

STATE OF WISCONSIN
MARATHON COUNTY
TOWN OF RIB FALLS

TOWN OF RIB FALLS: RESOLUTION 2020-05 ON ZONING ORDINANCE AMENDMENT

TO THE MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE

I, Alysia Seliger, Clerk of the Town of Rib Falls, 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 Rib Falls Town Board at a meeting held on the 10th day of November 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 Rib Falls Town Board considered on the 10th day of November 2020, petition by Rick Kersten (Central Wisconsin Lumber & Tie INC.) on behalf of Steve Dahlke to amend the Marathon County Zoning Ordinance to rezone lands from G-A General Agriculture to L-1 Light Industrial described as part of the S ½ of the SE ¼ of Section 24, Township 29 North, Range 05 East, Town of Rib Falls. The area proposed to be rezoned (approximately 4.975 acres) is described as part of Lot 1 (17.495 acres) on the Preliminary Certified Survey Map (CSM) submitted as a part of the rezone petition. Parcel address 136924 County Road U, Marathon WI 54448. Part of parent parcel PIN# 066.2905.244.0993

The Town of Rib Falls hereby has considered the following standards for rezoning above property

Note: Talked to Rick Kersten on November 9, 2020: Andy Johnson

- 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: The intent of the rezone request is to provide a land base that will support an expansion of an existing business. At this time, the potential facility expansion limited to 5 acres of site. At this time, no additional public services or infrastructure are required. Note that additional buildings may be added that are consistent with the business.

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

No Yes Explain: NA

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

No Yes Explain: The land is located on a County Trunk roadway and less than 0.5 miles from a State Highway intersection which makes for good access.

Wetlands: No mapped wetlands

Wetland Indicator Soils: Site includes units of RcB (Rietbrock silt loam)

Soil type: RcB (Rietbrock silt loam) and FgB (Fenwood-Rozelleville silt loam)

Bedrock; Commonly less than 5 ft below surface grade

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?

No Yes

No irreplaceable natural areas are impacted. Town did discuss issues such as sanitary systems, stormwater and construction site erosion, and wetland considerations would be to be processed with local and State agencies.

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

No Yes Explain: The business is located near an active farm and residential area. The business site has operated in the Town for many years.

6. Has the applicant demonstrated the need for the proposed development at this location? Explain.

No Yes Explain: The business needs additional, contiguous land to expand facilities for lumber processing and storage.

7. Has the applicant demonstrated the availability of alternative locations? Be specific

No Yes Explain: To expand adjacent to the existing facilities, the land to the north and east seem the most reasonable.

8. Is cropland is being consumed by this zone change? What is the productivity of the agricultural lands involved?

No Yes Explain: Some cropland may be converted to other uses. The soil type is Fenwood-Rozelleville which is a productive soil.

9. Has the applicant explained how the proposed development will be located to minimize the amount of agricultural land converted?

No Yes Explain: The proposed expansion of facility space would be limited to approximately 5 acres.

10. Is proposed rezone request consistent with the town's adopted Comprehensive Plan? Explain.

No Yes Explain: The Rib Falls Comprehensive Plan does recognize the following considerations:

- a. Community Character – the support of business that preserves working lands (woodland and cropland) and rural character.
- b. Community Services – the zoning proposal will have minimal impact or demands on community services such as sanitary system, public water supply systems, fire service, and solid waste management.
- c. Transportation and Infrastructure – the business access roads are County and State roadways. No demand for Town road support is required.
- d. Land use – there will be the loss of farmland as the site/facilities are expanded. This is balanced with the developed of a business that supports local woodland management.
- e. Natural Resources – the facility does not threaten unique natural resources, groundwater, or surface water features of the Town.
- f. Economic Activities – the Town supports the development of existing local business, as well as businesses that support land-based activities such as woodland management.

11. Is there anything else the Town wishes to present or comment on regarding this application to the Marathon County Environmental Resources (ERC) Committee?

X No Yes Explain:

The Town of Rib Falls 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 g. The extension must be by Town Board Resolution and remains in effect until the Town Board adopt s a resolution rescinding the extension.

Clerk

Alaysia Seliger

Town Board

WRM

Kym J. DeBoup

John J. Hammer

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 fom1 before November 20, 2020 to:

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