

AGENDA

Eau Claire County Board of Supervisors
Tuesday, October 2, 2018 / 7 pm

Courthouse, County Boardroom (Room 1277)
721 Oxford Ave. Eau Claire, WI

Eau Claire County Mission Statement:

"To provide quality, innovative and cost-effective services that safeguard and enhance the well-being of residents and resources"

- (1) Indicates 1st Reading
- (2) Indicates 2nd Reading

Confirmation of Compliance with open meetings law

1. Call to Order
2. Honoring of the Flag and Moment of Reflection: **(Supervisor Bert Moritz)**
3. Call of the Roll
4. Approval of the Journal of Proceedings: September 18, 2018

5. **PUBLIC COMMENT**

6. **REPORTS TO THE COUNTY BOARD UNDER 2.04.320**

Oral Reports

- 2nd Reading of new positions
- Sean Lentz - 2018 Initial Bond Sale
- Norb Kirk – 2017 Audit Report

7. **PRESENTATION OF PETITIONS, CLAIMS AND COMMUNICATIONS**

8. **FIRST READING OF ORDINANCES BY COMMITTEES**

File No.

18-19/062 (1)

Committee on Planning and Development

Rezoning 45 acres from Exclusive Agricultural and 10 acres from Agricultural Preservation to Agricultural-Residential.

18-19/063 (1)

Rezoning 5 acres from Agricultural Preservation District to Agricultural-Residential

8. **FIRST READING OF ORDINANCES BY COMMITTEES continued...**

File No.

18-19/060 (1)

Committee on Finance and Budget

“Amend Section 4.30.050 of the Code: Marriage License, Declaration of Domestic Partnership, Termination of Domestic Partnership...”

9. **FIRST READING OF ORDINANCES AND RESOLUTIONS BY MEMBERS**

10. **REPORTS OF STANDING COMMITTEES, COMMITTEES, COMMISSIONS AND BOARDS UNDER 2.04.160 AND SECOND READING OF ORDINANCES**

File No.

18-19/065 (2)

Committee on Finance and Budget

Temporary moratorium on expansion and creation of large-scale livestock facilities

18-19/067 (1)

Initial Resolution Authorizing the Borrowing of Not to Exceed \$10,000,000

**OFFICIAL PROCEEDINGS OF THE COUNTY BOARD
OF SUPERVISORS**

Tuesday, September 18, 2018

The County Board of Supervisors of the County of Eau Claire convened at the Courthouse in the City of Eau Claire on Tuesday, September 18, 2018, and was called to order by Chair Nick Smiar at 7:00 p.m.

The Board honored the flag with the pledge of allegiance.
Moment of reflection was presented by Supervisor Carl Anton.

Roll Call: 29 present: Supervisors Gary G. Gibson, Sandra McKinney, Joe Knight, Stella Pagonis, Carl Anton, Bert Moritz, Steve Chilson, Kevin Stelljes, Donald Mowry, Nancy Coffey, Ray L. Henning, Colleen A. Bates, Connie Russell, Judy Gatlin, Nick Smiar, Lydia Boerboom, Martha Nieman, James A. Dunning, Gerald L. Wilkie, Nathan Anderson, Mark Beckfield, Sue Miller, Robin J. Leary, Heather DeLuka, Melissa Janssen, Tami Schraufnagel, Brandon Buchanan, Kimberly A. Cronk, Patrick L. LaVelle
0 absent

JOURNAL OF PROCEEDINGS (August 21, 2018)

On a motion by Supervisor Henning, seconded by Supervisor Schraufnagel, the Journal of Proceedings was approved via voice vote.

PUBLIC COMMENT

The following individuals spoke on an ordinance to impose a temporary moratorium on the expansion and creation of a large-scale livestock facility:

Kim Dupre, Duane Popple, Libby Stupak, Kate Beaton, Beth Ivankonc, Tammy Smith Schroeder, Steve Strey, Liz Spencer, Ricky Strauch

The following individuals attended in support of the above-described ordinance but did not speak:

Linda Lodolce, Pat Everhart, Virginia Drath, Eleanor Wolf

The following individual spoke on the conversion therapy resolution:

Joe Luginbill

REPORTS TO THE COUNTY BOARD UNDER 2.04.320

Brock Geyen, CPA from CliftonLarsonAllen, reported on the 2017 audit.

County Administrator Kathryn Schauf provided an oral report on her recommended Eau Claire County 2019 budget.

The following written report was presented:

-2018 Contingency Fund Report as of September 14, 2018

PRESENTATION OF PETITIONS, CLAIMS AND COMMUNICATIONS

Correspondence was received from U.S. Senator Tammy Baldwin regarding climate change.

A report regarding a rezoning request in the Town of Washington was received from Jerre and Larry Zimmerman.

A report regarding a rezoning request in the Town of Pleasant Valley was received from Virginia Anklam.

Correspondence was received from U.S. Senator Kathleen Vinehout's office regarding a sustainable solution to fund Wisconsin's transportation system.

FIRST READING OF ORDINANCES BY COMMITTEES

Committee on Planning and Development

Ordinance 18-19/065 AN ORDINANCE TO IMPOSE A TEMPORARY MORATORIUM ON THE EXPANSION AND CREATION OF LARGE-SCALE LIVESTOCK FACILITIES PENDING 12-MONTH REVIEW

Motion by Supervisor Buchanan, seconded by Supervisor Russell, to suspend the rules to act on this item tonight.

On a roll call vote, the motion to suspend the rules was defeated as follows:

14 ayes: Supervisors McKinney, Knight, Moritz, Stelljes, Coffey, Bates, Russell, Gatlin, Smiar, Boerboom, Dunning, Wilkie, Leary, Buchanan

15 noes: Supervisors Gibson, Pagonis, Anton, Chilson, Mowry, Henning, Nieman, Anderson, Beckfield, Miller, DeLuka, Janssen, Schraufnagel, Cronk, LaVelle

Supervisor Leary requested that said ordinance be referred to the Finance & Budget Committee.

Chair Smiar did refer said ordinance to the Finance & Budget Committee.

**REPORTS OF STANDING COMMITTEES, COMMITTEES, COMMISSIONS AND BOARDS UNDER
2.04.160 AND SECOND READING OF ORDINANCES**

Committee on Administration

Resolution 18-19/056 REQUESTING THE WISCONSIN STATE LEGISLATION TO REQUIRE AN AUDIT OF THE VETERANS TRUST FUND, DETAILING THE REVENUE RECEIVED, ALL DISBURSEMENTS FROM THE VETERANS TRUST FUND AND THE AMOUNT OF DIRECT BENEFITS PAID TO VETERANS FOR EACH YEAR SINCE 2014

Motion by Supervisor Beckfield, seconded by Supervisor LaVelle, for adoption.

On a roll call vote, the resolution was unanimously adopted.

Committee on Human Resources

Resolution 18-19/048 AMENDING POLICY 519 OF THE EAU CLAIRE COUNTY HUMAN RESOURCES EMPLOYEE POLICY MANUAL

Motion by Supervisor Leary, seconded by Supervisor Cronk, for adoption.

On a motion by Supervisor Pagonis, seconded by Supervisor Bates, the resolution was referred to the Committee on Administration by a unanimous roll call vote.

Ordinance 18-19/055 TO AMEND SECTION 2.09.010 A. OF THE CODE:

Motion by Supervisor Gatlin, seconded by Supervisor Schraufnagel, for enactment.

On a roll call vote, the ordinance was unanimously enacted.

Committee on Judiciary & Law and Human Services Board

Resolution 18-19/057 REQUESTING AND SUPPORTING THE EFFORTS OF WISCONSIN, THE FEDERAL GOVERNMENT, CITIES AND VILLAGES IN EAU CLAIRE COUNTY TO REGULATE CONVERSION THERAPY AND PROHIBIT PAID CONVERSION THERAPY BY MENTAL HEALTH PROFESSIONALS TO PERSONS UNDER THE AGE OF 18

Motion by Supervisor Janssen, seconded by Supervisor Wilkie, for adoption.

On a motion by Supervisor Miller, seconded by Supervisor Leary, Amendment No. 1 was presented as follows:

1. On page 2, lines 4 through 6, strike: "WHEREAS, the Eau Claire City/County Healthy Communities recently recognized that the top three indicators for concern for youth in Eau Claire County are anxiety, youth sad/hopelessness and youth suicide.", Insert:

"WHEREAS, Eau Claire Healthy Communities has prioritized Mental Health as a top priority in 2018. Data from Eau Claire County and State of WI Youth Risk Behavior Survey (YRBS) done in 2017 indicates 10% of sample of high school 10th/12th graders that were surveyed from 5 school districts indicated that they identified as gay, lesbian, or bisexual. 69% of those that identified as gay, lesbian, bisexual indicated that they felt sad/hopeless in the past 12 months vs. 24% of those that identified as heterosexual/straight. State YRBS data (no local data available) indicates that 41% of youth surveyed that are LGBT have considered suicide vs.16.4% overall.

WHEREAS, the Eau Claire City-County Health Department has as its mission "Keeping people in all Eau Claire City/County communities safe and healthy". On August 22nd the Eau Claire City-County Board of Health passed a resolution stating "BE IT RESOLVED that the Board of Health encourages stakeholders in Eau Claire County and

in the State of Wisconsin to explore best practices and regulations related to preventing harm associated with conversion therapy."

On a roll call vote, Amendment No. 1 was unanimously adopted.

On a roll call vote, the resolution, as amended once, was unanimously adopted.

Committee on Planning and Development

Ordinance 18-19/022 TO AMEND SECTION 18.60.040 O. OF THE CODE: DEFINITIONS; TO AMEND SECTION 18.60.110 D. 4. OF THE CODE: DISTRICT REGULATIONS

Motion by Supervisor LaVelle, seconded by Supervisor Dunning, for enactment.

On a roll call vote, the ordinance was unanimously enacted.

Committee on Parks and Forest

Resolution 18-19/061 GRANTING A UTILITY EASEMENT TO EAU CLAIRE ENERGY COOPERATIVE IN SECTION 18, T27N, R7W, IN THE TOWN OF SEYMOUR

Motion by Supervisor Beckfield, seconded by Supervisor DeLuka, for adoption.

On a roll call vote, the resolution was unanimously adopted.

Committee on Finance and Budget

Ordinance 18-19/052 AMENDING SECTION 4.15.010 A. OF THE CODE: FEES OF PROFESSIONAL EXAMINERS AND WITNESSES IN CHAPTER 51 INVOLUNTARY COMMITMENT PROCEEDINGS

Motion by Supervisor Bates, seconded by Supervisor Anderson, for enactment.

On a roll call vote, the ordinance was unanimously enacted.

Resolution 18-19/059 AMENDING THE BUDGET AND APPROPRIATING ADDITIONAL REVENUES AND EXPENDITURES

Motion by Supervisor Beckfield, seconded by Supervisor Pagonis, for adoption.

On a roll call vote, the resolution was unanimously adopted.

Resolution 18-19/064 AUTHORIZING PAYMENT OF VOUCHERS OVER \$10,000 ISSUED DURING THE MONTH OF AUGUST 2018

Motion by Supervisor LaVelle, seconded by Supervisor Gatlin, for adoption.

On a roll call vote, the resolution was adopted as follows:

28 ayes: Supervisors Gibson, McKinney, Knight, Pagonis, Anton, Moritz, Chilson, Stelljes, Mowry, Coffey, Henning, Bates, Russell, Gatlin, Smiar, Boerboom, Nieman, Dunning, Anderson, Beckfield, Miller, Leary, DeLuka, Janssen, Schraufnagel, Buchanan, Cronk, LaVelle

1 no: Supervisor Wilkie

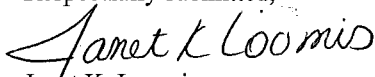
Resolution 18-19/066 AUTHORIZING A TRANSFER FROM THE 2018 CONTINGENCY FUND IN THE AMOUNT OF \$10,000 FOR ADDITIONAL 2018 ELECTION COSTS

Motion by Supervisor Miller, seconded by Supervisor DeLuka, for adoption.

On a roll call vote, the resolution was unanimously adopted.

The Board adjourned at 8:43 p.m.

Respectfully submitted,



Janet K. Loomis
County Clerk

FACT SHEET
File No. 18-19/062

RE: Rezone 45.37 acres +/- of land from A-1 (Exclusive Agricultural) and 10.16 acres +/- from A-P (Agricultural Preservation) District (55.53 acres +/- total) to A-2 (Agricultural-Residential) District divide the property into two lots, which will both, according to the application, remain in agricultural production for the indefinite future.

Legal Description and Location: A portion of the NE¼ SW¼ of Section 7, T26N, R8W, Town of Washington Eau Claire County (complete legal description attached)

Size of area to be rezoned: 55.53 acres +/-

ADJACENT ZONING & LAND USES:

LOCATION	ZONING	LAND USE
Subject	A-P	Agricultural
North	A-1, A-2, C-3	Agricultural; scattered residences; woodlots; commercial (Heavy Duty Components)
East	A-1	Agricultural; single-family residences
South	A-2, A-P	Single-family residences; agricultural; woodlots
West	A-1, A-P	Agricultural; scattered single-family residences

LAND USE PLANS: The Eau Claire County and Town of Washington Future Land Use Maps both include the northern portion of this property in the Rural Transition (RT) planning area and the southern 10.16 acres in the Rural Lands (RL) planning area

Eau Claire County Rural Lands (RL) Intent and Description: *The primary intent of these areas is to preserve productive agricultural lands, protect existing farm & forestry operations from encroachment by incompatible uses, promote further investments in farming, maintain farmer eligibility for incentive programs, and preserve wildlife habitat and open spaces. In other words, to preserve the rural character of these areas.*

Eau Claire County Rural Transition (RT) Intent and Description: *The primary intent of this classification is to manage residential growth and reduce sprawl, with its attendant infrastructure costs, by identifying lands in proximity to developed areas to be maintained in mainly agricultural and open space uses until such time as more intensive residential development may be appropriate. As mapped, this designation may include farmland, open lands, woodlots, agricultural-related uses, cottage industries, mineral extraction operations, and limited low density residential development. These lands are also outside of the certified Farmland Preservation area and are recognized as transitional areas within the 2015 Eau Claire County Farmland Preservation Plan. Within the horizon of this Plan, future development in the RT areas is expected to be consistent with the existing pattern of development. However, it is anticipated that over time these lands may be transitioned to more intensive residential development as Rural Residential lands are developed and built out.*

Staff Conclusions and Recommendation: The proposed A-2 zoning district is technically consistent with the intent and description and the applicable policies of the Eau Claire County Comprehensive Plan. However, the property owner has informed staff that the property is to be split into two lots and will continue to be farmed for the indefinite future. Therefore, the most appropriate zoning district is A-3 (Agricultural; 20-acre minimum lot size) since there are no plans to subdivide the property and the land is still actively farmed. If the owners wish to subdivide in the future a rezoning process where residents, staff, and decision-makers could evaluate a conceptual plan, including site access, internal circulation, lot layout, etc. would be entailed.

Town Board Action: The Washington Town Board considered this rezoning petition on Thursday, September 20, 2018 and recommended approval (5-0 vote).

Committee Action: The Eau Claire County Committee on Planning and Development conducted the required public hearing on Tuesday, June 12, 2018 regarding the proposed rezoning. On a vote of in favor 5 and 0 against, the Committee recommends approval of the rezoning petition to the County Board. The committee considered the applicant's testimony as well as the Town Board's and staff's recommendations in their deliberations.

Respectfully submitted on behalf of the Committee on Planning and Development,



Matt Michels, AICP
 Senior Planner

2
3 - AMENDING THE 1982 OFFICIAL ZONING DISTRICT BOUNDARY MAP FOR THE
4 TOWN OF WASHINGTON -
5

6 The County Board of Supervisors of the County of Eau Claire does ordain as follows:
7

8 **SECTION 1**

That the 1982 Official Zoning District Boundary Map for the Town of
9 Washington, Eau Claire County described as follows:
10

**Located in the Northwest ¼ of the Northwest ¼, Southwest ¼ of the
11 Northwest ¼, Southeast ¼ of the Northwest ¼, Northwest ¼ of the
12 Southwest ¼, Northeast ¼ of the Southwest ¼, Section 7, Township 26
13 North, Range 8 West, Town of Washington, Eau Claire County,
14 Wisconsin, being further described as follows:
15**

**Beginning at the West ¼ Corner of Section 7; thence N00°08'43"E,
16 along the West line of said Northwest ¼ a distance of 274.58 feet to the
17 centerline of Hillview Road; thence 172.72 feet along said centerline
18 and the arc of a curve concave Easterly having a radius of 600.00 feet,
19 central angle of 16°29'36" and a chord bearing and distance of
20 N08°23'05"E, 172.12 feet; thence N16°37'52"E along said centerline
21 295.07 feet; thence along said centerline 271.39 feet on the arc of a
22 curve concave westerly, radius of 1000.00 feet, central angle of
23 15°32'58" and a chord bearing a distance of N08°51'23"E, 270.56 feet;
24 thence along said centerline 65.39 feet on the arc of a curve concave
25 westerly, radius of 526.00 feet, central angle 07°07'21", a chord
26 bearing and distance of N02°21'13"W, 65.35 feet; thence
27 N48°29'21"E, along the Southeast boundary of Lot 1, Certified
28 Survey Map, Volume 2 of Certified Survey Maps, Page 187, a distance
29 of 636.13 feet to the Southwest right of way line of U.S. Highway 53,
30 thence S49°29'09"E, along said Southwest right of way line a distance
31 of 2274.37 feet; thence S42°51'30"W, a distance of 968.73 feet; thence
32 N55°16'12"W, a distance of 460.98 feet to the East monumented line
33 of the Northwest ¼ of the Southwest ¼, Section 7; thence
34 N00°01'12"W a distance of 459.97 feet to the north line of the
35 Northwest ¼ of the Southwest ¼, Section 7; thence S89°16'21"W
36 along the said North line of the Northwest ¼ of the Southwest ¼,
37 Section 7, a distance of 1316.80 feet to the Point of Beginning.
38
39
40**

**Said described lands contain approximately 55.53 acres, and are
41 subject to the easements and restrictions of record to be reclassified
42 from the A-1 Exclusive Agricultural District and the A-P Agricultural
43 Preservation District to the A-2 Agricultural-Residential District.
44**

45
46 **SECTION 2**

Where a certified survey map is required and may alter the above
47 described property description, the official zoning district map for the
48 town shall be automatically amended to reflect the property description of
49 the certified survey map.
50
51

1
2
3
4
5
6
7
8
9
10
11
12
13
14

ENACTED:

Gary Gut
James DeYoung
John M. Smith
Robin D. Gray
Nancy J. Coffey
 Committee on Planning and Development

JA

Dated this 25th day of September, 2018.

**Reviewed by Finance Dept.
for Fiscal Impact**

APPROVED BY
CORPORATION COUNSEL
AS TO FORM

REZONE NUMBER: RZN-0013-18 **COMPUTER NUMBERS:** 024101403000
024101408030
024101501000
024101501010

PUBLIC HEARING DATE: September 25, 2018

STAFF CONTACT: Matt Michels, AICP, Senior Planner

OWNER: Larry A Zimmerman, E 15946 Schultz Rd, Osseo, WI

AGENT: Pete Gartmann, 1360 International Dr, Eau Claire, WI

REQUEST: Rezone 55.53 acres +/- of land from A-1 (Exclusive Agricultural) and A-P (Agricultural Preservation) District to A-2 (Agricultural-Residential) District to divide the property into two lots.

LOCATION: 5619 US Hwy 53

LEGAL DESCRIPTION: A portion of the NE¼ SW¼ of Section 7, T26N, R8W, Town of Washington Eau Claire County (complete legal description attached)

RECOMMENDATION Approval of A-3 District rather than requested A-2 District based on findings outlined on Page 6 of this report

SUMMARY

Rezone 45.37 acres +/- of land from A-1 (Exclusive Agricultural) and 10.16 acres +/- from A-P (Agricultural Preservation) District (55.53 acres +/- total) to A-2 (Agricultural-Residential) District divide the property into two lots, which will both, according to the application, remain in agricultural production for the indefinite future.

BACKGROUND

SITE CHARACTERISTICS:

- The entire property is cultivated for agriculture
- The property is gently rolling, with steeper slopes to the south

EXISTING ZONING:

A-1 Exclusive Agriculture District. This district is established to “*preserve areas for farming or agricultural use and to minimize land use conflicts between farms and non-farms.*” Permitted principal uses include agricultural uses, nurseries and, livestock facilities. Note that as of December 15, 2015 the A-1 zoning district is no longer a certified farmland preservation zoning district.

A-P Agricultural Preservation District. The A-P Agricultural Preservation District is established to:

- A. *Preserve and protect those areas best suited for agricultural, forestry or open-space uses by minimizing fragmentation of contiguous agricultural or forest lands for the benefit and use of current and future generations;*
- B. *Provide for a wide range of agricultural uses typically associated with the continued production of food and fiber while recognizing that such uses may involve noise, dust, odor, or operation of heavy equipment for long periods of time;*
- C. *Strengthen and diversify a predominately agricultural and forestry-based economy by providing for a range of economic opportunities for property owners which are generally compatible with and supportive of agriculture or forestry operations as either permitted or conditional uses;*
- D. *Comply with standards contained in Wis. Stat. ch. 91 to permit eligible landowners to receive tax credits under Wis. Stat. § 71.09, in conjunction with their agricultural operations;*
- E. *Preserve rural character and promote the efficient use of public infrastructure and utilities by minimizing the adverse effects of urban sprawl along with its associated expense;*
- F. *Promote environmental quality through the use of conservation practices designed to minimize erosion of productive soils and deter the delivery of sediment and nutrients to the waters of our state;*
- G. *Minimize land use conflicts which occur when agricultural and non-agricultural uses are intermixed or not adequately separated; and*
- H. *Provide for carefully regulated extraction of nonmetallic mineral resources through Eau Claire County's permitting processes to ensure compatibility with adjacent land uses, minimize impacts to natural resources, and to restore lands to productive agricultural use consistent with locally approved reclamation plans.*

REQUESTED ZONING DISTRICT:

A-2 Agriculture-Residential District: The A-2 District is established to “A. *Provide an area for limited residential and hobby farm development in a rural atmosphere; and B. Preserve the county's natural resources and open space.*” Minimum lot size in the A-2 District is five (5) acres.

STAFF-RECOMMENDED ZONING DISTRICT:

A-3 Agricultural District: The A-3 Agricultural Preservation District is established to: The A-3 District is established to “1. *Protect the agricultural base of the county; 2. Preserve the county's natural resources and open space; 3. Provide an area for limited residential and hobby farm development in a rural atmosphere; and 4. Minimize urban sprawl and its associated public costs.*” Minimum lot size in the A-3 District is twenty (20) acres.

ZONING/LAND USE CONTEXT:

LOCATION	ZONING	LAND USE
Subject	A-P	Agricultural
North	A-1, A-2, C-3	Agricultural; scattered residences; woodlots; commercial (Heavy Duty Components)
East	A-1	Agricultural; single-family residences
South	A-2, A-P	Single-family residences; agricultural; woodlots
West	A-1, A-P	Agricultural; scattered single-family residences

COMPREHENSIVE PLANS:

The Eau Claire County and Town of Washington Future Land Use Maps both include the northern portion of this property in the Rural Transition (RT) planning area and the southern 10.16 acres in the

Rural Lands (RL) planning area. Following is a description of the intent of the applicable Town of Washington comprehensive plan future land use category and applicable policies.

Rural Transition (RT) – The primary intent of this classification is to manage residential growth and reduce sprawl, with its attendant infrastructure costs, by identifying lands in proximity to developed areas to be maintained in mainly agricultural and open space uses until such time as more intensive residential development may be appropriate. As mapped, this designation may include farmland, open lands, woodlots, agricultural-related uses, cottage industries, mineral extraction operations, and limited low density residential development. These lands are also outside of the certified Farmland Preservation area and are recognized as transitional areas within the 2015 *Eau Claire County Farmland Preservation Plan*. Within the horizon of this Plan, future development in the RT areas is expected to be consistent with the existing pattern of development. However, it is anticipated that over time these lands may be transitioned to more intensive residential development as Rural Residential lands are developed and built out. The following policies shall apply in areas designated as RT:

1. Within the RT classification, new development shall be limited in accordance with all policies applicable to the Rural Lands classification, until such time when the Town identifies that particular mapped area as appropriate for more intensive residential development using the following criteria.
 - a. The Town shall limit residential subdivision development until 75% of the lots within all existing improved residential subdivisions are developed and occupied, calculated at the time the development request is submitted.
 - b. Rural Commercial uses shall require an amendment to the Future Land Use Map. The Town may limit commercial development to areas where the parcel is adjacent to existing business development, incorporated areas or along collector or arterial roadways.
 - c. Within the planned 2025 Eau Claire Sewer Service Area, development should be arranged for potential re-subdivision into City-sized lots to facilitate the efficient and economical delivery of future municipal utilities.

2. When additional residential development is warranted, properties within the RT classification shall be considered for transition to the Rural Residential Future Land Use classification as part of annual or decennial updates to this Plan and shall be subject to the following criteria:
 - a. Areas to be transitioned to Rural Residential should be contiguous to existing Rural Residential properties.
 - b. Lower density residential development (<1 dwelling unit per 2 acres) or additional open space buffers should be considered when adjacent to active agriculture or silviculture operations.
 - c. Single-family residential subdivisions should be located along major collector or arterial roadways.

Rural Lands (RL) – The primary intent of these areas is to preserve productive agricultural lands in the long-term, protect existing farm & forestry operations from encroachment by incompatible uses, promote further investments in farming, maintain farmer eligibility for incentive programs, and to preserve wildlife habitat and open spaces. In other words, to preserve the rural character and land uses of these areas. However, the term rural lands is not intended to imply that changes in land use will not occur in these areas.

As mapped, this designation includes farmland, scattered open lands, woodlots, agricultural-related uses, cottage industries, mineral extraction operations, farmsteads, and limited low density non-farm single-family residential development.

Future development in the RL area is expected to be consistent with the existing pattern of development, and the policies specified below for RL areas and other policies included in this Plan. Any new development shall be located in order to minimize the fragmentation of productive agricultural or forest land and to minimize any disruption to existing uses. Requests to change the future land use designation of parcels shall be considered using the criteria listed within this chapter. The use of conservation subdivisions in any request for reclassification is strongly encouraged and will be considered as part of the request. The RL represents areas that are vital to the region's agricultural & forestry economy and are key ingredients of the rural character and image of the Town of Washington. The following policies shall apply in areas designated as RL:

1. Farming and agricultural uses shall be established as the primary land uses within these areas. Non-farm development shall only be allowed if it will not interfere with, will not disrupt, or will not be incompatible with farming or agricultural use, and will not take significant tracts of land suitable for cultivation or other agricultural use out of production.
2. Agriculturally related businesses, cottage industries, utility, recreation, mineral extraction, religious and government uses may be permitted based on the conditional use requirements of the appropriate Eau Claire County base zoning districts for RL areas (See policy 4).
3. Proposals for any new non-farm residential development shall be consistent with the following policies:
 - a. Non-farm residential lots shall be a minimum of five (5) acres per unit, except as otherwise provided below for conservation subdivisions.
4. The following Eau Claire County zoning districts will be considered for approval within RL areas: A-P, Agricultural Preservation District, A-1 Exclusive Agricultural District, A-2 Agricultural-Residential District, A-3 Agricultural District, A-R Floating Agricultural-Residential District, F-2 Forestry District, and F-1 Forestry District. The following additional policies shall apply to zoning petitions:
 - a. Rezoning land to the A-2 Agriculture-Residential District or the A-3 Agriculture District is discouraged for new non-farm residential development, unless findings can be made that rezoning land to either of these districts will not interfere with, will not disrupt, or will not be incompatible with farming or agricultural use, and will not take land suitable for cultivation or other agricultural use out of production.

FARMLAND PRESERVATION PLAN:

The southern 10.16 acres of property is included in the Farmland Preservation Plan Map, which allows the property owner to claim Farmland Preservation tax credits. The proposed A-2 District is not certified farmland preservation districts and the proposed lots would not qualify for participation in the Farmland Preservation program.

Comprehensive Plan Summary

The proposed A-2 zoning district is technically consistent with the intent and description and the applicable policies of the Eau Claire County Comprehensive Plan. However, the property owner has informed staff that the property is to be split into two lots and will continue to be farmed for the indefinite future. Therefore, the most appropriate zoning district is A-3 (Agricultural; 20-acre minimum lot size) since there are no plans to subdivide the property and the land is still actively farmed. If the owners wish to subdivide in the future a rezoning process where residents, staff, and decision-makers could evaluate a conceptual plan, including site access, internal circulation, lot layout, etc. would be entailed.

ANALYSIS

When rezoning land, a finding should be made that the purpose of the proposed zoning district and the uses that are allowed in that district are appropriate for the location; and that the rezoning will uphold the purpose of the zoning ordinance. A finding should also be made that the rezone is consistent with the County's Comprehensive Plan.

A-P Rezoning Standards

In addition, there are four standards for approving a rezoning of land from the A-P Agricultural Preservation zoning district to any other district. The following provides an analysis of this rezoning petition for the southern 10.16 acres zoned A-P based on those standards:

Standard 1 - *The land is better suited for a use not allowed in the A-P Agricultural Preservation zoning district based on a review of soil types, historical productivity, location, and adjacent land uses.*

- **Soil Types** – There are four (4) different soil types on the southern 10.16 acres, three of which are considered prime agricultural soils.

Soil Type	Description	Capability Class
MeB	Meridian loam, 2-6% slopes	2
BiB	Billett sandy loam, 1-6% slopes	3
HnC2	Hixton loam, 6-12% slopes	3
EmE	Elkmound loam, 20-45% slopes	7

- **Historical Productivity** – As discussed, the entire property has been and continues to be actively farmed
- **Site Location** – The A-P zoned property has access to Highway 53
- **Adjacent Land Uses** – Uses in the area are a mixture of agriculture, single-family residences, woodlots, and scattered commercial uses

Standard 2 - *The rezoning is consistent with any applicable comprehensive plans.*

The proposed rezoning to A-2 substantially conforms to the future land use intent, purpose, and policies for the Eau Claire County Comprehensive Plan. However, as discussed, the applicant states that they wish to keep the property in agricultural production.

Standard 3 - *The rezoning is substantially consistent with the certified Eau Claire County Farmland Preservation Plan.* The proposed rezoning does not entail additional residential development or remove productive farmland out of production, which is consistent with the Farmland Preservation Plan.

Standard 4 - *The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.*

The proposed rezoning to A-2 could potentially impair or limit current or future agricultural use.

Town Board Action: The Washington Town Board will consider this rezoning petition on Thursday, September 20, 2018.

CONCLUSION

The rezone petition has been evaluated for consistency with the following:

- Eau Claire County and Town of Washington Comprehensive Plan future land use designations
- Eau Claire County and Town of Washington Comprehensive Plan goals, objectives and policies

- Eau Claire County Farmland Preservation Plan
- Eau Claire County Zoning Ordinance, including purpose of the zoning code and allowable uses in the A-2 and A-3 Districts

In addition, the following factors have also been considered:

- Input of surrounding property owners. No correspondence in support or opposed to the proposed rezoning has been received, to date.

RECOMMENDATION

Staff recommends that the Planning and Development Committee file a recommendation of approval to the County Board for the rezoning petition to rezone 45.37 acres +/- of land from A-1 (Exclusive Agricultural) and 10.16 acres +/- from A-P (Agricultural Preservation) District to the A-3 District rather than A-2 as requested by the owner's agent, based on the findings outlined below.

FINDINGS

1. The request is consistent with the goals, objectives, and policies of the Eau Claire County Comprehensive Plan, as required by Section 19.01.020.B of the Eau Claire County Code; and Wisconsin Statutes §66.1001(1)(am) and §66.1001(3)(j), including the intent, description, and policies of the Rural Lands Future Land Use classification in Section 3.3 of the Eau Claire County Comprehensive Plan and Map 9 (Future Land Use) of the Eau Claire County Comprehensive Plan
2. Existing uses in the area include a mixture of agricultural fields, single-family residences, woodlands, single-family residences, and scattered agricultural fields.
3. A portion of the property is included in the County Farmland Preservation Plan. However, no productive farmland will be removed from cultivation with this rezoning action.
4. The requested A-2 District, while technically permitted by the comprehensive plan future land use designations, is not required to accommodate the applicant's request to divide the property into two lots (see attached concept CSM) and continue to be farm for the indefinite future.
5. Based on the applicant's proposal, the most appropriate zoning district is A-3 (Agricultural; 20-acre minimum lot size) since there are currently no plans to subdivide the property and the land is still actively farmed.
6. As stated by the applicant, "the reason is to split the family farm into 2 lots so each brother gets a portion...Brothers will continue to farm as existing. Chose A-2 because adjacent property is A-2". While there are A-2 zoned properties to the north and south of the subject property, there are also several A-1 and A-P zoned properties in the immediate area.
7. Future subdivision and development of the property consistent with comprehensive plan Rural Transition future land use designation would likely entail lot sizes smaller than 5 acres, which is the minimum lot size in the A-2 district.
8. The comprehensive plan encourages the use of conservation subdivision design, which cannot be achieved with 5+ acre lots in the A-2 District.

Eau Claire County
Department of Planning and Development
 Eau Claire County Courthouse
 721 Oxford Avenue, Room 3344
 Eau Claire, Wisconsin 54703
 (715) 839-4741

Application Accepted:	8/24/2018
Accepted By:	Matt Michels
Receipt Number:	57265
Town Hearing Date:	09/20/2018
Scheduled Hearing Date:	9/25/2018
Application No:	RZN-0013-18
Appl Status:	Pending

Rezoning - County

Pursuant to the procedure described in Wisconsin Statutes Section 59.69(5), I hereby petition the Eau Claire County Board of Supervisors to amend the Zoning District from:

Existing Zoning District: Proposed Zoning District(s): **A2** Acres to be Rezoned: **55.53**

Rezoning Of A Portion Of The Ne1/4 Sw1/4 Of Section 7, T26N, R8W, Town Of Washington, Eau Claire County, Wi

Owner\Applicant Name(s):	Address:	Telephone:
Peter Gartmann	(appl) 7150 S LOWES CREEK RD EAU CLAIRE	
Larry A Zimmerman	(ow) E 15946 SCHULTZ RD OSSEO	715-597-3359(H)

Site Address(es):					
Property Description:	Sec 07	Twn 26	Rge 08	Town of Washington	Lot Area:
					33.710 ACRES
					10.810 ACRES
Zoning District(s):	A1		AP		10.160 ACRES
					1.350 ACRES

Overlay District: Shoreland Flood Plain Airport Wellhead Protection Non-Metallic Mining
 Check Applicable

PIN	Alternate No	Parcel No	Legal (partial)
1802422608072300001	024101403000	26.8.7.2-3-A & I	SW-NW, EX PCL 2-3-C AS DESC IN 233/277, EX THAT PRT OF L
1802422608072400007	024101408030	26.8.7.2-4-H	PCL DESC FOR TAX BILLING PURPOSES ONLY AS THAT PRT O
1802422608073100002	024101501000	26.8.7.3-1-B	PART OF NE-SW BG AT NW COR TN S 462' TN S55*15'E 400' TN
1802422608073100003	024101501010		PRT NE-SW COM W 1/4 COR SEC 7 TN N89*16*11"E 2294.62' TO

I certify by my signature that all the information presented herein is true and correct to the best of my knowledge. I give permission for the staff of the Eau Claire County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the public hearing process. I further agree to withdraw this application if substantive false or incorrect information has been included.

Owner/Agent Signature see attached application Date August 24, 2018

Check if DATCAP must be notified _____

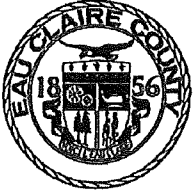
Check if DNR to Receive Copy _____

RECEIVED

AUG 24 2018

COUNTY CLERK

At the public hearing, the applicant may appear in person or through an agent or an attorney of his/her choice. The applicant/agent/attorney may present testimony, evidence and arguments in support of the application. All site plans, pictures, etc. become the property of the Department, and will remain in the file. 15



Eau Claire County
Department of Planning and Development
 Eau Claire County Courthouse
 721 Oxford Avenue, Room 3344
 Eau Claire, Wisconsin 54703
 (715) 839-4741

Application Accepted:	
Accepted By:	
Receipt Number:	
Town Hearing Date:	
Scheduled Hearing Date:	

REZONING APPLICATION

Pursuant to the procedure described in Wisconsin Statutes Section 59.69(5), I hereby petition the Eau Claire County Board of Supervisors to amend the Zoning District from:

Existing Zoning District: <u>A-1 & AP</u>	Proposed Zoning District(s): <u>AZ</u>
Acres to be rezoned: <u>55.53</u>	

Property Owner Name: <u>LARRY Zimmerman</u>	Phone# <u>715-597-3359</u>
Mailing Address: <u>E15946 SchultZ Rd Ogeen WI 54758</u>	
Email Address: <u>czimmerman120@gmail.com</u>	

Agent Name: <u>Peter Gurtmann</u>	Phone# <u>715-514-4112</u>
Mailing Address: <u>1360 INTERNATIONAL DR. EAU CLAIRE WI 54701</u>	
Email Address: <u>pgurtmann@13-aec.com</u>	

SITE INFORMATION

Site Address:	
Property Description: _____ 1/4 _____ 1/4 Sec. <u>7</u> , T <u>26</u> N, R <u>8</u> W, Town of <u>Washington</u>	
Zoning District:	Code Section(s):
Overlay District: Check Applicable	<input type="checkbox"/> Shoreland <input type="checkbox"/> Floodplain <input type="checkbox"/> Airport <input type="checkbox"/> Wellhead Protection <input type="checkbox"/> Non-Metallic Mining
Computer #(s):	<u>0241-0140-8030</u> <u>0241-0150-1000</u> <u>0241-0140-2008</u> <u>0241-0150-1010</u>

GENERAL APPLICATION REQUIREMENTS

Applications will not be accepted until the applicant has met with department staff to review the application and determine if all necessary information has been provided. All information from the checklist must be included.

<input checked="" type="checkbox"/> Complete attached information sheet	<input checked="" type="checkbox"/> Contact the Town to coordinate a recommendation on the application
<input checked="" type="checkbox"/> Provide legal description of property to be rezoned	<input checked="" type="checkbox"/> Provide \$565.00 application fee (non-refundable), payable to the Eau Claire County Treasurer (\$500.00 application processing fee and \$65.00 mapping surcharge fee)

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I give permission for the staff of the Eau Claire County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the public hearing process. I further agree to withdraw this application if substantive false or incorrect information has been included.

Owner/Agent Signature [Signature] Date 8/21/18
 Owner Signature Larry A. Zimmerman Date 8/30/18

At the public hearing, the applicant may appear in person or through an agent or an attorney of his/her choice. The applicant/agent/attorney may present testimony, evidence and arguments in support of the application. All site plans, pictures, etc. become the property of the Department, and will remain in the file.

SUPPLEMENTAL INFORMATION FOR A REZONING PETITION

In order to process your application as quickly as possible, please fill in all of the sections below that are applicable to your request, and attach all appropriate maps or plans described below that are relevant to your request.

Describe the reason(s) for your rezoning request:

THE Reason is to split the Family Farm into 2 Lots so each Brother gets a portion - Eau Claire Zoning would not Allow the parcels to Be split w/o a CSM.

Brothers will continue to Farm as Existing. Chose A-2 Because Adjacent Property is A-2

When evaluating a rezoning petition, staff from the Eau Claire County Department of Planning and Development consider whether the purpose of the proposed zoning district and the uses allowed in the district are appropriate for the selected location. Staff also considers whether the change in zoning will uphold the purpose of the zoning ordinance, which is to separate incompatible land uses from one another, to maintain public health and safety, to protect and conserve natural resources, to prevent overcrowding, to preserve property values, and to maintain the general welfare of the citizens. Please describe how the proposed zoning district and the uses allowed in that district are appropriate for the selected location, and how the proposed change in zoning will uphold the purpose of the zoning ordinance.

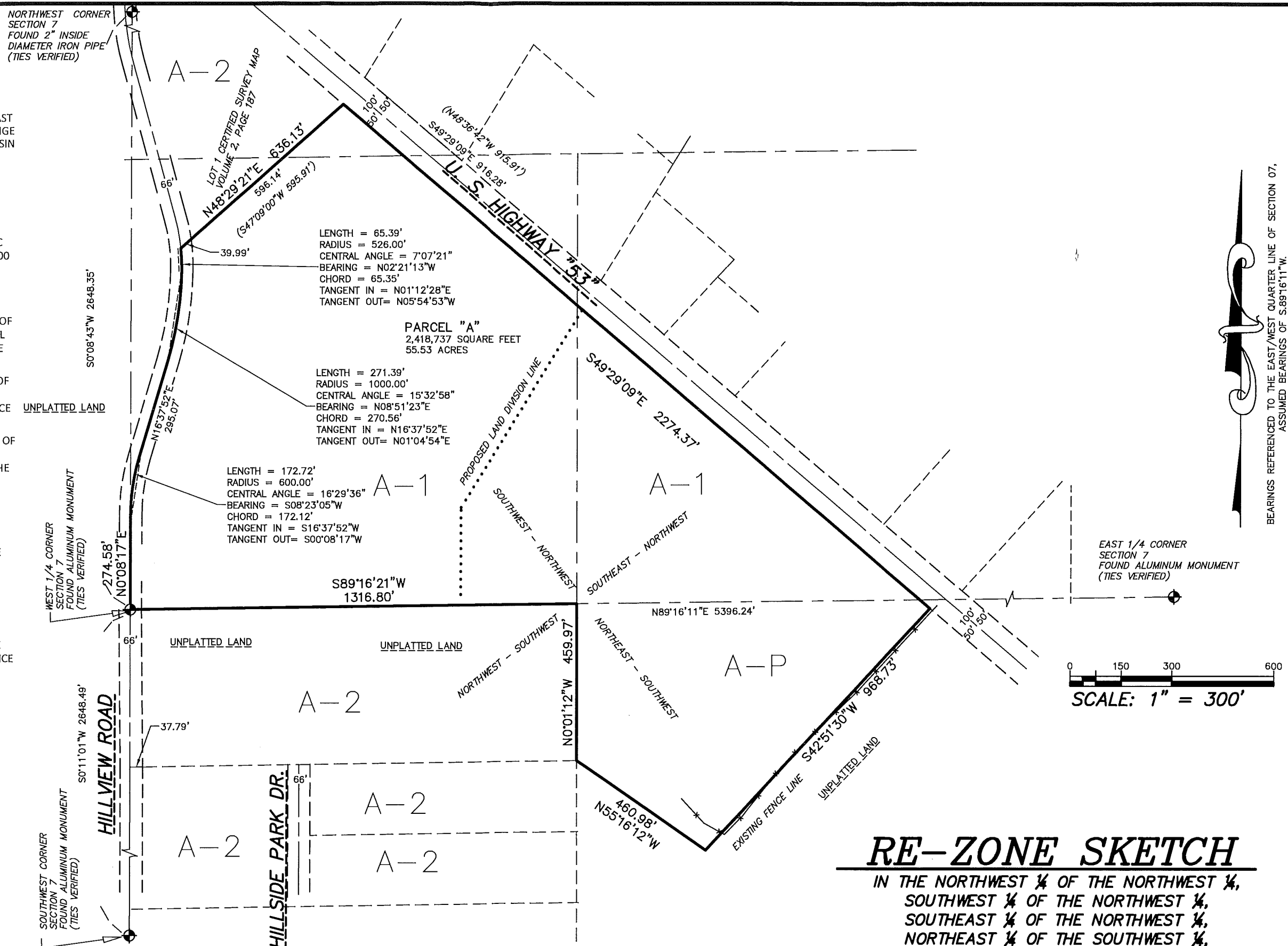
No New Services will Be Required.
No Effects on Zoning Districts / Ordinances
Property is Planned as Rural Transition
Property Lies within the City E.T.J.
Property will not effect any Natural Resources,

LOCATED IN THE NORTHWEST ¼ OF THE NORTHWEST ¼, SOUTHWEST ¼ OF THE NORTHWEST ¼, SOUTHEAST ¼ OF THE NORTHWEST ¼, NORTHWEST ¼ OF THE SOUTHWEST ¼, NORTHEAST ¼ OF THE SOUTHWEST ¼, SECTION 7, TOWNSHIP 26 NORTH, RANGE 8 WEST, TOWN OF WASHINGTON, EAU CLAIRE COUNTY, WISCONSIN

- BEGINNING AT THE WEST ¼ CORNER OF SECTION 7;
- THENCE N.00°08'43"E., ALONG THE WEST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 274.58 FEET TO THE CENTERLINE OF HILLVIEW ROAD;
- THENCE 172.72 FEET ALONG SAID CENTERLINE AND THE ARC OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 600.00 FEET, CENTRAL ANGLE OF 16°29'36" AND A CHORD BEARING AND DISTANCE OF N8°23'05"E 172.12 FEET;
- THENCE N16°37'52"E ALONG SAID CENTERLINE 295.07 FEET;
- THENCE ALONG SAID CENTERLINE 271.39 FEET ON THE ARC OF A CURVE CONCAVE WESTERLY, RADIUS OF 1000.00, CENTRAL ANGLE OF 15°32'58" AND CHORD BEARING AND DISTANCE OF N8°51'23"E 270.56 FEET;
- THENCE ALONG SAID CENTERLINE 65.39 FEET ON THE ARC OF A CURVE CONCAVE WESTERLY, RADIUS OF 526.00 FEET, CENTRAL ANGLE 07°07'21", A CHORD BEARING AND DISTANCE OF N.2°21'13"W., 65.35 FEET;
- THENCE N.48°29'21"E., ALONG THE SOUTHEAST BOUNDARY OF LOT 1, CERTIFIED SURVEY MAP, VOLUME 2 OF CERTIFIED SURVEY MAPS, PAGE 187, A DISTANCE OF 636.13 FEET TO THE SOUTHWEST RIGHT OF WAY LINE OF U.S. HIGHWAY 53;
- THENCE S.49°29'09"E., ALONG SAID SOUTHWEST RIGHT OF WAY LINE A DISTANCE OF 2274.37 FEET;
- THENCE S.42°51'30"W., A DISTANCE OF 968.73 FEET;
- THENCE N.55°16'12"W., A DISTANCE OF 460.98 FEET TO THE EAST MONUMENTED LINE OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼, SECTION 7;
- THENCE N.00°01'12"W. A DISTANCE OF 459.97 FEET TO THE NORTH LINE OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼, SECTION 7;
- THENCE S89°16'21"W ALONG THE SAID NORTH LINE OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼, SECTION 7, A DISTANCE OF 1316.80 FEET TO THE POINT OF BEGINNING.

RE-ZONE DESCRIPTION:
 LOCATED IN THE NORTHWEST ¼ OF THE NORTHWEST ¼,
 SOUTHWEST ¼ OF THE NORTHWEST ¼, SOUTHEAST ¼ OF THE
 NORTHWEST ¼, NORTHWEST ¼ OF THE SOUTHWEST ¼, NORTHEAST
 ¼ OF THE SOUTHWEST ¼, SECTION 7, TOWNSHIP 26 NORTH, RANGE
 8 WEST, TOWN OF WASHINGTON, EAU CLAIRE COUNTY, WISCONSIN

- BEGINNING AT THE WEST ¼ CORNER OF SECTION 7;
- THENCE N.00°08'43"E., ALONG THE WEST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 274.58 FEET TO THE CENTERLINE OF HILLVIEW ROAD;
- THENCE 172.72 FEET ALONG SAID CENTERLINE AND THE ARC OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 600.00 FEET, CENTRAL ANGLE OF 16°29'36" AND A CHORD BEARING AND DISTANCE OF N8°23'05"E 172.12 FEET;
- THENCE N16°37'52"E ALONG SAID CENTERLINE 295.07 FEET;
- THENCE ALONG SAID CENTERLINE 271.39 FEET ON THE ARC OF A CURVE CONCAVE WESTERLY, RADIUS OF 1000.00, CENTRAL ANGLE OF 15°32'58" AND CHORD BEARING AND DISTANCE OF N8°51'23"E 270.56 FEET;
- THENCE ALONG SAID CENTERLINE 65.39 FEET ON THE ARC OF A CURVE CONCAVE WESTERLY, RADIUS OF 526.00 FEET, CENTRAL ANGLE 07°07'21", A CHORD BEARING AND DISTANCE OF N.2°21'13"W., 65.35 FEET;
- THENCE N.48°29'21"E., ALONG THE SOUTHEAST BOUNDARY OF LOT 1, CERTIFIED SURVEY MAP, VOLUME 2 OF CERTIFIED SURVEY MAPS, PAGE 187, A DISTANCE OF 636.13 FEET TO THE SOUTHWEST RIGHT OF WAY LINE OF U.S. HIGHWAY 53;
- THENCE S.49°29'09"E., ALONG SAID SOUTHWEST RIGHT OF WAY LINE A DISTANCE OF 2274.37 FEET;
- THENCE S.42°51'30"W., A DISTANCE OF 968.73 FEET;
- THENCE N.55°16'12"W., A DISTANCE OF 460.98 FEET TO THE EAST MONUMENTED LINE OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼, SECTION 7;
- THENCE N.00°01'12"W. A DISTANCE OF 459.97 FEET TO THE NORTH LINE OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼, SECTION 7;
- THENCE S89°16'21"W ALONG THE SAID NORTH LINE OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼, SECTION 7, A DISTANCE OF 1316.80 FEET TO THE POINT OF BEGINNING.



BEARINGS REFERENCED TO THE EAST/WEST QUARTER LINE OF SECTION 07, ASSUMED BEARINGS OF S.89°16'11"W.

SCALE: 1" = 300'

RE-ZONE SKETCH

IN THE NORTHWEST ¼ OF THE NORTHWEST ¼,
 SOUTHWEST ¼ OF THE NORTHWEST ¼,
 SOUTHEAST ¼ OF THE NORTHWEST ¼,
 NORTHEAST ¼ OF THE SOUTHWEST ¼,
 NORTHWEST ¼ OF THE SOUTHWEST ¼
 SECTION 7,
 TOWNSHIP 26 NORTH, RANGE 8 WEST,
 TOWN OF WASHINGTON, EAU CLAIRE COUNTY, WISCONSIN



REAL LAND SURVEYING
 1360 INTERNATIONAL DRIVE
 EAU CLAIRE, WI 54701
 (715) 514-4116

COPYRIGHT 2013
 REAL LAND SURVEYING

CADD No. 18288

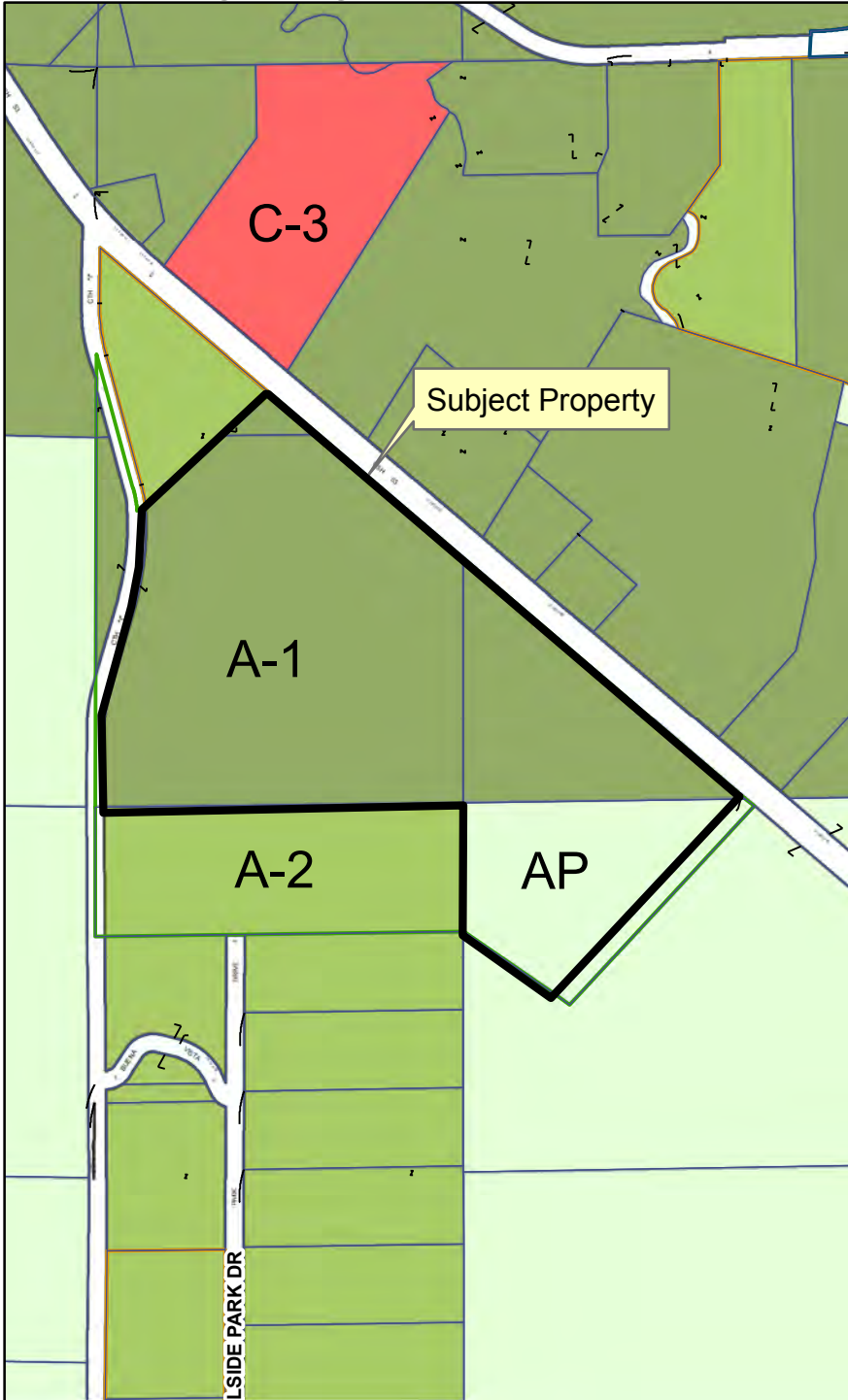
FOR: JERRE ZIMMERMAN



Zimmerman Rezoning: RZN-0013-18

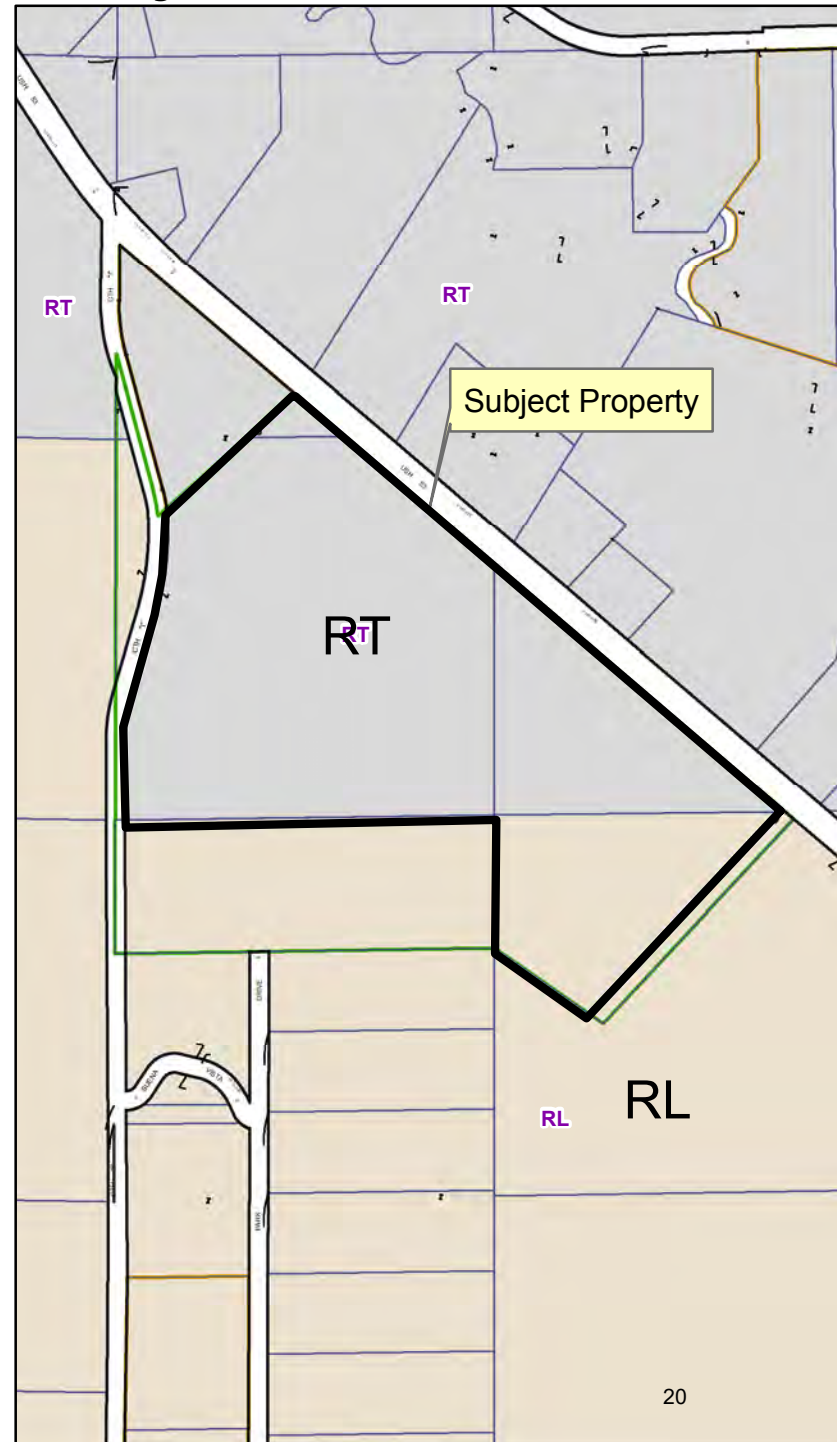
Existing Zoning

1 inch = 666.666667 feet



Existing Future Land Use

1 inch = 667 feet



Legend

Future Land Use

- Rural Residential Cluster Development
- Commercial/Industrial
- County Forest
- Natural Resource Protection
- Park & Recreational
- Public Institutional
- Recreational Commercial
- Rural Commercial
- Rural Hamlet
- Rural Industrial
- Rural Lands
- Rural Residential
- Rural Residential Mobile Home
- Rural Transition
- Urban Mixed Use



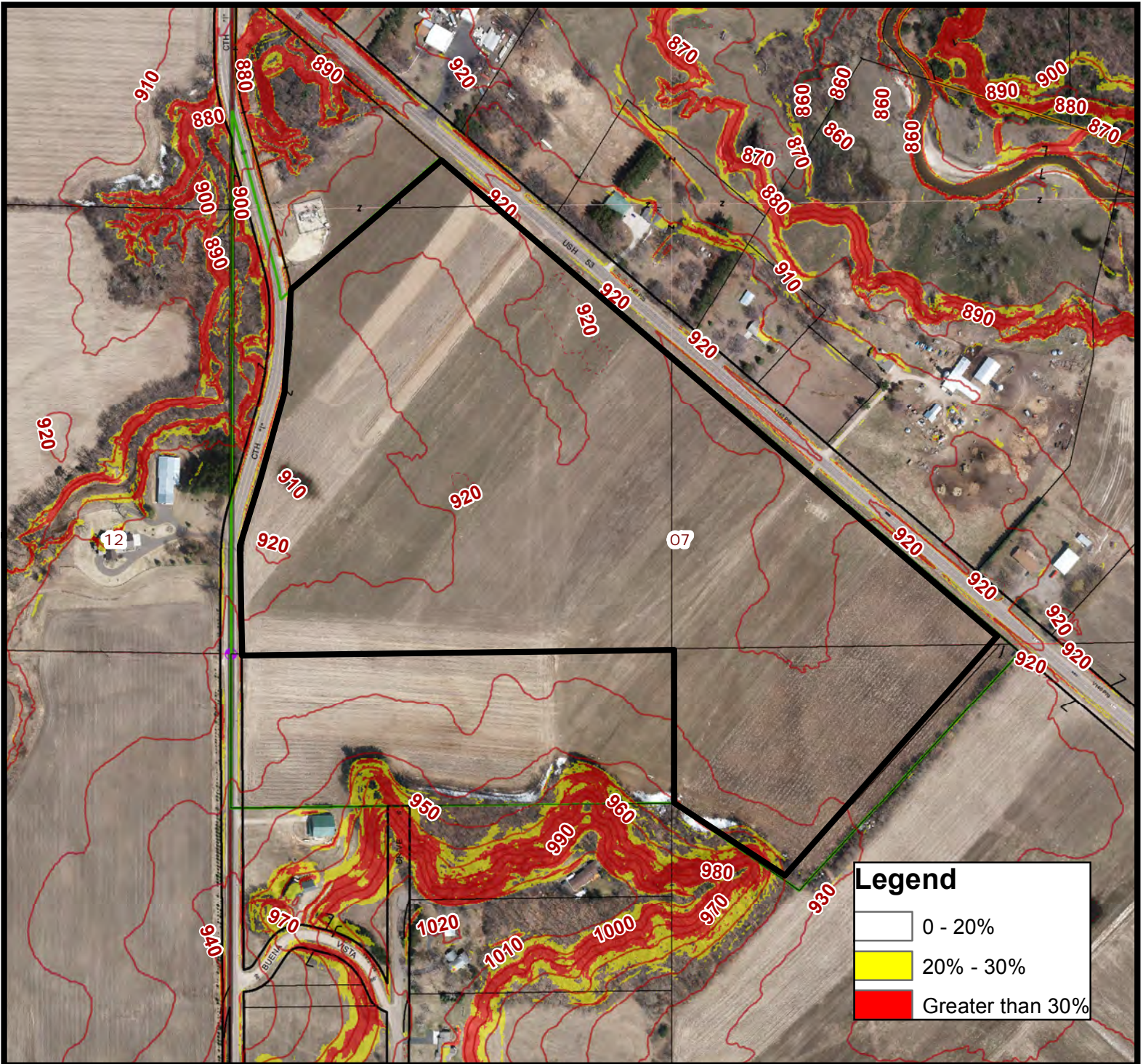
Parcel Mapping Notes:

The horizontal datum is based on the Eau Claire County Coordinate System NAD_1983_HARN_Adj_WI_EauClaire_Feet

This map is a collection of public record information and was prepared as an ongoing commitment to provide quality and up-to-date information to the public. This map is intended for information use only. Although significant care has been exercised to produce maps that satisfy mapping accuracy standards, these maps are only as accurate as the source data from which they were compiled. These maps are intended to be advisory and are NOT designed or intended to be used as a substitute for an accurate field survey, as performed by a Wisconsin Credentialed Land Surveyor, to determine precise property location.

Eau Claire County does not warrant, guarantee or make any representations regarding the use of, or results from the use of the data in terms of correctness, accuracy, reliability, currentness, or otherwise; and the user relies on the map and results solely at their own risk.

ZIMMERMAN REZONING SLOPE-TOPO MAP



Parcel Mapping Notes:

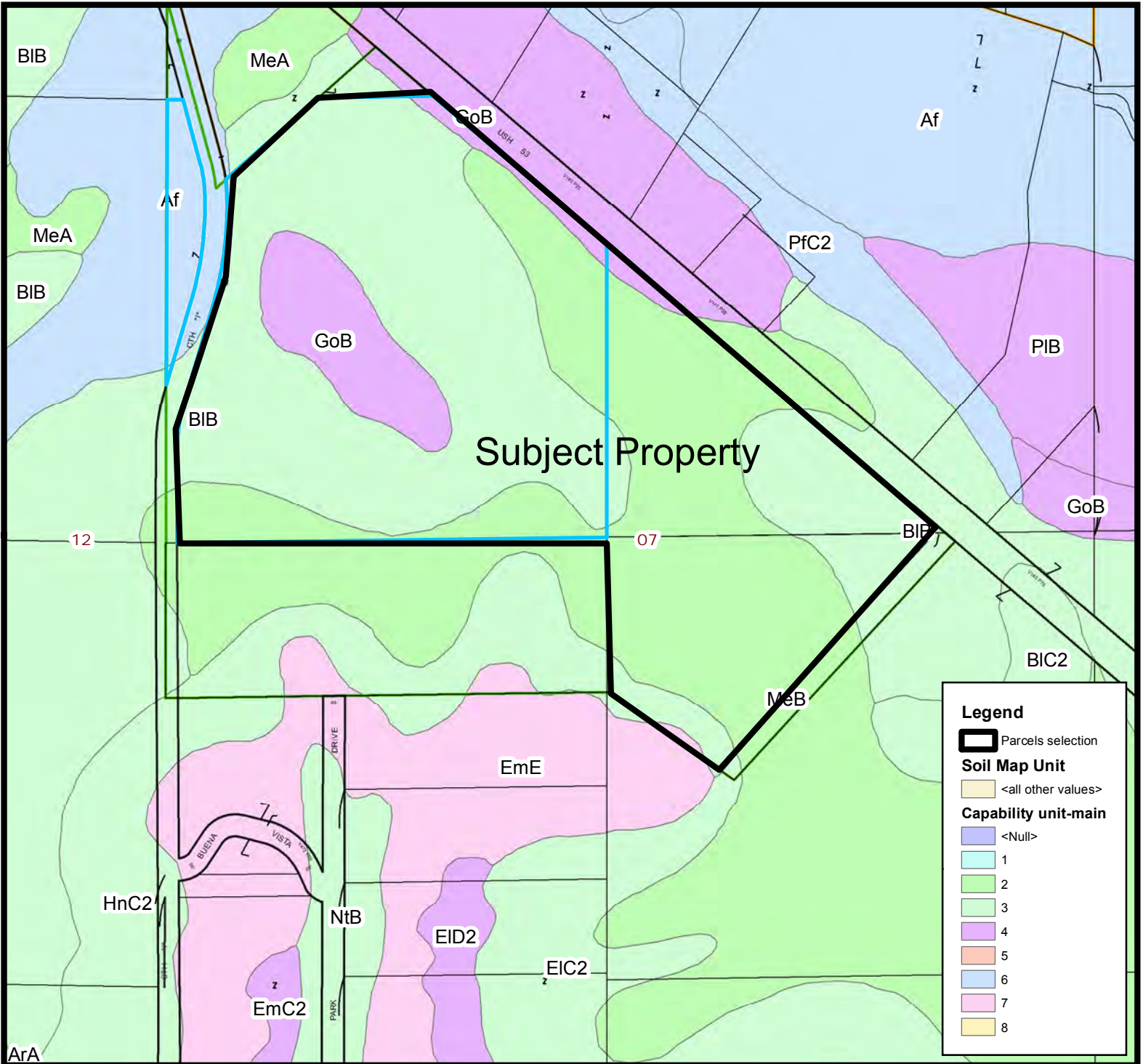
The horizontal datum is based on the Eau Claire County Coordinate System NAD_1983_HARN_Adj_WI_EauClaire_Feet

This map is a collection of public record information and was prepared as an ongoing commitment to provide quality and up-to-date information to the public. This map is intended for information use only. Although significant care has been exercised to produce maps that satisfy mapping accuracy standards, these maps are only as accurate as the source data from which they were compiled. These maps are intended to be advisory and are NOT designed or intended to be used as a substitute for an accurate field survey, as performed by a Wisconsin Credentialed Land Surveyor, to determine precise property location.

Eau Claire County does not warrant, guarantee or make any representations regarding the use of, or results from the use of the data in terms of correctness, accuracy, reliability, currentness, or otherwise; and the user relies on the map and results solely at their own risk.



ZIMMERMAN REZONING SOIL MAP



Parcel Mapping Notes:

The horizontal datum is based on the Eau Claire County Coordinate System NAD_1983_HARN_Adj_WI_EauClaire_Feet

This map is a collection of public record information and was prepared as an ongoing commitment to provide quality and up-to-date information to the public. This map is intended for information use only. Although significant care has been exercised to produce maps that satisfy mapping accuracy standards, these maps are only as accurate as the source data from which they were compiled. These maps are intended to be advisory and are NOT designed or intended to be used as a substitute for an accurate field survey, as performed by a Wisconsin Credentialed Land Surveyor, to determine precise property location.

Eau Claire County does not warrant, guarantee or make any representations regarding the use of, or results from the use of the data in terms of correctness, accuracy, reliability, currentness, or otherwise; and the user relies on the map and results solely at their own risk.



FACT SHEET
File No. 18-19/063

RE: Rezone 5 acres +/- of land from A-P (Agricultural Preservation) District to A-2 (Agricultural-Residential) District to divide the existing home and outbuildings from the remainder of the property, which belonged to the applicant's deceased mother, who wished for the property to be divided among family members.

Legal Description and Location: A portion of the SE¼ NE¼ of Section 29, T26N, R9W, Town of Pleasant Valley, Eau Claire County (complete legal description attached)

Size of area to be rezoned: 5 acres +/-

ADJACENT ZONING & LAND USES:

LOCATION	ZONING	LAND USE
Subject	A-P	Single-family residence; Woodlands
North	A-P	Woodlands
East	A-P	Single-family residence
South	A-P	Woodlands; Agricultural fields
West	A-P	Single-family residence

LAND USE PLANS: The Eau Claire County Future Land Use Map includes the property in the Rural Lands (RL) planning area and the Town of Pleasant Valley Future Land Use Map includes the property in the Rural Preservation (RP) planning area.

Eau Claire County Rural Lands (RL) Intent and Description: *The primary intent of these areas is to preserve productive agricultural lands, protect existing farm & forestry operations from encroachment by incompatible uses, promote further investments in farming, maintain farmer eligibility for incentive programs, and preserve wildlife habitat and open spaces. In other words, to preserve the rural character of these areas.*

Staff Conclusions and Recommendation: The rezoning petition has been evaluated for consistency with the purpose of A-2 District and the uses allowed in the district. The request is consistent with the purpose of the zoning code based on the following findings:

- The proposed rezoning is substantially consistent with the intent and purpose of the Eau Claire County Future Land Use plan
- Existing uses in the area include agricultural uses, scattered single-family residences, and woodlands.
- Zoning in the area is predominantly A-P with A-1 and A-2 Districts east of the subject property

Staff recommends that the Planning and Development Committee file a recommendation of approval to the County Board for the petition to rezone 5 acres +/- of land from A-P (Agricultural Preservation) District A-P to A-2 (Agricultural-Residential) District to divide the existing home and outbuildings from the remainder of the property, which belonged to the applicant's deceased mother, who wished for the property to be divided among family members.

Town Board Action: The Pleasant Valley Town Board considered this rezoning petition on Monday, September 10, 2018 and recommended approval (3-0 vote).

Committee Action: The Eau Claire County Committee on Planning and Development conducted the required public hearing on Tuesday, September 25, 2018 regarding the proposed rezoning. On a vote of 5 in favor and 0 against, the Committee recommends approval of the applicant's petition to the County Board. The committee considered the applicant's and neighboring resident's testimony as well as the Town Board's and staff's recommendations in their deliberations.

Respectfully submitted on behalf of the Committee on Planning and Development,



Matt Michels, AICP
 Senior Planner

2
3 - AMENDING THE 1982 OFFICIAL ZONING DISTRICT BOUNDARY MAP FOR THE
4 TOWN OF PLEASANT VALLEY

5 The County Board of Supervisors of the County of Eau Claire does ordain as follows:

6
7 SECTION 1

8 That the 1982 Official Zoning District Boundary Map for the Town of
9 Pleasant Valley, Eau Claire County described as follows:

10 A parcel of land being part of the Southeast ¼ of the Northeast ¼,
11 Section 29, Township 26 North, Range 09 West, Town of Pleasant
12 Valley, Eau Claire County, Wisconsin, being more particularly
13 described as follows:

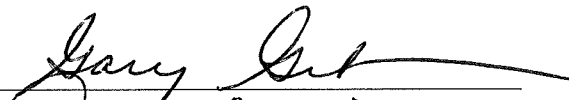
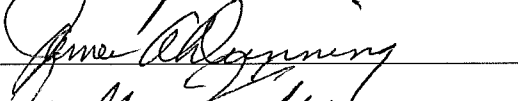


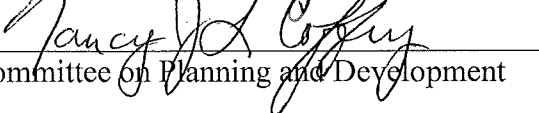
14
15 Commencing at the Northeast corner of said Southeast ¼ of the
16 Northeast ¼; thence southerly along the east line of said Southeast ¼
17 of the Northeast ¼, a distance of 467 feet; thence westerly, parallel
18 with the north line of said Southeast ¼ of the Northeast ¼, a distance
19 of 467 feet; thence northerly parallel with the east line of said
20 Southeast ¼ of the Northeast ¼ a distance of 467 feet, to a point on the
21 north line of said Southeast ¼ of the Northeast ¼; thence easterly
22 along said north line, a distance of 467 feet to the point of beginning.

23
24 Said described lands contain approximately 5 acres, and are subject
25 to the easements and restrictions of record to be reclassified from the
26 A-P Agricultural Preservation District to the A-2 Agricultural-
27 Residential District.

28
29 SECTION 2

30 Where a certified survey map is required and may alter the above
31 described property description, the official zoning district map for the
32 town shall be automatically amended to reflect the property description of
33 the certified survey map.

34
35 ENACTED:

36
37 
38 
39 
40 
41 
42
43
44
45 Committee on Planning and Development

46 JA

47
48 Dated this 25th day of September, 2018.

Reviewed by Finance Dept.
for Fiscal Impact

APPROVED BY
CORPORATION COUNSEL
AS TO FORM

REZONE NUMBER: RZN-00012-18 **COMPUTER NUMBER:** 018112306000

PUBLIC HEARING DATE: September 25, 2018

STAFF CONTACT: Matt Michels, AICP, Senior Planner

OWNER: Estate of Virginia Anklam, S 8610 Balsam Rd, Eau Claire, WI 54701

APPLICANT: Cynthia K. Cramer (Personal Representative), 3053 Springfield Dr., Eau Claire, WI 54701

REQUEST: Rezone 5 acres +/- of land from A-P (Agricultural Preservation) District to A-2 (Agricultural-Residential) District to divide the existing home and outbuildings from the remainder of the property

LOCATION: S 8610 Balsam Rd.

LEGAL DESCRIPTION: A portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 29, T26N, R9W, Town of Pleasant Valley, Eau Claire County (complete legal description attached)

RECOMMENDATION Approval of request based on findings outlined on Page 6 of this report

SUMMARY

Rezone 5 acres +/- of land from A-P (Agricultural Preservation) District to A-2 (Agricultural-Residential) District to divide the existing home and outbuildings from the remainder of the property, which belonged to the applicant's deceased mother, who wished for the property to be divided among family members.

BACKGROUND

SITE CHARACTERISTICS:

- The property contains a single-family residence and three agricultural outbuildings
- The majority of the subject property is wooded and is surrounded by agricultural fields

EXISTING ZONING DISTRICT:

A-P Agricultural Preservation District. The A-P Agricultural Preservation District is established to:

- Preserve and protect those areas best suited for agricultural, forestry or open-space uses by minimizing fragmentation of contiguous agricultural or forest lands for the benefit and use of current and future generations;*
- Provide for a wide range of agricultural uses typically associated with the continued production of food and fiber while recognizing that such uses may involve noise, dust, odor, or operation of heavy equipment for long periods of time;*
- Strengthen and diversify a predominately agricultural and forestry-based economy by providing for a range of economic opportunities for property owners which are generally compatible with and supportive of agriculture or forestry operations as either permitted or conditional uses;*
- Comply with standards contained in Wis. Stat. ch. 91 to permit eligible landowners to receive tax₅ credits under Wis. Stat. § 71.09, in conjunction with their agricultural operations;*

- E. Preserve rural character and promote the efficient use of public infrastructure and utilities by minimizing the adverse effects of urban sprawl along with its associated expense;
- F. Promote environmental quality through the use of conservation practices designed to minimize erosion of productive soils and deter the delivery of sediment and nutrients to the waters of our state;
- G. Minimize land use conflicts which occur when agricultural and non-agricultural uses are intermixed or not adequately separated; and
- H. Provide for carefully regulated extraction of nonmetallic mineral resources through Eau Claire County's permitting processes to ensure compatibility with adjacent land uses, minimize impacts to natural resources, and to restore lands to productive agricultural use consistent with locally approved reclamation plans.

REQUESTED ZONING DISTRICT:

A-2 Agriculture-Residential District: The A-2 District is established to "A. Provide an area for limited residential and hobby farm development in a rural atmosphere; and B. Preserve the county's natural resources and open space." Minimum lot size in the A-2 District is five (5) acres.

ZONING/LAND USE CONTEXT:

LOCATION	ZONING	LAND USE
Subject	A-P	Single-family residence; Woodlands
North	A-P	Woodlands
East	A-P	Single-family residence
South	A-P	Woodlands; Agricultural fields
West	A-P	Single-family residence

COMPREHENSIVE PLANS:

The Eau Claire County Future Land Use Map includes the property in the Rural Lands (RL) planning area and the Town of Pleasant Valley Future Land Use Map includes the property in the Rural Preservation (RP) planning area.

Following is a description of the intent of the applicable County and Town comprehensive plan future land use categories and applicable policies. Policies are quoted *in italics* and staff comments, as applicable, are provided thereafter:

Eau Claire County:

- **Rural Lands Intent and Description:** *The primary intent of these areas is to preserve productive agricultural lands, protect existing farm & forestry operations from encroachment by incompatible uses, promote further investments in farming, maintain farmer eligibility for incentive programs, and preserve wildlife habitat and open spaces. In other words, to preserve the rural character of these areas.*
- **Applicable Policies:**
 1. *Farming and other agriculture uses, agricultural-related businesses, cottage industries, forestry, mineral extraction, open space, and utilities shall be established as the primary land uses within these areas. Other uses may be permitted if found to be compatible with these uses and existing uses adjacent to the property. There is an existing home on the property to be divided. This use and other uses permitted in the A-3 District are typically compatible with nearby agricultural uses.*

2. *The preferred housing density is one (1) unit per 20 or more acres; however, local comprehensive plans may be more or less restrictive than this guideline and generally range from one (1) unit per five (5) acres to one (1) unit per 35 acres.*
3. *For those Towns under County Zoning, the following Eau Claire County Zoning Districts will be considered for approval within RP areas: A-1 Exclusive Agricultural District, A-2 Agricultural-Residential District, A-3 Agricultural District, A-R Floating Agricultural-Residential District, F-2 Forestry District, F-1 Forestry District, and the proposed AC-R District noted below. The following additional policies shall apply to rezoning petitions:*
 - a. *Rezoning land to the A-R Floating Agricultural-Residential District or the proposed AC-R Agricultural Compatible Residential District is preferred over additional non-farm A-2 or A-3 parcels, unless rezoning land to either of these districts will not interfere with, will not disrupt, or will not be incompatible with farming or agricultural use, and will not take land suitable for cultivation or other agricultural use out of production.*

Town of Pleasant Valley:

- Rural Preservation Comprehensive Plan Intent and Description: *The primary intent of these areas is to, “preserve productive agricultural lands in the long-term, protect existing farm & forestry operations from encroachment by incompatible uses, promote further investments in farming, maintain farmer eligibility for incentive programs, and to preserve wildlife habitat and open spaces. In other words, to preserve the rural character of these areas. However, the term rural preservation is not intended to imply that changes in land use will not occur in these areas.”*
- Applicable Policies:
 1. *Farming and agricultural uses shall be established as the primary land uses within these areas. Non-farm development shall only be allowed if it will not interfere with, will not disrupt, or will not be incompatible with farming or agricultural use, and will not take significant tracts of land suitable for cultivation or other agricultural use out of production.*
 - ...
 3. *Proposals for any new non-farm residential development shall be consistent with the following policies:*
 - a. *The maximum gross density for non-farm residential lots shall be one unit per five (5) acres held in single ownership, except as otherwise provided below for conservation subdivisions. The minimum lot size for non-farm residential lots shall be one (1) acre. The balance of the land not included in the residential lots shall be placed in a permanent conservation easement for agriculture, forestry, and open space use.*
 - b. *Any new non-farm residential lot shall have a “Right to Farm” disclosure attached to it acknowledging that the potential non-farm owner has been informed that his lot has been established in an area where farming is the preferred land use, and stating that the owner understands that he must abide by the State of Wisconsin “Right to Farm” statute (WI Stat. 823.08). This language shall be recorded on the deed to the property, transferable to subsequent owners.*
 - c. *Non-farm residential development shall only occur on land that is marginal for agricultural productivity. At least 80% of any proposed new lot shall not contain Class I, II, or III soils. In addition, it is the preference of the Town of Pleasant Valley that new non-farm residential lots that are approved in accord with these policies be located adjacent to or near existing non-farm development.*
 - ...
 4. *The following Eau Claire County zoning districts will be considered for approval within RP areas: A-1 Exclusive Agricultural District, A-2 Agricultural-Residential District, A-3*

Agricultural District, A-R Floating Agricultural-Residential District, F-2 Forestry District, F-1 Forestry District, and the proposed AC-R District noted above. The following additional policies shall apply to zoning petitions:

- ...
- b. Rezoning land to the A-2 Agriculture-Residential District or the A-3 Agriculture District is discouraged for new non-farm residential development, unless findings can be made that rezoning land to either of these districts will not interfere with, will not disrupt, or will not be incompatible with farming or agricultural use, and will not take land suitable for cultivation or other agricultural use out of production.*
 - c. Rezoning land to the A-R Floating Agricultural-Residential District or the proposed AC-R Agricultural Compatible Residential District is preferred over additional non-farm residential A-2 or A-3 parcels.*

FARMLAND PRESERVATION PLAN:

This property is included in the Farmland Preservation Plan Map, which allows the property owner to claim Farmland Preservation tax credits. However, there are no agricultural activities on the property.

Comprehensive Plan Summary

The proposed A-2 zoning district is consistent with the intent and description and the applicable policies of the Eau Claire County Comprehensive Plan.

ANALYSIS

When rezoning land, a finding should be made that the purpose of the proposed zoning district and the uses that are allowed in that district are appropriate for the location; and that the rezoning will uphold the purpose of the zoning ordinance. A finding should also to be made that the rezone is consistent with the County’s Comprehensive Plan.

A-P Rezoning Standards

In addition, there are four standards for approving a rezoning of land from the A-P Agricultural Preservation zoning district to any other district. The following provides an analysis of this rezoning petition based on those standards:

Standard 1 - *The land is better suited for a use not allowed in the A-P Agricultural Preservation zoning district based on a review of soil types, historical productivity, location, and adjacent land uses.*

- **Soil Types** – The subject property contains Gale silt loam, 2-6% slopes, which is considered a prime agricultural soil. However, the property is developed with a home and outbuildings and has not been utilized for agriculture in nearly a century.

Soil Type	Description	Capability Class
GaB	Gale silt loam, 2-6% slopes	2

- **Historical Productivity** – The subject property has been used as a farmstead for nearly 100 years. There is no evidence of prior agricultural activity.
- **Site Location** – The site is located on Balsam Road just north of Cedar Road
- **Adjacent Land Uses** – Uses in the area are a mixture of woodlands, cropland and other agricultural uses, and scattered farmsteads and single-family residences. Zoning in the area is predominantly A-P, with A-1 and A-2 zoning approximately one-quarter mile east of the subject property.

Standard 2 - *The rezoning is consistent with any applicable comprehensive plans.*

The proposed rezoning substantially conforms to the future land use intent, purpose, and policies for the Eau Claire County and Town of Pleasant Valley Comprehensive Plans.

Standard 3 - *The rezoning is substantially consistent with the certified Eau Claire County Farmland Preservation Plan.*

Although the property contains prime agricultural soils, the rezoning is substantially consistent with the Farmland Preservation Plan as it will not take productive farmland out of production and will have no foreseeable impact on productive farmland surrounding the property.

Standard 4 - *The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.*

The proposed rezoning will not substantially impair or limit current or future agricultural use.

Town Board Action: The Pleasant Valley Town Board considered this rezoning on Monday, June 10, 2018 and voted unanimously (3-0) to recommend approval of the proposed rezoning. No one spoke against the request at the meeting.

The rezoning petition has been evaluated for consistency with the purpose of A-2 District and the uses allowed in the district. The request is consistent with the purpose of the zoning code based on the following findings:

- The proposed rezoning is substantially consistent with the intent and purpose of the Eau Claire County Future Land Use plan
- Existing uses in the area include agricultural uses, scattered single-family residences, and woodlands.
- Zoning in the area is predominantly A-P with A-1 and A-2 Districts east of the subject property

CONCLUSION

The rezone petition has been evaluated for consistency with the following:

- Eau Claire County Comprehensive Plan future land use designation
- Eau Claire County Comprehensive Plan goals, objectives and policies
- Eau Claire County Farmland Preservation Plan
- Eau Claire County Zoning Ordinance, including purpose of the zoning code and allowable uses in A-2 District

In addition, the following factors have also been considered:

- Input of surrounding property owners. No correspondence has been received in favor of or opposing the proposed rezoning to date.

RECOMMENDATION

Staff recommends that the Planning and Development Committee file a recommendation of approval to the County Board for the petition to rezone 5 acres +/- of land from A-P (Agricultural Preservation) District A-P to A-2 (Agricultural-Residential) District to divide the existing home and outbuildings from the remainder of the property, which belonged to the applicant's deceased mother, who wished for the property to be divided among family members.

FINDINGS

Findings in Favor:

1. The request is consistent with the goals, objectives, and policies of the Eau Claire County Comprehensive Plan, as required by Section 19.01.020.B of the Eau Claire County Code; and Wisconsin Statutes §66.1001(1)(am) and §66.1001(3)(j), including the intent, description, and policies of the Rural Lands Future Land Use classification in Section 3.3 of the Eau Claire County Comprehensive Plan and Map 9 (Future Land Use) of the Eau Claire County Comprehensive Plan
2. Existing uses in the area include agricultural uses, scattered single-family residences, and woodlands
3. Although the property is included in the County Farmland Preservation Plan, no productive farmland will be removed from cultivation and no incompatible uses are proposed
4. No changes in land use are proposed with this rezoning action

Findings Against:

1. None

Sup. Dist 7: Steve Chilson

Eau Claire County
Department of Planning and Development
Eau Claire County Courthouse
721 Oxford Avenue, Room 3344
Eau Claire, Wisconsin 54703
(715) 839-4741

Application Accepted: 8/20/2018
Accepted By: Matt Michels
Receipt Number: 57047
Town Hearing Date: 09/10/2018
Scheduled Hearing Date: 9/11/2018 <i>9/25/18</i>
Application No: RZN-0012-18
Appl Status: Pending

Rezoning - County

Pursuant to the procedure described in Wisconsin Statutes Section 59.69(5), I hereby petition the Eau Claire County Board of Supervisors to amend the Zoning District from:

Existing Zoning District: **AP** Proposed Zoning District(s): **A2** Acres to be Rezoned: **5**

Portion Of The Se1/4 Ne1/4 Of Section 29, T26N, R9W, Town Of Pleasant Valley, Eau Claire County, Wisconsin

Owner/Applicant Name(s):	Address:	Telephone:
Virginia Anklam	(ow) S 8610 BALSAM RD EAU CLAIRE	
Cynthia K Cramer	(appl) 3053 SPRINGFIELD DR EAU CLAIRE	

Site Address(es):
S 8610 BALSAM RD EAU CLAIRE

Property Description: Sec 29 Twn 26 Rge 09 **Town of Pleasant Valley** **Lot Area:** 40.000 ACRES

Zoning District(s): AP

Overlay District: Check Applicable	<input type="checkbox"/> Shoreland	<input type="checkbox"/> Flood Plain	<input type="checkbox"/> Airport	<input type="checkbox"/> Wellhead Protection	<input type="checkbox"/> Non-Metallic Mining
--	------------------------------------	--------------------------------------	----------------------------------	--	--

PIN	Alternate No	Parcel No	Legal (partial)
1801822609291400001	018112306000	26.9.29.1-4	SE-NE

RECEIVED
AUG 28 2018

COUNTY CLERK

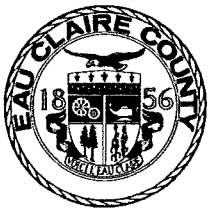
I certify by my signature that all the information presented herein is true and correct to the best of my knowledge. I give permission for the staff of the Eau Claire County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the public hearing process. I further agree to withdraw this application if substantive false or incorrect information has been included.

Owner/Agent Signature *see attached application* Date *August 28, 2018*

Check if DATCAP must be notified _____

Check if DNR to Receive Copy _____

At the public hearing, the applicant may appear in person or through an agent or an attorney of his/her choice. The applicant/agent/attorney may present testimony, evidence and arguments in support of the application. All site plans, pictures, etc. become the property of the Department, and will remain in the file.



Eau Claire County
Department of Planning and Development
 Eau Claire County Courthouse
 721 Oxford Avenue, Room 3344
 Eau Claire, Wisconsin 54703
 (715) 839-4741

RZN 0012-18

Application Accepted:	8/8/18
Accepted By:	WJM
Receipt Number:	57047
Town Hearing Date:	9/10/18
Scheduled Hearing Date:	9/11/18

REZONING APPLICATION

Pursuant to the procedure described in Wisconsin Statutes Section 59.69(5), I hereby petition the Eau Claire County Board of Supervisors to amend the Zoning District from:

Existing Zoning District: <u>AP</u>	Proposed Zoning District(s): <u>AZ</u>
Acres to be rezoned: <u>5</u>	

Property Owner Name: <u>Estate of Virginia J. Anklam</u>	Phone# <u>—</u>
Mailing Address: <u>—</u>	
Email Address: <u>—</u>	

Agent Name: <u>Cynthia K. Cramer Personal Representative</u>	Phone# <u>(480) 341-1223</u>
Mailing Address: <u>3053 Springfield Dr., Eau Claire, WI 54701</u>	
Email Address: <u>cynfulrunner@gmail.com</u>	

RECEIVED

SITE INFORMATION AUG 28 2018

Site Address: <u>5860 Balsam Road, Eau Claire, 54701</u>	COUNTY CLERK
Property Description: <u>SE ¼ NE ¼ Sec. 29, T 26 N, R 09 W, Town of Pleasant Valley</u>	
Zoning District: <u>AP</u>	Code Section(s):
Overlay District: Check Applicable	<input type="checkbox"/> Shoreland <input type="checkbox"/> Floodplain <input type="checkbox"/> Airport <input type="checkbox"/> Wellhead Protection <input type="checkbox"/> Non-Metallic Mining
Computer #(s): <u>018 - 1123 - 06 - 000</u>	

GENERAL APPLICATION REQUIREMENTS

Applications will not be accepted until the applicant has met with department staff to review the application and determine if all necessary information has been provided. All information from the checklist must be included.

<input type="checkbox"/> Complete attached information sheet	<input type="checkbox"/> Contact the Town to coordinate a recommendation on the application
<input type="checkbox"/> Provide legal description of property to be rezoned	<input type="checkbox"/> Provide \$565.00 application fee (non-refundable), payable to the Eau Claire County Treasurer (\$500.00 application processing fee and \$65.00 mapping surcharge fee)

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I give permission for the staff of the Eau Claire County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the public hearing process. I further agree to withdraw this application if substantive false or incorrect information has been included.

Owner/Agent Signature Cynthia K. Cramer Personal Rep Date 8/8/18

At the public hearing, the applicant may appear in person or through an agent or an attorney of his/her choice. The applicant/agent/attorney may present testimony, evidence and arguments in support of the application. All site plans, pictures, etc. become the property of the Department, and will remain in the file.

SUPPLEMENTAL INFORMATION FOR A REZONING PETITION

In order to process your application as quickly as possible, please fill in all of the sections below that are applicable to your request, and attach all appropriate maps or plans described below that are relevant to your request.

Describe the reason(s) for your rezoning request:

I would like to change the current zoning code from A-P to A-2 for a five acre portion of section 29, T26N, R09W. This parcel of land is where my mother's house and three other buildings lay. The total section is 40 acres currently. This area where the buildings lay have been in this location for over 100 years.

When evaluating a rezoning petition, staff from the Eau Claire County Department of Planning and Development consider whether the purpose of the proposed zoning district and the uses allowed in the district are appropriate for the selected location. Staff also considers whether the change in zoning will uphold the purpose of the zoning ordinance, which is to separate incompatible land uses from one another, to maintain public health and safety, to protect and conserve natural resources, to prevent overcrowding, to preserve property values, and to maintain the general welfare of the citizens. Please describe how the proposed zoning district and the uses allowed in that district are appropriate for the selected location, and how the proposed change in zoning will uphold the purpose of the zoning ordinance.

By dividing five acres from the forty acres, I would still have enough acreage to be in compliance of 18.04, 050 for the minimum lot size of 35 acres under the Planning and Development Dept guidelines. ~~It~~ Where this would still be zoned A-P.

Rezoning petitions to change the zoning of a parcel from the A-P Agricultural Preservation District to any other District must be based upon findings that consider the following factors:

- 1) The land is better suited for a use not allowed in the A-P Agricultural Preservation zoning district based on a review of soil types, historical productivity, location, and adjacent land uses;
- 2) The rezoning is consistent with any applicable comprehensive plans;
- 3) The rezoning is substantially consistent with the certified Eau Claire County Farmland Preservation Plan; and
- 4) The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.

If you are petitioning to rezone land from an A-P District to another district, please describe how the proposed change in zoning will be consistent with the four findings listed here.

Historically, the five acres requesting to be rezoned from A-P to A-2 has had the buildings (some of them) on this parcel for up to 100 years. Some of the buildings are 67+ years.

The rezoning would still leave 35 acres zoned as A-P. This would still preserve farmland for cropping. This will not substantially impair or limit current or future agricultural use of the 35 acres that is currently being farmed.



Entire Tract: IR / NI GR / FG unless otherwise labeled
Shares: _____

Farm 9921
Tract 2716
2017 Program Year

CLU	Acres	HEL	Crop
1	47.06	HEL	
5	4.56	NHEL	
7	15.88	NHEL	
9	19.05	UHEL	
13	4.14	UHEL	
16	27.46	UHEL	

Page Cropland Total: 67.5 acres



NON AG

Map Created October 21, 2016

- Common Land Unit**
- Cropland
 - Non-Cropland
- Tract Boundary**
- PLSS
- NAIP Imagery 2015**
- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

Parcel Description

A parcel of land being part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 29, Township 26 North, Range 9 West, Town of Pleasant Valley, Eau Claire County, Wisconsin, being more particularly described as follows:

Commencing at the NE corner of said SE $\frac{1}{4}$ of the NE $\frac{1}{4}$; Thence southerly along the east line of said SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, a distance of 467 feet; Thence westerly, parallel with the north line of said SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, a distance of 467 feet; Thence northerly parallel with the east line of said SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, a distance of 467 feet, to a point on the north line of said SE $\frac{1}{4}$ of the NE $\frac{1}{4}$; Thence easterly along said north line, a distance of 467 feet to the point of beginning.

TOWN OF PLEASANT VALLEY

September 10, 2018

TOWN BOARD MEETING

CALL THE MEETING TO ORDER

Chairman Dan Hanson called a Town Board Meeting of the Town of Pleasant Valley to order on Monday, September 10, 2018 in the Pleasant Valley Town Hall in Cleghorn at 7:30 p.m.

PLEDGE OF ALLEGIANCE

Chairman Hanson called for the honoring of the flag with the pledge of allegiance.

INTRODUCTION OF TOWN OFFICIALS

Board members present: Chairman Dan Hanson, Supervisor Dan Green and Supervisor Doug Nelson. Staff members present: Jen Meyer, Clerk/Treasurer and Mark Behlke, Hwy Supervisor.

REZONE PUBLIC HEARING #018-1123-06-000

Chairman Hanson opened the Public Hearing at 7:35pm. Cynthia Cramer, representing the Virginia Anklam estate discussed with the board her intentions of rezoning the current 40 acre parcel which is currently zoned AP. She would like to create a 35 acre parcel which will remain in AP and a 5 acre parcel which would be rezoned to A2. The 5 acre section includes the house and outbuildings from the original farmstead. She has met with Eau Claire County Planning and Development and an independent surveyor and both have stated the proposed divide can be accomplished. The board reviewed the proposal. No attendees spoke in favor or against the proposed rezone. Chairman Hanson called for a motion to close the public hearing at 7:50pm. **Motion(Green/Nelson)** to close the public hearing.

Chairman announced the ayes carry 3-0 and the motion is carried.

REZONE CRAMER/ANKLAM #018-1123-06-000

Motion(Green/Nelson) to recommend rezoning parcel #018-1123-06-000 from a 40 acre AP parcel to a 35 acre AP parcel and a 5 acre A2 parcel as outlined in the rezoning application provided by Eau Claire County Planning and Development.

Chairman announced the ayes carry 3-0 and the motion is carried. The clerk will forward the recommendation to Eau Claire County.

PROCEDURES

Motion (Nelson/Green) to dispense with the reading of the August 13, 2018 Town Board Meeting. Chairman announced the ayes carry 3-0 and the motion is carried.

Motion (Nelson/Green) to approve the Treasurers report for the month of August 2018 as presented and printed.

Chairman announced the ayes carry 3-0 and the motion is carried.

LETTERS & REPORTS

Town Chairman

- Chairman Hanson expressed his appreciation to the highway department employees for their assistance with Harvest Fest.
- With the septic issues experienced during Harvest Fest, we need to consider having the system pumped every year the week before the Festival.

Town Supervisors

- Supervisor Green spoke with the resident on Lowes Creek Road who recently installed a split rail fence in the right of way. The resident will work on correcting the issue this fall.

Town Highway Supervisor

- The highway department purchased new signs and barricades for road construction projects.
- Chip sealing is finished and sweeping will occur in the next few weeks.
- Farhner fixed areas of Lowes Creek Road that did not have enough chip seal applied in 2017.
- American Express will be assisting the town with a culvert replacement on Strumness Road.
- With the recent heavy rains, Olson Road will need some culvert work. Traaseth Road and Barneson Road needed additional work.

Town Clerk/Treasurer

- Jen updated the board on the progress of the Regional EMS funding project.
- The board will meet on September 26th at noon to review and consider approval of the liquor license application for the potential buyer of the Cleghorn Keg.

CITIZEN INPUT

Dale Welke made a couple of improvement suggestions regarding the cemetery and the cemetery ordinance. Jen will contact Sextant Jeff Bluem to repair a few stones.

COMPLAINTS

None

NEW BUSINESS

Ambulance Service Agreement No. 18-19-02

The board reviewed the terms of the new ambulance agreement provided by the City of Eau Claire for EMS service. The ECFD currently provides EMS service to Pleasant Valley and will continue to provide EMS service to the Town. The agreement is for 10 years and the cost will increase annually per the terms in the agreement.

Motion (Green/Nelson) to approve Ambulance Service Agreement No. 18-19-02.

Chairman announced the ayes carry 3-0 and the motion is carried.

Bowmar Appraisal Agreement No. 18-19-03

The board reviewed the terms of the new assessor agreement provided by Bowmar Appraisal. Bowmar Appraisal currently provides assessment services to Pleasant Valley and will continue to provide assessment services to the Town. The agreement is for 3 years and the cost will increase annually per the terms in the agreement.

Motion (Nelson/Green) to approve Bowmar Appraisal Agreement No. 18-19-03.

Chairman announced the ayes carry 3-0 and the motion is carried.

Establish Budget Meeting Dates

Motion(**Nelson/Green**) to schedule the 2019 Budget Public Hearing/Special Meeting of the Electors/ Town Board Meeting on Tuesday, November 13th at 7:30pm. The budget workshop will be held on October 11th at 7pm.

Chairman announced the ayes carry 3-0 and the motion is passed.

2018 Budget Review

The budget as of September 10, 2018 was presented and reviewed.

ATV/UTV Route Request

None

Operator Licenses

None

REVIEW/APPROVE ORDERS

The bills /orders for the month of August 2018 and the alternative of claims paid report were presented by the clerk and approved by the town board for payment.

ADJOURNMENT

Motion (Green/Nelson) to move this meeting is adjourned.

Chairman announced the ayes carry 3-0 and the motion is adopted.

Adjourned at 9:45pm

Respectfully submitted,
Jen Meyer, Clerk / Treasurer

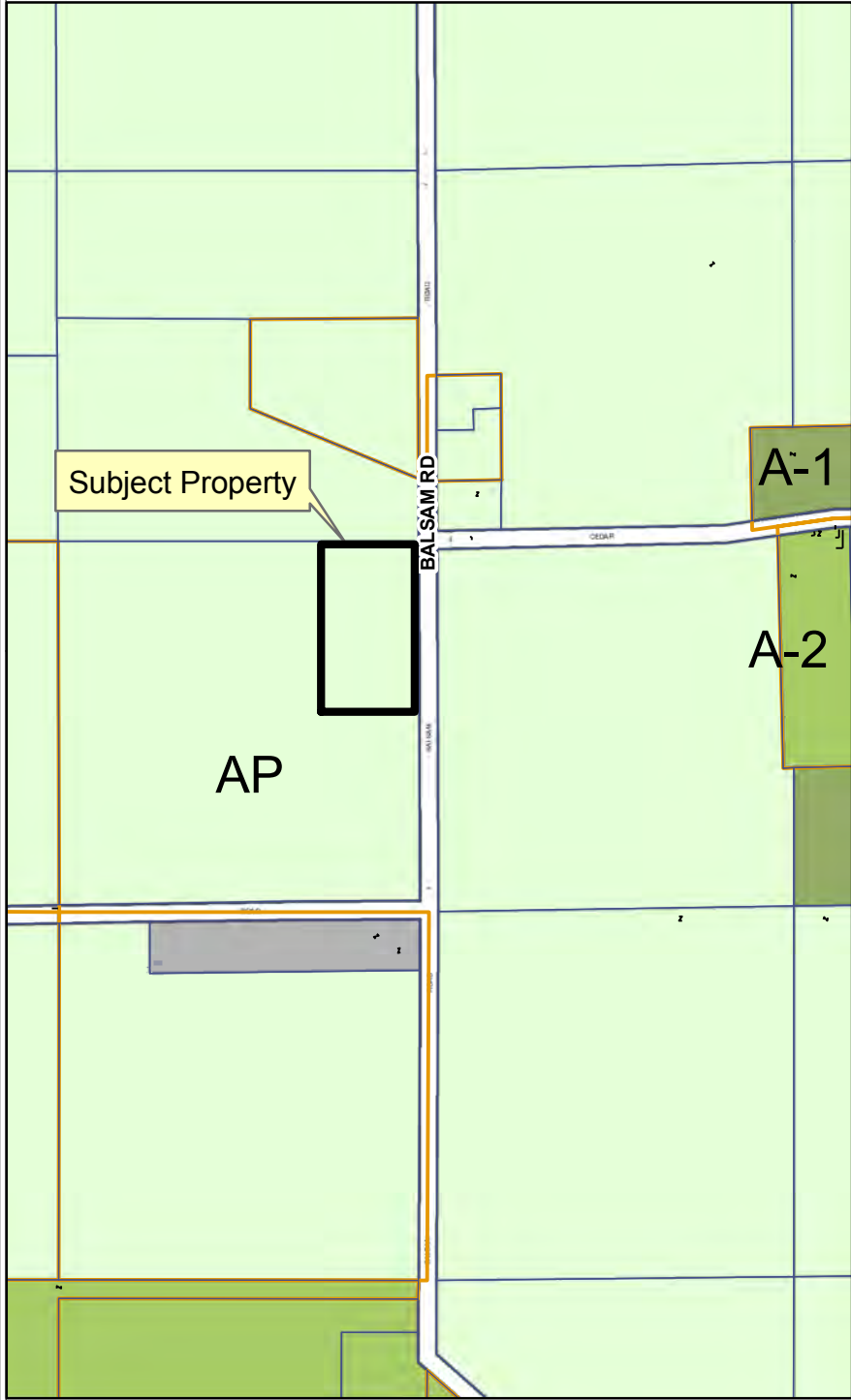
Posted at town hall 10-9-2018
Placed on Website 10-9-2018



Anklam Rezoning: RZN-0012-18

Existing Zoning

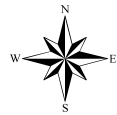
1 inch = 666.666667 feet



Legend

Future Land Use

- Rural Residential Cluster Development
- Commercial/Industrial
- County Forest
- Natural Resource Protection
- Park & Recreational
- Public Institutional
- Recreational Commercial
- Rural Commercial
- Rural Hamlet
- Rural Industrial
- Rural Lands
- Rural Residential
- Rural Residential Mobile Home
- Rural Transition
- Urban Mixed Use



Parcel Mapping Notes:

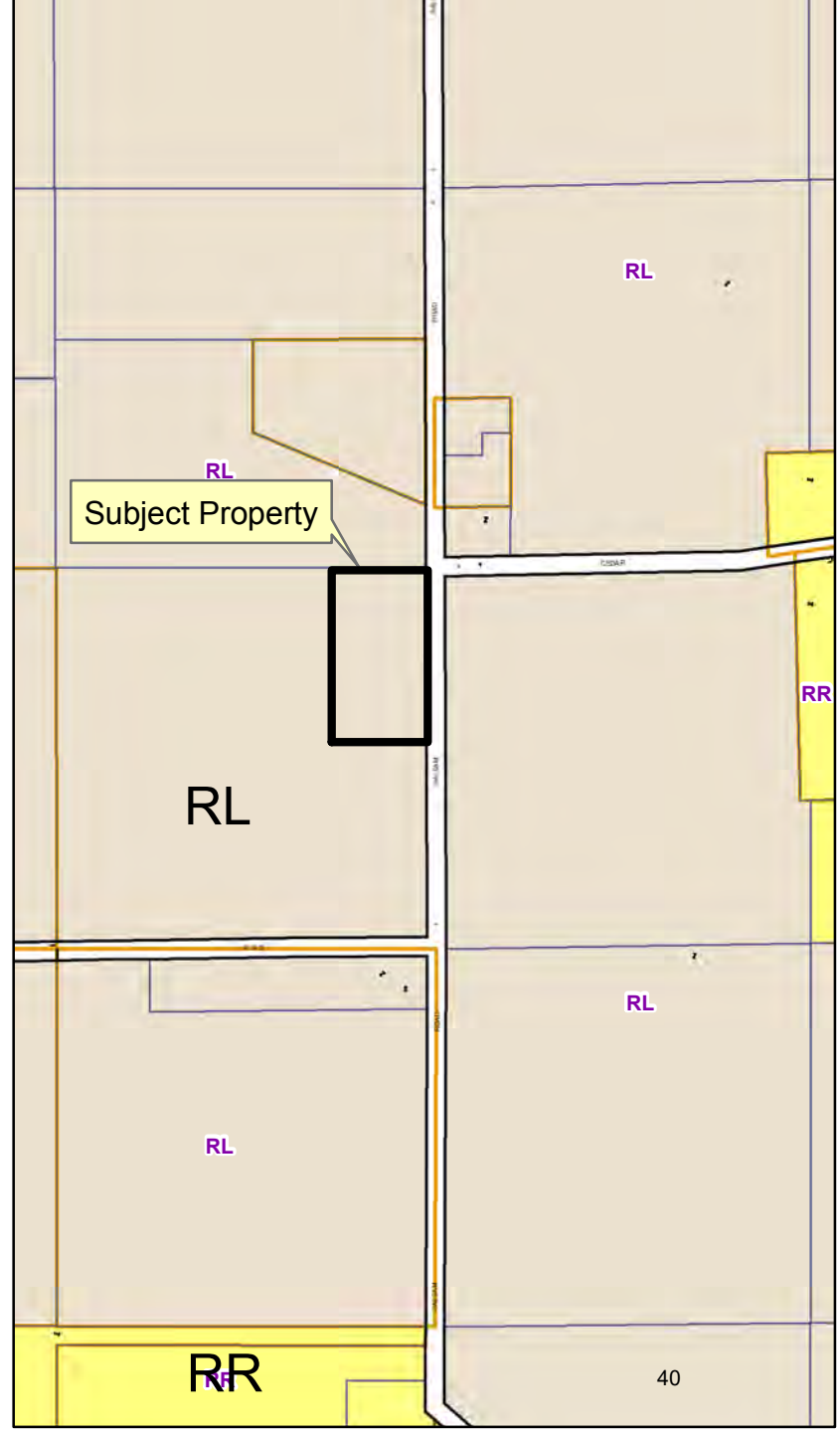
The horizontal datum is based on the Eau Claire County Coordinate System NAD_1983_HARN_Adj_WI_EauClaire_Feet

This map is a collection of public record information and was prepared as an ongoing commitment to provide quality and up-to-date information to the public. This map is intended for information use only. Although significant care has been exercised to produce maps that satisfy mapping accuracy standards, these maps are only as accurate as the source data from which they were compiled. These maps are intended to be advisory and are NOT designed or intended to be used as a substitute for an accurate field survey, as performed by a Wisconsin Credentialed Land Surveyor, to determine precise property location.

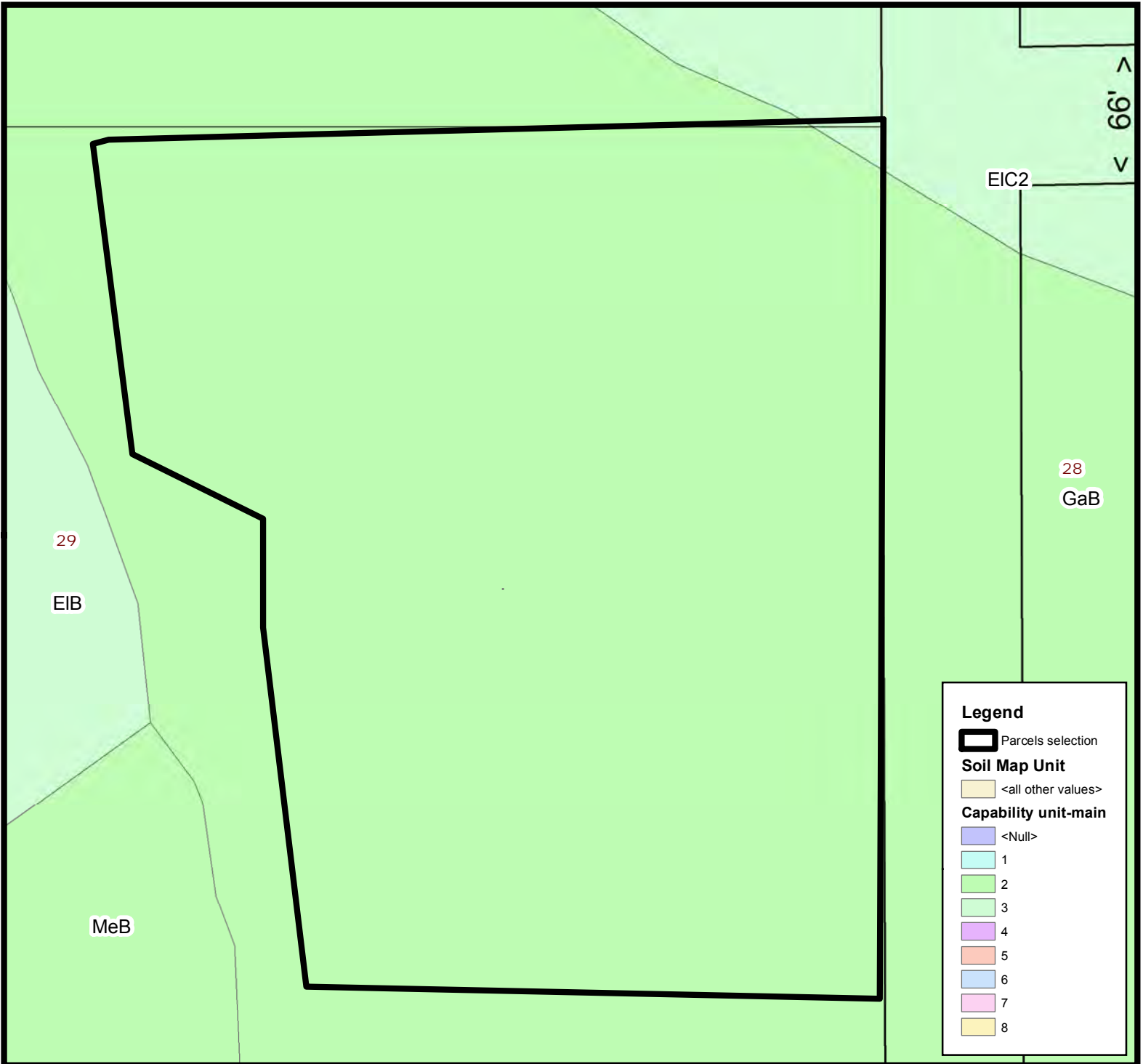
Eau Claire County does not warrant, guarantee or make any representations regarding the use of, or results from the use of the data in terms of correctness, accuracy, reliability, currentness, or otherwise; and the user relies on the map and results solely at their own risk.

Existing Future Land Use

1 inch = 667 feet



ANKLAM/CRAMER REZONING SOIL MAP



Parcel Mapping Notes:

The horizontal datum is based on the Eau Claire County Coordinate System NAD_1983_HARN_Adj_WI_EauClaire_Feet

This map is a collection of public record information and was prepared as an ongoing commitment to provide quality and up-to-date information to the public. This map is intended for information use only. Although significant care has been exercised to produce maps that satisfy mapping accuracy standards, these maps are only as accurate as the source data from which they were compiled. These maps are intended to be advisory and are NOT designed or intended to be used as a substitute for an accurate field survey, as performed by a Wisconsin Credentialed Land Surveyor, to determine precise property location.

Eau Claire County does not warrant, guarantee or make any representations regarding the use of, or results from the use of the data in terms of correctness, accuracy, reliability, currentness, or otherwise; and the user relies on the map and results solely at their own risk.



FACT SHEET

TO FILE NO. 18-19/060

SECTION 1. This fee update was proposed and passed by the finance and budget committee on September 10, 2018 by a vote of 5 to 0. Language was also deleted in this Section as the state no longer issues a declaration of domestic partnership. Fiscal Impact: \$9,000.00.

SECTION 2. This fee update passed by the Judiciary and Law Committee on August 10, 2019 by a vote of 5 to 0 was increased to be consistent with counties of comparable size in neighboring areas of the state. Fiscal Impact: Increase of \$2,500.00.

SECTION 3. This fee update passed by the Judiciary and Law Committee on August 10, 2019 by a vote of 5 to 0 was increased due to an increase in operational costs. Fiscal Impact: Increase of \$7,200.00.

SECTION 4. These fees were updated and passed by the Judiciary and Law Committee on August 10, 2019 by a vote of 5 to 0 due to an increase in operational costs. Fiscal Impact: Increase of \$37,200.00.

SECTION 5. This is a procedural change as the charge is now per page, passed by the Planning & Development Committee on July 24, 2018 by a vote of 5 to 0. Fiscal Impact: None.

SECTION 6. This fee update passed the Planning & Development Committee on July 24, 2018 by a vote of 5 to 0 was increased to cover operational costs. Fiscal Impact: Increase of \$200.00

SECTION 7. This section of the code was created and passed by the Planning & Development Committee on July 24, 2018 by a vote of 5 to 0 to develop a system/process for providing refunds. Fiscal Impact: None.

SECTION 8. This Section is updating a fee and correcting a typographical error passed by the Planning & Development Committee on July 24, 2018 by a vote of 5 to 0. Fiscal Impact: Increase of \$200.00.

SECTION 9. These fee updates were passed by the Planning & Development Committee on July 24, 2018 by a vote of 5 to 0 to cover operational costs. Fiscal Impact: Increase of \$1,950.00

SECTION 10. These fee updates were passed by the Planning & Development Committee on July 24, 2018 by a vote of 5 to 0 to cover operational costs. Fiscal Impact: Increase of \$15.00

SECTION 11. This section of the code is being repealed as it no longer applies. Fee was from prior manual entry system and assessors now submit data electronically. Fiscal Impact: None.

SECTION 12. This fee update passed the Planning & Development Committee on July 24, 2018 by a vote of 5 to 0 was increased to reflect the administrative costs associated with the property addressing fee into 911 database. Fiscal Impact: Increase of \$1,750.00.

SECTION 13. These fees were updated and the structure was simplified to reflect average prices used and to cover the current cost of permits. Passed by Highway Committee on July 5, 2018 by a vote of 4 to 0. Fiscal Impact: Increase of \$4,170.00

SECTION 14. These fee updates were passed by the Planning & Development Committee on July 24, 2018 by a vote of 5 to 0 to cover operational costs. Fiscal Impact: Increase of \$5,480.00.

SECTION 15. This section corrects a typographical error. Fiscal Impact: None.

Respectfully Submitted,

Keith R. Zehms
Corporation Counsel

KRZ/yk

Ordinance/18-19/060 Fact

2
3 - TO AMEND SECTION 4.30.050 A., B. & C. OF THE CODE: MARRIAGE
4 LICENSE, DECLARATION OF DOMESTIC PARTNERSHIP, TERMINATION OF
5 DOMESTIC PARTNERSHIP AND WAIVER FEES; TO AMEND SECTION 4.30.060 F. 1. OF
6 THE CODE: SHERIFF'S FEES; TO AMEND SECTION 4.30.060 K. 2. OF THE CODE:
7 SHERIFF'S FEES; TO AMEND SECTION 4.30.080 A. 4. OF THE CODE: PLANNING AND
8 DEVELOPMENT PUBLICATIONS, PHOTOCOPIES, DIGITAL DATA ON CD-ROM AND
9 PAPER COPIES FROM PLOTTER; TO AMEND SECTION 4.35.090 A. 2. a. OF THE CODE:
10 PERMIT, VARIANCE, REZONING, SPECIAL EXCEPTION, SIGN AND LAND USE FEES;
11 TO CREATE SECTION 4.35.090 N. OF THE CODE: REFUNDS; TO AMEND SECTION
12 4.35.092 A. 2. c. OF THE CODE: SHORELAND FEES; TO AMEND SECTION 4.35.110 OF
13 THE CODE: SUBDIVISION CONTROL CODE REVIEW FEES; TO AMEND SECTION
14 4.35.135 OF THE CODE: CONDOMINIUM PLAT REVIEW FEES; TO REPEAL SECTION
15 4.35.140 OF THE CODE: PROPERTY LISTING SYSTEM MANUAL ENTRY FEE; TO
16 AMEND SECTION 4.35.170 OF THE CODE: PROPERTY ADDRESSING FEE; TO AMEND
17 SECTION 12.34.360 OF THE CODE: UTILITY PERMITS; TO AMEND SECTION 15.01.110
18 A. OF THE CODE: PERMIT FEES; TO AMEND SECTION 18.30.270 E. 1 OF THE CODE:
19 SPECIAL EVENTS -
20

21 The County Board of Supervisors of the County of Eau Claire does ordain as follows:
22

23 **SECTION 1.** That Subsections A., B. and C. of Section 4.30.050 of the code be
24 amended to read:
25

26 A. Pursuant to the authority granted under Wis. Stats. §§ 765.15 and 770.17, the total
27 marriage license, ~~declaration of domestic partnership~~ and termination of domestic partnership fee
28 shall be ~~\$30.50~~ \$45.50 more than the statutorily mandated fee.

29 B. The county clerk shall charge an additional fee of \$10 for each marriage license or
30 ~~declaration of domestic partnership~~ issued within less than 5 days after application under Wis. Stat.
31 §§ 765.08 and 770.07(b)2.

32 C. The county clerk is directed to pay into the state treasury that portion of the marriage
33 license, ~~declaration of domestic partnership~~ and termination of domestic partnership fee required by
34 law, and to remit the balance thereof and any fees collected under B. to the county treasury pursuant
35 to Chapter 4.05.”
36

37 **SECTION 2.** That paragraph 1. of Subsection F. of Section 4.30.060 of the code be
38 amended to read:
39

40 1. Service of process. The sheriff, pursuant to Wis. Stat. § 814.705 (1), shall charge
41 a fee of ~~\$75.00~~ 100.00 which shall be prepaid and nonrefundable for up to three service attempts
42 of a paper for each defendant or person. The sheriff shall charge a ~~\$75.00~~ 100.00 fee, which
43 shall be prepaid and nonrefundable for each additional service attempt requested.
44

45 **SECTION 3.** That paragraph 2. of Subsection K. of Section 4.30.060 of the code be
46 amended to read:
47

48 2. Each prisoner housed in the Eau Claire County jail, who is gainfully
49 employed or who receives unemployment compensation, or employment training benefits while
50 in the custody of the Eau Claire County jail, shall be liable for charges equal to 65% of net
51 income not to exceed the full per person maintenance and cost of the prisoner's board in the jail

1 at the rate of ~~\$147.00~~ \$161 per week. Each prisoner housed in the Eau Claire County jail Huber
2 center, who is not gainfully employed, shall be charged a daily rate of ~~\$5.00~~ 10.00 for each day
3 of incarceration in the Eau Claire County Jail Huber Center. The ~~\$5.00~~ 10.00 fee will be waived
4 for each prisoner who is fully complying with the prisoner's written program or treatment plan.
5

6 **SECTION 4.** That Subsection L. of Section 4.30.060 of the code be amended to read:
7

8 L. Electronic monitoring fee. The rate for electronic monitoring for Eau Claire
9 County prisoners is ~~\$21.00~~ 23.00 per day.
10

11 **SECTION 5.** That paragraph 4. of Subsection A. of Section 4.30.080 of the code be
12 amended to read:
13

14 4. Mailing labels - ~~\$.05~~ 1.50/label per page, \$6.00 minimum charge.
15
16

17 **SECTION 6.** That subparagraph a. of paragraph 2. of Subsection A. of Section 4.35.090
18 of the code be amended to read:
19

20 2. Accessory uses and additions:
21 a. 0 to 200 sq. ft. \$ ~~40.00~~ 50.00
22 b. 200+ sq. ft. \$.25/sq. ft.
23 c. Maximum fee \$ 225.00
24

25 **SECTION 7.** That Subsection N. of 4.35.090 of the code be created to read:
26

27 N. Refunds

28 1. Land Use Paid fee minus \$ 50 Administrative Fee
29 2. Conditional Use Paid fee minus \$ 75 Processing Fee
30 \$275 Administrative Fee
31 \$ 25 Vendor Fee
32 3. Rezoning Paid fee minus \$ 75 Processing Fee
33 \$275 Administrative Fee
34 \$ 25 Vendor Fee
35 \$ 65 Mapping Fee
36 4. Variance/Appeals Paid fee minus \$ 75 Processing Fee
37 \$275 Administrative Fee
38 \$ 25 Vendor Fee
39

40 **SECTION 8.** That paragraph 2. of Subsection A. of Section 4.35.092 of the code be
41 amended to read:
42

43 2. Land use permit for accessory uses,
44 alternations, and additions
45 a. 0 to 200 sq. ft. \$ ~~40.00~~ 50.00
46 b. Greater than 200 sq. ft. \$.25 per sq. ft.
47 c. Maximum fee \$ 225.00
48
49
50
51

1 **SECTION 9.** That Section 4.35.110 of the code be amended to read:
2 4.35.110 Subdivision Control Code Review Fees. The following fee schedule shall
3 apply:

- 4 A. Plat Review \$~~465.00~~ 470.00 plus \$~~85.00~~ 90.00 per lot
- 5 B. Certified Survey Map Review \$~~235.00~~ 240.00 plus \$~~85.00~~ 90.00 per lot
- 6 C. Mapping \$~~110.00~~ 115.00 per lot
- 7 D. Final Plat \$~~260.00~~ 265.00
- 8 E. Variance/Appeal/Committee \$~~210.00~~ 215.00
9 Review

10
11 **SECTION 10.** That Section 4.35.135 of the code be amended to read:

12
13 4.35.135 Condominium Plat Review Fees. (Do not apply within City of Eau Claire)

- 14 The following fee schedule shall apply:
- 15 A. Plat Review \$~~465.00~~ 470.00 + \$~~85~~ 90/unit
 - 16 B. Mapping \$~~110.00~~ 115.00 per unit/parcel

17
18
19 **SECTION 11.** That Section 4.35.140 of the code be repealed:

20
21 **SECTION 12.** That Section 4.35.170 of the code be amended to read:

22
23 4.35.170 Property Addressing Fee. The planning and development department shall
24 charge \$~~40.00~~ 50.00 for application review and issuance of each new property address. This fee
25 shall be in addition to any fee collected by the planning and development department on behalf
26 of any town for property addressing purposes.

27
28 **SECTION 13.** That Section 12.34.360 of the code be amended to read:

29
30 12.34.360 Utility permits.

- 31 A. Pursuant to Wis. Stat. § 86.07 (2), the department shall issue permits for the
32 construction or alteration of utility facilities on the county trunk highway system. To offset the
33 costs involved in utility permit review, the following fees are established:
 - 34 1. ~~First 200 feet~~ 0-500 feet segment as measured along the centerline of the
35 highway - \$~~110.00~~ 165.00.
 - 36 2. ~~Each additional 1,000 feet~~ 500-5280 segment as measured along the
37 centerline of the highway - \$~~90.00~~ 350.00.
 - 38 3. 5280 - > segments as measure along the centerline of the highway -
39 \$850.00

40
41 **SECTION 14.** That Subsection A. of Section 15.01.110 of the code be amended to read:

42
43 15.01.110 Permit Fees. The department of planning and development shall charge fees
44 subject to the following schedule:

- 45 A. Fee Schedule for structures covered under the Uniform Dwelling Code:
 - 46 1. 1 and 2 family dwellings \$~~535~~ 55/sq. ft. of living area
47 including panelized or modular exclusive of garages and
48 homes uninhabited basements
 - 49 Minimum Fee \$460.00

1		2.	Conversion of an existing	\$.53 / <u>.55</u> /sq. ft. of living area exclusive
2	of			
3			structure to 1 and 2 family	uninhabited basements and
4				garages.
5			Minimum Fee	\$460.00
6				
7		3.	Manufactured homes/mobile homes	
8			(foundation with or without plumbing	
9			and electrical)	\$250.00
10			Additional permitting and fees shall apply to site built structures such as decks	
11	that exceed 25		square feet, porches, sunrooms, garages, carports, and similar type additions.	
12				
13		4.	House moved to the site	
14			(foundation with or without	
15			plumbing and electrical)	\$510.00
16				
17		5.	Additions/alterations to \$.53 / <u>.55</u> /sq. ft.	
18			manufactured homes and to of	
19			added/alterd living area	
20			1 and 2 family houses	
21			Minimum Fee	\$140.00 <u>145.00</u>
22				
23		6.	Miscellaneous: woodstoves,	
24			chimneys, fireplaces, decks,	
25			screen porches, etc.	\$140.00 <u>145.00</u>
26				
27		7.	Attached garages additions	\$140.00 <u>145.00</u>
28				
29		8.	Recreational Dwellings:	
30		a.	Basic structure	\$.39 <u>40</u> /sq. ft.
31			no heating, plumbing or	
32			electrical	
33			Minimum Fee	\$420.00
34		b.	Structure with heating,	\$.53 / <u>.55</u> /sq. ft. electrical and
35			plumbing (all or one)	
36			Minimum Fee	\$460.00
37		c.	Installation of heating,	\$275.00
38			electrical or plumbing	
39			system (all or one).	
40				
41		9.	UDC Sticker (additional	\$ 39.00
42			with all fees where applicable.)	
43				
44				

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45

- 10. Erosion Control:
 - With full UDC Permit ~~\$140.00~~145.00

- 11. Refunds: Refunds for projects not started shall be based on the fee paid minus UDC seal fee of \$ 39.00
 - Plan review fee when plans are required \$100.00
 - Erosion control fee of \$ 70.00

- 12. Permit Renewal (2 year renewal)
 - a. New 1+2 family \$250.00
 - b. Additions ~~\$140.00~~145.00
 - c. Decks \$ 70.00

- 13. Permission to start construction \$115.00.

- 14. Existing residential electrical services: Electrical plans may be required.
 - a. Add 1 to 5 circuits \$105.00
 - b. Add more than 5 circuits \$135.00
 - c. Replace service panel only \$105.00
 - d. Replace service panel and add circuits, misc. \$135.00
 - e. Installing solar panels, solar water heater, wind generator, misc.: One required inspection \$105.00
 - f. Installing solar panels, solar water heater, wind generator, misc.:
 - Two required inspections \$145.00
 - g. Installing solar panels, solar water heater, wind generator, misc.:
 - Three or more required inspections \$185.00

SECTION 15. That paragraph 1. of Subsection E. of Section 18.30.270 of the code be amended to read:

- 1. Conditional use contract \$250.00

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18

SECTION 16. This ordinance shall be effective January 1, 2019.

ADOPTED:

Donald Wilkie
Robin Leary
James Channing
[Signature]
Steve Pagani
 Committee on Finance & Budget

KRZ/yt

Dated this 21st day of September, 2018.

ORDINANCE/18-19.060

Reviewed by Finance Dept.
for Fiscal Impact

APPROVED BY
CORPORATION COUNSEL
AS TO FORM

TO THE HONORABLE EAU CLAIRE COUNTY BOARD OF SUPERVISORS

Committee on Finance & Budget

File No. 18-19/065

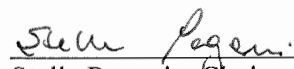
ANALYSIS

The Committee on Finance & Budget has reviewed the fiscal impact to Eau Claire County of referred ordinance 18-19/065, which would impose a temporary moratorium on the expansion and creation of large-scale livestock facilities.

RECOMMENDATION

The Committee on Finance & Budget has reviewed the fiscal impact of this ordinance and has determined that there is no fiscal impact.

I hereby certify that the foregoing correctly represents the action taken by the undersigned committee on September 21, 2018 by a vote of 4 for, 1 against.



Stella Pagonis, Chair
Committee on Finance & Budget

AW

ORDINANCE\Rept.18-19/065

2
3 - AN ORDINANCE TO IMPOSE A TEMPORARY MORATORIUM ON THE
4 EXPANSION AND CREATION OF LARGE-SCALE LIVESTOCK FACILITIES PENDING
5 12 MONTH REVIEW -
6

7 The County Board of Supervisors of the County of Eau Claire does ordain as follows:
8

9 **SECTION 1.** Reasoning. The Federal Clean Water Act, 33 U.S.C. § 1251 et. seq.
10 (1972), established the law for regulating discharges of pollutants into the waters of the United
11 States.
12

13 The Clean Water Act is partially encoded into Wisconsin State law under Wisconsin
14 Administrative Code Chapter NR140, Groundwater Quality, and clearly establishes the levels of
15 pollutants, including nitrates, which must be met before a Wisconsin Pollution Discharge
16 Elimination System (WPDES) permit can be issued.
17

18 Chapter NR140 prohibits the issuance of a WPDES permit if groundwater nitrate levels are
19 10mg/L or greater and health is impacted.
20

21 Current Eau Claire County Ordinances regarding large-scale livestock facilities may not
22 adequately protect the health, safety and welfare of Eau Claire County residents. It is critical that
23 necessary and appropriate safeguards be in place before large-scale livestock facilities commence
24 or expand in Eau Claire County.
25

26 **SECTION 2.** Authority. This ordinance is adopted pursuant to the powers granted
27 under the Wisconsin Constitution, and Wisconsin Statutes including but not limited to Sections
28 59.02(2), 59.03(2)(a) and 59.69.
29

30 **SECTION 3.** Purposes. The purposes of this ordinance are as follows:

- 31 1. To allow Eau Claire County to investigate the impacts of large-scale livestock facilities
32 on groundwater, surface water and air quality, specifically as those issues apply in Eau
33 Claire County.
34
35 2. To allow Eau Claire County adequate time to review current ordinances, to study and
36 determine whether amendment of existing ordinances, and/or creation and adoption of
37 other ordinances applicable in all unincorporated areas within Eau Claire County is
38 appropriate. The goal is to protect the public health, safety and welfare of all Eau Claire
39 County residents and the quality of land, air and water resources for generations to come.
40

41 **SECTION 4.** Definitions.

- 42 1. Livestock facility - A feedlot, dairy farm or other operation where livestock are or will be
43 fed, confined, maintained or stabled for a total of 45 days or more in any 12 month
44 period. A livestock facility includes all of the tax parcels of land on which the facility is
45 located but does not include the pasture or winter grazing areas. Related livestock

1 facilities are collectively treated as a single livestock facility except that an operator may
2 elect to treat a separate species facility as a separate livestock facility.

- 3 2. Related livestock facilities - livestock facilities that are owned or managed by the same
4 person, related to each other in at least one of the following ways:
 - 5 a. They are located on the same tax parcel or adjacent tax parcels of land.
 - 6 b. They use one or more of the same livestock structures to collect or store manure.
 - 7 c. At least a portion of their manure is applied to the same land spreading acreage.
- 8 3. Separate species facility - a livestock facility that meets all of the following criteria:
 - 9 a. It has only one of the following types of livestock and that type of livestock is not
10 kept on any other livestock facility to which the different species facility is related
11 under sub.2:
12 Cattle, Swine, Poultry, Sheep, Goats, or Mink and other fur-bearing animals
 - 13 b. It has no more than 1,000 animal units
 - 14 c. Its livestock housing and manure storage structures, if any, are separate from the
15 livestock housing and manure storage structures used by livestock facilities to which
16 it is related under sub. 2.
 - 17 d. It meets one of the following criteria:
 - 18 1. Its livestock housing and manure storage structures, if any, are located at least 750
19 feet from the nearest livestock housing or manure storage used by a livestock
20 facility to which it is related under sub. 2.
 - 21 2. It and the other livestock facilities to which it is related under sub.2 have a
22 combined total of fewer than 1,000 animal units.
- 23 4. Large scale livestock facility – A livestock facility which houses 1,000 animal units or
24 more.
- 25 5. Animal units - measure equivalencies between animal types as established by section NR
26 243.05, Wis. Adm. Code. For example, 1,000 beef cattle, 715 milking cows, or 200,000
27 chickens are each equivalent to 1,000 animal units.
- 28 6. Expansion - an increase of 20% or greater in the number of animal units fed, confined,
29 maintained, or stabled.

30
31 **SECTION 5. Moratorium Imposed.**

32 The Eau Claire County Board of Supervisors hereby imposes a moratorium on the establishment
33 of all new large-scale livestock facilities that will have 1,000 or more animal units, and/or the
34 expansion of currently existing livestock facilities if the number of animal units kept at the
35 expanded facility will be 1,000 or more, except as provided in Section 6 of this ordinance.
36

37 **SECTION 6. Exception.**

38 The moratorium imposed herein shall not apply to existing facilities who are not currently
39 expanding, or to applicants who have submitted completed permit applications to establish or
40 expand a livestock facility of 1,000 or more animal units as of the date of adoption of this
41 ordinance. The moratorium imposed herein shall not apply to existing facilities needing to
42 undertake emergency repairs to existing Animal Waste Storage Facilities as allowed under
43 Section 17.04.080 (B) of the Eau Claire County Code of General Ordinances. Any subsequent
44 expansion not included in such applications shall be subject to the moratorium.
45
46

1 **SECTION 7. Duration of Moratorium.**

2 This moratorium shall be in effect for a period of twelve (12) months from the date this
3 ordinance is passed by the Eau Claire County Board of Supervisors unless the County Board of
4 Supervisors rescinds this moratorium at an earlier date. This moratorium may be extended for up
5 to twelve (12) months by a majority vote of the Eau Claire County Board of Supervisors.
6

7 **SECTION 8. Action and Review During Moratorium.**

8 The Eau Claire County Board of Supervisors hereby directs the Eau Claire County Planning and
9 Development Department to:

- 10 1. Review and analyze existing state and local regulations and ordinances regarding the
- 11 impact large-scale livestock facilities of 1,000 animals or more may have on groundwater,
- 12 surface water, air quality, public health as these issues apply to Eau Claire County.
- 13 2. Identify areas where new regulations may be needed, where current regulations need to
- 14 be modified, and where enforcement of current regulation is inadequate to protect the
- 15 groundwater, surface water, air quality, public health and safety.
- 16 3. Identify who has monitoring and citation authority to ensure applicable regulations are
- 17 followed.

18
19 **SECTION 9. Severability.**

20 If any section, sentence, clause or phrase of this ordinance should be held to be invalid or
21 unconstitutional by a court of competent jurisdiction, the remainder of this ordinance shall not be
22 affected thereby.
23

24 **SECTION 10. Effective Date.**

25 This ordinance shall take effect upon passage and publication as provided by law.
26 This ordinance shall not be codified.
27

28 ADOPTED BY:

29
30
31 APPROVED BY
32 CORPORATION COUNSEL
33 AS TO FORM
34
35

36
37
38 Reviewed by Finance Dept.
39 for Fiscal Impact
40
41

42
43
44
45
46
47

_____ Gary Co
_____ James O'Rourke
_____ Joseph Ziegler
_____ Robin J. Leary
_____ Nancy J. Galy
Committee on Planning & Development

yk

Dated this 11th day of September, 2018.

FACT SHEET

TO FILE NO. 18-19/065

Members of the public presented Planning and Development Department staff with a proposed Large-Scale Livestock Facilities Moratorium. After staff review, revisions of the proposed moratorium were returned to the members of the public who originally presented the moratorium. The revisions clarified definitions to create consistency with existing state codes. The revised version of the moratorium was presented to the Eau Claire County Land Conservation Commission (LCC).

The purposes of this ordinance are to (1) allow Eau Claire County to investigate the impacts of large-scale livestock facilities on groundwater, surface water and air quality, specifically as those issues apply in Eau Claire County, and (2) allow Eau Claire County adequate time to review current ordinances, to study and determine whether amendment of existing ordinances, and/or creation and adoption of other ordinances applicable in all unincorporated areas within Eau Claire County is appropriate. The goal is to protect the public health, safety and welfare of all Eau Claire County residents and the quality of land, air and water resources for generations to come.

At the Eau Claire County Land Conservation Commission regularly scheduled meeting on August 16, 2018, the LCC received public input from 18 members of the public present. Several other members of the public were present but did not provide input. Following the public input period and during the regular business of the meeting, a motion was made to adopt the Temporary Moratorium on the Expansion and Creation of Large-Scale Livestock Facilities Pending 12 Month Review Ordinance. After a lengthy discussion, the motion to adopt the moratorium failed with a vote of 2 in favor, and 6 in opposition.

At the Eau Claire County Planning and Development Committee regularly scheduled meeting on September 11, 2018, the Planning and Development Committee received public input from 11 members of the public present. Several other members of the public were present but did not provide input. Following the public input period and during the regular business of the meeting, a motion was made to adopt the Temporary Moratorium on the Expansion and Creation of Large-Scale Livestock Facilities Pending 12 Month Review Ordinance. After a lengthy discussion, the motion to adopt the moratorium passed with a vote of 4 in favor, and 1 in opposition.

Fiscal Impact: None.

Respectfully submitted,



Gregory R. Leonard
Land Conservation Manager
Land Conservation Division – Planning and Development

GL

Fact Sheet

File No. 18-19/067

As part of the unanimous approval of the 2018 Eau Claire County Budget, the County Board approved borrowing of \$9,877,250 in general obligation debt to pay for capital projects and highway improvements.

The attached resolution authorizes the sale of not to exceed \$10 million in General Obligation Promissory Notes, allocated as follows:

\$6,023,000	Highway Construction and Improvements
\$3,827,000	Other Capital Projects
\$150,000	Estimated Issuance Related Costs

Finally, as was presented during the 2018 budget process, I estimate that with rates similar to last year's note sale, this issue will add approximately \$1.20 million in additional debt service payments for each of the years 2019-2023, and \$1.10 million in additional debt service payments for each of the years 2024-2028. These amounts are based on five and ten year paybacks, dependent upon the useful life of the projects listed above.

Respectfully submitted,

Norb Kirk
Finance Director

INITIAL RESOLUTION AUTHORIZING THE BORROWING OF NOT TO EXCEED \$10,000,000; AND PROVIDING FOR THE ISSUANCE AND SALE OF GENERAL OBLIGATION PROMISSORY NOTES THERFOR

WHEREAS, the County Board of Supervisors of Eau Claire County, Wisconsin (the "County") hereby finds and determines that it is necessary, desirable and in the best interest of the County to raise funds for the public purpose of paying the cost of 2018 capital projects and highway improvements (collectively, the "Project"), and there are insufficient funds on hand to pay said costs;

NOW, THEREFORE, BE IT RESOLVED by the County Board of Supervisors of the County that:

Section 1. Authorization of the Notes. For the purpose of paying costs of the Project, there shall be borrowed, through the issuance of general obligation promissory notes pursuant to Section 67.12(12) of the Wisconsin Statutes, a principal sum not to exceed TEN MILLION DOLLARS (\$10,000,000) (the "Notes").

Section 2. Sale of the Notes. The County Board of Supervisors hereby authorizes and directs that the Notes be offered for public sale. At a subsequent meeting, the County Board of Supervisors shall consider such bids for the Notes as may have been received and take action thereon.

Section 3. Notice of Sale. The County Clerk, in consultation with the County's financial advisor, Ehlers & Associates, Inc. ("Ehlers"), is hereby authorized and directed to cause the sale of the Notes to be publicized at such times and in such manner as the County Clerk may determine and to cause copies of a complete, official Notice of Sale and other pertinent data to be forwarded to interested bidders as the County Clerk may determine.

Section 4. Official Statement. The County Clerk shall cause an Official Statement concerning this issue to be prepared by Ehlers. The appropriate County officials shall determine when the Official Statement is final for purposes of Securities and Exchange Commission Rule 15c2-12 and shall certify said Statement, such certification to constitute full authorization of such Statement under this resolution.

Adopted, approved and recorded October 2, 2018.

I hereby certify that the foregoing correctly represents the taken by the undersigned Committee on _____, by a vote of ___ for, ___ against.

Chairperson Stella Pagonis
Committee on Finance & Budget

Nick Smiar, County Board Chair
Eau Claire County Board of Supervisors

Attest:

Janet K. Loomis
Eau Claire County Clerk

(SEAL)

**Reviewed by Finance Dept.
for Fiscal Impact**

APPROVED BY
CORPORATION COUNSEL
AS TO FORM

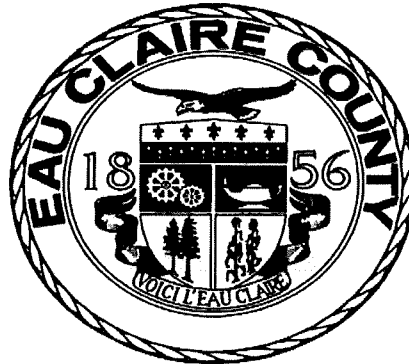
QB\48138098.1

October 2, 2018 (DRAFT)

Pre-Sale Report for

Eau Claire County, Wisconsin

\$10,000,000 General Obligation Promissory Notes,
Series 2018A



Prepared by:

Sean Lentz, CIPMA
Senior Municipal Advisor

Brian Reilly, CIPMA
Senior Municipal Advisor

Chris Hetland,
Financial Specialist

Executive Summary of Proposed Debt

Proposed Issue:	\$10,000,000 General Obligation Promissory Notes, Series 2018A
Purposes:	The proposed issue includes financing for the following purposes: Finance 2018 Capital Projects including Highway Projects
Authority:	The Notes are being issued pursuant to Wisconsin Statute Section: <ul style="list-style-type: none"> 67.12(12) <p>The Notes will be general obligations of the County for which its full faith, credit and taxing powers are pledged.</p> <p>The Notes count against the County's General Obligation Debt Capacity Limit of 5% of total County Equalized Valuation. Following issuance of the Notes, the County's total General Obligation debt principal outstanding will be \$85,321,360, which is 19% of its limit. Remaining General Obligation Borrowing Capacity will be approximately \$352,418,730.</p>
Term/Call Feature:	Principal on the Notes will be due on September 1 in the years 2019 through 2028. Interest is payable every six months beginning September 1, 2019.
	The Notes will be subject to prepayment at the discretion of the County on September 1, 2024 or any date thereafter.
Bank Qualification:	Because the County is expecting to issue no more than \$10,000,000 in tax exempt debt during the calendar year, the County will be able to designate the Notes as "bank qualified" obligations. Bank qualified status broadens the market for the Notes, which can result in lower interest rates.
Rating:	The County's most recent bond issues were rated by Moody's Investors Service. The current ratings on those bonds are "Aa1". The County will request a new rating for the Notes.
	If the winning bidder on the Notes elects to purchase bond insurance, the rating for the issue may be higher than the County's bond rating in the event that the bond rating of the insurer is higher than that of the County.
Basis for Recommendation:	Based on our knowledge of your situation, your objectives communicated to us, our advisory relationship as well as characteristics of various municipal financing options, we are recommending the issuance of Notes as a suitable option based on: <ul style="list-style-type: none"> The expectation this form of financing will provide the overall lowest cost of funds while also meeting the County's objectives for term, structure and optional redemption.



	<ul style="list-style-type: none"> • The County having adequate General Obligation debt capacity to undertake this financing. • The County's current Capital Improvements Plan which identified issuance of General Obligation Notes to finance these projects.
<p>Method of Sale/Placement:</p>	<p>We will solicit competitive bids for the purchase of the Notes from underwriters and banks.</p> <p>We will include an allowance for discount bidding in the terms of the issue. The discount is treated as an interest item and provides the underwriter with all or a portion of their compensation in the transaction.</p> <p>If the Notes are purchased at a price greater than the minimum bid amount (maximum discount), the unused allowance may be used to reduce your borrowing amount.</p>
<p>Premium Pricing:</p>	<p>Under current market conditions, most investors in municipal bonds prefer “premium” pricing structures. A premium is achieved when the coupon for any maturity (the interest rate paid by the issuer) exceeds the yield to the investor, resulting in a price paid that is greater than the face value of the bonds. The sum of the amounts paid in excess of face value is considered “reoffering premium.”</p> <p>The amount of the premium varies, but it is not uncommon to see premiums for new issues in the range of 2% to 10% of the face amount of the issue. This means that an issuer with a \$2,000,000 offering may receive bids that result in proceeds of \$2,040,000 to \$2,200,000.</p> <p>Any premium amount received for the Bonds that is in excess of the underwriting discount must be placed in the debt service fund and used to pay a portion of the interest payments due on the Bonds. These adjustments may slightly change the true interest cost of the original bid, either up or down.</p> <p>The amount of premium allowed can be restricted in the bid specifications. Restrictions on premium may result in fewer bids but may also eliminate large adjustments on the day of sale and unintended results with respect to debt service payment impacts.</p> <p>For this issue of Notes we will limit the amount of premium to 2%. This limitation will ensure the County stays below \$10 Million in total tax-exempt indebtedness for 2018. As discussed earlier in this report, bank qualified status broadens the market for the Notes, which can result in lower interest rates.</p>
<p>Other Considerations:</p>	<p>The Notes will be offered with the option of the successful bidder utilizing a term bond structure. By offering underwriters the option to “term up” some of the maturities at the time of the sale, it gives them more flexibility in finding a market for your Notes. This makes your issue more marketable, which can result in lower borrowing costs. In the event that the successful bidder utilizes a term bond structure, we</p>



	recommend the County retain a paying agent to handle responsibility for processing mandatory redemption/call notices associated with term bonds.
Review of Existing Debt:	<p>We have reviewed all outstanding indebtedness for the County and find that there are no refunding opportunities at this time.</p> <p>We will continue to monitor the market and the call dates for the County’s outstanding debt and will alert you to any future refunding opportunities.</p>
Continuing Disclosure:	<p>Because the County has more than \$10,000,000 in outstanding debt (including this issue) and this issue is over \$1,000,000, the County will be agreeing to provide certain updated Annual Financial Information and its Audited Financial Statement annually, as well as providing notices of the occurrence of certain reportable events to the Municipal Securities Rulemaking Board (the “MSRB”), as required by rules of the Securities and Exchange Commission (SEC). The County is already obligated to provide such reports for its existing bonds, and has contracted with Ehlers to prepare and file the reports.</p>
Arbitrage Monitoring:	<p>Because the Notes are tax-exempt obligations, the County must ensure compliance with certain Internal Revenue Service (IRS) rules throughout the life of the issue. These rules apply to all gross proceeds of the issue, including initial bond proceeds and investment earnings in construction, escrow, debt service, and any reserve funds. How issuers spend bond proceeds and how they track interest earnings on funds (arbitrage/yield restriction compliance) are common subjects of IRS inquiries. Your specific responsibilities will be detailed in the Tax Exemption Certificate prepared by your Bond Attorney and provided at closing. We recommend that you regularly monitor compliance with these rules and/or retain the services of a qualified firm to assist you. We also recommend that you establish written procedures regarding compliance with IRS rules.</p>
Investment of and Accounting for Proceeds:	<p>In order to more efficiently segregate funds for this project and maximize interest earnings, we recommend using an investment advisor, to assist with the investment of bond proceeds until they are needed to pay project costs. Ehlers Investment Partners, a subsidiary of Ehlers and registered investment advisor, will discuss an appropriate investment strategy with the County.</p>
Other Service Providers:	<p>This debt issuance will require the engagement of other public finance service providers. This section identifies those other service providers, so Ehlers can coordinate their engagement on your behalf. Where you have previously used a particular firm to provide a service, we have assumed that you will continue that relationship. For services you have not previously required, we have identified a service provider. Fees charged by these service providers will be paid from proceeds of the obligation, unless you notify us that you wish to pay them from other sources. Our pre-sale bond sizing includes a good faith estimate of these fees, but the final fees may vary. If you have any questions pertaining to the identified service</p>



providers or their role, or if you would like to use a different service provider for any of the listed services please contact us.

Bond Counsel: Quarles & Brady LLP

Paying Agent: To be determined

Rating Agency: Moody's Investors Service



Proposed Debt Issuance Schedule

Pre-Sale Review by Board of Supervisors:	October 2, 2018
Distribute Official Statement:	Week of October 1, 2018
Conference with Rating Agency:	Week of October 8, 2018
Board of Supervisors Meeting to Award Sale of the Bonds:	October 16, 2018
Estimated Closing Date:	November 1, 2018

Attachments

- Estimated Sources and Uses of Funds & Proposed Debt Service Schedule
- Projected General Obligation Borrowing Capacity with 2018A Notes
- Projected Total County Debt Levy with 2018A Notes

Ehlers Contacts

Municipal Advisors:	Sean Lentz	(651) 697-8509
	Brian Reilly	(651) 697-8541
	Chris Hetland	(651) 697-8582
Disclosure Coordinator:	Jen Chapman	(651) 697-8566
Financial Analyst:	Beth Mueller	(651) 697-8553

The Preliminary Official Statement for this financing will be sent to the Board of Supervisors at their home or email address for review prior to the sale date.



Exhibit 1

For Discussion Only

Eau Claire County, WI

Estimated Debt Service and Capitalization Schedule

\$10,000,000 General Obligation Promissory Notes, Series 2018A

Year	Principal	Rate	Interest	Total P&I	5 Year	10 Year
2018				-		
2019	970,000	2.05%	224,096	1,194,096	71,444	1,122,652
2020	945,000	2.25%	249,030	1,194,030	71,400	1,122,630
2021	965,000	2.40%	227,768	1,192,768	69,938	1,122,830
2022	985,000	2.45%	204,608	1,189,608	68,378	1,121,230
2023	1,015,000	2.55%	180,475	1,195,475	71,785	1,123,690
2024	965,000	2.70%	154,593	1,119,593		1,119,593
2025	995,000	2.85%	128,538	1,123,538		1,123,538
2026	1,020,000	3.00%	100,180	1,120,180		1,120,180
2027	1,055,000	3.15%	69,580	1,124,580		1,124,580
2028	1,085,000	3.35%	36,348	1,121,348		1,121,348
Totals	10,000,000		1,575,213	11,575,213	352,944	11,222,270
Issue Summary						
Key Dates						
	Dated Date:		11/1/2018			
	First Interest Payment:		9/1/2019			
	First Principal Payment:		9/1/2019			
Projected Interest Rates						
Rates Projected 25 Basis Points Above Current GO BQ "AA1" Market Rates						
	True Interest Cost (TIC):		3.09%			
	All Inclusive Cost (AIC):		3.21%			
	Total Principal and Interest:		11,575,213			
Sources and Uses					5 Year	10 Year
			Total			
Par Amount of Bonds			10,000,000	330,000	9,670,000	
Total Sources			\$10,000,000	\$330,000	\$9,670,000	
Underwriter's Discount			100,000	3,300	96,700	
Costs of Issuance			58,650	1,935	56,715	
Deposit to Project Fund			9,839,885	323,300	9,516,585	
Rounding Amount			1,465	1,465	-	
Total Uses			\$10,000,000	\$330,000	\$9,670,000	

Exhibit 2

For Discussion Only

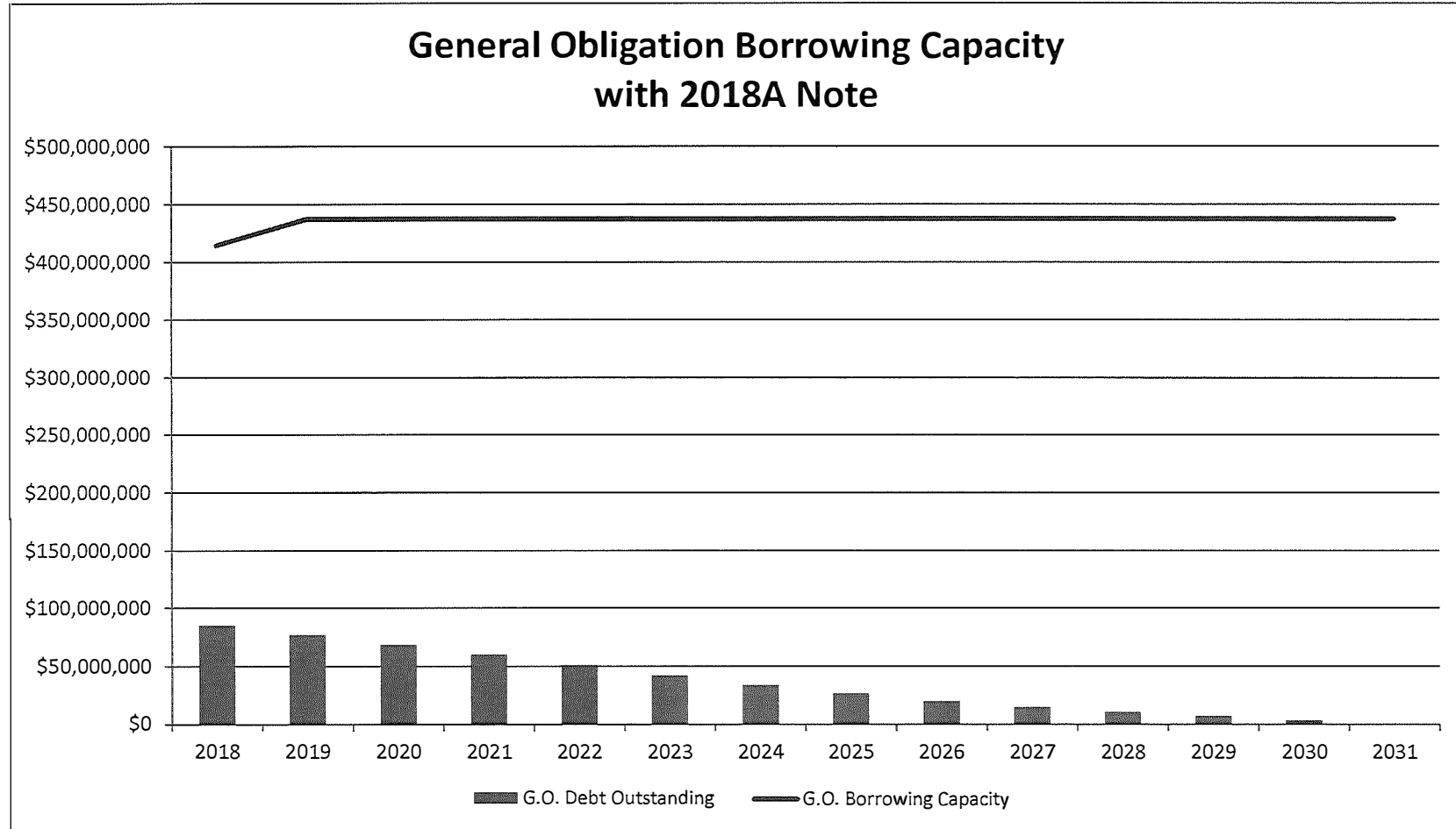
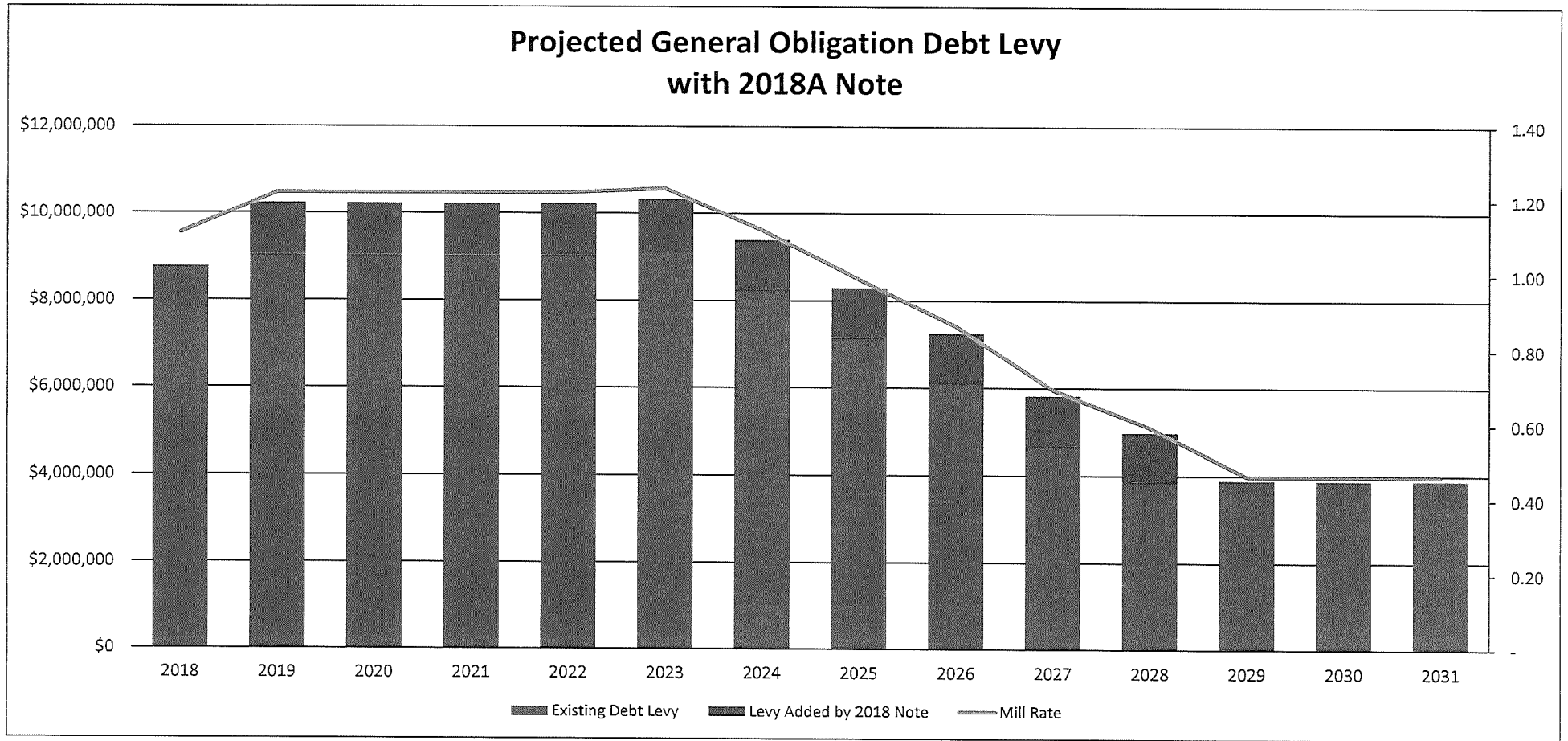


Exhibit 3

For Discussion Only



3. **Notification of Media.** On the _____ day of _____, 20__ at approximately _____ o'clock __.m., I communicated or caused to be communicated, the time, date, place and subject matter (including specific reference to the borrowing) of said meeting to those news media who have filed a written request for such notice, and to the official newspaper of the _____, or, if none exists, to a news medium (County, City, etc.) likely to give notice in the area.

4. **Open Meeting Law Compliance.** Said meeting was a _____ meeting of the (regular, special, adjourned annual, etc.) _____ which was called, noticed, held and (County Board, Common Council, etc.) conducted in open session in compliance with Subchapter V of Chapter 19 of the Wisconsin Statutes and any other applicable local rules and State statutes.

Name:
Title:

Attest:

Name:
Title:

(SEAL)

(Note: Questions regarding this form or open meeting law compliance generally should be directed to local counsel or Quarles & Brady LLP.)

Upon the vote being taken, the following voted

Aye:

Nay:

Abstaining:

and the resolution was declared adopted.

(Here occurred other business.)

Upon motion made and seconded, the County Board of Supervisors adjourned.

Certification of Minutes Excerpt

I, Janet K. Loomis, am the duly qualified and acting County Clerk of Eau Claire County, Wisconsin. I hereby certify that the foregoing is a true and correct excerpt of the official minutes of the County Board of Supervisors meeting of October 2, 2018.

I further certify that the attached is a true and correct copy of the resolution adopted by the County Board of Supervisors at such meeting.

IN WITNESS WHEREOF, I have executed this Certificate in my official capacity on October 2, 2018.

(SEAL)

Janet K. Loomis
County Clerk

Excerpts of Minutes of Meeting of the County Board of
Supervisors of Eau Claire County

A meeting of the County Board of Supervisors of Eau Claire County, Wisconsin, was duly called, noticed, held and conducted in the manner required by the County Board of Supervisors and the pertinent Wisconsin Statutes on October 2, 2018. The meeting was called to order at _____m. The Chairperson and _____ other members were present. The following members were absent:

(Here occurred other business.)

The following resolution was then moved by _____ and seconded by _____:

RESOLUTION NO. _____

INITIAL RESOLUTION AUTHORIZING THE BORROWING OF NOT TO EXCEED
\$10,000,000; AND PROVIDING FOR THE ISSUANCE AND SALE OF GENERAL
OBLIGATION PROMISSORY NOTES THEREFOR

(A true copy of the resolution as adopted is attached hereto and incorporated herein by reference.)