



## AGENDA

Eau Claire County Board of Supervisors  
Wednesday, February 17, 2021 at 7 pm  
Virtual Meeting via Webex

For those wishing to make public comment (verbal or written), you must fill out your information on the following link and click “Submit” **at least 60 minutes prior** to the start of the meeting. Verbal comments are called in the order received. Comments are limited to 3 minutes/person – session has a 30-minute maximum. Link: [County Board Electronic Comment Form](#)

### Public Access:

LIVE Streaming on YouTube: <https://www.youtube.com/user/EauClaireCounty>  
Via Webex Online (registration required): [Webex Attendee Registration](#) Password: ztMnPwPa837

Dial in Number: 1-415-655-0001

Access Code: 145 916 8877

*\*Mute personal devices upon entry*

- (1) Indicates 1<sup>st</sup> Reading
- (2) Indicates 2<sup>nd</sup> Reading

1. Call to Order
2. Honoring of the Flag and Moment of Reflection by: Supervisor Chris Hambuch-Boyle
3. Call of the Roll
4. Approval of the Journal of Proceedings from
  - January 19, 2021 *Pages 1-3*
  - February 2, 2021 *Pages 4-5*
5. **PUBLIC COMMENT (30-minute session - 3 minutes per speaker)**
6. **REPORTS TO THE COUNTY BOARD UNDER 2.04.320**

### **Oral Reports**

- Pre-sale reports for the 2021B and 2021C Bond Issues by Sean Lentz, Ehlers *Pages 6-9*
- 2020 General Fund Projection by Norb Kirk, Finance Director *Pages 10-11*
- Communicable Disease Taskforce Update by Nick Smiar, County Board Chair
  - List of Taskforce Members *Page 12*
- Open Record Requests to County Board Supervisors by Tim Sullivan, Corporation Counsel
- General County Administrator Updates by Kathryn Schauf, County Administrator

## **Written Reports**

- Reports for the Finance Department
  - 2020 Contingency Fund *Page 13*
  - 2021 Contingency Fund *Page 14*
  - January 2021 vouchers over \$10,000 *Pages 15-16*

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

- Proclamation proclaiming March 21 through March 27, 2021 “Fair Housing Week” in the County of Eau Claire *Page 17*
- Letter from the Town of Pleasant Valley Board RE: Forensic Audit of the Department of Health and Human Services *Page 18*
- Letter from the Seymour Town Board RE: Forensic Audit of the Department of Health and Human Services *Page 19*
- Rezoning request for the Town of Brunswick from owner and applicant, Kevin D and Nichole M Mayer *Page 20*
- Rezoning request from the Town of Pleasant Valley from owner and applicant, Daniel L and Patricia L Green *Page 21*

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

### **Committee on Planning and Development**

#### **File No**

20-21/087 (1) To amend section 19.01.010 of the Code: Adoption of the Eau Claire County Wisconsin Comprehensive Plan *Pages 22-23*

## **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**

### **Committees on Administration/Human Resources/Finance and Budget**

#### **File No.**

20-21/114 (1) Authorizing a 2021 budget amendment to reinstate the 2020 annual employee step increase (*Committees on Administration/Human Resources/Finance and Budget will meet on 2/15/2021 to review/act on this resolution*) *Pages 24-25*

### **Committee on Administration**

#### **File No**

20-21/108 (1) Reauthorization of Self-Insurance *Pages 26-27*

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through sign language, interpreters or other auxiliary aids. For additional information or to request the service, contact the County ADA Coordinator at 839-6945, (FAX) 839-1669 or 839-4735, TTY: use Relay (711) or by writing to the ADA Coordinator, Human Resources, Eau Claire County Courthouse, 721 Oxford Avenue, Eau Claire, WI 54703.

## Committee on Human Resources

### File No

- 20-21/110 (1) Authorizing to abolish one (1.0 FTE) Administrative Associate III and to create one (1.0 FTE) Administrative Associate IV *Pages 28-29*

## Committee on Planning and Development

### File No

- 20-21/105 (2) *\*This item has been withdrawn by the developer\** Amending the 1982 official zoning boundary map for the Town of Washington *Pages 30-74*
- 20-21/101 (2) Amending the 1982 official zoning district boundary map for the Town of Brunswick *Pages 75-86*
- 20-21/102 (2) Amending the 1982 official zoning district boundary map for the Town of Lincoln *Pages 27-100*
- 20-21/104 (2) Amending the 1982 official zoning district boundary map for the Town of Seymour *Pages 101-117*
- 20-21/106 (2) Amending the 1982 official zoning district boundary map for the Town of Brunswick *Pages 118-128*

## Committee on Finance and Budget

### File No

- 20-21/115 (1) Initial resolution authorizing the borrowing of not to exceed \$24,350,000; and providing for the issuance and sale of general obligation highway facility bonds therefor *Pages 129-131*
- 20-21/116 (1) Initial resolution authorizing the borrowing of not to exceed \$7,405,000; and providing for the issuance and sale of general obligation promissory note therefor *Pages 132-134*
- 20-21/109 (1) Authorizing the sale of tax deed property to the Village of Fairchild, for \$2,125.08; directing Corporation Counsel to prepare a quit claim deed on the described property; directing the County Clerk to execute said quit claim deed on behalf of Eau Claire County *Pages 135-136*
- 20-21/111 (1) Authorizing a 2020 carryforward of funds from the 2020 budget into the 2021 budget and reallocating capital projects funds for Highway *Pages 137-138*

## 11. APPOINTMENTS

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through sign language, interpreters or other auxiliary aids. For additional information or to request the service, contact the County ADA Coordinator at 839-4710, (FAX) 839-1669 or 839-4735, TTY: use Relay (711) or by writing to the ADA Coordinator, Human Resources, Eau Claire County Courthouse, 721 Oxford Avenue, Eau Claire, WI 54703.

**OFFICIAL PROCEEDINGS OF THE COUNTY BOARD OF SUPERVISORS**  
**Tuesday, January 19, 2021**

The County Board of Supervisors of the County of Eau Claire convened remotely via Webex Events on Tuesday, January 19, 2021, 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 Robin Leary.

Moment of reflection in honor of and memory of Bruce Willett.

Roll Call: 28 present: Supervisors Gary G. Gibson, Sandra McKinney, Joe Knight, Stella Pagonis, Carl Anton, Dane Zook, Steve Chilson, Kevin Stelljes, Donald Mowry, Nancy Coffey, Ray L. Henning, Colleen Bates, Connie Russell, Judy Gatlin, Nick Smiar, Chris Hambuch-Boyle, Martha Nieman, James A. Dunning, Gerald Wilkie, Nathan Anderson, Katherine Schneider, Robin Leary, Heather DeLuka, Melissa Janssen, Tami Schraufnagel, Zoe Roberts, Kimberly Cronk, Missy Christopherson  
1 absent: Supervisor Mark Beckfield

**JOURNAL OF PROCEEDINGS (December 15, 2020)**

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

**PUBLIC COMMENT**

The following persons spoke to the Board:

Kayla Rick, Maggie Vinopal, and Jason Gonzales spoke "against" Ordinance 20-21/100 mask requirement.

Kathleen Forsythe spoke "in favor" of Ordinance 20-21/091 wayside proposal.

Written comments had been sent to the County Board Supervisors.

The following people had written comments "in favor" of Ordinance 20-21/100 mask requirement:

Kathryn Walker, Steve Anderson, Maury Pasternack, Holly Hart, Margot Bouchard, Lois Helland, Mary Hayden, Terri Stanley, Cassie Draper, and Sharon Markwell

The following people had written comments "against" Ordinance 20-21/100 mask requirement:

Melissa Krogman, Joshua Andrew, Douglas Lightfoot, Miriam Jakobitz, Dori Pulse, Marina Schick, Susan and Terry Miller, Mark K, Kyle Braun, Steve and Leslie Strey, Jeffrey Machusak, Diane Peterson, Korrine Wiese, and Christina Swenson

Thomas Hanson had written comments "in favor" of Ordinance 20-21/091 wayside proposal.

**REPORTS TO THE COUNTY BOARD UNDER 2.04.320**

The following oral reports were presented:

- Chair Nick Smiar welcomed and introduced County Clerk Sue McDonald.
- Lieske Giese, Health Director, provided an update on COVID-19 vaccinations.
- Kathryn Schauf, County Administrator, provided an update on the Branch 6 Courtroom.

Written reports were presented to the County Board from the Finance Department:

- 2020 Contingency Fund Update
- 2021 Contingency Fund Update
- November Vouchers over \$10,000
- December Vouchers over \$10,000

**PRESENTATION OF PETITIONS, CLAIMS AND COMMUNICATIONS**

A report regarding a rezoning request in the Town of Brunswick was received from owners, Trudy K. Valleau and Todd Husom and applicant; John E. Manydeeds – Wiley Law, S.C.

A report regarding a rezoning request in the Town of Washington was received from owner, Randy Volbrecht and applicant; Eric Knauf.

A report regarding a rezoning request in the Town of Seymour was received from owners and applicants, Gary and Laurel Wehling Trust.

A report regarding a rezoning request in The Town of Washington was received from owner, LaVern Stewart and applicant, Craig Wurzer.

Clerk McDonald read a proclamation proclaiming February 4, 2021 as “Transit Equity Day”.

On a motion by Supervisor Leary, seconded by Supervisor Neiman, the proclamation was adopted via voice vote.

**FIRST READING OF ORDINANCES BY COMMITTEES**

**Committee on Administration**

**Ordinance 20-21/100 TO CREATE CHAPTER 8.35 OF THE CODE: COVID-19 COMMUNICABLE DISEASE MASK REQUIREMENT**

Motion made by Supervisor Nieman, seconded by Supervisor Gatlin, to take up Ordinance 20-21/100 under suspension.

Chair Smiar asked if there was any objection to suspend the rules to act on the ordinance under suspension.

Supervisor Chilson objected.

On a roll call vote requiring a two-thirds majority, the motion to take up the ordinance under suspension was defeated as follows:

4 Ayes: Knight, Pagonis, Gatlin, Nieman

24 Noes: Gibson, McKinney, Anton, Zook, Chilson, Stelljes, Mowry, Coffey, Henning, Bates, Russell, Smiar, Hambuch-Boyle, Dunning, Wilkie, Anderson, Schneider, Leary, DeLuka, Janssen, Schraufnagel, Roberts, Cronk, Christopherson

1 absent: Beckfield

Thereafter, action on said ordinance was postponed until a future meeting of the County Board.

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

**Committee on Human Resources**

**Resolution 20-21/107 TO CONTINUE EMERGENCY PAID SICK LEAVE (EPSL) AFTER EXPIRATION OF THE FAMILIES FIRST CORONAVIRUS RESPONSE ACT (FFCRA)**

On a motion by Supervisor Gatlin, seconded by Supervisor Dunning, the resolution was adopted via voice vote.

**Committee on Parks and Forest**

**Ordinance 20-21/091 TO AMEND SECTION 16.30.010 D. 26. OF THE CODE: DESIGNATION OF PARK, SPECIAL USE AREA AND WAYSIDE BOUNDARIES AND LANDS SUBJECT TO THIS CHAPTER; TO CREATE SECTION 16.30.010 D. 27 OF THE CODE: DESIGNATION OF PARK, SPECIAL USE AREA AND WAYSIDE BOUNDARIES AND LANDS SUBJECT TO THIS CHAPTER**

On a motion by Supervisor Schraufnagel, seconded by Supervisor Hambuch-Boyle, the ordinance was enacted via voice vote.

Aging & Disability Resource Board

**Resolution 20-21/094 RESOLUTION SUPPORTING INCREASED FUNDING FOR AGING AND DISABILITY RESOURCE CENTERS**

On a motion by Supervisor Cronk, seconded by Supervisor Schraufnagel, the resolution was adopted via voice vote.

APPOINTMENTS

CONFIRMING CITIZEN APPOINTMENTS TO VARIOUS BOARDS, COMMISSIONS AND COUNCILS BY CHAIR NICK SMIAR

On a motion by Supervisor Hambuch-Boyle, seconded by Supervisor Anderson, the appointments of Nick Smiar, Colleen Bates, Gerald Wilkie, Ray Henning, Robin Leary, Jim Dunning, and Judy Gatlin to the Highway Building Committee were approved via voice vote.

On a motion by Supervisor Bates, seconded by Supervisor McKinney, the appointment of Jim Catlin to the Human Services Board was approved via voice vote.

On a motion by Supervisor Mowry, seconded by Supervisor Dunning, the appointment of Tom Lange to the Broadband Committee was approved via voice vote.

The Board adjourned at 8:34 p.m.

Respectfully submitted,



Sue McDonald  
County Clerk

**OFFICIAL PROCEEDINGS OF THE COUNTY BOARD OF SUPERVISORS**  
**Tuesday, February 2, 2021**

The County Board of Supervisors of the County of Eau Claire convened remotely via Webex Events on Tuesday, February 2, 2021, for a special meeting of the Board of Supervisors, and was called to order by Chair Nick Smiar at 7:00 p.m.

The Board honored the flag with the pledge of allegiance.

Roll Call: 28 present: Supervisors Gary G. Gibson, Sandra McKinney, Joe Knight, Stella Pagonis, Carl Anton, Dane Zook, Kevin Stelljes, Donald Mowry, Nancy Coffey, Ray L. Henning, Colleen Bates, Connie Russell, Judy Gatlin, Nick Smiar, Chris Hambuch-Boyle, Martha Nieman, James A. Dunning, Gerald Wilkie, Nathan Anderson, Mark Beckfield, Katherine Schneider, Robin Leary, Heather DeLuka, Melissa Janssen, Tami Schraufnagel, Zoe Roberts, Kimberly Cronk, Missy Christopherson

1 absent: Supervisor Steve Chilson

**PUBLIC COMMENT**

The following persons spoke to the Board:

The following persons spoke "in favor" of Ordinance 20-21/100 TO CREATE CHAPTER 8.35 OF THE CODE: COVID-19 COMMUNICABLE DISEASE MASK REQUIREMENT: Susan Wolfgram, Jennifer Eddy, Kate Wilson, Maury Pasternack, Mark Gideonson, and Dang Yang.

The following persons spoke "against" Ordinance 20-21/100 TO CREATE CHAPTER 8.35 OF THE CODE: COVID-19 COMMUNICABLE DISEASE MASK REQUIREMENT: Julie Court, Kyle Yudes, Missy Vircks, Jason Gonzales, Dan Czelatko, Cynthia Burton, April Duval, Zacc Strong, Brandon Rice, Maggie Vinopal, Kayla Rick, Lori Wirth, and Holly Mathews

Written comments had been sent to the County Board Supervisors.

The following persons had written comments "in favor" of Ordinance 20-21/100 TO CREATE CHAPTER 8.35 OF THE CODE: COVID-19 COMMUNICABLE DISEASE MASK REQUIREMENT:

Louis and Janet Frase, Elizabeth Spencer, Nancy Soley, Zina Obaid, Pam Gardow, Rick Koziel, Barbara Gramenz, Jill and Thomas Barland, Mildred and Brian Larson, Laurie Norstedt, Susan Carroll, Lindalu Vognar, Kathryn Kennedy, Judy Dekan, Shelley Fredson, Mikel Reise, Patricia Williams, Patrick Kennedy, Mary Ryberg, Mary Ryan-Miller, Thomas Miller, Helen Nordstrom, Lon Christianson, Robert Fabiny, Randall Linton, M.D., Barbara Jo McDermid, Judy Layde, Timothy Robertson, Susan Row, M.D., Juanita Peck, Patty Horecki, Mary Borst, John Borst, Mary Taggatz, Richard Linden, Charles and Lucy Bauer, Judy Israel, Bonnie Fetzek, Gordy Geurink, William Heth, Janice Hoh, Verna Johnson, Jeff Nelson, Flo Sheridan, Priscillamae Olson, Cari Jacobson, Kristine Crowe, Robert Langer, Carol Myhre, Larry Myhre, Marty Rugotzke, Dale Gable, Barbara Colba, Sharon Fortune, Margaret Gard, Deborah Brown, Judy Lien, James Urness, John Grump, Robert Anderson, Virginia Hilbrich, Marian Olson, Mike Lea, Lisa Hermann, Jennifer Cook, Jennifer von Klein, Gloria Godchaux, Sally Hazen, Terry Godchaux, Angie Smith, James Erickson, Carol Sumner, Steven Johnson, Sharon Hildebrand, Trish Cummins, Barb Geurink, Jill Myers and Dennis Schultz, Barbara Huggins, Kenneth Adler, Linda Norton, Gloria Hochstein, Thomas Criwe, John Hildebrand, Dustin Marsh, Morgan Hines-Munson, Nancy Forseth, Douglas Mell, Thomas Wirth, Laurie Hittman, G. Piper, Robert Wojnowki, Ruth Anderson, Sarah Marx, Kristan Motszko, Wendy and Randy Richards, Vicki Funne Reed, Edgar Hicks, Barbara and Anders Shafer, Karen Winter Norris, Lori Whitis, Brenda Johnson, Donald Griffith, Wayne Schroeder, Barbara Jacobs, Mary Millis, John and Lynn Olson, Nichole Miller, Linda Carlson, Tom Carlson, Dorothy Sorlie, Jennifer Shaddock, Jack Bushnell, Joyce Smith, Timothy and Mary Jo Adler, Barbara Pritzl, David Colba, Bernie Hoefgen, Sue Blakeley, Mary Bowe, Catherine Lea, Kristin Webert, Richard Cochrane, Max von Klein, Arnold Rongstad, Susan Edstrom, Wayne Norris, Eleanor Wolf, Eileen Immerman, Candace Hennekens, Charles Stauff, Bob Lesniewski, Michael Berkoben, Elizabeth Goodwin, Lynette Livingston, David Livingston, Amy Alpine, Laura Sommer, Carol and Gary Mooney, Blenda Yun, Brian Doxsie, Angela Swenson-Holzinger, Jeff Halloin, Hannah Luedtke, Jacquelyn Christner, Jessica Kraker, Penny Graham,

Mary Canales, Jeff Holzinger, Beth Martin, Black and Brown Woman Power Coalition, Helen Bell, Ann Lamoureux, Richard Spindler, Libby Stupak, Carolyn Haar, Julie Holzinger, Todd Wellnitz, Jennifer Hendricksen, Seth Hudson, Heather Hafen, Charlotte Finseth, and Johanna Warloski.

The following persons had written comments “against” Ordinance 20-21/100 TO CREATE CHAPTER 8.35 OF THE CODE: COVID-19 COMMUNICABLE DISEASE MASK REQUIREMENT:

Lori Wirth, Jessica Stevens, Wynter Sterns, Keith Stearns, Thomas Hintgen, Angie Frank, Michele Vanderhyde, Robyn Sivertson, Daniel Sullivan, Steve and Leslie Strey, Mark Lorentz, Dave Kincaid, Holly Mathews, Roberta Gilman, Cyndi Burton, Korinne Wiese, Larry Hoekstra, Lorri Lorentz, Alma Koenig, Julie Carlson DC, Rob Amelse, Christine Klein, Marcia Makeeff, Angela Poehnelt, Michael Kivlin, Susan Hawkins, Jason Miller, David Blum, Jeremy Goss, Sherri Smidt, Marllys Jordahl, Jeff Jordahl, Steve Strey, Christina Swenson, Julie Dick, Dawn Schultz, Maggie Vinopal, Brittany Sabaska, Debra Schwagel, Carmen Dunham, Jeremy Skaw, Jana, Tina Schwagel, Carol Peuse, Tracy Warner, Donald Sherman, Tiffany Lucken, David Miller, Monica Miller, Laura Stauffcher, Pamela Fredrickson, Lisa McClellan, Jason Payne, Corri Tschanz, Mary Sue Cramer, Sherri Warner

The following person had written comment where it was unclear if he was “for” or “against” the ordinance: Nathan Flagstad

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

**Committee on Administration**

**Ordinance 20-21/100 TO CREATE CHAPTER 8.35 OF THE CODE: COVID-19 COMMUNICABLE DISEASE MASK REQUIREMENT**

On a motion by Supervisor Leary, seconded by Supervisor Schraufnagel, an amendment was presented by Supervisor Smiar as follows:

On page 2, line 48, insert “the legislature,” after the word “Wisconsin.”

The amendment was approved via voice vote.

On a motion by Supervisor Cronk, seconded by Supervisor Janssen, a second amendment was presented by Supervisor Cronk as follows:

On Page 2, line 38, change the word “inmates” to “people who are incarcerated.”

The amendment was approved via voice vote.

Thereafter, the ordinance as amended twice, was enacted via roll call vote as follows:

24 ayes: Supervisors McKinney, Knight, Pagonis, Stelljes, Mowry, Coffey, Henning, Bates, Russell, Gatlin, Smiar, Hambuch-Boyle, Nieman, Dunning, Wilkie, Anderson, Schneider, Leary, DeLuka, Janssen, Schraufnagel, Roberts, Cronk, Christopherson

4 noes: Supervisors Gibson, Anton, Zook, Beckfield

1 absent: Supervisor Chilson

The meeting was adjourned at 9:15 p.m.

Respectfully submitted,



Sue McDonald  
County Clerk



# Exhibit 1

For Discussion Only

## Eau Claire County, WI

### Estimated Debt Service and Capitalization Schedules

\$24,350,000 General Obligation Highway Facility Bonds, Series 2021B

Year	Principal	Rate	Interest	Total P&I
2021				
2022	910,000	0.75%	594,473	1,504,473
2023	1,085,000	0.80%	416,958	1,501,958
2024	1,095,000	0.85%	408,278	1,503,278
2025	1,105,000	0.85%	398,970	1,503,970
2026	1,115,000	1.00%	389,578	1,504,578
2027	1,125,000	1.05%	378,428	1,503,428
2028	1,135,000	1.30%	366,615	1,501,615
2029	1,150,000	1.45%	351,860	1,501,860
2030	1,170,000	1.55%	335,185	1,505,185
2031	1,185,000	1.75%	317,050	1,502,050
2032	1,205,000	1.85%	296,313	1,501,313
2033	1,230,000	1.90%	274,020	1,504,020
2034	1,255,000	1.95%	250,650	1,505,650
2035	1,280,000	2.05%	226,178	1,506,178
2036	1,305,000	2.15%	199,938	1,504,938
2037	1,330,000	2.25%	171,880	1,501,880
2038	1,360,000	2.35%	141,955	1,501,955
2039	1,395,000	2.45%	109,995	1,504,995
2040	1,430,000	2.55%	75,818	1,505,818
2041	1,485,000	2.65%	19,676	1,504,676
<b>Totals</b>	<b>24,350,000</b>		<b>5,723,814</b>	<b>30,073,814</b>

<b>Issue Summary</b>	
<b><u>Key Dates</u></b>	
Dated Date:	4/6/2021
First Interest Payment:	3/1/2022
First Principal Payment:	9/1/2022
<b><u>Projected Interest Rates</u></b>	
Assuming Current GO Non-BQ "Aa1" Market Rates + 50 Bps	
True Interest Cost (TIC):	2.10%
All Inclusive Cost (AIC):	2.16%
<b><u>Sources and Uses</u></b>	
<b>Sources</b>	<b>Total</b>
Par Amount of Bonds	24,350,000
<b>Total Sources</b>	<b>\$24,350,000</b>
<b>Uses</b>	
Underwriter's Discount	194,800
Costs of Issuance	151,000
Deposit to Project Construction Fund	24,000,000
Rounding Amount	4,200
<b>Total Uses</b>	<b>\$24,350,000</b>

## Exhibit 2

For Discussion Only

### Eau Claire County, WI

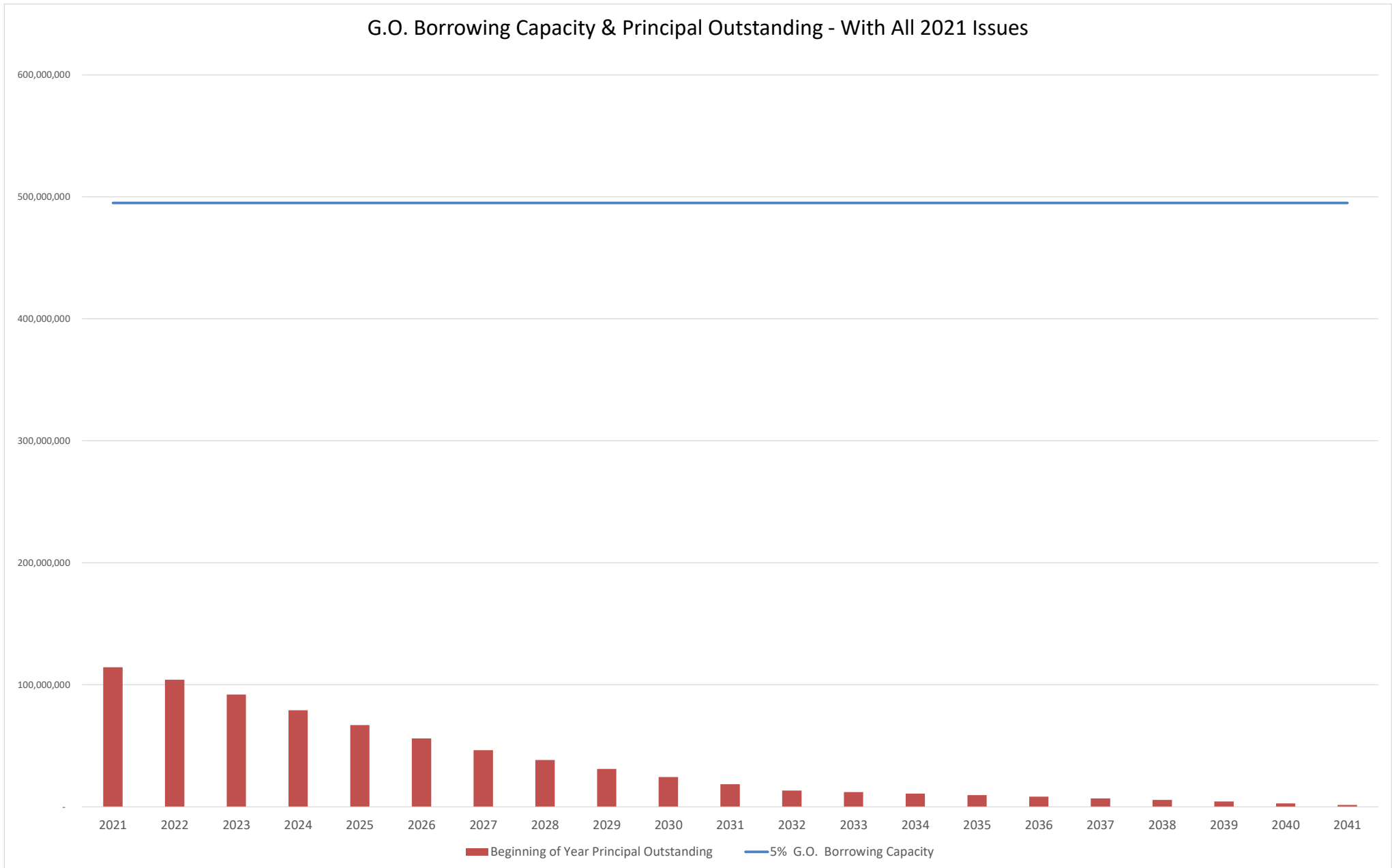
#### Estimated Debt Service and Capitalization Schedules

\$7,405,000 General Obligation Promissory Notes, Series 2021C

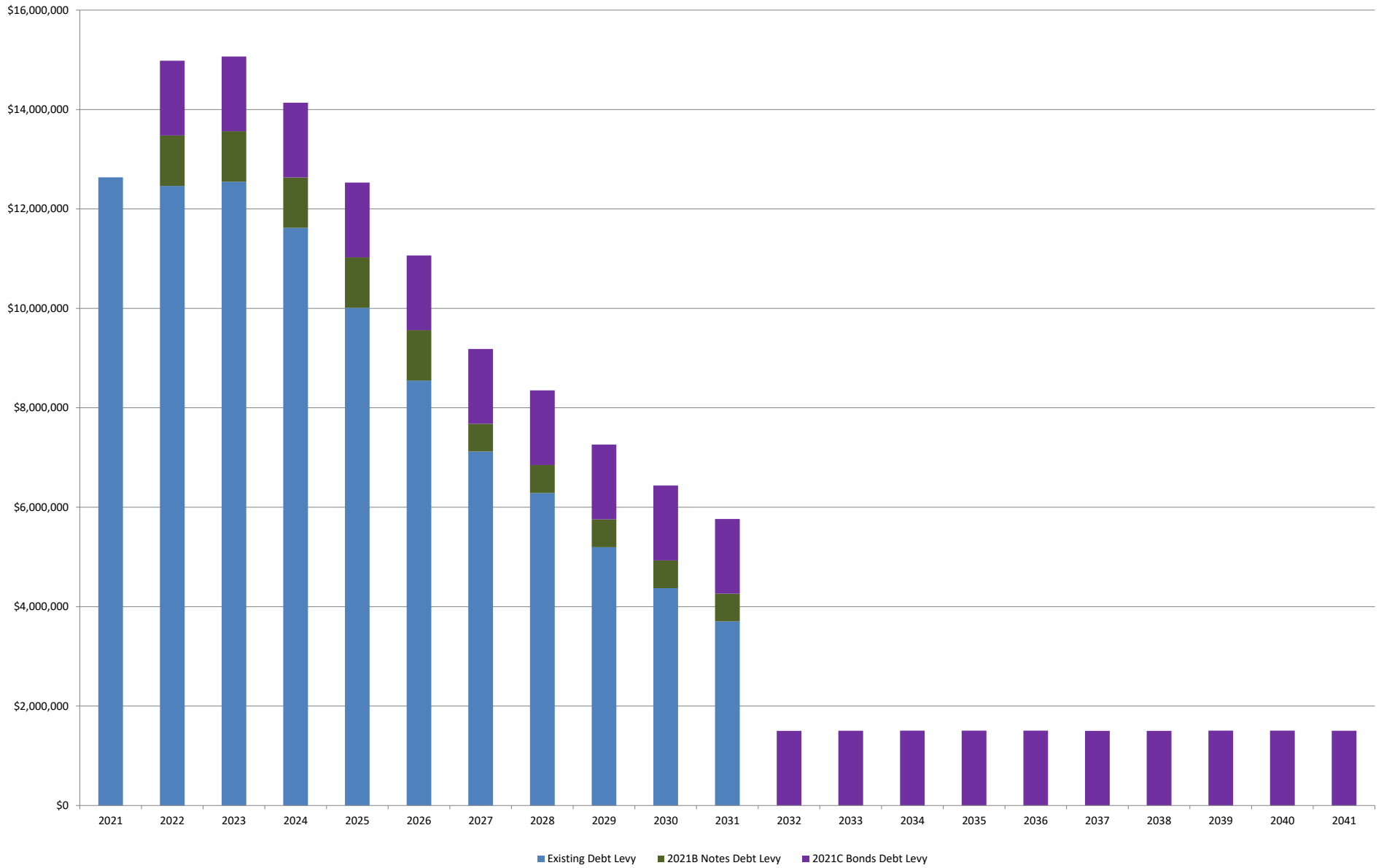
Year	Principal	Rate	Interest	Total P&I	10-Year Projects	5-Year Projects
2021						
2022	905,000	0.75%	110,009	<b>1,015,009</b>	558,683	456,327
2023	945,000	0.80%	71,635	<b>1,016,635</b>	561,093	455,543
2024	950,000	0.85%	64,075	<b>1,014,075</b>	562,053	452,023
2025	960,000	0.85%	56,000	<b>1,016,000</b>	562,718	453,283
2026	965,000	1.00%	47,840	<b>1,012,840</b>	558,340	454,500
2027	520,000	1.05%	38,190	<b>558,190</b>	558,190	-
2028	530,000	1.30%	32,730	<b>562,730</b>	562,730	-
2029	535,000	1.45%	25,840	<b>560,840</b>	560,840	-
2030	540,000	1.55%	18,083	<b>558,083</b>	558,083	-
2031	555,000	1.75%	4,856	<b>559,856</b>	559,856	-
<b>Totals</b>	<b>7,405,000</b>		<b>469,258</b>	<b>7,874,258</b>	<b>5,602,584</b>	<b>2,271,674</b>

<b>Issue Summary</b>				
<u>Key Dates</u>				
Dated Date:			4/6/2021	
First Interest Payment:			3/1/2022	
First Principal Payment:			9/1/2022	
<u>Projected Interest Rates</u>				
Assuming Current GO Non-BQ "Aa1" Market Rates + 50 Bps				
True Interest Cost (TIC):			1.41%	
All Inclusive Cost (AIC):			1.65%	
<u>Sources and Uses</u>		Total	10-Year Projects	5-Year Projects
Par Amount of Bonds		7,405,000	5,200,000	2,205,000
<b>Total Sources</b>		<b>\$ 7,405,000</b>	<b>\$ 5,200,000</b>	<b>\$ 2,205,000</b>
Underwriter's Discount (1.000%)		74,050	52,000	22,050
Costs of Issuance		86,500	60,743	25,757
Deposit to Project Construction Fund		7,241,855	5,083,300	2,158,555
Rounding Amount		2,595	3,957	(1,362)
<b>Total Uses</b>		<b>\$ 7,405,000</b>	<b>\$ 5,200,000</b>	<b>\$ 2,205,000</b>

# Exhibit 3



### Total County Debt Levy with proposed 2021 Debt Issues

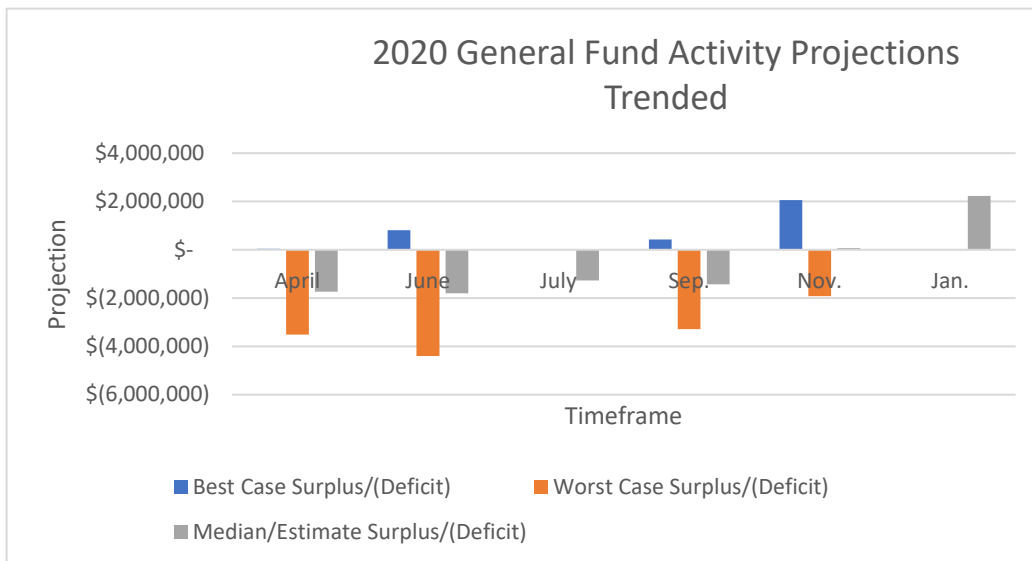


**2020 Department Projections - General Fund Impact  
Trended Projections**

Projection Date	Best Case Surplus/(Deficit)	Worst Case Surplus/(Deficit)	Median/Estimate Surplus/(Deficit)
April	\$ 45,434	\$ (3,509,300)	\$ (1,731,933)
June	\$ 812,272	\$ (4,405,610)	\$ (1,796,669)
July	N/A	N/A	\$ (1,271,096)
Sep.	\$ 423,558	\$ (3,286,640)	\$ (1,431,541)
Nov.	\$ 2,061,657	\$ (1,921,867)	\$ 69,895
Jan.	N/A	N/A	\$ 2,231,640

**Note:**

July data was obtained from the 2021 budget submissions from departments



Eau Claire County  
**2020 Fund Balance Analysis (Unaudited)**  
**Estimated December 31, 2020 - at 01.13.21**

**2020 Estimated General Fund Balance Unassigned Summary**

General Fund Balance Unassigned at 12/31/19	\$ 10,468,755
Net 2020 Estimated Department activity	2,541,840
2021 Adopted General Fund Balance Assigned	(310,200)
<b>Estimated 2020 Ending General Fund Balance Unassigned</b>	<b>\$ 12,700,395</b>

<b>2021 Budgeted General Fund Expenditures</b>	<b>\$ 36,824,004</b>
<b>% of Unassigned General Fund Balance to General Fund Expenditures</b>	<b>34.49%</b>

<b>Net Increase/(Decrease) in Unassigned Fund Balance</b>	<b>\$ 2,231,640</b>
<b>Percentage Change in Unassigned Fund Balance YTY</b>	<b>22.79%</b>

**Fund Balance Policy References**

<b>Minnimum General Fund Unassigned - 20% of next year general fund expenditures</b>	<b>\$ 7,364,801</b>
<b>Target General Fund Unassigned - 30% of next year general fund expenditures</b>	<b>\$ 11,047,201</b>

**2020 General Fund Balance Activity Detail**

	<b>2020 Preliminary Activity*</b>	<b>2021 Budget Impacts</b>
Unassigned General Fund Balance, 12/31/19	\$ 9,792,689	\$ -
Assigned Fund Balance released for 2020 activity	676,066	
<b>Adjusted Unassigned Fund Balance, 01/01/20</b>	<b>\$ 10,468,755</b>	

**Adjustments to Unassigned Fund Balance (Net 2020 estimated activity - Surplus/(Deficit))**

Administration	10,095	
Child Support	253	
Circuit Courts	36,479	
CJCC	20,651	
Clerk of Courts	(95,959)	
Corporation Counsel	97,639	
County Board	46,496	
County Clerk	18,204	
District Attorney	46,595	
Extension	33,937	(6,400)
Facilities	185,925	
Finance	71,597	
Human Resources	173,612	
Human Services	(124,226)	
2019 CCS Gap Shortfall	(79,874)	
Information Systems	144,757	
Nondepartmental	652,790	(300,000)
Parks & Forest	360,149	
Planning & Development	191,334	(3,800)
Register in Probate	3,395	
Register of Deeds	227,070	
Sheriff	521,243	
Treasurer	(13,451)	
Veterans	13,130	

<b>Estimated General Fund Unassigned, End of Year 12/31/20</b>	<b>\$ 13,010,595</b>	<b>\$ (310,200)</b>
--	----------------------	---------------------

<b>Net Estimated General Fund Unassigned Estimate at 12/31/20 With 2021 Budget</b>	<b>\$ 12,700,395</b>
--	----------------------

**Notes**

\*The 2020 estimates are based on data/estimates provided as of 01/13/21, and are expected to change.

*Where Communities Come Together*



City – County Communicable Disease Taskforce Members

- Alissa Hladilek, RN (Mayo Clinic Health System, Infection Prevention & Control Dept., Manager)
- Anna Ziebell ( UWEC Student Body President)
- Brandon Riechers (RCU President & CEO)
- Bruce Barker (CVTC President)
- David Klinkhammer (Eau Claire City Council)
- Crispin Pierce, PhD (UWEC Environmental Health)
- Don Bodeau, MD (City – County Board of Health)
- Emily Smith Nyguen, DC (Smith Chiropractic, LLC)
- Grace Crickette (UWEC Vice-Chancellor)
- Jeff Halloin (HSHS Board of Directors, Chair)
- Joe Sanfelippo, PhD (Fall Creek School District, Superintendent)
- Ken Johnson, MD (Prevea, Chief Medical Officer & VP of Clinical Operations)
- Kimberly Cronk (Eau Claire County Board Supervisor)
- Lori Whitis, MD (Chippewa Valley Free Clinic, Medical Director)
- Mai Xiong (Hmong American Leadership & Economic Development)
- Marisa Stanley (Eau Claire City – County Health Department, Assistant Director & Epidemiologist)
- Michael Johnson (Eau Claire Area School District, Superintendent)
- Miriam Gehler (Marshfield Clinic Health System, Administrator)
- Scott Rogers (Eau Claire Area Chamber of Commerce, VP Governmental Affairs)
- Berlye Middleton (President of Uniting Bridges)

**Facilitator:**

- Dan Stier

**Non-Voting Members:**

- Nick Smiar (Eau Claire County Board Chair)
- Terry Weld (Eau Claire City Council President)
- Mery Price (City – County Health Department Chair)

**Staff Advisory:**

- Dave Solberg (City of Eau Claire Interim City Manager)
- Kathryn Schauf (Eau Claire County Administrator)
- Tim Sullivan (Eau Claire County Corporation Council)
- Jenessa Stromberger (City of Eau Claire Assistant City Attorney)
- Lieske Giese (Health Department Director)

**Committee Clerk:**

- Samantha Kraegenbrink (Assistant to the County Administrator)

**TO:** Honorable Eau Claire County Board of Supervisors  
**FROM:** Finance Department  
**DATE:** February 11, 2021  
**SUBJECT:** 2020 Contingency Fund

Pursuant to Section 4.04 of the County Code of General Ordinances, the following is the status of the 2020 Contingency Fund as of February 11, 2021:

January 1, 2020	2020 Contingency Fund / Budget Allocation	\$300,000
February 19, 2020	Resolution 19-20/096: Authorizing a transfer from the 2020 contingency fund in the amount of \$15,000 to replace actuators at the Lake Eau Claire Dam	\$15,000
March 17, 2020	Resolution 19-20/105: Authorizing a transfer from the 2020 contingency fund in the amount of \$18,100 to replace a jail oven	\$18,100
Balance Available		<u><u>\$266,900</u></u>



**TO:** Honorable Eau Claire County Board of Supervisors  
**FROM:** Finance Department  
**DATE:** February 11, 2021  
**SUBJECT:** 2021 Contingency Fund

Pursuant to Section 4.04 of the County Code of General Ordinances, the following is the status of the 2021 Contingency Fund as of February 11, 2021:

January 1, 2021	2021 Contingency Fund / Budget Allocation	\$300,000
Balance Available		<u><u>\$300,000</u></u>

**TO:** Honorable Eau Claire County Board of Supervisors  
**FROM:** Finance Department  
**DATE:** February 11, 2021  
**SUBJECT:** January 2021 Payments over \$10,000

Pursuant to Section 4.06.060 of the County Code of General Ordinances, the following are the details for expenditures and payments of \$10,000 or more issued during January 2021.

Vendor	DESCRIPTION	Amount
Department Of Employee Trust Funds	Dec-2020 WRS Contributions	486,223.17
City Of Eau Claire Treasurer	Jan-2021 Monthly Payment	151,676.35
Correct Care Solutions Llc	1/1-31/2021 Services	122,780.68
Eau Claire City County Health Department	Jan-2021 Monthly Payment	106,924.17
Town Of Bridge Creek Treasurer	2020 Timber Sales	81,739.72
West Central Wi Regional Planning Commis	2021 Comm Agency Funding	60,162.00
Lutheran Social Services Inc	December CTC Contract	52,000.00
Town Of Wilson Treasurer	2020 Timber Sales	45,727.88
Eau Claire County Humane Association	2021 Comm Agency Funding	43,620.00
Xcel Energy	Courthouse/Jail Electric	42,386.61
Wipfli Llp	Forensic Audit Retainer	40,000.00
City Of Eau Claire	Chargeback per DOR	39,385.88
Goodwill Industries Of North	2021 Comm Agency Funding	38,668.00
Try Inc	2021 Q1 Payment	33,404.75
Delta Dental Plan Of Wisconsin Inc	Delta Dental Jan-2021	31,372.12
Aramark Services Inc	Inmate Meals & snacks 11/26-12/30	31,156.60
GovernmentJobs.Com Inc	NeoGov Learn 2021	31,000.00
Catholic Charities	2021 Comm Agency Funding	30,000.00
City Of Augusta	2021 Comm Agency Funding	30,000.00
L E Phillips Senior Central Inc	2021 Comm Agency Funding	30,000.00
Town Of Fairchild Treasurer	2020 Timber Sales	27,230.64
Dunn County Finance	Nov 2020 ME Services	25,905.53
Bolton Refuge House Inc	2021 Comm Agency Funding	25,000.00
Chippewa Valley Museum	2021 Comm Agency Funding	25,000.00
Avidia Bank	HSA EE contributions - 01/29/2021 PR	24,640.11
Standard Insurance Company	EE Dis/Acc/CI Premiums Dec-2020	23,757.80
Nationwide Retirement Solutions Inc	457(b) EE contributions - 01/29/2021 PR	23,171.23
Nationwide Retirement Solutions Inc	457(b) EE contributions - 01/15/2021 PR	23,166.23
Avidia Bank	HSA EE contributions - 01/15/2021 PR	22,543.93
Children'S Service Society Of Wisconsin	2021 Comm Agency Funding	20,000.00
Eau Claire Area Economic Development Cor	2021 Comm Agency Funding	20,000.00
Family Promise Of The Chippewa Valley	2021 Comm Agency Funding	18,500.00
Family Resource Center For	2021 Comm Agency Funding	16,600.00
Johnson Controls Fire Protection Lp	Annual Fire Alarm Inspection Ch/Jail	15,660.00
Wisconsin Counties Association	Membership Dues	14,077.00
Letecia J Papke	Attorney Fees	12,433.50
Securian Financial Group Inc	EE Life Ins Premiums - Feb-2021	12,121.79
Advantage Police Supply, Inc.	Ballistic shields	12,120.24
Rave Mobile Safety	Rave Wireless 21 - Eau Claire County	12,110.00
Wisconsin Land Information Program	December 2020 Land Info Recording Fees	11,767.00
J & F Facility Services Inc	Monthly Janitorial Ser. Jail/3Rd Fl/Dhs	11,318.00
Bartingale Mechanical Inc	HVAC PM Monthly Billing	11,055.74
Cdw Government Inc	NetApp ONTAP upgrade	10,742.07
Town Of Lincoln Treasurer	2020 Timber Sales	10,660.67
Chippewa Valley Innovation Center	2021 Comm Agency Funding	10,000.00
	<b>TOTAL FUND: General</b>	<b>1,967,809.41</b>
Trempealeau County	Contracted Services	69,443.61
Lutheran Social Services Inc	Contracted Services	61,192.70
Lutheran Social Services	Contracted Services	47,404.77
Brotoloc Inc	Contracted Services	46,265.25
Brotoloc Inc	Contracted Services	46,199.45
Northwest Counsel & Guidance Clinic Inc	Contracted Services	44,972.76
Chileda Institute Inc	Contracted Services	35,645.66
State Of Wi Dept Of Corrections	Contracted Services	35,505.00
Brotoloc Inc	Contracted Services	29,408.00
Trinity Equestrian Center	Contracted Services	29,344.00
Caillier Clinic Inc	Contracted Services	27,125.22
Brotoloc Inc	Contracted Services	21,388.50
L E Phillips Treatment Center	Contracted Services	19,740.10

Western Dairyland Economic Opport. Inc	Contracted Services	16,667.45
Trinity Equestrian Center	Contracted Services	16,165.52
Habilitation Center	Contracted Services	14,725.00
New Hope Hallie Inc	Contracted Services	13,563.00
Kimberly Schmidt, Pmhn-p-Bc, Ltd	Contracted Services	13,087.50
Cooperative Educational Service Agency	Contracted Services	12,863.57
Clinicare Corporation	Contracted Services	12,464.79
Timothy Robertson	Contracted Services	12,000.00
New Visions Treatment Homes Of WI Inc	Contracted Services	11,410.00
Prevea Western	Contracted Services	11,408.57
Positive Alternatives Inc	Contracted Services	11,134.89
Mayo Clinic	Contracted Services	10,599.43
The Joxel Group LLC	Contracted Services	10,000.00
	<b>TOTAL FUND: Human Services</b>	<b>679,724.74</b>
County Of Dunn	Consortium	119,380.00
County Of St Croix	Consortium	79,803.00
County Of Pierce	Consortium	75,705.00
County Of Douglas	Consortium	48,290.00
County Of Burnett	Consortium	18,157.00
Washburn County	Consortium	13,570.00
	<b>TOTAL FUND: DHS Passthrough Grants</b>	<b>354,905.00</b>
Scott Geske	2020 SEG Reimbursement SEG-20-04	11,454.00
	<b>TOTAL FUND: Land Conservation</b>	<b>11,454.00</b>
Advanced Disposal	December 2020	45,429.20
Boxx Sanitation LLC	December 2020	43,826.76
Waste Management Northern WI - MN	December 2020	12,290.70
	<b>TOTAL FUND: Recycling</b>	<b>101,546.66</b>
R. Tews Construction	2011 Chevy Suburban	17,000.00
	<b>TOTAL FUND: Anti-Drug Grant (WCDTF)</b>	<b>17,000.00</b>
Heartland Business Systems	network equipment replacement	61,050.73
Heartland Business Systems	video surveillance storage project	28,605.96
	<b>TOTAL FUND: Capital Projects</b>	<b>89,656.69</b>
Olympic Builders General Contractors Inc	Hangar Construction Project, #6	84,314.40
Xcel Energy	Airport Elec - December	15,119.89
City Of Eau Claire Treasurer	Q4 Water/Sewer - Fire	12,630.52
	<b>TOTAL FUND: Airport</b>	<b>112,064.81</b>
Universal Truck Equipment	Unit #125	108,297.00
Mid State Truck Service Inc	Unit 125 - Delivered 2021	90,897.95
Chippewa Valley Energy	Diesel	31,065.00
A-1 Express Trucking, Inc	Cth AF-Excavating Material	29,888.00
	<b>TOTAL FUND: Highway</b>	<b>260,147.95</b>
Wisconsin Municipal Mutual Ins Company	General/Cyber Liability & Error/Omissions	334,042.00
Robertson Ryan & Associates Inc	21-22 Excess Work Comp. Renewal	40,180.00
	<b>TOTAL FUND: Risk Management</b>	<b>374,222.00</b>
WEA Insurance Corporation	EE Health Ins Prem Feb-2021	581,298.78
Difference Card	Jan-2021 Diff Card fees	22,052.25
	<b>TOTAL FUND: Health Insurance</b>	<b>603,351.03</b>
Heartland Business Systems	Court Commissioner video conferencing	75,931.97
	<b>TOTAL FUND: Shared Services</b>	<b>75,931.97</b>
Payments affecting Multiple Funds		
Heartland Business Systems	Branch 5 video conferencing - Courts	87,723.32
U.S. Bank Corporate Payment Systems	Procurement card January 2021	55,922.33
	<b>TOTAL MULTIPLE FUNDS</b>	<b>143,645.65</b>
	<b>GRAND TOTAL: ALL FUNDS</b>	<b>4,791,459.91</b>

PROCLAMATION

-PROCLAIMING MARCH 21 THROUGH MARCH 27, 2021,  
“FAIR HOUSING WEEK” IN THE COUNTY OF EAU CLAIRE-

WHEREAS, the purpose of the federal Fair Housing Law is to make fair housing a reality for all, regardless of race, color, religion, national origin, age, sex, sexual orientation, ancestry, marital status, lawful source of income, handicap, or familial status; and

WHEREAS, there is a need to continue to reinforce the concepts of freedom of choice, equality, and an open housing market to prevent discriminatory practices from continuing; and

WHEREAS, promoting fair housing is the responsibility of everyone; and

WHEREAS, it is the policy of the County to prohibit discrimination in housing, thereby assuring equal opportunity to all persons to live in decent, safe and sanitary housing facilities.

NOW, THEREFORE, I, Nick Smiar, Chairperson of the Eau Claire County Board of Supervisors, do hereby proclaim the week of March 21 through March 27, 2021, as:

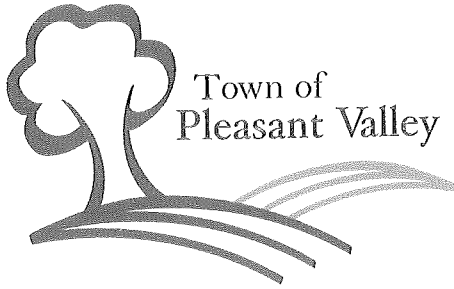
“FAIR HOUSING WEEK”

in Eau Claire County and urge all citizens to support the goals of Fair Housing Laws.

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Seal of the County of Eau Claire to be affixed. Done at the Courthouse in the City of Eau Claire this 17 day of February, 2021.

---

Nick Smiar, Chairperson  
Eau Claire County Board of Supervisors



RECEIVED  
JAN 26 2021  
Administration

W165 Woodridge Dr, Eau Claire, WI 54701  
715-878-4645 • townofpleasantvalley@gmail.com  
www.townofpleasantvalley.com

January 19, 2021

Eau Claire County Board  
721 Oxford Ave  
Eau Claire, WI 54703

RE: Forensic Audit of the Department of Health and Human Services

It is our understanding that a recent initial investigation of the Eau Claire County Department of Health and Human Services may have resulted in the discovery of financial mismanagement and possible criminal conduct.

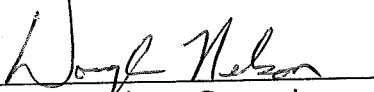
Transparency and responsible management of tax payer dollars is an essential criterion of all who work for any government agency. The Town of Pleasant Valley Board strongly supports the investigation and forensic audit being conducted by the Eau Claire County Sheriff's office.


As representatives of citizens of the Town of Pleasant Valley, we ask that the Eau Claire County Board as well as all Eau Claire County employees and agencies involved in this matter cooperate fully with the Sheriff's Department investigation and any further investigations that may be required.

Sincerely,

The Town of Pleasant Valley Board

  
Dan Hanson, Chairman

  
Douglas Nelson, Supervisor

  
Dan Green, Supervisor

Cc: Eau Claire County Administrator  
Eau Claire County Sheriff

**TOWN OF SEYMOUR**  
6500 TOWER DRIVE  
EAU CLAIRE, WISCONSIN 54703  
715.834.4999 Office; 715.834.3687 Fax  
[www.townofseymour.org](http://www.townofseymour.org)

RECEIVED

JAN 22 2021

Administrative

January 11, 2021

Eau Claire County Board  
721 Oxford Ave  
Eau Claire, WI 54703

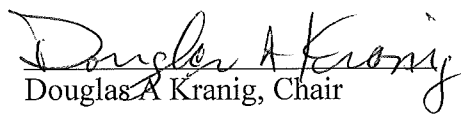
RE: Forensic Audit of the Department of Health and Human Services

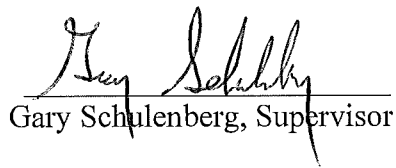
The Seymour Town Board supports the investigation and forensic audit being conducted by the Eau Claire Sheriff's Department into activity of the Eau Claire County Health and Human Services Department. It is our understanding that the initial investigation may have disclosed some criminal conduct and financial mismanagement.

We ask that all of the Eau Claire County employees and the Eau Claire County Board cooperate fully with the Sheriff's Dept investigation and any further investigations that may need to be conducted.

Regards,

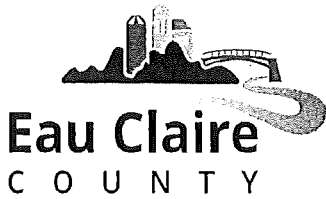
SEYMOUR TOWN BOARD

  
Douglas A. Kranig, Chair

  
Gary Schulenberg, Supervisor

  
Sheila Running, Supervisor

Cc: Eau Claire County Sheriff  
Eau Claire County Administrator  
Eau Claire County Towns



**Eau Claire County**  
**DEPARTMENT OF PLANNING**  
**AND DEVELOPMENT**  
Eau Claire County Courthouse - Room 3344  
721 Oxford Avenue  
Eau Claire, Wisconsin 54703-5212  
(715) 839-4741

Building Inspection  
839-2944  
Emergency Management  
839-4736  
Geographical Information Systems  
839-4730  
Land Conservation  
839-6226  
Land Records  
839-4742  
Land Use Management  
839-4743  
Planning  
839-5055  
Recycling  
839-2756

January 13, 2021

RECEIVED  
JAN 19 2021  
Administration

RECEIVED  
JAN 13 2021  
COUNTY CLERK

**Report to the Eau Claire County Board of Supervisors**

The Eau Claire County Department of Planning and Development has received the following application for rezoning:

**Owner:** Kevin D & Nichole M Mayer

**Applicant:** Owner

**File Number:** 20-21/106

**Legal Description:** The Northwest ¼ of the Northeast ¼ of Section 36, Township 26 North, Range 10 West, Town of Brunswick, Eau Claire County, Wisconsin.

**Site Address:** West on Cedar Road and East of County Road B, Eau Claire, Wisconsin.

**Existing Zoning District:** A-P Agricultural Preservation

**Purposed Zoning District:** A-1 Exclusive Agricultural

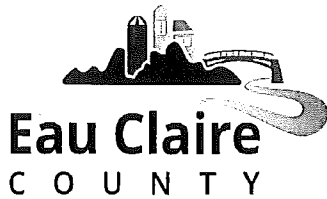
**Acres to be Rezoned:** 40 acres +/-

**Date Received:** 1/4/2021

Regards,

Cheryl Cramer

Administrative Specialist, Planning and Development



Eau Claire County  
DEPARTMENT OF PLANNING  
AND DEVELOPMENT  
Eau Claire County Courthouse - Room 3344  
721 Oxford Avenue  
Eau Claire, Wisconsin 54703-5212  
(715) 839-4741

Building Inspection  
839-2944  
Emergency Management  
839-4736  
Geographical Information Systems  
839-4730  
Land Conservation  
839-6226  
Land Records  
839-4742  
Land Use Management  
839-4743  
Planning  
839-5055  
Recycling  
839-2756

RECEIVED

FEB 09 2021

FEB 02 2021

Administration

February 2, 2021

## Report to the Eau Claire County Board of Supervisors

The Eau Claire County Department of Planning and Development has received the following application for rezoning:

**Owner:** Daniel L & Patricia L Green

**Applicant:** Owner

**File Number:** 20-21/113

**Legal Description:** Part of the Southeast  $\frac{1}{4}$ , Section 1, Township 25 North, Range 9 West, Town of Pleasant Valley, Eau Claire County, Wisconsin

**Site Address:** E 6295 Evergreen Rd, Eleva, Wisconsin 54738-9405

**Existing Zoning District:** A-1 Exclusive Agricultural

**Purposed Zoning District:** A-2 Agriculture-Residential

**Acres to be Rezoned:** 5 +/-

**Date Received:** 1/28/2021

Regards,

Samuel Simmons

Administrative Specialist III, Planning and Development



**FACT SHEET**  
**File No. 20-21/087**

**RE:** Amendment to Ordinance 20-21/087

At the request of Eau Claire County Corporation Counsel, this item is to amend the ordinance adopting the updated county comprehensive plan to include reference to Chapter 19 of the County Code, which includes the comprehensive plan.

This amendment is simply a minor text and no other changes, edits, or amendments to the plan document or ordinance are proposed.

2  
3 TO AMEND SECTION 19.01.010 OF THE CODE: ADOPTION OF THE EAU CLAIRE  
4 COUNTY WISCONSIN COMPREHENSIVE PLAN  
5

6 WHEREAS, Pursuant to Wisconsin Statutes §59.69(2) Eau Claire County is authorized to  
7 prepare and adopt a comprehensive plan as defined in Wisconsin Statutes §66.1001(1)(a) and  
8 §66.100(2); and,  
9

10 WHEREAS, written procedures designed to foster public participation in every stage of  
11 the preparation of the comprehensive plan have been adopted as required by Wisconsin Statutes  
12 §66.1001(4);and,  
13

14 WHEREAS, the Eau Claire County Comprehensive Plan Update Steering Committee, by  
15 has adopted a resolution recommending to the Eau Claire County Board the adoption of the  
16 document entitled "Eau Claire County, Wisconsin Comprehensive Plan 2020-2040" containing all  
17 the elements specified Wisconsin Statutes §66.1001(4); and,  
18

19 WHEREAS, the Eau Claire County Committee on Planning and Development has held a  
20 public hearing on this ordinance, in compliance with the requirements of Wisconsin Statutes  
21 §66.1001(4)(d); and,  
22

23 WHEREAS, adoption of this ordinance by the Eau Claire County Board of Supervisors  
24 will formally adopt the document entitled: "Eau Claire County, Wisconsin Comprehensive Plan  
25 2020-2040" pursuant to Wisconsin Statutes §66.1001(4).  
26

27 **The County Board of Supervisors of the County of Eau Claire does ordain as follows:**  
28

29 SECTION 1. That Section 19.01.01 of the code be amended to read:  
30

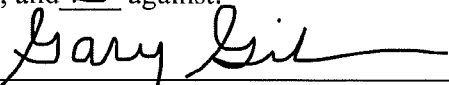
31 19.01.010 Adoption of the Eau Claire County Wisconsin Comprehensive Plan. Pursuant  
32 to Wis. Stat. § 66.1001(4)(c), the Eau Claire County Board of Supervisors does, by enactment of  
33 this ordinance, adopt the document entitled "Eau Claire County Wisconsin Comprehensive Plan  
34 ~~2010-2030~~ 2020-2040," including all maps and descriptive materials contained therein, and on  
35 file at the Eau Claire County Clerk's office. ~~A copy of the Eau Claire County Wisconsin~~  
36 ~~Comprehensive Plan is herein attached as Appendix A.~~  
37

38 ENACTED:  
39  
40

41 **APPROVED BY**  
42 **CORPORATION COUNSEL**  
43 **AS TO FORM**  
44  
45

46 **Reviewed by Finance Dept.**  
47 **for Fiscal Impact**  
48  
49

I hereby certify that the foregoing  
correctly represents the action of the  
Committee on Planning and Development  
on January 26, 2021, by a vote of 5  
for, and 0 against.

  
\_\_\_\_\_  
Gary Gibson, Chair  
Committee on Planning and Development

FACT SHEET

TO FILE NO. 20-21/114

**Approving a 2021 budget amendment to reinstate the July 2020 annual employee step increase previously suspended.**

This resolution is to reinstate the July 2020 annual employee step increase through a budget amendment to increase the 2021 Eau Claire County budget for Sales Tax revenue by \$450,000. This step increase would be effective March 14, 2021 for active employees that were employed as of July 1, 2020.

Resolution 20-21/036 was approved by the Eau Claire County Board of Supervisors on July 23, 2020 and suspended the July 2020 step increase due to fiscal concerns resulting from the COVID pandemic. The resolution contained a provision to reinstate the 2020 annual step increase based on sufficient improvement in the financial outlook for Eau Claire County. The most recent year-end projection for 2020 indicates an improvement in the financial outlook to support the reinstatement.

The fiscal impact for this action is projected to be \$450,000, funded by an increase in the 2021 budget for Sales Tax from \$10,050,960 to \$10,500,960.

Fiscal Impact: \$450,000

Respectfully Submitted,

Norbert Kirk  
Eau Claire County Finance Director

2  
3 AUTHORIZING A 2021 BUDGET AMENDMENT TO REINSTATE THE 2020 ANNUAL  
4 EMPLOYEE STEP INCREASE  
5

6 WHEREAS, Eau Claire county in anticipation of financial shortfalls expected during  
7 2020 as a result of the COVID pandemic implemented a COVID Task Force to assess and  
8 determine potential financial mitigation strategies; and  
9

10 WHEREAS, one of the COVID Task Force mitigation strategies adopted by the Board of  
11 Supervisors under resolution 20-21/036 on July 23, 2020 resulted in suspending the July 2020  
12 step increase in wages as set forth in Policy 519, Section 213 of the Employee policy manual;  
13 and  
14


15 WHEREAS, resolution 20-21/036 outlined the potential to reinstate the step increase  
16 suspended based on sufficient improvement in the financial outlook for Eau Claire County and  
17

18 WHEREAS, the most recent 2020 year-end projections for the financial results for 2020  
19 indicate sufficient improvement in the financial outlook for Eau Claire County for 2020 to allow  
20 the July 2020 step increase to be reinstated.  
21

22 NOW THEREFORE BE IT RESOLVED that the Eau Claire County Board of  
23 Supervisors support a 2021 budget amendment to reinstate the July 2020 step increase for active  
24 eligible employees effective March 14, 2021 that were employed as of July 1, 2020. The  
25 estimated fiscal impact for 2021 is \$450,000, funded by increasing the 2021 Sales Tax revenue  
26 by \$450,000 to \$10,500,960,  
27

28 ADOPTED  
29  
30

31 I hereby certify that the foregoing  
32 correctly represents the action of the  
33 COVID-19 Task Force on this day  
34 February 10, 2021, by a vote  
35 of 6 for, and 0 against, 1 absent.  
36

37   
38 Nick Smiar, Chair  
39

40 I hereby certify that the foregoing  
41 correctly represents the action of the  
42 Committee on Administration on this day  
43 February \_\_\_\_, 2021, by a vote  
44 of \_\_\_\_ for, and \_\_\_\_ against.  
45

46 \_\_\_\_\_  
47 Nick Smiar, Chair  
48  
49  
50

NK

**APPROVED BY  
CORPORATION COUNSEL  
AS TO FORM**

I hereby certify that the foregoing  
correctly represents the action of the  
Committee on Human Resources on this  
day February \_\_\_\_, 2021, by vote of  
\_\_\_\_ for, and \_\_\_\_ against.

\_\_\_\_\_  
Mark Beckfield, Chair

I hereby certify that the foregoing  
correctly represents the action of the  
Committee on Finance & Budget on this  
day February \_\_\_\_, 2021, by vote of  
\_\_\_\_ for, and \_\_\_\_ against.

\_\_\_\_\_  
Stella Pagonis, Chair

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

FACT SHEET

TO FILE NO. 20-21/108

**CONTINUATION OF WORKER'S COMPENSATION SELF-INSURANCE**

**BACKGROUND:**

The State of Wisconsin Department of Workforce Development requires a resolution to be passed every 3 years that indicates the County's intention and agreement to self-insure for Worker's Compensation. Eau Claire County's most recent resolution was passed in 2018. Eau Claire County implement the self-insurance worker's compensation program on January 1, 1995.

The Wisconsin Worker's Compensation Act provides that employers covered by the Act either insure their liability with worker's compensation insurance carriers authorized to do business in Wisconsin or be exempted (self-insured) from insuring liabilities with a carrier and thereby assuming the responsibility for its own worker's compensation risk and payment. The State and its political subdivisions may self-insure worker's compensation without a special order from the Department of Workforce Development if they agree to faithfully report all compensable injuries and agree to comply with the Act and rules of the Department.

**RECOMMENDATION:**

I recommend that Eau Claire County continue to self-insure the worker's compensation and authorize this resolution. The County continues to save between \$100,000 and \$200,000 per year as self-insured versus purchasing insurance from a broker. The cost for worker's compensation insurance is charged back to the departments. The county budgets for lower "estimated actual" expenses versus funding at a higher "insurance actuary" level. Cost for worker's compensation has increased in the past due to rising health care costs and increases in the cost of excess insurance to cover large losses. On a comparable basis, the county's claims/losses have been less than average. However, at some point, the County may be faced with a year of large claims. Therefore, excess insurance is purchased to help protect the County in the case of costly/catastrophic cases (e.g., claims in excess of \$550,000 each).

**FISCAL IMPACT:**

The Self-insured Worker's Compensation budget for 2021 = \$577,000. This amount includes ½ of the Risk Manager salary and Benefits (\$57,425, Excess Insurance \$40,180), Direct Worker's Compensation Expenses (\$476,795) and training and supplies (\$2600).

Respectfully Submitted,

Sonja L. Leenhouts  
Risk Manager

2  
3 -REAUTHORIZATION OF SELF-INSURANCE

4  
5 WHEREAS, the County of Eau Claire is a qualified political subdivision of the State of  
6 Wisconsin; and

7  
8 WHEREAS, the Wisconsin Worker’s Compensation Act (Act) provides that employers  
9 covered by the Act either insure their liability with worker’s compensation insurance  
10 carriers authorized to do business in Wisconsin, or to be exempted (self-insured) from  
11 insuring liabilities with a carrier and thereby assuming the responsibility for its own  
12 worker’s compensation risk and payment; and

13  
14 WHEREAS, the State and its political subdivisions may self-insure worker’s  
15 compensation without a special order from the Department of Workforce Development  
16 (Department) if they agree to report faithfully all compensable injuries and agree to  
17 comply with the Act and rules of the Department (including passing a resolution to self-  
18 insurance every 3-years); and


19  
20 WHEREAS, the Committee on Administration on February 9, 2021 approved the  
21 continuation of the self-insured worker’s compensation program, in compliance with  
22 Wisconsin Administrative Code DWD 80.630(3); and

23  
24 NOW, THEREFORE, BE IT RESOLVED that the Eau Claire County Board of  
25 Supervisors does ordain as follows:

- 26  
27 (1) Provide for continuation of a self-insured worker’s compensation program  
28 that is currently in effect.  
29  
30 (2) Authorize the Risk Manager to forward certified copies of this resolution to  
31 the Worker’s Compensation Division, Wisconsin Department of Workforce  
32 Development.  
33

34 ADOPTED:

35  
36 I hereby certify that the foregoing  
37 correctly represents the action taken  
38 by the Committee on Administration on  
39 February 9, 2021 by a vote of 5 for, and  
40 0 against.

41  
42   
43 \_\_\_\_\_  
44 Nick Smiar, Chair  
45 Committee on Administration  
46

SJK

**APPROVED BY  
CORPORATION COUNSEL  
AS TO FORM**

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

FACT SHEET

TO FILE NO. 20-21/110

**Background**

Prior to 2018, the Administrative Associate III position within the Register of Deeds was a part time position. A request was made during the 2018 budget process to increase the position to full time. At that time, the position and job description were not reviewed. A recent review of the job description was done and updated to more align with the current job duties of the position. Prior to 2018, the position was mainly responsible for producing, accepting and maintaining vital records within the department. Over the last few years, the position has evolved to assisting with real estate documents, responding to requests and knowledge of statutes along with maintaining vital records. Knowledge of real estate documents, statues and vital records is a necessity in this position.

**Request**

Register of Deeds is requesting the following position modifications:

1. Abolish 1.0 FTE Administrative Associate III – Grade C, current budget at Step 5
2. Create a 1.0 FTE Administrative Associate IV – Grade E, Step 2

**Fiscal Impact**

**2021:**

Position Title	Administrative Associate III	Administrative Associate IV	Difference
Pay Grade	C	E	
Pay Step	5	2	
Salary 4/1/21-12/31/21	\$ 26,624	\$ 27,792	\$ 1,168
FICA (7.65%)	2,037	2,126	\$ 89
WRS Employer (6.75%)	1,797	1,876	\$ 79
TOTAL COST	\$ (30,458)	\$ 31,794	\$ 1,336

**2022:**

Position Title	Administrative Associate III	Administrative Associate IV	Difference
Pay Grade	C	E	
Pay Step	6	3	
Salary 1/1/22-12/31/22	\$ 35,088	\$ 36,819	\$ 1,713
FICA (7.65%)	2,684	2,817	133
WRS Employer (6.75%)	2,368	2,485	117
TOTAL COST	\$ (40,140)	\$ 42,121	\$ 1,963

Respectfully Submitted,

Tina Pommier  
Register of Deeds

4 - AUTHORIZING TO ABOLISH ONE (1.0 FTE) ADMINISTRATIVE ASSOCIATE III AND TO  
5 CREATE ONE (1.0 FTE) ADMINISTRATIVE ASSOCIATE IV -

6 WHEREAS, the Eau Claire County Code of General Ordinances requires that all regular positions or  
7 changes therein be submitted to the Board for authorization; and

8  
9 WHEREAS, a classification and compensation review of the position resulted in a recommended salary  
10 grade placement of pay grade E from pay grade C due to increased job duties and responsibilities; and

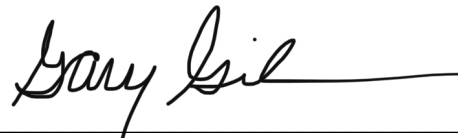
11  
12 WHEREAS, at its regularly scheduled meetings, the Committee on Planning & Development and the  
13 Committee on Human Resources respectively approved the request from the Register of Deeds Department  
14 to reclassify one 1.0 FTE Administrative Associate III with one 1.0 FTE Administrative Associate IV; and

15  
16 WHEREAS, the reclassification of this position has the potential annual cost of \$1,963 and an  
17 immediate annual cost of \$1,336;

18  
19 NOW, THEREFORE BE IT RESOLVED that the Eau Claire County Board of Supervisors hereby  
20 approves to reclassify one (1.0 FTE) Administrative Associate III (Grade C) to create one (1.0 FTE)  
21 Administrative Associate IV(Grade E) position.

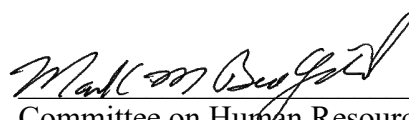
22  
23 ADOPTED:

24  
25  
26 I hereby certify that the foregoing correctly represents the  
27 action taken by the undersigned committee on February 9,  
28 2021 by a vote of 5 for, 0 against.

29  
30  
31 

32  
33 \_\_\_\_\_  
34 Committee on Planning and Development, Chairperson

35  
36  
37 I hereby certify that the foregoing correctly represents the  
38 action taken by the undersigned committee on February 12,  
39 2021 by a vote of 5 for, 0 against.

40  
41  
42 

43  
44 \_\_\_\_\_  
45 Committee on Human Resources, Chairperson

46 TP/cac

47  
48  
49  
50 Dated this 9<sup>th</sup> day of February, 2021.



## Orchard Hills Rezoning Description Attachment 2

The Orchard Hills development will be consistent with the Rural Homes District (RH) zoning requirements with one exception. The exception will be a Conditional Use Permit request to reduce the front yard setback from 50 feet down to 30 feet. The lesser setback would reduce total impervious area and land disturbance by allowing the homes to be placed closer to the roads. The lesser setback will also allow the homes to fit into the natural topography since the road segments either run along existing ridge lines or parallel to the existing topography. The reduced front yard setback to 30 feet is already allowed in R-1-L and R-1-M districts that offer public utilities similar to what this development's community-based wastewater systems offers.

Adjacent and nearby lands are currently zoned RH and contain single-family homes. Refer to the attached zoning map of the Orchard Hills vicinity which shows RH zoning.

Public health and safety will be maintained by the use of community-based wastewater systems in lieu of the typical individual on-site septic systems. A majority of the homes will be served by the community-based systems which will be continually monitored, regularly maintained and periodically upgraded as needed. Traffic safety and access will be met by a road network that limits the length of dead end roads in the project. Only one permanent cul-de-sac, Empire Drive, will limit the free flow of traffic. The site will have access from Deerfield road, Mischler Road and Cater Road. Protection of environmentally sensitive areas will occur by the creation of five outlots and conservation easements containing areas of steep slopes, wooded areas and wetlands. The outlots and conservation easements will protect the environmentally sensitive areas but will also provide long term beauty in the re-establishment of native vegetation. These areas will also provide passive open space for the residents. Storm water runoff will be addressed and will meet or exceed the requirements of the WI DNR and the Eau Claire County storm water ordinance.

The RH district zoning is appropriate for this development since it allows the residential lots to be a minimum one acre in size while protecting the natural features of the existing site. This development upholds the intent of the zoning ordinance by meeting the criteria of the RH district with the exception of the reduced setback. The reduced setback will be addressed through the Conditional Use Permit request.

**FACT SHEET**  
**File No. 20-21/101**

**RE:** Rezone 30.8 acres +/- of land from A-P (Agricultural Preservation) District to A-2 (Agriculture-Residential) District to divide the existing home and surrounding property and allow for creation of two (2) additional agricultural-residential lots.

Note that a previous rezone petition was filed for this property for the same proposed land division (RZN-0017-20; Ordinance No. 20-21/050) that was ultimately denied by the County Board on October 6, 2020. A more detailed discussion of the previous application is provided on Page 5 of the January 26, 2021 P&D Committee Staff Report.

**Legal Description and Location:** Portion of the NE<sup>1</sup>/<sub>4</sub> NE <sup>1</sup>/<sub>4</sub>, Section 25, Township 26 North, Range 10 West, Town of Brunswick, Eau Claire County, Wisconsin (complete legal description attached).

**Size of area to be rezoned:** 30.8 acres +/-

**ADJACENT ZONING & LAND USES:**

LOCATION	ZONING	LAND USE
Subject	A-P	Single-Family Residence; Woodlands; Wetlands
North	A-P	Woodlands; Wetlands; Agricultural Fields
East	A-P & A-2	Single-Family Residence; Woodlands
South	A-P	Woodlands; Wetlands; Agricultural Fields
West	A-P	Single-Family Residences (on 5 acre lots); Wetlands

**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 Brunswick 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:** Staff finds that the proposed rezoning request substantially conforms with the Eau Claire County Comprehensive Plan. The Eau Claire County Comprehensive Plan recognizes that the proposed A-2 zoning district is consistent within the mapped future land use designation.

**Town Board Action:** The Brunswick Town Board considered the rezoning petition on Tuesday, January 11, 2021, and recommended approval of the rezoning (3-0 vote).

**Committee Action:** The Eau Claire County Committee on Planning and Development conducted the required public hearing on Tuesday, January 26, 2021 regarding the proposed rezoning. On a vote of 5 in favor and 0 against, the Committee recommends approval of the rezoning from A-P to A-2 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. No residents spoke against the proposal and no correspondence was received protesting the proposal.

**Fiscal Impact:** None

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



Matt Michels, AICP  
Senior Planner

1 Enrolled No.

ORDINANCE

File No. 20-21/101

2  
3 -AMENDING THE 1982 OFFICAL ZONING DISTRICT BOUNDARY MAP FOR THE  
4 TOWN OF BRUNSWICK -

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 Brunswick, described as follows:

10  
11 A parcel of land being part of the northeast ¼ of the northeast ¼, of Section 25,  
12 Township 26 North, Range 10 West; except the east 5 acres thereof; and also except that  
13 part of said forty acres lying south and west of the creek.

14  
15 Said described parcel of land containing 30.80 acres +/-, of land and is subject to the  
16 easements and restrictions of record to be reclassified from the A-P Agricultural  
17 Preservation District to the A-2 Agricultural-Residential District.

18  
19 SECTION 2. Where a certified survey map is required and may alter the above described  
20 property description, the official zoning district map for the town shall be automatically  
21 amended to reflect the property description of the certified survey map.

22  
23  
24 ENACTED:

25  
26 I Hereby certify that the foregoing correctly  
27 represents the action taken by the undersign  
28 Committee on January 26, 2021

29 by a vote of 5 for, 0 against.

30  
31 

32 Planning and Development Committee, Chairperson

33 CC

34  
35  
36 Dated this 26<sup>th</sup> day of January, 2021

37  
38 ORDINANCE 20-21/101

39  
40  
41 Reviewed by Finance Dept.  
42 for Fiscal Impact  
43

44 APPROVED BY  
45 CORPORATION COUNSEL  
46 AS TO FORM  
47  
48



Eau Claire County, Wisconsin  
Rezone Request - County

20-21/101  
**RECEIVED**  
**DEC 16 2020**  
**COUNTY CLERK**

<u>Permit Type:</u>	Land Use	<u>Computer No.:</u>	004108502000
<u>Permit Number:</u>	RZN-0026-20		
<u>Issued To:</u>	John E. Manydeeds - Wiley Law, S.C., 119 1/2 N. Bridge St., Chippewa Falls, WI 54729	<u>Permit Fee:</u>	\$595.00

<u>Site Address:</u>	W 2365 CEDAR RD
<u>Parcel Number:</u>	1800422610251100001
<u>Municipality:</u>	Town of Brunswick

<u>Property Owner:</u>	TRUDY K VALLEAU TODD L HUSOM N3918 DEEP LAKE RD SARONA, WI 54870-9110
------------------------	--

Applicable Zoning District(s):

AP - Agricultural Preservation District
---

Summary of Rezone Request:

Rezone 30.8 acres +/- from A-P (Agricultural Preservation) to A-2 (Agricultural Residential) to divide the existing home and surrounding property and allow for creation of additional lots for sale.
---

Area to be Rezoned:

30.8 Acres +/-
----------------

<u>Signature:</u>	<i>Matt Michels</i>
	<u>Matt Michels</u>
	December 16, 2020

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



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

Sup dist: Mowry

Application Accepted:	12/16/20 R-ZN-002620
Accepted By:	mm
Receipt Number:	65573
Town Hearing Date:	1/12/21
Scheduled Hearing Date:	1/26/21

## 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: A-P Agricultural Preservation

Proposed Zoning District(s): A-2 Agricultural-Residential District

Acres to be rezoned: 30.8

Property Owner Name: Trudy K. Valleau and Todd Husom

Phone# (715) 404-0680

Mailing Address: N3918 Deep Lake Road, Sarona, WI 54870

Email Address: trudyvalleau@gmail.com

Agent Name: John E. Manydeeds - Wiley Law, S.C.

Phone# (715) 723-8591

Mailing Address: 119 1/2 N. Bridge Street, Chippewa Falls, WI 54729

Email Address: jmanydeeds@wileylaw.com

### SITE INFORMATION

Site Address: W 2365 Cedar Road, Eau Claire, WI 54701

Property Description: NE ¼ NE ¼ Sec. 25, T 26 N, R 10 W, Town of Brunswick

Zoning District: A-P Agricultural Preservation

Code Section(s): 18.32

Overlay District:

Shoreland

Floodplain

Airport

Wellhead Protection

Non-Metallic Mining

Check Applicable

Computer #(s):

004 - 108 - 502 - 000

### 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.

Complete attached information sheet

Contact the Town to coordinate a recommendation on the application

Provide legal description of property to be rezoned

Provide \$595.00 application fee (non-refundable), payable to the Eau Claire County Treasurer (\$525.00 application processing fee and \$70.00 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

Trudy K Valleau

Date 12-11-20

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.

## REZONING APPLICATION CHECKLIST

Applications are due by Tuesday at 12:00 PM three weeks prior to the Committee on Planning and Development meeting. The application must include the items listed below. After a preliminary review, additional information may be needed. A hearing will not be scheduled until the application is deemed complete. Applications are considered complete when all materials and associated fees are received and approved by staff.

### Required Application Items:

- Application must be signed by the property owner(s)
- A legal description of land and address of land to be rezoned
- Complete the attached supplemental rezoning information sheet
  - Describe the reason for the request
  - 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
  - Explain and justify why this particular property is under consideration for rezoning
    - For rezoning requests from A-P to any zoning district other than the AR district must consider the factors in Section 18.32.055 A. – D.
    - For rezoning requests from the A-P to the AR zoning district must consider the factors in Section 18.06.050 A. – D.
    - For rezoning requests out of the Shoreland-wetland district must consider Section 18.19.100 B

The rezoning procedures and details have been outlined in the rezoning brochure, which is available at the Department of Planning and Development.

**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:

Parcel has been held by the prior property owner for years. Recently, the property was inherited by the children, who are the current property owners. The market for the property, as a whole, is limited. Partitioning the property under A-2 Agricultural Residential Zone, would open the property to a wider array of potential buyers as the parcels would be subdivided into smaller more affordable parcels of land.

■ 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.

Per Eau Claire County Ordinance § 18.05.001 The A-2 Agricultural-Residential District was established to:

A. Provide an area for limited residential and hobby farm development in a rural atmosphere;

B. Preserve the county's natural resources and open space;

The standards set out in this chapter shall apply in this district. (Ord.142-82 Sec.4, 1999).

Rezoning to A-2, which limits lot sizes to 5 acres of gross land area is compatible with the adjacent land uses and does not impact existing adjacent productive agricultural land uses. Future lots, if the parcel is subdivided, would have adequate access to adjacent town road right-of-ways.

■ 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.

- 1) Subject parcel is not currently used for agricultural purposes and rezoning to A-2 would be compatible with adjacent land uses. According to the 2020 Comprehensive Plan Maps, the area does not appear to be designated as Prime Farmland per the USDA referenced map and shows the existing land use as residential from the 2006 map.
- 2) Rezoning is consistent with use as A-2 Residential Zoning and 2020 Comprehensive Plan Maps.
- 3) Rezoning is consistent with the Eau Claire County Farmland Preservation Plan in that the subject parcel is not used for cultivated farmland practices.
- 4) Rezoning the subject parcel 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.





TRANSFER ON DEATH DEED

Document Number

Document Name

1052145

MARY L KAISER
EAU CLAIRE COUNTY, WI
REGISTER OF DEEDS

RECORDED ON
09/09/2011 01:19PM

REC FEE: 30.00
TRANSFER FEE:
EXEMPT # 10H
PAGES: 1

THIS DEED, made between EVA R. HUSOM, a single person,

("Grantor," whether one or more), and TODD L. HUSOM and TRUDY K. VALLEAU,
as tenants in common,

("Grantee," whether one or more).
Grantor transfers on death to Grantee (pursuant to Sec. 705.15 Wis. Stats.), the following
described real estate, together with the rents, profits, fixtures and other appurtenant
interests, in Eau Claire County, State of Wisconsin ("Property")
(if more space is needed, please attach addendum):

The Northeast Quarter of the Northeast Quarter of Section 25, Township 26
North, Range 10 West, except the East 5 acres thereof, and also except that part
of said forty lying south and west of the creek, Eau Claire County, Wisconsin.

Recording Area

Name and Return Address

All Title

004-1085-02-000

Parcel Identification Number (PIN)

This is homestead property.
(is) (is not)

This document is exempt from the real estate transfer return and fee because it is not defined as a conveyance by Sec. 77.21(1), Wis.
Stats., for purposes of real estate transfer taxes because it is a transfer on death deed under Sec. 705.15, Wis. Stats., and is exempt
under 77.25 (10m) and on the death of the grantor will be exempt under 77.25 (11m) Wisconsin Statutes.

Dated September 7, 2011

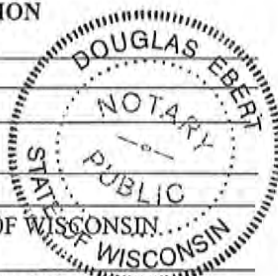
Signature line for Eva R. Husom with handwritten signature and printed name below.

Second signature line with (SEAL) and (\*) markers.

AUTHENTICATION

Signature(s)

authenticated on



TITLE: MEMBER STATE BAR OF WISCONSIN.
(If not, authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:
Robert L. Oesterreicher, Attorney at Law,
BARNES, BROWN & OESTERREICHER, S.C.

ACKNOWLEDGMENT

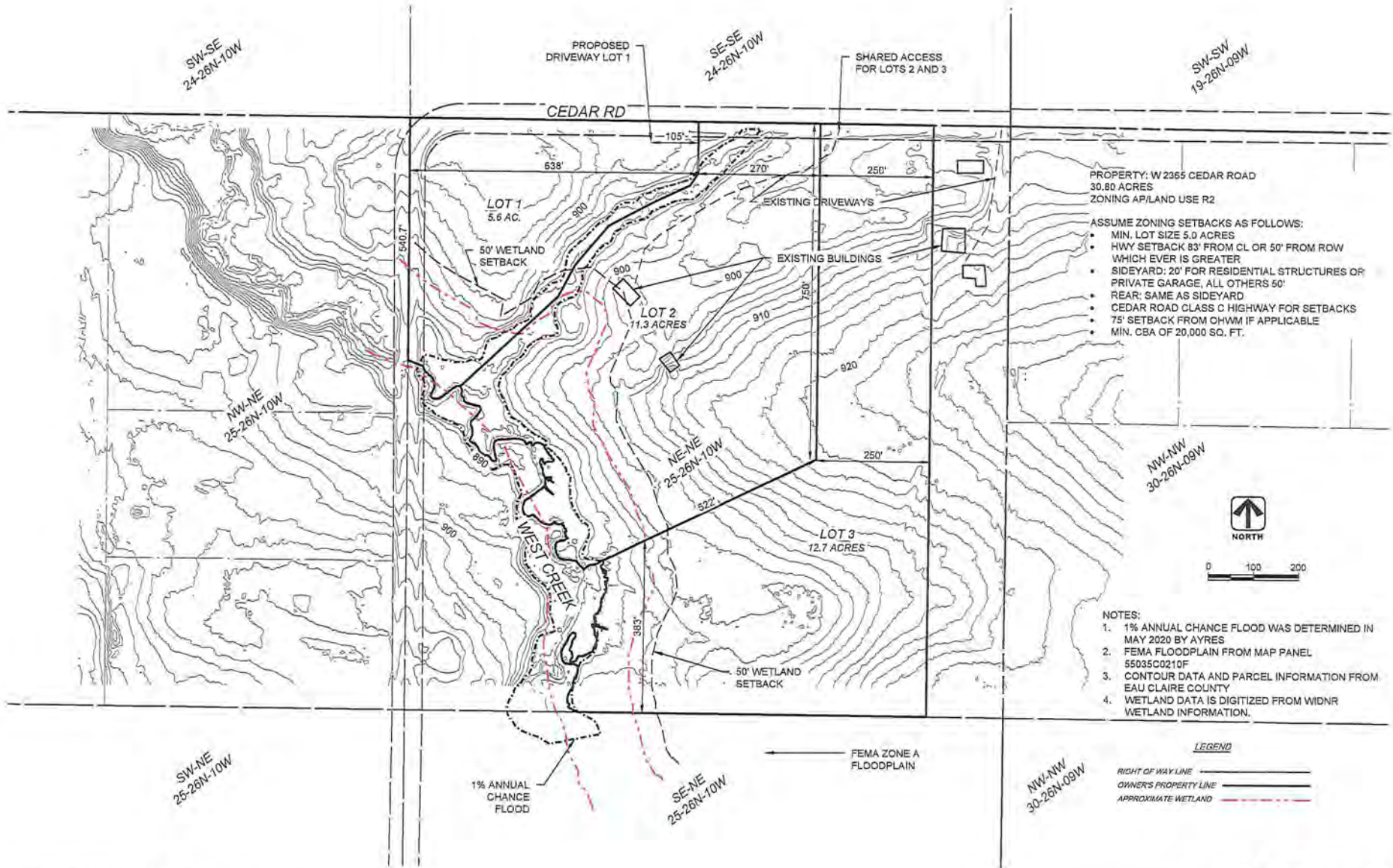
STATE OF WISCONSIN )
) ss.
Eau Claire COUNTY)

Personally came before me on September 7, 2011,
the above-named Eva R. Husom

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

Signature of Notary Public Douglas Ebert and commission expiration date.

(Signatures may be authenticated or acknowledged. Both are not necessary.)



**Valleau Site Concept**  
Town of Brunswick, Eau Claire County, WI



Eau Claire, Wisconsin

WILEY  
◆◆LAW S.C.  
ATTORNEYS AT LAW

B. JAMES COLBERT  
TERESA GERMAIN  
TIMOTHY J. PROUE  
SUSAN C. VENROOY  
JOHN E. MANYDEEDS  
JASON W. MARTELL

CHARLES G. NORSENG (RETIRED)  
INGOLF E. RASMUS (1906-1996)  
MARSHALL A. WILEY (1912-1993)  
VICTOR T. WAHL (1925-2000)

December 15, 2020

*HAND DELIVERED*

Eau Claire County  
Department of Planning and Development  
Eau Claire County Courthouse  
721 Oxford Ave. Room 3344  
Eau Claire, WI 54703

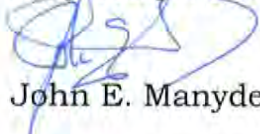
RE: Trudy Valleau Rezoning Application

To Whom it May Concern,

Enclosed please find a Rezoning Application for W2365 Cedar Road, Eau Claire, WI 54701 and a check for \$595 made out to the Eau Claire County Treasurer.

If you have any questions, please contact me at the below referenced contact information.

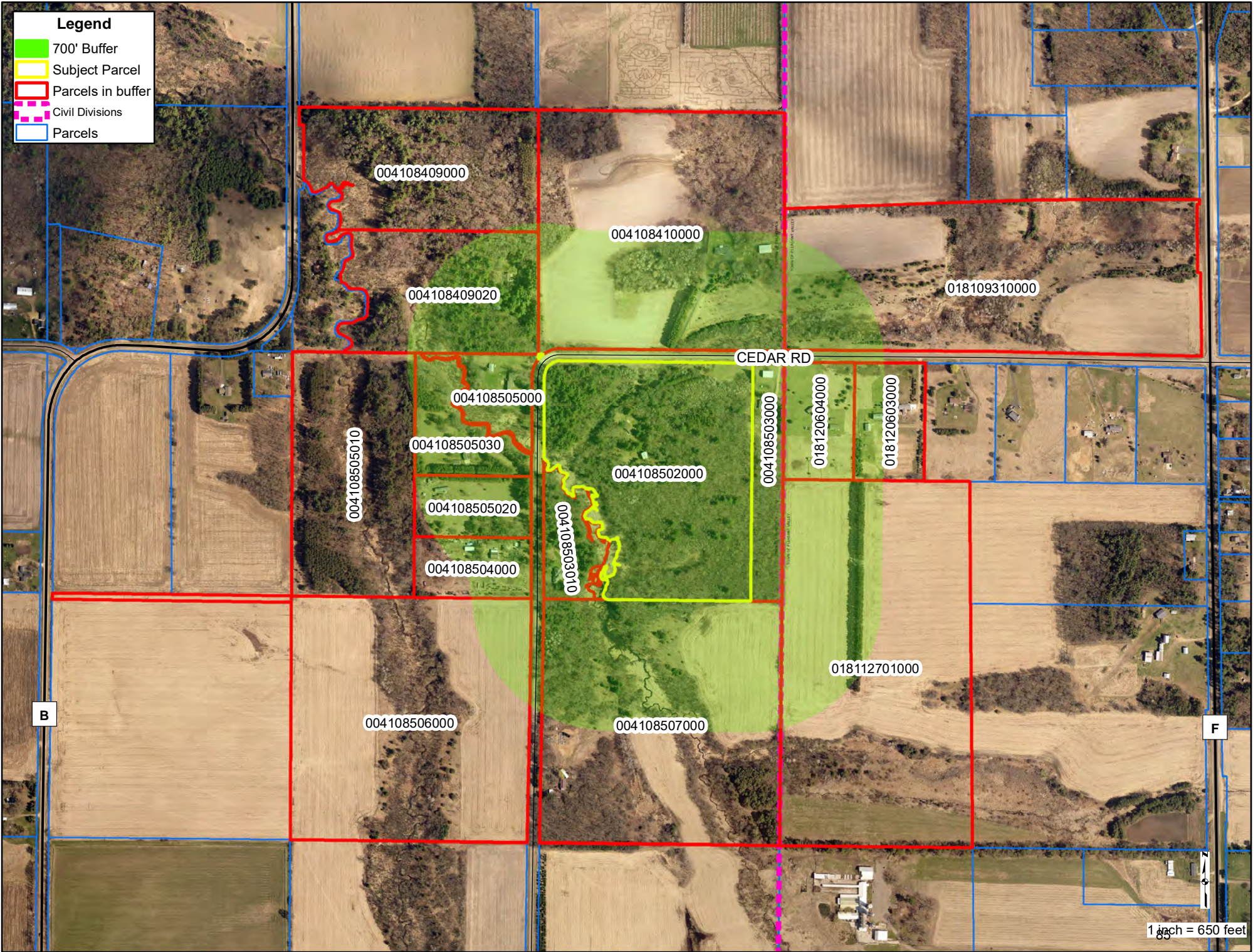
Very Truly Yours,



John E. Manydeeds

**Legend**

- 700' Buffer
- Subject Parcel
- Parcels in buffer
- Civil Divisions
- Parcels



1 inch = 650 feet

FirstName	LastName	Address	City	State	Zip
KATHLEEN	BRANTNER	W 2520 CEDAR RD	EAU CLAIRE	WI	54701-8692
DAVID G & SHARON M	EDERER	W 2245 CEDAR RD	EAU CLAIRE	WI	54701-9675
EVA	HUSOM	W 2365 CEDAR RD	EAU CLAIRE	WI	54701-8642
BRUCE A & LUANN W	KAATZ	W 2035 CEDAR RD	EAU CLAIRE	WI	54701-9675
MICHAEL R & TERI A	LEAF	W 2516 CEDAR RD	EAU CLAIRE	WI	54701-8692
JOHN A & MARY J	LUER	W 2313 CEDAR RD	EAU CLAIRE	WI	54701-8642
AARON	NORDBY	W 2504 CEDAR RD	EAU CLAIRE	WI	54701-8692
WAYNE & SUSAN	NORGAARD	W 2420 CEDAR RD	EAU CLAIRE	WI	54701-8641
JOSEPH	PHILLIPS	W 2545 CEDAR RD	EAU CLAIRE	WI	54701-8693
RICKY & TERRY	PLOMEDAHL	W 2480 CEDAR RD	EAU CLAIRE	WI	54701-8641
JONATHON M & LISA A	RAU	W 2530 CEDAR RD	EAU CLAIRE	WI	54701-8692
RYAN	SCHOLZE	W 2531 CEDAR RD	EAU CLAIRE	WI	54701-8693
ROBERT	STANTON	W 2560 CEDAR RD	EAU CLAIRE	WI	54701-8692
MARK	TWEET	S 8590 COUNTY ROAD F	EAU CLAIRE	WI	54701-9631
EDWARD	WIELAND	11509 CHATHAM PL NE	BAINBRIDGE ISLAND	WA	98110-1221
THOMAS E & GAIL M	WOLETZ	S 8255 COUNTY ROAD B	EAU CLAIRE	WI	54701-8656

**FACT SHEET**  
**File No. 20-21/102**

**RE:** Rezone 73.45 acres +/- of land from A-P (Agricultural Preservation) District to A-3 (Agricultural) District to allow the applicant and his son to divide the property into 2 lots to construct a single-family residence on each lot

**Legal Description and Location:** Portion of the NW¼ SW¼ and the SE¼ SW¼, Section 26, Township 26 North, Range 8 West, Town of Lincoln Eau Claire County, Wisconsin (full legal description attached)

**Size of area to be rezoned:** 73.45 acres +/-

**ADJACENT ZONING & LAND USES:**

LOCATION	ZONING	LAND USE
Subject	A-P	Agricultural Fields; Woodlands
North	A-P	Agricultural Fields; Woodlands
East	A-3; A-P	Single-Family Residence; Woodlands
South	A-P	Agricultural Fields
West	A-P	Single-Family Residence; Agricultural Fields

**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 Lincoln 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:** Staff finds that the proposed rezoning request substantially conforms with the Eau Claire County Comprehensive Plan. The Eau Claire County Comprehensive Plan recognizes that the proposed A-3 zoning district is consistent within the mapped future land use designation.

**Town Board Action:** The Lincoln Town Board considered the rezoning petition on Tuesday, January 12, 2021, and recommended approval of the rezoning (3-0 vote).

**Committee Action:** The Eau Claire County Committee on Planning and Development conducted the required public hearing on Tuesday, January 26, 2021 regarding the proposed rezoning. On a vote of 5 in favor and 0 against, the Committee recommends approval of the rezoning from A-P to A-3 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.

**Fiscal Impact:** None

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



Matt Michels, AICP  
Senior Planner

2  
3 -AMENDING THE 1982 OFFICAL ZONING DISTRICT BOUNDARY MAP FOR THE  
4 TOWN OF LINCOLN -

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 Lincoln,  
9 described as follows:

10  
11 The Northwest ¼ of the Southwest ¼ and the Southeast ¼ of the Southwest ¼ of Section 26,  
12 Township 26 North, Range 8 West, Town of Lincoln, Eau Claire County, Wisconsin, lying North  
13 of a division line described as follows:

14  
15 Commencing at a point 120 rods South of the Northeast corner of the Southwest ¼; thence  
16 running Northwesterly to a point 120 rods North of the Southwest corner of the Southwest ¼;

17  
18 EXCEPT the West 1 rod of said Northwest ¼ of the Southwest ¼ of Section 26, Township 26  
19 North, Range 8 West.

20  
21 EXCEPT lands conveyed for highway purposes in conveyance dated 3/28/1968 and recorded  
22 7/12/1968 in Volume 322 of Records, Page 276 as Document #362826

23  
24 ALSO, EXCEPT Lot 1 of Certified Survey Map #3345 as recorded in Volume 18 of Certified  
25 Survey Maps on Page 378 as Document #1155348; being a part of the Northwest ¼ of the  
26 Southwest ¼ of Section 26, Township 26 North, Range 8 West.

27  
28 AND

29  
30 The Northeast ¼ of the Southwest ¼ of Section 26, Township 26 North, Range 8 West, Town of  
31 Lincoln, Eau Claire County, Wisconsin;

32  
33 EXCEPT lands conveyed for highway purposes in conveyance dated 3/28/1968 and recorded  
34 7/12/1968 in Volume 322 of Records, Page 276 as Document #362826.

35  
36 AND

37  
38 That part of the Northwest ¼ of the Southeast ¼ of Section 26, Township 26 North, Range 8  
39 West, Town of Lincoln, Eau Claire County, Wisconsin, described as follows:

40  
41 Commencing at the East quarter corner of said Section; thence South 88°08'02" West, along the  
42 East-West quarter line, 2613.93 feet to the Northwest corner of said Northwest ¼ of the Southeast  
43 ¼; thence South 00°09'46" West, along the West line of said Southwest ¼ of the Northeast ¼  
44 34.27 feet to the South right of way line of C.T.H. "D" and the point of beginning; thence  
45 continuing South 00°09'46" West 755.96 feet; thence North 76°17'27" East 55.12 feet to an iron  
46 pipe; thence North 00°17'09" East 758.39 feet to an iron pipe on the South right of way line of  
47 C.T.H. "D"; thence Southwesterly, along said South line and the arc of a curve concave  
48 Northwesterly, the long chord of which bears South 74°16'01" West 55.48 feet and having a  
49 radius of 4397.19 feet to the point of beginning.

50  
51 Said described parcel of land containing 73.45 acres +/-, land and is subject to the easements and  
52 restrictions of record to be reclassified from the A-P Agricultural Preservation District to the A-3  
53 Agricultural District.

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SECTION 2. Where a certified survey map is required and may alter the above-described property description, the official zoning district map for the town shall be automatically amended to reflect the property description of the certified survey map.

ENACTED:

I Hereby certify that the foregoing correctly represents the action taken by the undersign Committee on January 26, 2021 by a vote of

5 for, 0 against.  
Gary Gul

Planning and Development Committee, Chairperson

CC

Dated this 26<sup>th</sup> day of January 2021.

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

**APPROVED BY  
CORPORATION COUNSEL  
AS TO FORM**





Eau Claire County, Wisconsin  
Rezoning Request - County

20-21/102

RECEIVED

DEC 21 2020

COUNTY CLERK

<u>Permit Type:</u>	Land Use	<u>Application Fee:</u>	\$595.00
<u>Permit Number:</u>	RZN-0027-20		
<u>Issued To:</u>	Eric Knauf, 3028 Hartwood Dr., Eau Claire, WI 54703		

<u>Site Address:</u>	No Address Available
<u>Computer Numbers:</u>	012111102000 012111101000 012111105000 012111109030
<u>Municipality:</u>	Town of Lincoln

<u>Property Owner:</u>	RANDY VOLBRECHT S 6170 VALLEY RD FALL CREEK, WI 54742-4030
------------------------	---

Applicable Zoning District(s):

A-P, A-3

Summary of Rezoning Request:

Rezoning 73.45 acres +/- from A-P to A-3 to allow applicant and son to divide property into 2 lots to construct single-family residences.

Area to be Rezoned:

73.45 acres +/-

<u>Signature:</u>	<u>Matt Michels</u>
-------------------	---------------------

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



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

SUP. Dist B - Paul Zook

Application Accepted:	12/21/20
Accepted By:	mm
Application Number:	0020-27
Town Hearing Date:	1/12/20
Scheduled Hearing Date:	1/26/20

### 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: A-P Proposed Zoning District(s): A-3  
 Acres to be rezoned:

Property Owner Name: Randy Volbrecht Phone# 715-579-4805  
 Mailing Address: 56170 Valley Road, Fall Creek, WI 54742  
 Email Address: rtvolb78@centurytel.net

Agent Name: Eric Knaut Phone# 715-214-6508  
 Mailing Address: 3028 Hartwood Drive, Eau Claire, WI 54703  
 Email Address: amsurv@charter.net

#### SITE INFORMATION

Site Address: NA  
 Property Description: NW-SW, NE-SW, NW-SE SE 1/4 SW 1/4 Sec. 26, T 26 N, R 8 W, Town of Lincoln  
 Zoning District: A-P Code Section(s):  
 Overlay District:  Shoreland  Floodplain  Airport  Wellhead Protection  Non-Metallic Mining  
 Computer #(s): 012-111-102-000 012-111-105-000  
012-111-101-000 012-111-109-030

#### 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 \$595.00 application fee (non-refundable), payable to the Eau Claire County Treasurer (\$525.00 application processing fee and \$70.00 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  Date 12/18/2020

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 applicant and his son would like to split this parcel into 2 CSM Lots.  
The goal is for each to construct a home on their respective lot.

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.

The proposed zoning change would still remain within an agricultural zoning paradigm. A-3 would limit future subdivisions of said parcel, as would access from CTH "D". Access to CTH "D" is restricted by EC Highway Dept. Land use would be consistent with current land use easterly and westerly of said parcel, being rural homes on large lots.

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.

This parcel is not prime agricultural ground. The majority of this parcel is wetland, wooded, or has HEL soils. Approximately 13% of the soils on this site are considered farmland of statewide importance. The rest of the site is agriculturally impeded by ESA's.

This parcel is adjacent to A-3 zoned land. Rezoning to A-3 would follow zoning on adjoining parcels. Rezoning to A-3 would not limit the future of agricultural use on surrounding parcels, as A-3 is still an agriculturally based zoning classification.



3

STATE BAR OF WISCONSIN FORM 1-2003  
WARRANTY DEED

Document Number

1155699

KATHRYN A. CHRISTENSON  
EAU CLAIRE COUNTY, WI  
REGISTER OF DEEDS

RECORDED ON  
01/03/2018 3:07 PM

REC FEE: 30.00  
TRANSFER FEE: 795.00

EXEMPT #  
PAGES: 3

THIS DEED, made between DANIEL R. FREUND and DEBRA C. FREUND A/K/A DEBORAH A. FREUND, husband and wife as survivorship marital property ("Grantor", whether one or more) and RANDY VOLBRECHT and TONITA S. VOLBRECHT, husband and wife as survivorship marital property ("Grantee", whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in EAU CLAIRE County, State of Wisconsin (the "Property"):

SEE ATTACHED EXHIBIT A

Together with all appurtenant rights, title and interests.

Recording Area

Name and Return Address:  
RANDY VOLBRECHT  
TONITA S. VOLBRECHT  
S6170 VALLEY ROAD  
FALL CREEK, WI 54742

PART OF 012-1111-02-000 (18012-2-260826-320-0001), 012-1111-01-000 (18012-2-260826-310-0001), 012-1111-05-000 (18012-2-260826-340-0001), 012-1111-09-030 (18012-2-260826-420-0004)

Parcel Identification Number (PIN)

This is not homestead property.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered into under them, recorded easements for the distribution of utility and municipal services, recorded building and use restriction and covenants, general taxes levied in 2018.

Dated this 27<sup>th</sup> day of December, 2017

[Signature]  
DANIEL R. FREUND

Deborah A. Freund  
DEBRA C. FREUND A/K/A DEBORAH A. FREUND

AUTHENTICATION

Signature(s) \_\_\_\_\_  
authenticated this \_\_\_\_\_ day of \_\_\_\_\_

TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_  
Authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Sara R. Vitopal

Attorney at Law

(Signatures may be authenticated or acknowledged. Both are not necessary.)  
\*Names of persons signing in any capacity should be typed or printed below their signatures.

ACKNOWLEDGMENT

Hawaii )  
STATE OF WISCONSIN )  
Kauai COUNTY ) ss.

Personally came before me this 27<sup>th</sup> day of December 2017 the above named DANIEL R. FREUND and DEBRA C. FREUND A/K/A DEBORAH A. FREUND to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

[Signature]  
Tamea Desilva

Notary Public, State of Wisconsin HAWAII  
D.N.P.

My Commission is permanent (If not, state expiration date)  
8/3/20



NOTARY CERTIFICATE ON NEXT PAGE

## EXHIBIT A

The NW ¼ of the SW ¼ and the SE ¼ of the SW ¼ of Section 26, Township 26 North, Range 8 West, Town of Lincoln, Eau Claire County, Wisconsin, lying North of a division line described as follows:

Commencing at a point 120 rods South of the NE corner of the SW ¼; thence running Northwesterly to a point 120 rods North of the SW corner of the SW ¼;

EXCEPT the West 1 rod of said NW ¼ of the SW ¼ of Section 26, Township 26 North, Range 8 West.

ALSO EXCEPT lands conveyed for highway purposes in conveyance dated 3/28/1968 and recorded 7/12/1968 in Volume 322 of Records, Page 276 as Document #362826.

ALSO EXCEPT Lot 1 of Certified Survey Map #3345 as recorded in Volume 18 of Certified Survey Maps on Page 378 as Document #1155348; being a part of the NW ¼ of the SW ¼ of Section 26, Township 26 North, Range 8 West.

AND

The NE ¼ of the SW ¼ of Section 26, Township 26 North, Range 8 West, Town of Lincoln, Eau Claire County, Wisconsin;

EXCEPT lands conveyed for highway purposes in conveyance dated 3/28/1968 and recorded 7/12/1968 in Volume 322 of Records, Page 276 as Document #362826.

AND

That part of the NW ¼ of the SE ¼ of Section 26, Township 26 North, Range 8 West, Town of Lincoln, Eau Claire County, Wisconsin, described as follows:

Commencing at the East quarter corner of said Section; thence South 88°08'02" West, along the East-West quarter line, 2613.93 feet to the Northwest corner of said NW ¼ of the SE ¼; thence South 00°09'46" West, along the West line of said SW ¼ of the NE ¼ 34.27 feet to the South right of way line of C.T.H. "D" and the point of beginning; thence continuing South 00°09'46" West 755.96 feet; thence North 76°17'27" East 55.12 feet to an iron pipe; thence North 00°17'09" East 758.39 feet to an iron pipe on the South right of way line of C.T.H. "D"; thence Southwesterly, along said South line and the arc of a curve concave Northwesterly, the long chord of which bears South 74°16'01" West 55.48 feet and having a radius of 4397.19 feet to the point of beginning.

**HAWAII ALL-PURPOSE ACKNOWLEDGMENT**  
**H.R.S 502-41(6)**

State of Hawaii }  
County of Kauai } ss.

On this 27<sup>th</sup> day of December, 2017, in the Fifth Circuit Court, State of Hawaii,  
Day Month Year Name of Circuit

before me personally appeared Daniel R. Freund (,) (and  
Name of Signer 1

Debra C Freund aka Deborah A. Freund (,) to me personally known or proved  
Name of Signer 2 (if any)

to me on the basis of satisfactory evidence to be the person(s) whose name(s)  
is/are subscribed to this instrument, who, being by me duly sworn or affirmed, did say  
that such person(s) executed the foregoing instrument identified or described as  
warranty deed as the free act and deed of such person(s),  
Type of Document

and if applicable, in the capacity shown having been duly authorized to execute such instrument  
in such capacity. The foregoing instrument is dated December 27, 2017 and  
Date of Document

contained 2 pages at the time of this acknowledgment/certification.  
No. of Pages



Tamee Desilva

Printed Name of Notary Public

Notary Public – STATE OF HAWAII

My commission expires: 8/3/20

Tamee Desilva

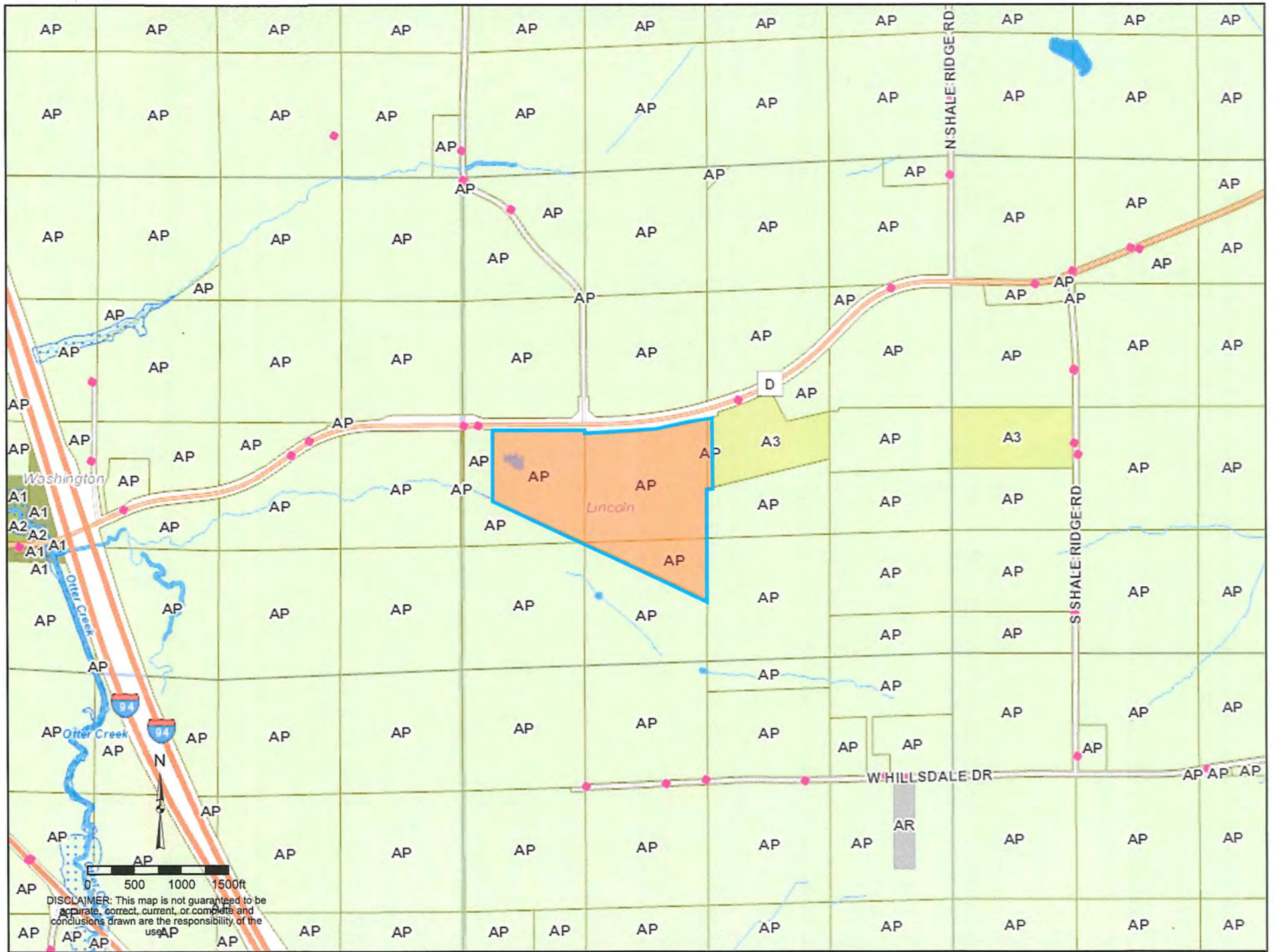
Signature of Notary Public

Place Notary Seal or Stamp Above

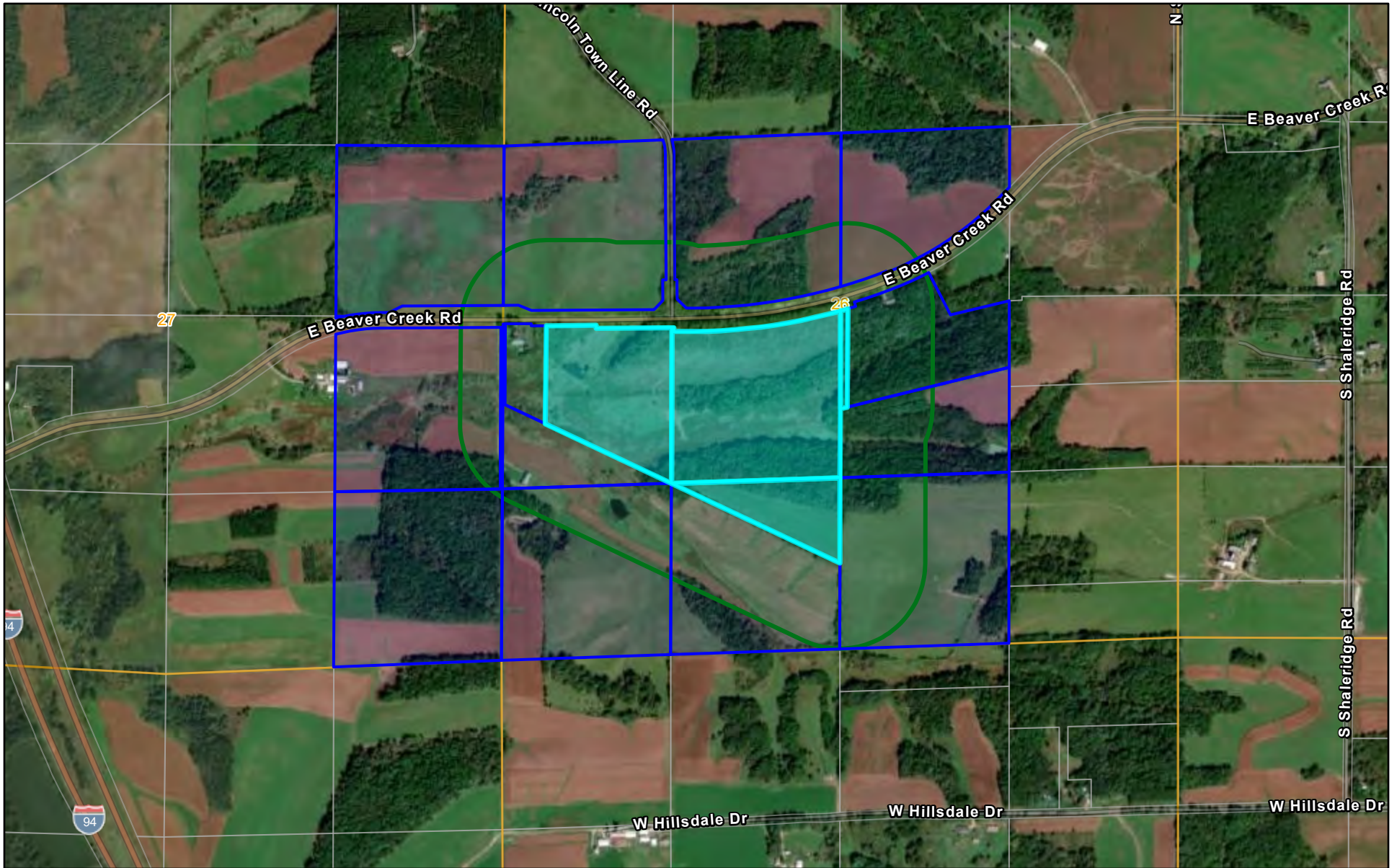


DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.








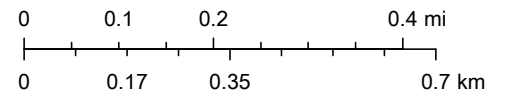
# Public Notification



1/15/2021, 2:48:41 PM

-  County Boundary
-  Tax Parcel
-  Section

1:18,056



USDA FSA, GeoEye, Maxar, Esri Community Maps Contributors, Esri,

Eau Claire County, WI

USDA FSA, GeoEye, Maxar | Esri Community Maps Contributors, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA |

FirstName LastName	Address	City State Zip
RANDY VOLBRECHT	S 6170 VALLEY RD	FALL CREEK WI 54742-4030
RANDY VOLBRECHT	S 6170 VALLEY RD	FALL CREEK WI 54742-4030
KURT FOLKERS	S 8365 LINCOLN TOWN LINE RD	FALL CREEK WI 54742-4108
RANDY VOLBRECHT	S 6170 VALLEY RD	FALL CREEK WI 54742-4030
WAYNE DEHNKE	E 11890 BRIDGEWATER DR	FALL CREEK WI 54742-4008
DANIEL BORNTREGER	W 14686 COUNTY ROAD H	MELROSE WI 54642-8120
SUSAN (WELKE) MANDEHR	S 8340 N SHALE RIDGE RD	FALL CREEK WI 54742-4114
JEFFREY STEINKE	E 10725 COUNTY ROAD D	FALL CREEK WI 54742-4126
SUSAN (WELKE) MANDEHR	S 8340 N SHALE RIDGE RD	FALL CREEK WI 54742-4114
RANDALL G & TRUDY H HORLACHER	N 2775 STATE ROAD 27	CADOTT WI 54727-9212
RANDY VOLBRECHT	S 6170 VALLEY RD	FALL CREEK WI 54742-4030
RANDALL G & TRUDY H HORLACHER	N 2775 STATE ROAD 27	CADOTT WI 54727-9212
ANDREW BUDIK	E 10415 COUNTY ROAD D	FALL CREEK WI 54742-4107
RANDALL G & TRUDY H HORLACHER	N 2775 STATE ROAD 27	CADOTT WI 54727-9212
RONALD HORLACHER	8299 SCHUMACHER RD	FALL CREEK WI 54742-9351
JAMES A & MELINDA J FENNO	110A KNUTSON DR	SITKA AK 99835-9783
JAMES A & MELINDA J FENNO	110A KNUTSON DR	SITKA AK 99835-9783
RANDALL G & TRUDY H HORLACHER	N 2775 STATE ROAD 27	CADOTT WI 54727-9212

**FACT SHEET**  
**File No. 20-21/104**

**RE:** Rezone 5 acres +/- of land from A-P (Agricultural Preservation) District to A-2 (Agricultural-Residential) District to allow the property owners to sell the farm to one of their children and construct a residence on the 5-acre property to allow the owners to continue assisting with farming operations.

**Legal Description and Location:** Part of the NE¼ of the SW¼ of Section 2, Township 27 North, Range 8 West, Town of Seymour, Eau Claire County, Wisconsin (complete legal description attached).

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

**ADJACENT ZONING & LAND USES:**

LOCATION	ZONING	LAND USE
Subject	A-P	Agricultural Fields
North	A-P	Agricultural Fields; Farmstead
East	A-P	Agricultural Fields
South	A-P	Agricultural Fields; Farmstead
West	A-P	Agricultural Fields

**LAND USE PLANS:** The Eau Claire County and Town of Seymour Future Land Use Maps both include the property 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.*

**Staff Conclusions and Recommendation:** Staff finds that the proposed rezoning request substantially conforms with the Eau Claire County Comprehensive Plan. The Eau Claire County Comprehensive Plan recognizes that the proposed A-2 zoning district is consistent within the mapped future land use designation.

**Town Board Action:** The Seymour Town Board considered the rezoning petition on Monday, December 14, 2020, and recommended approval of the rezoning (3-0 vote).

**Committee Action:** The Eau Claire County Committee on Planning and Development conducted the required public hearing on Tuesday, February 9, 2021 regarding the proposed rezoning. On a vote of 5 in favor and 0 against, the Committee recommends approval of the rezoning from A-P to A-2 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.

**Fiscal Impact:** None

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



Matt Michels, AICP  
Senior Planner

2  
3 -AMENDING THE 1982 OFFICAL ZONING DISTRICT BOUNDARY MAP FOR THE  
4 TOWN OF SEYMOUR -

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 Seymour, described as follows:

10  
11 A parcel of land located in the Northeast ¼ of the Southwest ¼, Section 2, Township 27  
12 North, Range 8 West, Town of Seymour, Eau Claire County, Wisconsin, and being more  
13 particularly described as follows:

14  
15 Commencing at the west ¼ corner of Section 2;  
16 Thence S.87°27'49"E., along the East/West ¼ line of Section 2, a distance of 2023.85 feet to  
17 the point of beginning;  
18 Thence continuing S.87°27'49"E., along said line, a distance of 497.45 feet;  
19 Thence S.02°32'11"W., a distance of 623.00 feet;  
20 Thence N.87°27'49"W., a distance of 156.34 feet to the start of a meander line to the  
21 tributary of Nine Mile Creek;  
22 Thence N.28°13'45"W., along said meander line, a distance of 666.85 feet to the end of said  
23 meander line;  
24 Thence N.02°32'11"E a distance of 50.00 feet to the point of beginning.  
25 Including all lands lying between said meander line and the ordinary high-water mark of the  
26 tributary of Nine Mile Creek.

27  
28 And being subject to existing easements.

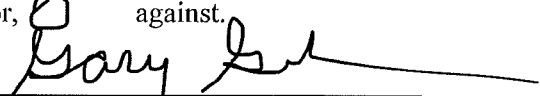
29  
30 Said described parcel of land containing 5 acres +/-, land and is subject to the easements and  
31 restrictions of record to be reclassified from the A-P Agricultural Preservation District to the  
32 A-2 Agriculture-Residential District.

33  
34 SECTION 2. Where a certified survey map is required and may alter the above described  
35 property description, the official zoning district map for the town shall be automatically  
36 amended to reflect the property description of the certified survey map.

37  
38  
39 ENACTED:

40  
41  
42  
43 **APPROVED BY**  
44 **CORPORATION COUNSEL**  
45 **AS TO FORM**

46  
47 I Hereby certify that the foregoing correctly  
48 represents the action taken by the undersign  
49 Committee on February 9, 2021 by a vote of  
50 5 for, 0 against.

51 

Planning and Development Committee, Chairperson

CC

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

Dated this 9<sup>th</sup> day of February 2021.



**Eau Claire County  
DEPARTMENT OF PLANNING  
AND DEVELOPMENT  
Eau Claire County Courthouse - Room 3344  
721 Oxford Avenue  
Eau Claire, Wisconsin 54703-5212  
(715) 839-4741**

**Building Inspection**  
839-2944  
**Emergency Management**  
839-4736  
**Geographical Information Systems**  
839-4730  
**Land Conservation**  
839-6226  
**Land Records**  
839-4742  
**Land Use Management**  
839-4743  
**Planning**  
839-5055  
**Recycling**  
839-2756

January 6, 2021

## **Notice of Application Received**

The Eau Claire County Department of Planning and Development has received the following application for rezoning:

**Owner:** Gary & Laurel Wehling Trust

**Applicant:** Owner

**File Number:** 20-21/104

**Legal Description:** The Southwest  $\frac{1}{4}$  and the East 858 feet of the Northwest  $\frac{1}{4}$  of Section 2, Township 27 North, Range 8 West, Town of Seymour, Eau Claire, County, Wisconsin.

**Site Address:** 10305 St Bridget Dr, Chippewa Falls, Wisconsin 54729-9622

**Existing Zoning District:** A-P Agricultural Preservation

**Purposed Zoning District:** A-2 Agriculture-Residential

**Acres to be Rezoned:** 5 Acres +/-

**Date Received:** 12/28/2020



Eau Claire County, Wisconsin  
Rezoning Request - County

RECEIVED

DEC 28 2010

COUNTY CLERK

<u>Permit Type:</u>	Land Use	<u>Application Fee:</u>	\$595.00
<u>Permit Number:</u>	RZN-0001-21		
<u>Issued To:</u>	Gary & Laurel Wehling Trust, 10305 St. Bridget Dr., Chippewa Falls, WI 54729-9622		

<u>Site Address:</u>	No Address Available
<u>Computer Number:</u>	020102509000
<u>Municipality:</u>	Town of Seymour

<u>Property Owner:</u>	GARY & LAUREL WEHLING TRUST 10305 ST BRIDGET DR CHIPPEWA FALLS, WI 54729-9622
------------------------	--

Applicable Zoning District(s):

A-P, A-2

Summary of Rezoning Request:

Request to rezone 5 acres +/- from A-P to A-2 to sell the farm to one of the applicant's children and allow the applicant to construct a single-family residence on the 5 acres.

Area to be Rezoned:

5 acres +/-

Signature:

Matt Michels

**Department of Planning and Development**

Eau Claire County Courthouse  
721 Oxford Avenue, Room 3344  
Eau Claire, Wisconsin 54703  
(715) 839-4741



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

KNIGHT

Application Accepted: 12/28/20  
 Accepted By: Cheryl, Jared + Dean  
 Application Number: 0001-21  
 Town Hearing Date: 12-14-20  
 Scheduled Hearing Date: 2/09/21

**REZONING APPLICATION #65600**

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): A7

RECEIVED  
 DEC 28 2020

Property Owner Name: Gary + Laurel Wehling Trust Phone# 715-834-9826  
 Mailing Address: 10305 Saint Bridget Drive, Chippewa Falls, WI 54727-9622  
 Email Address: giwehling@gmail.com

COUNTY CLERK

Agent Name: Gary Wehling, Laurel Wehling Phone# 715,864,8083, 715,834,9826  
 Mailing Address: same (gary) (Laurel)  
 Email Address: same

**SITE INFORMATION**

Site Address: Saint Bridget Drive: South side of road .6 miles west of CTH UW (110th Ave)  
 Property Description: NE 1/4 SW 1/4 Sec. 7, T 27 N, R 8 W, Town of Seymour  
 Zoning District: Code Section(s):  
 Overlay District:  Shoreland  Floodplain  Airport  Wellhead Protection  Non-Metallic Mining  
 Check Applicable  
 Computer #(s): 020-1035-09-000

**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.

- Complete attached information sheet
- Contact the Town to coordinate a recommendation on the application 12-14-2020
- Provide legal description of property to be rezoned concept CSIM - enclosed
- Provide \$595.00 application fee (non-refundable), payable to the Eau Claire County Treasurer (\$525.00 application processing fee and \$70.00 mapping surcharge fee) my check # 1567 12/28/2020 \$595.00

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 Gary Wehling Laurel Wehling Date 27 October, 2020

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.



## REZONING APPLICATION CHECKLIST

Applications are due by Tuesday at 12:00 PM three weeks prior to the Committee on Planning and Development meeting. The application must include the items listed below. After a preliminary review, additional information may be needed. A hearing will not be scheduled until the application is deemed complete. Applications are considered complete when all materials and associated fees are received and approved by staff.

### Required Application Items:

- Application must be signed by the property owner(s) ✓
- A legal description of land and address of land to be rezoned
- Complete the attached supplemental rezoning information sheet
  - Describe the reason for the request
  - 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
  - Explain and justify why this particular property is under consideration for rezoning
    - For rezoning requests from A-P to any zoning district other than the AR district must consider the factors in Section 18.32.055 A. – D.
    - For rezoning requests from the A-P to the AR zoning district must consider the factors in Section 18.06.050 A. – D.
    - For rezoning requests out of the Shoreland-wetland district must consider Section 18.19.100 B

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:

We plan to sell our farm to one of our children. Since we are still very involved with day-to-day operations, we wanted to be close by to continue to help out. Therefore, we would like to build a residence on property we already own and sell the remainder to our child. Our farming practices utilize all tillable ground for grain production. Our child will continue to do the same.

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.

Through talking with Ben Bublitz and Matt Michels in Planning & Development, we propose including a good amount of the tributary creek with flowing water, trees and vegetation to fulfill the acreage requirement. Minimal productive farm ground will be taken while observing setbacks in regard to flowing water and road frontage. This area is not in a flood plain.

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.

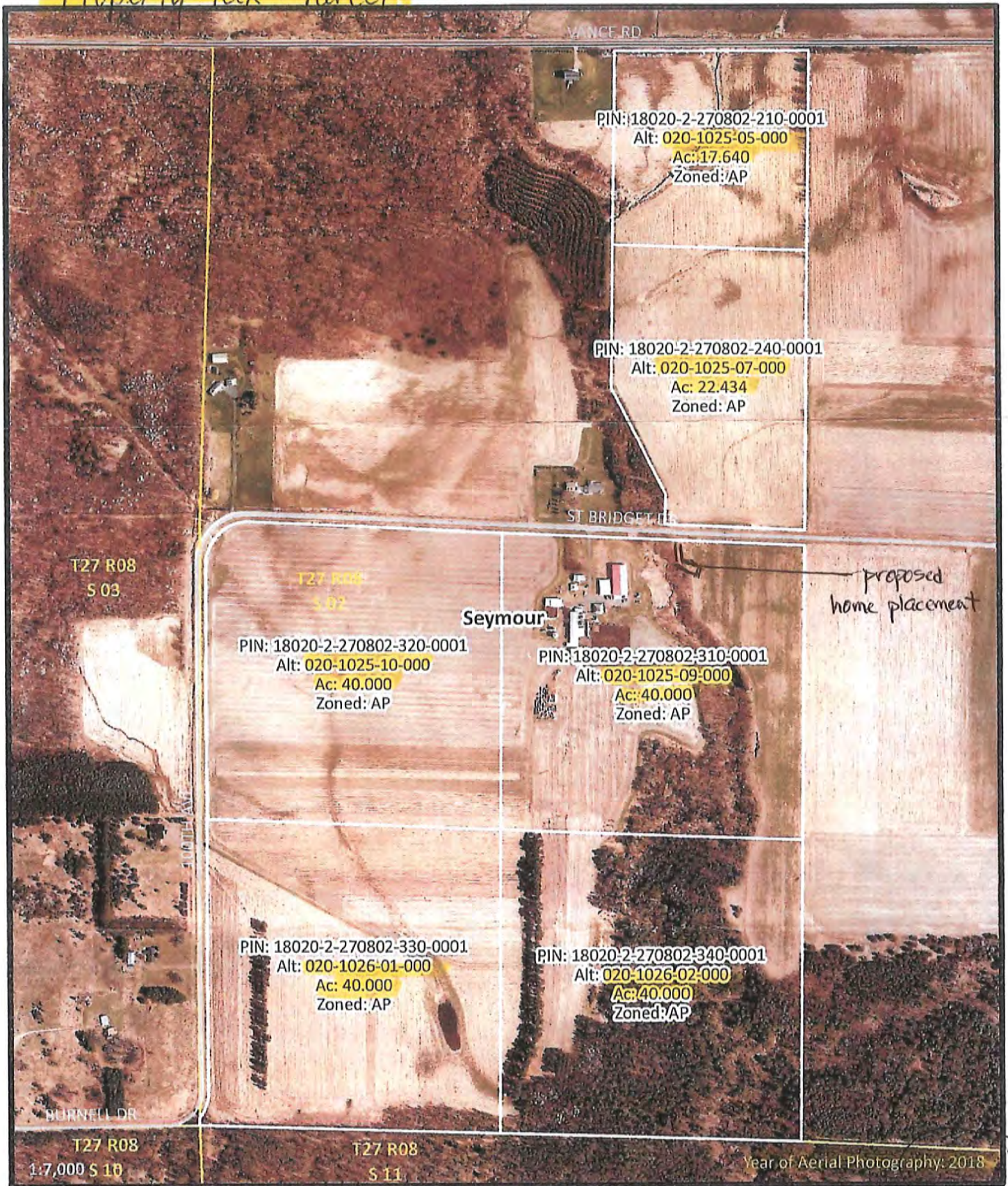
The rezoned area will include a substantial part of the tributary creek with flowing water, trees and vegetation. Minimal productive farm ground will be taken to allow for the building site consisting of a single structure, septic system and well placement. Setbacks in regard to flowing water will be observed.

Our other parcels of land will not be affected by this rezoning request. This area is not in a flood plain.

Thank you for your consideration of our request.

Gary & Laurel Wehling

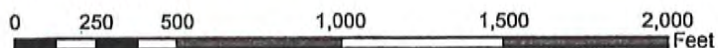
Property Tax # Parcel



Eau Claire County  
Land Conservation Division  
Planning & Development  
721 Oxford Ave  
Eau Claire, WI 54703  
Phone: (715) 839-6226  
Fax: (715) 831-5802  
www.co.eau-claire.wi.us

Gary & Laurel Wehling Trust  
10305 St Bridget Dr,  
Chippewa Falls, WI 54729  
715-867-8083

FPP Acres: 200.074  
FPP Tax Credit: \$7.50 /ac  
Annual Tax Credit: \$1,500



VOLUME \_\_\_\_ OF CERTIFIED SURVEY MAPS, PAGE \_\_\_\_\_

**CERTIFIED SURVEY MAP, NUMBER \_\_\_\_\_**

LOCATED IN THE NORTHEAST ¼ OF THE SOUTHWEST ¼,  
SECTION 2, TOWNSHIP 27 NORTH, RANGE 8 WEST,  
TOWN OF SEYMOUR, EAU CLAIRE COUNTY, WISCONSIN

**SURVEYOR'S CERTIFICATE:**

I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:  
THAT BY THE DIRECTION OF GARY & LAUREL WEHLING, I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND PARCEL WHICH  
IS REPRESENTED BY THIS CERTIFIED SURVEY MAP.

THAT THE EXTERIOR BOUNDARY OF THE LAND PARCEL SURVEYED AND MAPPED IS AS FOLLOWS: A PARCEL OF LAND  
LOCATED IN THE NORTHEAST ¼ OF THE SOUTHWEST ¼, SECTION 2, TOWNSHIP 27 NORTH, RANGE 8 WEST, TOWN OF  
SEYMOUR, EAU CLAIRE COUNTY, WISCONSIN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE WEST ¼ CORNER OF SECTION 2;
  - THENCE S.87°27'49"E., ALONG THE EAST/WEST ¼ LINE OF SECTION 2, A DISTANCE OF 2023.85 FEET TO THE POINT OF BEGINNING;
  - THENCE CONTINUING S.87°27'49"E., ALONG SAID LINE, A DISTANCE OF 497.45 FEET;
  - THENCE S.02°32'11"W., A DISTANCE OF 623.00 FEET;
  - THENCE N.87°27'49"W., A DISTANCE OF 156.34 FEET TO THE START OF A MEANDER LINE TO THE TRIBUTARY OF NINE MILE CREEK;
  - THENCE N.28°13'45"W., ALONG SAID MEANDER LINE, A DISTANCE OF 666.85 FEET TO THE END OF SAID MEANDER LINE;
  - THENCE N.02°32'11"E., A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.
- INCLUDING ALL LANDS LYING BETWEEN SAID MEANDER LINE AND THE ORDINARY HIGH-WATER MARK OF THE TRIBUTARY OF NINE MILE CREEK.

AND BEING SUBJECT TO EXISTING EASEMENTS.

THAT THIS CERTIFIED SURVEY MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY SURVEYED AND DESCRIBED, AND THE DIVISION OF IT. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE, AND THE SUBDIVISION REGULATIONS OF THE CITY OF EAU CLAIRE, EAU CLAIRE COUNTY, WISCONSIN IN SURVEYING AND MAPPING THE SAME.

\_\_\_\_\_  
PETER J. GARTMANN, P.L.S. NO. 2279

\_\_\_\_\_ DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

**CERTIFICATE OF COUNTY PLANNING AND DEVELOPMENT:**

I, RODNEY J. ESLINGER, DIRECTOR OF THE EAU CLAIRE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT, HEREBY CERTIFY THAT THIS CERTIFIED SURVEY MAP IS APPROVED OF AS COMPLYING WITH SUBTITLE III, SUBDIVISION CONTROL, OF TITLE 18 OF THE COUNTY CODE OF GENERAL ORDINANCES.

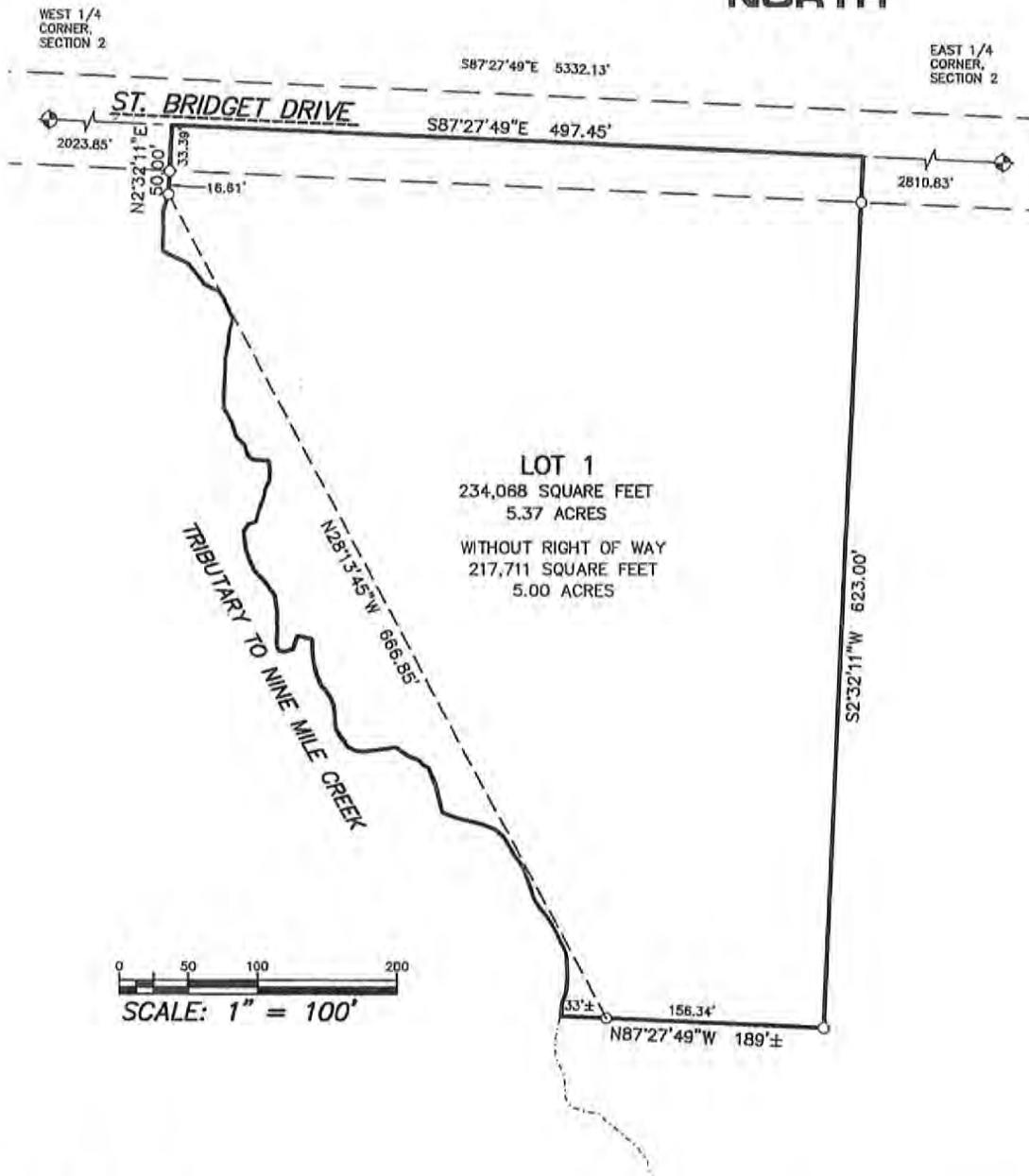
\_\_\_\_\_ DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020  
RODNEY J. ESLINGER

**Owners:**

GARY & LAUREL WEHLING TRUST  
10305 ST BRIDGET DR  
CHIPPEWA FALLS, WI 54729-9622

CERTIFIED SURVEY MAP, NUMBER \_\_\_\_\_

LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4,  
SECTION 2, TOWNSHIP 27 NORTH, RANGE 8 WEST,  
TOWN OF SEYMOUR, EAU CLAIRE COUNTY, WISCONSIN



REAL LAND SURVEYING, LLC  
1380 INTERNATIONAL DRIVE  
SUITE 2  
EAU CLAIRE, WI 54701  
(715)514-4116  
rlswi.com  
CADD No. 20461

**TOWN OF SEYMOUR  
BOARD MEETING NOTICE  
MONDAY, December 14, 2020**

**7:00 PM  
6500 TOWER DRIVE  
EAU CLAIRE, WI 54703  
715.834.4999 Office  
715.834.3687 Fax  
[www.townofseymour.org](http://www.townofseymour.org)**

Jeremy Skaw  
715.725.4572  
concept CSM

**AMENDED AGENDA**

A BOARD MEETING, OF THE TOWN OF SEYMOUR, WILL BE HELD ON MONDAY, December 14, 2020 AT THE SEYMOUR TOWN HALL AT 6500 TOWER DRIVE, EAU CLAIRE, WI at 7:00 pm

DISCUSSION/POSSIBLE ACTION ON ALL AGENDA ITEMS

- 1) CALL THE MEETING TO ORDER
- 2) PLEDGE OF ALLEGIANCE
- 3) MINUTES APPROVAL
- 4) GENERAL PUBLIC WISHING TO ADDRESS THE BOARD (Comments should be restricted to agenda items and limited to 3 minutes per individual)
- 5) FINANCIAL REPORT
- 6) ROADS & BUILDINGS SUPERVISOR
- 7) BLDGS INSPECTOR REPORT
  - a) PROPOSED CHANGES TO THE BUILDING CODE
- 8) OLD BUSINESS
- 9) NEW BUSINESS
  - a) HUNTING PERMITS, if any
  - b) PROPOSED CSM FOR JOEL STOKKA- CSM-2020-45
  - c) PROPOSED ZONING CHANGE ON GARY AND LAUREL WEHLING PROPERTY
  - d) PROPOSED REMOVAL OF DESIGNATED BUILDING AREA ON LOT 91 FOR JACOB SPIES IN ST. ANDREWS PARK
  - e) JOHNSON BLOCK AUDITOR CONTRACT FOR 2021
  - f) TOWN HALL CLEANING CONTRACT
  - g) 2020 BUDGET AMENDMENT
  - h) PURCHASE OF BACKHOE/LOADER
- 10) DISCUSSION AND POSSIBLE MOTION TO CONVENE INTO CLOSED SESSION PURSUANT TO WIS STATUTES 19.85(1)(C) (*Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility*) TO REVIEW EMPLOYEE COMPENSATION FOR 2021
- 11) DISCUSSION AND POSSIBLE MOTION TO RECONVENE INTO OPEN SESSION PURSUANT TO WIS. STATUTES 19.85(2) FOR POSSIBLE ADDITIONAL DISCUSSION AND/OR ACTION CONCERNING ANY MATTER DISCUSSED IN CLOSED SESSION AND/OR ANY UNFINISHED ITEM REMAINING ON AGENDA.
- 12) BOARD MEMBERS COMMUNICATIONS/NEXT MONTH'S AGENDA ITEMS
- 13) SIGN CHECKS / VOUCHERS
- 14) ADJOURNMENT

NOTICE IS HEREBY GIVEN THAT MONDAY, DECEMBER 14 , 2020, THE TOWN BOARD MAY DISCUSS AND CONSIDER CONVENING IN CLOSED SESSION UNDER WISCONSIN STATUTES SECTION 19.85(1)(C) TO DELIBERATE ON PERSONNEL MATTERS. IMMEDIATELY FOLLOWING THE CONCLUSION OF THE CLOSED SESSION, THE BOARD WILL CONVENE IN OPEN SESSION AND MAY TAKE ACTION ON ANY ITEMS DISCUSSED IN CLOSED SESSION.

PLEASE NOTE THAT, UPON REASONABLE NOTICE, EFFORTS WILL BE MADE TO ACCOMMODATE THE NEEDS OF DISABLED INDIVIDUALS THROUGH APPROPRIATE AIDS AND SERVICES. FOR ADDITIONAL INFORMATION OR TO REQUEST THIS SERVICE, CONTACT THE TOWN CLERK'S OFFICE AT 715.834.4999.

DUE TO COVID 19, THE PROTOCOL SET FORTH BY THE EAU CLAIRE COUNTY CITY/HEALTH DEPARTMENT WILL BE FOLLOWED, INCLUDING SOCIAL DISTANCING AND THE REQUIREMENT OF FACE MASKS TO BE WORN BY ALL.

SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

County EAU Claire  
Parcel I.D. \_\_\_\_\_  
Reviewed by \_\_\_\_\_ Date \_\_\_\_\_

Personal information you provide may be used for secondary purposes (Privacy Law, s. 16.04(1)(m)).

Property Owner: Gary + Laurel Wehling  
Property Location: Govt. Lot SE 1/4 SW 1/4 S 2 T 27 NR 8 E (or) W  
Property Owner's Mailing Address: 10305 Saint Bridget Drive  
City: Chippewa Falls State: WI Zip Code: 54729 Phone Number: 864-8083  
Lot #: \_\_\_\_\_ Block #: \_\_\_\_\_ Subd. Name or CSM#: proposed 5 Acres  
City:  City  Village  Town Seymour Nearest Road: St. Bridget Drive

New Construction Use:  Residential / Number of bedrooms: 2 or 3 Code derived design flow rate: 300 GPD  
 Replacement  Public or commercial - Describe: \_\_\_\_\_ or 450  
Parent material: SS residuum Flood Plan elevation if applicable: NA ft.  
General comments and recommendations:  
recommend 8" sand fill mound, 0.4 load rate, 75' rot length, 1% slope

1 Boring #  Boring  Pit Ground surface elev. 961 ft. Depth to limiting factor 29 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/ft <sup>2</sup>	
1	0-13	10YR 3/2	NONE	sl	1msbt	m fr	as	3C	0.4	0.7
2	13-22	10YR 4/4		s	1csbt	m fr	gs	2f	0.4	0.7
3	22-29	10YR 5/3		sl	1msbt	m fr	gs	2st	0.4	0.7
4	29-38	10YR 6/3	c2f15R 7/8	s	2cabk	m fi	gs	-	0.6	1.0
5	38-50	10YR 6/3	c3d15R 7/8	Weakly cemented	SSR					

2 Boring #  Boring  Pit Ground surface elev. 961 ft. Depth to limiting factor 36 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/ft <sup>2</sup>	
1	0-12	10YR 3/3	NONE	sl	1msbt	m fr	as	3C	0.4	0.7
2	12-20	10YR 4/4		s	1msbt	m fr	gs	2f	0.4	0.7
3	20-27	10YR 5/4		sl	2msbt	m fr	gs	2st	0.6	1.0
4	27-36	10YR 6/4		s	φ	m	gs	-	0.7	1.6
5	36-60	10YR 6/3	c2f15R 7/8	Weakly cemented	SSR					

\* Effluent #1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 180 mg/L. \* Effluent #2 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 180 mg/L.

CST Name (Please Print): Will Heidt Soil Testing Signature: William Heidt CST Number: 227892  
Address: W3503 Hemlock Road Date Evaluation Conducted: December 5, 2020 Telephone Number: 579-9584  
Mondovi, WI 54755

(715) 579-9584



Wahlong

Boring # 3

Boring  
 Pit

Ground surface elev. 95.8 ft.

Depth to limiting factor 28 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/F <sup>2</sup>	
									*Eff#1	*Eff#2
1	0-14	10YR 3/2	NONE	sl	msdk	mfr	gs	2fzm	0.4	0.7
2	14-20	10YR 4/4	↓	sl	msbk	mfr	gs	2fzm	0.4	0.7
3	20-28	10YR 5/4	↓	sl	lusb	mfr	gs	2fzm	0.4	0.7
4	28-38	10YR 5/4	2+25YR 5/4	sl	lckbk	mfr	gs	2fzm	0.4	0.7
5	38-	10YR 5/3	2+25YR 5/4	Weakly cemented			gs	1flm	0.4	0.7

Boring #

Boring  
 Pit

Ground surface elev. \_\_\_\_ ft.

Depth to limiting factor \_\_\_\_ in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/F <sup>2</sup>	
									*Eff#1	*Eff#2

Boring #

Boring  
 Pit

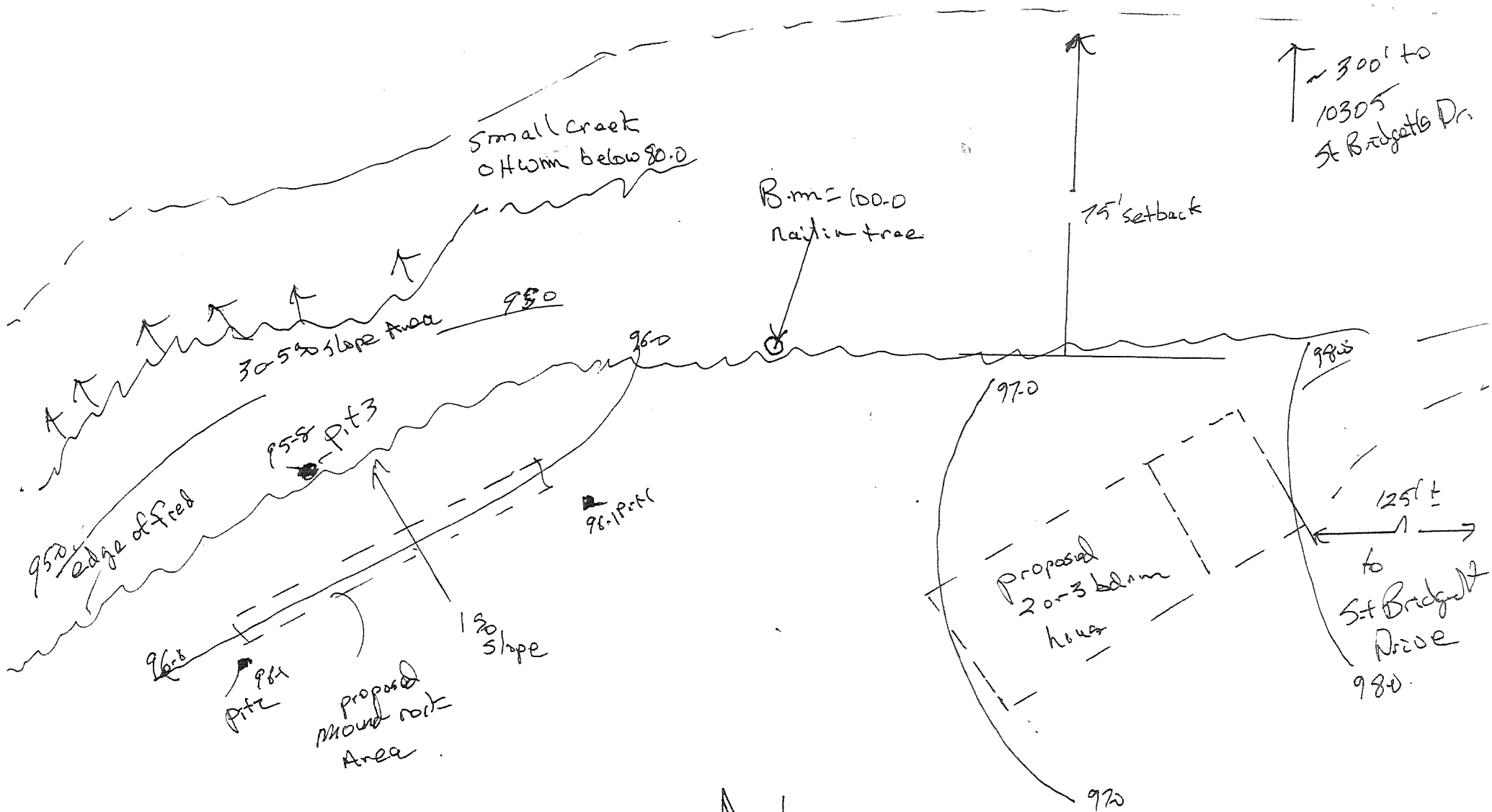
Ground surface elev. \_\_\_\_ ft.

Depth to limiting factor \_\_\_\_ in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/F <sup>2</sup>	
									*Eff#1	*Eff#2

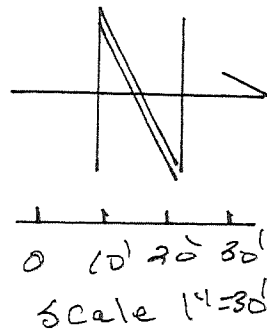
\* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

\* Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L



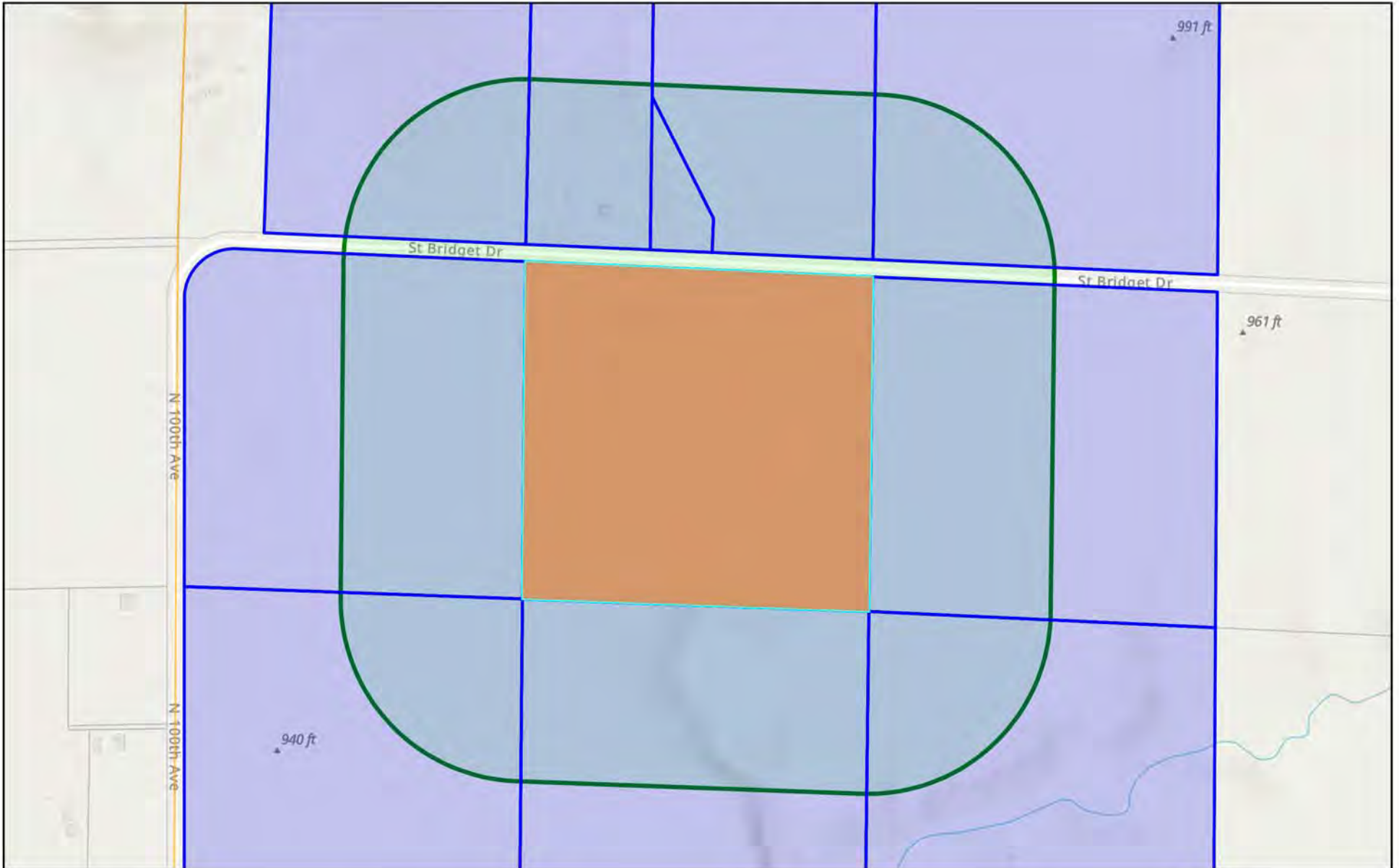
Will Heidt Soil Testing  
 W3503 Hemlock Road  
 Mondovi, WI 54755  
 (715) 579-9584

id- no- 227872  
 December 5, 2020  
 William R. Heidt






Gary + Laurel Wehling  
 10305 Saint Bridget Drive  
 Chippewa Falls, WI 54729  
 (715) 834-9826  
 864-8083  
 NE/SW 2-27-8W Seymour

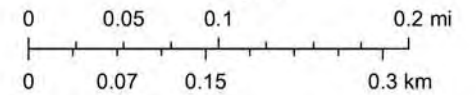
# Public Notification



1/5/2021, 10:56:56 AM

-  County Boundary
-  Tax Parcel
-  Section

1:9,028



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Esri,

116  
Eau Claire County, WI

Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA |

FirstName LastName	Address	City State Zip
PHILLIP STATZ	10811 VANCE DR	CHIPPEWA FALLS WI 54729-9637
JEROME E & CARLA CHRISTENSON	10300 ST BRIDGET DR	CHIPPEWA FALLS WI 54729-9604
GARY & LAUREL WEHLING TRUST	10305 ST BRIDGET DR	CHIPPEWA FALLS WI 54729-9622
JEROME E & CARLA CHRISTENSON	10300 ST BRIDGET DR	CHIPPEWA FALLS WI 54729-9604
GARY & LAUREL WEHLING TRUST	10305 ST BRIDGET DR	CHIPPEWA FALLS WI 54729-9622
DEAN ANDERSON	11206 ST BRIDGET DR	CHIPPEWA FALLS WI 54729-9605
JEROME CHRISTENSON	10300 ST BRIDGET DR	CHIPPEWA FALLS WI 54729-9604
GARY & LAUREL WEHLING TRUST	10305 ST BRIDGET DR	CHIPPEWA FALLS WI 54729-9622
GARY & LAUREL WEHLING TRUST	10305 ST BRIDGET DR	CHIPPEWA FALLS WI 54729-9622
GARY & LAUREL WEHLING TRUST	10305 ST BRIDGET DR	CHIPPEWA FALLS WI 54729-9622
DEAN ANDERSON	11206 ST BRIDGET DR	CHIPPEWA FALLS WI 54729-9605

**FACT SHEET**  
**File No. 20-21/106**

**RE:** Rezone 40 acres +/- of land from A-P (Agricultural Preservation) District to A-1 (Exclusive Agriculture) District to allow the applicant to construct a single-family residence without the agricultural income restrictions associated with the A-P District

**Legal Description and Location:** The NW¼ NE¼ of Section 36, Township 26 North, Range 10 West, Town of Brunswick, Eau Claire County, Wisconsin.

**Size of area to be rezoned:** 40 acres +/-

**ADJACENT ZONING & LAND USES:**

LOCATION	ZONING	LAND USE
<b>Subject</b>	A-P	Agricultural Fields; Woodlands
<b>North</b>	A-P	Agricultural Fields; Farmstead
<b>East</b>	A-P	Agricultural Fields
<b>South</b>	A-3	Agricultural Fields
<b>West</b>	A-P	Single-Family Residence; Agricultural Fields Pine Plantation

**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 Brunswick 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:** Staff finds that the proposed rezoning request substantially conforms with the Eau Claire County Comprehensive Plan. The Eau Claire County Comprehensive Plan recognizes that the proposed A-1 zoning district is consistent within the mapped future land use designation.

**Town Board Action:** The Brunswick Town Board considered the rezoning petition on Tuesday, January 12, 2021, and recommended approval (3-0 vote).

**Committee Action:** The Eau Claire County Committee on Planning and Development conducted the required public hearing on Tuesday, February 9, 2021 regarding the proposed rezoning. On a vote of 5 in favor and 0 against, the Committee recommends approval of the rezoning from A-P to A-1 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.

**Fiscal Impact:** None

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



Matt Michels, AICP  
Senior Planner

2  
3 -AMENDING THE 1982 OFFICAL ZONING DISTRICT BOUNDARY MAP FOR THE  
4 TOWN OF BRUNSWICK -  
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 Brunswick, described as follows:  
10

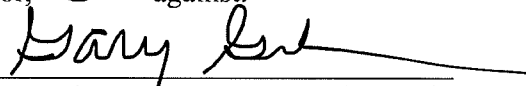
11 The Northwest ¼ of the Northeast ¼ of Section 36, Township 26 North, Range 10 West,  
12 Town of Brunswick, Eau Claire County, Wisconsin.  
13

14 Said described parcel of land containing 40 acres +/-, land and is subject to the  
15 easements and restrictions of record to be reclassified from the A-P Agricultural  
16 Preservation District to the A-1 Exclusive Agricultural District.  
17

18 SECTION 2. Where a certified survey map is required and may alter the above described  
19 property description, the official zoning district map for the town shall be automatically  
20 amended to reflect the property description of the certified survey map.  
21

22 ENACTED:  
23  
24

25 I Hereby certify that the foregoing correctly  
26 represents the action taken by the undersign  
27 Committee on February 9, 2021 by a vote of  
28 5 for, 0 against.

29 

30 \_\_\_\_\_  
31 Planning and Development Committee, Chairperson

32 CC  
33  
34

35 Dated this 9<sup>th</sup> day of February 2021.  
36  
37

38  
39 Reviewed by Finance Dept.  
40 for Fiscal Impact  
41 \_\_\_\_\_  
42

43 APPROVED BY  
44 CORPORATION COUNSEL  
45 AS TO FORM  
46  
47  
48



**Eau Claire County  
DEPARTMENT OF PLANNING  
AND DEVELOPMENT  
Eau Claire County Courthouse - Room 3344  
721 Oxford Avenue  
Eau Claire, Wisconsin 54703-5212  
(715) 839-4741**

**Building Inspection**  
839-2944  
**Emergency Management**  
839-4736  
**Geographical Information Systems**  
839-4730  
**Land Conservation**  
839-6226  
**Land Records**  
839-4742  
**Land Use Management**  
839-4743  
**Planning**  
839-5055  
**Recycling**  
839-2756

January 6, 2021

## **Notice of Application Received**

The Eau Claire County Department of Planning and Development has received the following application for rezoning:

**Owner:** Kevin & Nichole Mayer

**Applicant:** Owner

**File Number:** . 20-21/106

**Legal Description:** The Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 36, Township 26 North, Range 10 West, Town of Brunswick, Eau Claire County, Wisconsin.

**Site Address:** West on Cedar Road and East of County Road B, Town of Brunswick, Eau Claire, WI 54701

**Existing Zoning District:** A-P Agricultural Preservation

**Purposed Zoning District:** A-1 Exclusive Agricultural

**Acres to be Rezoned:** 40 acres +/-

**Date Received:** 1/4/2021



Eau Claire County, Wisconsin  
Rezoning Request - County

RECEIVED  
JAN 04 2021  
COUNTY CLERK *M. MAYER*

Permit Type:	Land Use		
Permit Number:	RZN-0003-21		
Issued To:	Kevin & Nichole Mayer, 1326 Aspen Heights Dr, Eau Claire, WI 54703	Application Fee:	\$595.00

Site Address:	No Address Available
Computer Number:	1800422610361200001
Municipality:	Town of Brunswick

Property Owner:	KEVIN D MAYER NICHOLE M MAYER 1326 ASPEN HEIGHTS DR EAU CLAIRE, WI 54703-3981
-----------------	--

Applicable Zoning District(s):

A-P, A-1

Summary of Rezoning Request:

Rezoning 40 acres +/- from A-P to A-1 to remove the agricultural income requirement for a farm residence in the A-P zoning district

Area to be Rezoned:

40 acres +/-

Signature:     Matt Michels    

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





**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:	1/4/21
Accepted By:	mm
Receipt Number:	65637
Town Hearing Date:	1/12/21
Scheduled Hearing Date:	2/9/21

## 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: AP	Proposed Zoning District(s): A1
Acres to be rezoned: 40	

RECEIVED

Property Owner Name: Kevin & Nichole Mayer	Phone# (715) 225-3233
Mailing Address: 1326 Aspen Heights Drive, Eau Claire, WI 54703	
Email Address: kevinmayer80@hotmail.com	

JAN 04 2021

COUNTY CLERK

Agent Name:	Phone#
Mailing Address:	
Email Address:	

### SITE INFORMATION

Site Address: To Be Determined	
Property Description: <u>NW</u> $\frac{1}{4}$ <u>NE</u> $\frac{1}{4}$ Sec. <u>36</u> , T <u>26</u> N, R <u>10</u> W, Town of <u>Brunswick</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>004</u> - <u>1112</u> - <u>030</u> - <u>00</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 \$595.00 application fee (non-refundable), payable to the Eau Claire County Treasurer (\$525.00 application processing fee and \$70.00 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 Kevin Mayer

Date 01-04-2021

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.

## REZONING APPLICATION CHECKLIST

Applications are due by Tuesday at 12:00 PM three weeks prior to the Committee on Planning and Development meeting. The application must include the items listed below. After a preliminary review, additional information may be needed. A hearing will not be scheduled until the application is deemed complete. Applications are considered complete when all materials and associated fees are received and approved by staff.

### Required Application Items:

- Application must be signed by the property owner(s)
- A legal description of land and address of land to be rezoned
- Complete the attached supplemental rezoning information sheet
  - Describe the reason for the request
  - 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
  - Explain and justify why this particular property is under consideration for rezoning
    - For rezoning requests from A-P to any zoning district other than the AR district must consider the factors in Section 18.32.055 A. – D.
    - For rezoning requests from the A-P to the AR zoning district must consider the factors in Section 18.06.050 A. – D.
    - For rezoning requests out of the Shoreland-wetland district must consider Section 18.19.100 B

The rezoning procedures and details have been outlined in the rezoning brochure, which is available at the Department of Planning and Development.

**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:

1. To remove requirement of \$6,000.00 of income production as required by AP zoning. This will allow us to use the land for private gardening and crops that would not be able to produce the required dollar amount.
2. Royal Credit Union has a stipulation about loans on "income" property that would prevent future lease of land to meet the income production requirement.
3. So we would not be required to lease property to others for farming crops.

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.

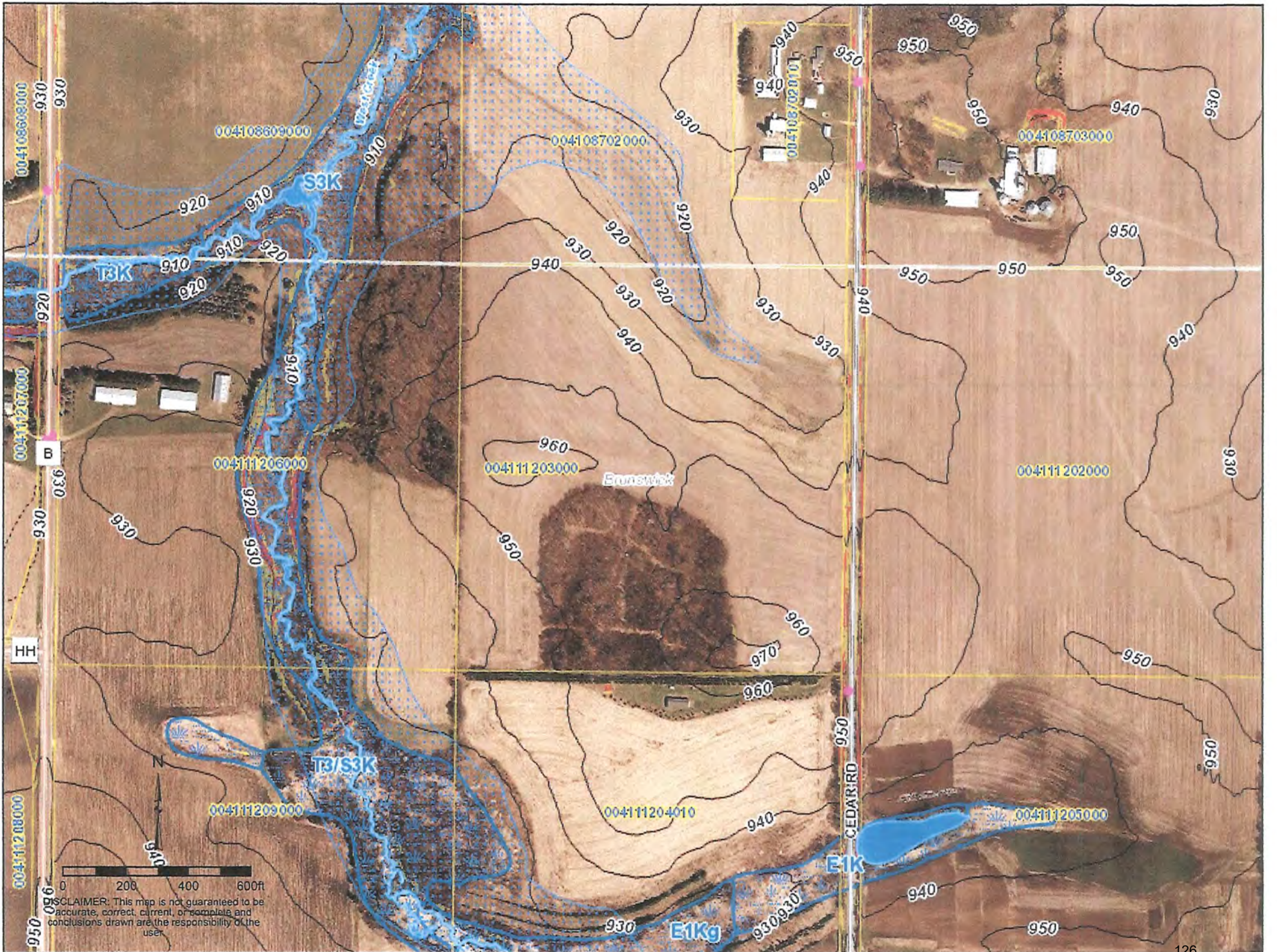
The request to move the 40 acres from Agricultural Protected to A1 will only remove the \$6,000.00 income producing requirement. All other requirements would remain the same. The move to A1 would also be in keeping with the surrounding agricultural property.

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.

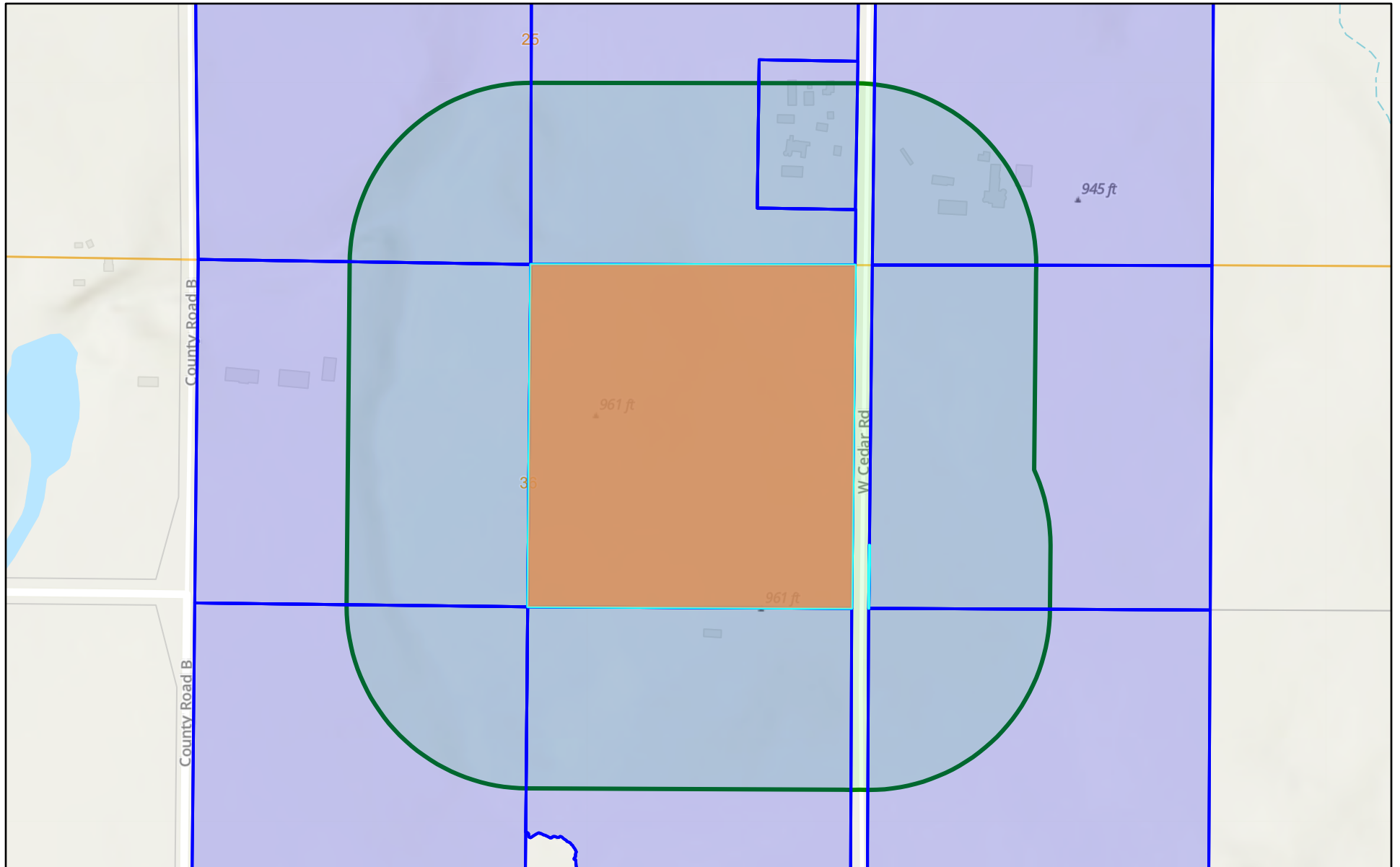
If you are petitioning to rezone land from an A-P District to another district, please describe how the proposed change in zoning will be consistent with the four findings listed here.

1. With the elevation changes, sandy soil and sandstone ledge, this property is not prime crop producing farmland. We are however, requesting the zoning continues to be for agriculture use, but not protected use. We do not own any adjacent properties, and this rezoning request will not affect surrounding property agricultural use.
2. We would keep the parcel as one 40 acre parcel. We do not desire to split the property, but rather build our primary residence. We also plan to use the parcel for gardening and crops. This is consistent with the comprehensive plans, as we are not asking to create multiple properties.
3. With the exception of where our house is, the remaining parcel will remain as is. We are not changing any portion of the wooded acreage as well.
4. We plan to use the property for our own agricultural use (i.e., gardening). Other cropland adjacent to ours will not be impacted.






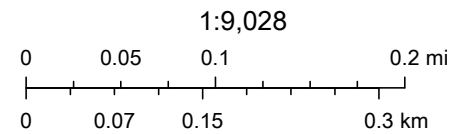
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

# Public Notification



1/5/2021 3:57:01 PM

-  County Boundary
-  Tax Parcel
-  Section



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Esri,

127  
Eau Claire County, WI

FirstName LastName	Address	City State Zip
GARY N & AMY D ERICKSON	W 2565 CEDAR RD	EAU CLAIRE WI 54701-8693
KEVIN D MAYER	1326 ASPEN HEIGHTS DR	EAU CLAIRE WI 54703-3981
JOSHUA FETTES	W 2590 CEDAR RD	EAU CLAIRE WI 54701-8692
TROY GILBERTSON	S 8890 BETZ RD	EAU CLAIRE WI 54701-9578
GARY ERICKSON	W 2565 CEDAR RD	EAU CLAIRE WI 54701-8693
TROY GILBERTSON	S 8890 BETZ RD	EAU CLAIRE WI 54701-9578
BRIAN STEWART	7544 GRAND AVE S	RICHFIELD MN 55423-4107
THOMAS F GEARY	4424 MEADOW LN	EAU CLAIRE WI 54701-7407
JESSE SOMMERFELD	W2560 CEDAR RD	EAU CLAIRE WI 54701-8692
WILLIAM N CUMMENS	E18871 ADOLPH RD	AUGUSTA WI 54722-7649

**FACT SHEET**  
**File No. 20-21/115**

The 2021 Eau Claire County Budget adopted by the County Board of Supervisors included approved borrowing of \$24,000,000 in general obligation debt to finance the construction of a new Highway facility. Issuance of this new debt is expected to add approximately \$1.5M in debt service payments for each of the next 20 years.

The \$24,350,000 noted in the authorization as not-to-exceed includes the estimate for the issuance costs associated with this borrowing.

Respectfully Submitted,

Norbert Kirk  
Finance Director



2  
3 - INITIAL RESOLUTION AUTHORIZING THE BORROWING OF NOT TO EXCEED  
4 \$24,350,000; AND PROVIDING FOR THE ISSUANCE AND SALE OF GENERAL  
5 OBLIGATION HIGHWAY FACILITY BONDS THEREFOR  
6

7 WHEREAS, the County Board of Supervisors of Eau Claire County, Wisconsin (the  
8 "County") hereby finds and determines that it is necessary, desirable and in the best interest  
9 of the County to raise funds for the public purpose of paying the cost of constructing and  
10 equipping a highway facility (the "Project");  
11

12 NOW, THEREFORE, BE IT RESOLVED by the County Board of Supervisors of the County  
13 that:  
14

15 Section 1. Authorization of the Bonds. For the purpose of paying costs of the Project, there  
16 shall be borrowed, through the issuance of general obligation highway facility bonds  
17 pursuant to Section 67.04 of the Wisconsin Statutes, a principal sum not to exceed  
18 TWENTY-FOUR MILLION THREE HUNDRED FIFTY THOUSAND DOLLARS  
19 (\$24,350,000) (the "Bonds").  
20

21 Section 2. Sale of the Bonds. The County Board of Supervisors hereby authorizes and  
22 directs that the Bonds be offered for public sale. At a subsequent meeting, the County Board  
23 of Supervisors shall consider such bids for the Bonds as may have been received and take  
24 action thereon.  
25

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

31 Section 4. Official Statement. The Finance Director (in consultation with Ehlers) shall cause  
32 an Official Statement to be prepared and distributed. The appropriate County officials shall  
33 determine when the Official Statement is final for purposes of Securities and Exchange  
34 Commission Rule 15c2-12 and shall certify said Official Statement, such certification to  
35 constitute full authorization of such Official Statement under this resolution.

36 Adopted, approved and recorded February 17, 2021.  
37  
38

1 I hereby certify that the foregoing correctly represents the action taken by the undersigned  
2 Committee on February 15, 2021 by a vote of \_\_\_\_\_ for, \_\_\_\_\_ against.

3  
4 \_\_\_\_\_  
5 Chairperson Stella Pagonis  
6 Committee on Finance & Budget  
7

8  
9 \_\_\_\_\_  
10 Nicholas Smiar  
11 Chairperson, Eau Claire County Board of  
12 Supervisors  
13

14  
15  
16  
17 Attest: \_\_\_\_\_  
18 Sue McDonald  
19 Eau Claire County Clerk

**FACT SHEET**  
**File No. 20-21/116**

The 2021 Eau Claire County Budget adopted by the County Board of Supervisors included approved borrowing of \$7,241,855 in general obligation debt to finance general capital projects. Financing for these capital projects will include a mix of five and ten year maturities to align to the useful lives of the projects being financed. Issuance of this new debt is expected to add additional debt service payments ranging from \$.6M to \$1.0M for each of the next 10 years.

The \$7,405,000 noted in the authorization as not-to-exceed includes the estimate for the issuance costs associated with this borrowing.

Respectfully Submitted,

Norbert Kirk  
Finance Director

4 - INITIAL RESOLUTION AUTHORIZING THE BORROWING OF NOT TO EXCEED  
5 \$7,405,000 AND PROVIDING FOR THE ISSUANCE AND SALE OF GENERAL  
6 OBLIGATION PROMISSORY NOTE THEREFOR

7 WHEREAS, the County Board of Supervisors of Eau Claire County, Wisconsin (the "County")  
8 hereby finds and determines that it is necessary, desirable and in the best interest of the County to  
9 raise funds for public purposes, including paying the cost of highway improvements and other  
10 2021 capital projects (collectively, the "Project"),

11  
12 NOW, THEREFORE, BE IT RESOLVED by the County Board of Supervisors of the County  
13 that:

14  
15 Section 1. Authorization of the Notes. For the purpose of paying costs of the Project, there shall  
16 be borrowed, through the issuance of general obligation promissory notes pursuant to Section  
17 67.12(12) of the Wisconsin Statutes, a principal sum not to exceed SEVEN MILLION FOUR  
18 HUNDRED FIVE THOUSAND DOLLARS (\$7,405,000) (the "Notes").

19  
20 Section 2. Sale of the Notes. The County Board of Supervisors hereby authorizes and directs  
21 that the Notes be offered for public sale. At a subsequent meeting, the County Board of  
22 Supervisors shall consider such bids for the Notes as may have been received and take action  
23 thereon.

24  
25 Section 3. Notice of Sale. The County Clerk, in consultation with Ehlers & Associates, Inc.  
26 ("Ehlers"), is hereby authorized and directed to cause the sale of the Notes to be publicized at  
27 such times and in such manner as the County Clerk may determine and to cause copies of a  
28 complete, official Notice of Sale and other pertinent data to be forwarded to interested bidders as  
29 the County Clerk may determine.

30  
31 Section 4. Official Statement. The Finance Director (in consultation with Ehlers) shall cause an  
32 Official Statement to be prepared and distributed. The appropriate County officials shall  
33 determine when the Official Statement is final for purposes of Securities and Exchange  
34 Commission Rule 15c2-12 and shall certify said Official Statement, such certification to  
constitute full authorization of such Official Statement under this resolution.

35 Adopted, approved and recorded February 17, 2021.  
36  
37

1 I hereby certify that the foregoing correctly represents the action taken by the undersigned  
2 Committee on February 15, 2021 by a vote of \_\_\_\_\_ for, \_\_\_\_\_ against.

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\_\_\_\_\_  
Chairperson Stella Pagonis  
Committee on Finance & Budget

\_\_\_\_\_  
Nicholas Smiar  
Chairperson, Eau Claire County Board of  
Supervisors

Attest: \_\_\_\_\_  
Sue McDonald  
Eau Claire County Clerk

FACT SHEET  
FILE NUMBER: 20-21/109

Per State Statutes 75.365 *Agreements as to delinquent taxes* (3) "The county or the local municipality in which the land is situated may purchase such land when sold by the county pursuant to such agreement."

The Village of Fairchild has requested to purchase from Eau Claire County, a parcel of land taken by Eau Claire County through the process of tax deed. The parcel is located in the Village of Fairchild- Computer #126-1033-05-000. The purchase price of \$2,125.08 will cover all taxes, interest, penalty and expenses incurred by Eau Claire County. The Village of Fairchild will be responsible for all filing fees.

**200 N. Front Street, Village of Fairchild, Eau Claire County, Wisconsin.**

The West 50 feet of Lot 4, Block 1 of the Original Plat of the Village of Fairchild, Eau Claire County, Wisconsin. 126-1033-05-000



PIN	Alternate No	Name	Property Address
181282280344102002	126103305000	EAU CLAIRE COUNTY	200 N FRONT ST

1 Enrolled No.

RESOLUTION

File No. 20-21/109

2  
3 AUTHORIZING THE SALE OF TAX DEED PROPERTY TO THE VILLAGE OF FAIRCHILD, FOR \$2,125.08;  
4 DIRECTING CORPORATION COUNSEL TO PREPARE A QUIT CLAIM DEED ON THE DESCRIBED PROPERTY;  
5 DIRECTING THE COUNTY CLERK TO EXECUTE SAID QUIT CLAIM DEED ON BEHALF OF EAU CLAIRE COUNTY  
6

7 WHEREAS, the Village of Fairchild, has formally applied to purchase said property in accordance with the  
8 County Code; and  
9

10 WHEREAS, said property can be described as follows:

11 The West 50 feet of Lot 4, Block 1 of the Original Plat of the Village of Fairchild, Eau Claire County,  
12 Wisconsin.  
13

14 Computer #126-1033-05-000, Village of Fairchild  
15 PIN# 18126-2-250534-410-2002  
16 200 N. Front Street, Fairchild, WI

17	Delinquent General Taxes	(2015-2020)	\$588.35
18	Specials, Interest, Penalties & Expenses	(2015-2020)	<u>\$1,536.73</u>
19		TOTAL	\$2,125.08

20  
21 NOW, THEREFORE, BE IT RESOLVED by the Eau Claire County Board of Supervisors that the sale of the  
22 aforementioned property to the Village of Fairchild, is hereby authorized for \$2,125.08  
23

24 BE IT FURTHER RESOLVED that said sale must take place no later than 30 days after County Board  
25 Approval and that the Village of Fairchild will be responsible for all filing fees.  
26

27 BE IT FURTHER RESOLVED that the Corporation Counsel is hereby directed to prepare quit claim deeds for  
28 the described parcels and that the County Clerk is hereby directed to execute said quit claim deeds on  
29 behalf of Eau Claire County.  
30

I hereby certify that the foregoing  
correctly represents the action of the  
Committee on Finance and Budget on  
February \_\_\_\_, 2021, by a vote of \_\_\_\_ for,  
and \_\_\_\_ against.

31  
32  
33  
34  
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36  
37  
38  
39 **Reviewed by Finance Dept.**  
40 **for Fiscal Impact**  
41

\_\_\_\_\_  
Stella Pagonis, Chair  
Committee on Finance and Budget

**APPROVED BY  
CORPORATION COUNSEL  
AS TO FORM**

## FACT SHEET

TO FILE NO. 20-21/111

This resolution amends the 2021 Eau Claire County budget by carrying forward 2020 bond funds totaling \$592,212 and reallocating these funds from repairs to the existing highway building in Altoona to new projects identified by the Highway Department.

The adjusted 2020 budget included a total of \$749,000 for repairs to the existing highway facility in Altoona. The highest priority repairs were completed in 2020. With the adoption of the 2021 budget and approval of a new highway facility, it is no longer prudent to complete the remaining repairs identified to the Altoona facility (resolution 19-20/069). The remaining bond funds allocated for Altoona repairs is \$592,212 which would be reallocated to the following:

### Highway Department Communication System

The current radio communication system for the Highway department is outdated and does not currently communicate effectively with law enforcement. The current system also lacks reliable two-way radio coverage for the Highway Department operations. The current use of UHF radio systems is better suited for indoor or within close proximity outdoor communication. Upgrading and expansion of the system to VHF would provide for efficiency and provide the opportunity for additional communication system redundancy. The estimated cost of the replacement is \$262,212.

### Additional Land Purchase

A 6.87 acre parcel of land adjacent to the new highway facility site that is available for purchase. This purchase of this land is complimentary to the current facility design discussions, including the inclusion of the Meals on Wheels kitchen facility, and would provide an additional entry point to aid in the flow of traffic for the new facility. The cost of this parcel is \$220,000.

### Additional Remote Highway Shop Improvements

The Augusta highway shop is in need of HVAC system upgrades, and the Union highway shop is in need of a restroom in the facility. These upgrades were tentatively scheduled for completion during 2022, but given the availability of funds, it would be more prudent to complete the upgrades during 2021. The cost of the HVAC upgrades in Augusta is \$100,000 and the addition of the Union shop restroom is \$10,000.

This resolution proposes carrying forward the remaining \$592,212 of 2020 bond proceeds into the 2021 capital projects budget and reallocating these funds for the replacement of the highway radio communication system, the purchase of the additional land adjacent to the new highway facility, upgrades to the HVAC system at the Augusta shop, and the addition of a restroom at the Union shop.

**Fiscal Impact:** \$592,212 increase to 2021 capital projects budget funded by bond proceeds received in 2020

Respectfully Submitted,

Amy Weiss  
Senior Accounting Manager



1 Enrolled No.

RESOLUTION

File No. 20-21/111

2  
3 AUTHORIZING A 2020 CARRYFORWARD OF FUNDS FROM THE 2020 BUDGET INTO  
4 THE 2021 BUDGET AND REALLOCATING CAPITAL PROJECTS FUNDS FOR  
5 HIGHWAY  
6

7 WHEREAS, the Highway Department has requested specific funds be non-lapsed  
8 and transferred into the 2021 accounts from the 2020 capital budget; and  
9

10 WHEREAS, such budget transfers require County Board approval; and  
11

12 WHEREAS, the 2020 adjusted budgeted included \$749,000 in bond funding for various  
13 priority repairs to the existing highway building in Altoona. At the end of 2020, there was  
14 \$592,212 of bond funds remaining after the highest priority repairs on the existing highway  
15 building were completed. Pursuant to the 2021 approval for construction of a new highway  
16 facility, it is no longer prudent to complete the additional 2020 proposed repairs to the existing  
17 building in Altoona. The Highway Department has identified new projects, which include the  
18 purchase of additional land for the new highway facility, maintenance on the Augusta and Union  
19 shop buildings, and needed highway communication equipment; and,  
20

21 WHEREAS, the funding for these new projects will come from carrying forward the  
22 remaining \$592,212 of 2020 bonds proceeds and reallocating said bond proceeds as follows:

23	Replacement of Highway Radio Communication System	\$262,212
24	Land Parcel Purchase	220,000
25	Augusta Shop HVAC Work and Door Replacement	100,000
26	Union Shop Restrooms	<u>10,000</u>
27	Total	<u>\$592,212</u>

28  
29 NOW THEREFORE BE IT RESOLVED, that the Eau Claire County Board of  
30 Supervisors authorizes amending the 2021 budget by transferring \$592,212 into the 2021 capital  
31 budget from the 2020 capital budget; and  
32

33 BE IT FURTHER RESOLVED, that the Eau Claire County Board of Supervisors  
34 approves reallocating \$592,212 from approved repairs to the existing highway building in  
35 Altoona to the new highway projects detailed above.  
36

37  
38  
39 **Reviewed by Finance Dept.**  
40 **for Fiscal Impact**  
41  
42 -----

I hereby certify that the foregoing  
correctly represents the action of the  
Committee on Finance and Budget on  
February \_\_\_\_, 2021, by a vote of \_\_\_\_ for,  
and \_\_\_\_ against.

43  
44 \_\_\_\_\_  
45 Stella Pagonis, Chair  
46 Committee on Finance and Budget

47 APPROVED BY  
48 COUNTY ATTORNEY COUNSEL  
AS TO FORM