

Resolution 02-2021

STATE OF WISCONSIN)
MARATHON COUNTY)
TOWN OF RIB FALLS)

RESOLUTION 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 11th day of MAY, 2021.

RESOLUTION

WHEREAS, Section 59.69(5)(e)3., Wisconsin Statutes, provides that if a town affected by a proposed amendment disapproves of the proposed amendment, the town board may file a certified copy of a resolution adopted by such board disapproving of the petition with the Environmental Resources Committee prior to, at or within ten (10) days after the public hearing, and

WHEREAS, if the town board of the town affected in the case of an ordinance relating to the location of boundaries of districts files such a resolution, the Environmental Resources Committee may not recommend to the County Board approval of the petition without change, but may only recommend approval with change or recommend disapproval.

NOW, THEREFORE BE IT RESOLVED that the Town of Rib Falls Town Board considered on the 11th day of MAY, 2021, petition by Devin Klockziem on behalf of Todd and Laurie Smith to amend the Marathon County Zoning Ordinance to rezone lands from G-A General Agriculture to N-C Neighborhood Commercial and R-E Rural Estate described as part of the NE 1/4 of the NE 1/4 of Section 36, Township 29 North, Range 05 East, Town of Rib Falls. The area proposed to be rezoned to N-C is described as part of Lot 2 (5.03 acres) on the Preliminary Certified Survey Map submitted as a part of the rezone petition, whereas the area proposed to be rezoned to R-E is described as Lot 1 (6.41 acres). The areas proposed to be rezoned have the parent Parcel PIN#'s 066-2905-361-0983 and 066-2905-361-0984

The Town of Rib Falls 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: Private services only

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 impact or demand of public facilities

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: comply with Marathon County and DRP stormwater controls

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

No Yes Explain: minimal.

- 6) Has the applicant demonstrated the need for the proposed development at this location? Explain.
 No Yes Explain: Private business
- 7) Has the applicant demonstrated the availability of alternative locations? Be specific
 No Yes Explain: Did research other sites, but not available.
- 8) Is cropland is being consumed by this zone change? What is the productivity of the agricultural lands involved?
 No Yes Explain: Productivity marginal due to slope and wetness
- 9) Has the applicant explained how the proposed development will be located to minimize the amount of agricultural land converted?
 No Yes Explain: minimal land impacted, ag land at the edge of field
- 10) Is proposed rezone request consistent with the town's adopted Comprehensive Plan? Explain.
 No Yes Explain: promotes economic development & minimize ag land consumption
- 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 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. The extension must be by Town Board Resolution and remains in effect until the Town Board adopts a resolution rescinding the extension.

Clerk Alycia Stein
 Town Board WR Wunsch
John J. Hummer
Randall Ross

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 May 21, 2021 to:

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