



MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE **AMENDED** AGENDA

Date & Time of Meeting: **Tuesday, November 3, 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 ten (10) minutes prior to the start time indicated above using the following number:**

Phone Number: 1-408-418-9388

Access Code/Meeting Number: 146 597 7099

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

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

1. Call meeting to order
2. Public Comment (15 minute limit)
3. Approval of October 20, 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 Maple Tierra LLC – F-P Farmland Preservation to G-A General Agriculture – Town of Eau Pleine
 2. Jack Kautza and the Jack Kautza Revocable Trust – G-A General Agriculture to R-R Rural Residential – Town of Plover
 3. David Lau on behalf of Herbert Lau – F-P Farmland Preservation to G-A General Agriculture – Town of McMillan
 4. Sean and Kimberly Montgomery on behalf of J & B Grezenski Enterprises LLC – G-A General Agriculture to R-E Rural Estate – Town of Knowlton
 5. James and Rose Popp on behalf of O’BOYS LLC – G-A General Agriculture to R-E Rural Estate – Town of Elderon
 - 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

**MARATHON COUNTY
ENVIRONMENTAL RESOURCES COMMITTEE
AMENDED AGENDA**

1. Approval of the County Forest Comprehensive Land Use Plan (Lovlien)

<https://www.co.marathon.wi.us/Departments/ParksRecreationForestry/PlanningandDevelopment/FINALDraftMarathonCountyForestComprehensiveLandUsePlan20212035.aspx>

D. Review and Possible Action

1. Proposed 2021 meeting schedule

5. Educational Presentations/Outcome Monitoring Reports and Committee Discussion - None

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

A. Land and Water Resource Management Plan and support materials www.co.marathon.wi.us/lwrm

1. Public comment on plan
2. Committee review and discussion of draft plan
3. Set public hearing dates for Land Water Management Plan
 - a. Tuesday December 1, 2020 3:00 pm Room 5
 - b. Tuesday January 5, 2021 3:00 pm Room 5

B. Wisconsin Land and Water Conservation Association

- 1. Organizational overview and association with Marathon County***
- 2. Historical staff/supervisor roles with association***

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

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

8. Adjournment

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

EMAIL AND OR FAXED TO:

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

Date: 16/01/2020
Time: 4:05 pm
By: cek
Date/Time/By: _____

SIGNED  _____
Presiding Officer or Designee

NOTICE POSTED AT COURTHOUSE:

Date: _____
Time: _____ a.m. / p.m.
By: County Clerk

NOTICE OF PUBLIC HEARING

A public hearing will be held by the Environmental Resources Committee of the Marathon County Board of Supervisors on Tuesday, November 3, 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 Maple Tierra LLC to amend the Marathon County Zoning Ordinance to rezone lands from F-P Farmland Preservation to G-A General Agriculture described as part of the N ½ of the NW ¼ of Section 28, Township 27 North, Range 03 East, Town of Eau Pleine. The area proposed to be rezoned is described as Lot 2 (22.412 acres) on the Preliminary Certified Survey Map (CSM) submitted as a part of the rezone petition. Parcel address 112561 State Highway 153, Stratford WI 54484. Part of parent parcel PIN#'s 020.2703.282.0998 and 020.2703.282.0999.
2. The petition of Jack Kautza and the Jack Kautza Revocable Trust 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 NE ¼ of the SE ¼ of Section 16, Township 29 North, Range 10 East, Town of Plover. The area proposed to be rezoned is described as Lot 1 (3.49 acres) on the Preliminary Certified Survey Map (CSM) submitted as a part of the rezone petition. Parcel address 234470 North Pole Road, Birnamwood WI 54414. Part of parent parcel PIN# 062.2910.164.0999.
3. The petition of David Lau on behalf of Herbert Lau to amend the Marathon County Zoning Ordinance to rezone lands from F-P Farmland Preservation to G-A General Agriculture described as part of the S ½ of fractional NE ¼ of Section 05, Township 26 North, Range 03 East, Town of McMillan. The area proposed to be rezoned is described as Lot 1 (10.003 acres) on the Preliminary Certified Survey Map (CSM) submitted as a part of the rezone petition. Parcel address 209223 County Road E, Stratford WI 54484, Part of parent parcel PIN# 056-2603-051-0997.
4. The petition of Sean and Kimberly Montgomery on behalf of J & B Grezenski Enterprises LLC to amend the Marathon County Zoning Ordinance to rezone lands from G-A General Agriculture to R-E Rural Estate described as part of the NE ¼ of the SW ¼ of Section 27, Township 26 North, Range 07 East, Town of Knowlton. The area proposed to be rezoned is described as Lot #1 (5.403 acres) on the Preliminary Certified Survey Map (CSM) submitted as a part of the rezone petition. Part of parent parcel PIN# 048-2607-273-0989.
5. The petition of James and Rose Popp on behalf of O'BOYS LLC. to amend the Marathon County Zoning Ordinance to rezone lands from G-A General Agriculture to R-E Rural Estate described as part of the NE ¼ of the SW ¼ of Section 27, Township 27 North, Range 10 East, Town of Elderon. The area proposed to be rezoned is .68 acres in size and is shown as part of Lot 1 (5.68 acres) on the Preliminary Certified Survey Map (CSM) submitted as a part of the rezone petition. Part of parent parcel PIN# 022-2710-273-0995.

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 at least one business day before the meeting.

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Jacob Langenhahn



Jacob Langenhahn, Chairman
Environmental Resources Committee



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

Publish: October 19 and October 26, 2020

E-mailed to: Wausau Daily Herald (WDH-Legals@wdhmedia.com) on October 14, 2020 at 9:00 a.m.



**Marathon County
Environmental Resources Committee Minutes
Tuesday, October 20, 2020
210 River Drive, Wausau WI**

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

} via Webex or phone

Also present via Webex or phone: Paul Daigle, Dominique Swangstu, Lane Loveland and Cindy Kraeger– Conservation, Planning, and Zoning (CPZ); Tim Vreeland, Janice Brown and Stacey VanHoy.

1. **Call to order** – Called to order by Chair Langenhahn at 3:00 p.m. via WEBEX.
2. **Public Comment** – None.
3. **Approval of September 1, 2020 Committee minutes and September 16, 2020 Committee minutes**

Motion / second by Conway / Drabek to approve of the September 1, and September 16, 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 Perry Hinrichsen - F-P Farmland Preservation to R-E Rural Estate – Town of Brighton

Discussion: Swangstu was sworn in and noted the staff report and decision sheet had been included in the packet. Swangstu reviewed the rezone request of 5.0 acres shown as Lot 1 of the Preliminary Certified Map submitted with the rezone petition as well as went through the staff report. Swangstu also reviewed the reasoning behind the CPZ staff recommendation of approval, citing the rezone standards, requirements, and pertinent site characteristics. Swangstu stated the Town Resolution submitted by the Town had all the boxes checked “no” which after contacting the town clerk was identified as an error. CPZ contacted (via phone) the Town of Brighton Clerk prior to the ERC meeting to gain additional clarity on the resolution answers and were told selecting no for all the boxes was a mistake yet ultimately the Town did recommend approval of the rezone in question. For future reference and clarification any additional/supplemental written information (or revised town resolution) CPZ receives from the Town of Brighton regarding this rezone will be included the file.

The Town of Brighton has reviewed the application and recommends approval without any concerns identified.

Vreeland was sworn in and explained the rezone request for the above mentioned use.

There was no additional testimony in favor or opposed to this rezone request. Testimony portion of the hearing was closed at 3:23 p.m. Committee deliberated and applied the standards for this request by reviewing and completing the decision sheet.

Action: **Motion /** second by Fifrick / Conway to recommend approval to County Board, of the Tim Vreeland on behalf of Perry Hinrichsen rezone request. The Committee determined the rezone is consistent with the Marathon County and Town comprehensive plans, and is located in the Farmland Preservation Zoning District. Yet, the area in question does not have prime farm soils and the remnant parcel will be combined with the adjacent parcel and will continue to be farmed.

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

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

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

2. Stacey VanHoy on behalf of Janice and Larry Brown – G-A General Agriculture to R-R Rural Residential – Town of Frankfort

Discussion: Swangstu was sworn in and noted the staff report and decision sheet had been included in the packet. Swangstu reviewed the rezone request of 2.216 acres described as Lot 1 on the Preliminary Certified Survey Map submitted with the rezone petition. Swangstu additionally reviewed the reasoning behind why CPZ staff are recommending approval of the rezone request, citing the rezone standards, requirements, and pertinent site characteristics. Agricultural lands converted appear to have been minimized as the area in question is adjacent to an existing tree line with less prime farm soils and a town road. Additionally, the remaining farmland (37.784 acres) will continue to be farmed.

The Town of Frankfort has reviewed the application and recommends approval without any concern identified.

Janice Brown and Stacey Van Hoy chose not to speak.

There was no additional testimony in favor or opposed to this rezone request. Testimony portion of the hearing was closed at 3:35 p.m. Committee deliberated and applied the standards for this request by reviewing and completing the decision sheet.

Action: **Motion** / second by Fifrick / Drabek to recommend approval to County Board, of the Stacey VanHoy on behalf of Janice and Larry Brown rezone request. The Committee determined the rezone is consistent with the Marathon County and Town comprehensive plans, and is not located in the Farmland Preservation Zoning District. Adequate facilities are present or will be provided and providing any necessary public facilities will not burden local government. The rezone should not result in any adverse effect on natural areas. The committee made their recommendation of approval based on the information, findings of fact, and conclusions of law as described in the CPZ staff report included in the ERC packet.

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

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

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

1. Town of Rib Mountain – 226609 Thornapple Road

Discussion: The Town of Rib Mountain is town zoned and submitted a zoning district change on land consisting of 15.6 acres from Rural Residential (RR-35ac) to Countryside Residential (CR-5ac). The zoning change was approved at the town board meeting on September 1, 2020.

Although the town is town zoned, County Board approval is still needed.

Action: **Motion** / second by Fifrick / Schlei to recommend approval to County Board, of the Town of Rib Mountain zone change. Motion **carried** by voice vote, no dissent.

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

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

D. Review and Possible Action – None.

5. Educational Presentations/Outcome Monitoring Reports and Committee Discussion

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

1. Golden Sands Species (AIS) Program Update

Discussion: Daigle reviewed the Aquatic Invasive Species (AIS) report that was included in the meeting packet of work completed in Marathon County during the 2020 field season. The current AIS program is funded through December 31, 2021. Marathon County partners with Golden Sands to

provide planning, monitoring and control for aquatic invasive species in the county's lakes and streams.

Action: **None.**

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

A. Land and Water Resource Management Plan

1. Committee discussion in regards to Education at UW Marshfield, Chapter 3 and 4

Discussion: Chair Langenhahn asked Committee members for feedback/observations from attending the education session at UW Marshfield.

- Hands on overview very powerful
- Items being completed to put the plan in action
- Videos accessible to the public and constituents to help better understand the process of the plan

Action: **None.**

2. Committee review and discussion of Chapter 5

Discussion: Daigle discussed Chapter 5 of the Land and Water Plan with the Committee. Daigle reflected on the monitoring, tracking progress, and maintaining contact with partner communities/organizations to reflect newly opportunities, needs and gaps.

Action: **None.**

3. Public input and comment

Discussion: Daigle and the ERC further discussed implementation of the engagement plan and deadlines with the Committee and the importance of the deadlines and county board action in February. Daigle will provide a power point of the Chapters of the Land and Water Plan; Executive Summary and the Land and Water Plan available on the website along with other agreed to educational information.

Action: **None.**

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

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

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

- Status of Town Comprehensive Planning (December)

B. Announcements/Requests/Correspondence

- Langenhahn thanked the members for meeting today
- Daigle announced Toshia Ranallo accepted a position in the Courthouse "Mary Palmer's position"
- Swangstu commented on the text amendments to the Zoning Code and Shoreland/Wetland Floodplain code coming in January.

9. **Adjourn – Motion** / second by Drabek / Conway to **adjourn** at 4:42 p.m. Motion **carried** by voice vote, no dissent.

Paul Daigle, Land and Water Program Director

For Jacob Langenhahn, Chair

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

PD/cek

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

1. As authorized by §17.91 of the Marathon County Zoning Ordinance (I) (we): (Name and mailing address) Tim Vreeland
6103 Dawn St. Weston WI 54476

hereby petition to rezone property owned by: (Name and mailing address) Maple Tierra LLC
212933 Co. Road E Stratford, WI 54484

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

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

Parcel Identification Number / PIN (can be found on taxbill): 020-2703-282-0999 + 020-2703-282-0918

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

4. Total acres in parcel (outside of right-of-way): 22.412 acres

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

6. Total acres in farm: _____ acres

7. How many acres/square feet are you requesting be changed? 22.412 acres / square feet

8. Are there improvements (structures) on this parcel in question? Yes No
 What is the current use of the structure(s)? Farm raising cattle.

9. A. What is your reason for requesting this rezone? (Please check and fill in the blanks)
 Develop land for non-agricultural residential use Develop land for recreational use
 Develop land for industrial use Pre-existing use, substandard or nonconforming parcel
 Develop land for commercial use Other: Ag use.

B. How far is the land from a city or village boundary? 2.5 miles / feet

C. How far is the land from an existing area of similar use? Not sure miles / feet

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

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

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

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

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

A. In detail, explain what public facilities serve the proposed development at present, or how they will be provided.
Property is on a public road served by standard utilities

B. Explain how the provision of these facilities will not be an unreasonable burden to local government.
No burden - no change in use.

C. What have you done to determine that the land is suitable for the proposed development?
This is an existing farm. no development.

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

- OVER -

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

No conflicts. Continue Ag use.

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

No Development

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

No Alternative

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

Not Productive. Mostly Pasture

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

No Development

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

No Change in use. would just create a parcel less than 35 ac

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

There will be no development or change in use.

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.

Again, no change in use. Continue Ag use

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

This is not productive crop lands. However it will continue to be 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 Zoning 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 715-291-0997

Date 7-22-20

13. Owner's Signature

[Signature]

(If different than Petitioner)

Phone 715-207-0340

Date 7-22-20

Fee \$ 600 - (Checks payable to Marathon County)

Date Fee Received:

Processed 08/27/20 DL

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.

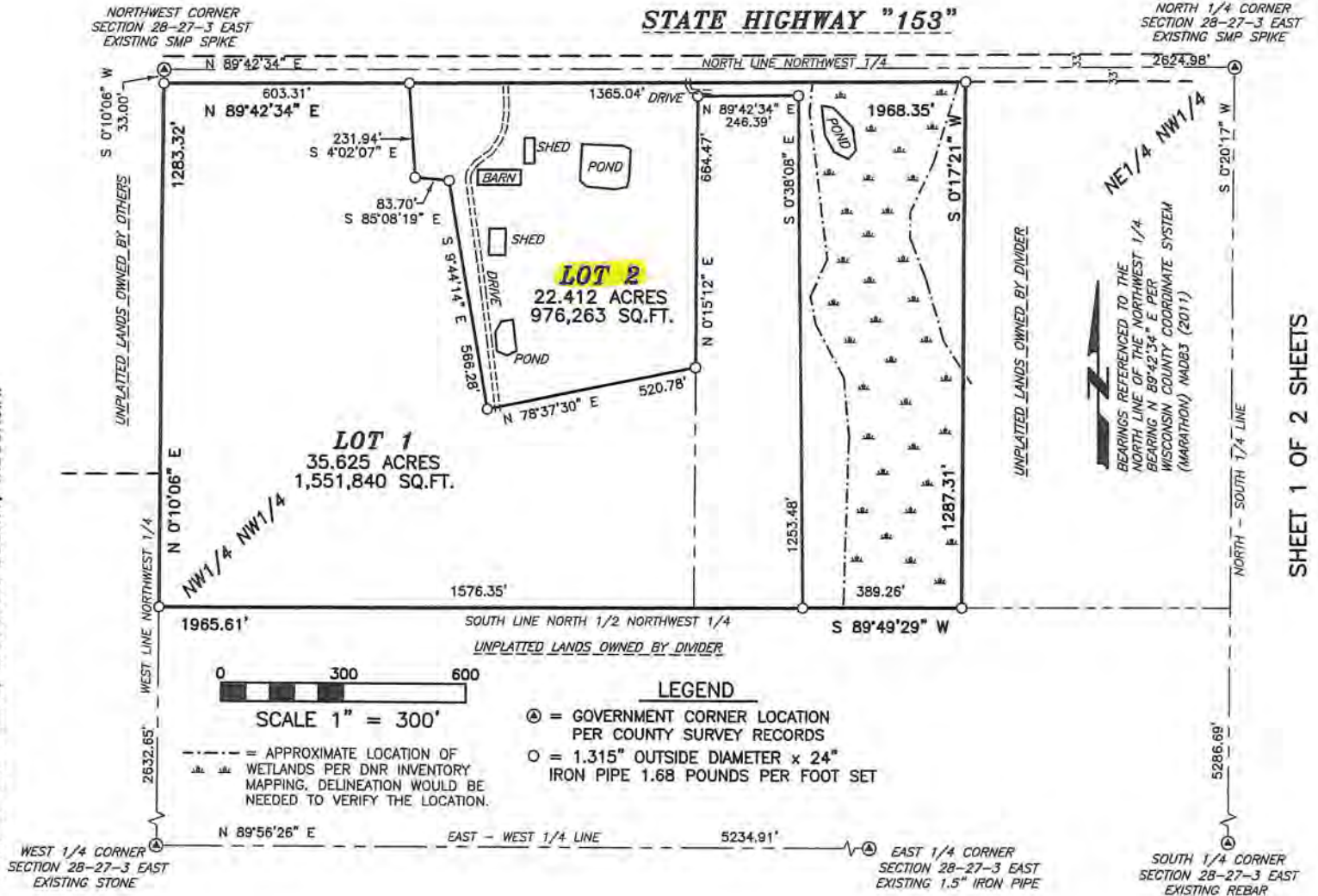
RECEIVED

AUG 27 2020

MARATHON CO. CONSERVATION, PLANNING & ZONING DEPT

CERTIFIED SURVEY MAP
MARATHON COUNTY NO. _____

PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4
 OF SECTION 28, TOWNSHIP 27 NORTH, RANGE 3 EAST,
 TOWN OF EAU PLEINE, MARATHON COUNTY, WISCONSIN.



CERTIFIED SURVEY MAP
MARATHON COUNTY NO. _____

PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 27
NORTH, RANGE 3 EAST, TOWN OF EAU PLEINE, MARATHON COUNTY, WISCONSIN.

SHEET 2 OF 2 SHEETS

| | |
|---|---------------------------|
| VREELAND ASSOCIATES, INC. | |
| 6103 DAWN STREET WESTON, WI. 54476 | |
| PH (715) 241-0947 | tim@vreelandassociates.us |
| OWNER: MAPLE TIERRA LLC | |
| FILE #: 20-0279 MAPLE TIERRA | |
| DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND | |

SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF GARY RUEGSEGGER, I SURVEYED, MAPPED AND DIVIDED THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 27 NORTH, RANGE 3 EAST, TOWN OF EAU PLEINE, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 28; THENCE S 0°10'06" W ALONG THE WEST LINE OF THE NORTHWEST 1/4 33.00 FEET TO THE SOUTH LINE OF STATE HIGHWAY "153" AND TO THE POINT OF BEGINNING; THENCE N 89°42'34" E ALONG THE SOUTH LINE OF STATE HIGHWAY "153" 1968.35 FEET; THENCE S 0°17'21" W 1287.31 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4; THENCE S 89°49'29" W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 1965.61 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE N 0°10'06" E ALONG THE WEST LINE OF THE NORTHWEST 1/4 1283.32 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.

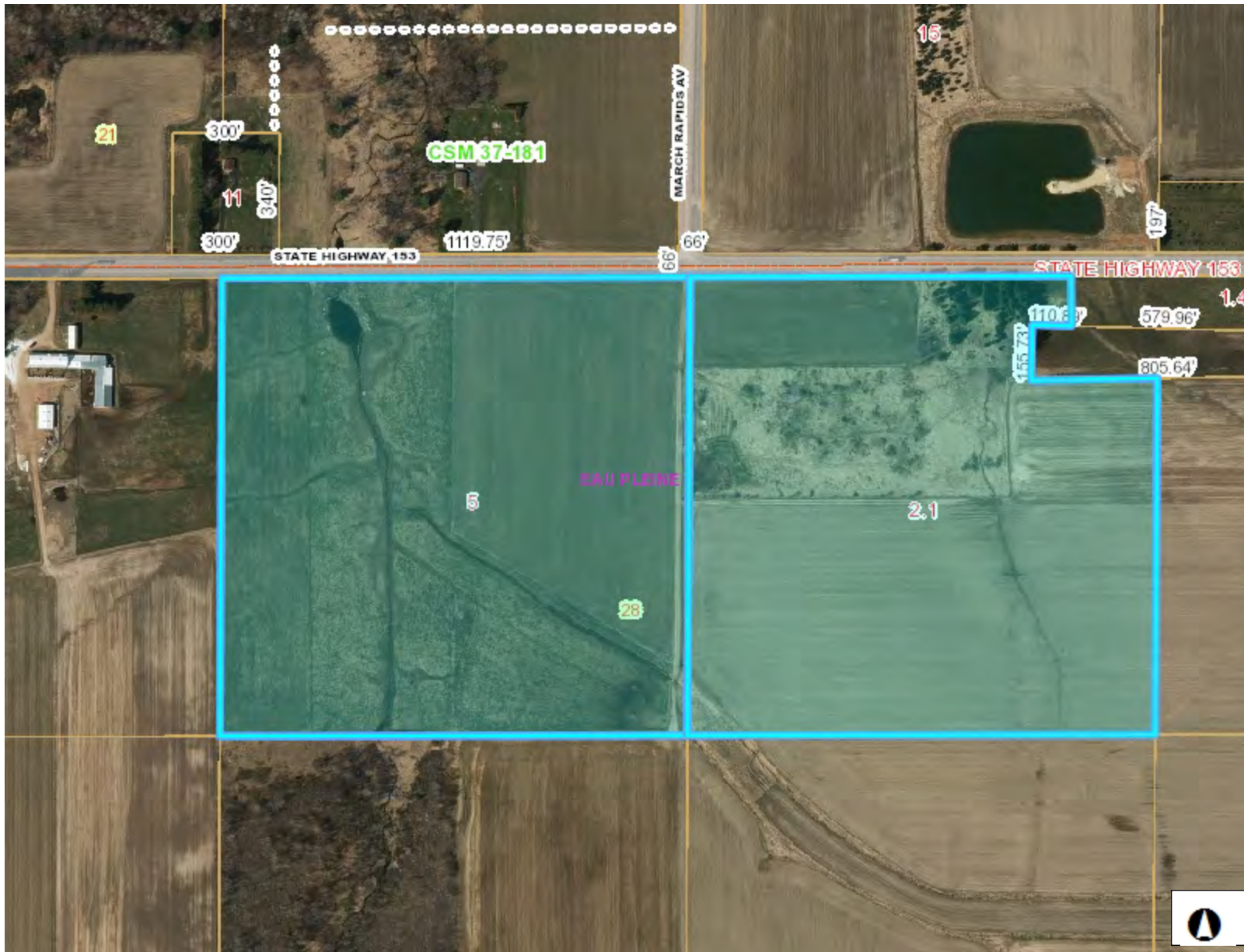
THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES IN SURVEYING, MAPPING AND DIVIDING THE LANDS, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE LAND DIVISION ORDINANCE OF THE TOWN OF EAU PLEINE, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING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

DATED THIS 14TH DAY OF JULY, 2020
SURVEY PERFORMED JULY 23RD, 2020

TIMOTHY G. VREELAND P.L.S. 2291



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

209.19 0 209.19 Feet



NAD_1983_HARN_WISCRS_Marathon_County_Feet

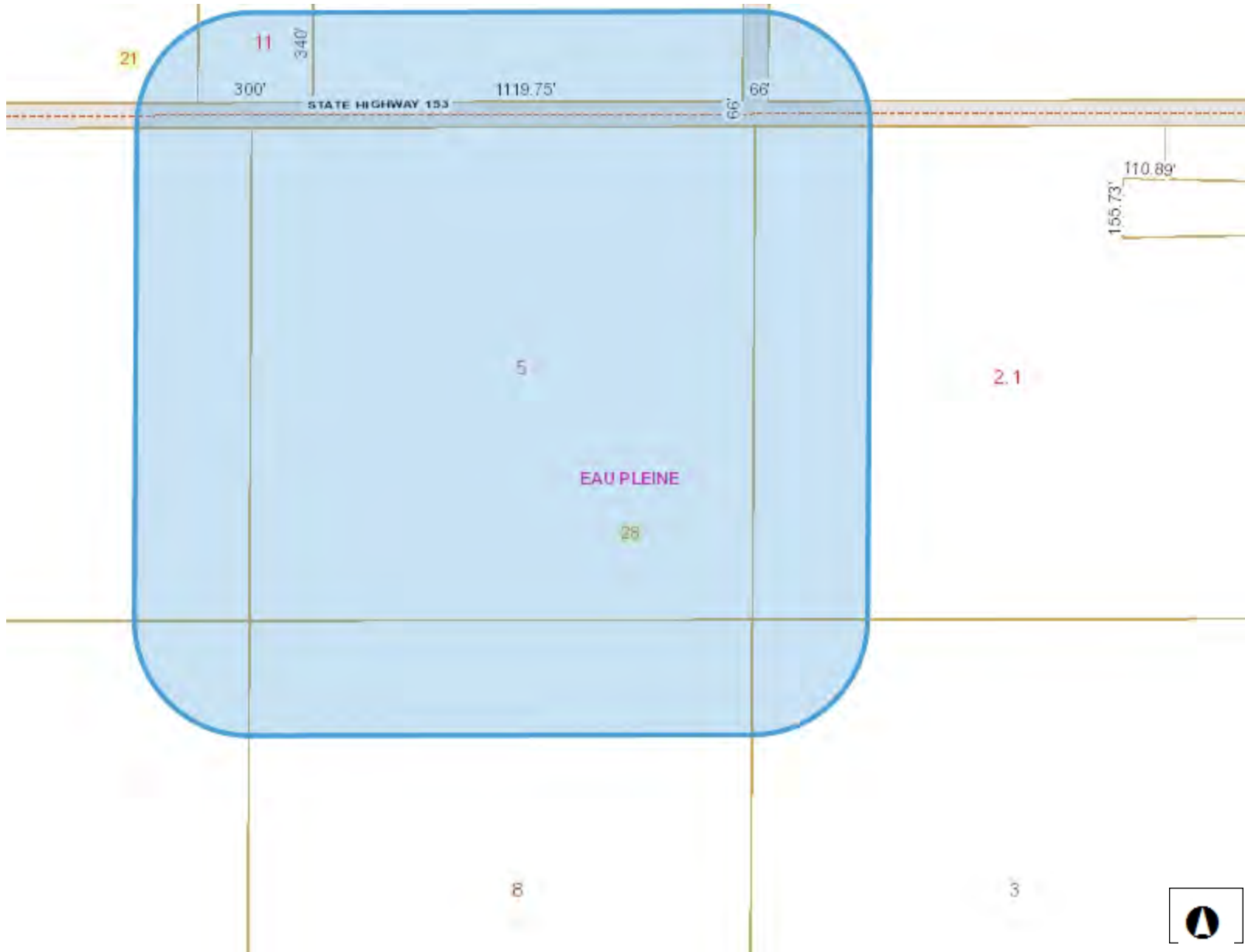
DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement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

193.91 0 193.91 Feet

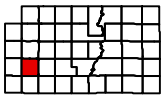


NAD_1983_HARN_WISCRS_Marathon_County_Feet

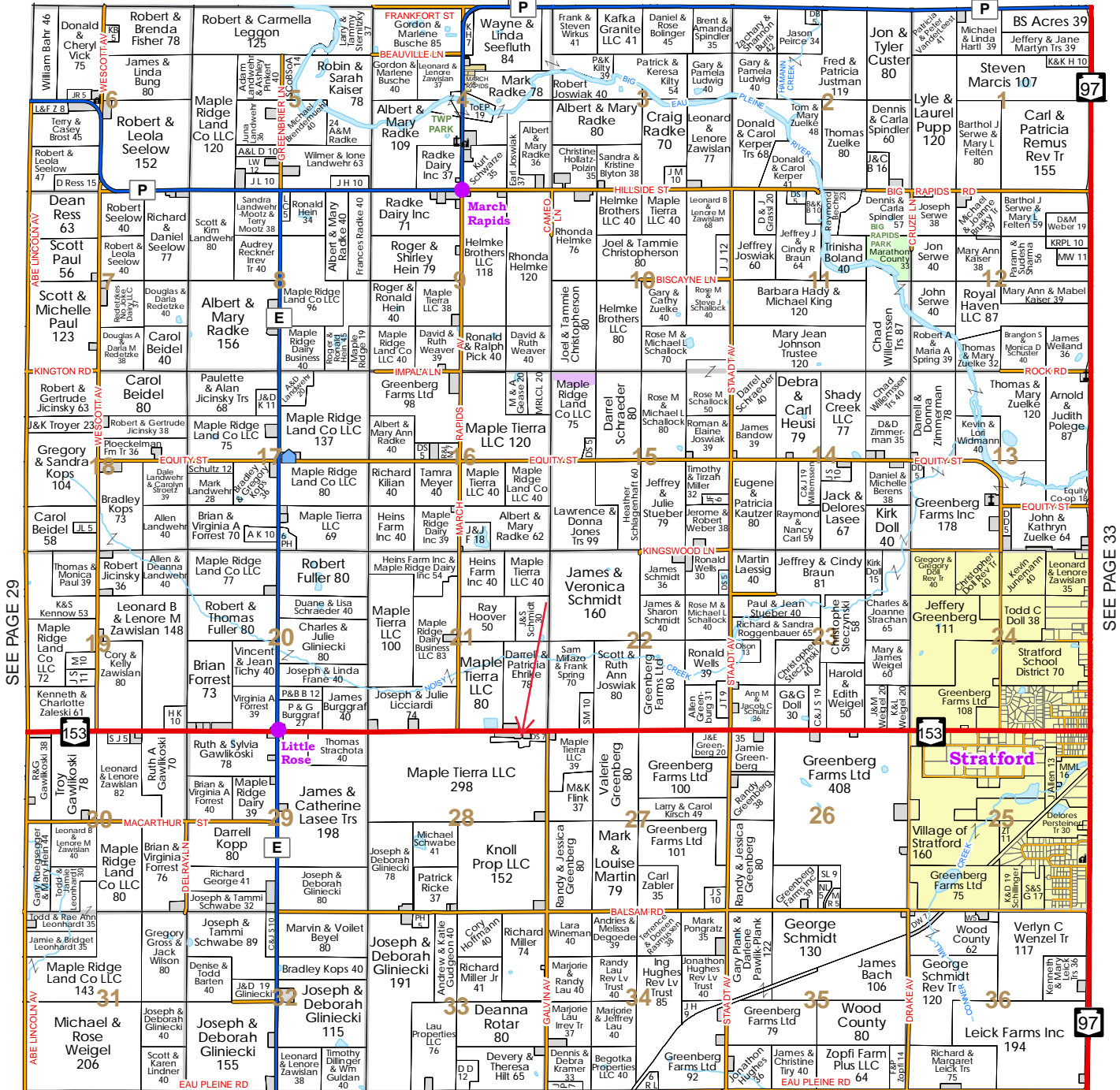
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



SEE PAGE 49



SEE PAGE 13

Need Additional Plat Books?

Extension Marathon County Office
212 River Drive, Suite 3 • Wausau, WI 54403
(715) 261-1230



Extension

UNIVERSITY OF WISCONSIN-MADISON
MARATHON COUNTY

Call for additional purchase locations.



18 USC 707

STATE OF WISCONSIN)
MARATHON COUNTY)
TOWN OF EAU PLEINE)

#2020-B

RECEIVED

SEP 17 2020

MARATHON CO. CONSERVATIONAL
PLANNING & ZONING DEPT.

RESOLUTION ON ZONING ORDINANCE AMENDMENT

TO THE MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE

I, Deanna Landwehr, Clerk of the Town of Eau Pleine, 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 Eau Pleine Town Board at a meeting held on the 8th day of September, 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 Eau Pleine Town Board considered on the 8th day of September, 2020, petition Tim Vreeland on behalf of Maple Tierra LLC to amend the Marathon County Zoning Ordinance to rezone lands from F-P Farmland Preservation to G-A General Agriculture described as part of the N 1/2 of the NW 1/4 of Section 28, Township 27 North, Range 03 East, Town of Eau Pleine. The area proposed to be rezoned is described as Lot 2 (22.412 acres) on the Preliminary Certified Survey Map (CSM) submitted as a part of the rezone petition. Parcel address 12561 State Highway 153, Stratford WI 54484. Part of parent parcel PIN#'s 020-2703-282-0998 and 020-2703-282-0999.

The Town of Eau Pleine 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: Served by standard public utilities - No additional services required

2) Has the applicant demonstrated how the provision of the public facilities will not be an unreasonable burden to local government?

No Yes Explain: No change

3) Has the applicant determined that the land is suitable for the development proposed? Explain.

No Yes Explain: No change in use. Existing farm.

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: No changes

5) Is there any potential for conflict with existing land uses in the area?

No Yes Explain: No changes

(OVER)

- 6) Has the applicant demonstrated the need for the proposed development at this location? Explain.
 No Yes Explain: No proposed development. No change in use.
- 7) Has the applicant demonstrated the availability of alternative locations? Be specific
 No Yes Explain: No necessary as no change in use.
- 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: No impact. Reason due to new parcel being less than 35 acres.
- 10) Is proposed rezoning 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 Eau Claire 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 Deanna LaRue
 Town Board Mary Zandweber
Paul Johnson
Mark O'Brien

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 October 14 to:

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



Maple Tierra LLC Petition to Rezone Land Staff Report, November 3rd, 2020 Environmental Resources Committee

Findings of Fact

PUBLIC HEARINGS/MEETINGS:

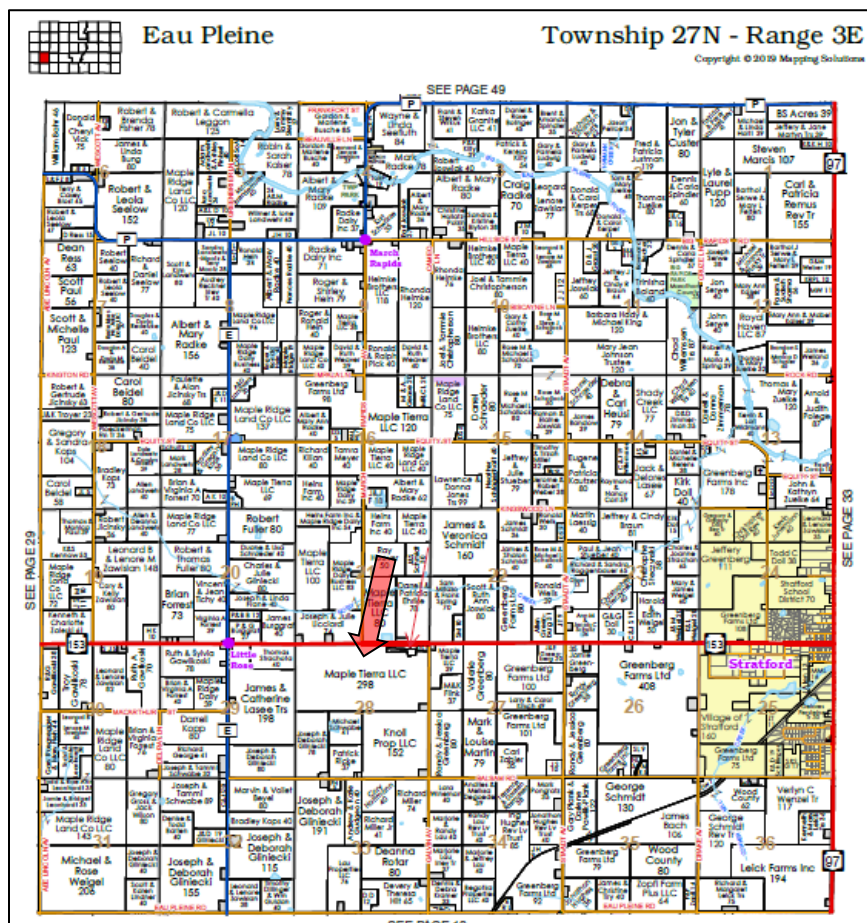
- Town of Eau Pleine Town Board Meeting (September 8th, 2020)
- Marathon County Environmental Resources Committee Meeting (November 3rd, 2020 at 3:00pm)

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

PROPERTY OWNER: Maple Tierra LLC – 212933 County Road E, Stratford WI 54484

LOCATION OF REZONE REQUEST: Area proposed to be rezoned is located south of State Highway 153, near the center of the town (See Map #1)

Map 1: Location of Rezone Request



REQUEST:

The petition of Tim Vreeland on behalf of Maple Tierra LLC to amend the Marathon County Zoning Ordinance to rezone lands from F-P Farmland Preservation to G-A General Agriculture described as part of the N ½ of the NW ¼ of Section 28, Township 27 North, Range 03 East, Town of Eau Pleine. The area proposed to be rezoned is described as Lot 2 (22.412 acres) on the Preliminary Certified Survey Map (CSM) submitted as a part of the rezone petition. Parcel address 112561 State Highway 153, Stratford WI 54484. Part of parent parcel PIN#'s 020.2703.282.0998 and 020.2703.282.0999.

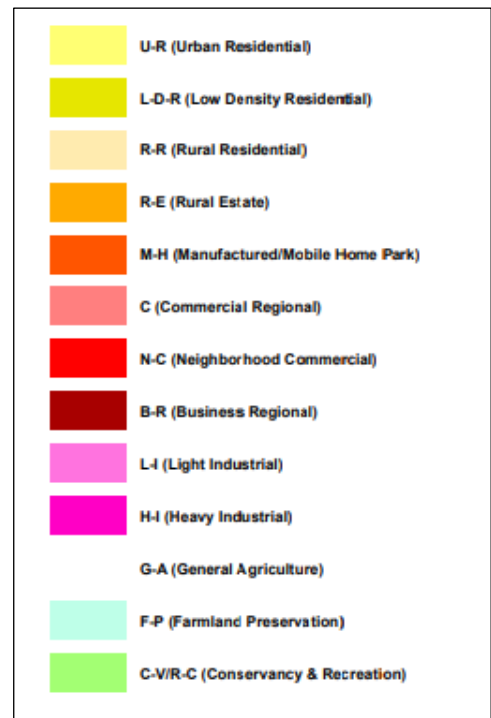
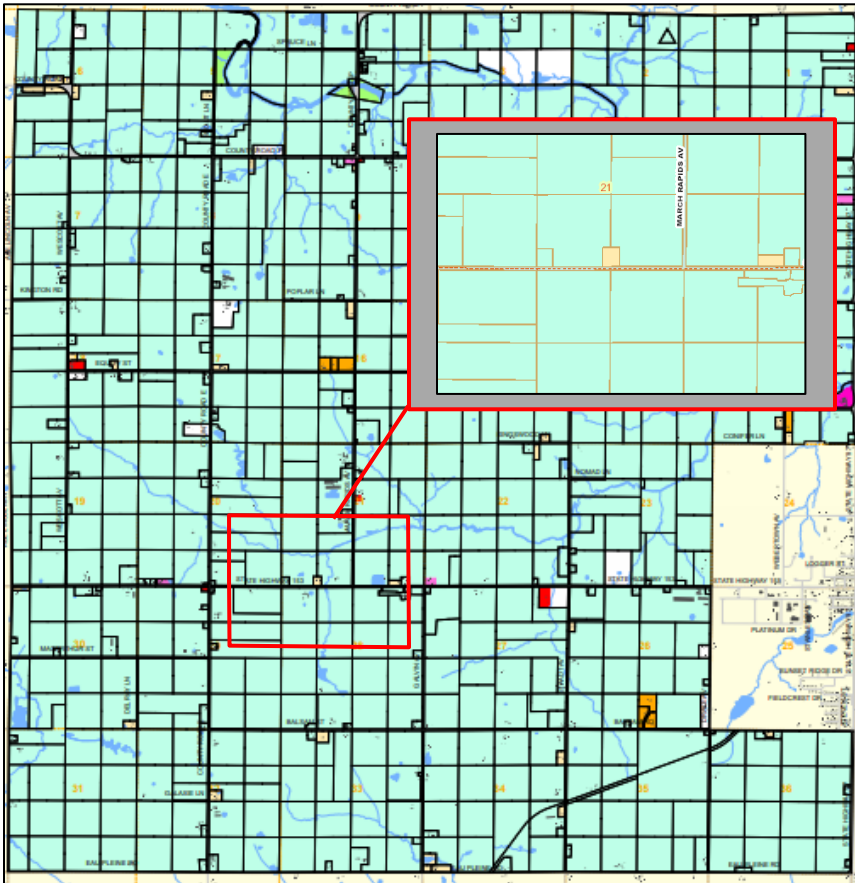
EXISTING ZONING DISTRICT:

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

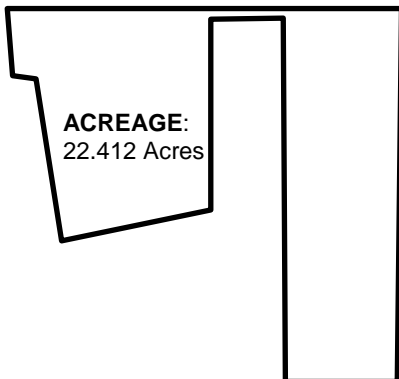
PROPOSED ZONING DISTRICT:

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

EXISTING ZONING DISTRICT MAP: Adjacent parcels are zoned Farmland Preservation (Teal). There are some Rural Residential (Tan) zoned parcels within close proximity, yet the majority of the surrounding parcels are zoned Farmland preservation.

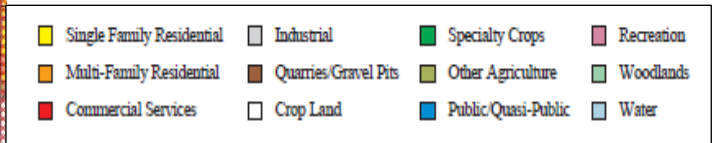
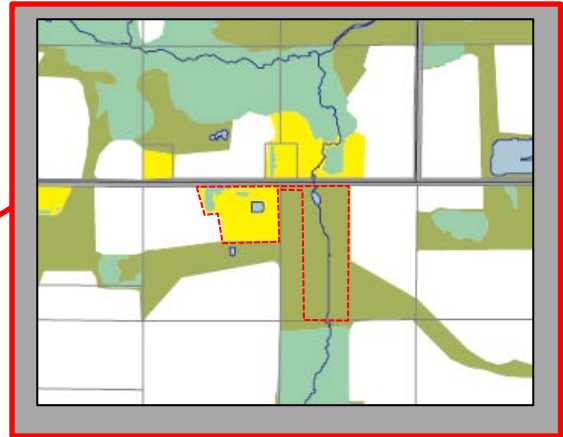
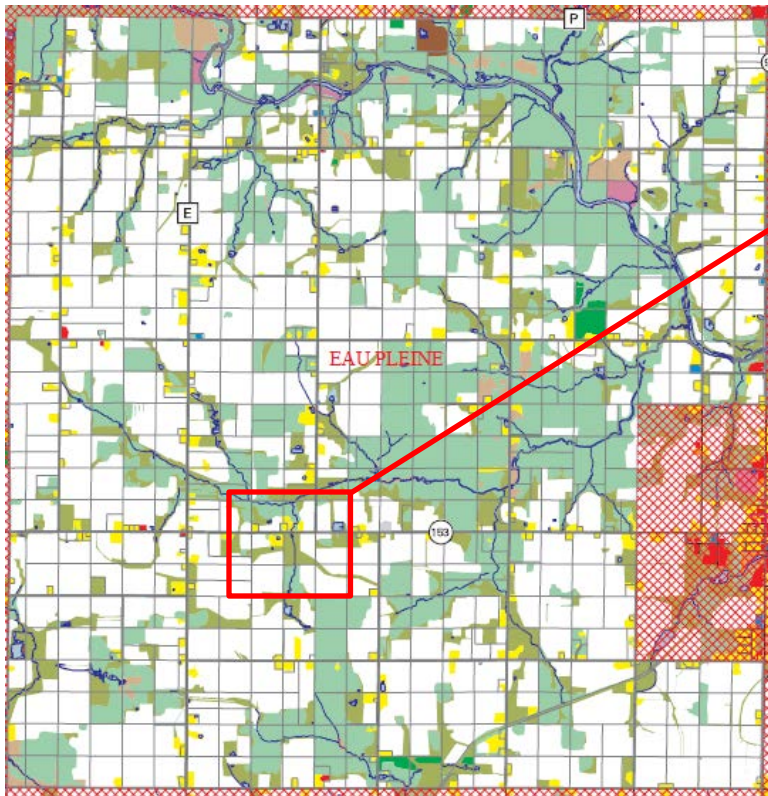


Map #2 Town of Eau Claire - Zoning District Map

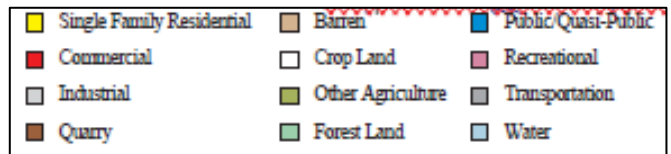
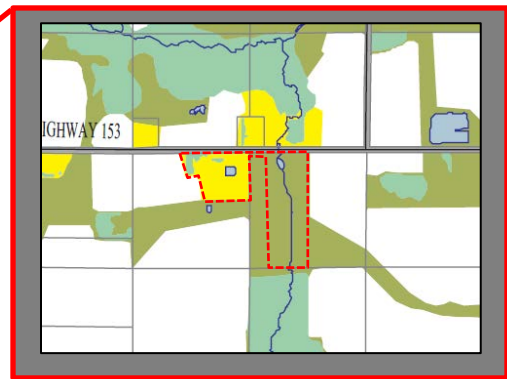
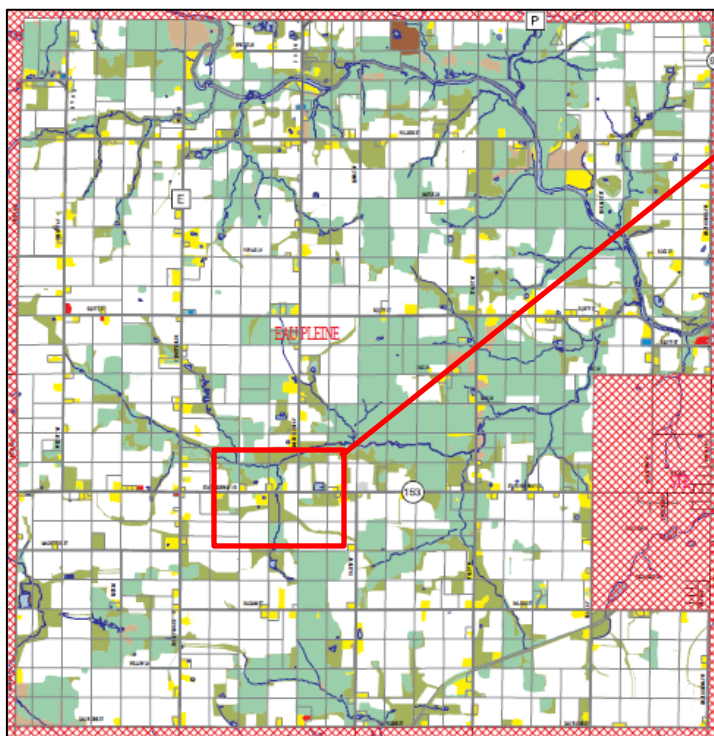


Legal Notification:
A legal advertisement was published in the *Wausau Daily Herald* on Monday, October 19th, 2020 and Monday, October 26th, 2020. Notice of the zoning change request was also sent by regular mail to adjacent property owners within 300 feet of the subject property.

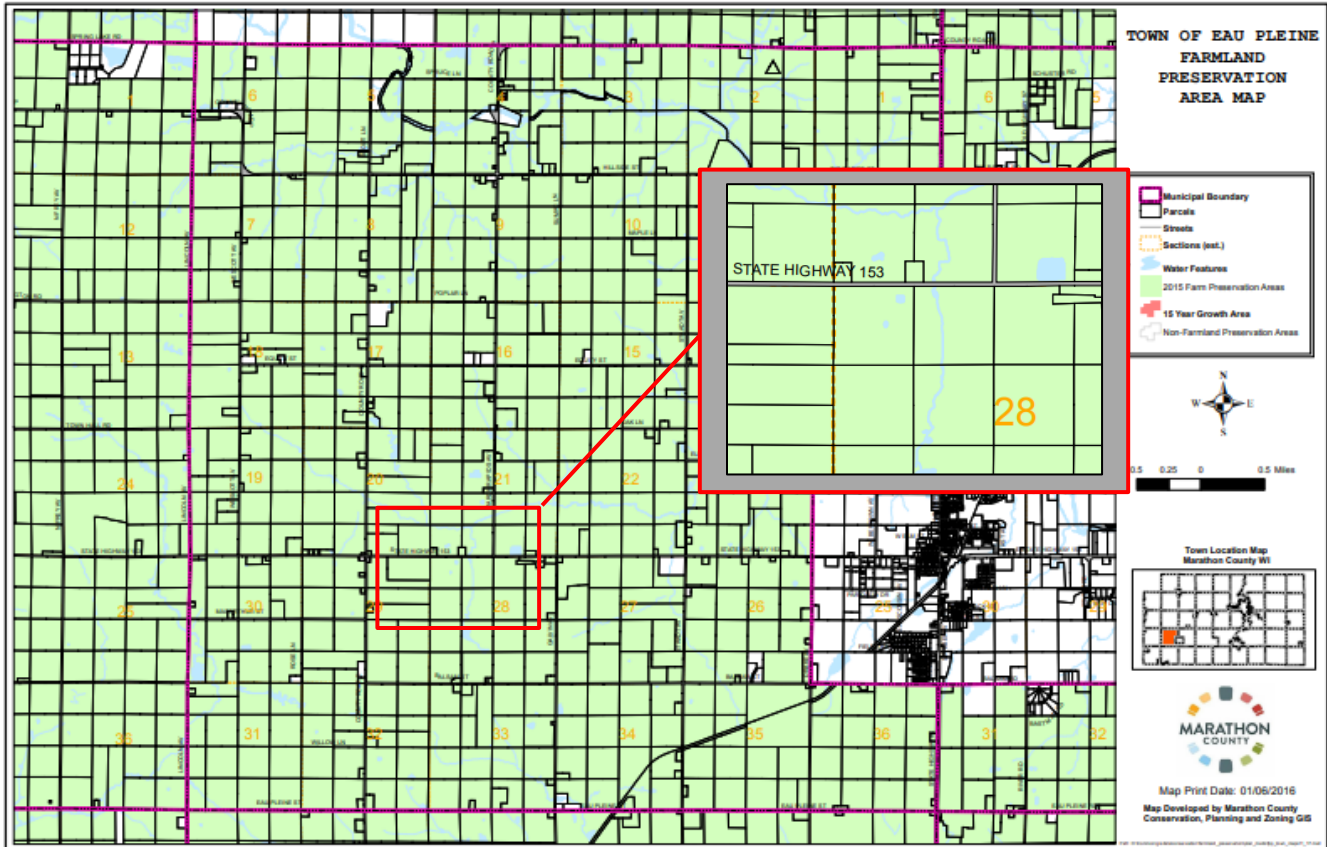
Existing (2000) Land Use/Land Cover Map – Town of Eau Pleine (2006 Comprehensive Plan) The area proposed to be rezoned is shown primarily as Single Family Residential and other Agricultural Land Uses in the Town’s Comprehensive Plan Existing Land Use Map. Whereas, adjacent land uses include Crop Land,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



TOWN COMPREHENSIVE PLAN FUTURE LAND USE MAP (2006): The area proposed to be rezoned is shown primarily as Single Family Residential and other Agriculture in the Town’s Comprehensive Plan Future Land Use Map. Whereas as stated above the adjacent land uses include Crop Land, Single Family Residential, Woodland, and Other Agricultural Land Uses.



FARMLAND PRESERVATION PLAN: The area in question was designated as a **farmland preservation area** in the Farmland Preservation Plan. The majority of the Town of Eau Pleine was designated as a Farmland Preservation Area in the farmland preservation plan regardless of the existing land uses onsite.

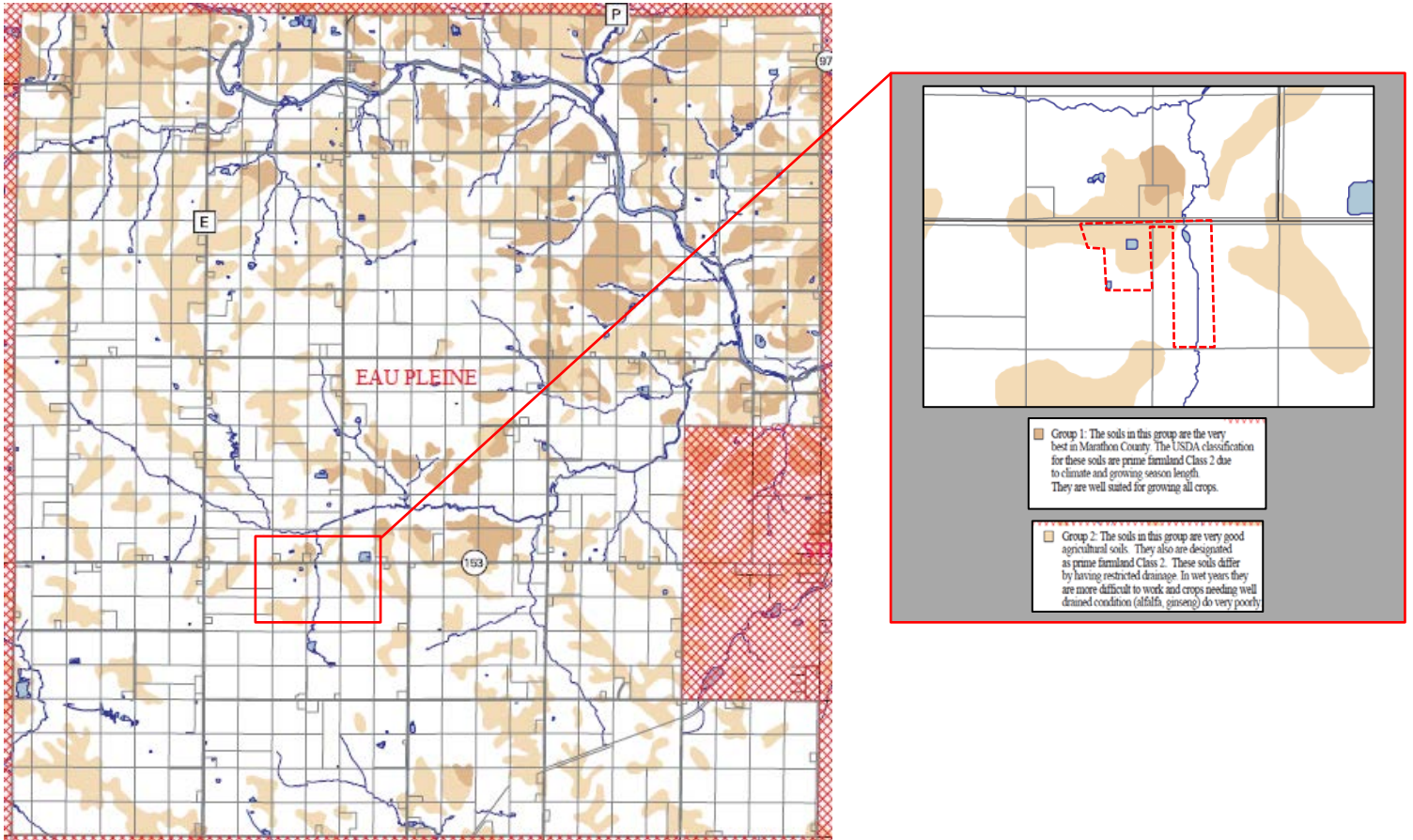


SIGNIFICANT PARCEL LIMITATIONS OR NATURAL FEATURES: The area proposed to be rezoned has DNR mapped wetlands on the eastern portion of the proposed lot. As seen below there appears to be a stream located on the eastern portion of the proposed lot which has a shoreland overlay shown. Additionally, there appears to be two manmade ponds on the parcel in question, yet the navigability of both the pond and stream/drainage shown below is not known at this time. Chapter 22 (Shoreland, Shoreland-Wetland, Floodplain Ordinance) would apply if the pond and/or stream is determined to navigable and subject to shoreland regulations (navigability determination would be conducted by CPZ and/or the Wisconsin DNR).

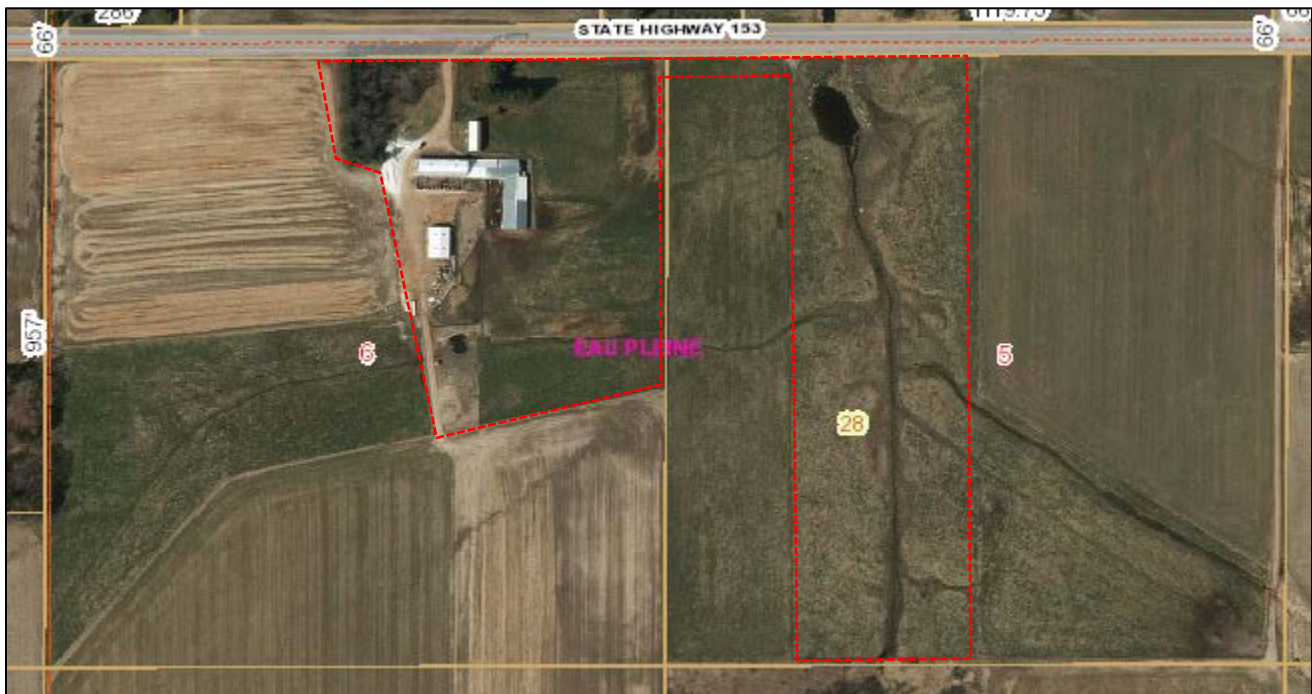


Outline shown in red is approximate and shall be used as a reference only, see the preliminary CSM for specifics.

Prime Farm Soils Map: There are prime farm soils from Group 2 shown on the parent parcel and area proposed to be rezone as indicated in the prime farm soils map from the Town of Eau Pleine's Comprehensive Plan. Existing prime farm soils are located under/around the existing agricultural structures on the western portion of the proposed lot.



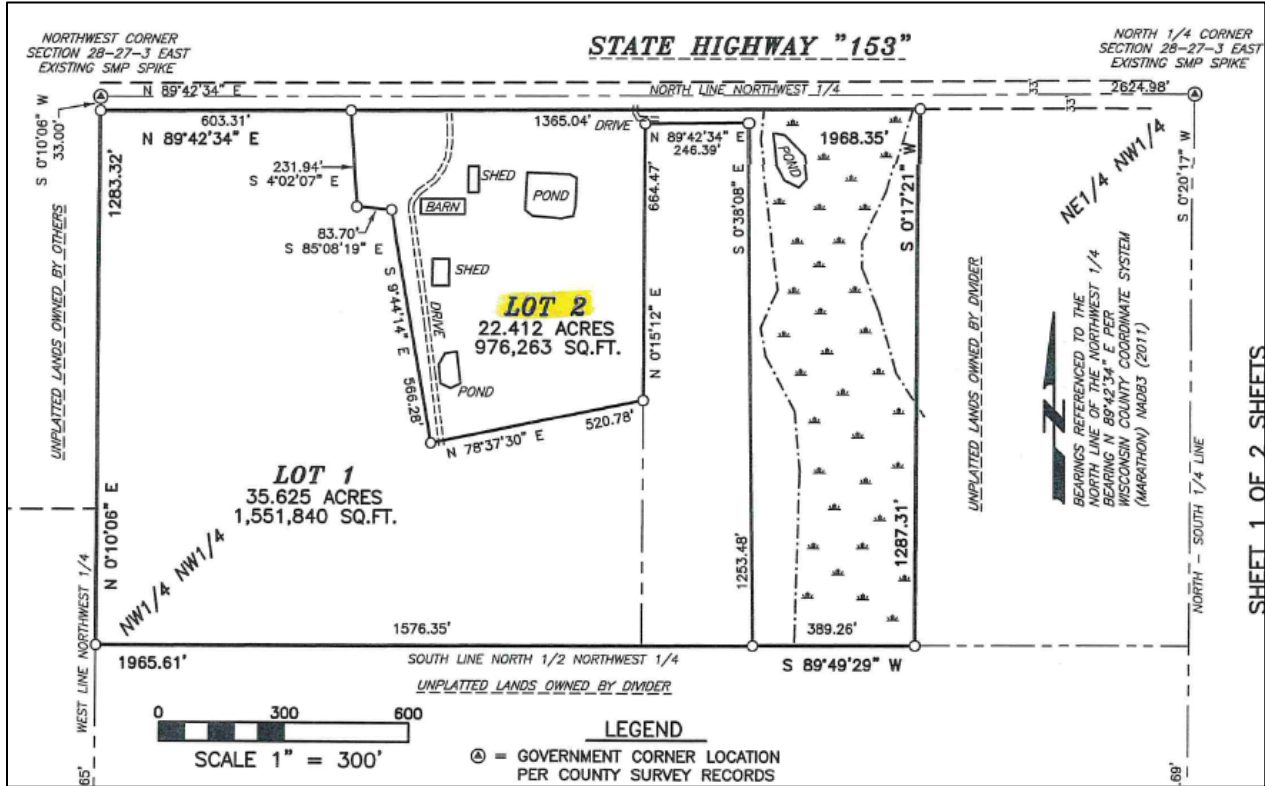
Aerial Photo:



Outline shown in red is approximate and shall be used as a reference only, see the preliminary CSM for specifics.

Preliminary Certified Survey Map:

Lot #2 = Parcel in question



Legal Land Discription:

SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF GARY RUEGSEGGER, I SURVEYED, MAPPED AND DIVIDED THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 27 NORTH, RANGE 3 EAST, TOWN OF EAU PLEINE, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 28; THENCE S 0°10'06" W ALONG THE WEST LINE OF THE NORTHWEST 1/4 33.00 FEET TO THE SOUTH LINE OF STATE HIGHWAY "153" AND TO THE POINT OF BEGINNING; THENCE N 89°42'34" E ALONG THE SOUTH LINE OF STATE HIGHWAY "153" 1968.35 FEET; THENCE S 0°17'21" W 1287.31 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4; THENCE S 89°49'29" W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 1965.61 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE N 0°10'06" E ALONG THE WEST LINE OF THE NORTHWEST 1/4 1283.32 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 THE TOWN OF EAU PLEINE, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.

SHEET 1 OF 2 SHEETS

TOWN RECOMMENDATION:

On September 8th, 2020 the **Town of Eau Pleine** Town Board Recommended Approval to Marathon County's Environmental Resources Committee.

| |
|--|
| <p>The Town of Eau Pleine recommends: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval of the amendment and/or zone change.</p> <p>OR <input type="checkbox"/> Requests an Extension* for the following reasons: _____</p> <p>_____</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> <div style="text-align: right; margin-top: 20px;"><p>Clerk <u>Deanna L. Loh</u></p><p>Town Board <u>Mark Landwehr</u></p><p><u>Kit Schuyler</u></p><p><u>Mark Oatley</u></p></div> |
|--|

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 Eau Pleine Comprehensive Plan shows the area in question is intended to be single family residential and other agricultural land uses in their future land use map. Additionally, there are prime farm soils in the area proposed to be rezoned (only around the existing structures on eastern portion of the proposed lot). Also the remnant parcels will continue to be farmed and will meet the minimum lot size standard for the F-P zoning district of 35 acres. The rezone appears to be partially consistent with the Future Land Use Map of the Town's Comprehensive Plan. Town has noted in their resolution that the rezone is consistent with the Town Comprehensive Plan and have recommended approval of the rezone in question. The rezone in question is partially consistent with the Farmland Preservation Plan yet there are some concerns of fragmentation within an area of the town predominantly zoned Farmland Preservation.

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.

Agricultural lands converted do not appear to have been minimized as approximately 12-15 acres of farmland will be rezoned to the General Agricultural Zoning District. Although the proposed zoning district in question is agricultural, the allowable land uses and standards differ from the Farmland Preservation zoning district which may result in some unforeseen impacts on adjacent farm lands (current or future). Options were provided to the property owner and agent by the CPZ department in an effort to further minimize agricultural lands converted/rezoned yet the additional agricultural lands (on eastern portion of the proposed parcel) do not appear to be prime/highly productive and also contain DNR mapped wetlands.

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 creating a parcel that is less than the minimum lot size standard for the Farmland Preservation Zoning District (35 acres). Options were provide to the applicant and agent to create a parcel 35 acres or greater, 2.00-4.99 acres through a farm consolidation, or rezone only 10+ acres around the existing buildings yet the final CSM submission required the rezone in question.
- b. Proposed area to be rezoned already has existing agricultural buildings 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. Agricultural uses onsite 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 Eau Pleine Town Board has recommended **Approval** of this rezone petition.

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

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

STAFF (CPZ) RECOMMENDATION(S):

The rezone meets all the zoning district standards as it relates to size, frontage, access, and dimension. The rezone petition does not appear to minimize the agricultural lands converted yet the lands rezoned will be in another agricultural zoning district and the remnant parcels will continue to be farmed as a result of the rezone. If approved, the Town of Eau Pleine should update their comprehensive plan to reflect the proposed rezone to the General Agricultural Zoning District from the Farmland Preservation (F-P) Zoning District. The future and existing land use maps should be revised to reflect the approved rezone, yet the maps are partially consistent with the rezone in question. The rezone also appears to be consistent with the purpose and intent of the Towns Comprehensive Plan, yet part of the area in question does have prime farm soils. The county has concerns regarding fragmentation and the potential effect the rezone in question may have on adjacent farmland preservation zoned parcels. But, given the rezone is proposed to convert lands from one agricultural zoning district to another the concerns are not as serious as a petition to rezone lands to a residential, commercial, or industrial zoning district.

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. Yet, staff would request the ERC consider all the previously discussed concerns and rezone standards to make an informed determination.



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: _____



RECEIVED



PETITION FOR ZONE CHANGE
BEFORE THE MARATHON COUNTY BOARD OF SUPERVISORS

AUG 31 2020

MARATHON CO. CONSERVATION, PLANNING & ZONING DEPT.

1. As authorized by §17.91 of the Marathon County Zoning Code (I) (we) (Name & Address): Jack Kautza Revocable Trust 12-27-12 / Jack Kautza (Trustee) 181530 Sportsman Dr. Birnamwood, WI 54414

hereby petition to rezone property owned by (Name & Address): Jack Kautza Trustee, 234470 North Pole Rd Birnamwood, WI 54414

from the classification GA, General Ag. to R-R, Rural Residence

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): Attached.

Parcel Identification Number (PIN): 062-2910-1640999

3. The proposed change is to facilitate the use of the land for (be specific-list all proposed uses): 3.49 acres with House & Building for R-R

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. They are Frontier and Alliant Energy at present. They will remain the same. No changes required.

B. Explain how the provision for these facilities will not be an unreasonable burden to local government. No changes. Residence single family already exists.

C. What have you done to determine that the land is suitable for the development proposed? No change / single family home already exists.

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. There will be no changes to property.

E. Explain any potential for conflict with existing land uses in the area. There is no potential for conflict. Home already exists. No changes to property.

(OVER)

F. Demonstrate the need of the proposed development at this location. Selling home and 3 1/2 acres to step son on Land contract Home already exist.

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? N/A

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. N/A

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).

Attached
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 Jack Kautza Revocable Trust 12-27-12 Phone 715-449-2635 Date 8-28-20

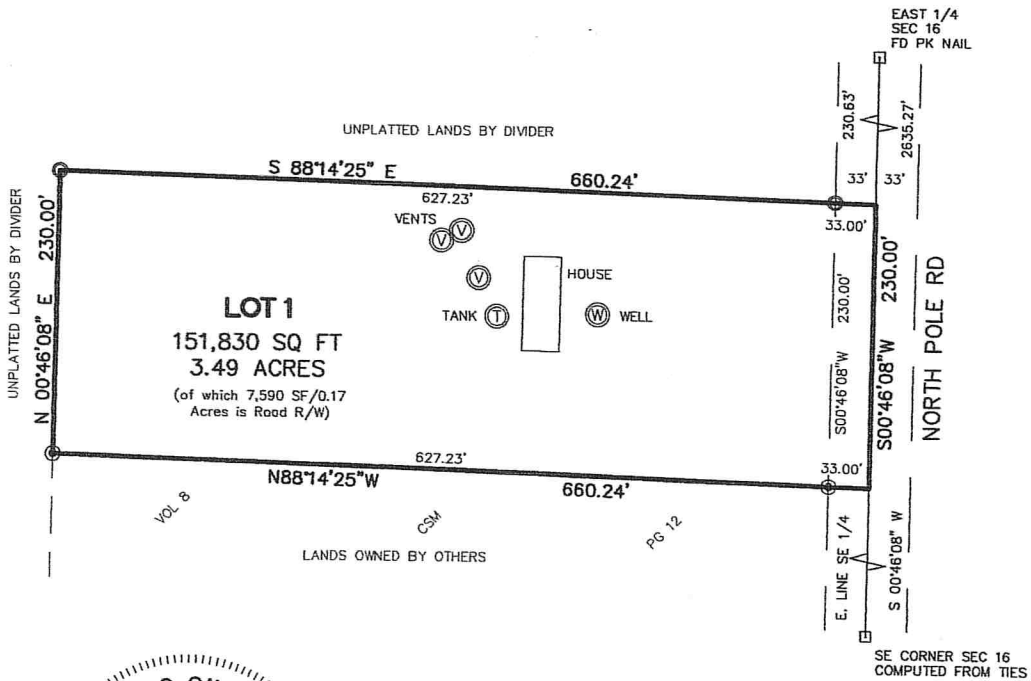
8. Owner's Signature Jack Kautza Trustee Phone _____ Date _____
(If different)

Date Fee Received: 09/02/20 JK 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.

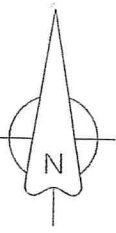
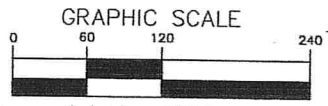
CERTIFIED SURVEY MAP

OF PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST
1/4 OF SECTION 16, TOWNSHIP 29 NORTH, RANGE 10
EAST, TOWN OF PLOVER, MARATHON COUNTY WISCONSIN



APPROVED FOR RECORDING
UNDER THE TERMS OF THE
MARATHON CO LAND DIVISION
REGULATIONS
BY _____
DATE _____
MARATHON CO CONSERVATION
PLANNING AND ZONING DEPT
CPZ TRACKING# _____

- 1.3" X 18" IRON PIPE WEIGHING
1.68 LBS/LINEAL FOOT SET(OD)
- FOUND 2" I. PIPE
- ⊙ FOUND 1" I. PIPE
- ▲ FOUND PK NAIL OR RR SPIKE
- ⊠ FOUND GOV'T CORNER
- () RECORD DATA



NOTE: THIS SURVEY DOES
NOT TRANSFER PROPERTY
OWNERSHIP, TRANSFER OF
PROPERTY REQUIRES A
RECORDED DEED, EXCEPTING
PUBLIC DEDICATIONS

| | | |
|--|--|--|
| SURVEY PROVIDED BY: CORNERSTONE SURVEYING W12890 HWY 1 DEERBROOK WI 54424 715-216-3234 | SURVEYED FOR: JACK KAUTZA 181530 SPORTSMAN DR BIRNAMWOOD WI 54414 | BEARING REFERENCE: EAST LINE OF THE SE 1/4 OF SEC 16 ASSUMED TO BEAR S 0°46'08" W |
|--|--|--|

MARATHON COUNTY CERTIFIED SURVEY MAP

I, Charley G. Brinkmeier, Professional Land Surveyor, hereby certify:

That I have surveyed, and mapped by the order of Jack Kautza, a parcel of land being part of the Northeast ¼ of the Southeast ¼ of Section 16, Township 29 North, Range 10 East, Town of Plover, Marathon County, Wisconsin more particularly described as follows:

Commencing at the East 1/4 Corner of Section 16; thence S 0° 46' 08" W, 230.63 feet along the East line of the Southeast ¼ of Section 16 to the point of beginning of the parcel herein described; thence S 0° 46' 08" W, 230.00 feet; thence N 88° 14' 25" W, 660.24 feet; thence N 0° 46' 08" E, 230.00 feet; thence S 88° 14' 25" E, 660.24 feet to the point of beginning of the parcel here in described.

Said parcel contains 151,830 Square Feet or 3.49 Acres of which 7,590 Square Feet or 0.17 Acres is Road R/W.

Subject to all roadways and easements of record.

That this map is a true and correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made to the best of my knowledge and belief;

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and fully complied with all the provisions of the Marathon County Land Division Ordinance;

Dated this 17th day of August, 2020.

_____ P.L.S. No. S-2517



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

134.49 0 134.49 Feet



NAD_1983_HARN_WISCRS_Marathon_County_Feet

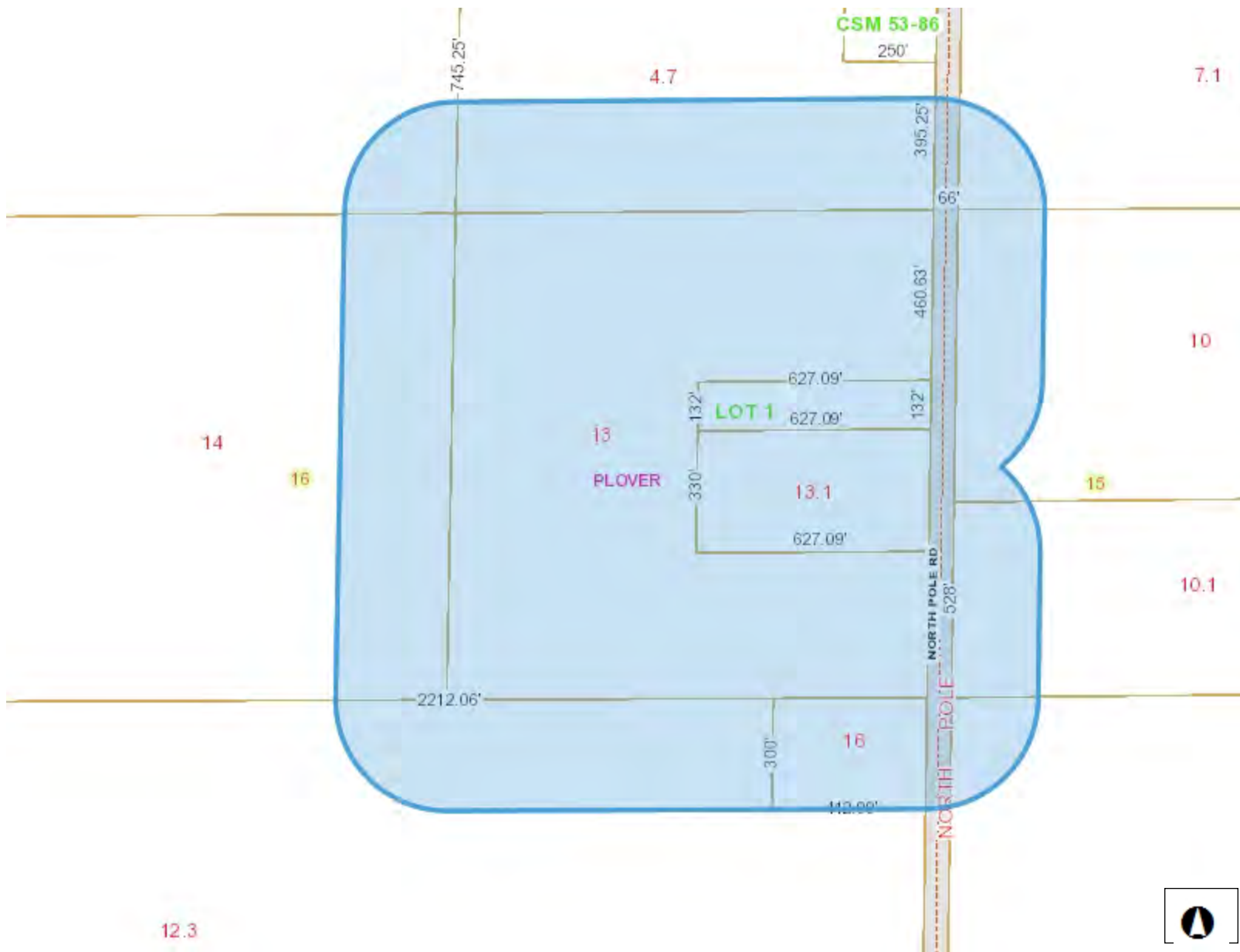
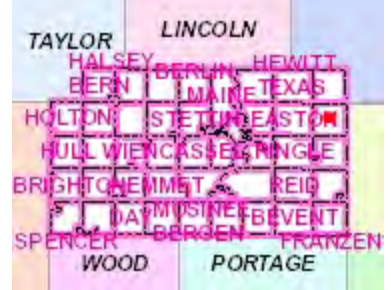
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Notes



Land Information Mapping System



Legend

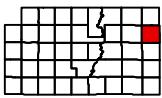
- Parcel Annotations
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- Right Of Ways
- Municipalities

Notes

200.00 0 200.00 Feet

NAD_1983_HARN_WISCRS_Marathon_County_Feet

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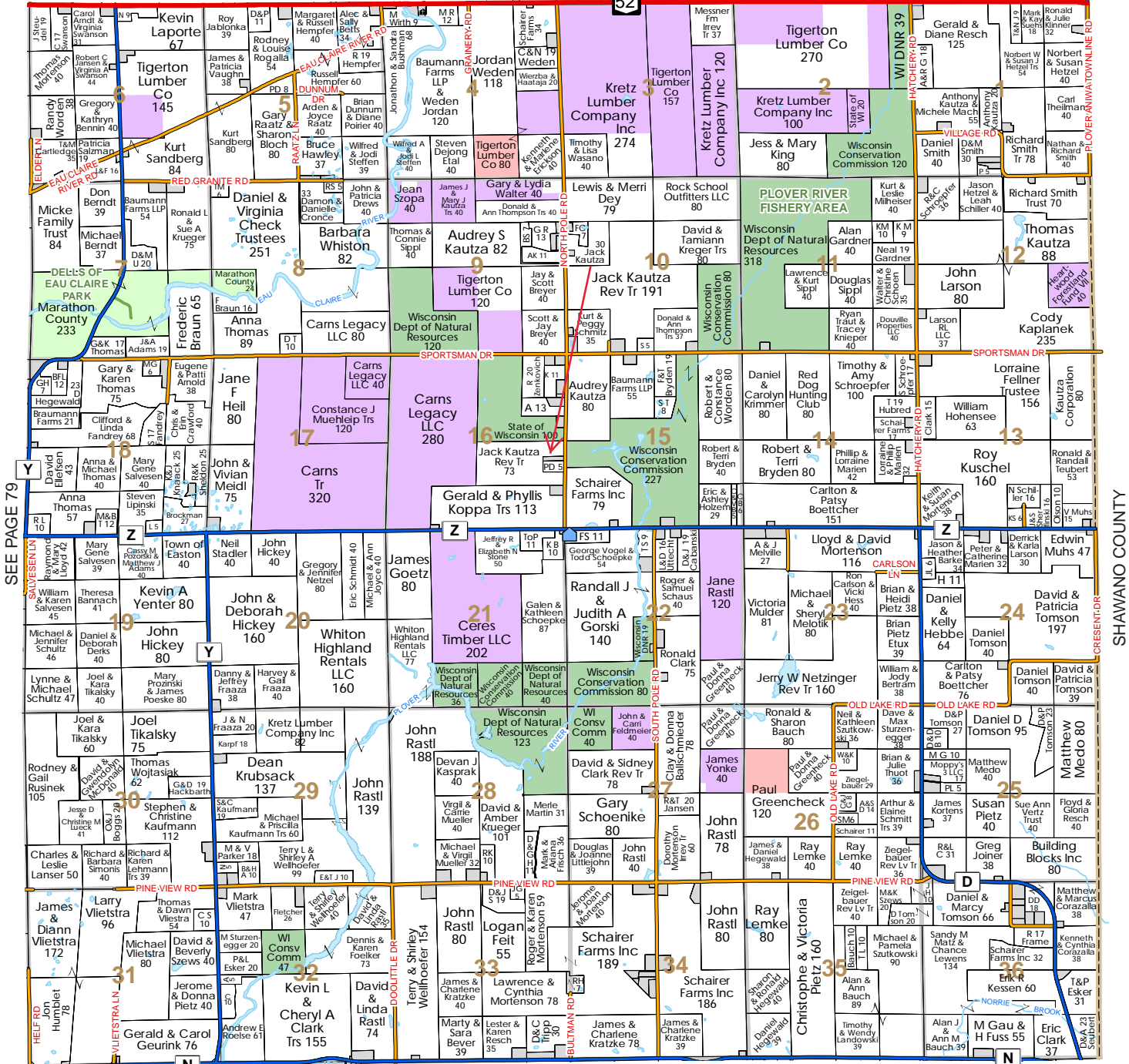
Plover

Township 29N - Range 10E

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SEE PAGE 97

52



SEE PAGE 63

SEE PAGE 79

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14 USC 707

STATE OF WISCONSIN)
MARATHON COUNTY)
TOWN OF PLOVER)

RESOLUTION ON ZONING ORDINANCE AMENDMENT

TO THE MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE

I, Valerie Parker, Clerk of the Town of Plover, 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 Plover Town Board at a meeting held on the 8th day of September, 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 Plover Town Board considered on the 8th day of September, 2020, petition by Jack Kautza and the Jack Kautza Revocable Trust 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 NE ¼ of the SE ¼ of Section 16, Township 29 North, Range 10 East, Town of Plover. The area proposed to be rezoned is described as Lot 1 (3.49 acres) on the Preliminary Certified Survey Map (CSM) submitted as a part of the rezone petition. Parcel address 234470 North Pole Road, Birnamwood WI 54414. Part of parent parcel PIN# 062-2910-164-0999.

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

- 1) **Has the applicant provided what public facilities and/or services currently serve the proposed development, what additional services may be required, and how the additional services will be provided?**

No Yes Explain: _____

- 2) **Has the applicant demonstrated how the provision of the public facilities will not be an unreasonable burden to local government?**

No Yes Explain: _____

- 3) **Has the applicant determined that the land is suitable for the development proposed? Explain.**

No Yes Explain: _____

- 4) **Has the applicant demonstrated what will have to be done so the development will not cause unreasonable air and water pollution, soil erosion, or adverse effects on rare or irreplaceable natural areas? Explain.**

No Yes Explain: _____

- 5) **Is there any potential for conflict with existing land uses in the area?**

No Yes Explain: _____

(OVER)

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

The Town of Plover 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 Valerie Pan
 Town Board Tom Kouty
Peter
Harve

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 October 23, 2020 to:

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



**Jack Kautza Revocable Trust
Petition to Rezone Land
Staff Report, November 3rd, 2020
Environmental Resources Committee**

Findings of Fact

PUBLIC HEARINGS/MEETINGS:

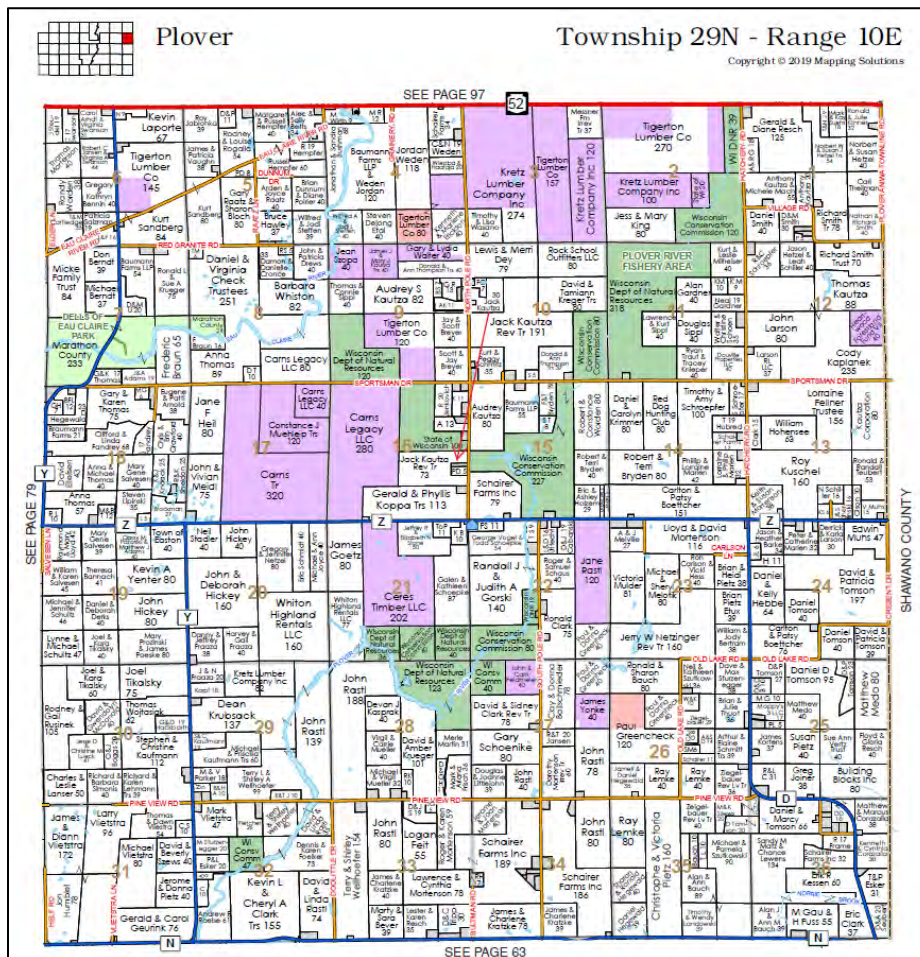
- Town of Plover Town Board Meeting (September 8th, 2020)
- Marathon County Environmental Resources Committee Meeting (November 3rd, 2020 at 3:00pm)

PETITIONER: Jack Kautza – 181530 Sportsman Drive, Birnamwood WI 54414

PROPERTY OWNER: Jack Kautza Revocable Trust – 234470 North Pole Rd, Birnamwood WI 54414

LOCATION OF REZONE REQUEST: Area proposed to be rezoned is located approximately 2,280 ft. north of the intersection of County Road Z and North Pole Drive. (See Map #1)

Map 1: Location of Rezone Request



REQUEST:

The petition of Jack Kautza and the Jack Kautza Revocable Trust 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 NE ¼ of the SE ¼ of Section 16, Township 29 North, Range 10 East, Town of Plover. The area proposed to be rezoned is described as Lot 1 (3.49 acres) on the Preliminary Certified Survey Map (CSM) submitted as a part of the rezone petition. Parcel address 234470 North Pole Road, Birnamwood WI 54414. Part of parent parcel PIN# 062.2910.164.0999.

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) and Low Density Residential (Yellow). There are also parcels zoned Low Density Residential (Yellow), Rural Residential (Tan), and Rural Estate (Orange) within close proximity to the parcel in question.

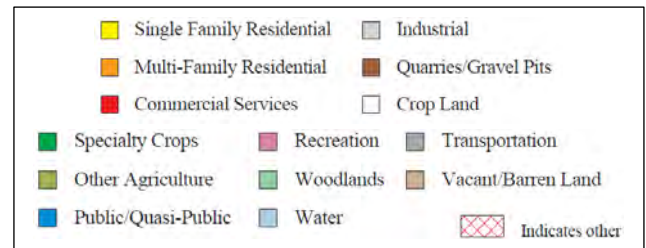
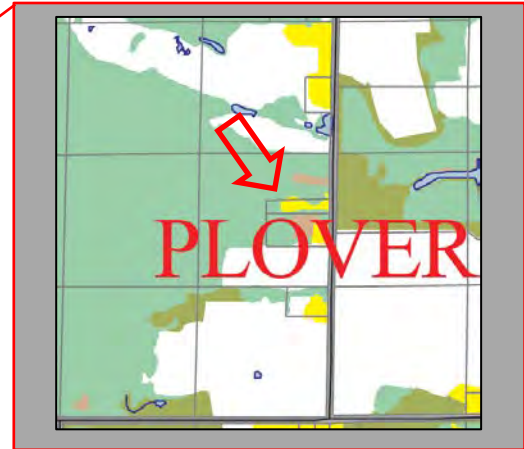
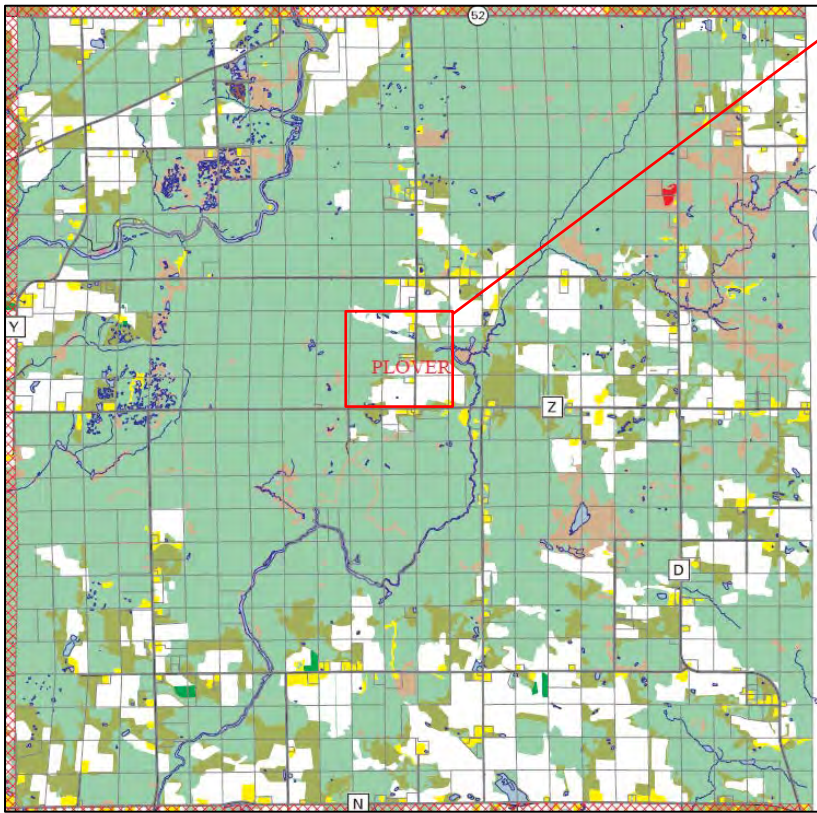


Map #2 Town of Plover - Zoning District Map

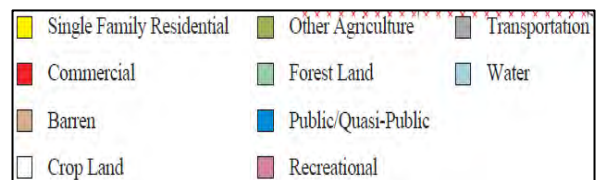
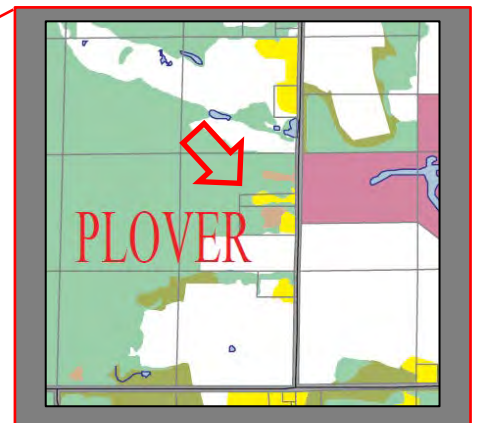
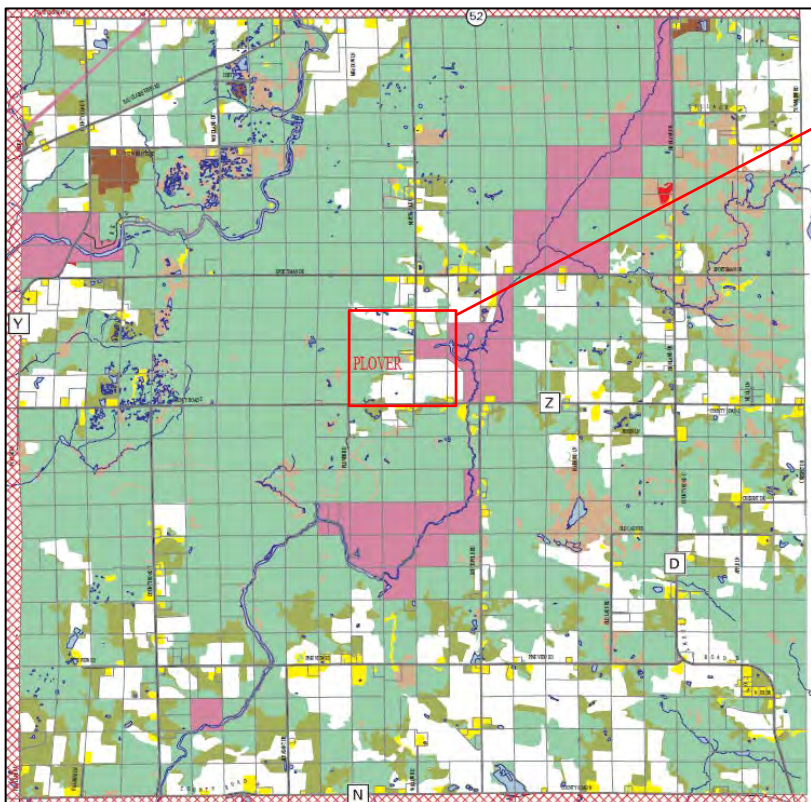
ACREAGE:
3.49 Acres

Legal Notification:
A legal advertisement was published in the *Wausau Daily Herald* on Monday, October 19th, 2020 and Monday, October 26th, 2020. Notice of the zoning change request was also sent by regular mail to adjacent property owners within 300 feet of the subject property.

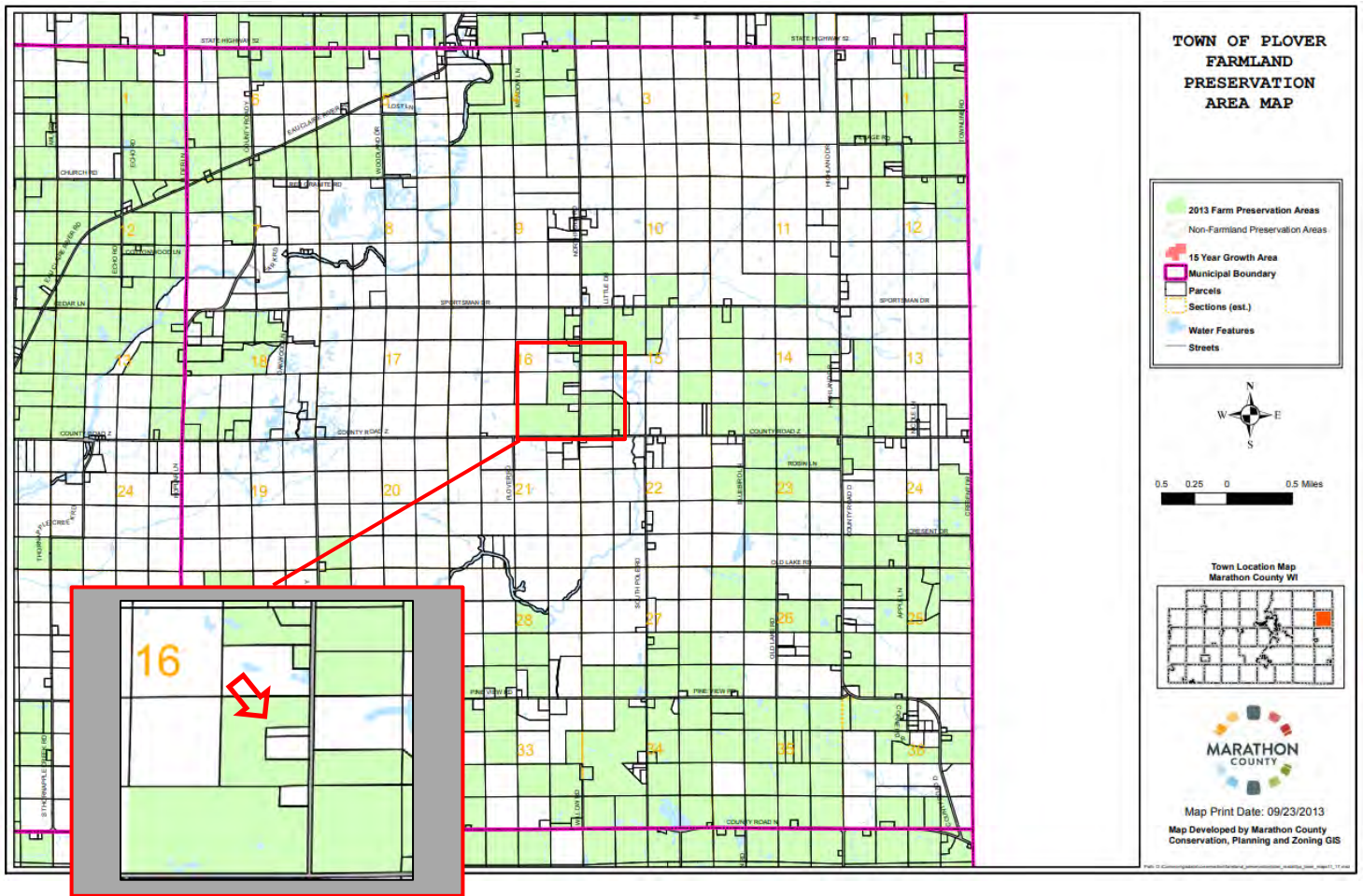
Existing (2000) Land Use/Land Cover Map – Town of Plover (2006 Comprehensive Plan) The area/parcel proposed to be rezoned is shown as Woodland and Single Family Residential land uses in the Town’s Comprehensive Plan Existing Land Use/Land Cover Map. Whereas, adjacent land uses include Crop Land, Single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



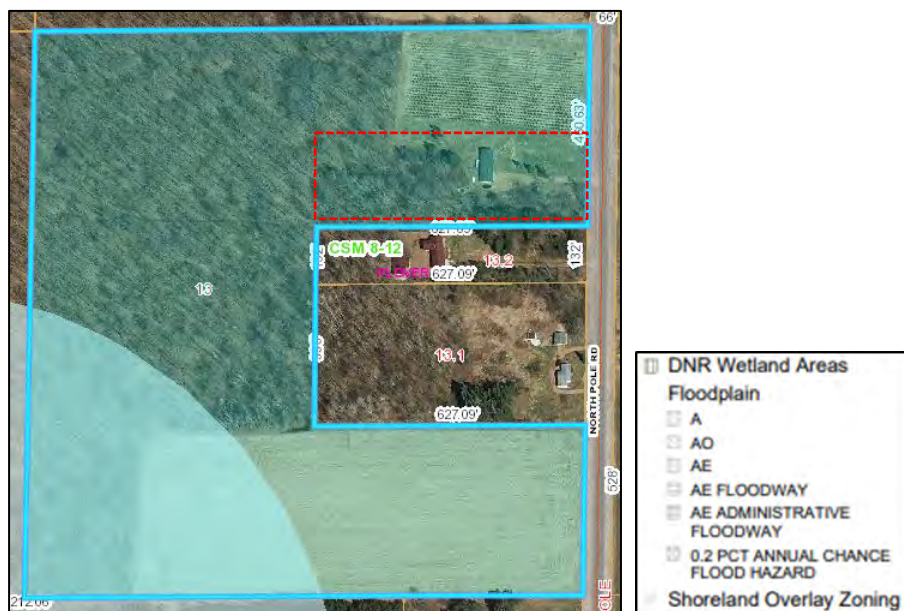
TOWN COMPREHENSIVE PLAN FUTURE LAND USE MAP (2006): The area/parcel proposed to be rezoned is shown as Woodland and Single Family Residential land uses in the Town’s Comprehensive Plan Future Land Use Map. Whereas, adjacent land uses include Crop Land, Single Family Residential, Woodland, and Barren Land Uses.



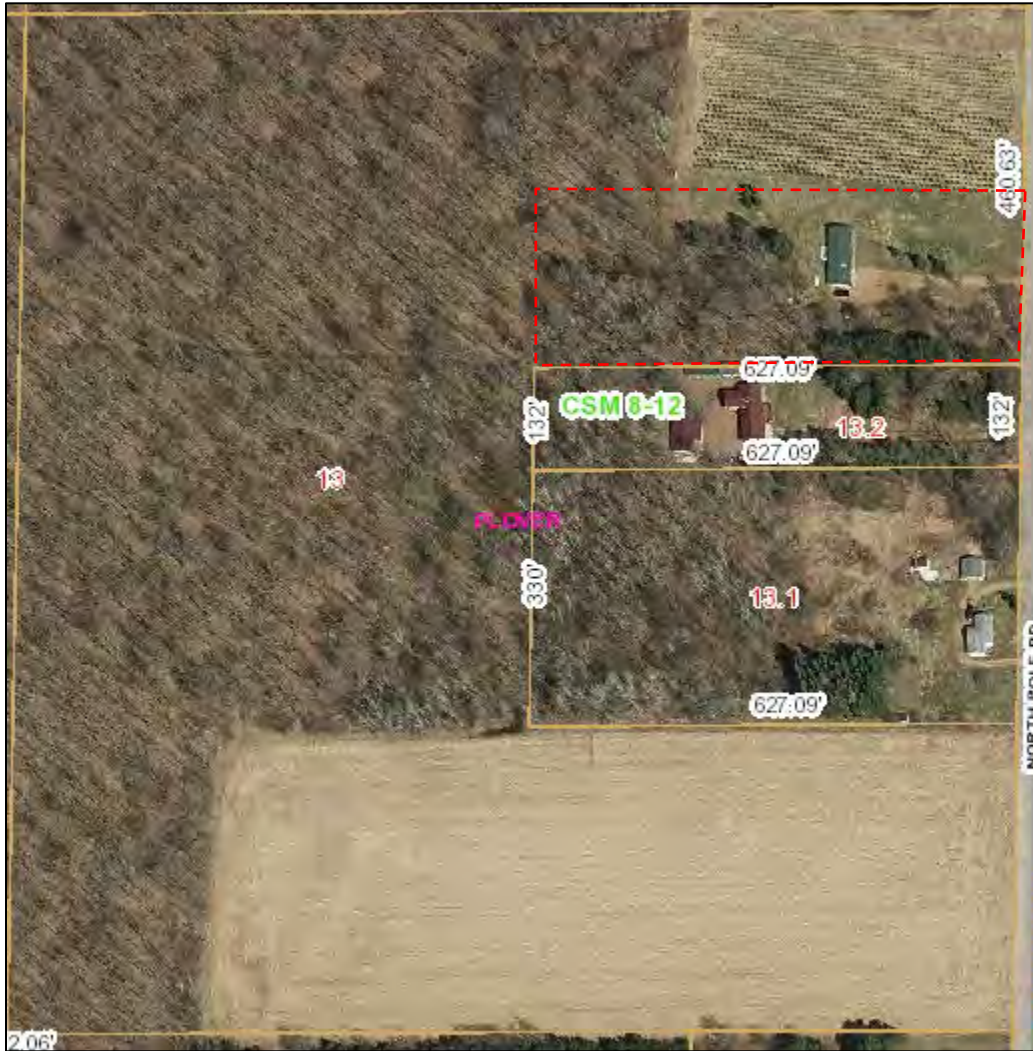
FARMLAND PRESERVATION PLAN: The area in question was not designated as a farmland preservation area in the Farmland Preservation Plan, yet the town does not participate in farmland preservation zoning. Therefore, there are no parcels within the Town of Plover that are zoned farmland preservation.



SIGNIFICANT PARCEL LIMITATIONS OR NATURAL FEATURES: The area proposed to be rezoned has no mapped floodplain, DNR mapped wetlands, water features, or shoreland overlay areas. Yet, the parent parcel has a small portion of the lot located within the Shoreland Overlay due to its proximity to a nearby pond.

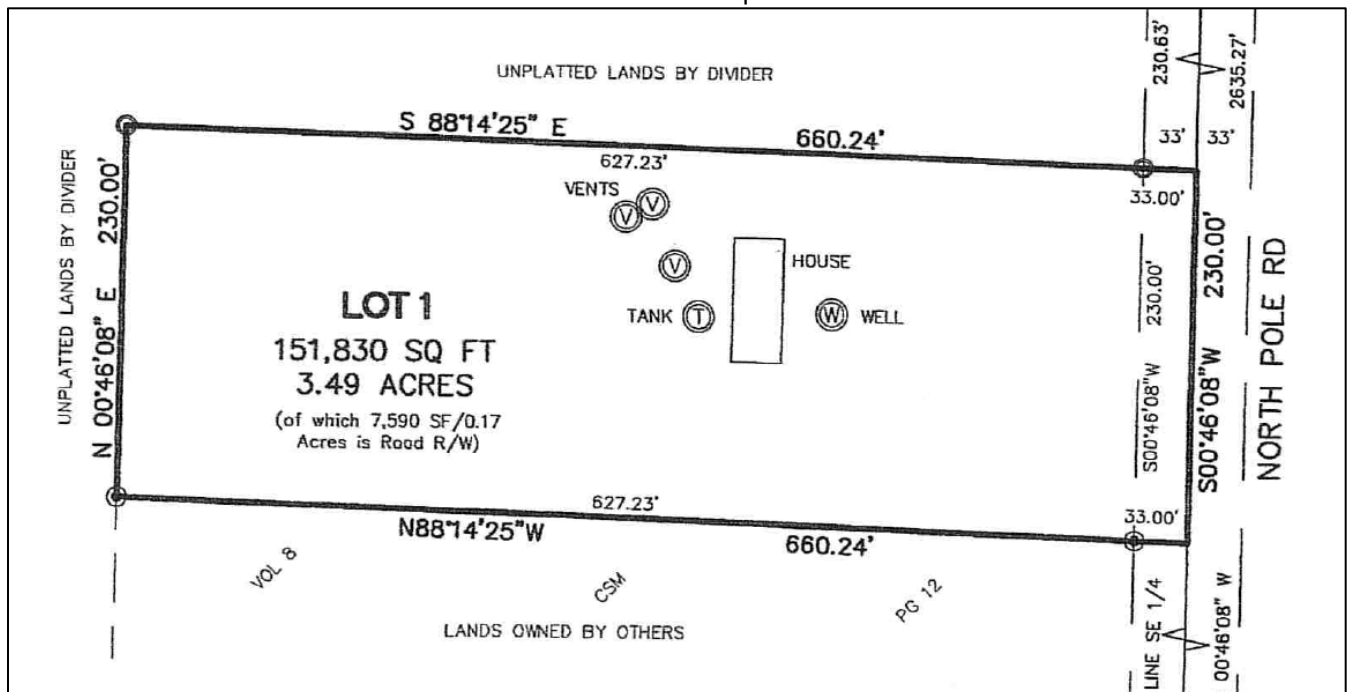


Aerial Photo:



Preliminary Certified Survey Map:

Lot #1 = Parcel in question



TOWN RECOMMENDATION:

On September 8th, 2020 the **Town of Plover** Town Board Recommended **Approval** to Marathon County's Environmental Resources Committee.

| |
|--|
| <p>The Town of Plover recommends: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval of the amendment and/or zone change.</p> <p><i>OR</i> <input type="checkbox"/> Requests an Extension* 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>Valerie Pan</u></p> <p style="text-align: right;">Town Board <u>Tom Kowalski</u></p> <p style="text-align: right;"><u>[Signature]</u></p> |
|--|

Staff Comments regarding ERC Conclusions of Law:

1. The rezoning is substantially consistent with the following plans. (*note how the proposed relates to the future land use plan and the vision, goals, objectives, and policies of the plan*)

- a. [Marathon County](#) Comprehensive Plan
- b. [Town](#) Comprehensive Plan and,
- c. Marathon County [Farmland Preservation Plan](#).

The Marathon County Comprehensive Plan relies on the Town Comprehensive Plan regarding specific land uses and zoning districts for individual parcels. The Town of Plovers Comprehensive Plan has already designated part of the proposed parcel to the single family residential land use. The area proposed to be rezoned also does not participate in the Farmland preservation program and is not zoned farmland preservation, additionally the area proposed to be rezoned is currently not being farmed. Per the Town of Plover Town Board, the rezone appears to be consistent with the Towns Comprehensive Plan.

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

There is no active farmland on the area proposed to be rezoned, remaining active farmland will continue to be farmed. The use of the area in question will not change (existing single family home). Additionally, the rezone in question minimizes the total agricultural land converted from farmland as no active (or otherwise) farmland will be converted as a result of this rezone.

3. The applicant has demonstrated that...

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

a. The need is related to a pending Certified Survey Map submitted to the Conservation, Planning, and Zoning Department.

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

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

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

All Federal, State, and Local permits and approvals are required for any applicable development onsite. Additionally, the proposed rezone will likely not result in any unreasonable air and water pollution as all pertinent regulations apply and will need to be adhered to. Any disturbance greater than one acre would need a DNR Stormwater Management Permit. (There is no proposed development onsite at this time.)

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

The Town of Plover Town Board has recommended approval of this rezone petition.

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

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

STAFF (CPZ) RECOMMENDATION(S):

The rezone meets all the zoning district standards as it relates to size, frontage, access, and dimension. If approved, the Plover 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
FROM FARMLAND PRESERVATION ZONING
BEFORE THE MARATHON COUNTY BOARD OF SUPERVISORS

David
~~Herbert~~ Law

1. As authorized by §17.91 of the Marathon County Zoning Ordinance (I) (we): (Name and mailing address) 1016 C Jasmine Lane St. Point WI 54482

hereby petition to rezone property owned by: (Name and mailing address) Herbert Law 1016 C Jasmine Lane, St. Point WI 54482

from the classification **FP Farmland Preservation** to GA General Ag

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 (can be found on tax bill): 056-2603-051-0997

3. The proposed change is to facilitate the use of the land for (be specific-list all proposed uses): A 10.003 Ac parcel for an existing home.

4. Total acres in parcel (outside of right-of-way): 10 acres

5. Total acres zoned Farmland Preservation: FP 10 acres A-4(-M) _____ acres

6. Total acres in farm: 160 acres

7. How many acres/square feet are you requesting be changed? 10 acres / square feet

8. Are there improvements (structures) on this parcel in question? Yes No
What is the current use of the structure(s)? Residential with old farmstead

9. A. What is your reason for requesting this rezone? (Please check and fill in the blanks)
 Develop land for non-agricultural residential use Develop land for recreational use
 Develop land for industrial use Pre-existing use, substandard or nonconforming parcel
 Develop land for commercial use Other: _____

B. How far is the land from a city or village boundary? 4 miles / feet

C. How far is the land from an existing area of similar use? 1 miles / feet

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

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

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

G. If more than one lot was developed: # of Lots: 1 Average lot size: 10 AC

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.

This is an existing old farmstead on a county Highway with well + septic

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

No burden. No change in use

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

This is an existing farmstead.

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

No Adverse effects will occur

- OVER -

RECEIVED

SEP 11 2020

MARATHON COUNTY COMMISSION

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

No conflict. No change in use.

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

No development, existing home

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

No Alternative.

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

Currently a hay field.

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

No development. Would like 10 Acres with farmstead

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

None of the outbuilding are being used for farm use. Dividing off from farm lands

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

Lands will continue to be cropped. No change in use.

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.

Across the Road there is a 10 Ac parcel. want to keep a larger tract with the old farm.

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

The lands will continue to be cropped.

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 Zoning 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 David B. Lau Phone (715) 345-0274 Date 8/23/20

13. Owner's Signature (If different than Petitioner) Phone Date

Fee \$ 600.00 - (Checks payable to Marathon County) Date Fee Received: 09/11/20

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

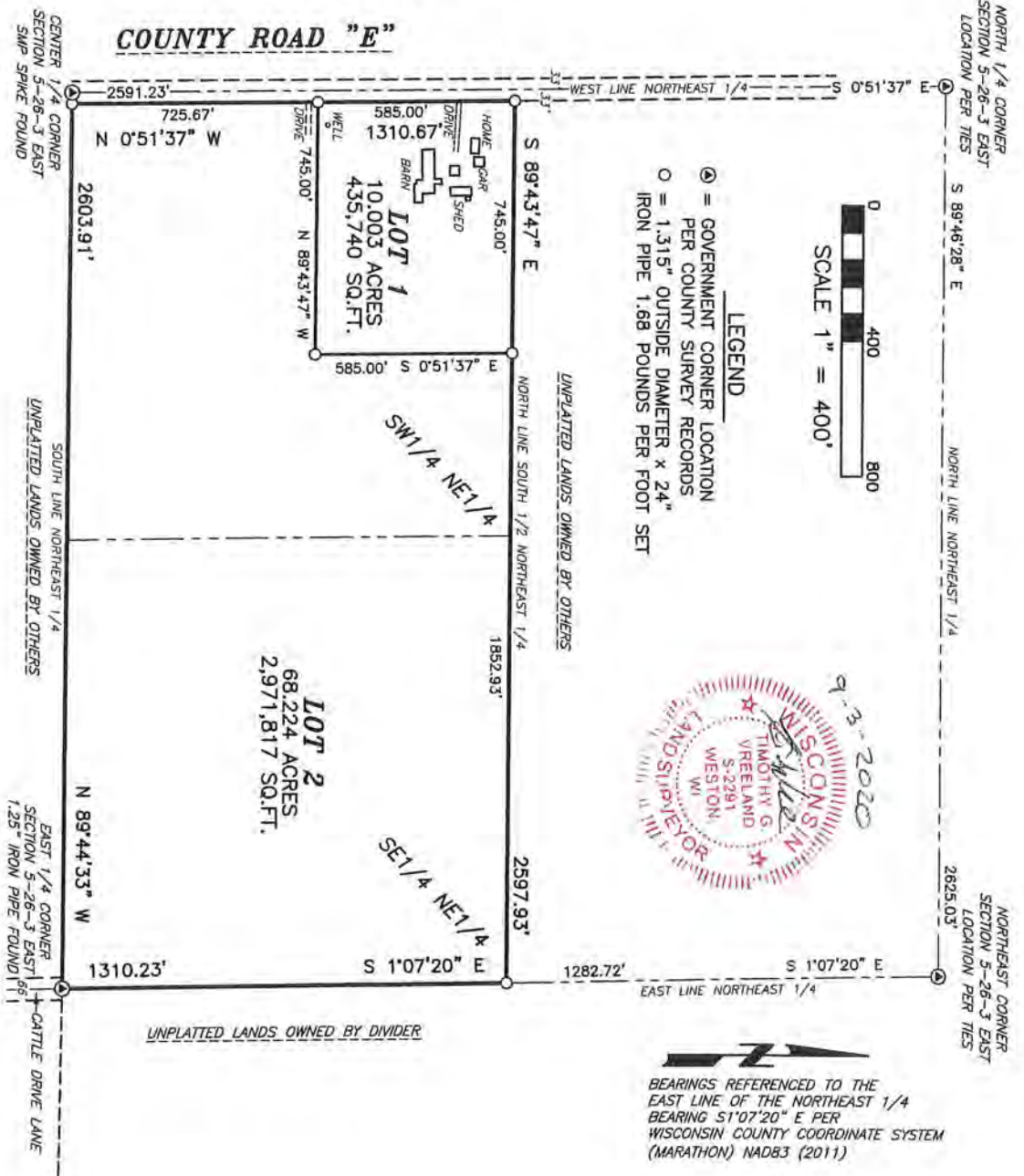
CERTIFIED SURVEY MAP

MARATHON COUNTY NO. _____

PART OF THE SOUTH 1/2 OF THE FRACTIONAL NORTHEAST
1/4 OF SECTION 5, TOWNSHIP 26 NORTH, RANGE 3 EAST,
TOWN OF MCMILLAN, MARATHON COUNTY, WISCONSIN.

| | |
|--|--------------------|
| VREELAND ASSOCIATES, INC. | |
| 6103 DAWN STREET WESTON, WI. 54476 | |
| PH (715) 241-0947 tim@vreelandassociates.us | |
| OWNER: | HERBERT LAU |
| FILE #: 20-0361 DAHLKE | |
| DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND | |

SHEET 1 OF 2 SHEETS





Land Information Mapping System



- ### Legend
- Parcel Annotations
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 - Section Lines/Numbers
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133.87 0 133.87 Feet



NAD_1983_HARN_WISCRS_Marathon_County_Feet

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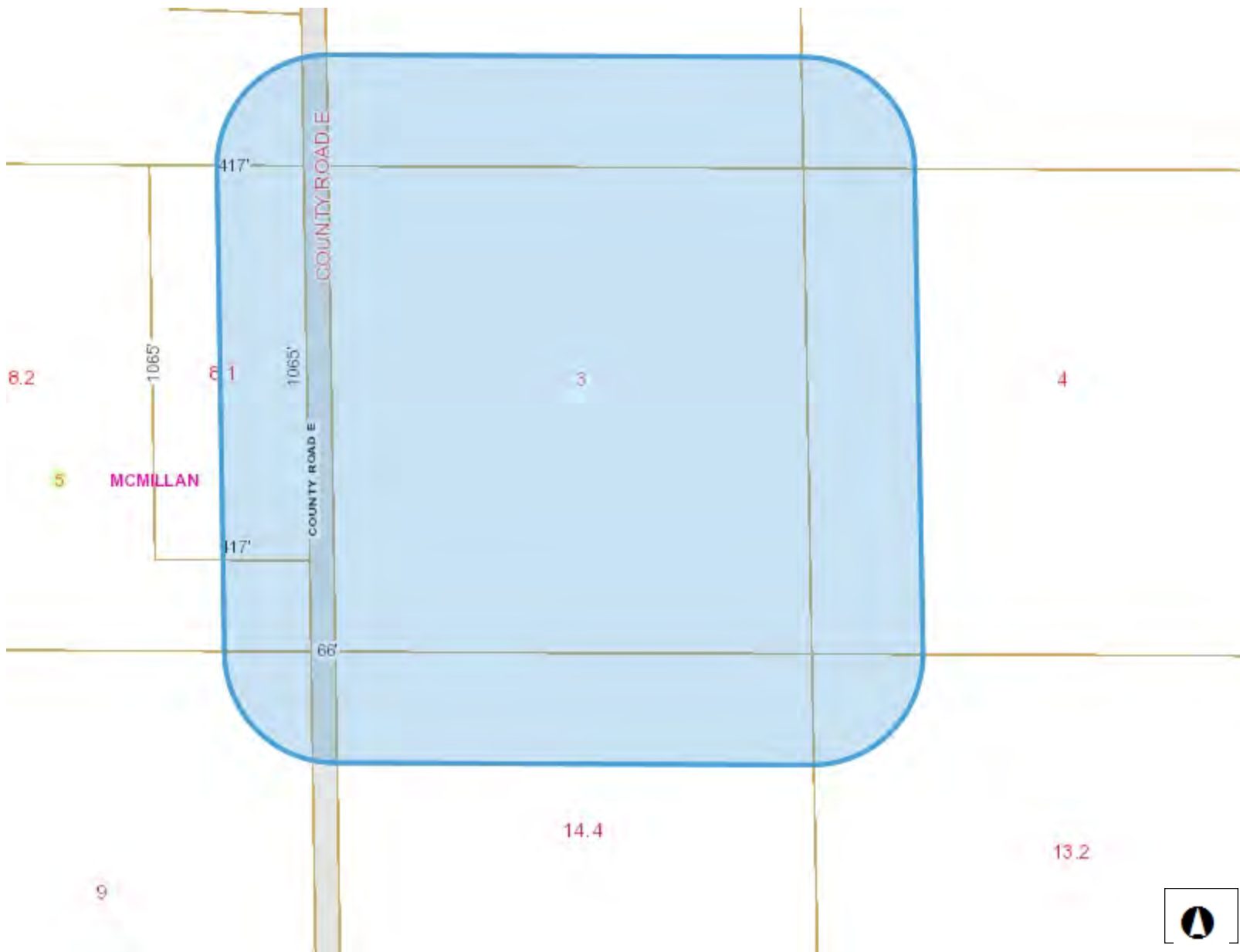
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



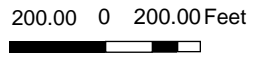


Land Information Mapping System



Legend

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

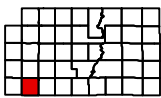


NAD_1983_HARN_WISCRS_Marathon_County_Feet

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Notes

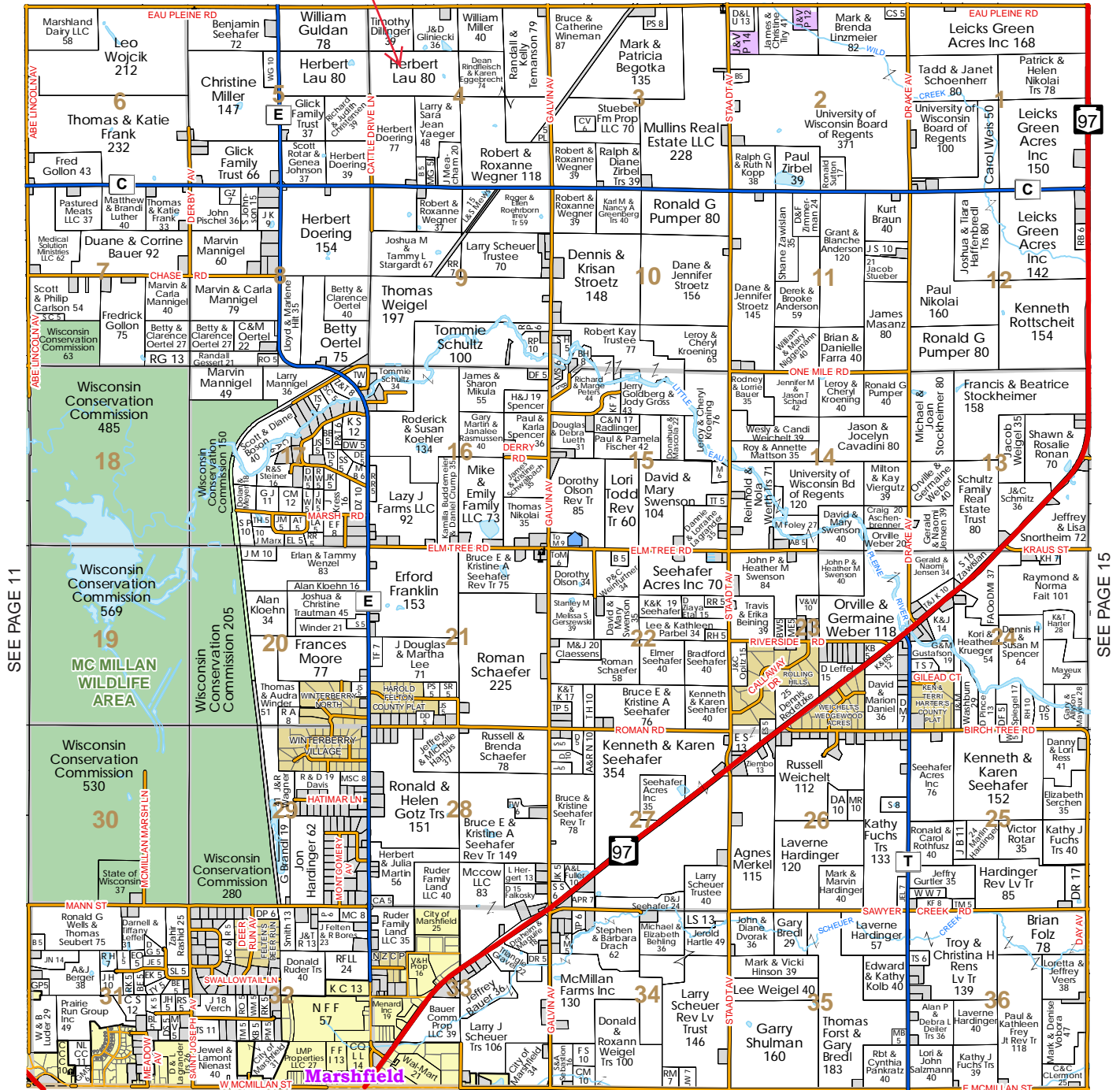


McMillan

Township 26N - Range 3E

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SEE PAGE 31



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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 McMillan Town Board at a meeting held on the 12th day of October, 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 12th day of October, 2020, petition of David Lau on behalf of Herbert Lau to amend the Marathon County Zoning Ordinance to rezone lands from F-P Farmland Preservation to G-A General Agriculture described as part of the S 1/2 of fractional NE 1/4 of Section 05, Township 26 North, Range 03 East, Town of McMillan. The area proposed to be rezoned is described as Lot 1 (10.003 acres) on the Preliminary Certified Survey Map (CSM) submitted as a part of the rezone petition. Parcel address 209223 County Road E, Stratford WI 54484, Part of parent parcel PIN# 056-2603-051-0997.

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: _____
- 8) Is cropland is being consumed by this zone change? What is the productivity of the agricultural lands involved?
 No Yes Explain: Currently a hay field. Future use also hay field.
- 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 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 Patti Kuhn
 Town Board [Signature]
[Signature]
[Signature]

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

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



**David Lau on behalf of Herbert Lau
Petition to Rezone Land
Staff Report, November 3rd, 2020
Environmental Resources Committee**

Findings of Fact

PUBLIC HEARINGS/MEETINGS:

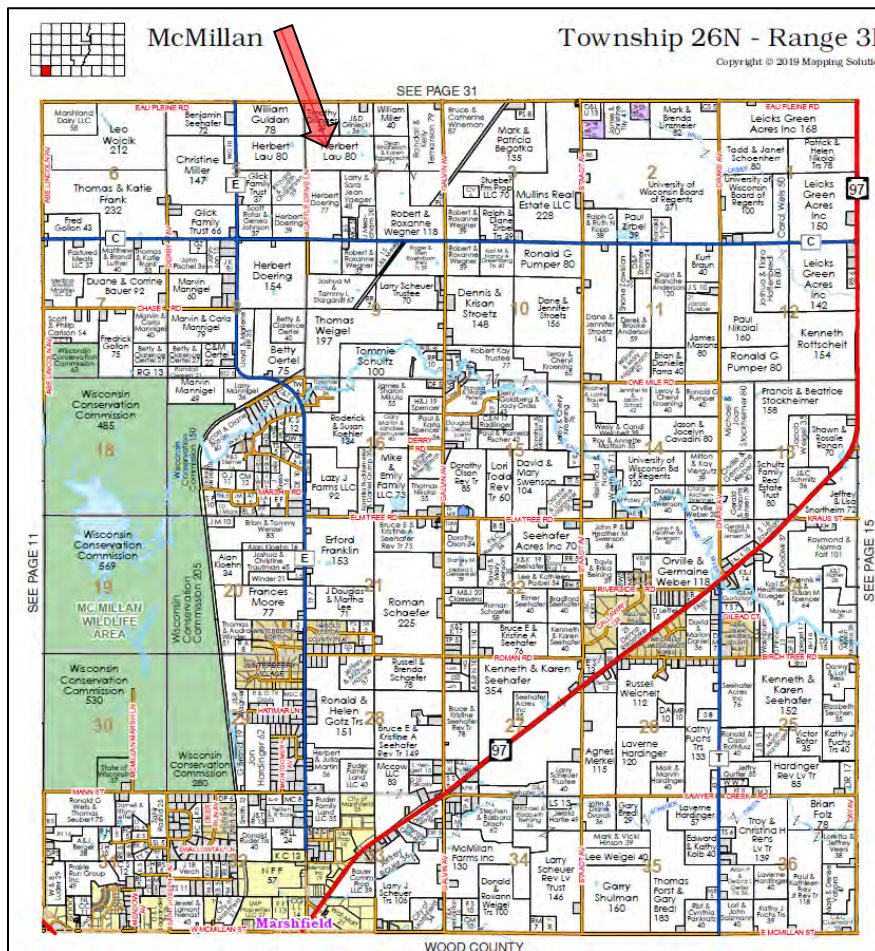
- Town of McMillan Town Board Meeting (October 12th, 2020)
- Marathon County Environmental Resources Committee Meeting (November 3rd, 2020 at 3:00pm)

PETITIONER: David Lau – 1016 Jasmine Lane, Stevens Point WI 54482 (Unite C)

PROPERTY OWNER: Herbert Lau (Recently Deceased) – 1016 Jasmine Lane, Stevens Point WI 54482 (Unite C)

LOCATION OF REZONE REQUEST: Area proposed to be rezoned is located south of State Highway 153, near the center of the town (See Map #1)

Map 1: Location of Rezone Request



REQUEST:

The petition of David Lau on behalf of Herbert Lau to amend the Marathon County Zoning Ordinance to rezone lands from F-P Farmland Preservation to G-A General Agriculture described as part of the S ½ of fractional NE ¼ of Section 05, Township 26 North, Range 03 East, Town of McMillan. The area proposed to be rezoned is described as Lot 1 (10.003 acres) on the Preliminary Certified Survey Map (CSM) submitted as a part of the rezone petition. Parcel address 209223 County Road E, Stratford WI 54484, Part of parent parcel PIN# 056-2603-051-0997.

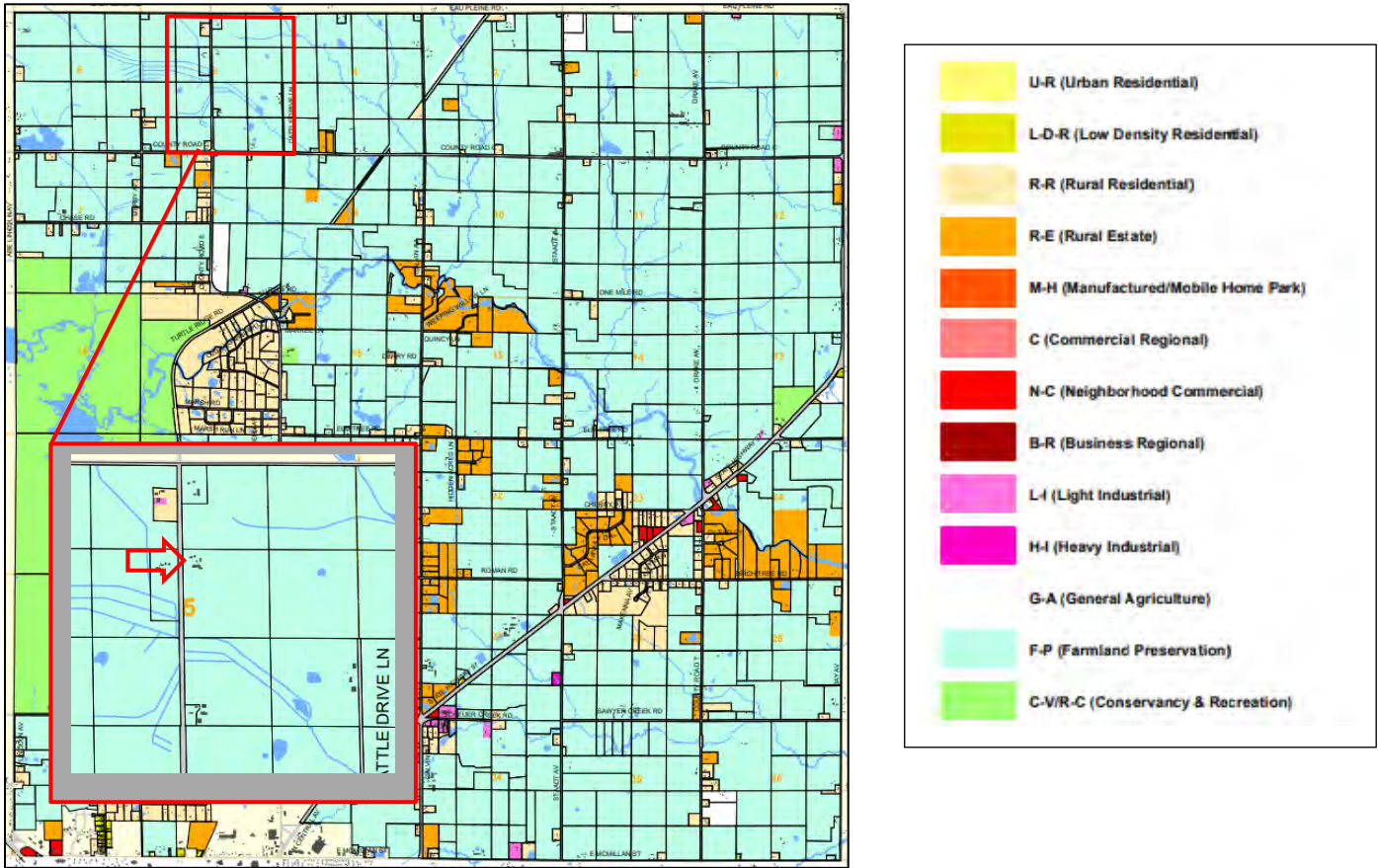
EXISTING ZONING DISTRICT:

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

PROPOSED ZONING DISTRICT:

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

EXISTING ZONING DISTRICT MAP: Adjacent parcels are zoned Farmland Preservation (Teal). There are some Rural Residential (Tan) zoned parcels within close proximity, yet the majority of the surrounding parcels are zoned Farmland preservation.

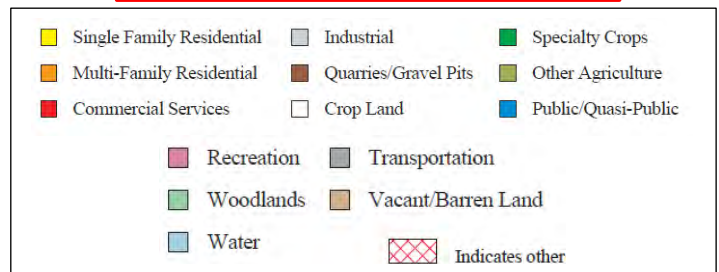
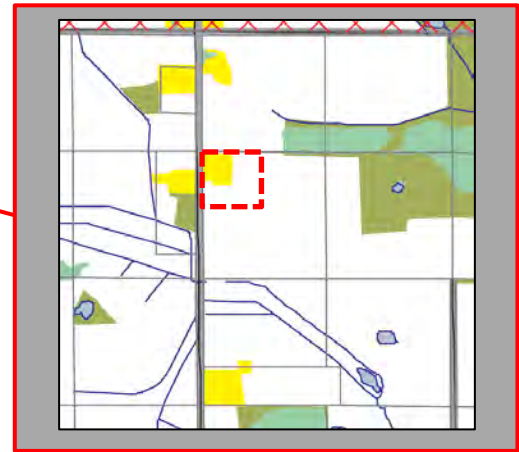
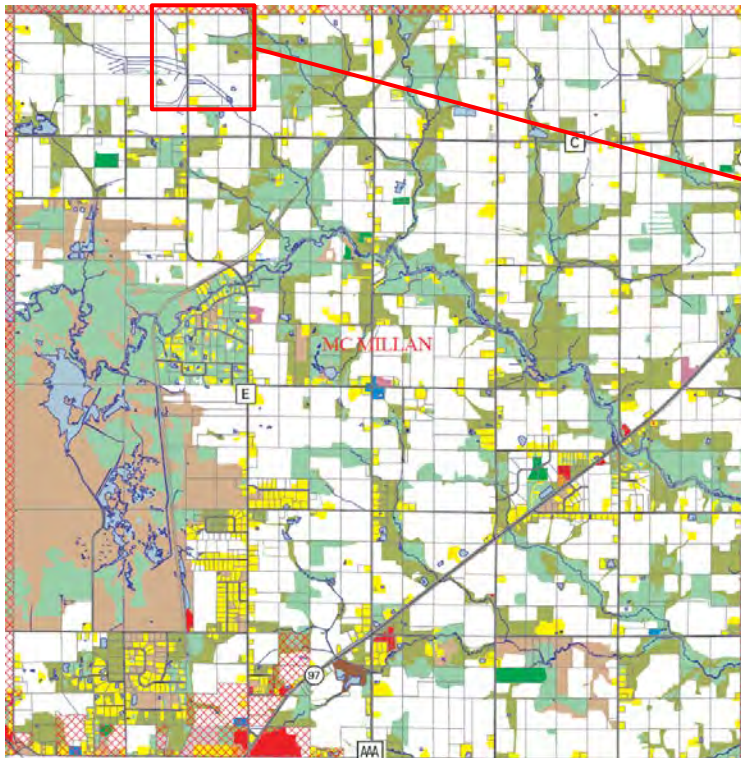


Map #2 Town of McMillan - Zoning District Map

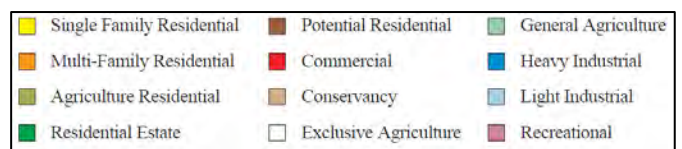
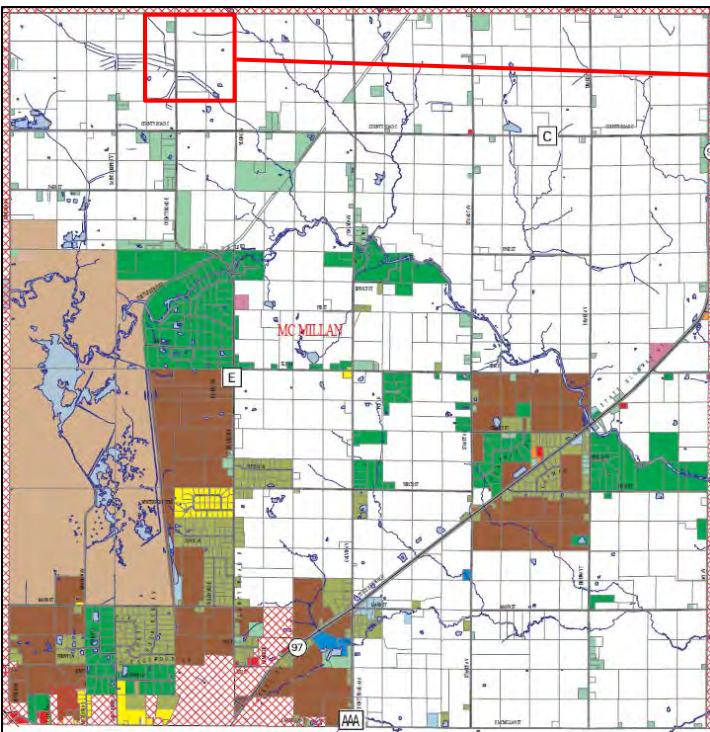
ACREAGE:
10.003 Acres

Legal Notification:
A legal advertisement was published in the *Wausau Daily Herald* on Monday, October 19th, 2020 and Monday, October 26th, 2020. Notice of the zoning change request was also sent by regular mail to adjacent property owners within 300 feet of the subject property.

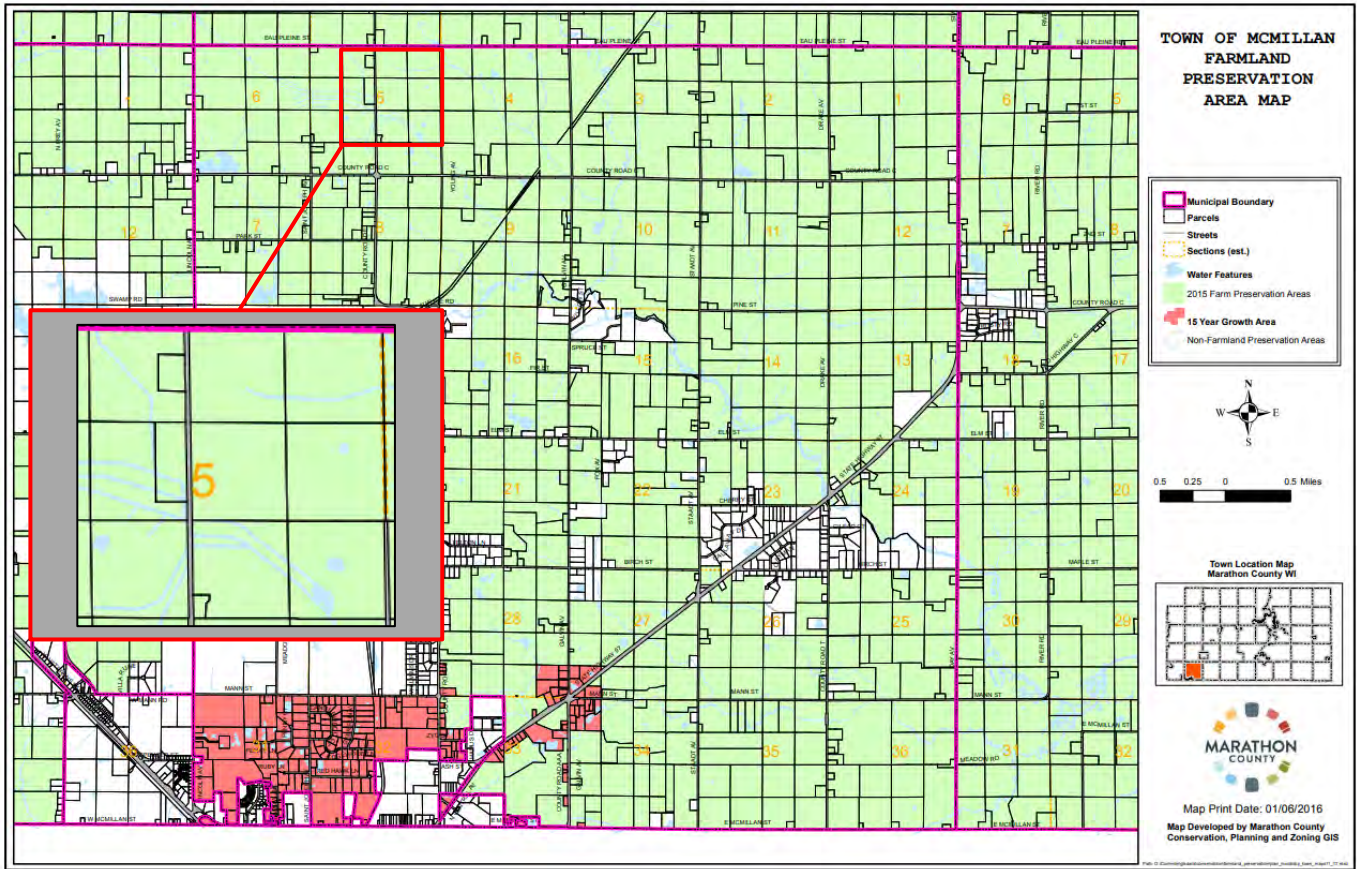
Existing (2000) Land Use/Land Cover Map – Town of McMillan (2006 Comprehensive Plan) The area proposed to be rezoned is shown primarily as Single Family Residential and Crop Land Uses in the Town’s Comprehensive Plan Existing Land Use Map. Whereas, adjacent land uses include Crop Land, Single Family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



TOWN COMPREHENSIVE PLAN FUTURE LAND USE MAP (2006): The area proposed to be rezoned is shown to be designated as Exclusive Agricultural Land Use in the Town’s Comprehensive Plan Future Land Use Map. Whereas as the adjacent land uses include Exclusive Ag and General Agricultural Land Uses.



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

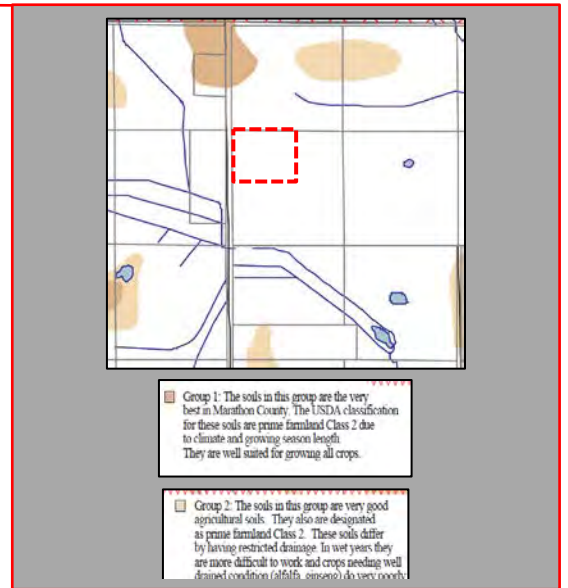
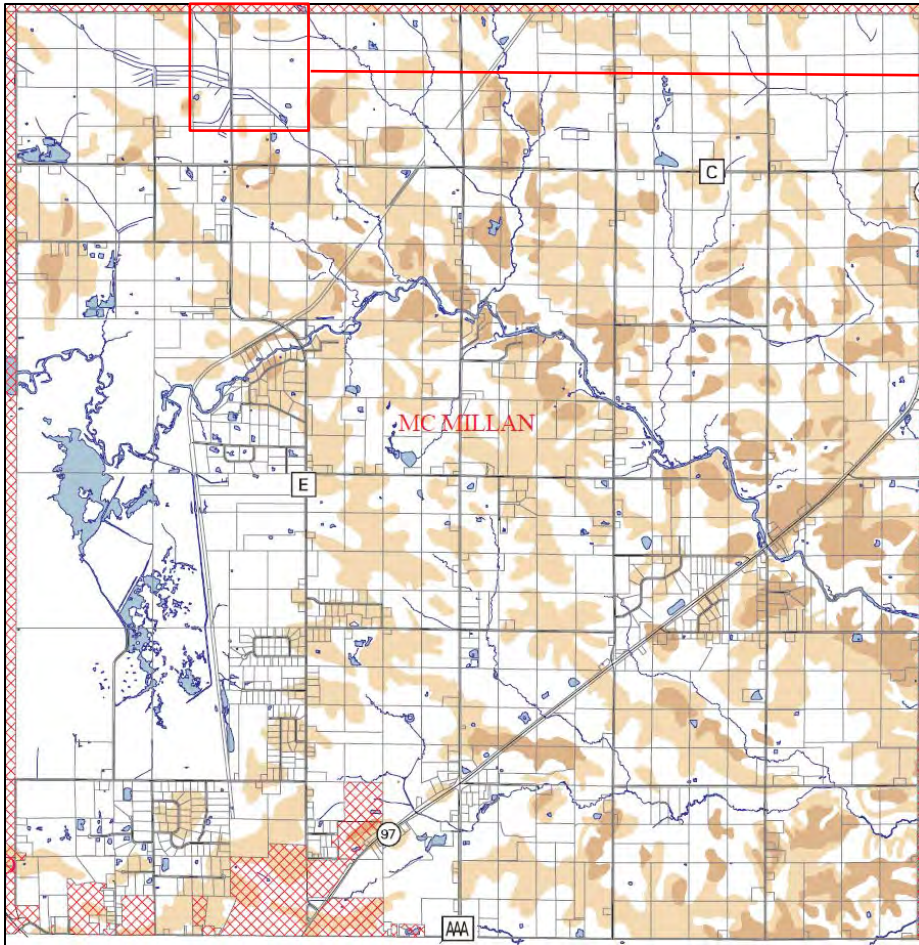


SIGNIFICANT PARCEL LIMITATIONS OR NATURAL FEATURES: The area proposed to be rezoned has no DNR mapped wetland, floodplain, or shoreland overlay areas. The parent parcel has some shoreland overlay areas shown due to its close proximity to nearby ponds and streams.

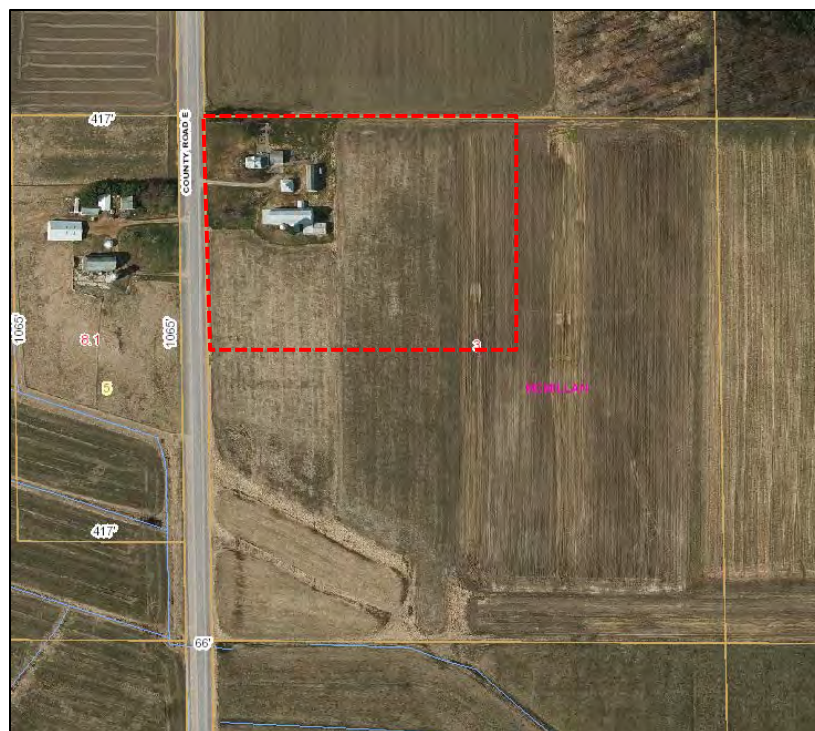


Outline shown in red is approximate and shall be used as a reference only, see the preliminary CSM for specifics.

Prime Farm Soils Map: There are no prime farm soils from Group 1 or 2 shown for the parent parcel or area proposed to be rezone as indicated in the prime farm soils map from the Town of Brighton's Comprehensive Plan.

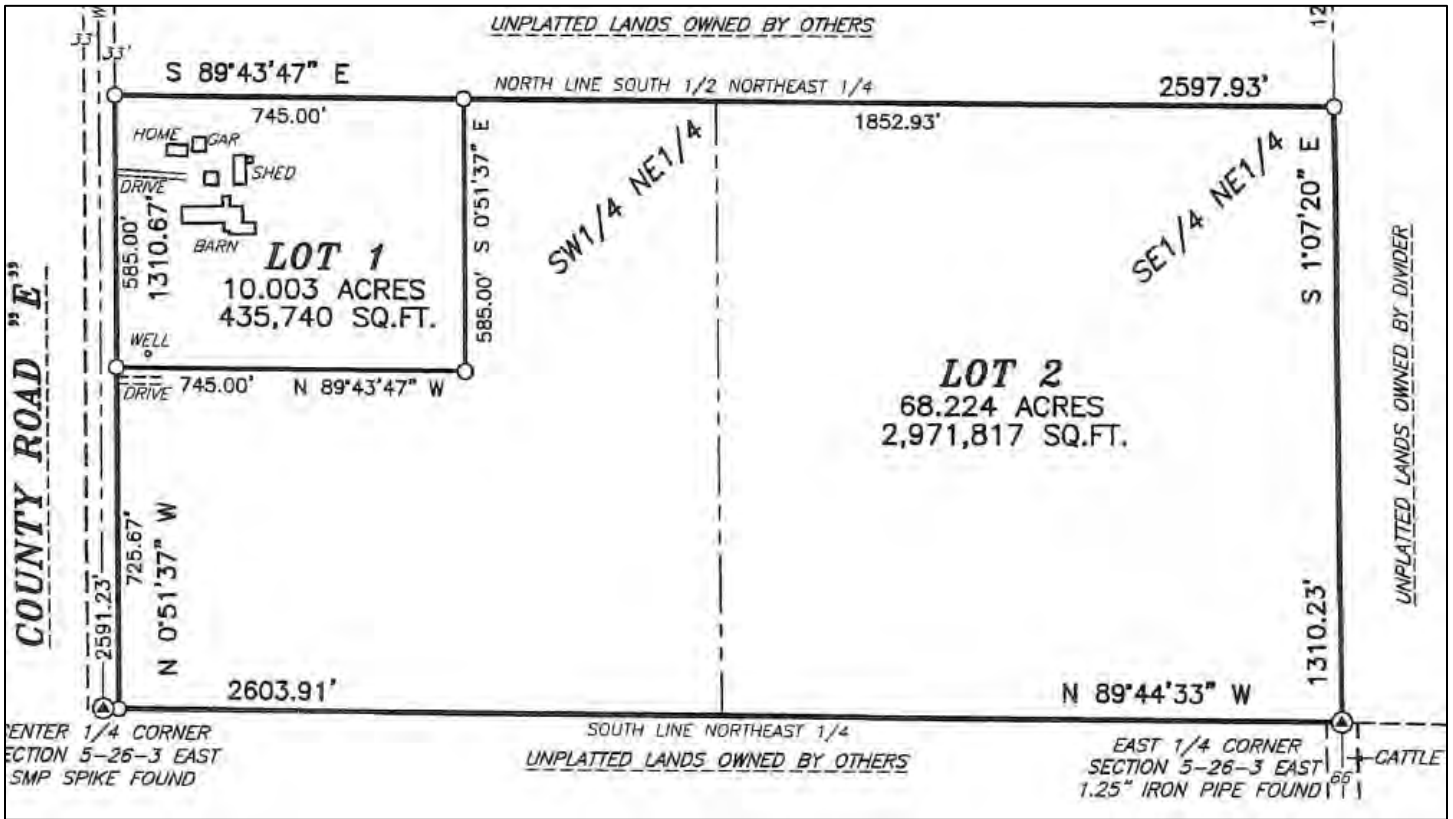


Aerial Photo:



Preliminary Certified Survey Map:

Lot #1 = Parcel in question



TOWN RECOMMENDATION:

On October 12th, 2020 the **Town of McMillan** 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 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 Patti Baber
Town Board [Signatures]

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's Comprehensive Plan shows the area in question is intended to be single family residential and exclusive agricultural land uses in their current/future land use maps. Additionally, there are no prime farm soils in the area proposed to be rezoned or area in question and the remnant parcel and farm land will continue to be farmed. Town has noted in their resolution that the rezone in question is consistent with the Town Comprehensive Plan and have recommended approval. Remnant parcel will be combined with the 40 acre parcel to the east to meet the minimum lot size standard for the Farmland Preservation Zoning District.

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.

Some active farmland will be included in the 10.003 acres proposed to be rezoned, yet the remaining farmland will continue to be farmed and the farmland on the parcel in question will also be farmed. The rezone in question changes the zoning classification of the area in question from one agricultural zoning district to another. Additionally, there are no prime farm soils in the area in question and the large majority of the existing parcels active farm will not be converted as a result of this rezone. Therefore the rezone does appear to minimize the agricultural lands converted and should not limit current or future agricultural uses of other protected farmland. Lastly, the proposed zoning district being petitioned (General Agriculture) also accommodates for agricultural uses and structures.

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 create and sell the 10.003 acre lot for agricultural purposes. Even though the home and existing structures would have qualified as a farm residents the proposed parcel is greater than 4.99 acres therefore a farm consolidation was not an option to create the lot in question, therefore the rezone was required.
- b. Proposed area to be rezoned already has a home on it with adequate public facilities, no proposed change in use.
- 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.

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 the majority of the agricultural land (active or otherwise) will continue to be farmed as a result of the rezone. If approved, the McMillan should update their comprehensive plan to reflect the proposed rezone to the General Agricultural (G-A) Zoning District from the Farmland Preservation (F-P) Zoning District. The future and existing land use maps should be revised to reflect the current residential and agricultural land uses on the parcel in question to reflect the approved rezone. as indicated by the Town of McMillan Town Board the rezone also appears to be consistent with the purpose and intent of the Towns Comprehensive Plan and the area in question does not have any prime farm soils.

Based on the information provided above, findings of fact, conclusions of law, and the town's recommendation, it appears the rezone request meets all of the rezone criteria and standards for rezoning. Therefore, CPZ staff recommend that the Environmental Resources Committee recommend **Approval** to the Marathon County Board of Supervisors.



Case: #3
Environmental Resources Committee
Decision Form

Conclusions of Law

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

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

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

Agree disagree insufficient information

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

Agree disagree insufficient information

3. The applicant has demonstrated that...

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

Agree disagree insufficient information

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

Agree disagree insufficient information

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

Agree disagree insufficient information

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

Agree disagree insufficient information

Environmental Resources Committee Decision

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

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

Specify reasons for denial, or additional information requested:

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

Describe recommended amendments:

Signature:

Chairman: _____



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):

Sean and Kimberly Montgomery
150390 Knowlton Rd. Mosinee, WI. 54455

hereby petition to rezone property owned by (Name & Address): J & B Grezenski
3158 County Rd X, Stevens Point, WI 54482

from the classification G-A, General Agriculture to Rural Estate, R-E

75
07/14/2

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):

Parcel Identification Number (PIN): 048-2607-273-0989

3. The proposed change is to facilitate the use of the land for (be specific-list all proposed uses):
Self Storage Building and Single Family Home

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

A. In detail, explain what public facilities and services serve the proposed development at present, or how they will be provided. None Town will need to provide road clearing and emergency services if provided.

B. Explain how the provision for these facilities will not be an unreasonable burden to local government.
None

C. What have you done to determine that the land is suitable for the development proposed?
Found Land that was in a quiet semi developed Rural Area.

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

E. Explain any potential for conflict with existing land uses in the area. None

(OVER)

- F. Demonstrate the need of the proposed development at this location. Storing personal property in an enclosed area, also to bring my father closer to my residence to be able to assist when needed.
- G. What is the availability of alternative locations? Be specific. Very Limited within the Area.
- H. If cropland is being consumed by this Zone Change, what is the productivity of the agricultural lands involved? N/A
- 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. N/A

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 Sean S. Montgomery Phone 715.218.7800 Date 09/10/2020

8. Owner's Signature Barbara D. Drazonski Phone 715.344.0878 Date 9-14-2020
(If different)

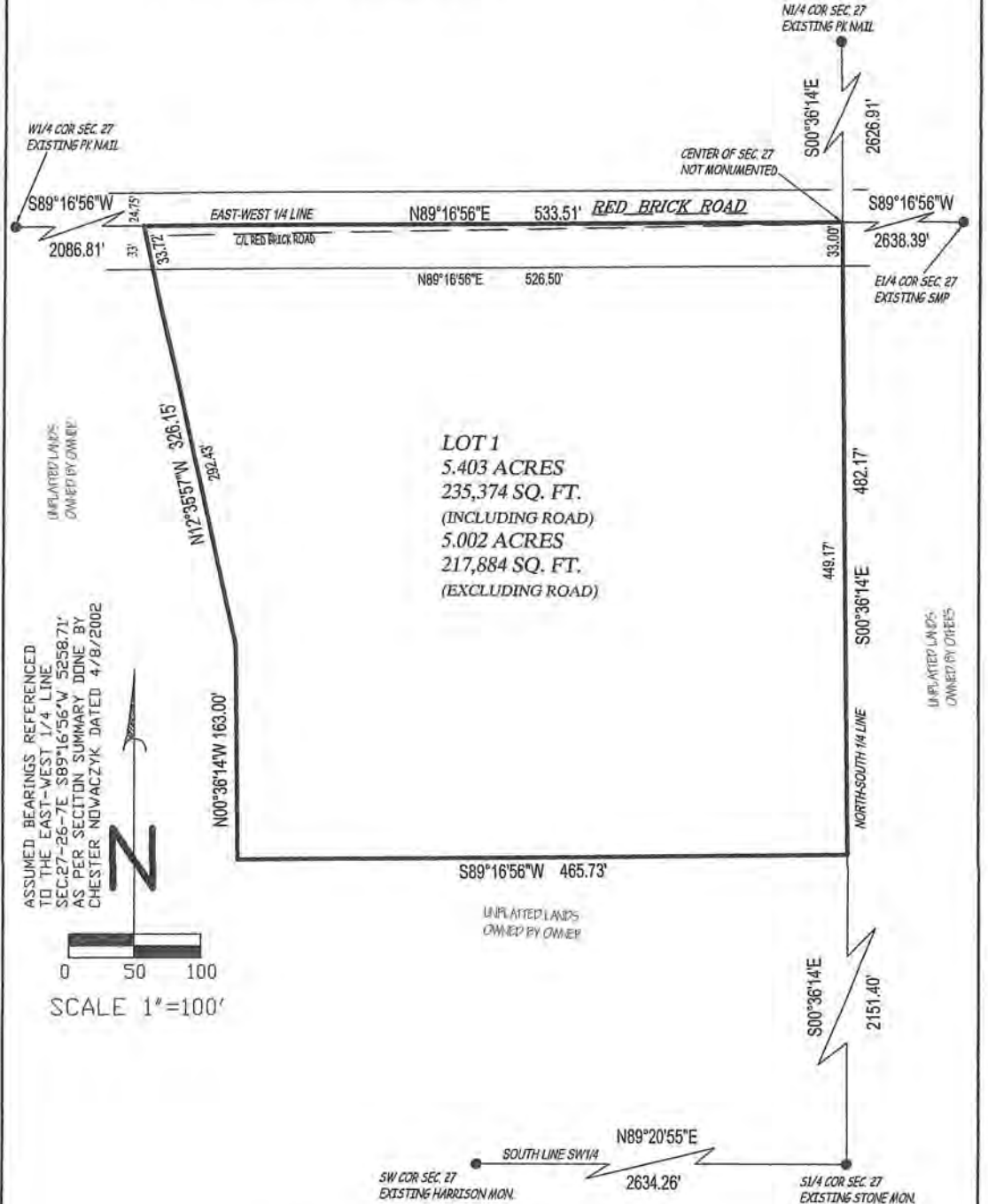
Date Fee Received: _____ Fee **\$600.00** PAYABLE TO MARATHON COUNTY


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

PRELIMINARY MAPPING FOR PROPOSED REZONE

MARATHON COUNTY CERTIFIED SURVEY MAP NO. _____

PART OF THE NE1/4 OF THE SW1/4 OF SECTION 27, TOWNSHIP 26 NORTH, RANGE 7 EAST, TOWN OF KNOWLTON, MARATHON COUNTY, WISCONSIN



| | |
|----------------------------|--|
| PREPARED FOR: |  KRUEGER SURVEYING LLC 220 SHERMAN ST. WAUSAU, WI 54401 PHONE: 715-845-6666 CELL: 715-218-5158 EMAIL: KREEGS1619@AOL.COM |
| MONTY MONTGOMERY | THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF KRUEGER SURVEYING LLC AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED. |
| PROJECT #: MONTGOMERYMONTY | DATE: 9/15/2020 DRAWN BY: DRO SHEET 2 OF 2 |

LEGAL DESCRIPTION FOR PROPOSED REZONE

PART OF THE NE1/4 OF THE SW1/4 OF SECTION 27, TOWNSHIP 26 NORTH,
RANGE 7 EAST, TOWN OF KNOWLTON, MARATHON COUNTY, WISCONSIN

LEGAL DESCRIPTION FOR PROPOSED REZONE

A PARCEL OF LAND LOCATED IN PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 26 NORTH, RANGE 7 EAST, TOWN OF KNOWLTON, MARATHON COUNTY, WISCONSIN AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 27; THENCE S89°16'56"W, ALONG THE EAST-WEST 1/4 LINE, 2638.39 FEET TO THE CENTER OF SECTION 27 AND THE POINT OF BEGINNING. THENCE S00°36'14"E, ALONG THE NORTH-SOUTH 1/4 LINE, 482.17 FEET; THENCE S89°16'56"W, PARALLEL TO THE EAST-WEST 1/4 LINE, 465.73 FEET; THENCE N00°36'14"W, PARALLEL TO THE NORTH-SOUTH 1/4 LINE, 163.00 FEET; THENCE N12°35'57"W, 326.15 FEET; THENCE N89°16'56"E, ALONG THE EAST-WEST 1/4 LINE, 533.51 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS:

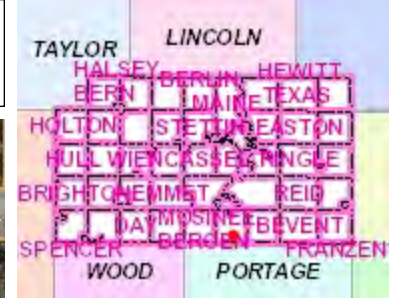
| | |
|------------------|------------------|
| 5.403 ACRES | 5.002 ACRES |
| 235,374 SQ. FT. | 217,884 SQ. FT. |
| (INCLUDING ROAD) | (EXCLUDING ROAD) |

THAT THE ABOVE DESCRIBED PARCEL IS SUBJECT TO ALL RIGHT-OF-WAYS, RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD AND IS SUBJECT TO THE PUBLIC RIGHT-OF-WAY KNOWN AS RED BRICK ROAD OVER THE NORTH 33 FEET THEREOF.

| | | | |
|---|---|---|--|
| PREPARED FOR: <p style="text-align: center;">MONTY MONTGOMERY</p> | KRUEGER SURVEYING LLC 220 SHERMAN ST. WAUSAU, WI 54401 PHONE: 715-845-6666 CELL: 715-218-5150 EMAIL: KREEGS1619@ADL.COM | | |
| PROJECT #MONTGOMERYMONTYDES | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; font-size: 8px;"> THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF KRUEGER SURVEYING LLC AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED. </td> <td style="width: 50%;"> DATE: 9/15/2020 DRAWN BY: DRO SHEET 1 OF 2 </td> </tr> </table> | THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF KRUEGER SURVEYING LLC AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED. | DATE: 9/15/2020 DRAWN BY: DRO SHEET 1 OF 2 |
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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

126.84 0 126.84 Feet

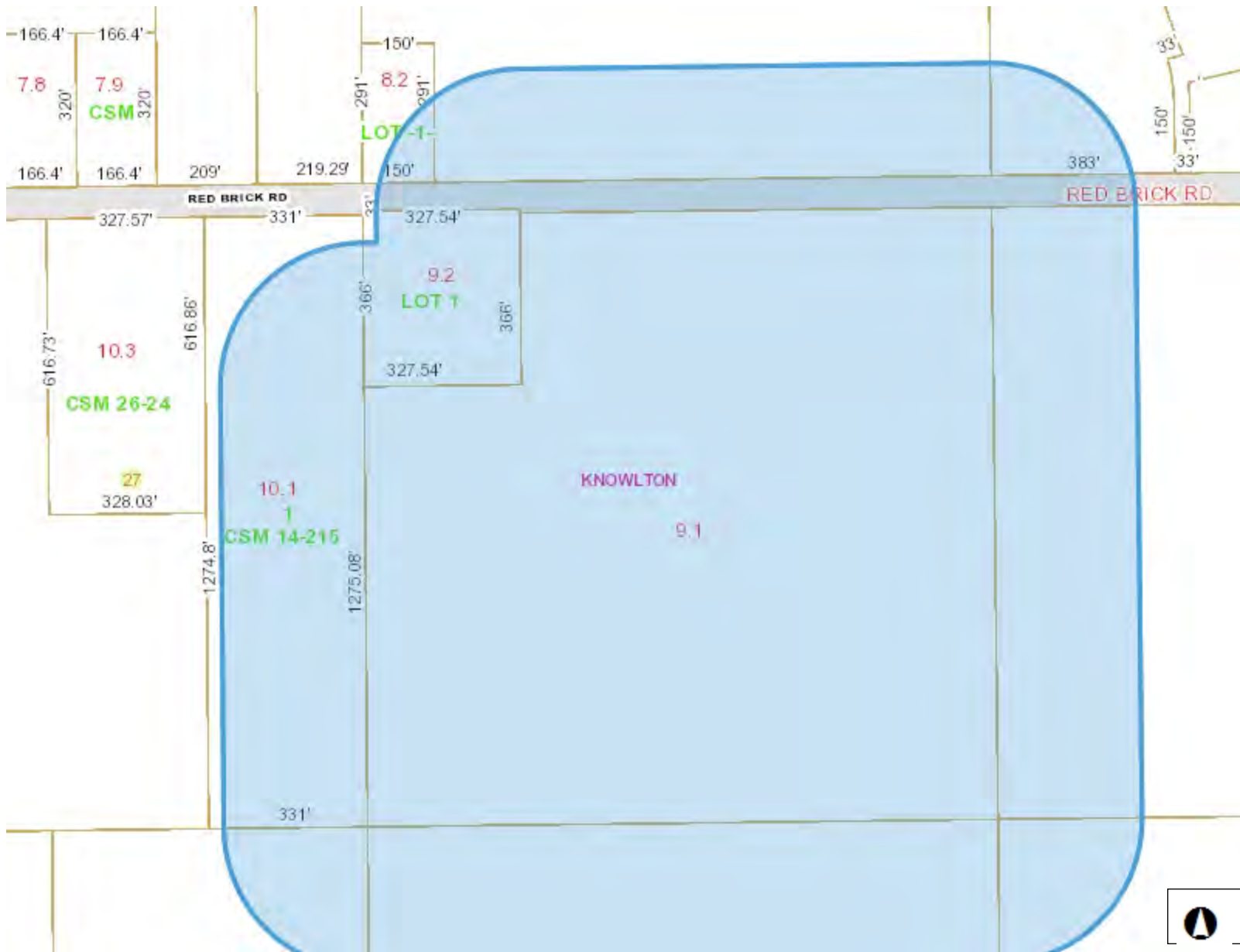
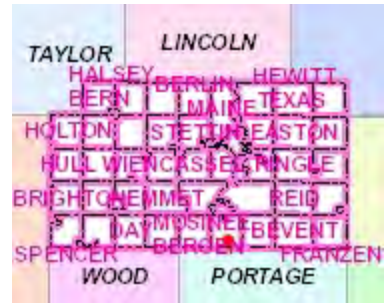


NAD_1983_HARN_WISCRS_Marathon_County_Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



Legend

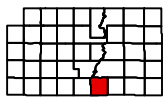
- Parcel Annotations
- Parcels
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Municipalities

154.82 0 154.82 Feet

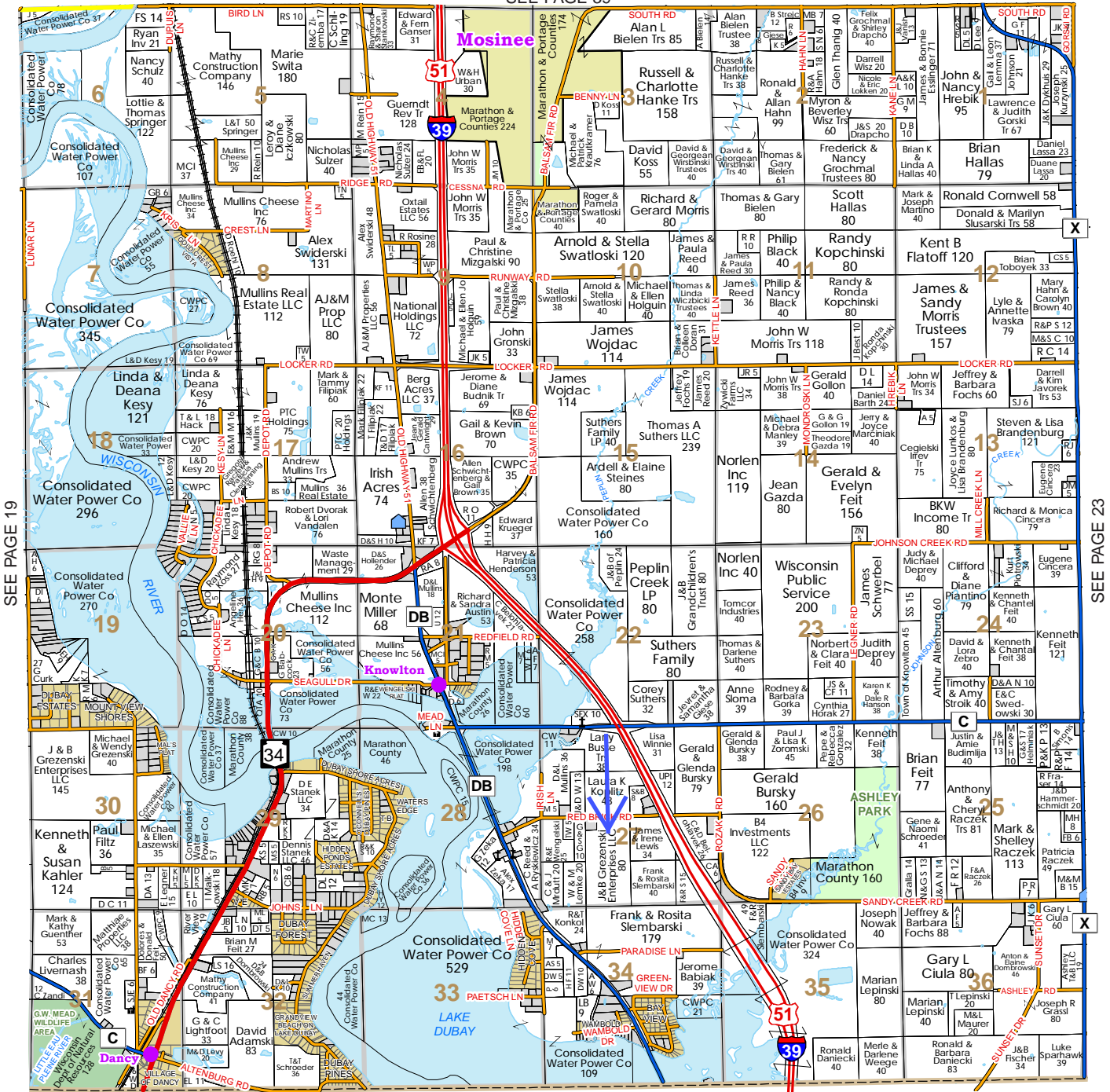
NAD_1983_HARN_WISCRS_Marathon_County_Feet

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Notes



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
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 Knowlton Town Board at a meeting held on the 12th day of October, 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 12th day of October, 2020, petition of Sean and Kimberly Montgomery on behalf of J & B Grezenski Enterprises LLC to amend the Marathon County Zoning Ordinance to rezone lands from G-A General Agriculture to R-E Rural Estate described as part of the NE ¼ of the SW ¼ of Section 27, Township 26 North, Range 07 East, Town of Knowlton. The area proposed to be rezoned is described as Lot #1 (5.403 acres) on the Preliminary Certified Survey Map (CSM) submitted as a part of the rezone petition. Part of parent parcel PIN# 048-2607-273-0989.

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

1) **Has the applicant provided what public facilities and/or services currently serve the proposed development, what additional services may be required, and how the additional services will be provided?**

No Yes Explain: NA

2) **Has the applicant demonstrated how the provision of the public facilities will not be an unreasonable burden to local government?**

No Yes Explain: _____

3) **Has the applicant determined that the land is suitable for the development proposed? Explain.**

No Yes Explain: _____

4) **Has the applicant demonstrated what will have to be done so the development will not cause unreasonable air and water pollution, soil erosion, or adverse effects on rare or irreplaceable natural areas? Explain.**

No Yes Explain: NA

5) **Is there any potential for conflict with existing land uses in the area?**

No Yes Explain: _____

(OVER)

- 6) Has the applicant demonstrated the need for the proposed development at this location? Explain.
 No Yes Explain: _____
- 7) Has the applicant demonstrated the availability of alternative locations? Be specific
 No Yes Explain: not much land available
- 8) Is cropland being consumed by this zone change? What is the productivity of the agricultural lands involved?
 No Yes Explain: but has not been farmed in many years
- 9) Has the applicant explained how the proposed development will be located to minimize the amount of agricultural land converted?
 No Yes Explain: field hasn't been cropped in many years
- 10) Is proposed rezone request consistent with the town's adopted Comprehensive Plan? Explain.
 No Yes Explain: future use is residential along red bridge rd
- 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]
[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 October 27, 2020 to:

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



**J & B Grezenski Enterprises LLC
Petition to Rezone Land
Staff Report, November 3rd, 2020
Environmental Resources Committee**

Findings of Fact

PUBLIC HEARINGS/MEETINGS:

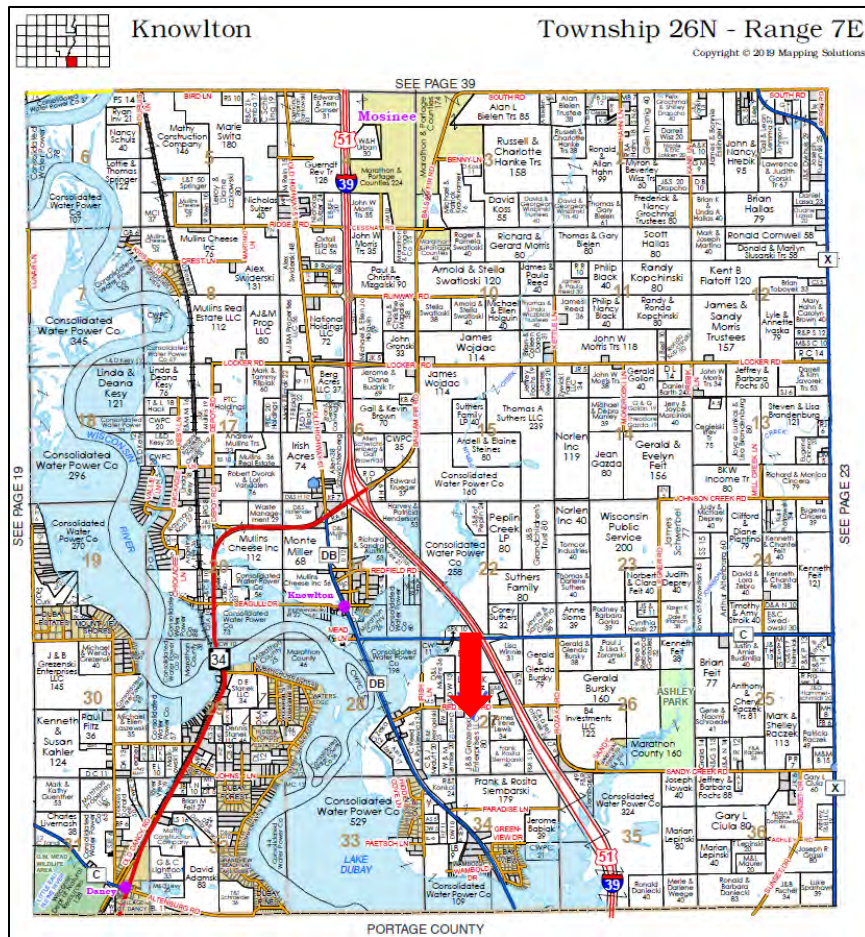
- Town of Knowlton Town Board Meeting (October 12th, 2020)
- Marathon County Environmental Resources Committee Meeting (November 3rd, 2020 at 3:00pm)

PETITIONER: Sean and Kimberly Montgomery – 150390 Knowlton Rd, Mosinee WI 54455

PROPERTY OWNER: J & B Grezenski Enterprises LLC – 3158 County Road X, Stevens Point WI 54482

LOCATION OF REZONE REQUEST: Area proposed to be rezoned is located on Red Brick road approximately 900 feet west of the intersection of I-39 and approximately 3,230 feet from the intersection of County Road DB and Redbrick Road. (See Map #1)

Map 1: Location of Rezone Request



REQUEST:

The petition of Sean and Kimberly Montgomery on behalf of J & B Grezenski Enterprises LLC to amend the Marathon County Zoning Ordinance to rezone lands from G-A General Agriculture to R-E Rural Estate described as part of the NE ¼ of the SW ¼ of Section 27, Township 26 North, Range 07 East, Town of Knowlton. The area proposed to be rezoned is described as Lot #1 (5.403 acres) on the Preliminary Certified Survey Map (CSM) submitted as a part of the rezone petition. Part of parent parcel PIN# 048-2607-273-0989.

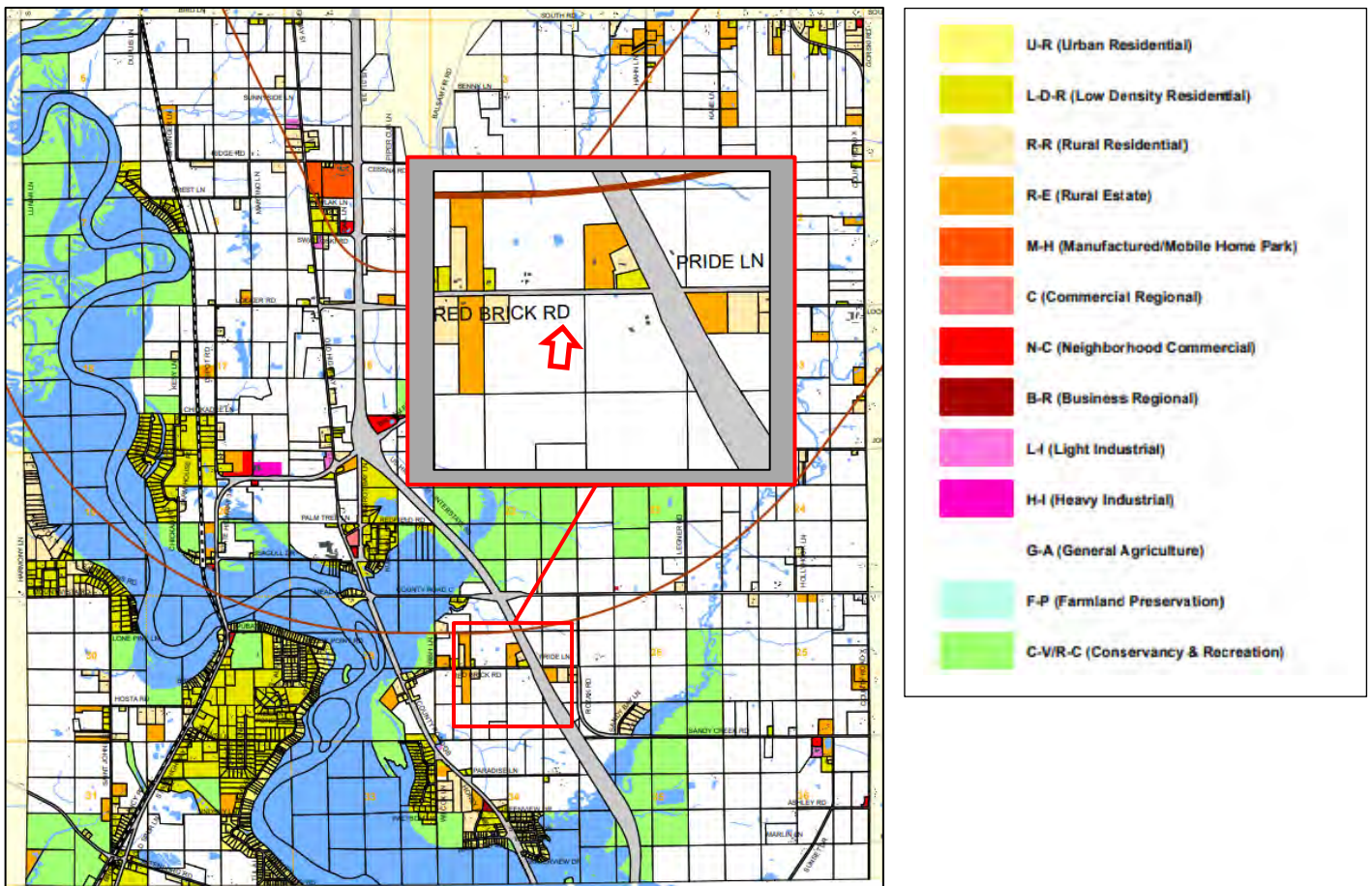
EXISTING ZONING DISTRICT:

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

PROPOSED ZONING DISTRICT:

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

EXISTING ZONING DISTRICT MAP: Adjacent parcels are zoned Rural Residential (Tan), Rural Estate (Orange), and General Agriculture (White). There are similarly zoned parcels within close proximity to the area in question.



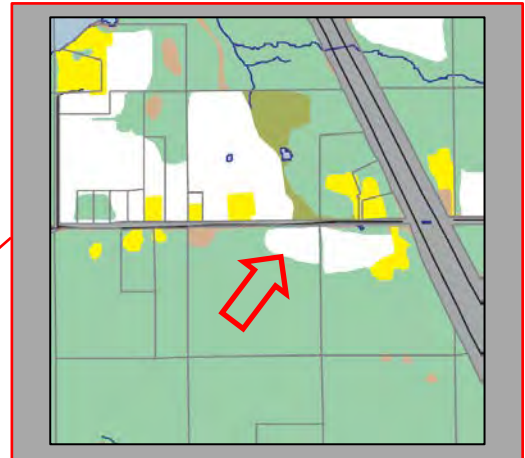
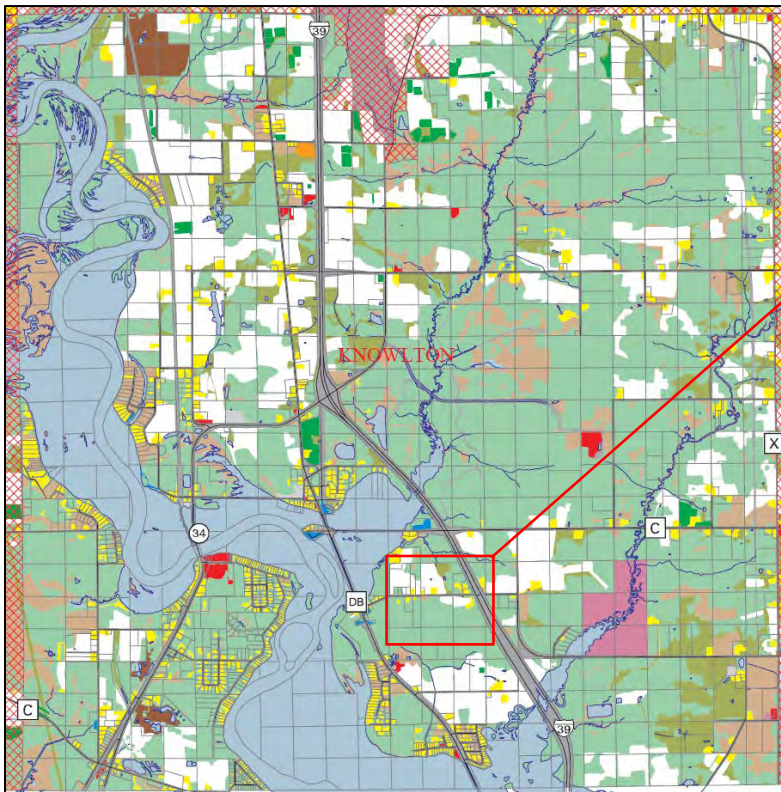
Map #2 Town of Knowlton - Zoning District Map

ACREAGE:
5.403 Acres

Legal Notification:

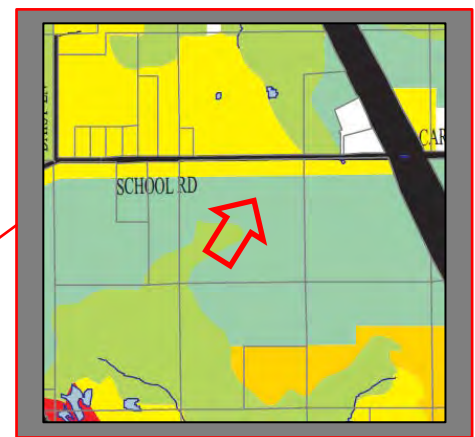
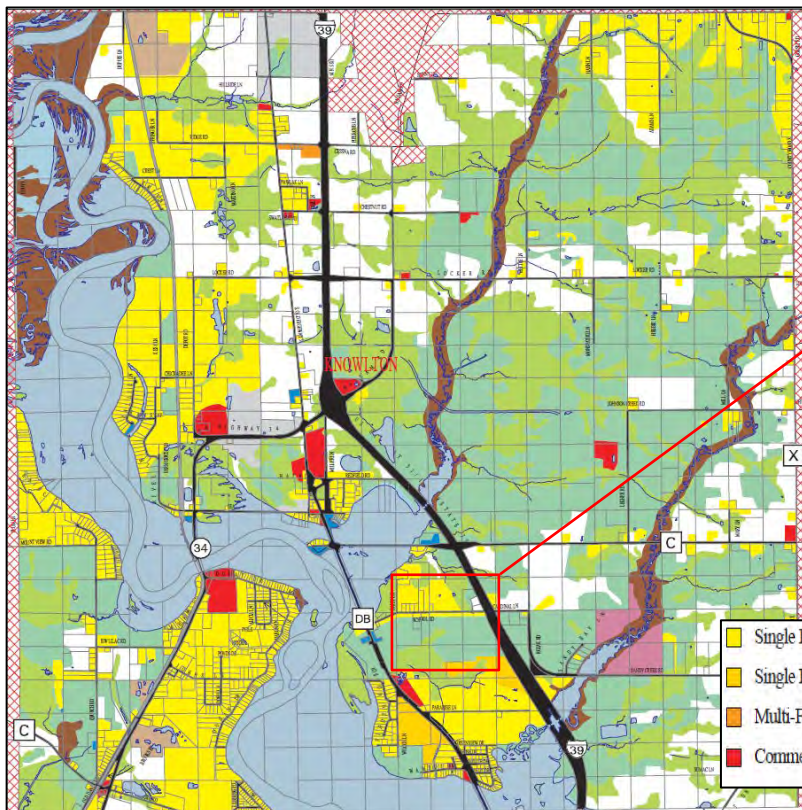
A legal advertisement was published in the *Wausau Daily Herald* on Monday, October 19th, 2020 and Monday, October 26th, 2020. Notice of the zoning change request was also sent by regular mail to adjacent property owners within 300 feet of the subject property.

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



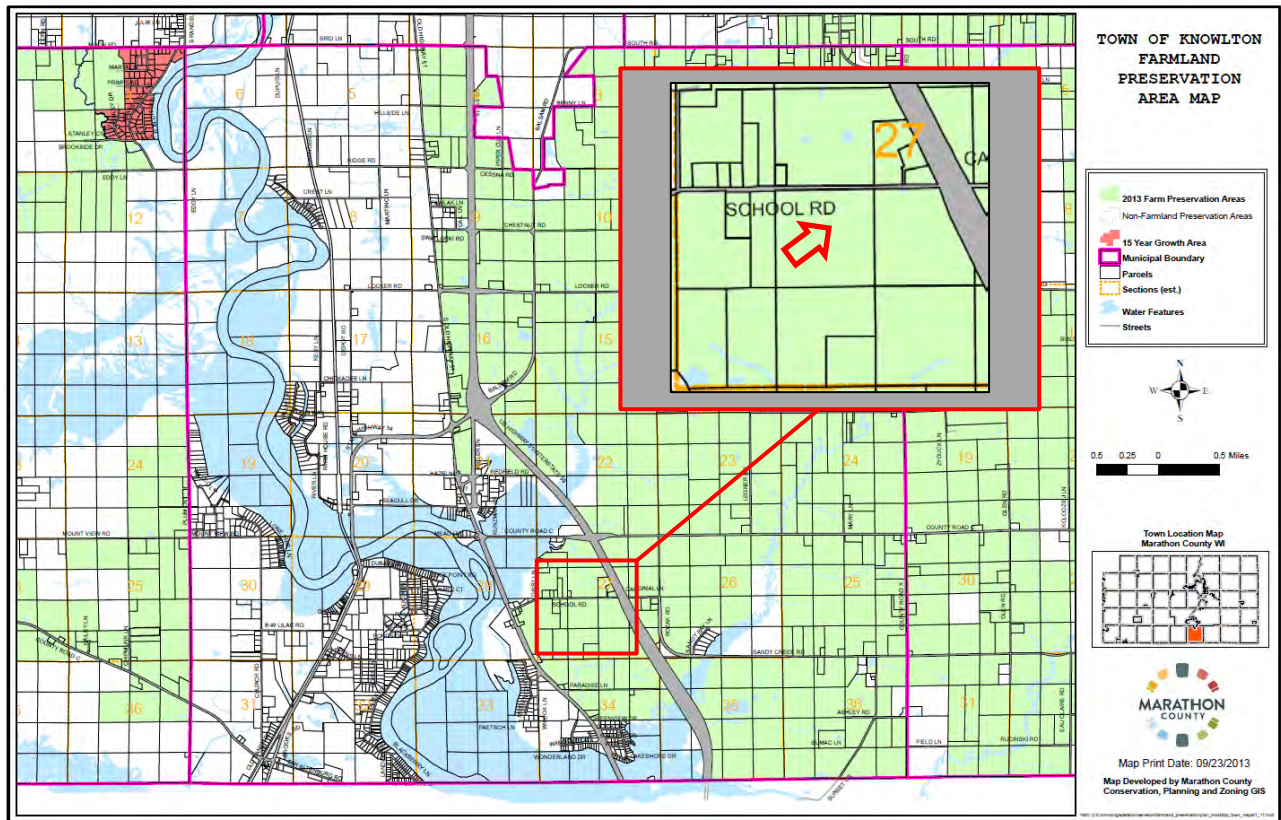
| | | |
|---------------------------|----------------------|--------------------|
| Single Family Residential | Industrial | |
| Multi-Family Residential | Quarries/Gravel Pits | |
| Commercial Services | Crop Land | |
| Specialty Crops | Recreation | Transportation |
| Other Agriculture | Woodlands | Vacant/Barren Land |
| Public/Quasi-Public | Water | Indicates other |

TOWN COMPREHENSIVE PLAN FUTURE LAND USE MAP (2006): The area/parcel proposed to be rezoned is shown as Forest Lane and Single Family Residential land uses the Town’s Comprehensive Plan Future Land Use Map. Whereas, adjacent land uses include Forest Land, Single Family Residential, Forest/Agriculture Barren Land Uses, and Single family Residential/Forest.

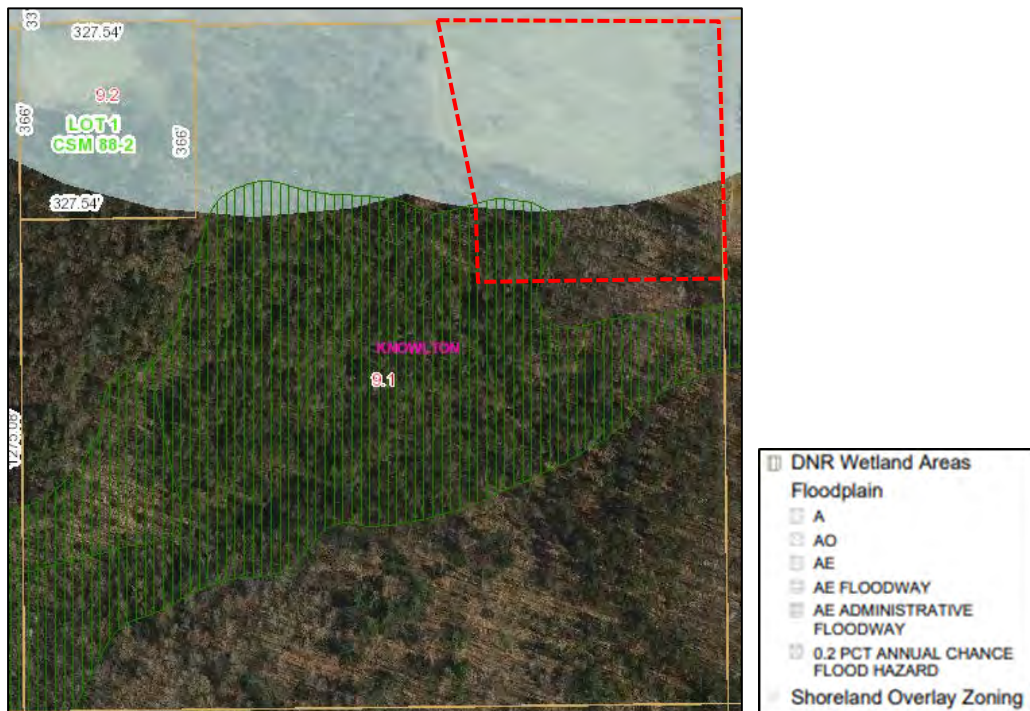


| | | | |
|----------------------------------|--------------------|---------------------|----------------|
| Single Family Residential | Industrial | Forest Land | Recreational |
| Single Family Residential/Forest | Quarry | Wetlands | Railroad |
| Multi-Family Residential | Farm Land | Floodplain | Transportation |
| Commercial | Forest/Agriculture | Public/Quasi-Public | Water |

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 Knowlton that are zoned farmland preservation.

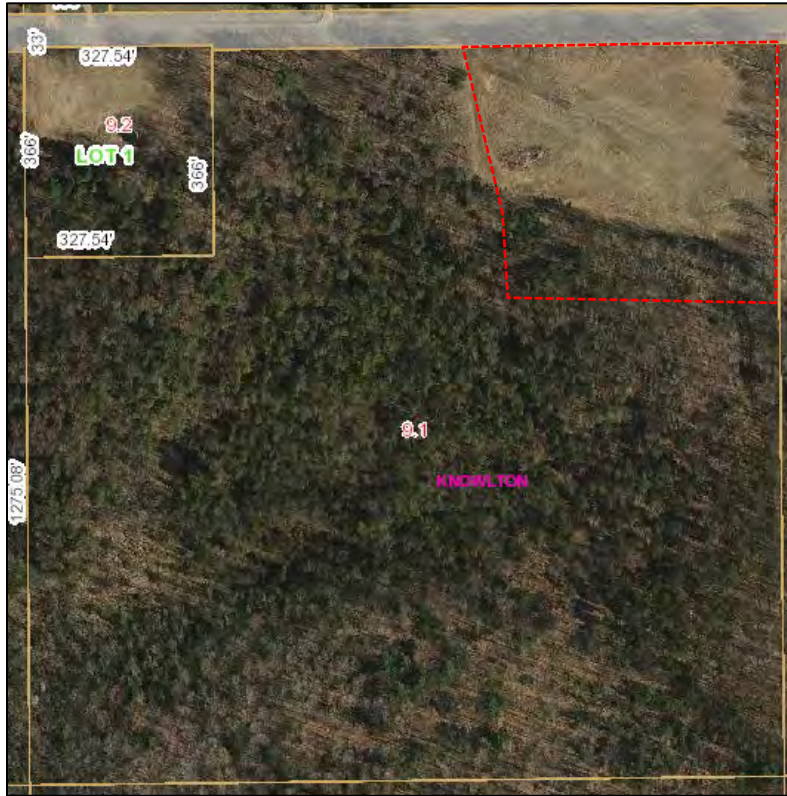


SIGNIFICANT PARCEL LIMITATIONS OR NATURAL FEATURES: The area proposed to be rezoned has no mapped floodplain or water features located on it, yet it does have some shoreland overlay areas from a nearby waterway (navigability unknown) as well as some DNR mapped wetlands. Additionally, the parent parcel has some DNR mapped wetlands cover a large portion of the lot



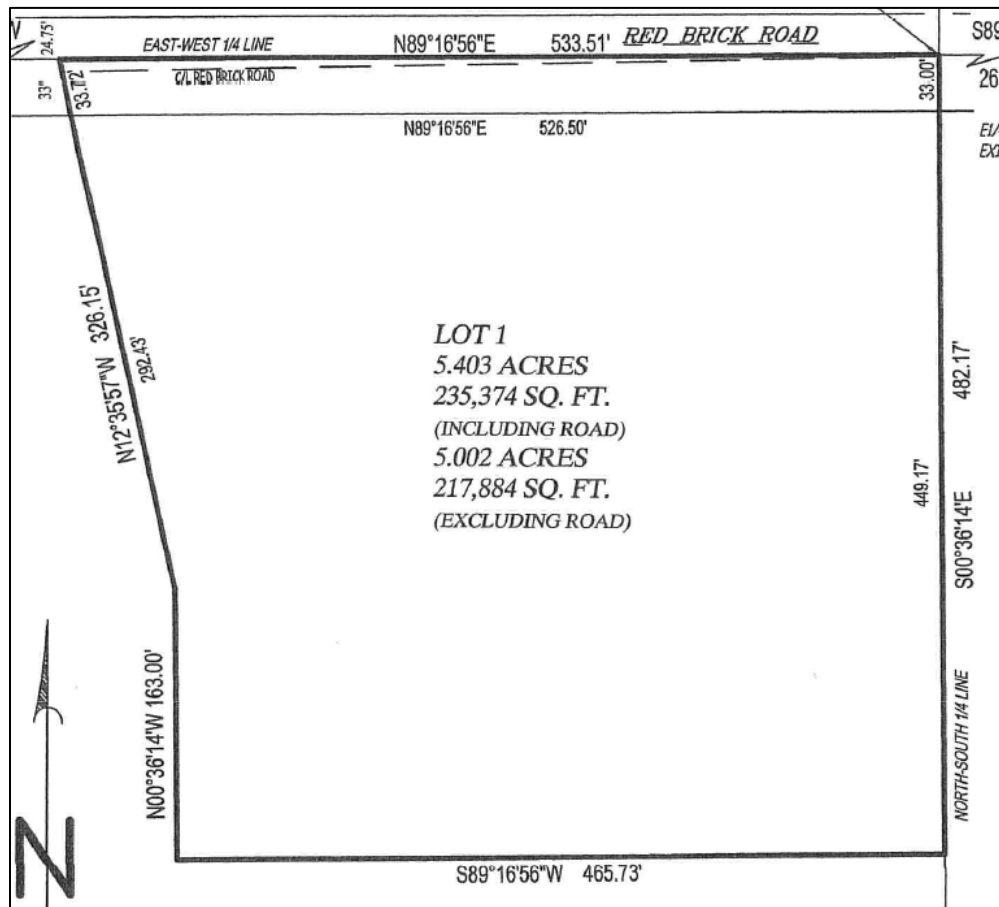
Red boundary shown above is approximate and i reference, for specific lot dimensions and location please see the preliminary CSM on the following page.

Aerial Photo:



Preliminary Certified Survey Map:

Lot #1 = Parcel in question



LEGAL DESCRIPTION FOR PROPOSED REZONE

A PARCEL OF LAND LOCATED IN PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 26 NORTH, RANGE 7 EAST, TOWN OF KNOWLTON, MARATHON COUNTY, WISCONSIN AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 27; THENCE S89°16'56"W, ALONG THE EAST-WEST 1/4 LINE, 2638.39 FEET TO THE CENTER OF SECTION 27 AND THE POINT OF BEGINNING. THENCE S00°36'14"E, ALONG THE NORTH-SOUTH 1/4 LINE, 482.17 FEET; THENCE S89°16'56"W, PARALLEL TO THE EAST-WEST 1/4 LINE, 465.73 FEET; THENCE N00°36'14"W, PARALLEL TO THE NORTH-SOUTH 1/4 LINE, 163.00 FEET; THENCE N12°35'57"W, 326.15 FEET; THENCE N89°16'56"E, ALONG THE EAST-WEST 1/4 LINE, 533.51 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS:

| | |
|------------------|------------------|
| 5.403 ACRES | 5.002 ACRES |
| 235,374 SQ. FT. | 217,884 SQ. FT. |
| (INCLUDING ROAD) | (EXCLUDING ROAD) |

THAT THE ABOVE DESCRIBED PARCEL IS SUBJECT TO ALL RIGHT-OF-WAYS, RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD AND IS SUBJECT TO THE PUBLIC RIGHT-OF-WAY KNOWN AS RED BRICK ROAD OVER THE NORTH 33 FEET THEREOF.

DNR mapped wetlands are not shown on preliminary CSM above but will be required to be shown prior to the surveying being recorded with the Register of Deeds as required by Chapter 18.

TOWN RECOMMENDATION:

On October-12th, 2020 the **Town of Knowlton** Town Board Recommended **Approval** to Marathon County's Environmental Resources Committee.

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

OR **Requests an Extension*** for the following reasons: _____

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

Clerk _____
Town Board _____

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 has already designated part of the proposed parcel to the single family residential land use. The area proposed to be rezoned also does not participate in the Farmland preservation program and is not zoned farmland preservation, additionally the area proposed to be rezone is currently not being farmed.

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, from the Town of Knowlton resolution this area has not been farmed in many years. Additionally, the rezone in question minimizes the total agricultural land converted from farmland as no active (or otherwise) farmland will be converted as a result of this rezone. Adjacent land uses include woodlands and larger residentially zoned parcels therefore the rezone in question should not impair or limit current or future agricultural uses of other protected 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 pending Certified Survey Map submitted to our department. Additionally the intent behind the rezone is to parcel off lands to build a home and a private storage building.

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

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

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

All Federal, State, and Local permits and approvals are required for any applicable development onsite. Additionally, the proposed rezone will likely not result in any unreasonable air and water pollution as all pertinent regulations apply and will need to be adhered to. Any disturbance greater than one acre would need a DNR Stormwater Management Permit. (There is no proposed development onsite at this time.)

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

The Town of Knowlton Town Board has recommended approval of this rezone petition.

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

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

STAFF (CPZ) RECOMMENDATION(S):

The rezone meets all the zoning district standards as it relates to size, frontage, access, and dimension. If approved, the Town of Knowlton should update their comprehensive plan to reflect the proposed rezone to the Rural Estate (R-E) 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: #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

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):
- James Gardner 222715 City Rd. D Branam Wood
- James and Mary Popp - 21195P Black Cherry 54414

hereby petition to rezone property owned by (Name & Address): D'Boys LLC
218110 Black Cherry Dr. Elan, 54427

from the classification G-A, General Agriculture 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):
See attached

Parcel Identification Number (PIN): 022-2710273-0995

3. The proposed change is to facilitate the use of the land for (be specific-list all proposed uses):
Access to a shed and additional parking

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. Electricity is hooked up to shed

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

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

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.
very little

E. Explain any potential for conflict with existing land uses in the area.
none

(OVER)

F. Demonstrate the need of the proposed development at this location. existing

G. What is the availability of alternative locations? Be specific. attaching to back yard

H. If cropland is being consumed by this Zone Change, what is the productivity of the agricultural lands involved?
Ø

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.

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). see attached preliminary csm

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 John Berschir Phone 715-370-1366 Date 9/15/20

8. Owner's Signature Shirley L. H. [unclear] Phone 715-302-0159 Date 10-1-20
(if different)

Date Fee Received: 10-1-2020

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.

RECEIVED

OCT 01 2020

MARATHON CO. CONSERVATION,
PLANNING & ZONING DEPT

F. Demonstrate the need of the proposed development at this location. existing

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

H. If cropland is being consumed by this Zone Change, what is the productivity of the agricultural lands involved?
Ø

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.

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7. Petitioner's Signature James Bergschin Phone 715-370-1366 Date 9/15/20

8. Owner's Signature Thays McArthur Phone 715-302-0159 Date 10-1-20
(if different)

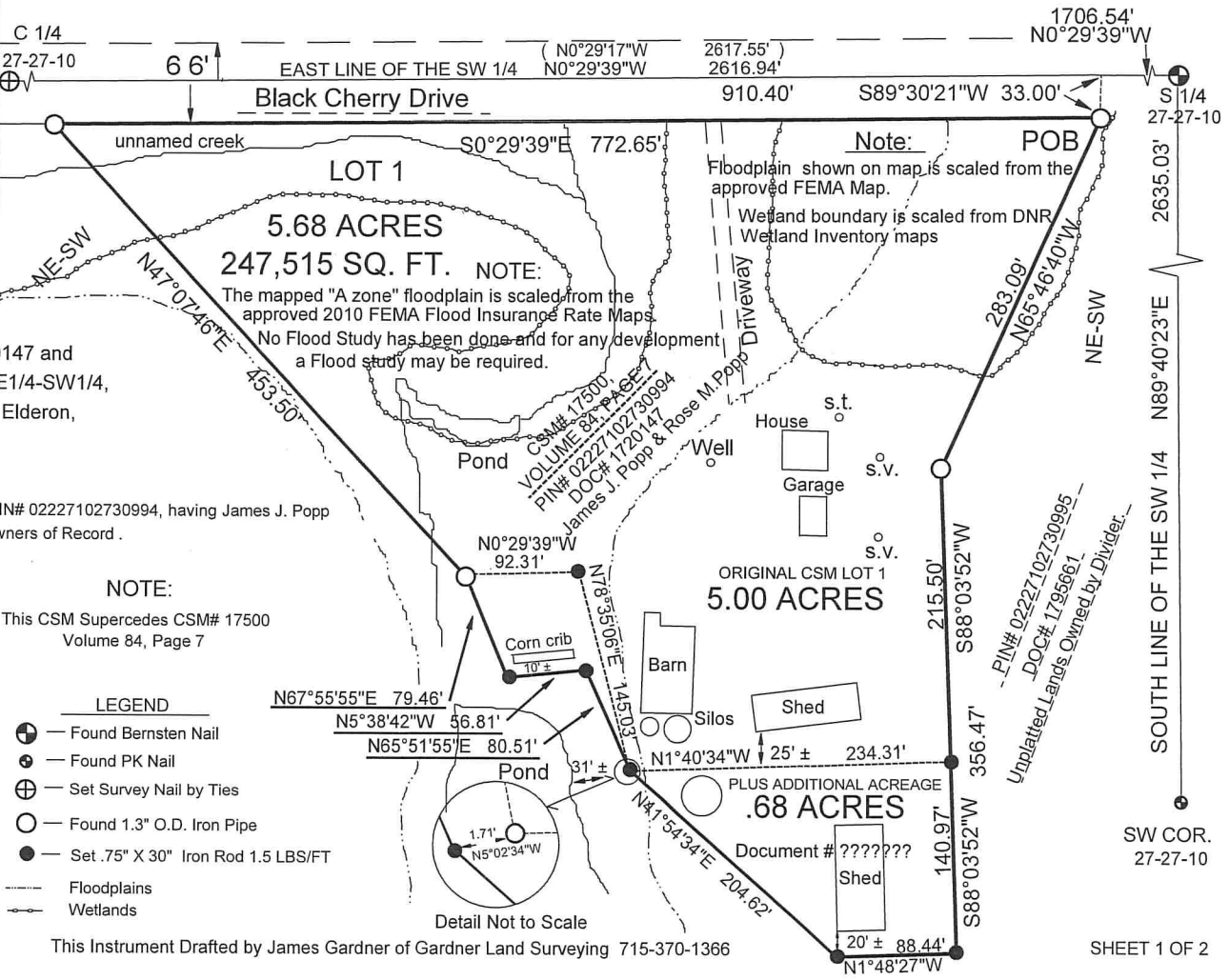
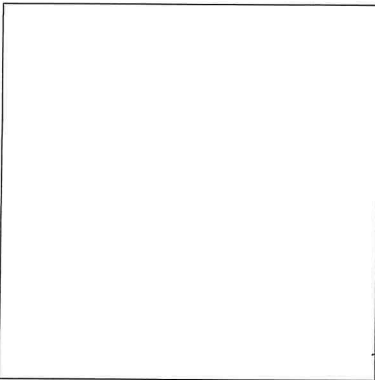
Date Fee Received: 10-1-2020

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.

RECEIVED
OCT 01 2020
MARATHON CO. CONSERVATION,
PLANNING & ZONING DEPT

MARATHON COUNTY CERTIFIED SURVEY MAP# _____

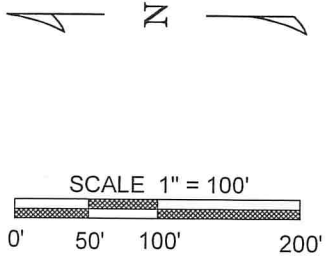


Lot 1 CSM # 17500, Document # 1720147 and Document # ????????, located in the NE1/4-SW1/4, Section 27, T.27N., R.10E., Town of Elderon, Marathon County, Wisconsin

This NEW CSM is all of PIN# 02227102730994, having James J. Popp and Rose M. Popp as Owners of Record.

NOTE:
This CSM Supercedes CSM# 17500
Volume 84, Page 7

BEARINGS REFERENCED TO
SOUTH LINE OF THE SW 1/4
SECTION 27-27-10, ASSUMED TO BEAR
N 89°40'23" E



- LEGEND**
- ⊕ — Found Bernsten Nail
 - — Found PK Nail
 - ⊕ — Set Survey Nail by Ties
 - — Found 1.3" O.D. Iron Pipe
 - — Set .75" X 30" Iron Rod 1.5 LBS/FT
 - Floodplains
 - - - Wetlands

This Instrument Drafted by James Gardner of Gardner Land Surveying 715-370-1366



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

128.97 0 128.97 Feet



NAD_1983_HARN_WISCRS_Marathon_County_Feet

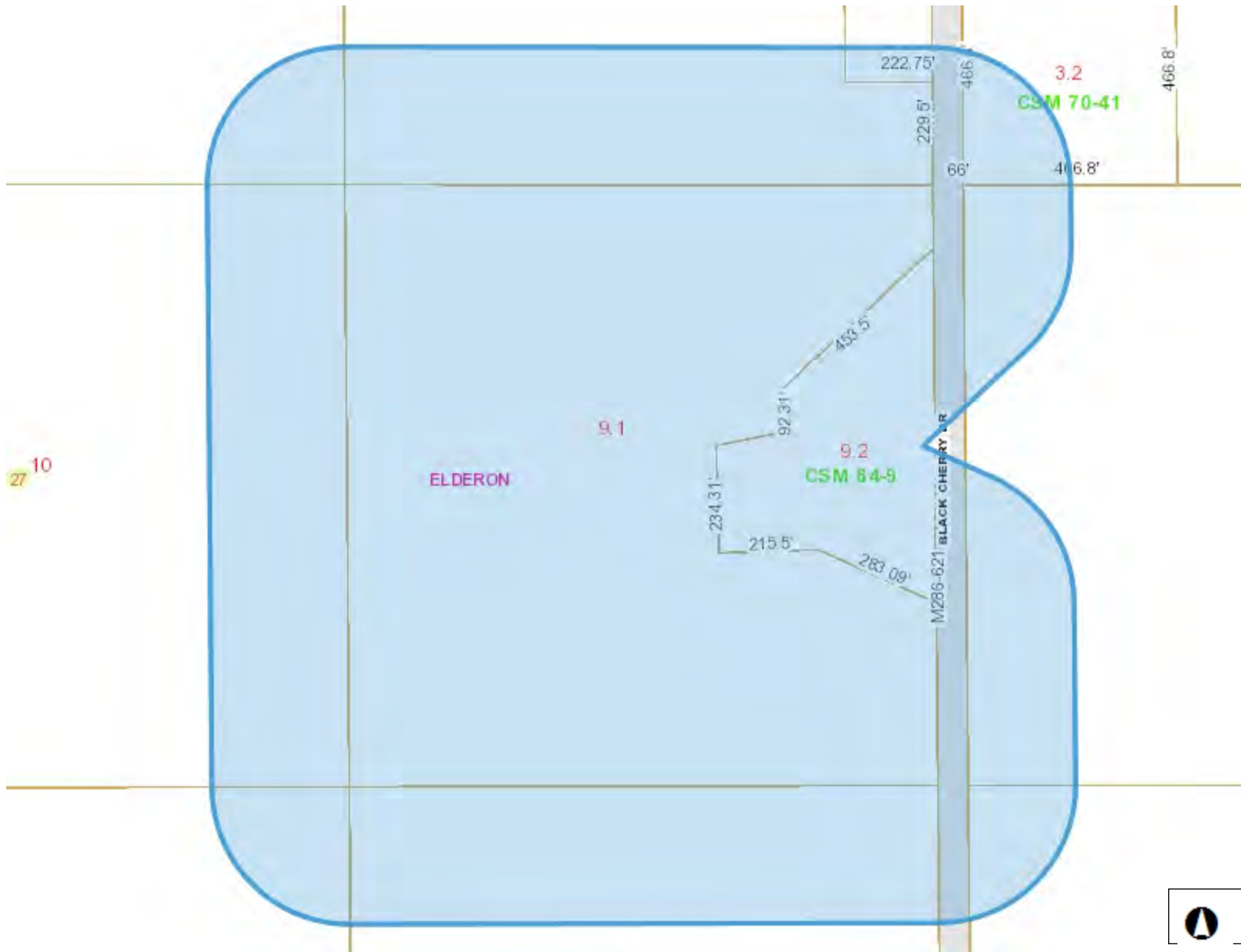
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



Land Information Mapping System



Legend

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

162.12 0 162.12 Feet

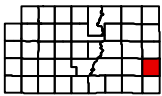


NAD_1983_HARN_WISCRS_Marathon_County_Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

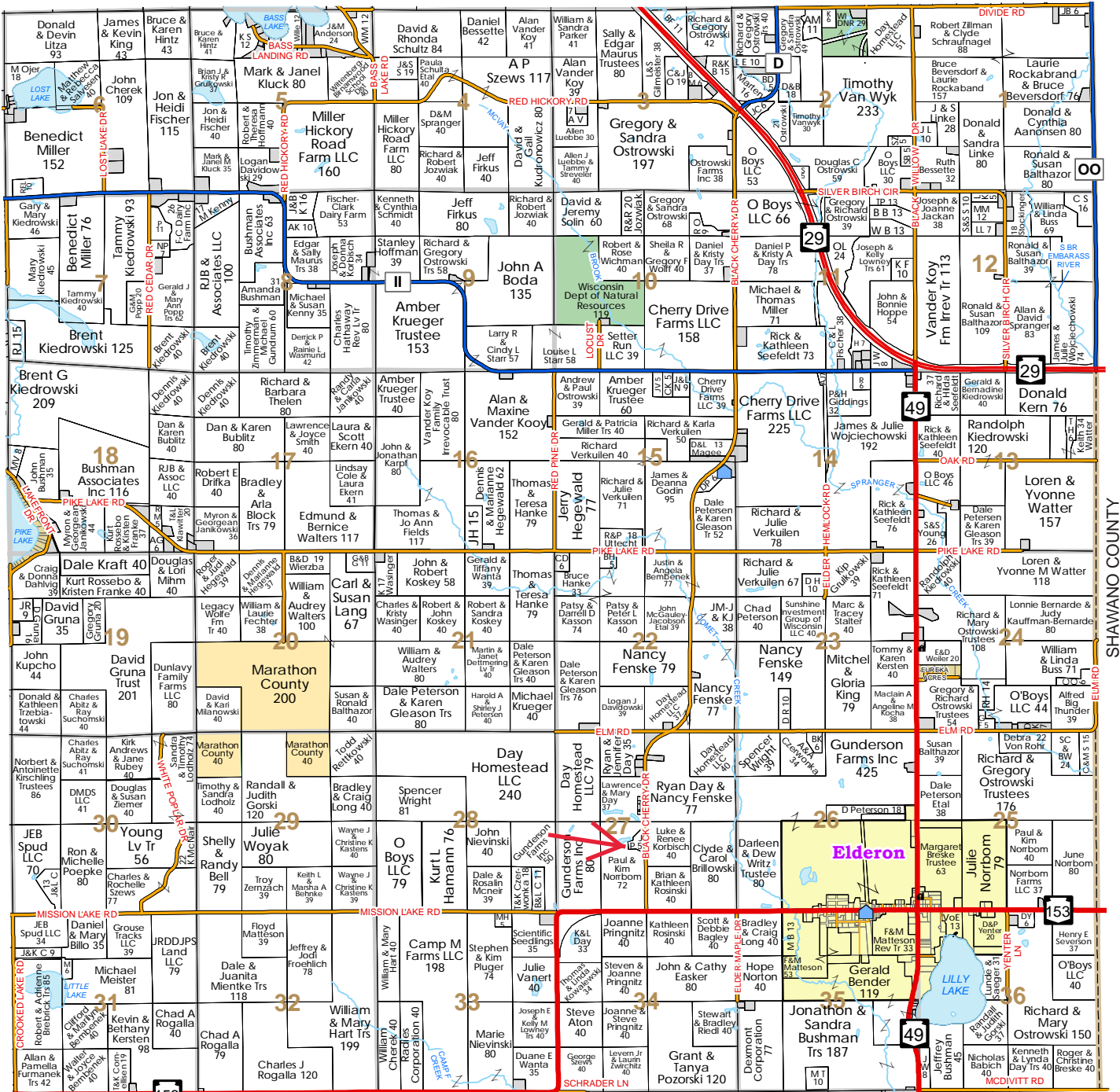


Elderon

Township 27N - Range 10E

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SEE PAGE 63



SEE PAGE 27

4-H programs use hands-on activities in robotics, rocketry, computer science and electrical engineering to teach problem solving, creative and critical thinking, and build excitement for engineering and technology.

The image shows two computer monitors on a desk, displaying various data and graphs. In the bottom left corner, there is a green 4-H clover logo. The background is a dark, blue-toned image of a city skyline at night.

STATE OF WISCONSIN)
MARATHON COUNTY)
TOWN OF ELDERON)

RESOLUTION ON ZONING ORDINANCE AMENDMENT

TO THE MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE

I, Mary Ostrowski, Clerk of the Town of Elderon, 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 Elderon Town Board at a meeting held on the 6th day of October, 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 Elderon Town Board considered on the 6th day of October, 2020, petition by James and Rose Popp on behalf of O'BOYS LLC to amend the Marathon County Zoning Ordinance to rezone lands from G-A General Agriculture to R-E Rural Estate described as part of the NE 1/4 of the SW 1/4 of Section 27, Township 27 North, Range 10 East, Town of Elderon. The area proposed to be rezoned is described .68 acres in size and is shown as part of Lot 1 (5.68 acres) on the Preliminary Certified Survey Map (CSM) submitted as a part of the rezone petition. Part of parent parcel PIN# 022-2710-273-0995.

The Town of Elderon 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: No additional services required
- 2) Has the applicant demonstrated how the provision of the public facilities will not be an unreasonable burden to local government?
 No Yes Explain: N/A
- 3) Has the applicant determined that the land is suitable for the development proposed? Explain.
 No Yes Explain: Additional yardage and shed already existing
- 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: No adverse effects
- 5) Is there any potential for conflict with existing land uses in the area?
 No Yes Explain: None

(OVER)

- 6) Has the applicant demonstrated the need for the proposed development at this location? Explain.
 No Yes Explain: development already exists
- 7) Has the applicant demonstrated the availability of alternative locations? Be specific
 No Yes Explain: No alternative location
- 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: No agricultural land converted
- 10) Is proposed rezone request consistent with the town's adopted Comprehensive Plan? Explain.
 No Yes Explain: Land is already occupied by petitioner. Board unanimously agrees with proposed rezone.
- 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 Elderon 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 Mary Strassle
 Town Board Don Darnow
Don Swartz

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 October 23, 2020 to:

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



**O'Boys LLC
Petition to Rezone Land
Staff Report, November 3rd, 2020
Environmental Resources Committee**

Findings of Fact

PUBLIC HEARINGS/MEETINGS:

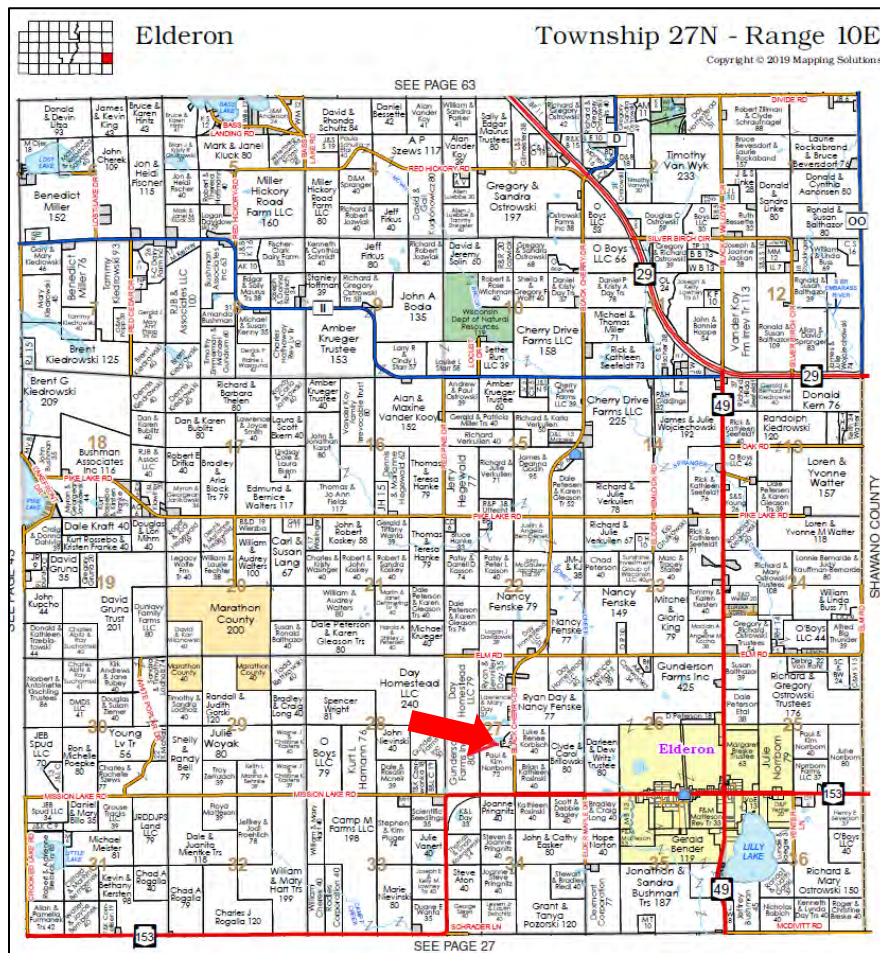
- Town of Elderon Town Board Meeting (October 6th, 2020)
- Marathon County Environmental Resources Committee Meeting (November 3rd, 2020 at 3:00pm)

PETITIONER: James and Rose Popp – 211958 Black Cherry Drive, Eland WI 54427

PROPERTY OWNER: O' Boys LLC – 218110 Black Cherry Drive, Eland WI 54427

LOCATION OF REZONE REQUEST: Area proposed to be rezoned is located on Black Cherry Road approximately 1,500 feet north of the intersection of State Highway 153 and Black Cherry Road. (See Map #1)

Map 1: Location of Rezone Request



REQUEST:

The petition of James and Rose Popp on behalf of O'BOYS LLC. to amend the Marathon County Zoning Ordinance to rezone lands from G-A General Agriculture to R-E Rural Estate described as part of the NE ¼ of the SW ¼ of Section 27, Township 27 North, Range 10 East, Town of Elderon. The area proposed to be rezoned is .68 acres in size and is shown as part of Lot 1 (5.68 acres) on the Preliminary Certified Survey Map (CSM) submitted as a part of the rezone petition. Part of parent parcel PIN# 022-2710-273-0995.

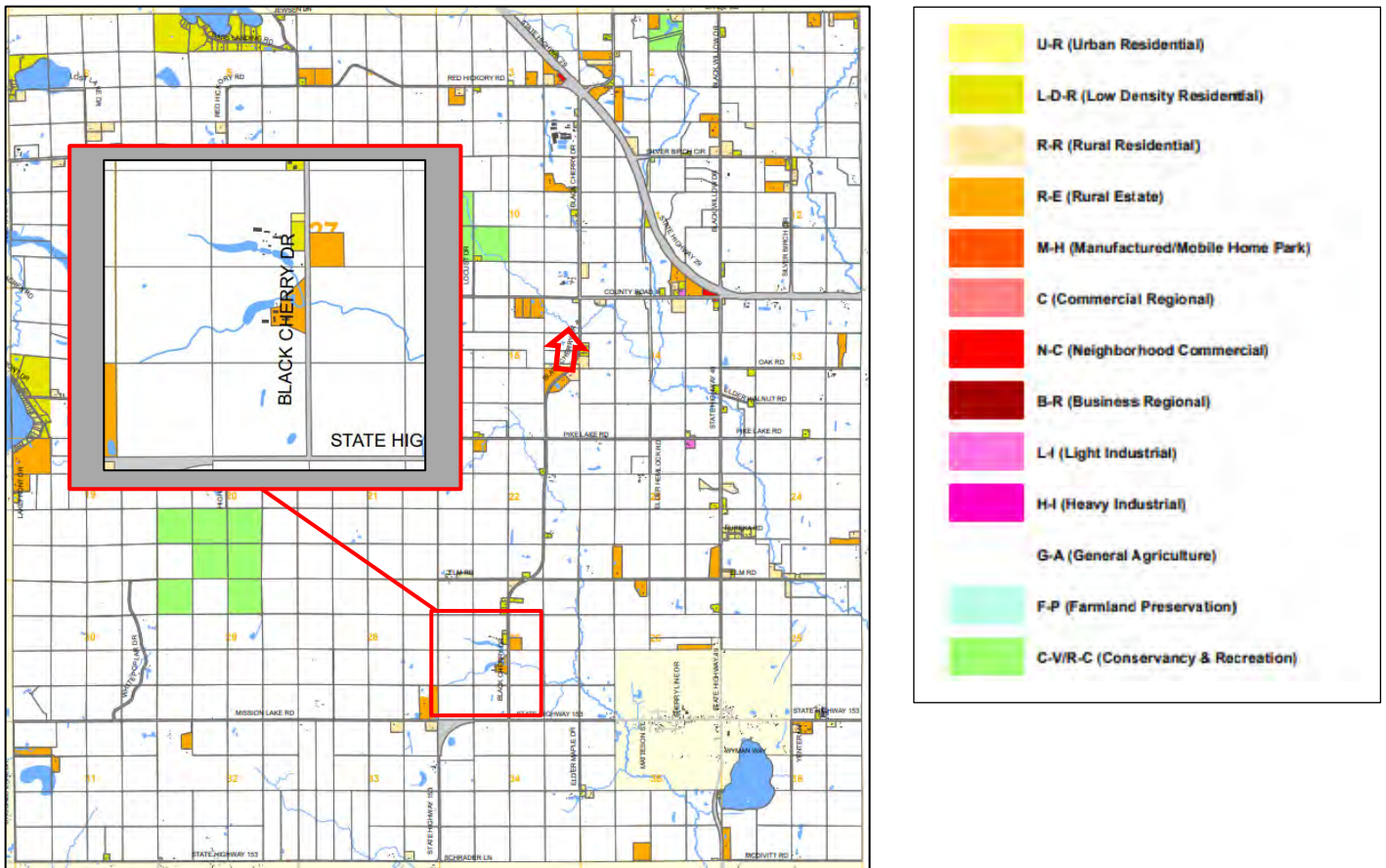
EXISTING ZONING DISTRICT:

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

PROPOSED ZONING DISTRICT:

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

EXISTING ZONING DISTRICT MAP: Adjacent parcels are zoned Rural Estate (Orange) and General Agriculture (White). There are similarly zoned parcels within close proximity to the area in question including parcels zoned Low Density Residential (yellow).



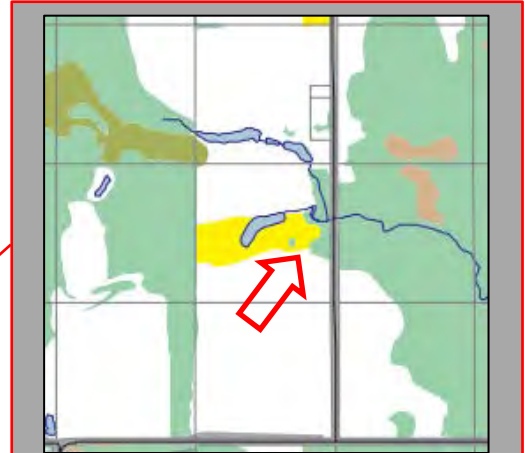
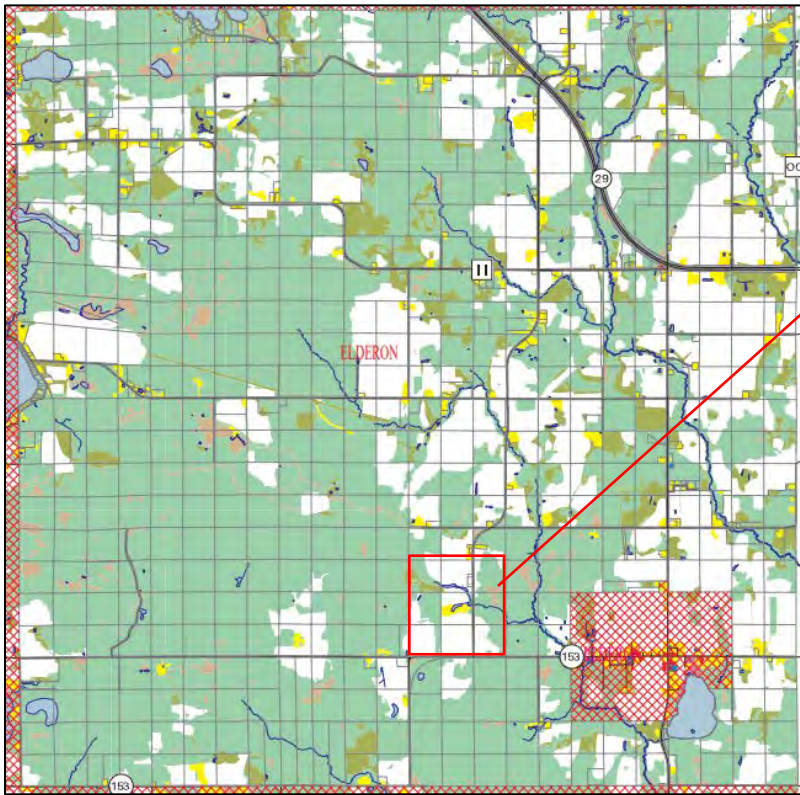
Map #2 Town of Elderon - Zoning District Map

ACREAGE:
5.68 Acres

Legal Notification:

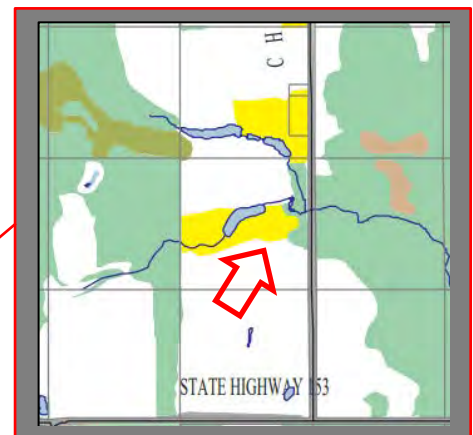
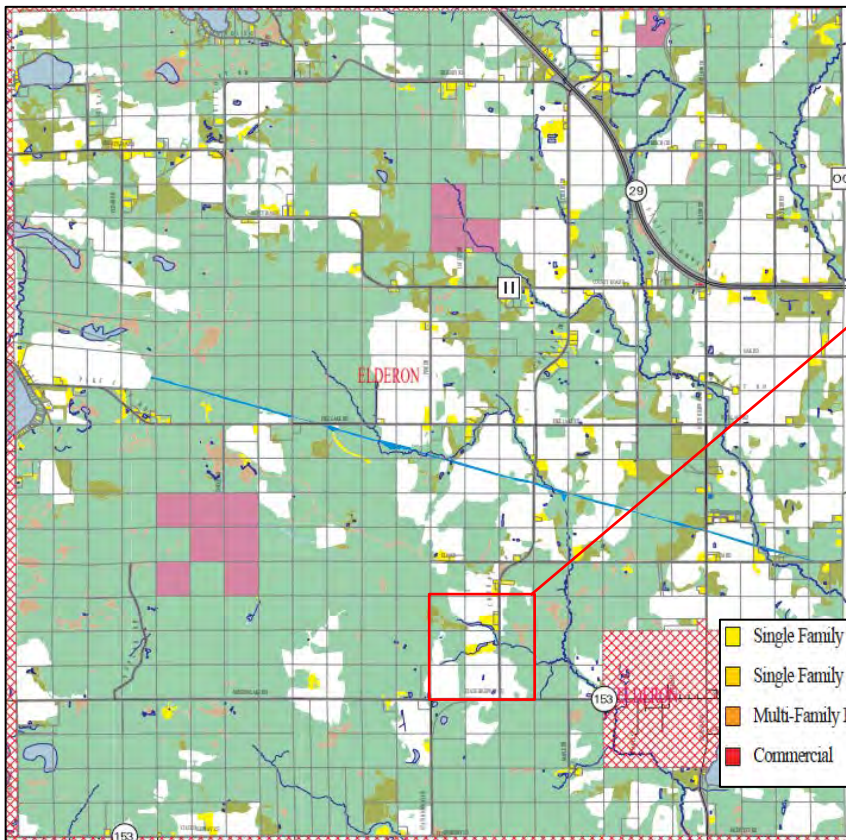
A legal advertisement was published in the *Wausau Daily Herald* on Monday, October 19th, 2020 and Monday, October 26th, 2020. Notice of the zoning change request was also sent by regular mail to adjacent property owners within 300 feet of the subject property.

Existing (2000) Land Use/Land Cover Map – Town of Elderon (2006 Comprehensive Plan) The area/parcel proposed to be rezoned is shown as Single Family Residential and Woodland land uses in the Town’s Comprehensive Plan Existing Land Use/Land Cover Map (2000). Area in question is adjacent to lands designated as Crop Land.



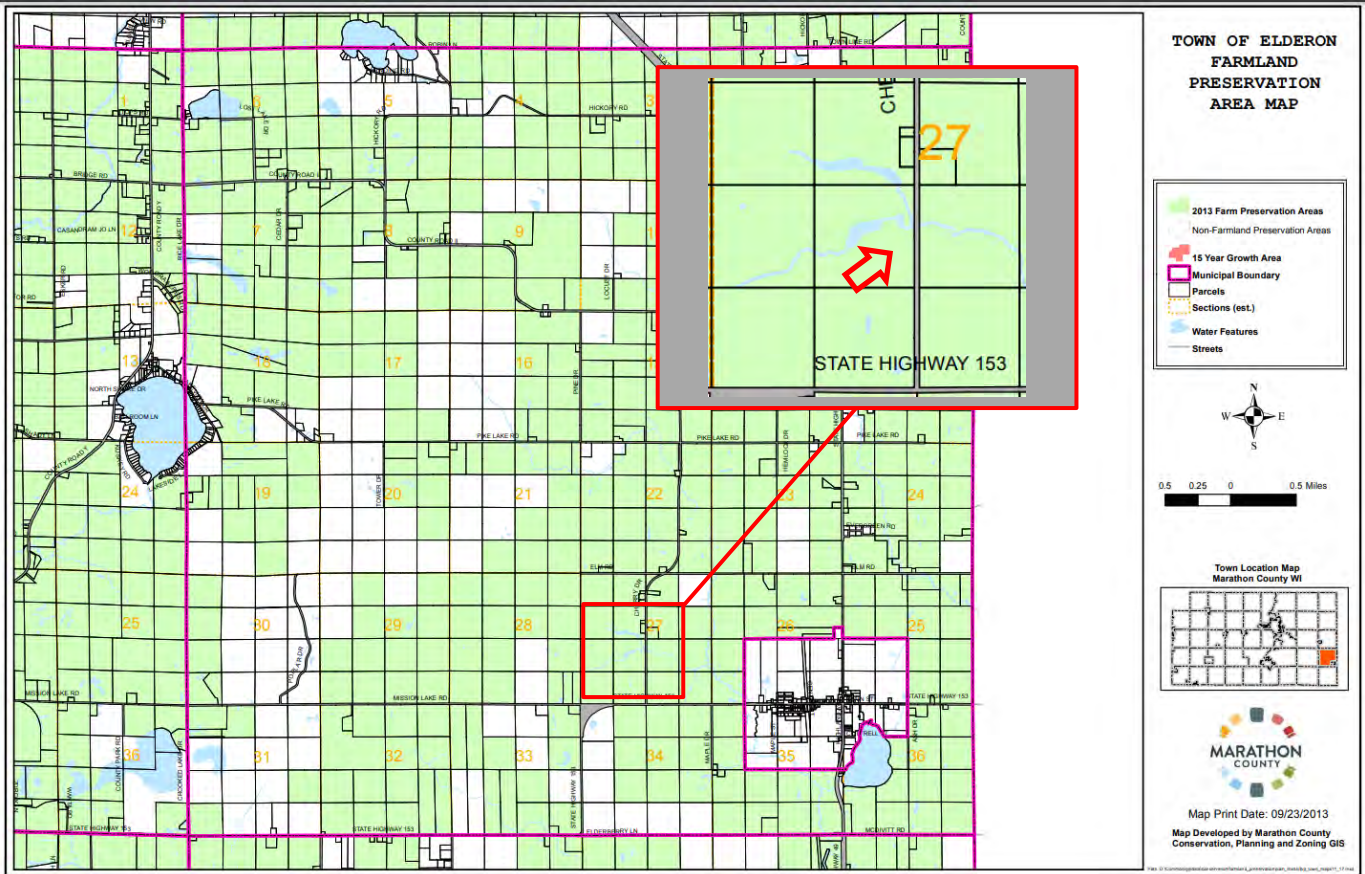
| | | |
|---------------------------|----------------------|--------------------|
| Single Family Residential | Industrial | |
| Multi-Family Residential | Quarries/Gravel Pits | |
| Commercial Services | Crop Land | |
| Specialty Crops | Recreation | Transportation |
| Other Agriculture | Woodlands | Vacant/Barren Land |
| Public/Quasi-Public | Water | Indicates other |

TOWN COMPREHENSIVE PLAN FUTURE LAND USE MAP (2006): The area/parcel proposed to be rezoned is shown to be designated as Forest Land and Single Family Residential land uses in the Town’s Comprehensive Plan Future Land Use Map. Whereas, adjacent land uses include Forest Land, Single Family Residential, Crop Land, and other Agricultural Land uses.



| | | | |
|----------------------------------|--------------------|---------------------|----------------|
| Single Family Residential | Industrial | Forest Land | Recreational |
| Single Family Residential/Forest | Quarry | Wetlands | Railroad |
| Multi-Family Residential | Farm Land | Floodplain | Transportation |
| Commercial | Forest/Agriculture | Public/Quasi-Public | Water |

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 Elderon that are zoned farmland preservation.



SIGNIFICANT PARCEL LIMITATIONS OR NATURAL FEATURES: The area proposed to be rezoned has mapped floodplain, DNR Mapped wetlands, as well as is adjacent to a Pond and Stream (navigability unknown). Additionally, the area in question and parent parcel would be subject to shoreland, shoreland-wetland, and floodplain regulations as set forth in Chapter 22

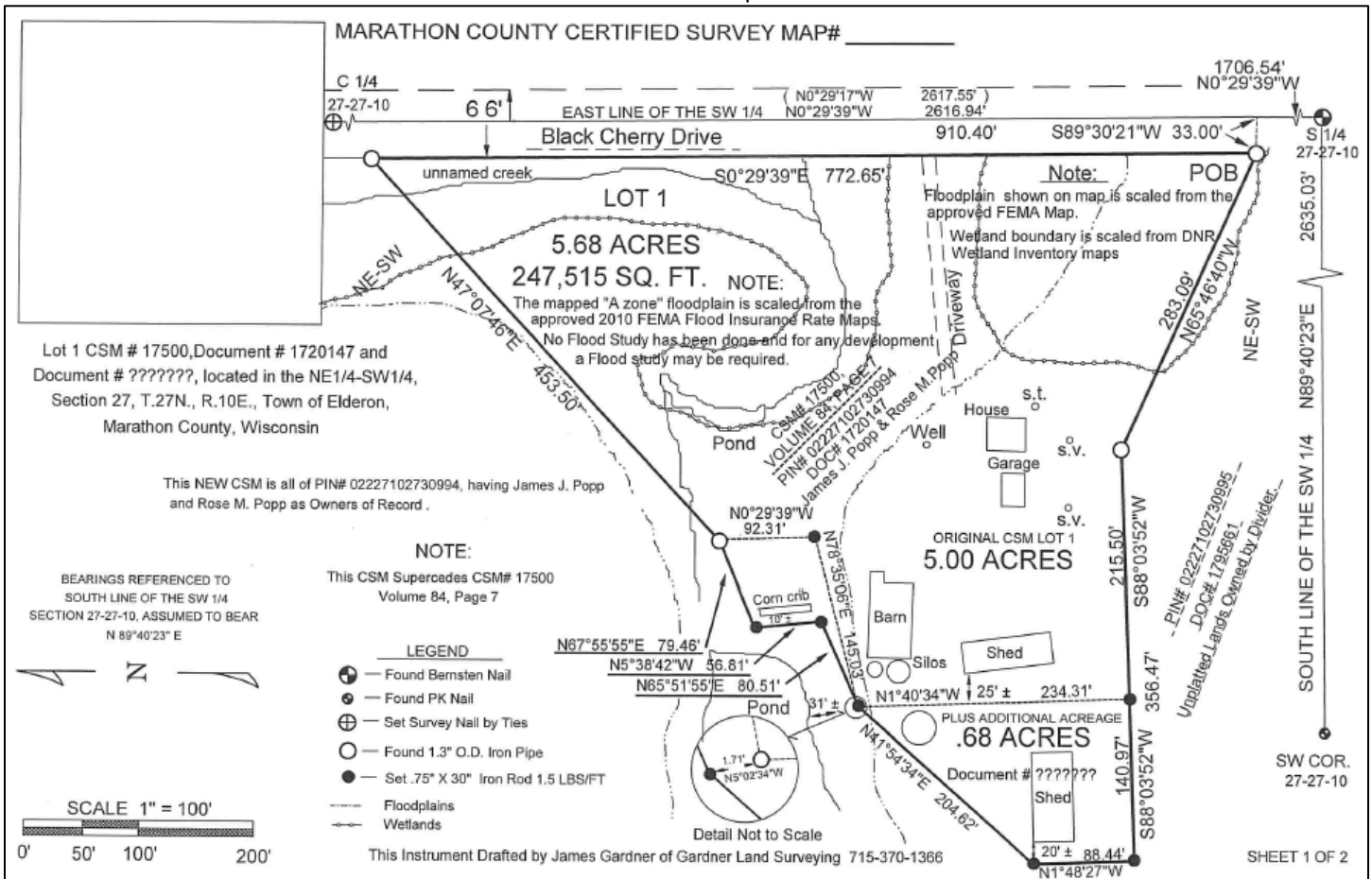


Red boundary shown above is approximate and shall be used as a reference only, the red shaded area identifies the approximate area proposed to be rezoned and combined with the existing parcel. For specific lot dimensions and location please see the preliminary CSM on the following page.

Aerial Photo:



**Preliminary Certified Survey Map:
Lot #1 = Parcel in question**



TOWN RECOMMENDATION:

On October 6^h, 2020 the **Town of Elderon** Town Board Recommended **Approval** to Marathon County's Environmental Resources Committee.

| |
|---|
| 10) Is proposed rezone request consistent with the town's adopted Comprehensive Plan? Explain. |
| <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Explain: <u>Land is already occupied by petitioner.</u> <u>Board unanimously agrees with proposed rezone.</u> |
| 11) Is there anything else the Town wishes to present or comment on regarding this application to the Marathon County Environmental Resources (ERC) Committee? |
| <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Explain: _____ |
| The Town of Elderon recommends: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval of the amendment and/or zone change. |
| OR <input type="checkbox"/> Requests an Extension* for the following reasons: _____ |
| <small>*Wis. Stats §59.69(5)(e), (3), and (3m) authorizes Towns to extend the time to disapprove a zone change for a total of thirty (30) days beyond the date of the public hearing. The extension must be by Town Board Resolution and remains in effect until the Town Board adopts a resolution rescinding the extension.</small> |
| Clerk <u>Mary Strass</u> |
| Town Board <u>Don Daneman</u> <u>Don Spangl</u> |

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 Elderon's Comprehensive Plan has already designated the majority of the area proposed to be rezoned as single family residential. The area proposed to be rezoned also does not participate in the Farmland preservation program and is not zoned farmland preservation, additionally the area proposed to be rezoned is currently not being farmed. As indicated by the Town of Elderon Town Resolution the areas proposed to be rezoned and combined with the existing R-E parcel are already being occupied by the petitioners and they unanimously recommended approval as the petition meets the Towns Comprehensive Plan.

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

There is no active farmland on the area proposed to be rezoned, from the Town of Elderon resolution this area has been occupied by the petitioners for many years. Additionally, the rezone in question minimizes the total agricultural land converted from farmland as no active (or otherwise) farmland will be converted as a result of this rezone. Adjacent land uses include woodlands and larger residentially zoned parcels therefore the rezone in question should not impair or limit current or future agricultural uses of other protected 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 pending Certified Survey Map submitted to our department to add lands already being occupied by the petitioners to their existing R-E zoned parcel.

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

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

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

All Federal, State, and Local permits and approvals are required for any applicable development onsite. Additionally, the proposed rezone will likely not result in any unreasonable air and water pollution as all pertinent regulations apply and will need to be adhered to. Any disturbance greater than one acre would need a DNR Stormwater Management Permit. (There is no proposed development onsite at this time.)

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

The Town of Elderon Town Board has (*Unanimously*) recommended approval of this rezone petition.

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

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

STAFF (CPZ) RECOMMENDATION(S):

The rezone meets all the zoning district standards as it relates to size, frontage, access, and dimension. If approved, the Plover should update their comprehensive plan to reflect the proposed rezone to the Rural Estate (R-E) 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: #5
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: _____

**Below is the link to the Final Draft Marathon County
Forest Comprehensive Land Use Plan 2021 - 2035**

<https://www.co.marathon.wi.us/Departments/ParksRecreationForestry/PlanningandDevelopment/FINALDraftMarathonCountyForestComprehensiveLandUsePlan20212035.aspx>

REVIEW AND UPDATE - MARATHON COUNTY FOREST
COMPREHENSIVE LAND USE PLAN 2021- 2035 – NOVEMBER 2020

- Thirty (30) Counties in Wisconsin have County Forest lands entered into the County Forest Law (Wis. Stats. 28.11) All Counties are required to revise plans at 15 year intervals.
- Revisions began August 2019.
- All counties followed a statewide template when making revisions then tailored the plans policies to best fit their individual counties.
- Plan addresses future management direction for sustainable timber harvests, recreation, land acquisition, wildlife management, ecological protection, public uses and more.
- There was an extensive public involvement period:
 - +began with a survey asking interested user groups and public their ideas and thoughts on possible revisions.
 - +674 were emailed or mailed – 65 returned.
 - +Forest Citizens’ Advisory Subcommittee, Park Commission, Forestry/Recreation, and Environmental Resources Committee’s reviewed all Chapters at quarterly meetings.
 - +Draft Chapters were posted on the Parks, Recreation and Forestry Department website.
 - +30 day public comment period – Class I Notice in paper and press release – only 1 comment received.
 - +Public listening session was held at a regular Forestry/Recreation Committee meeting - no one appeared, no comments.
- The survey provided several broad themes:
 - +Most comments received were on trails. Some groups want more, some less trails. Majority want trails that are multi-use. Following the current policy that has been in place since 2004 on no new trail expansion it was determined not to expand on trail mileage for any groups – rather maintain the existing trails in the best possible condition.
 - +Most want continued sustainable forest management to keep forest healthy, to provide a source of revenue to County, etc.
 - +Provide a wide array of forest wildlife habitat.
 - +Continue the land acquisition process and add lands for the public to access. – (meets Counties current Strategic Plan).
 - +Concerns about exotic and invasive species.
 - +Forest protection.
 - +Continue the feasibility of snowmaking at Nine Mile Forest.
 - +Not exclude traditional users especially hunting or trapping on County Forest lands with excessive development or recreation.

- Because the 30,675 acres of County Forest lands are enrolled into the County Forest Law DNR has oversight and has completed its 30-day review of the plan and determined the plan follows the intent of the law.
- The plan balances all uses of the Forest during the next 15 years recognizing that all user groups will continue to need to compromise as managing the forest will require protections for future generations.
- The plan hasn't changed much from your initial quarterly reviews of Chapters over the last 1+ years. Edits were made due to words missing, grammatical errors and some minor corrections including additional language for better explanation of policies. However, no major policy changes were made!
- The plan will guide the management of the County Forest through 2035. We have met our goal for the 30,675 acre Marathon County Forest that balances the ecological, recreational, social and economic values for the public now and into the future.
- It's important to point out that this is not a static plan and can/will require amendments as new things emerge over the next 15 years. These can be made anytime with County Board and DNR approval.
- The County Forest Citizens' Advisory Subcommittee and Forestry/Recreation Committee unanimously recommends approval.
- We are asking the Environmental Resources Committee forward a recommendation for approval to the County Board at their November 10th and 12th meetings. Approving the plan will also maintain eligibility for interest free loans, grant funding and assistance of about 675 hours per year from the Wisconsin Department of Natural Resources.
- Thank you for reviewing, offering comments and assistance in updating the plan.

MARATHON COUNTY FOREST COMPREHENSIVE LAND USE PLAN

WHEREAS, Marathon County has lands enrolled as County Forest pursuant to §28.11 of the Wisconsin Statutes; and

WHEREAS, subsection (5)(a) of said statute requires that a Comprehensive County Forest Land Use Plan be prepared by the County Forestry Committee to encompass 15 year periods and upon expiration of the initial 15 year plan period and upon expiration of each subsequent 15 year plan period, the plan shall be revised and shall be in effect for another 15 year period; and

WHEREAS, §(5)(a) also requires that the plan shall include land-use designations, land acquisition, forest protection, annual allowable timber harvests, recreational developments, fish and game management activities, roads, silvicultural operations, an inventory of the County Forest documented with maps, records and priorities, and a listing of the involved management activities needed during said plan period; and

WHEREAS, this plan highlights: sustainable forest management, the incorporation of a separate recreation chapter and implementation of Chapter 800, integrated resource management; and

WHEREAS, the Counties' goals, objectives, policies, and operating procedures with respect to implementation of said plan are also enumerated in the plan; and

WHEREAS, §(5)(a) of the above-referenced statute requires that said plan be approved by the County Board of Supervisors and the Department of Natural Resources; and

WHEREAS, the plan for the fifteen year period encompassing 2021 – 2035 has been prepared by the Forestry/Recreation and Environmental Resources Committees with input from the Forest Citizens' Advisory Subcommittee and interested citizens is submitted for the approval of the Marathon County Board of Supervisors;

NOW, THEREFORE, BE IT RESOLVED that the County Board of Supervisors in consideration of the contents of said plan hereby approve it and direct the Forestry/Recreation Committee to forward an official copy of the plan to the Wisconsin Department of Natural Resources for their approval.

Dated this 12th day of November, 2020.

FORESTRY/RECREATION COMMITTEE

ENVIRONMENTAL RESOURCES COMMITTEE

Fiscal Impact Statement: Approval of this resolution has no direct tax levy impact.

Proposed 2021 ERC Meeting Dates

- January 5th
- February 2nd
- March 2nd
- March 30th
- May 4th
- June 1st
- June 29th
- August 3rd
- August 31st
- October 5th
- November 2nd
- November 30th

The Health & Human Services Committee; Environmental Resources Committee; Public Safety Committee; Infrastructure Committee; and Extension, Education & Economic Development Committee shall meet as follows during the week of the first Thursday of each month:

Tuesday - Environmental Resources

Below is the link to the Marathon County Draft Land and Water Resource Management Plan 2021-2030

www.co.marathon.wi.us/lwrp