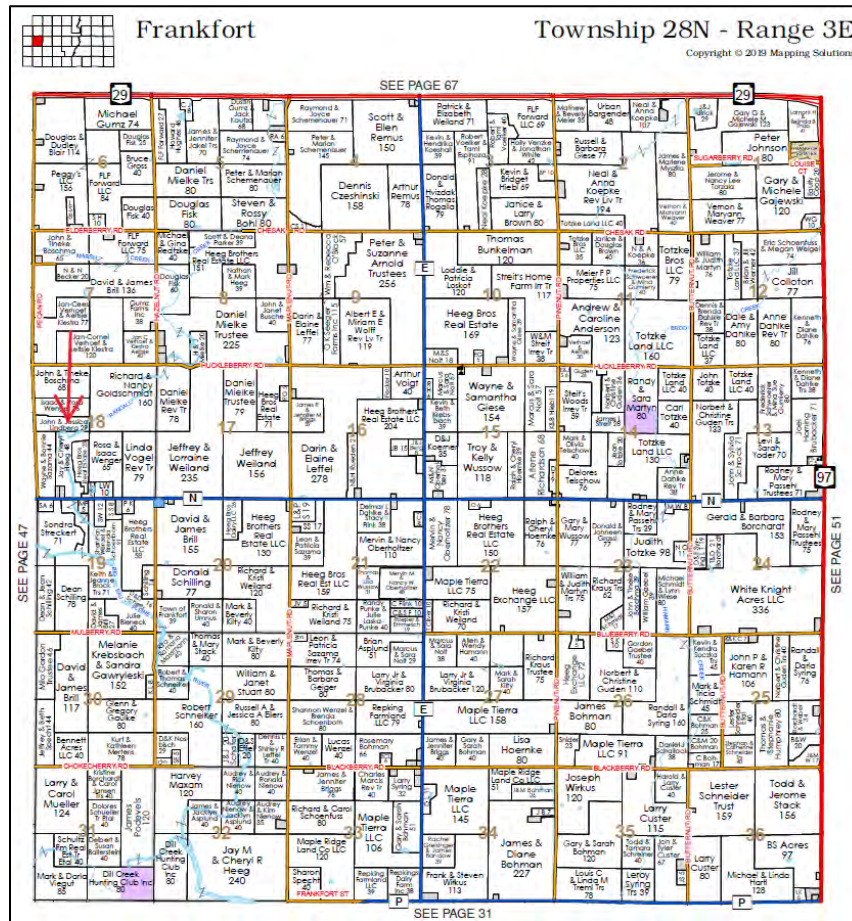
- Town of Frankfort Town Board Meeting (July 13<sup>th</sup>, 2020)
- Marathon County Environmental Resources Committee Meeting (August 4<sup>th</sup>, 2020 at 3:00pm)

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

**PROPERTY OWNER:** John and Jessica Lindberg – 225031 Pecan Road, Colby WI 54421

**LOCATION OF REZONE REQUEST:** Area proposed to be rezoned is located approximately 2,240 ft. south of the intersection of Huckleberry Road and Pecan Road. (See Map #1)

*Map 1: Location of Rezone Request*



**REQUEST:**

The petition of Tim Vreeland on behalf of John and Jessica Lindberg to amend the Marathon County Zoning Ordinance to rezone lands from G-A General Agriculture to R-R Rural Residential described as part of the S ½ of the fractional NW ¼ of Section 18, Township 28 North, Range 03 East, Town of Frankfort. Area proposed to be rezoned is described as Lot 1 (3.751 acres) on the Preliminary Certified Survey Map (CSM) submitted as a part of the rezone petition. Part of parent parcel PIN# 026-2803-182-0994.



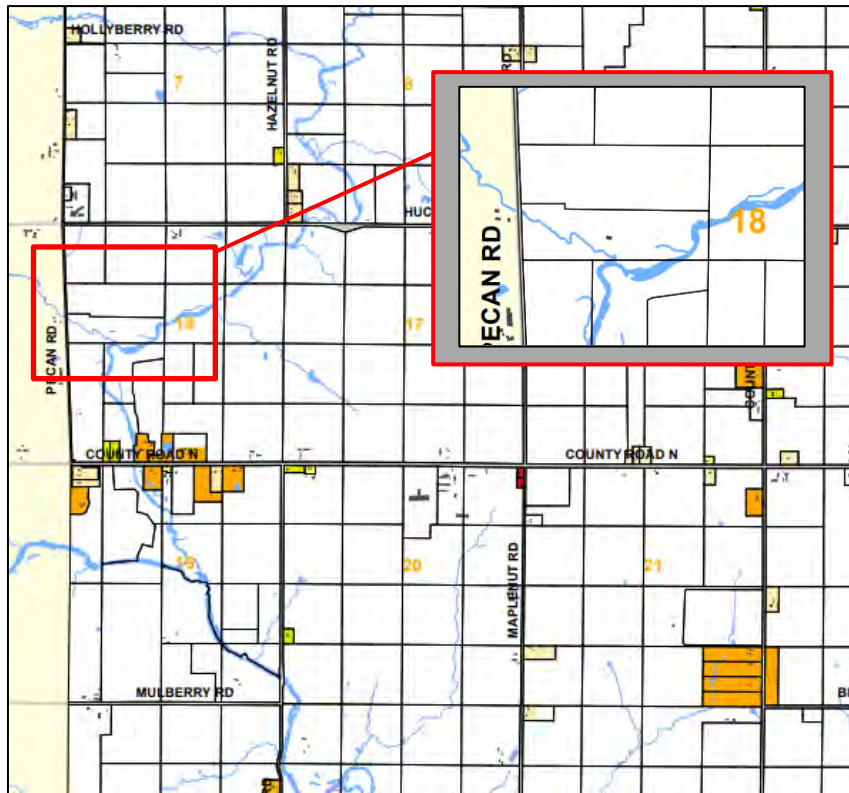
**EXISTING ZONING DISTRICT:**

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

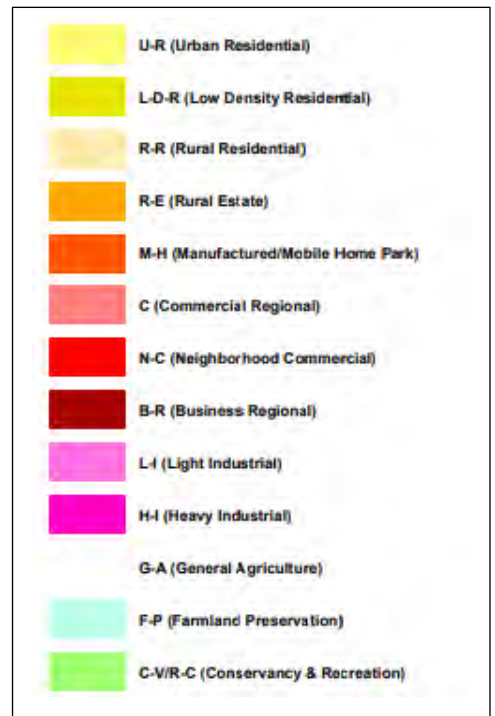
**PROPOSED ZONING DISTRICT:**

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

**EXISTING ZONING DISTRICT MAP:** Adjacent parcels are zoned General Agriculture (white). There are also parcels zoned Low Density Residential (Yellow), Rural Residential (Tan), and Rural Estate (Orange) within close proximity to the parcel in question.



Map #2 Town of Frankfort Zoning District

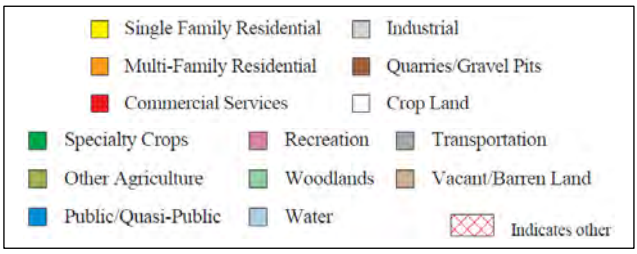
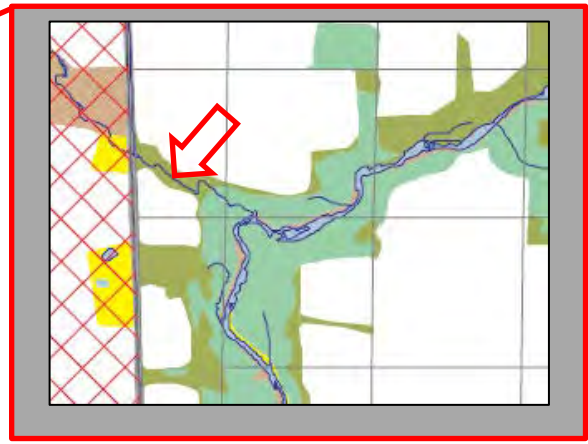
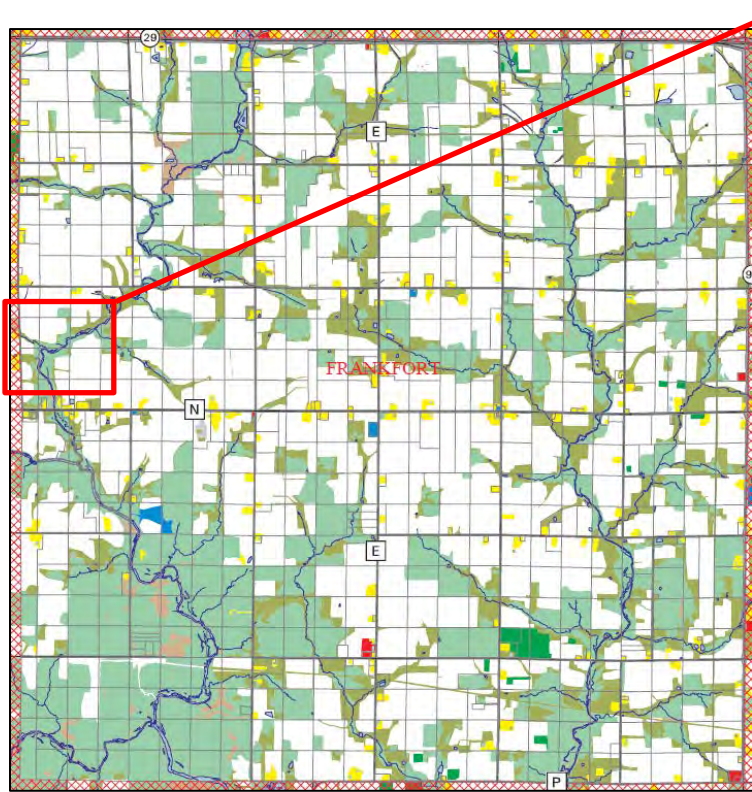


**ACREAGE:**  
3.751 Acres

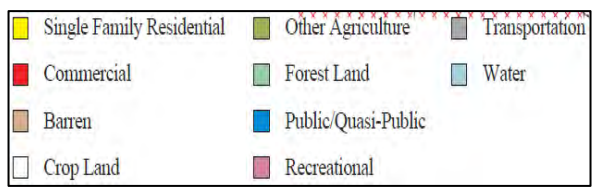
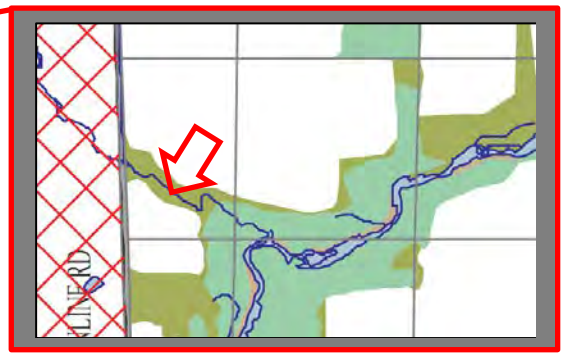
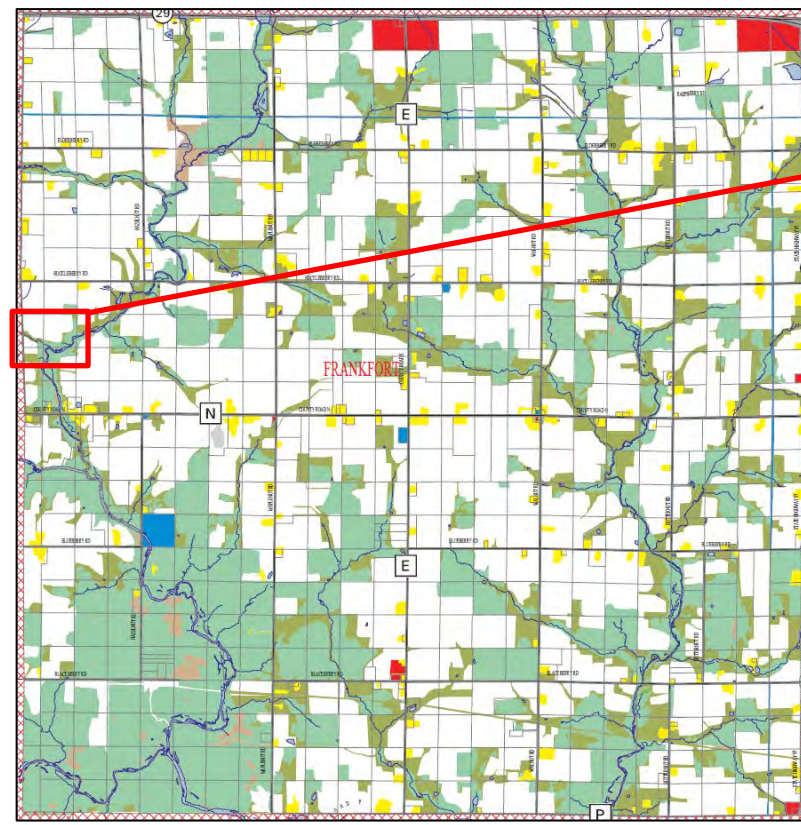
**Legal Notification:**

A legal advertisement was published in the *Wausau Daily Herald* on Monday, July 20<sup>th</sup>, 2020 and Monday, July 27<sup>th</sup>, 2020. Notice of the zoning change request was also sent by regular mail to adjacent property owners within 300 feet of the subject property.

**Existing (2000) Land Use/Land Cover Map – Town of Frankfort (2006 Comprehensive Plan)** The area/parcel proposed to be rezoned is shown as Crop in the Town’s Comprehensive Plan Existing Land Use/Land Cover Map. Whereas, adjacent land uses include Crop Land, Single Family Residential, Woodland, and Other Agriculture Land Uses.

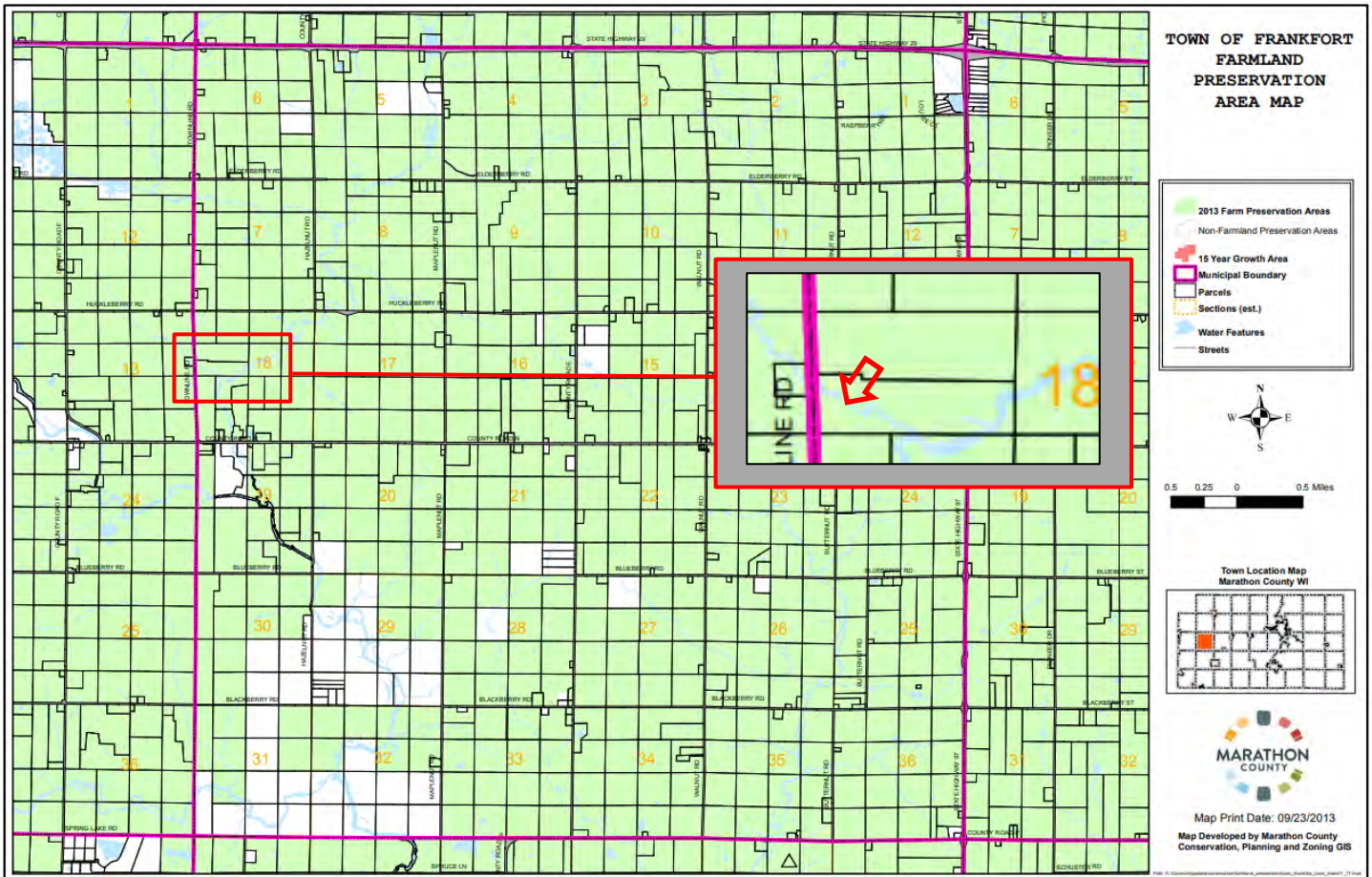


**TOWN COMPREHENSIVE PLAN FUTURE LAND USE MAP (2006):** The proposed area to be rezoned is identified as Crop Land in the Town of Frankfort Comprehensive Plan Future Land Use Map. The adjacent future land uses are shown to be Crop Land, Forest Land, and Other Agriculture Land Uses.

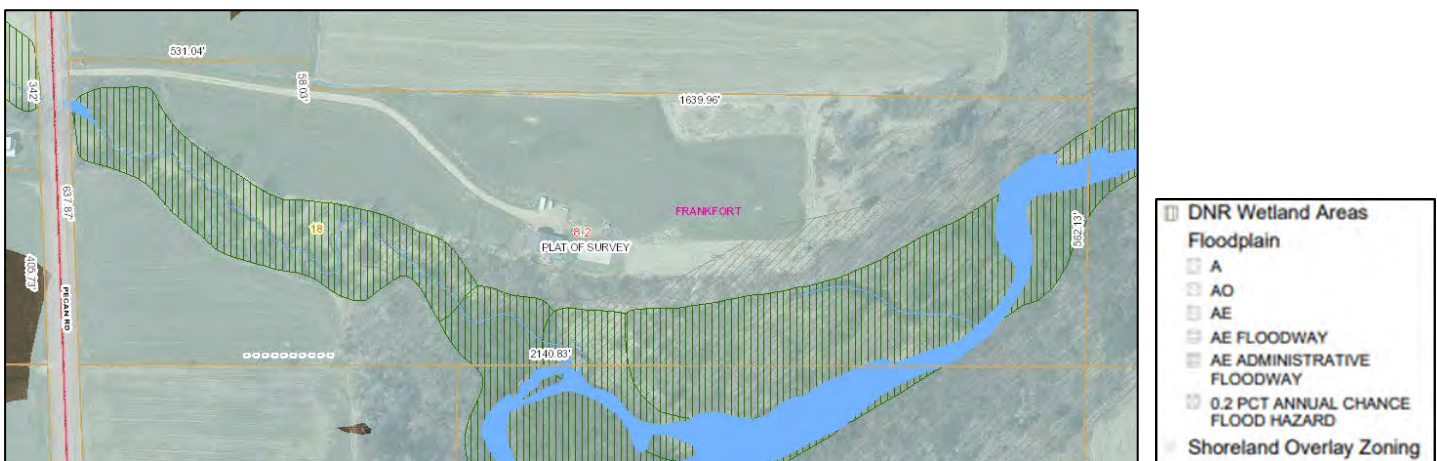




**FARMLAND PRESERVATION PLAN:** The area in question was designated as a farmland preservation area in the Farmland Preservation Plan, yet the town does not participate in farmland preservation zoning. Therefore, there are no parcels within the Town of Frankfort that are zoned farmland preservation.

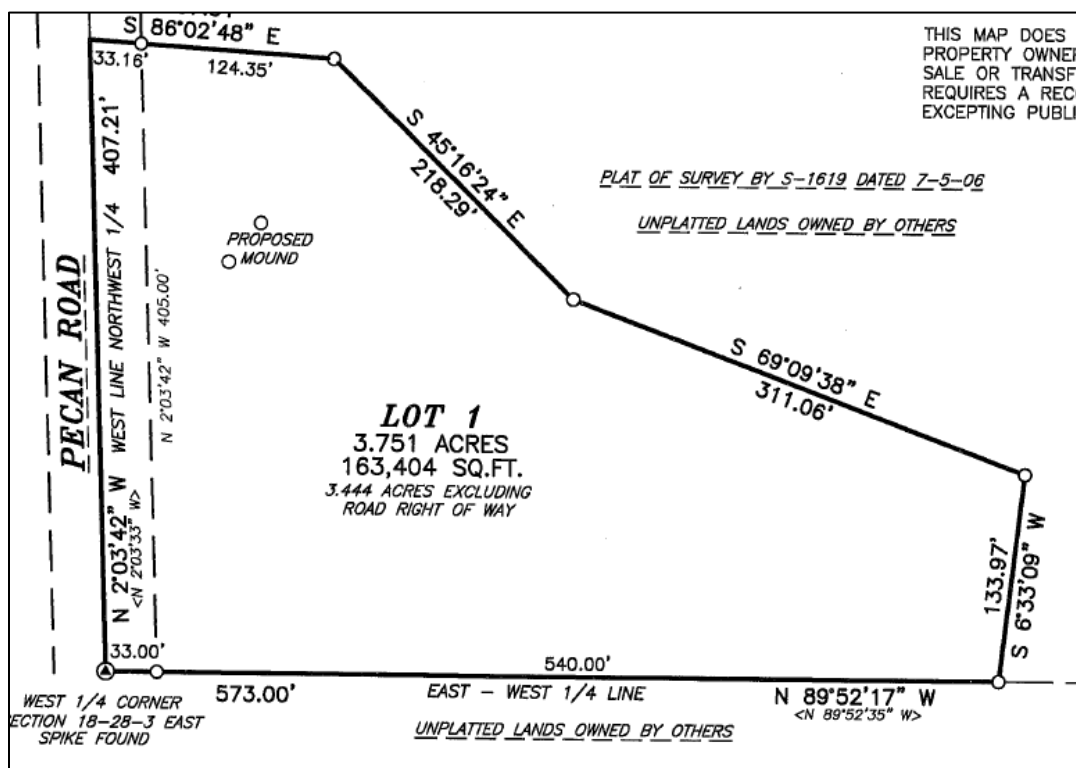


**SIGNIFICANT PARCEL LIMITATIONS OR NATURAL FEATURES:** The area proposed to be rezoned has no mapped floodplain, DNR mapped wetlands, or water features. Yet, the parent parcel has waterways as well as DNR mapped Wetlands. The parent parcel and area proposed to be rezoned are both located completely within the shoreland overlay, therefore Chapter 22 Shoreland, Shoreland-Wetlands, Floodplain Ordinance would apply to the area proposed to be rezoned.



**Preliminary Certified Survey Map:**

Lot #1 = Parcel in question



**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 Town of Frankfort's Comprehensive Plan shows the area in question is intended to be Crop land in their future land use map. Additionally, the parent parcel or area in question was designated as a farmland preservation area in the farmland preservation plan yet the Town of Frankfort has not adopted Farmland Preservation Zoning. The Town of Frankfort town board has identified that the rezone is consistent with their comprehensive plan adopted and approved in 2006. The Town's Comprehensive Plan 3. Land Use Element under Goal 1: Maintain the rural character of the Town, the town has stated "The town of Frankfort strongly encourages future growth to be located in close proximity to existing developed areas". The area proposed to be rezoned is north of one of the larger groups/clusters of residentially zoned parcels in the Town of Frankfort (along County Rd N). Although the future land use map shows the area proposed to be rezoned as crop land, the plan is nearly 15 years old and is in need for an update. Yet, from the Town's resolution the goals and objectives of the plan appear to be consistent with the rezone in question.

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

There is active farmland on the area proposed to be rezoned, remaining active farmland will continue to be farmed, the home and any accessory structures will be constructed close to the road to minimize the total agricultural land converted from active farmland.

3. The applicant has demonstrated that...
  - a. There is a need for the proposed development,
  - b. Adequate public facilities are present or will be provided (note impacts on roads, water, sewage, drainage, schools, emergency services, etc.), and

c. Providing public facilities will not be an unreasonable burden to the local government.

a. The need is related to a proposed single family residence in the area in question, which is not permitted on the parent parcel given there is already an existing principle structure on the parent parcel. A rezone and land division is required to build a new home in this area.

b. All necessary public facilities are anticipated to be provided given any proposed development would rely of private systems such as a private well, sanitary system, as well as approval to access Pecan Rd which would be followed up with the Uniform Address (Address required prior to the issuance of the zoning permit for a residential/habitable structure onsite.)

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 Frankfort 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.

**TOWN RECOMMENDATION:**

On July 13<sup>th</sup>, 2020 the **Town of Frankfort** Town Board Recommended **Approval** to Marathon County's Environmental Resources Committee.

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

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

---

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

Clerk \_\_\_\_\_  
Town Board \_\_\_\_\_  
\_\_\_\_\_

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

The rezone meets all the zoning district standards as it relates to size, frontage, access, and dimension. If approved, the Frankfort should update their comprehensive plan to reflect the proposed rezone to the Rural Residential (R-R) Zoning District from the General Agriculture (G-A) Zoning District. The future and existing land use maps should reflect the current residential use on the parent parcel as well as the proposed residential use on the 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: # 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):
David and Laretta Kallstrom, 201101 Dubay Drive, Mosinee, WI 54455

hereby petition to rezone property owned by (Name & Address): David and Laretta Kallstrom Trust, dated March 21, 2011
201101 Dubay Drive, Mosinee, WI 54455

from the classification L-D-R, Low Density Residential to R-E, 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): Lot 1 of Certified Survey Map No. 16816, recorded May 14, 2014, in the Register of Deeds Office for Marathon County, Wisconsin, in Volume 79 of Certified Surveys, on Page 17, as Document No. 1670752, being part of Lot 1 of Certified Survey Map 11128-46-180, all Lots 1,2,3, & 4 of Certified Survey Map 15299-69-41 and Vacated Lindsey Lane, located Government Lot 2, Section 32,

Parcel Identification Number (PIN): 048-2607-325-0951 Township 26 North, Range 7 East, Town of Knowlton, Marathon County, Wisconsin.

3. The proposed change is to facilitate the use of the land for (be specific-list all proposed uses):
We would like to utilize the property for; construction of trails, development of a garden plot, fruit tree orchard, bee keeping, general recreation, and construction of a building to store our tractor, attachments and other equipment.

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

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

There will be no required change in public facilities and services with this requested change in zoning.

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

There will be no change from present usage.

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

The land is currently partially wooded with partial areas of overgrown fields. This property is fully capable of growing trees and other crops.

We are not planning to put in a well, septic or residence at this time.

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 waste other than natural occurring waste such as leaves and branches will be generated.

E. Explain any potential for conflict with existing land uses in the area. We have talked to the neighbors and they have not expressed any concern over the proposed change in zoning. The western boundary is adjacent to land that is zoned as general agriculture and CVRC with no residences. On the eastern border there are three separate homeowners that we have spoken to, they were happy that we purchased the property and will not be developing the parcel for additional homes.

RECEIVED

JUN 10 2020

(OVER)

MARATHON CO. CONSERVATION,
PLANNING & ZONING DEPT

www.co.marathon.wi.us

Marathon County CPZ Dept. - 210 River Drive - Wausau, WI 54403-5449
Telephone: (715) 261-6020 or 6021

Fax: (715) 261-6016







DOC# 1670752

David and Laretta Kallstrom  
 Rezoning Request 06/08/2020

16816

Michael J. Sydow  
 3000 chg VREE  
 3.00 copy

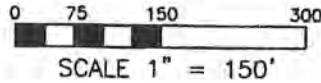
**CERTIFIED SURVEY MAP**

MARATHON COUNTY NO. 16814 VOL. 79 PAGE 17

PART OF LOT 1 OF CSM 11128-46-180, ALL OF LOTS 1, 2, 3 & 4 OF CSM 15299-69-41 AND VACATED LINDSEY LANE, LOCATED IN GOVERNMENT LOT 2, SECTION 32, T 26 N, R 7 E, TOWN OF KNOWLTON, MARATHON COUNTY, WISCONSIN.

<b>VREELAND ASSOCIATES, INC.</b> 6103 DAWN STREET WESTON, WI 54476 PH (715) 241-0947 OR TOLL FREE (866) 693-3979 FAX (715) 241-9826 vreeland@dwave.net	PREPARED FOR: <b>JIM LINDSEY</b> W 14089221 BOXHORN DRIVE MUSKEGO, WI 53150
FILE #: KR-137 KREKLAU CSM	DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND

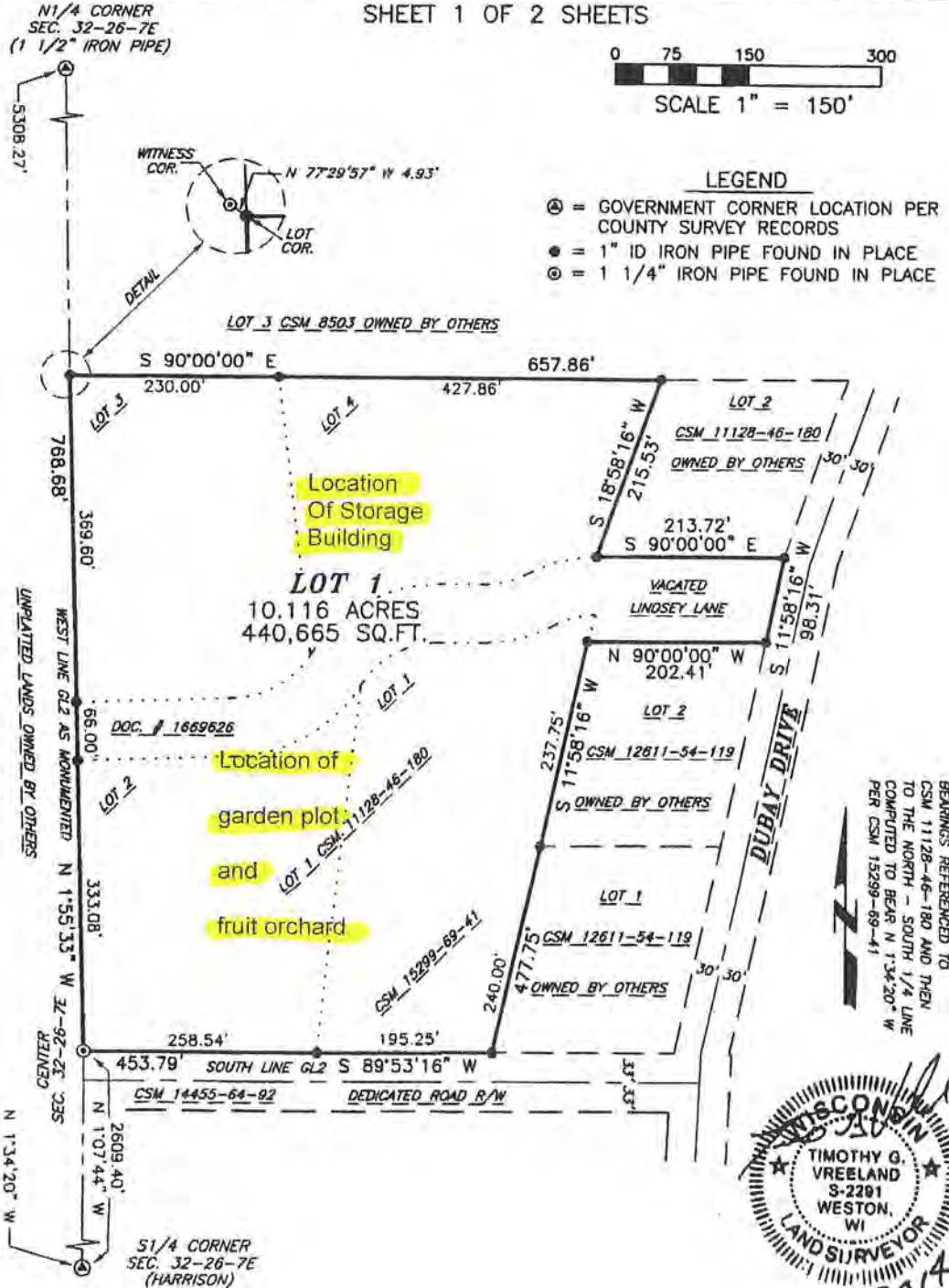
SHEET 1 OF 2 SHEETS



- LEGEND**
- ⊙ = GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS
  - = 1" ID IRON PIPE FOUND IN PLACE
  - ⊙ = 1 1/4" IRON PIPE FOUND IN PLACE

1197683  
 15885

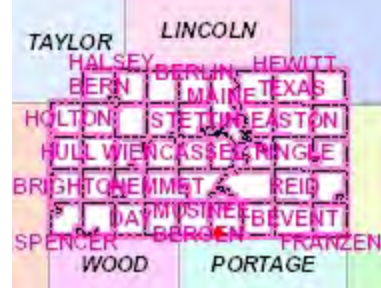
048.4.2607.325.0951







# Land Information Mapping System



### Legend

- Parcel Annotations
- Parcels
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Municipalities

2015 Orthos

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

75.87 0 75.87 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.

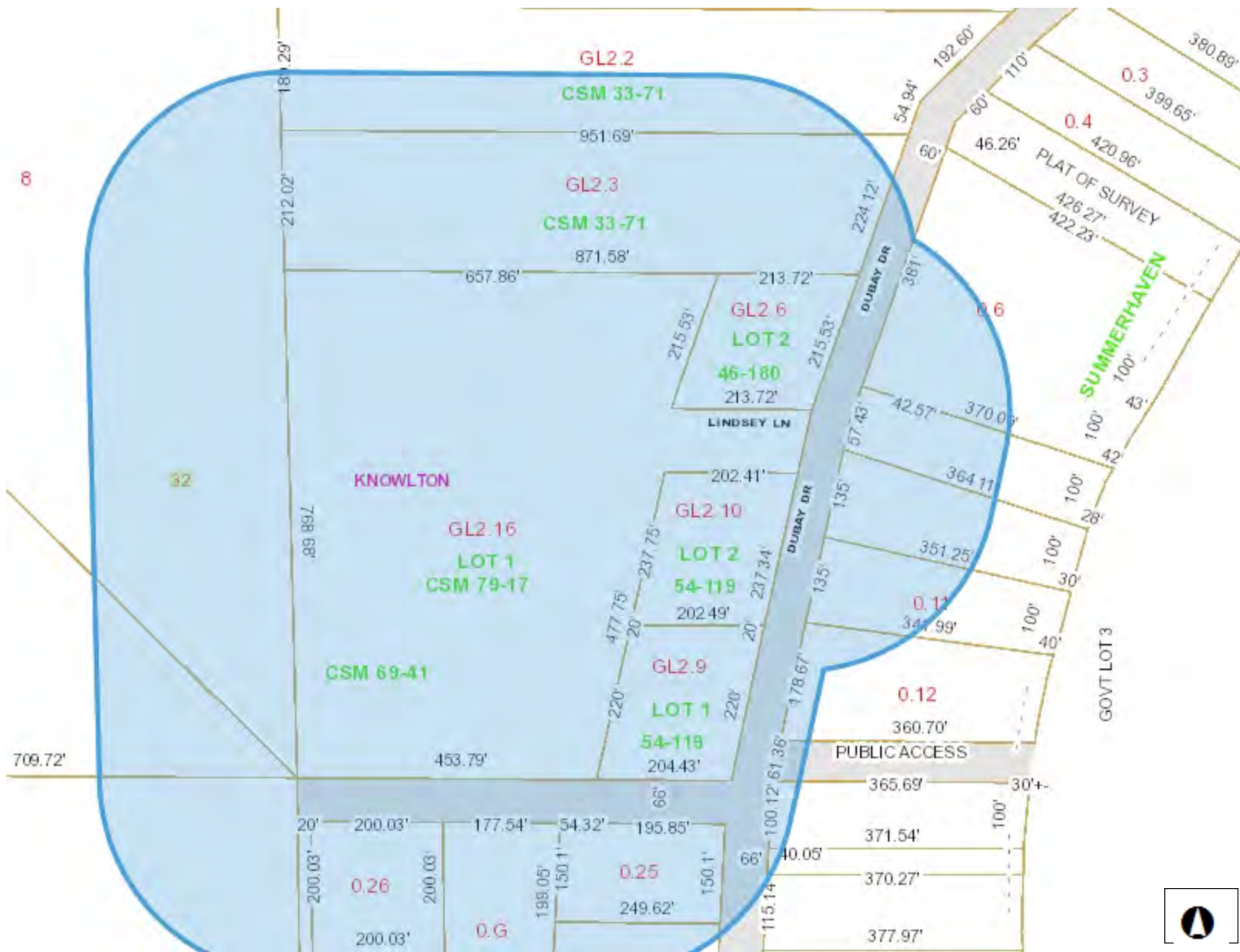
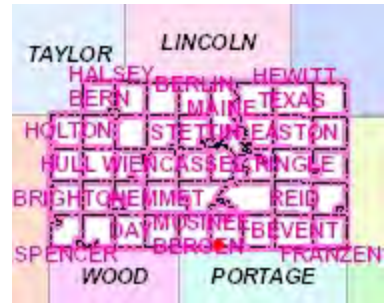
THIS MAP IS NOT TO BE USED FOR NAVIGATION

### Notes

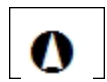




# Land Information Mapping System



- ### Legend
- Parcel Annotations
  - Parcels
  - Land Hooks
  - Section Lines/Numbers
  - Right Of Ways
  - Municipalities

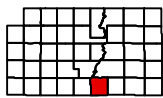


112.34 0 112.34 Feet

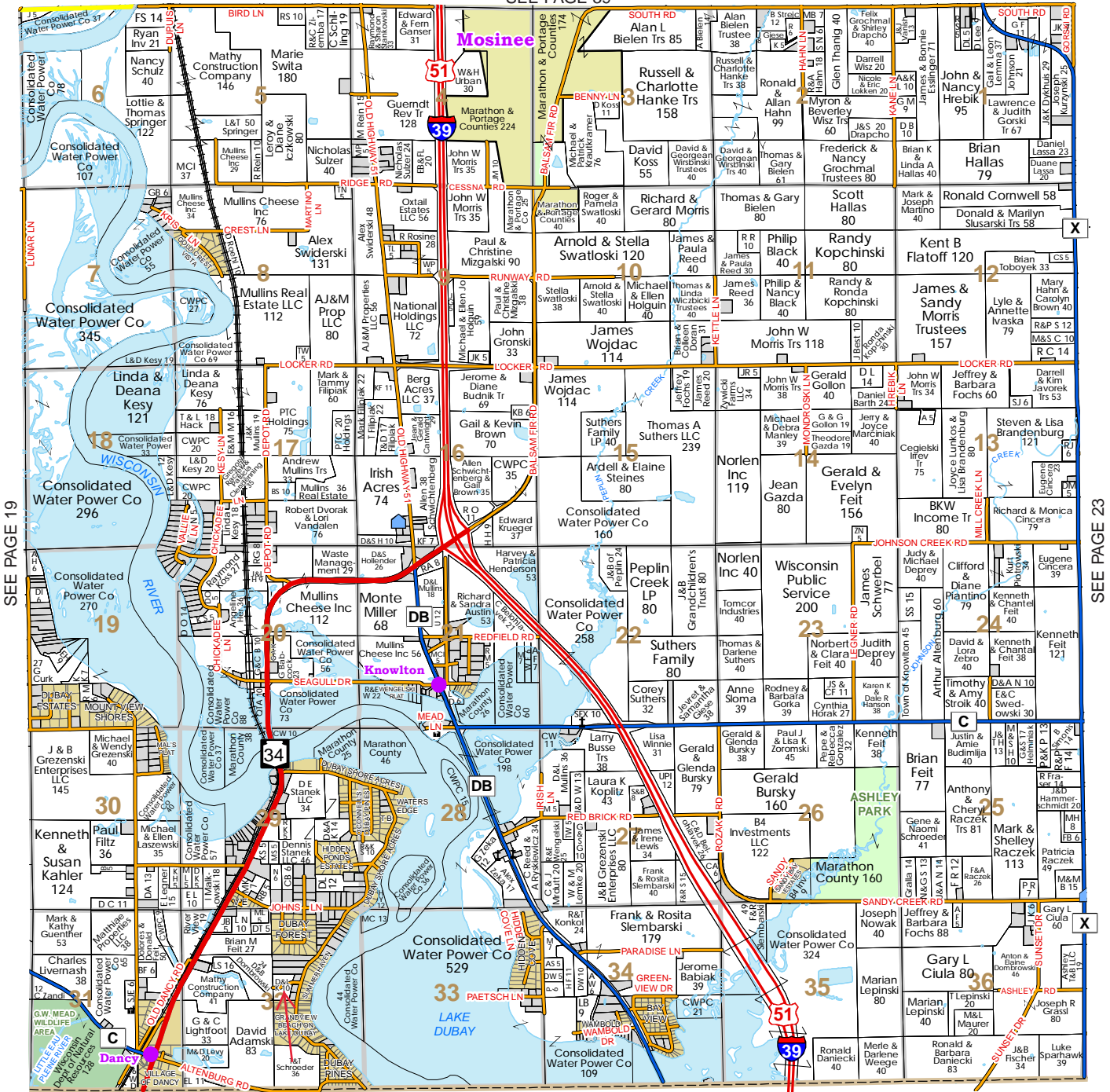
**DISCLAIMER:** The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement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

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



SEE PAGE 39



SEE PAGE 19

SEE PAGE 23

PORTAGE COUNTY

**Tim Schindler**  
**Auctioneer LLC**  
**FARM • HOUSEHOLD • ESTATE**  
 N14555 Sandhill Ave. • Curtiss, WI 54422  
 (715) 223-4014  
[www.schindlerauction.com](http://www.schindlerauction.com)  
[info@schindlerauction.com](mailto: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 13th day of July, 2020.

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 13th day of July, 2020, petition by David and Laurreta Kallstrom to amend the Marathon County Zoning Ordinance to rezone lands from L-D-R Low Density Residential to R-E Rural Estate located in Government Lot 2 of Section 32, Township 26 North, Range 07 East, Town of Knowlton described as Lot 1 (10.116 acres) of Certified Survey Map (CSM): DOC #1670752. Parcel PIN# 048-2607-325-0951.

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: NA

---

- 3) **Has the applicant determined that the land is suitable for the development proposed? Explain.**  
 No     Yes Explain: currently undeveloped

---

- 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: Would like to be able to build shed with fire first  
building a home
- 7) Has the applicant demonstrated the availability of alternative locations? Be specific  
 No  Yes Explain: NA
- 8) Is cropland is being consumed by this zone change? What is the productivity of the agricultural lands involved?  
 No  Yes Explain: \_\_\_\_\_
- 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 [Signature]  
 Town Board [Signature]  
Jim Moni  
Kevin Brown

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 27, 2020 to:

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



# David & Laretta Kallstrom Petition to Rezone Land Staff Report, August 4<sup>th</sup>, 2020 Environmental Resources Committee

## Findings of Fact

### PUBLIC HEARINGS/MEETINGS:

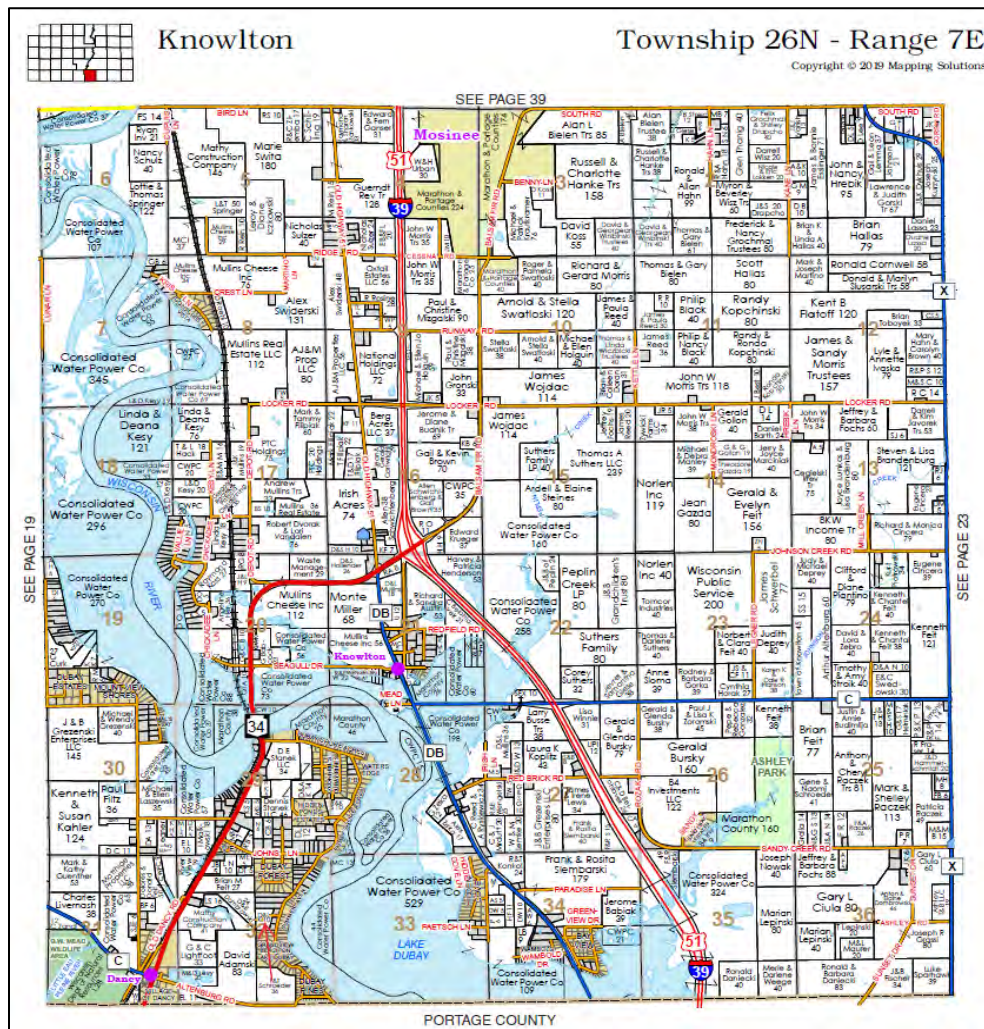
- Town of Knowlton Town Board Meeting (July 13<sup>th</sup>, 2020)
- Marathon County Environmental Resources Committee Meeting (August 4<sup>th</sup>, 2020 at 3:00pm)

**PETITIONER:** David & Laretta Kallstrom – 201101 Dubay Drive, Mosinee WI 54455

**PROPERTY OWNER:** David & Laretta Kallstrom Trust – 201101 Dubay Drive, Mosinee WI 54455

**LOCATION OF REZONE REQUEST:** Area proposed to be rezoned is located approximately 450 ft. west of Lake Dubay, approximately 2,600 ft. south of the intersection of Johns Lane and Dubay Drive (See Map #1)

*Map 1: Location of Rezone Request*



### **REQUEST:**

The petition of David and Laretta Kallstrom to amend the Marathon County Zoning Ordinance to rezone lands from L-D-R Low Density Residential to R-E Rural Estate located in located in Government Lot 2 of Section 32, Township 26 North, Range 07 East, Town of Knowlton described as Lot 1 (10.116 acres) of Certified Survey Map (CSM): DOC #1670752. Parcel PIN# 048-2607-325-0951.



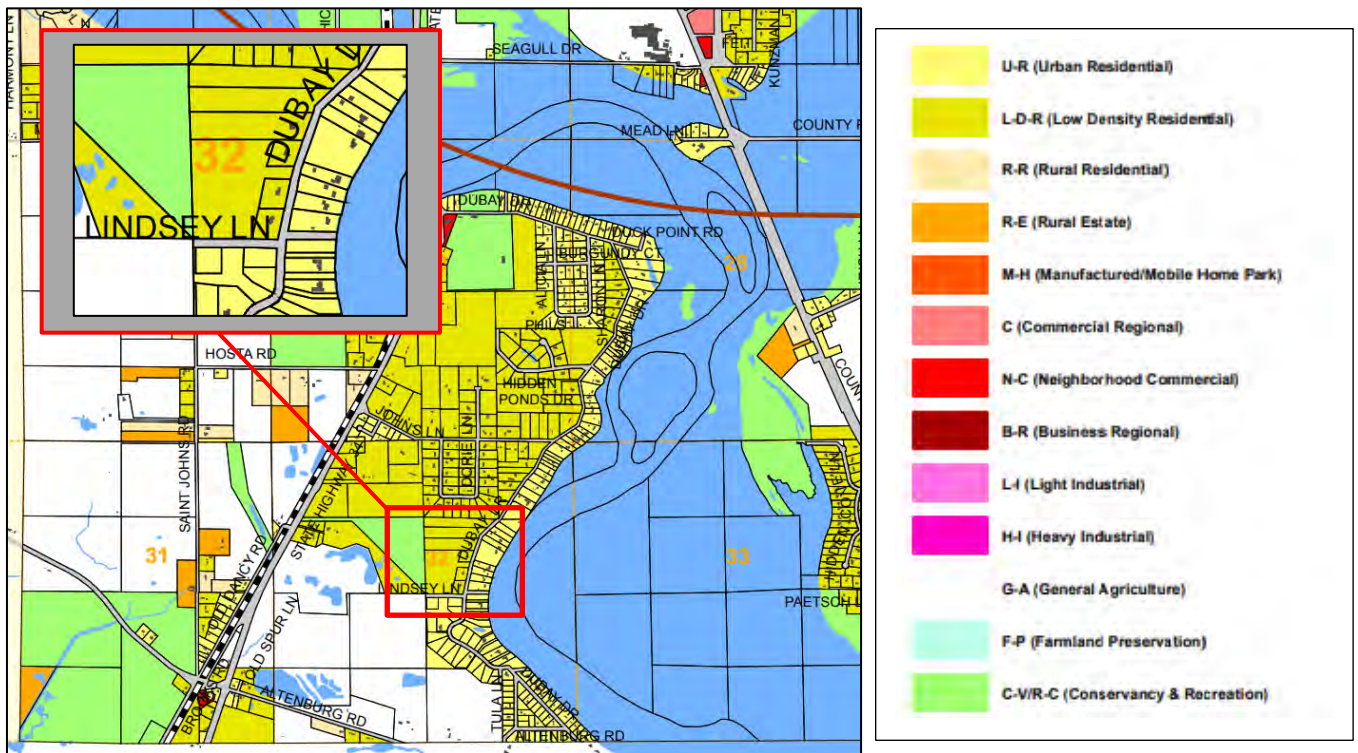
**EXISTING ZONING DISTRICT:**

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

**PROPOSED ZONING DISTRICT:**

**R-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 Low Density Residential (Yellow), Conservancy Recreation (Green), and Urban Residential (Light Yellow). There are also parcels zoned General Agriculture (White) within close proximity to the parcel in question.



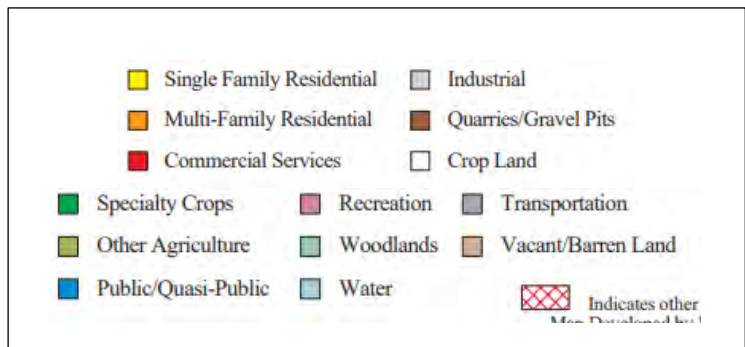
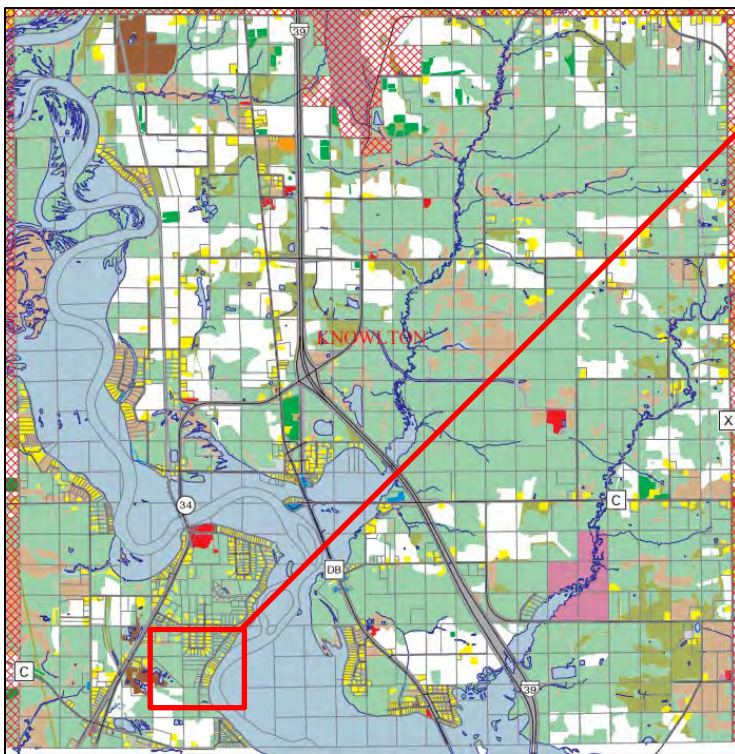
Map #2 Town of Knowlton Zoning District

**ACREAGE:**  
10.116 Acres

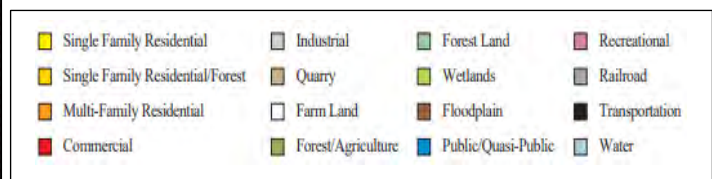
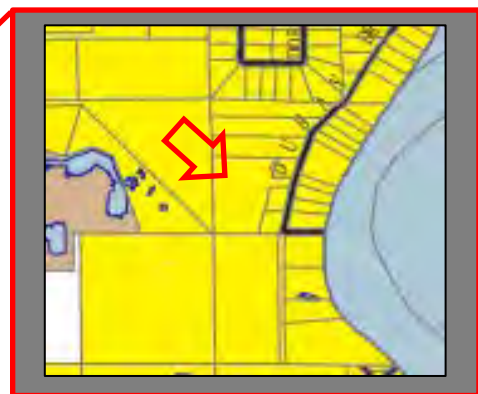
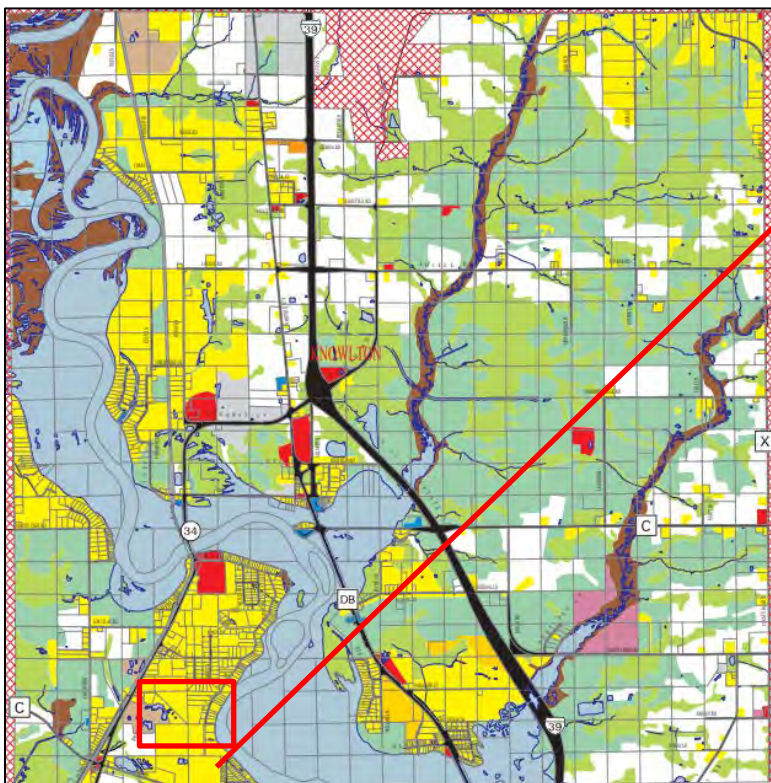
**Legal Notification:**  
A legal advertisement was published in the *Wausau Daily Herald* on Monday, July 20<sup>th</sup>, 2020 and Monday, July 27<sup>th</sup>, 2020. Notice of the zoning change request was also sent by regular mail to adjacent property owners within 300 feet of the subject property.



**Existing (2000) Land Use/Land Cover Map – Town of Frankfort (2005 Comprehensive Plan)** The area/parcel proposed to be rezoned is shown as Woodland in the Town’s Comprehensive Plan Existing Land Use/Land Cover Map. Whereas, adjacent land uses include Woodland (Light Green), Quarries/Gravel Pit (Brown), and Single Family Residential (Yellow) Land Uses.



**TOWN COMPREHENSIVE PLAN FUTURE LAND USE MAP (2005):** The proposed area to be rezoned is identified as Single Family Residential (Yellow) in the Town of Knowlton’s Comprehensive Plan Future Land Use Map. The adjacent future land uses are shown to be also Single Family Residential.

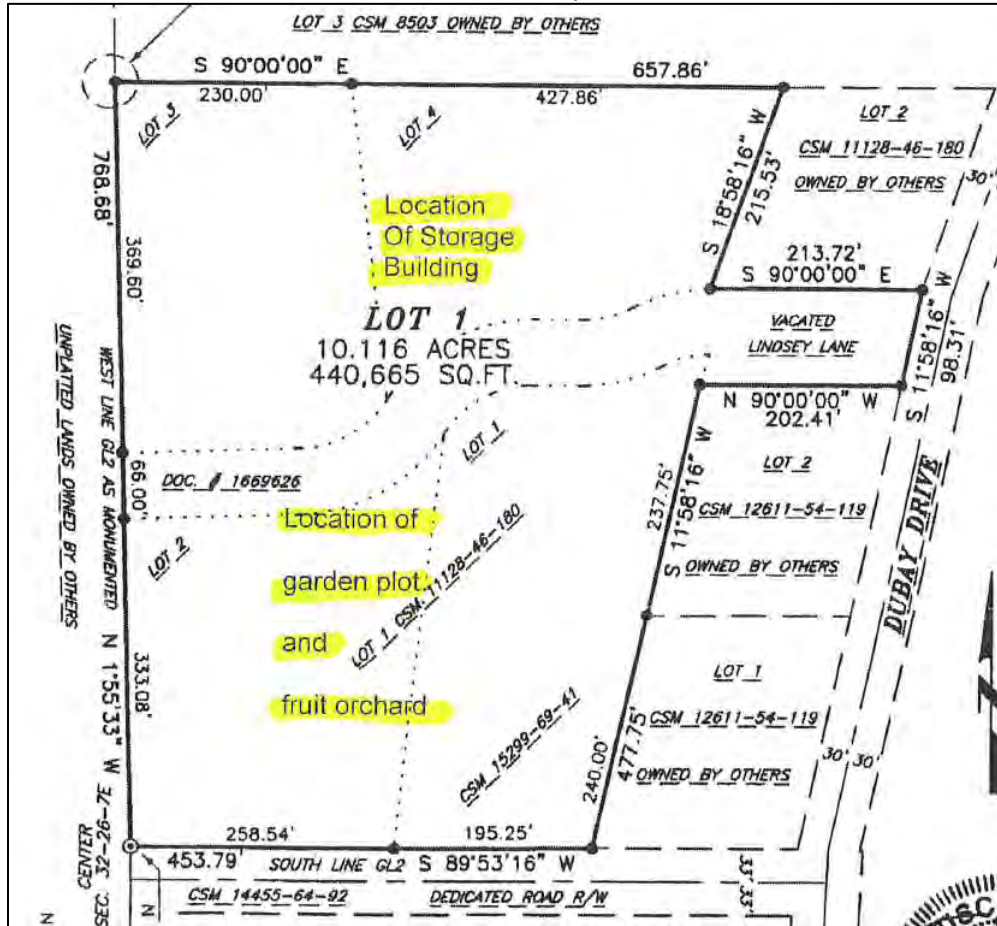






Existing Survey:

Lot #1 = Parcel in question



**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 Town of Knowlton's Comprehensive Plan shows the parcel in question is intended for Single Family Residential land uses in their future land use map. Additionally, the parcel in question was designated as a non-farmland preservation area in the farmland preservation plan. The Town of Knowlton Town Board has identified that the rezone is consistent with their comprehensive plan adopted and approved in 2005. The rezone will be consistent with the future land use map given the proposed zoning district is a residential classification which allows for both single family residences as well as minimal agricultural uses. The Town's Comprehensive plan is over 15 years old and is in need for an update, yet from the Town's resolution, the goals and objectives of the Comprehensive Plan appear to be consistent with the rezone in question.

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

There is no active farmland on the area proposed to be rezoned, no agricultural land will be converted as a result of this rezone. The current woodlands on the parcel will be in part converted to agricultural land for a "hobby farm" but will also allow for future residential uses onsite.

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

**a.** The need is related to a proposed accessory building and agricultural use (hobby farm). Yet, the R-E zoning classification will also allow for single family residential development in the future.

**b.** All necessary public facilities are anticipated to be provided given any proposed development would rely of private systems (if applicable) such as a private well and sanitary system. Parcel has existing road access and will obtain a Uniform Address if development were to take place onsite. The rezone petition submitted to the department states there will be no proposed well or sanitary system on the parcel at this time.

**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.

### **TOWN RECOMMENDATION:**

On July 13<sup>th</sup>, 2020 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"/> <b>Approval</b>    <input type="checkbox"/> <b>Disapproval</b>    of the amendment and/or zone change.</p>	
<p><b>OR</b>    <input type="checkbox"/> <b>Requests an Extension*</b> for the following reasons: _____</p>	
<p><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 _____ Town Board _____ <i>Jim Mori</i> <i>Kevin Krause</i></p>	



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

The rezone meets all the zoning district standards as it relates to size, frontage, access, and dimension. If approved, the Frankfort should update their comprehensive plan to reflect the proposed rezone to the Rural Estate (R-E) Zoning District from the Low Density Residential (L-D-R) Zoning District. 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.

*Intentionally Blank*



**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: \_\_\_\_\_



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):  
Frankfort Freedom Riders Snowmobile Club aka. Rob Weis  
11100 Balsam Road Stratford WI 54484

hereby petition to rezone property owned by (Name & Address): Delores Telschow  
11544 County Rd. N Edgar, WI 54426

from the classification R-E, Rural Estate to SWRC, Conservancy/Recreation

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

Parcel Identification Number (PIN): 026-2803-154-0993

3. The proposed change is to facilitate the use of the land for (be specific-list all proposed uses):  
To build a groomer storage shed

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. No public facilities will be constructed. Only a storage shed with no water or facilities.

B. Explain how the provision for these facilities will not be an unreasonable burden to local government. No burden to local government. Shed location has an existing driveway and fire number assigned.

C. What have you done to determine that the land is suitable for the development proposed?  
This new storage shed will be replacing an existing shed.

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. New storage shed will be constructed where existing shed is now. The rest of property will not be changed.

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

IS  
OK

RECEIVED

MAY 15 2020

(OVER)

MARATHON CO. CONSERVATION,  
PLANNING & ZONING DEPT.

Zoning Division - Marathon County CPZ Dept. - 210 River Drive - Wausau, WI 54403-5449

www.co.marathon.wi.us

Telephone: (715) 261-6020 or 6021

Fax: (715) 261-6016

- F. Demonstrate the need of the proposed development at this location. A storage shed will be constructed to replace an existing one.
- G. What is the availability of alternative locations? Be specific. This location is only one available within the club's budget
- H. If cropland is being consumed by this Zone Change, what is the productivity of the agricultural lands involved? No crops are planted on proposed land
- 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 crops planted on this location.

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 Paul Weiss Phone 715 897 4455 Date 5/1/2020
8. Owner's Signature Deborah Jelichow Phone 715-223-5154 Date 5-1-2020  
(If different)

Date Fee Received: 600.00 6-8-2020

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.

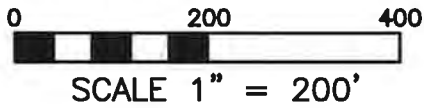


# CERTIFIED SURVEY MAP

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

ALL OF LOT 1 OF CSM 15809-72-80, LOCATED IN THE SE1/4 SE1/4 AND NE1/4 SE1/4 OF SECTION 15, TOWNSHIP 28 NORTH, RANGE 3 EAST, TOWN OF FRANKFORT, MARATHON COUNTY, WISCONSIN.

<b>VREELAND ASSOCIATES, INC.</b>	
6103 DAWN STREET WESTON, WI. 54476	
PH (715) 241-0947	tim@vreelandassociates.us
OWNER: <b>DELORES TELSCHOW</b>	
FILE #: T-126 TELSCHOW	
DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND	



### LEGEND

- ⊙ = GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS
- = 1.315" OUTSIDE DIAMETER x 24" IRON PIPE 1.68 POUNDS PER FOOT SET
- = 1.315" OUTSIDE DIAMETER IRON PIPE FOUND IN PLACE
- CSM = CERTIFIED SURVEY MAP

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

BY \_\_\_\_\_  
 DATE \_\_\_\_\_  
 MARATHON CO. CONSERVATION,  
 PLANNING & ZONING DEPT.  
 CPZ TRACKING NO. \_\_\_\_\_

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


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

### SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF ROB WEIS, I SURVEYED, MAPPED AND DIVIDED ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 15809, RECORDED IN VOLUME 72 OF SURVEYS ON PAGE 80, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 28 NORTH, RANGE 3 EAST, TOWN OF FRANKFORT, 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 SURVEY MAP THEREOF MADE.

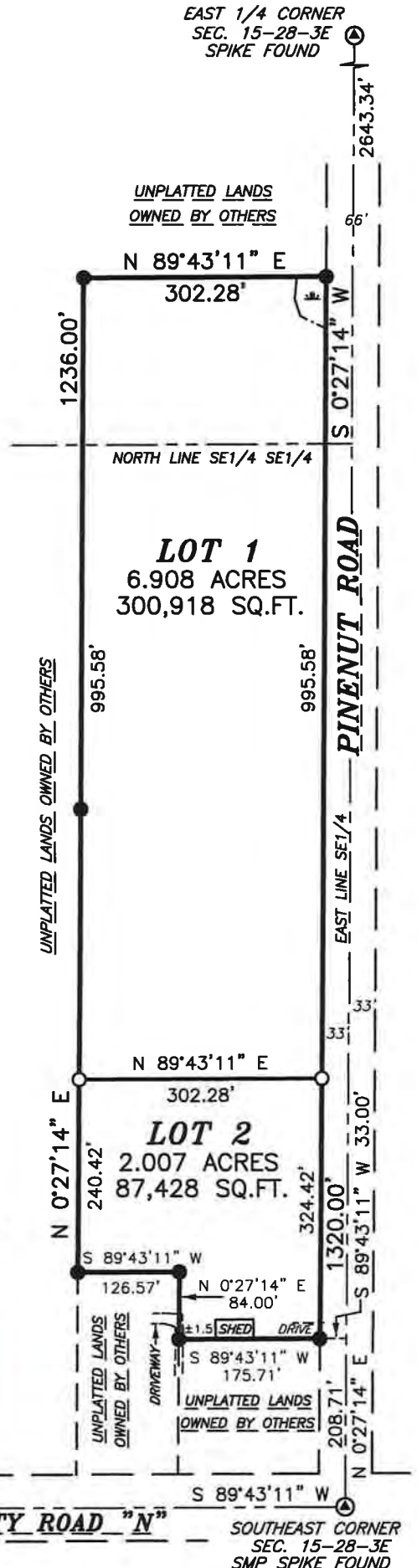
THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE LAND DIVISION ORDINANCE OF MARATHON COUNTY AND THE TOWN OF FRANKFORT, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.

  
 TIMOTHY G. VREELAND P.L.S. 2291  
 DATED THIS 12TH DAY OF MAY, 2020  
 SURVEY PERFORMED MAY 11TH, 2020



EAST 1/4 CORNER  
 SEC. 15-28-3E  
 SPIKE FOUND

BEARINGS REFERENCED TO THE EAST LINE OF THE SE1/4 RECORDED TO BEAR N 0°27'14" E PER CSM 15809-72-80



SOUTH 1/4 CORNER  
 SEC. 15-28-3E  
 SMP SPIKE FOUND

2612.21'

SOUTH LINE SE1/4

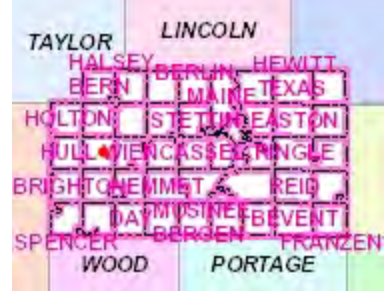
COUNTY ROAD "N"

SOUTHEAST CORNER  
 SEC. 15-28-3E  
 SMP SPIKE FOUND





# Land Information Mapping System



- ### Legend
- Parcel Annotations
  - Parcels
  - Land Hooks
  - Section Lines/Numbers
  - Right Of Ways
  - Municipalities
  - 2015 Orthos
    - Red: Band\_1
    - Green: Band\_2
    - Blue: Band\_3

129.66 0 129.66 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.

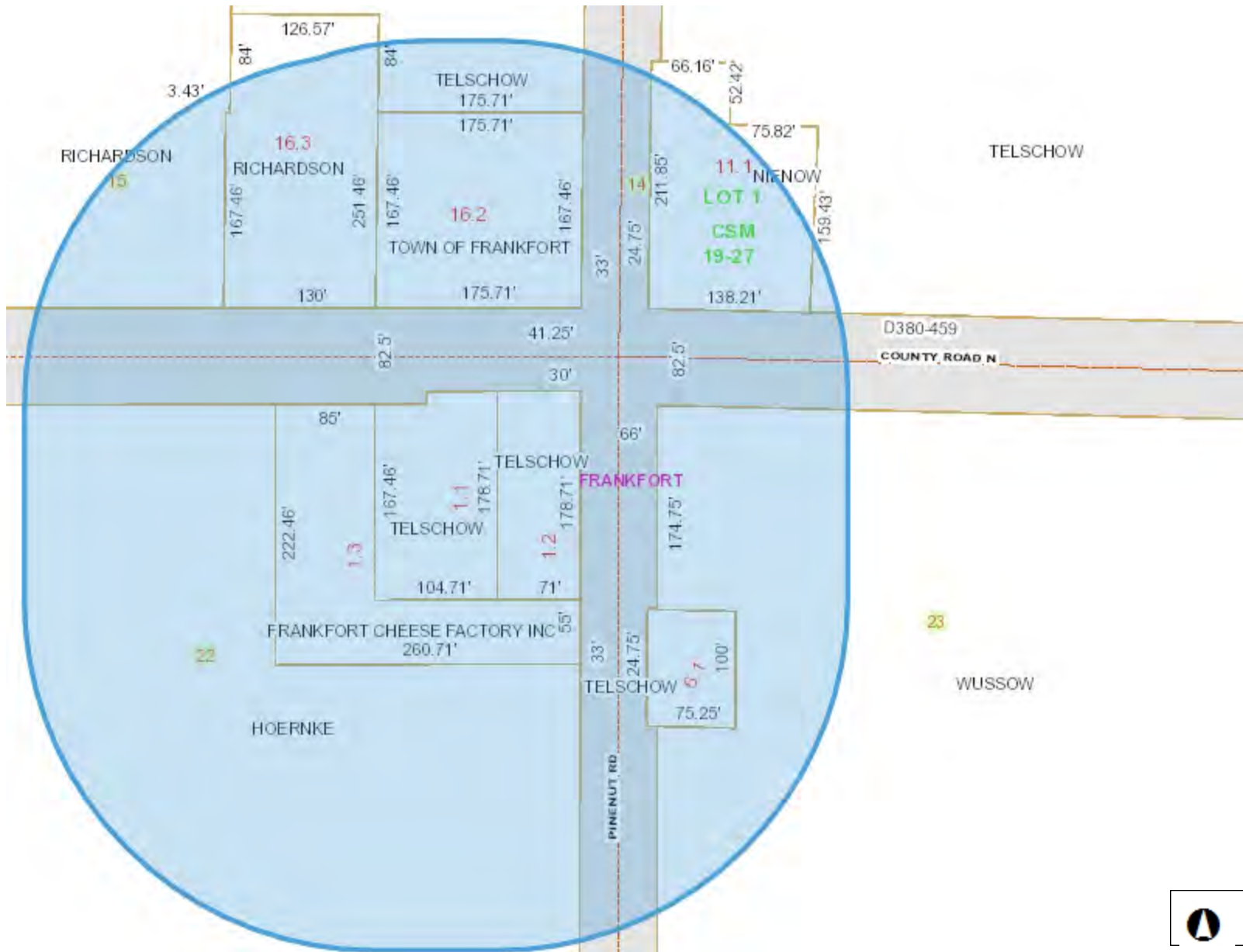
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

**Notes**





# Land Information Mapping System



### Legend

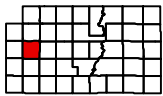
- Parcel Annotations
- Owner Last Names
- Parcels
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Municipalities

63.75 0 63.75 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

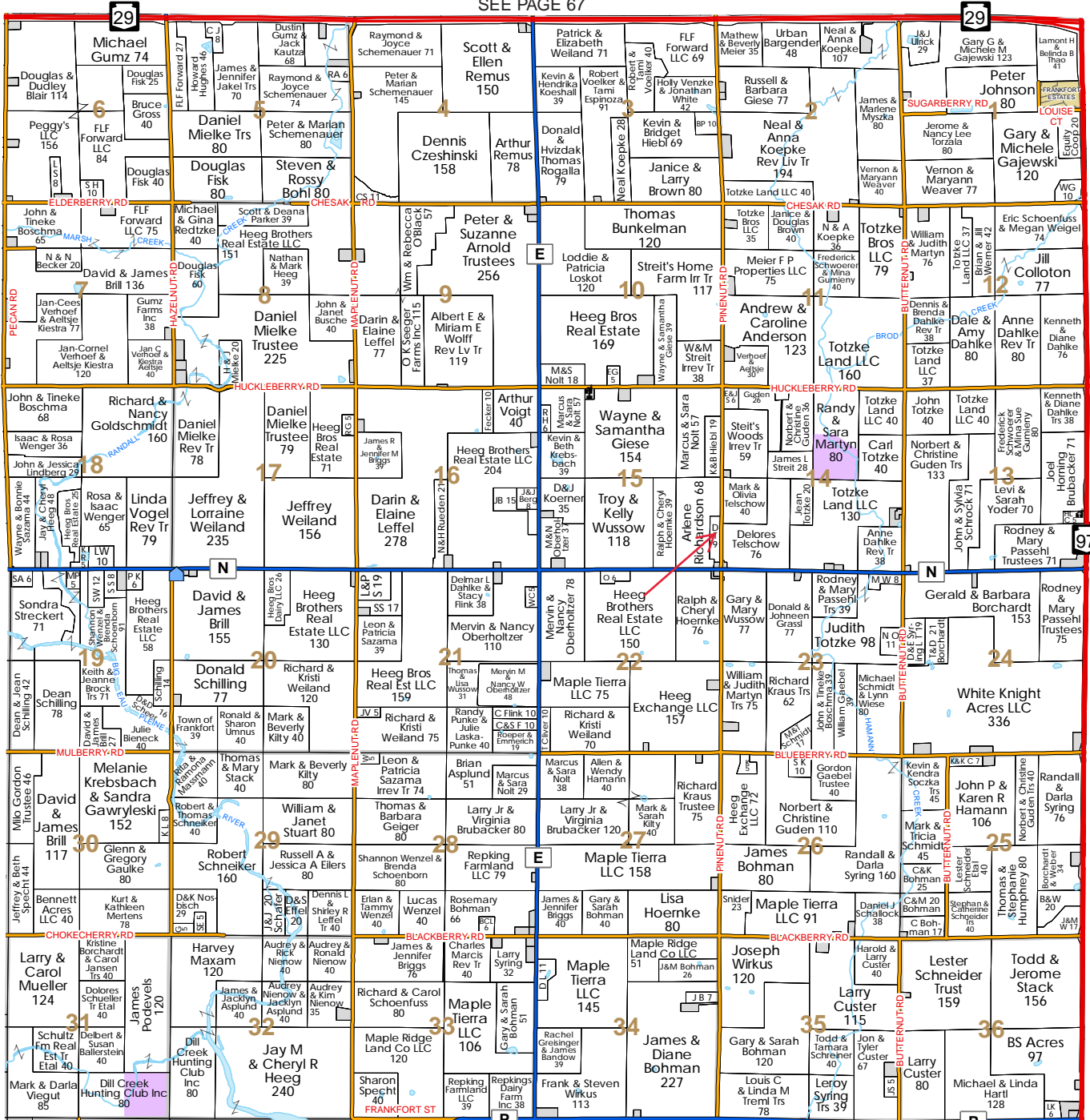


# Frankfort

# Township 28N - Range 3E

Copyright © 2019 Mapping Solutions

SEE PAGE 67



SEE PAGE 47

SEE PAGE 51

SEE PAGE 31

# Burnett Transit, Inc.

211025 Hwy 13 • Spencer, Wisconsin 54479  
Terminals in Spencer, Colby and Dorchester

Phone:  
715-659-4391 or 800-231-4391

STATE OF WISCONSIN )  
MARATHON COUNTY )  
TOWN OF FRANKFORT )

**RESOLUTION ON ZONING ORDINANCE AMENDMENT**

TO THE MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE

I, Kelly Wussow, Clerk of the Town of Frankfort, 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 Frankfort Town Board at a meeting held on the 13 day of July, 2020.

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 Frankfort Town Board considered on the 13 day of July, 2020, petition by of Frankfort Freedom Riders Snowmobile Club (Rob Weis) on behalf of Delores Telschow described as part of SE ¼ of the SE ¼ and the NE ¼ of the SE ¼ of Section 15, Township 28 North, Range 03 East, Town of Frankfort. The area proposed to be rezoned is described as Lot 2 (2.007 acres) on the Preliminary Certified Survey Map (CSM) submitted as a part of the rezone petition. Part of parent parcel PIN# 026-2803-154-0993.

The Town of Frankfort 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: \_\_\_\_\_

RECEIVED

JUL 20 2020

MARATHON CO. CONSERVATION,  
PLANNING & ZONING DEPT

(OVER)



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

The Town of Frankfort 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 *Kelly...*  
 Town Board *[Signature]*  
*[Signature]*  
*Gary W...*

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 27, 2020 to:

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





**Delores Telschow  
Petition to Rezone Land  
Staff Report, August 4<sup>th</sup>, 2020  
Environmental Resources Committee**

**Findings of Fact**

**PUBLIC HEARINGS/MEETINGS:**

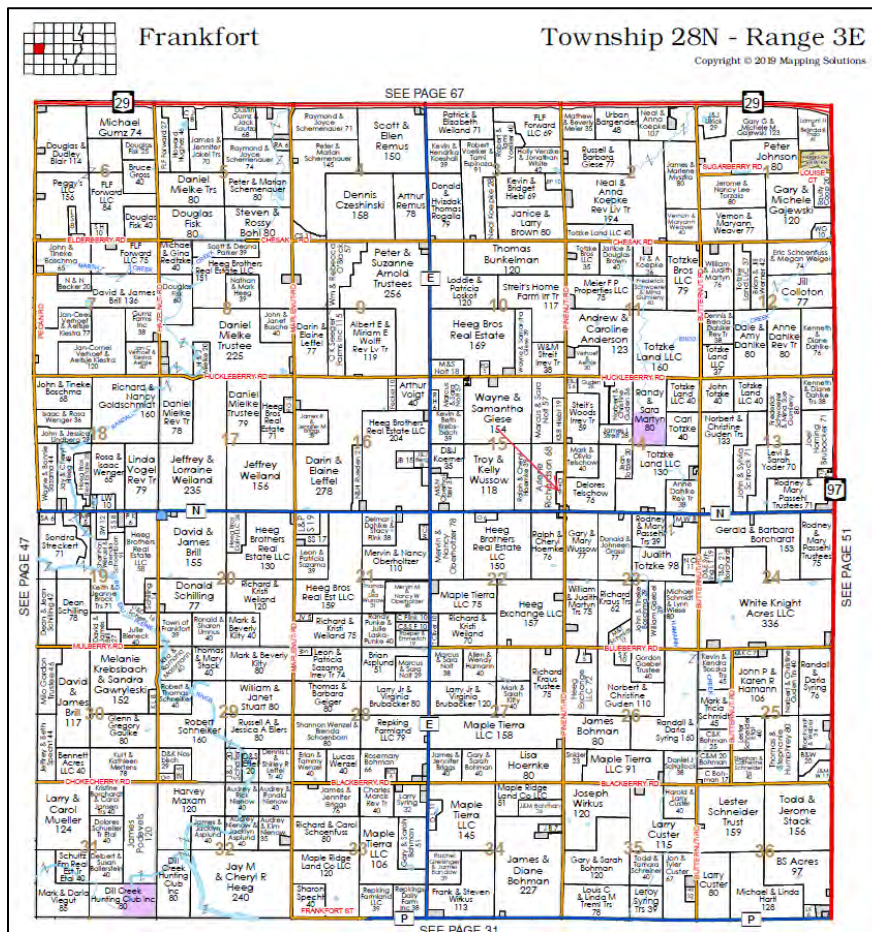
- Town of Frankfort Town Board Meeting (July 13<sup>th</sup>, 2020)
- Marathon County Environmental Resources Committee Meeting (August 4<sup>th</sup>, 2020 at 3:00pm)

**PETITIONER:** Frankfort Freedom Riders Snowmobile Club (Rob Weis) - 121100 Balsam Road, Stratford WI, 54484

**PROPERTY OWNER:** Delores Telschow – 115441 County Road N, Edgar WI 54426

**LOCATION OF REZONE REQUEST:** Area proposed to be rezoned is located approximately 175ft. north of the intersection of County Road N and Pinenut Road. (See Map #1)

*Map 1: Location of Rezone Request*



**REQUEST:**

The petition of Frankfort Freedom Riders Snowmobile Club (Rob Weis) on behalf of Delores Telschow to amend the Marathon County Zoning Ordinance to rezone lands from R-E Rural Estate to CV/RC Conservancy Recreation described as the SE ¼ of the SE ¼ and the NE ¼ of the SE ¼ of Section 15, Township 28 North, Range 03 East, Town of Frankfort. The area proposed to be rezoned is described as Lot 2 (2.007 acres) on the Preliminary Certified Survey Map (CSM) submitted as a part of the rezone petition. Part of parent parcel PIN# 026-2803-154-0993.

**EXISTING ZONING DISTRICT:**

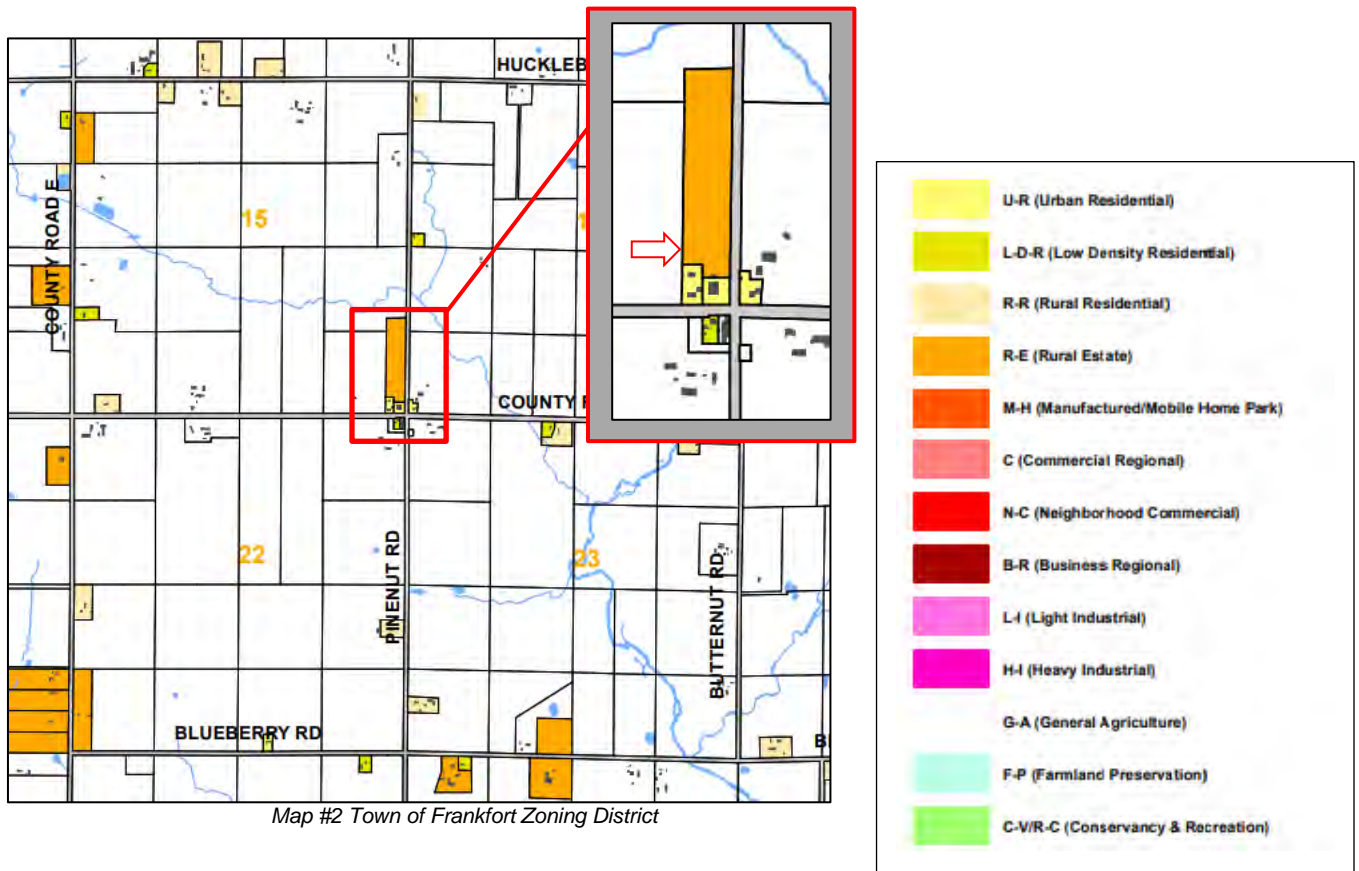
**R-E: Rural Estate District.** The purpose of the R-E district is to accommodate single-family residential use along existing streets, to preserve the rural character while promoting open space single-family medium residential development (involving the extension of new streets), and to separate agricultural 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.

**PROPOSED ZONING DISTRICT:**

**C-V/R-C: Conservancy/Recreation District.** The purpose of the Conservancy/Recreation district is to provide areas that conserve existing undeveloped natural areas and include the following:

1. To preserve and protect the value of distinctive geologic, topographic, botanic, historic, or scenic areas;
2. To protect the ecological balance of an area;
3. To conserve natural resources, such as river valleys, and tracts of forest land; and
4. To reduce the problems created by intensive development of areas having excessively high water tables, or which are subject to flooding, or which are topographically unsuited for urban type uses.
5. To provide for the orderly and attractive grouping of passive recreation-oriented establishments, facilities, and structures.

**EXISTING ZONING DISTRICT MAP:** Adjacent parcels are predominantly zoned General Agriculture (White) with some Urban Residential (Light yellow) and Rural Estate (Orange) parcels in the area.

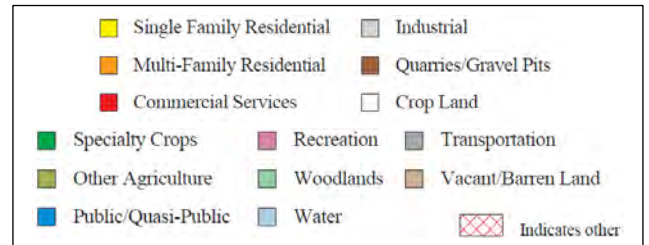
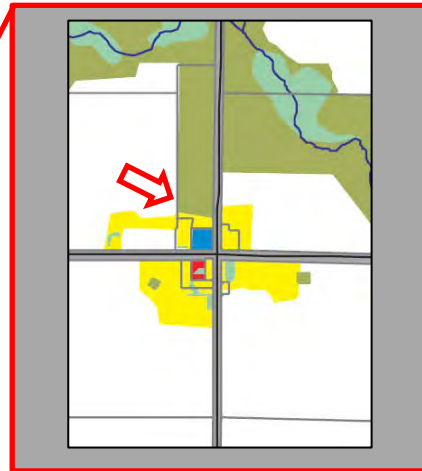
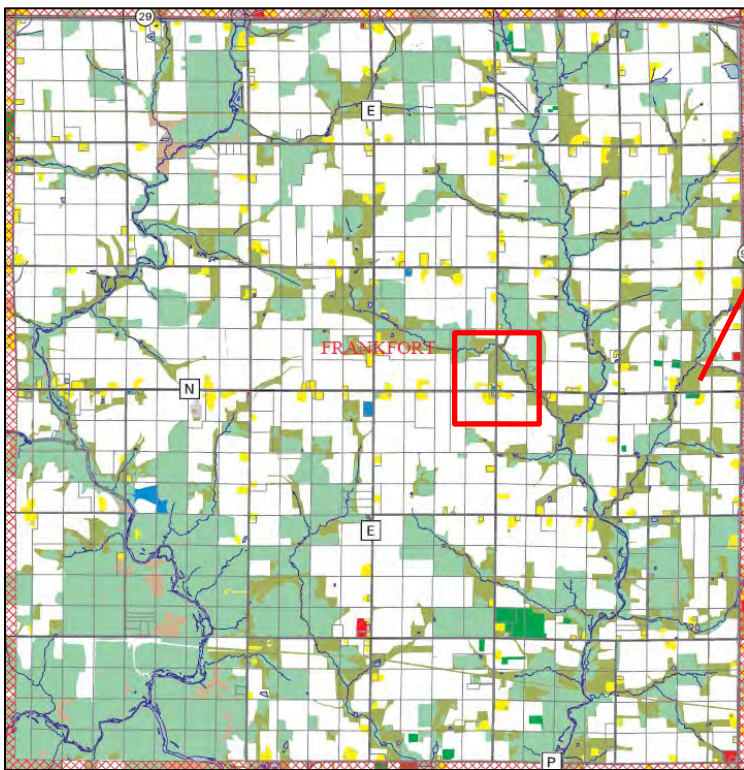


**ACREAGE:**  
2.007 Acres

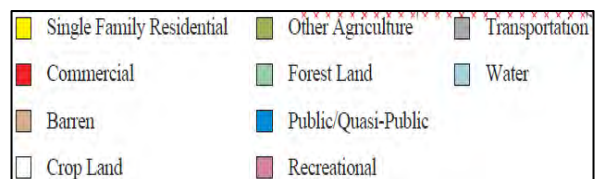
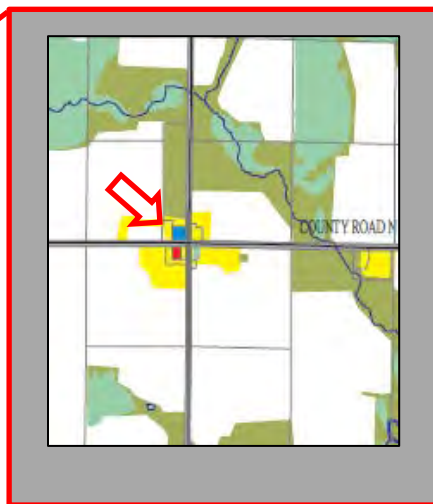
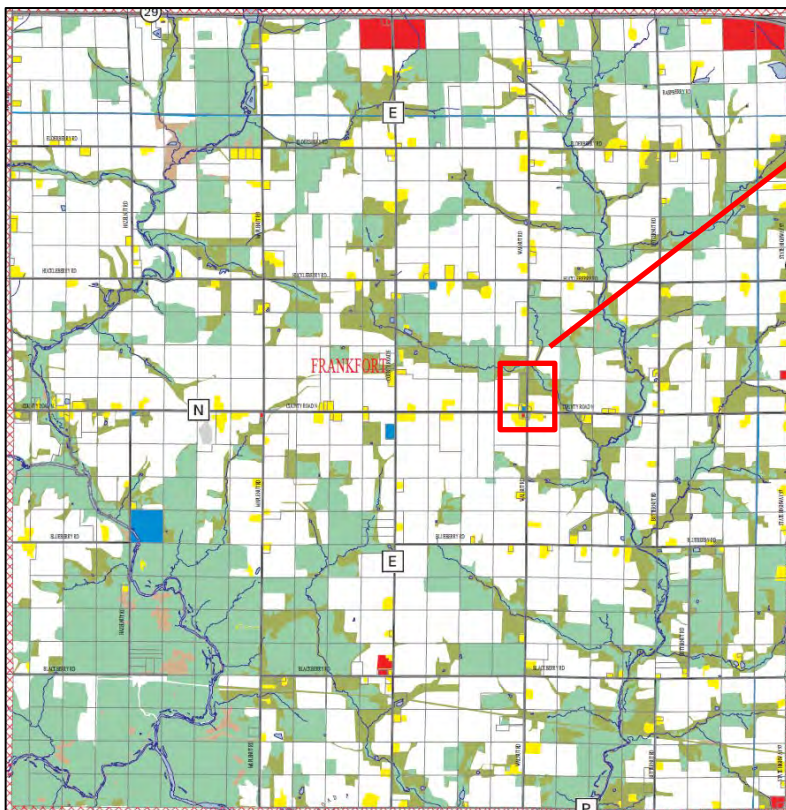
**Legal Notification:**  
A legal advertisement was published in the *Wausau Daily Herald* on Monday, July 20<sup>th</sup>, 2020 and Monday, July 27<sup>th</sup>, 2020. Notice of the zoning change request was also sent by regular mail to adjacent property owners within 300 feet of the subject property.



**Existing (2000) Land Use/Land Cover Map – Town of Frankfort (2006 Comprehensive Plan)** The area/parcel proposed to be rezoned is shown as partially Single Family Residential and Other Agriculture land uses in the Town's Comprehensive Plan Existing Land Use/Land Cover Map. Whereas, adjacent land uses include Crop Land, Single Family Residential, Public/Quasi-Public and Other Agriculture Land Uses.

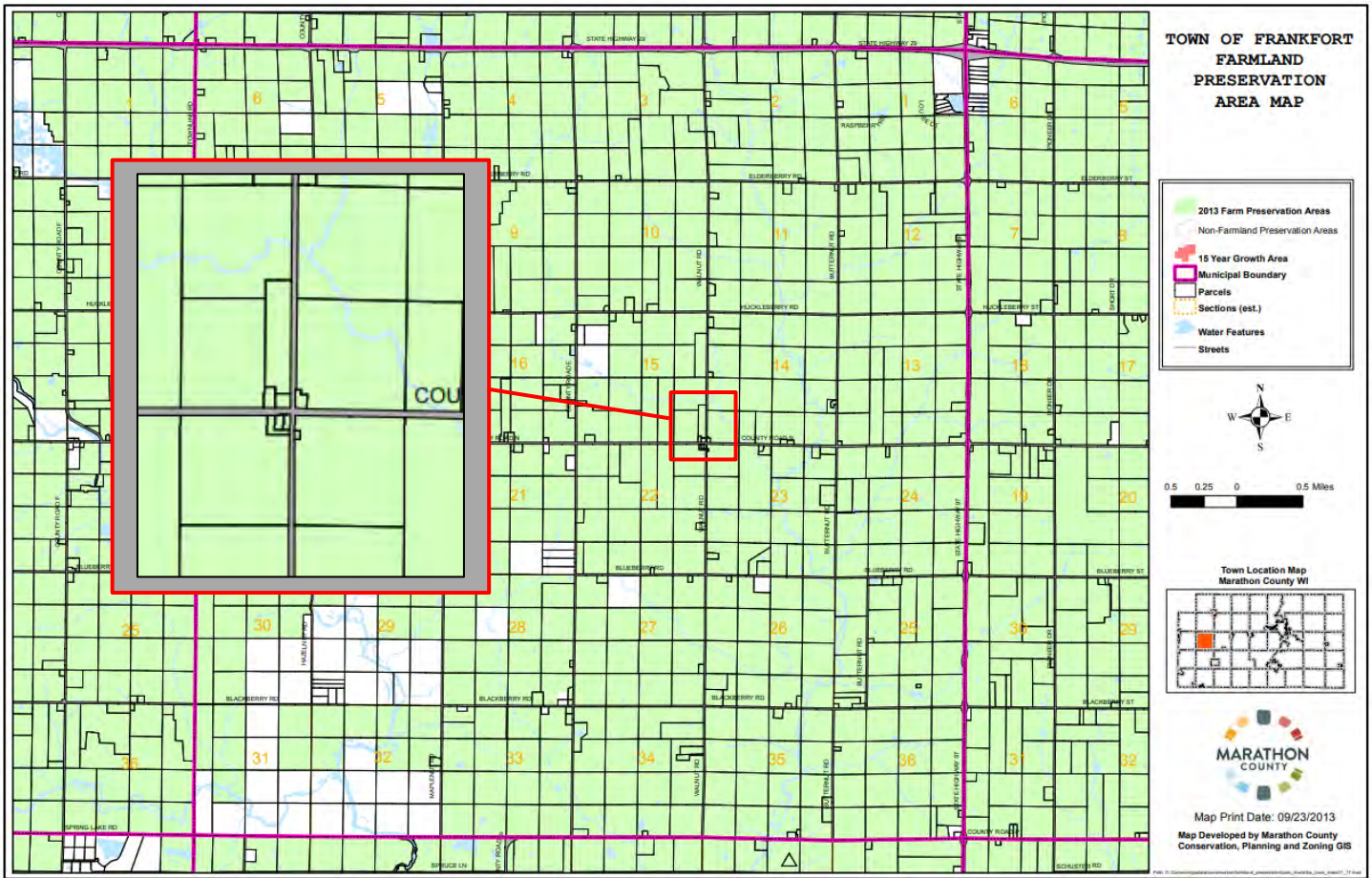


**TOWN COMPREHENSIVE PLAN FUTURE LAND USE MAP (2006):** The area/parcel proposed to be rezoned is shown as partially Single Family Residential and Other Agriculture land uses in the Town's Comprehensive Plan Future Land Use Map. Whereas, adjacent land uses include Crop Land, Single Family Residential, Public/Quasi-Public and Other Agriculture Land Uses. The area in question is designated as the same land uses in the existing and future land use maps.





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



**SIGNIFICANT PARCEL LIMITATIONS OR NATURAL FEATURES:** The area proposed to be rezoned has no mapped floodplain, DNR mapped wetlands, water features, or any shoreland overlay.







## **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 Town of Frankfort's Comprehensive Plan shows the area in question is intended to be Single Family Residential and Crop Lane Uses in their future land use map. Additionally, the parent parcel or area in question was designated as a farmland preservation area in the farmland preservation plan yet the Town of Frankfort has not adopted Farmland Preservation Zoning. Although the future land use map shows the area proposed to be rezoned as crop land and single family residential land uses, the plan itself is nearly 15 years old and is in need for an update. Yet, from the Town of Frankfort's resolution and recommendation, the goals and objectives of the plan appear to be consistent with the rezoning in question.

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

There is no active farmland on the area proposed to be rezoned.

**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 having adequate storage for trail grooming equipment within close proximity to the county wide snowmobile/ATV trail system. Proposed use is not permitted on the parcel in question.

**b.** All necessary public facilities are anticipated to be provided given any proposed development would rely on private systems such as a private well, sanitary system, as well as approval to access Pinenut Road (when 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 rezoning 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 rezoning of the property.

The Town of Frankfort Town Board has recommended approval of this rezoning petition.

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

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



**TOWN RECOMMENDATION:**

On July 13<sup>th</sup>, 2020 the **Town of Frankfort** 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?  
 No     Yes Explain: \_\_\_\_\_

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

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

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

Clerk \_\_\_\_\_  
Town Board \_\_\_\_\_  
\_\_\_\_\_

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

The rezone meets all the zoning district standards as it relates to size, frontage, access, and dimension. If approved, the Frankfort should update their comprehensive plan to reflect the proposed rezone to the Conservancy Recreation (CV/RC) Zoning District from the Rural Estate (R-E) Zoning District. The future and existing land use maps should reflect the proposed recreational use for the 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 their town resolution. Town Comprehensive Plan should be updated to reflect current and future town goals, objectives, and should also reflect any shifts in demographics to properly address resident/business needs/wants.

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: #4**

**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: \_\_\_\_\_



**STRATEGIC PLAN OUTCOMES – June 2018 – December 2019**  
**ENVIRONMENTAL RESOURCES COMMITTEE**

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

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

<b>Strategy</b>	<b>Actionable Item</b>	<b>Contributors</b>	<b>Status</b>	<b>Action</b>
A. Update existing land use policies to address sprawl and natural resource protection				
	a. Update of Land Division Ordinance	CPZ, Corp. Counsel, private surveyors	Completed	County Board approval December, 2019
	b. Update of Zoning Ordinance	CPZ, Corp. Counsel	Completed	County Board approval March, 2019
	c. Renewal of North Central Wisconsin Stormwater Coalition MOU and MOA agreements	CPZ, Coalition members, NCWRPC	Ongoing	County Board approval February, 2019 and November, 2019, respectively
	d. Update of Nonmetallic Mining Reclamation Ordinance	CPZ, Corp. Counsel, private mine operators	Completed	County Board approval December, 2019
	e. Petition for Zoning map amendments	CPZ, town planning committees and boards	27 petitions considered	County Board approvals Various dates
	f. Applications for Subdivision Plat approval	CPZ, town planning committees and boards	3 applications considered	ERC approval with no county board action required
B. Promote infrastructure development that protects natural resources				
	a. Update Private Sewage System Code - Private Onsite Wastewater Treatment System (POWTS)	CPZ, POWTS contractors	Completed	County Board Approval February, 2019

**STRATEGIC PLAN OUTCOMES – June 2018 – December 2019**  
**ENVIRONMENTAL RESOURCES COMMITTEE**

Strategy	Actionable Item	Contributors	Status	Action
	b. Update Livestock Facilities Licensing Ordinance	CPZ, Corporation Counsel	Completed	County Board Approval September 2019
	c. Update of Livestock Facilities Licensing Ordinance: Consideration of more restrictive standards for manure application during high risk times to reduce phosphorus runoff	CPZ, Corporation Counsel	To be determined	No committee action
	d. Creation of Solid Waste - Environmental Health/Safety Specialist position	Solid Waste	Completed	County Board Approval June 2019
C. Identify and preserve unique regional areas for natural resources protection and environmental remediation.				
	a. Update of Shoreland, Shoreland-Wetland, and Floodplain Code	CPZ	Completed	County Board Approval September, 2019
	b. Update of County Forest Ordinance	PRF	Completed	County Board Approval May 2019
	c. Update of Park and Recreation Ordinance	PRF	Completed	County Board Approval May 2019
	d. Siting agreement with Ahlstrom-Munksjo NASpecialty Solutions for Cell 2 Landfill expansion	Solid Waste, CPZ, Corporation Counsel	Completed	County Board Approval March 2019
F. Acquire land for public park and forest use to retain natural landscapes and resources				
	a. Acceptance of a donation of land from the Parks Foundation – 76.7 acres - County Forest use	PRF	Completed	County Board Approval December 2018
	b. Land acquisition of 3.99 acres (Thomas) through Knowles- Nelson Stewardship Grant Program – County Park use	PRF	Completed	County Board Approval July 2018
	c. Land acquisition of 199.84 acres (Kerswill) through the Knowles-Nelson Stewardship Grant Program – County Forest use	PRF	Completed	County Board Approval August 2019

**STRATEGIC PLAN OUTCOMES – June 2018 – December 2019**  
**ENVIRONMENTAL RESOURCES COMMITTEE**

	d. Update of Outdoor Recreation Plan	PRF	Completed	County Board Approval December, 2019
	e. Update of the County Forest Comprehensive Land Use Plan 2021-2035	PRF	Being developed	ERC approval to proceed
	f. Acquire easement for 45/90 Geographical Marker Park	CPZ, PRF, Hwy., and private donors	Completed	Ribbon cutting September, 2018

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

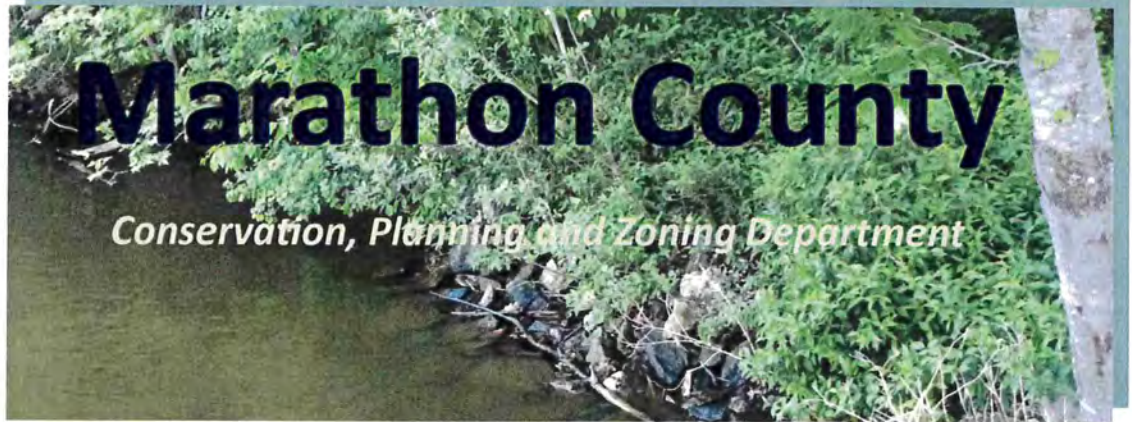
**Objective 6.3: Protect and enhance the quantity and quality of potable groundwater and potable surface water supplies**

<b>Strategy</b>	<b>Actionable Item</b>	<b>Contributors</b>	<b>Status</b>	<b>Action</b>
A. Continue to develop and implement watershed management plans and Targeted Management plans to minimize the impacts on water quality				
	a. Application for Urban Nonpoint Source Water Pollution Abatement and Stormwater Management (MS4) Grant	CPZ, Hwy, PRF, FCM, and CWA and consultant	Completed	County Board Approval Grant Awarded December, 2019
	b. Acceptance of Multi-discharger variance funds for use in the Fenwood Creek watershed	CPZ and DNR	Ongoing	ERC approval with no county board action required
	c. Creation of grant funded Conservation Specialist position in Big Eau Pleine watershed	CPZ, NRCS, and EPPIC	Completed	County Board Approval December, 2019



**STRATEGIC PLAN OUTCOMES – June 2018 – December 2019**  
**ENVIRONMENTAL RESOURCES COMMITTEE**

<b>Strategy</b>	<b>Actionable Item</b>	<b>Contributors</b>	<b>Status</b>	<b>Action</b>
E. Create new partnerships with agencies and organizations to further efforts to protect surface water and groundwater				
	a. Concurrence with County Administrator’s selection of Land and Water Resource Management Plan Advisory Committee	CPZ	Completed	ERC approval with no county board action required
	b. Lake protection grant to build community capacity	CPZ	Completed	County Board Approval February 2019
	c. POWTS Revolving Loan Fund	CPZ, Finance Department, MCDEVCO	Completed	County Board Approval February, 2018



## CPZ Customer Service amid COVID 19

**BACKGROUND:** On March 13, 2020, as directed by County Administrator Lance Leonhard with guidance from Marathon County's COVID-19 Response Team, implementation of actions needed as an organization to prioritize the health, safety and well-being of our citizens, customers and staff began. Conservation, Planning, and Zoning (CPZ) Management staff spent a considerable amount of time evaluating how to best serve and protect our customers and staff during this time guided by the following departmental assumptions which are contained in the CPZ Continuity of Operations Plan (COOP).

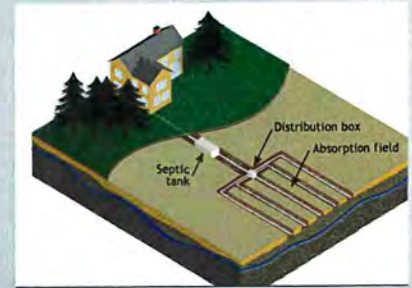
- ◆ All CPZ departmental services will continue to be provided.
- ◆ CPZ recognizes the need for flexible scheduling due to the challenges of this pandemic event, staff working remotely, and the need to hold meetings/hearings and serve customers.
- ◆ The way CPZ operates and provide services will continue to change and will be adapted as needed as directed by the department director in consultation with the County Administrator and others.
- ◆ CPZ understands and accepts the social distancing principles and will implement them to the best of our abilities and to the extent possible.
- ◆ CPZ understands and accepts the personal hygiene and cleanliness principles and will implement them to the best of our abilities and to the extent possible.
- ◆ CPZ will implement a "Designated Survivor" concept. The Designated Survivor concept is when an *identified* individual or individuals are chosen to stay at a secure or safe location (in this case their homes) away from events taking place at the CPZ office, 210 River Drive, associated County buildings, or other places. This concept will allow CPZ to continue to provide essential services even if staff members become ill. A person at an off-site, safe location can return to work at the office if a person with the same or comparable job duties is unable to work in the office.



# How did CPZ continue to provide Customer Service and Program Implementation?

## Private Onsite Wastewater Treatment Systems (POWTS):

The POWTS program, per State Statute and Administrative Rule has deadlines for determinations and inspections. CPZ abided by these deadlines with one POWTS Technician (Peter Wade) working in the office and one (Dale Dimond) working remotely (the third POWTS inspector position was vacant until mid-May). POWTS field inspections continued to occur as needed following social distancing protocols. Since March, CPZ experienced a significant increase in POWTS permitting and inspection activity.



A new POWTS Technician, Morgan Tollard, started employment with CPZ on May 18<sup>th</sup>. Morgan has been working in the office since and Peter/Dale have been onboarding and mentoring her. COVID 19 has required CPZ to adjust and adapt onboarding plans for new staff to ensure safety while providing adequate training.

**To date, CPZ has processed 201 POWTS permits. This is a 30% increase from the number of permits processed at this same time last year.**

## Zoning

To ensure compliance with County Ordinances and State Statutes related to Comprehensive Zoning and Floodplain and Shoreland/Wetland Zoning, customer service was provided by Dominique Swangstu, Zoning Administrator working remotely and Robert Hoffman, Zoning Technician working in the office. Currently, both Dominique and Robert are working in the office due to the sheer volume of permit applications and information requests.



**To date, 157 permits have been issued, which is a slight increase from 2019.**



## Land Division/Surveying

Dave Decker, County Surveyor and Larry Kempe, Survey Technician continued to provide assistance to surveyors, engineers, and citizens related to Land Division and remonumentation of the Public Land Survey System (PLSS) while working remotely. **There have been 67 Land Division requests to date, slightly ahead of last year at this time. In addition, the Department has received 119 plat of surveys to file this year, well ahead of last year.**

## Nonmetallic Mining Reclamation

CPZ has seen an increase in Nonmetallic Mining activity during this time. **To date, CPZ has received a total of 16 requests for either new mines or mine expansions. This is a significant increase compared to the total of 7 new or expanded mines during the entire 2019 calendar year.** Teal Fyksen, Nonmetallic Mining Reclamation (NMMR) Specialist has continued to work in the office to provide service to NMMR owners/operators. In addition, NMMR mine inspections continue to occur following social distancing protocols.



## Land Information, Geographic Information Service (GIS) and Information Technology (IT)

CPZ staff continued to work on Land Information/GIS projects and supporting the E911 Sheriff's Department Dispatch. Gary Hetzer, GIS Analyst continued to work in the office, while Preston Vande Voort, GIS Specialist worked remotely. **During this time, the multi-county Digital Orthophoto flight occurred and staff worked to ensure data integrity for this project.** Gary was also essential in assisting with the technology CPZ staff needed working remotely in order to function effectively and serve customers.



### Conservation Programs:

Due to the nature of the work of conservation programs/projects, all Conservation staff have been working remotely. The Conservation staff (Bill Kolodziej, Kirk Langfoss, Patrick Bula, Ken Pozorski, and Matt Repking) continue to provide customer service to the many landowners involved in all conservation programs (Animal Waste Ordinance Permits, Live-stock Facilities Licensing Ordinance, Farmland Preservation, Managed Grazing, Nutrient Management Planning, Multi-Discharge Variance Program, etc.)

In addition, a new CPZ Technician, Jana Suriano and Water Resources Technician, Jared Mader, started employment with CPZ on May 18<sup>th</sup>. Jana and Jared have been working in the office and CPZ staff have been onboarding and mentoring them. COVID 19 has required CPZ to adjust and adapt onboarding plans for new staff to ensure safety while providing adequate training.

Conservation staff have also been busy applying for any and all grants that could assist in funding current conservation program work. **During this time, knowing the financial challenges of the COVID-19 pandemic, CPZ submitted 4 grant applications totaling over \$450,000 in funding. To date, CPZ has been notified that 2 out of the 4 grants have been approved.** These grant funds will be utilized to offset staff and program costs in the 2021 budget.

### Planning Program

CPZ planning staff continued to provide assistance to municipalities and citizens during this time. Jeff Pritchard, Planning Analyst and Andy Lynch, Planning Specialist worked remotely while Lane Loveland, Environmental Resources Specialist, primarily worked in the office. Jeff provided assistance with the land division and zoning review while Lane and Andy provided technical assistance to CPZ staff as well as other County staff, when working with WebEx for meetings. They provided valuable guidance to address any issues to ensure that Committee meetings could continue to occur during this time.

### Administrative, Financial and General Program Support

From the beginning, a minimum of two administrative support staff (Toshia Ranallo and Cindy Kraeger) provided assistance to staff and customers by working in the office. Brenda Iczkowski, provided assistance remotely. Nicole Fehl, casual Administrative Assistance was reduced in hours initially but began working in the office again in mid-May due to volume of calls and workload. Since April, the CPZ administrative support team is **answering over 400 calls per week** along with assisting walk—in customers, processing permits and assisting with the needs of CPZ staff and the many committees the Department supports.



### Communications/Office Modifications

CPZ continued to ensure an adequate communication system to ensure customer service while minimizing person-to-person contact. All staff working remotely maintained the ability to communicate either by phone or by email. Staff working remotely utilized County issued laptops with a direct connection to the County IT system for full access to departmental files and work calendars.

All public meetings and hearings were hosted virtually and governmental officials and the public were encouraged to observe social distancing if attending in person. CPZ notified hundreds of regular, recurring customers to make them aware of these changes.

All staff that completed field inspections/work, contacted property owners prior to the visit and followed social distancing protocols.

CPZ implemented standard COVID compliant modifications to the office to ensure the safety and wellbeing of our customers and staff.

### Customer Response

After the initial adjustment with our new customer service protocol in March, the majority of our customers responded favorably to our staff; they were appreciative that we were able to provide the needed information and approvals so that they could begin or continue their various plans, projects, and businesses during the early phases of the pandemic. With people generally at home and public events and activities cancelled, CPZ experienced an increase in inquiries and general contacts from the public. CPZ staff also had increased contacts from municipalities and other partners as we attempted to move forward with various programs. Hopefully, CPZ served as a model on how to conduct public meetings, including public hearings with citizen participation, during a pandemic.

WI Land and Water

<http://wislandwatermedia.org/2018/11/20/land-and-water-resource-management-lwrm-plans-training-webinar/>





International Association  
for Public Participation

# IAP2 Spectrum of Public Participation

Increasing Level of Public Impact

## Public participation goal

### Inform

To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

### Consult

To obtain public feedback on analysis, alternatives and/or decisions.

### Involve

To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.

### Collaborate

To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.

### Empower

To place final decision-making in the hands of the public.

## Promise to the public

We will keep you informed.

We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.

We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.

We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.

We will implement what you decide.

## Example techniques

- Fact sheets
- Web sites
- Open houses

- Public comment
- Focus groups
- Surveys
- Public meetings

- Workshops
- Deliberative polling

- Citizen advisory committees
- Consensus-building
- Participatory decision-making

- Citizen juries
- Ballots
- Delegated decision





# ZONING WEBINARS

## 5-Part Series

August - November

**Attend one or multiple sessions!**

The Center for Land Use Education is offering a new 5-part webinar series designed to orient new and continuing officials and staff to their roles and responsibilities related to zoning.

Divided into two tracks, the Basic Sessions are designed for newly elected and appointed officials, clerks, administrators, and others who are new to planning and zoning. The Advanced Sessions are for those looking to expand their knowledge of specific zoning topics. Planning and zoning staff, experienced officials, and individuals who have completed the basic training sessions are encouraged to attend.

Webinars will be recorded. Recordings will be made available to registered participants of individual sessions.

### Basic Sessions - Free

#### **Role of the Plan Commission**

**Thursday, August 13, 2020, 3-4 pm**

This session will introduce three primary tools for land use decision-making: the comprehensive plan, zoning ordinance, and subdivision ordinance. We'll take a closer look at zoning decisions and review different rules that apply when your plan commission and elected officials adopt and apply ordinances.

#### **Role of the Zoning Board of Adjustment/Appeals**

**Thursday, August 20, 2020, 3-4 pm**

This session will cover decisions typically assigned to the zoning board of adjustment or appeals, including variances, administrative appeals, and conditional uses. We'll take a closer look at the quasi-judicial role of the zoning board and how their decisions impact communities.

### Advanced Sessions - \$20 each

#### **New Rules for Conditional Uses**

**Tuesday, September 29, 2020, 10-11 am**

Take a deep dive into conditional uses! Designed for planning and zoning staff and experienced officials, this session will review new rules that apply to conditional uses. Learn how to apply the new standards, and discuss how to update your ordinance, forms, and procedures.

#### **Variances**

**Thursday, October 29, 2020, 10-11 am**

Designed for planning and zoning staff and the zoning board of adjustment or appeals, this session will take a closer look at variances. Learn about different types of variances, legal standards for granting a variance, and how to create a complete record for the courts.

#### **Refreshing Your Zoning Ordinance**

**Monday, November 30, 2020, 10-11 am**

From a simple rezone to complex ordinance updates, learn about the process for updating your zoning ordinance. Take a closer look at how communities are addressing new and emerging land uses, replacing long lists of dated uses with use categories, and incorporating graphics and other user-focused features.

# Who Should Attend?

		<input checked="" type="checkbox"/> Primary Audience	<input type="checkbox"/> Secondary Audience				
				Governing Body	Plan Commission	Zoning Board	Staff
Basic Sessions	<b>Role of the Plan Commission</b> August 13, 3-4 pm Free!	<input type="checkbox"/>	<input checked="" type="checkbox"/>				<input type="checkbox"/>
	<b>Role of the Zoning Board</b> August 20, 3-4 pm Free!	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Advanced Sessions	<b>New Rules for Conditional Uses</b> September 29, 10-11 am \$20	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	<b>Variances</b> October 29, 10-11 am \$20	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	<b>Refreshing Your Zoning Ordinance</b> November 30, 10-11 am \$20	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>

## Workshop Cost

Participants may attend one or multiple sessions. Basic Sessions are Free. Advanced Sessions are \$20 each.

## Handbooks

Print copies of the Plan Commission Handbook and Zoning Board Handbook may be purchased at the time of registration for an additional cost of \$25 apiece. These handbooks are recommended for new and continuing officials but are not required to attend the workshop. The handbooks are also accessible, free of charge, at: [www.uwsp.edu/cnr-ap/clue](http://www.uwsp.edu/cnr-ap/clue).

## Registration

Registration is through Eventbrite: [Online Registration Link](#). Registration ends midnight before each session. Questions? Email [landcenter@uwsp.edu](mailto:landcenter@uwsp.edu) or phone 715-346-3783

