



AGENDA

Eau Claire County Board of Supervisors
Tuesday, October 5, 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](#)

LIVE Streaming on YouTube (view only): <https://www.youtube.com/user/EauClaireCounty>
Via Webex Online (registration may be required):
<https://eauclairecounty.webex.com/eauclairecounty/j.php?MTID=m8a4815ee93aabe0ef28b0e92b614a4d1>

Password: SPxGPqER666

Attendee Information via Phone/Call-in

Dial in Number: 1-415-655-0001

Access Code: 2590 587 9805 Password from Phones: 77947737

**Mute personal devices upon entry*

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

1. Call to Order
2. Honoring of the Flag and Moment of Reflection by: Supervisor Katherine Schneider
3. Call of the Roll
4. Approval of the Journal of Proceedings from September 21, 2021 **Pages 1-3**
5. **PUBLIC COMMENT (30-minute session - 3 minutes per speaker)**
6. **REPORTS TO THE COUNTY BOARD UNDER 2.04.320**

Oral Reports

- Health Department Update by Lieske Giese, Health Department Director ([Link to Situation Report](#))
- 2022 County Administrator Budget Recommendation by Kathryn Schauf, County Administrator ([Link to 2022 Budget webpage](#))

Written Reports

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

- Rezoning request from owner and applicant, Anderson Trust, Trustees: Loren Anderson & Emilie Anderson for the town of Brunswick *Page 4*

8. FIRST READING OF ORDINANCES BY COMMITTEES

Committee on Finance & Budget

File No.

21-22/049 (1) Ordinance: To amend section 4.14.001 B. of the Code: Daily juvenile detention rate established; to amend section 4.30.080 of the Code: Planning and Development publications, photocopies, digital data on CD-ROM and paper copies from plotter; to amend section 4.35.090 N. and O. of the Code: permit, variance, rezoning, special exception, sign and land use fees; to amend section 4.35.092 of the Code: shoreland protection overly district fees; to amend section 4.35.095 of the code: airport zoning fees; to amending section 4.35.170 of the code: property addressing fee; to amend section 15.01.110 of the Code: property addressing fee; to amend section 15.01.110 of the Code: permit fees; to amend section 16.30.040 of the Code: rental rates for private, other organizations and individuals; to amend section 16.33.030 of the Code: payment of rent and deposits *Pages 5-12*

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

Highway Committee

File No.

21-22/044 (1) Resolution: Authorizing a change to the Employee Policy Manual Policy 519, creating section 4.2 that authorizes a shift differential for Highway Department employees required to work overnight on state highway projects *Pages 13-14*

Committee on Planning and Development

File No.

21-22/046 (2) Ordinance: Amending the 1982 official zoning district map for the Town of Union *Pages 15-27*

21-22/048 (2) Ordinance: Amending the 1982 official zoning district map for the Town of Washington *Pages 28-39*

21-22/051 (2) Ordinance: Amending the 1982 official zoning district map for the Town of Lincoln *Pages 40-50*

Committee on Finance & Budget

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.

File No.

21-22/060 (1)

Resolution: Authorizing the sale of tax deed property to Richard and Jani Hopkins, legal heirs of the former owners, James B. and Marlene R. Hopkins, for \$23,065.66; 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 51-52*

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, September 21, 2021

The County Board of Supervisors of the County of Eau Claire convened remotely via Webex Events on Tuesday, September 21, 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 Sandra McKinney.

Roll Call: 26 present: Supervisors Gary G. Gibson, Sandra McKinney, Joe Knight, Stella Pagonis, Carl Anton, Dane Zook, Steve Chilson, Kevin Stelljes, Nancy Coffey, Colleen A. Bates, Connie Russell, Judy Gatlin, Nick Smiar, Chris Hambuch-Boyle, Martha Nieman, James A. Dunning, Gerald L. Wilkie, Nathan Anderson, Katherine Schneider, Robin J. Leary, Heather DeLuka, Melissa Janssen, Tami Schraufnagel, Zoe Roberts, Kimberly A. Cronk, Missy Christopherson
3 absent: Supervisors Donald D. Mowry, Ray L. Henning, Mark Beckfield

JOURNAL OF PROCEEDINGS (August 17, 2021)

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

PUBLIC HEARING ON REDISTRICTING

-Brief Redistricting Update from Kathryn Schauf, County Administrator, and Peter Strand, Geographic Information Systems (GIS) Administrator

PUBLIC COMMENT

No one wished to speak.

REPORTS TO THE COUNTY BOARD UNDER 2.04.320

The following oral reports were presented:

- Regional Planning Commission and Regional Business Fund update by Lynn Nelson, Executive Director, and Tobi LeMahieu, Fund Manager
- JEDI update from Jeneise Briggs, EDI Coordinator
- American Rescue Plan (ARP) update by Kathryn Schauf, County Administrator

The following written reports were presented:

- Reports from the Finance Department:
- 2021 Contingency Fund
 - August 2021 Payments over \$10,000

PRESENTATION OF PETITIONS, CLAIMS AND COMMUNICATIONS

- A report regarding a rezoning request in the Town of Lincoln was received from Brian and Alison Spindler, owners and applicants
- A report regarding a rezoning request in the Town of Union was received from Josh and Denni Backstrom, owners and applicants
- A report regarding a rezoning request in the Town of Union was received from Mark Briggs, owner and applicant
- A report regarding a rezoning request in the Town of Washington was received from John Kelly, owner, and Real Land Survey, applicant
- A report regarding a rezoning request in the Town of Washington was received from Deborah Bowe, owner and applicant.

The rezoning requests were referred to 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 and Airport Commission

Resolution 21-22/050 AUTHORIZING TO ABOLISH ONE PART-TIME (0.5 FTE) MAINTENANCE TECHNICIAN AND TO CREATE ONE FULL-TIME (1.0 FTE) MAINTENANCE TECHNICIAN

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

Committee on Administration

Resolution 21-22/045 APPROVING A TENTATIVE SUPERVISORY DISTRICT PLAN AND DIRECTING THE DEPARTMENT OF PLANNING AND DEVELOPMENT TO FORWARD THE TENTATIVE PLAN TO EACH MUNICIPAL GOVERNING BODY

On a motion by Supervisor Bates, seconded by Supervisor Dunning, the resolution was adopted via roll call vote as follows:

26 ayes: Supervisors Gibson, McKinney, Knight, Pagonis, Anton, Zook, Chilson, Stelljes, Coffey, Bates, Russell, Gatlin, Smiar, Hambuch-Boyle, Nieman, Dunning, Wilkie, Anderson, Schneider, Leary, DeLuka, Janssen, Schraufnagel, Roberts, Cronk, Christopherson

0 noes

3 absent: Supervisors Mowry, Henning, Beckfield

Ordinance 21-22/042 TO AMEND SECTION 1.04.010 OF THE CODE: TERMS OF OFFICE FOR AND ELECTION OF COUNTY SUPERVISORS

On a motion by Supervisor Leary, seconded by Supervisor Wilkie, the ordinance was enacted via voice vote.

Resolution 21-22/054 DESIGNATING AMERICAN RESCUE PLAN ACT (ARPA) FUNDS TO BE USED FOR THE PURPOSE OF COUNTY FACILITIES COVID RELATED IMPROVEMENTS AND PUBLIC HEALTH QUARANTINE AND ISOLATION

On a motion by Supervisor Bates, seconded by Supervisor Hambuch-Boyle, the resolution was adopted via voice vote.

Highway Committee

Resolution 21-22/040 AUTHORIZING THE SALE OF 2000 SPOONER AVENUE, ALTOONA, WI OWNED BY EAU CLAIRE COUNTY TO THE CITY OF ALTOONA

On a motion by Supervisor Schraufnagel, seconded by Supervisor Coffey, the resolution was adopted via roll call vote as follows:

26 ayes: Supervisors Gibson, McKinney, Knight, Pagonis, Anton, Zook, Chilson, Stelljes, Coffey, Bates, Russell, Gatlin, Smiar, Hambuch-Boyle, Nieman, Dunning, Wilkie, Anderson, Schneider, Leary, DeLuka, Janssen, Schraufnagel, Roberts, Cronk, Christopherson

0 noes

3 absent: Supervisors Mowry, Henning, Beckfield

Committee on Planning and Development

Ordinance 21-22/041 AMENDING THE 1982 OFFICIAL ZONING DISTRICT BOUNDARY MAP FOR THE TOWN OF WASHINGTON

On a motion by Supervisor Dunning, seconded by Supervisor Coffey, the ordinance was enacted via voice vote.

Committee on Finance & Budget

Resolution 21-22/035 AUTHORIZING A 2021 BUDGET TRANSFER OF CAPITAL PROJECTS FUNDS

On a motion by Supervisor Wilkie, seconded by supervisor Pagonis, the resolution was adopted via roll call vote as follows:

26 ayes: Supervisors Gibson, McKinney, Knight, Pagonis, Anton, Zook, Chilson, Stelljes, Coffey, Bates, Russell, Gatlin, Smiar, Hambuch-Boyle, Nieman, Dunning, Wilkie, Anderson, Schneider, Leary, DeLuka, Janssen, Schraufnagel, Roberts, Cronk, Christopherson

0 noes

3 absent: Supervisors Mowry, Henning, Beckfield

Resolution 21-22/047 AUTHORIZING THE SALE OF TAX DEED PROPERTY TO FORMER OWNER JASON H. WEST FOR \$32,014.79; 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

On a motion by Supervisor Schraufnagel, seconded by Supervisor Wilkie, the resolution was adopted via roll call vote as follows:

26 ayes: Supervisors Gibson, McKinney, Knight, Pagonis, Anton, Zook, Chilson, Stelljes, Coffey, Bates, Russell, Gatlin, Smiar, Hambuch-Boyle, Nieman, Dunning, Wilkie, Anderson, Schneider, Leary, DeLuka, Janssen, Schraufnagel, Roberts, Cronk, Christopherson

0 noes

3 absent: Supervisors Mowry, Henning, Beckfield

The Board adjourned at 9:06 p.m.

Respectfully submitted,



Sue McDonald
County Clerk



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

September 20, 2021

RECEIVED

SEP 20 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: Anderson Trust, Trustees: Loren Anderson & Emilie Anderson

Applicant: Owner

File Number: 21-22/057

Legal Description: A parcel of land being part of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 28, Township 26 North, Range 10 West, Town of Brunswick, Eau Claire County, Wisconsin.

Site Address: W 5815 Langdell Road, Eau Claire, Wisconsin 54701

Existing Zoning District: A-P Agricultural Preservation

Purposed Zoning District: A-2 Agriculture-Residential

Acres to be Rezoned: 9 +/-

Date Received: 9/17/2021

Regards,

Samuel Simmons

Administrative Specialist III, Planning and Development

FACT SHEET

TO FILE NO. 21-22/049

SECTION 1. These fees were proposed and passed by the human services board on July 26, 2021 by a vote of 9 to 1. Non-resident placements are increasingly complex. Youth present with greater behavioral and mental health needs, requiring greater levels of care. Increased mental health concerns, including self-harm, require additional resources. Extended placements escalate behavioral issues including property damage and physical altercations. The proposed rate increase will help offset higher costs and align us with other counties. Use of the 180 Program has evolved from a therapeutic placement to a long-term secure placement. 180 Program youth have also become more complex, requiring higher levels of care. Increased incidents of self-harm require additional resources to maintain resident safety and security. Fiscal Impact: \$109,775.00

SECTION 2-7. These fees were proposed and passed by the planning and development committee on July 27, 2021 by a vote of 4 to 0. The refund structure was redone to match the current procedure in planning and development. Fiscal Impact: -\$1550.00

SECTION 8-10. This fee update was proposed and passed by the parks and forest committee on July 12, 2021 by a vote of 5 to 0. These fees were increased to cover staff time needed to perform these duties. to be more in line with fees charged in other parks throughout Wisconsin, to cover costs of property damages and loss. Other areas are being removed as they are inconsistent with current rental procedures. Fiscal Impact: \$15,563.00

Respectfully Submitted,



Timothy J. Sullivan
Corporation Counsel

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TO AMEND SECTION 4.14.001 B. OF THE CODE: DAILY JUVENILE DETENTION RATE ESTABLISHED; TO AMEND SECTION 4.30.080 OF THE CODE: PLANNING AND DEVELOPMENT PUBLICATIONS, PHOTOCOPIES, DIGITAL DATA ON CD-ROM AND PAPER COPIES FROM PLOTTER; TO AMEND SECTION 4.35.090 N. AND O. OF THE CODE: PERMIT, VARIANCE, REZONING, SPECIAL EXCEPTION, SIGN AND LAND USE FEES; TO AMEND SECTION 4.35.092 OF THE CODE: SHORELAND PROTECTION OVERLY DISTRICT FEES; TO AMEND SECTION 4.35.095 OF THE CODE: AIRPORT ZONING FEES; TO AMEND SECTION 4.35.170 OF THE CODE: PROPERTY ADDRESSING FEE; TO AMEND SECTION 15.01.110 OF THE CODE: PERMIT FEES; TO AMEND SECTION 16.30.040 OF THE CODE: FEES AND CHARGES; TO AMEND SECTION 16.33.020 OF THE CODE: RENTAL RATES FOR PRIVATE, OTHER ORGANIZATIONS AND INDIVIDUALS; TO AMEND SECTION 16.33.030 OF THE CODE: PAYMENT OF RENT AND DEPOSITS.

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

SECTION 1. That Subsection B. of Section 4.14.0101 of the code be amended to read:

- B. Non-residents\$200.00 225.00 per day
- 180 day dispositional alternative~~\$300.00~~ 325.00 per day

SECTION 2. That Section 4.30.080 of the code be amended to read:

4.30.080 Planning and development publications, photocopies, digital data on CD-ROM and paper copies from Plotter.

A. The department of planning and development shall charge for the publications and photocopies enumerated below as follows:

- 1. Zoning and subdivision ordinance \$15.00
- 2. County or Local Comprehensive Plans \$60.00
- 3. ~~Computer generated reports \$.25/page.~~
- 4. ~~Mailing labels \$1.50 per page, \$6.00 minimum charge.~~

B. The department of planning and development shall charge for digital data ~~on CD-ROM or DVD~~ as follows: GIS Services \$ 60.00 per half hour.

C. The department of planning and development shall charge for paper copies of orthophotography air photos, building/site plans and parcel maps from the plotter or printer as follows:

- 1. 8.5" x 11" \$ 5.00
- 2. 11" x 17" \$ 7.00
- 3. 24" x 36" \$15.00
- 4. Custom Order \$30.00
- \$ 5.00 per sheet

SECTION 3. That Subsections N. and O. of Section 4.35.090 of the code be amended to read:

- N. Refunds
 - 1. Land use Paid fee minus \$ 55 Administrative fee

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- 2. Conditional use/
Variance/Appeals Paid fee minus \$ 75 Processing fee
\$275 Administrative fee
\$ 25 Vendor fee
- 3. Rezoning Paid fee minus \$ 75 Processing fee
\$275 Administrative fee
\$ 25 Vendor fee
\$ ~~65-75~~ Mapping fee
- ~~4. Variance/appeals~~ Paid fee minus ~~\$ 75 Processing fee~~
~~\$275 Administrative fee~~
~~\$ 25 Vendor fee~~

- O. Temporary structures
 - 1. Special events
 - ~~2.~~ a. Total land less than 10 acres \$200.00 Zoning fee
 - ~~3.~~ b. Total land 10 acres or greater \$400.00 Zoning fee

SECTION 4. That Section 4.35.092 of the code be amended to read:

4.35.092 Shoreland protection overlay district fees.

- A. Shoreland fees.
 - 1. Principle structure \$ 235.00
 - a. Zoned town fee \$ 100.00
 - 2. Accessory structure. Alterations and additions
 - a. 0 to 200 sq. ft \$ 55.00
 - b. Greater than 200 sq. ft. \$.26 per sq. ft.
 - c. Maximum fee \$ 235.00
 - d. Zoned town fee \$ 55.00
 - 3. Stairways/walkways \$ 100.00
 - 4. Filling and grading permit \$ 290.00
 - 5. Mitigation plan \$ 100.00
 - 6. Treated impervious surfaces exemption \$ 100.00
 - 7. Conditional use \$ 525.00
 - 8. Variance/appeals \$ 525.00
 - 9. Refunds Paid fee minus ~~\$ 55.00~~
 - a. Land use Paid fee minus \$ 55.00
 - b. Conditional use/
Variances/Appeals Paid fee minus \$ 75.00 Processing fee
\$ 275.00 Administrative fee
\$ 25.00 Vendor fee
 - c. Rezoning Paid fee minus \$ 75.00 Processing fee
\$ 275.00 Administrative fee
\$ 25.00 Vendor fee
\$ 75.00 Mapping fee

*Zoning district fees are applicable to shoreland areas.

SECTION 5. That Section 4.35.095 of the code be amended to read:

4.35.095 Airport zoning fees. The following schedule shall apply:

- A. Principal structures:

1	1. _____ Zones A, 1, & 2	\$ 100.00
2	2. _____ Zone 3 (over 35 ft. in height)	<u>\$ 100.00</u>
3	B. Accessory structures and additions:	
4	1. _____ Zones A, 1, & 2	\$.26/sq.ft. (Maximum \$100.00)
5		(Minimum \$ 55.00)
6	2. _____ Zone 3 (over 35 ft. in height)	\$.26/sq.ft. (Maximum \$100.00)
7		(Minimum \$55.00)
8	C. Variances/appeals	\$ 525.00
9	D. Conditional use	\$ 525.00
10	<u>E. Refunds</u>	
11	1. <u>Land use</u> Paid fee minus	<u>\$ 55.00</u>
12	2. <u>Conditional use/</u>	
13	<u>Variances/Appeals</u> Paid fee minus	<u>\$ 75.00 Processing fee</u>
14		<u>\$ 275.00 Administrative fee</u>
15		<u>\$ 25.00 Vendor fee</u>

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17 SECTION 6. That Section 4.35.170 of the code be amended to read:

18
19 4.35.170 Property addressing fee. The planning and development department shall
20 charge \$60.00 for application review and issuance of each new property address. This fee shall
21 be in addition to any fee collected by the planning and development department on behalf of any
22 ~~town~~ municipality for property addressing purposes.

23 A. \$10 per unit fee

24
25 SECTION 7. That paragraphs 9. and 11. Of Subsection A. of Section 15.01.110 of the
26 code be amended to read:

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28	9. UDC Sticker (additional	\$ 39.00 <u>40.00</u>
29	with all fees where applicable.)	
30		
31	11. Refunds: Refunds for projects	
32	not started shall be based on the	
33	fee paid minus UDC seal fee of	\$ 39.00 <u>40.00</u>
34	Plan review fee when plans are	
35	required	\$100.00
36	Erosion control fee of	
37	a. New 1 and 2 family dwelling	\$ 70.00
38	b. Addition	\$ 50.00

39
40 SECTION 8. That Subsection B. of Section 16.30.040 of the code be amended to read:

41
42 B. Fees. The following fees shall be charged, unless otherwise specified:

43
44 **General Usage Fees**

45 Recreation Area Entrance Fee

46 per motor vehicle \$5.00 daily or \$30.00 annually

47 Additional Annual Entrance Stickers \$10.00 for same household

1 Required at boat launches, county parks, Evergreen ski trail, Lake Eau Claire beach and
 2 Tower Ridge Recreation area (from April 1 to December 1) including disc golf area. Buses for
 3 non-school related functions \$6.00 daily fee, buses for school related functions exempt from
 4 fees. A registered camper shall be granted up to two free vehicle passes per site for the duration
 5 of the camping.

6	Replacement Annual	
7	Entrance Sticker	\$10.00
8	Boat Dealers/commercial	
9	Watercraft launch permit	\$50.00/annually
10	Rental of tree planting machine	\$20.00 \$60.00 /1,000 trees planted with \$40.00
11		minimum charge. <u>\$40 per 1000 beyond first 1000</u>
12		<u>trees</u>
13	Permit for Driveway	
14	off County Forest Roads	\$35.00
15	Special Event Participation Fee	\$3.00 <u>\$5.00</u> per person
16		\$2.00 <u>\$4.00</u> per person for nonprofit and government
17		organization events
18	Special Transportation Permit	\$30.00
19	Lion's Group Camp	\$40/night with a maximum of 6 nights

20

21 **Coon Fork County Park Fees**

22	Picnic Shelter	\$20.00/reservation, with a maximum of 10
23		vehicle passes issued per reservation.
24	Camping	\$17.00/night off lake
25		\$85.00/week off lake
26		\$20.00/night on lake
27		\$100.00/week on lake (7 nights for price of 56)
28		\$10.00/night--off season nonelectrical
29		\$15.00/night--off season electrical
30	Section D. Campsites with	
31	50 amp electric, water	\$27.00/night
32		\$145/week
33	Camping Electricity	\$ 5.00/night (no discount for week long camping.)
34	Campground Reservation	\$10.00
35	Reservation transfer	\$ 5.00
36	Paddle boat, canoe and	
37	row boat rental	\$ 6.00/hour
38	Sewage Dumping Station	\$10.00/use for non-registered campers or travelers
39	Firewood Sold in Campgrounds	\$ 6.00/bundle

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41 **Harstad County Park Fees**

42	Camping	\$ 15.00/night
43		\$ 75.00/week
44		\$ 10.00/night—off season
45	Picnic Shelter	\$ 25.00/reservation

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47 **Lake Altoona County Park Fees**

48	Clubhouse	\$115.00/reservation Monday – Thursday
49		\$165.00/reservation on Friday, Saturday, Sunday &

1		holidays.
2		
3	Picnic Shelter (with electricity)	\$80.00
4		
5	Reservation Changes-Clubhouse	\$10.00
6	And Picnic Shelter	
7		
8	Lake Eau Claire County Park Fees	
9	Clubhouse	\$60.00 <u>75.00</u> /reservation Monday - Thursday and \$90.00 <u>100.00</u> /reservation Friday, Saturday, Sunday & holidays plus \$25.00 <u>\$30.00</u> /hour for each hour after five hours. An additional \$25.00 30.00/hour charge for reservations extending between 11:00 p.m. and 12:00 midnight.
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16	Clubhouse Porch	\$45.00 <u>\$50.00</u> /reservation plus \$5.00/hour for each hour after five hours.
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19	Alcohol Surcharge for	\$25.00 surcharge shall be charged for each
20	Clubhouse and Porch Reservations	reservation when alcoholic beverages are served.
21		
22	Picnic Shelters with electricity	
23	Small	\$25.00/reservation plus \$5.00/hour for each hour after five hours.
24		
25	Large	\$50.00 <u>60.00</u> for first 5 hours plus \$10.00/hr. thereafter.
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28	Picnic Shelter with grilling pit	\$45.00 <u>50.00</u> /reservation plus \$10.00/hour for each hour after five hours.
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31	Lowes Creek Park	
32	Picnic Shelter	\$20.00 <u>25.00</u> per day/reservation
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34	Tower Ridge Recreation Area Fees	
35	Vehicle Pass (winter use)	\$6.00/day or \$60.00 seasonal fee for first vehicle and \$40.00 per vehicle for additional vehicles registered to same household.
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39	All Parks Winter Season Pass	\$ 75.00 seasonal fee for first vehicle and \$50.00 per vehicle for additional vehicles
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42	Chalet	\$ 90/day Monday–Thursday
43	April 1 to November 30	\$120/day Friday –Sunday and holidays (one reservation per weekend)
44		\$200 key deposit
45		\$ 70 cleaning deposit
46		
47	Alcohol Surcharge	\$ 25 surcharge shall be charged for each
48		reservation when alcoholic beverages are served.
49	Disc golf vendor	\$25.00 per vendor per event.

SECTION 9. That Section 16.33.020 of the code be amended to read:

16.33.020 Rental rates for private, other organizations and individuals.

A. Private, other organizations and individuals shall be charged the following daily rental rates for exposition center facilities. Daily is to mean a 24 hour period or any portion thereof. One-half the daily rate will be charged for set-up and take down per day.

Exhibit building A (66'x 200')	\$ 450.00
Stall set-up	
Half barn set-up (minimum)	\$ 125.00
Full barn set-up	\$ 250.00
Exhibit building C-D (66'x135')	\$ 350.00
Pen set-up	
Half barn set-up (minimum)	\$ 75.00
Full barn set-up	\$ 150.00
Exhibit building E (66'x 240')	\$ 700.00
Exhibit building E -Exhibit area (66'x 160')	\$ 550.00
Exhibit building E – Meeting room viewing area	\$ 55.00
Exhibit building E – Meeting room	\$ 75.00
Exhibit building E – Both meeting rooms	\$ 125.00
Exhibit building E kitchen only	\$ 175.00
Non-electric campsite/day	\$ 20.00
Electric campsite/day	\$ 25.00
Agility arena	\$ 75.00
Horse arena	\$ 165.00
Milk house	\$ 130.00
Concession Stand	\$ 120.00
Picnic pavilion/event	\$ 55.00
Grounds rental/day – All outdoor space (no buildings)	\$ 500.00
All buildings and ground/day (excludes camping)	\$2500.00
Independent food stand/day (with electricity)	\$ 100.00
Outside catering/day	\$ 100.00
Bleachers/unit/event	\$ 50.00
Off grounds/unit (3 days)	\$ 75.00
Replacement cost/unit	Actual Cost
Tables/each/event	\$ 6.00
Off grounds/each/event (limited use)	\$ 10.00
Replacement cost/each	Actual Cost
Chairs/each/event	\$.50
Off grounds/each event (limited use)	\$ 2.00
Replacement cost/each	Actual Cost
Stages/section/day (4'x 8'x 2')	\$ 25.00
Off grounds/section/event	\$ 50.00
Wireless microphones/each/event	\$ 50.00
Replacement cost	Actual Cost
Portable PA system/each/event	\$ 75.00
Replacement cost	Actual Cost
P.A. System/event	\$ 75.00
On site personnel/person/hour (requested during event)	\$ 22.00 45.00
Skid Steer/operator/hour	\$ 75.00

1	Key deposit/each.....	\$ 10.00 100.00
2	Garbage removal (excessive).....	Actual Cost
3	Event holder responsible for removal of excessive amount of trash.	
4	Extra ordinary setup/clean-up/person/hour.....	\$ 50.00
5	B. Dry storage shall be at the following rate per building per season subject to a	
6	minimum \$50.00 per contract charge:	
7	Exhibit building A/per square foot (66' x 200').....	\$ 1.30 1.50
8	Exhibit building C-D/per square foot (66'x 135').....	\$ 1.30 1.50
9	C. Meeting room equipment rentals.	
10	Flip chart w/markers/each/event.....	\$ 20.00
11	Replacement cost.....	Actual Cost
12	TV/VCR/event.....	\$ 25.00
13	Replacement cost.....	Actual Cost
14	100 cup coffee urn (w/o coffee)/event.....	\$ 15.00
15	Replacement cost.....	Actual Cost
16	Electric Roaster/each/event.....	\$ 15.00
17	Replacement cost.....	Actual Cost
18	D. Miscellaneous Equipment Rentals.	
19	Fire Extinguishers/each (tents).....	\$ 18.00
20	Replacement value.....	Actual Cost
21	E. Special Services.	
22	Storage or removal of personal property	\$ 25.00
23	Snow removal or other services.....	\$ 40.00/hr

SECTION 10. That Section 16.33.030 of the code be amended to read:

16.33.030 Payment of rent and deposits.

A. A security deposit of 20% of total contract cost, ~~\$100.00~~ \$1,000.00 minimum is due within 30 days of the writing of the contract. Within 90 days of the event, one-half of the total rental fee is due, with the remaining balance due 30 days prior to the event. Any cancellation will result in forfeiture of the security deposit. Cancellations between 90 days and 30 days will result in forfeiture of the 50% rental fee paid, unless fully re-rented. Cancellations of 30 days or less will result in loss of all rental fees, unless fully re-rented. Rental of the facility less than 30 days from the event requires full rent and security deposit at the time the contract is written. The required certificate of insurance must be provided at least one week prior to the event. If the County, State or Federal government has issued a Public Health Emergency Declaration that includes Eau Claire County a full refund will be issued for any reservation that was canceled at the time the Declaration is in place.

I hereby certify that the foregoing correctly represents the action taken By the undersigned Committee on September __, 2021 by a vote of __ for, and __ against.

Stella Pagonis, Chair
Committee on Finance & Budget

FACT SHEET

TO FILE NO.

AMENDING THE HUMAN RESOURCES POLICY MANUAL – SHIFT DIFFERENTIAL
OVERNIGHT STATE CONTRACTED PROJECTS

This resolution would amend Human Resource Policy 519, under the Highway Department for the creation of a shift differential for overnight State contracted projects. The Highway Department is contracted by the Department of Transportation to perform State highway maintenance throughout the year. Several of these maintenance projects require work to be completed overnight due to traffic volumes during the daytime. In 2021 the Highway Department will have three projects that fall under this situation. Currently staff work overnight shifts while being compensated regular wage during the normal work week.

For overnight work contracted with the Department of Transportation a shift differential of \$2.00 per hour would apply to all staff working on that project. The hourly rate for night shift work is established by Federal and State guidelines related to transportation prevailing wage projects consisting of 7 ½ percent to 10 percent of an employee's wage. The differential would be in addition to overtime, holiday, and weekend compensation.

The duration of each project can vary depending on the scope and type of work. One of our projects this fall will consist of crack filling USH 53 north and south of Golf Road. The entire project will be three weeks in duration with one week of work required to be completed at night. The shift differential cost would be covered by funds received from the state. The estimated cost for the proposed shift differential on this project for the 13 staff scheduled would be approximately \$2,700.00.

Fiscal Impact: No levy impact. \$2,700.00 average cost of project with funds repaid by State

Respectfully Submitted,

Jon Jonson

Jon Jonson
Highway Commissioner

2
3 AUTHORIZING A CHANGE TO THE EMPLOYEE POLICY MANUAL POLICY 519,
4 CREATING SECTION 4.2 THAT AUTHORIZES A SHIFT DIFFERENTIAL FOR
5 HIGHWAY DEPARTMENT EMPLOYEES REQUIRED TO WORK OVERNIGHT ON
6 STATE HIGHWAY PROJECTS
7

8 WHEREAS, the Highway Department is contracted by the Wisconsin Department of
9 Transportation to complete state highway maintenance on all state highways located in Eau
10 Claire County; and

11
12 WHEREAS, maintenance projects mandated by the Department of Transportation require
13 that work is completed during times of “off peak traffic volumes,” meaning that certain work must
14 be performed during the overnight hours; and

15
16 WHEREAS, currently, there is not a shift differential in pay for Highway Department non-
17 exempt employees that are scheduled to work overnight shifts for state highway maintenance
18 projects; and

19
20 WHEREAS, creating a differential in pay for specific projects that are scheduled during
21 overnight hours will be consistent with Federal and State prevailing wage guidelines for
22 transportation projects; and

23
24 WHEREAS, A night shift differential rate of \$2.00 per hour is consistent with Federal
25 guidelines of 7 ½% to 10% of an employees pay rate; and

26
27 WHEREAS, A night shift differential would be applied to the employee’s base pay and
28 would be included in the calculation of any overtime, holiday, or weekend pay that already exists
29 in the Employee Policy Manual but would be limited to the actual hours worked overnight on a
30 state highway maintenance project.

31
32 NOW THEREFORE BE IT RESOLVED that the Eau Claire County Board of
33 Supervisors hereby approves the change of Employee Policy Manual policy 519, creating section
34 4.2 that authorizes the creation of shift differential pay for non-exempt highway employees in the
35 amount of \$2.00 per hour who are working overnight hours for state highway maintenance
36 projects that are scheduled during the hours 4pm to 6am.

37
38
39 Fiscal Impact; no levy impact
40

41 I certify that the foregoing correctly represents the
42 action taken by the undersigned committee on
43 August 20, 2021 by a vote of 5 for, 0 against.

44
45
46 
47 _____
48 Mark Beckfield, Chair
49 Committee on Human Resources
50

FACT SHEET
File No. 21-22/046

RE: Rezone 5 acres +/- of land from A-1 (Exclusive Agriculture) to A-2 (Agriculture-Residential) District to construct a pole shed with a residence

Legal Description and Location: Part of the SE¼ SE¼, Section 29, T27N, R10W (complete legal description attached), Town of Union, 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-1	Undeveloped; Woodlands
North	A-1	Woodlands
East	A-1	Woodlands; Power Transmission Lines; Single-Family Residence
South	A-2	Woodlands
West	A-1	Woodlands (pine plantation)

LAND USE PLANS: The Eau Claire County and Town of Union Future Land Use Maps include the property in the Rural Transition (RT) planning area.

Eau Claire County Rural Transition Comprehensive Plan Intent and Description: The primary intent of this classification is to identify certain lands in proximity to developed areas, to be preserved in mainly agricultural and open space uses until such time as more intensive development is appropriate. As mapped, this designation includes farmland, scattered open lands, woodlots, agricultural-related uses, cottage industries, mineral extraction operations, and limited low density single-family residential development. The RT areas potentially represent prime candidates for intergovernmental agreements that lay out specific plans for land use, boundary changes, and fiscal arrangements.

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

Town Board Action: The Town of Union Board held a public hearing regarding the proposed rezoning on August 22, 2021 and voted to recommend approval to the Committee on Planning & Development.

Committee Action: The Eau Claire County Committee on Planning and Development conducted the required public hearing on Tuesday, September 28, 2021, regarding the proposed rezoning. On a vote of 5 in favor and 0 against, the Committee recommends approval of the rezoning to the County Board, based on the following findings:

Findings For:

1. The request is generally consistent with the goals, objectives, and policies of the Eau Claire County Comprehensive Plan, as required by Section 19.01.020.B of the Eau Claire County Code; and Wisconsin Statutes §66.1001(1)(am) and §66.1001(3)(j), including the intent, description, and policies of the Rural Lands Future Land Use classification in Section 3.3 of the Eau Claire County Comprehensive Plan and Map 9 (Future Land Use) of the Eau Claire County Comprehensive Plan.
2. The properties adjacent to the south of the subject property and east of the parent parcel both have A-2 zoning, which is consistent with the requested zoning district.
3. The proposed lot will have required roadway frontage on Crescent Ave.

The committee considered the applicant's and the public's testimony as well as the Town Board's and staff's recommendations in their deliberations. No correspondence was received in opposition to the proposal.

Fiscal Impact: None

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

A handwritten signature in cursive script that reads "Matt Michels".

Matt Michels, AICP
Senior Planner

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

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 Union, described as follows:

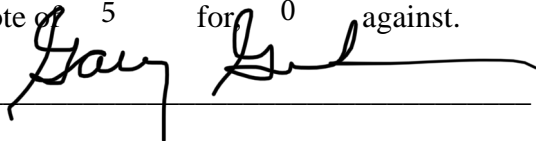
10
11 A parcel of land located in the Southeast of the Southeast of Section 29, Township 27
12 North, Range 10 West; described as follows:
13 Commencing at the Southwest corner of the East 1/2 of the West 1/2 of said Southeast of
14 the southeast, also being the point of beginning; thence north along the west line of said
15 East 1/2 of the West 1/2 466.69', thence east parallel with the south line of said Southeast of
16 the Southeast 466.69'; thence south parallel with the west line of said East 1/2 of the West
17 1/2 466.69' more or less to the south line of said Southeast of the Southeast; thence west
18 along the south line of said Southeast of the Southeast 466.69' more or less to the point of
19 beginning; parcel contains 5 acres more or less.

20
21 Said described parcel of land containing 5 acres +/-, land and is subject to the easements
22 and restrictions of record to be reclassified from the A-1 Exclusive Agricultural
23 District to the A-2 Agriculture-Residential District.

24
25 SECTION 2. Where a certified survey map is required and may alter the above-described
26 property description, the official zoning district map for the town shall be automatically
27 amended to reflect the property description of the certified survey map.

28
29
30 ENACTED:

31
32 I Hereby certify that the foregoing correctly
33 represents the action taken by the undersign
34 Committee on September 28, 2021, by a
35 vote of ⁵ for ⁰ against.

36
37 
38 _____

39 Planning and Development Committee, Chairperson

40
41 CC

42
43
44
45 Dated this 28th day of September,



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

August 24, 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: Mark Briggs

Applicant: Owner

File Number: . 21-22/046

Legal Description: SE-SE, Sect. 29, T27N,R10W, EX W 1/2 OF THE W ½, Town of Union, Eau Claire County, Wisconsin.

Site Address: 7590 Crescent Ave, Eau Claire, Wisconsin 54703

Existing Zoning District: A-1 Exclusive Agricultural

Purposed Zoning District: A-2 Agriculture-Residential

Acres to be Rezoned: 5 Acres +/-

Date Received: 8/20/2021

Regards,

Cheryl Cramer

Administrative Specialist, Planning and Development



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

Application Accepted:	08/20/2021
Accepted By:	Matt Michels
Receipt Number:	67785/67789
Town Hearing Date:	
Scheduled Hearing Date:	09/28/2021
Application No:	RZN-0013-21
Application Status:	Applied

Rezoning Petition

Owner/Applicant Name(s):

Owner: MARK BRIGGS

Applicant: Mark Briggs, 7590 Crescent Ave, Eau Claire, WI 54703

Telephone: 715-828-3341

EMail: Briggsbrothersmark@hotmail.com

Site Address(es):

7590 CRESCENT AVE

Property Description:

Sec 29 Twn 27 Rge 10
 Town of Union

Zoning District(s):

A1 - Exclusive Agricultural District

Lot Area(s) - Acres:

30.00

Overlay District(s):

Shoreland

PIN

1802222710294400001

Legal (partial)

SE-SE, EX W 1/2 OF THE W 1/2

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 following Zoning District from:

RECEIVED
AUG 20 2021
COUNTY CLERK

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

Driveway permit



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

Office Use Only

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

REZONING APPLICATION

Pursuant to the procedure described in Wisconsin Statutes Section 59.69(5), I hereby petition the Eau Claire County Board of Supervisors to amend the Zoning District from:
Existing Zoning District: A1
Proposed Zoning District(s): A2
Acres to be rezoned: 5

Property Owner Name: MARK Briggs
Phone# 715-828-3341
Mailing Address: 7590 crescent Ave Eau Claire WI 54703
Email Address: Briggsbrothersmark@hotmail.com

Agent Name: Same
Phone# 715-828-3341
Mailing Address: Same
Email Address: Same

RECEIVED

SITE INFORMATION

AUG 20 2021

Site Address: 7590 crescent Ave Eau Claire WI 54703
Property Description: SE 1/4 SE 1/4 Sec. 29 T 27 N R 10 W, Town of Union
Zoning District: Eau Claire County A1
Code Section(s):
Overlay District:
Check Applicable: Shoreland, Floodplain, Airport, Wellhead Protection, Non-Metallic Mining
PIN #(s): 18022 - 2 - 271029 - 440 - 0001

COUNTY CLERK

COMPUTER #(S): 022 - 1093 - 09 - 000

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
Provide legal description of property to be rezoned
Contact the Town to coordinate a recommendation on the application
Provide \$595.00 application fee (non-refundable), payable to the Eau Claire County Treasurer (\$525.00 application processing fee and \$75.00 mapping surcharge fee) Acceptable forms of payment are check or online payment. Visit the Planning & Development website to pay online.

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

Owner/Agent Signature [Signature] Date 8-18-2021

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.

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:

would like to build a new storage building on five acre piece so if any thing would happen to my recent property or if I ended up selling I would still have a building to put some stuff in thanks.

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.

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:

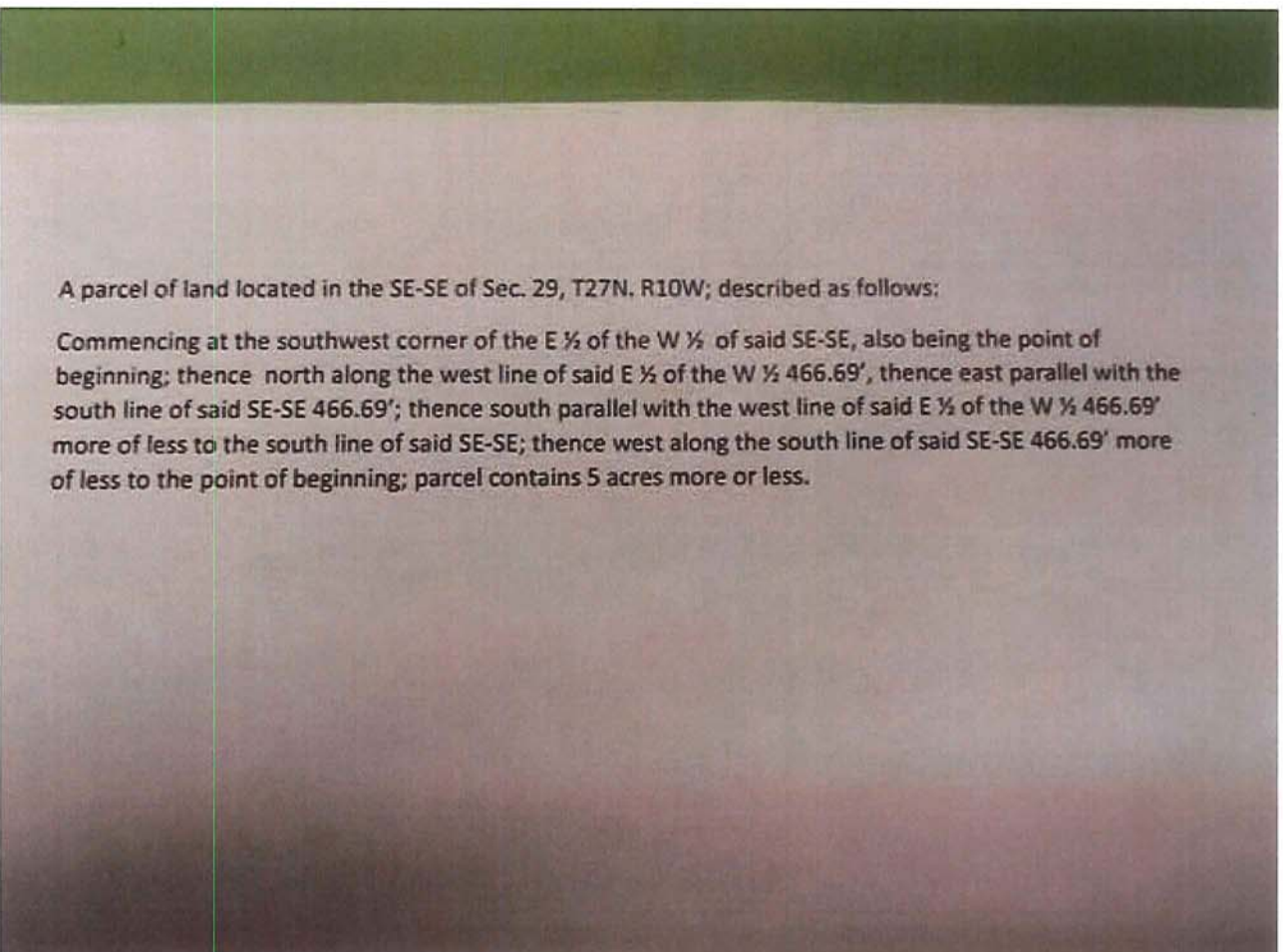
- Application must be signed by the property owner(s)
- A legal description of land and address of land to be rezoned
- Complete the attached supplemental rezoning information sheet
 - Describe the reason for the request
 - Describe how the proposed zoning district and the uses allowed in that district 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

Matt Michels

23

From: Mark Briggs <briggsbrothersmark@hotmail.com>
Sent: Monday, August 23, 2021 10:13 AM
To: Matt Michels
Subject: IMG_20210823_100637.jpg

WARNING!! This email originated outside Eau Claire County. Do not click any links or attachments unless you know the sender.
Mark briggs 7590 crescent Ave eau Claire
New description



Sent from briggs brothers



new driveway

330' wide
650' Long

not sure @ all title services + com

Street

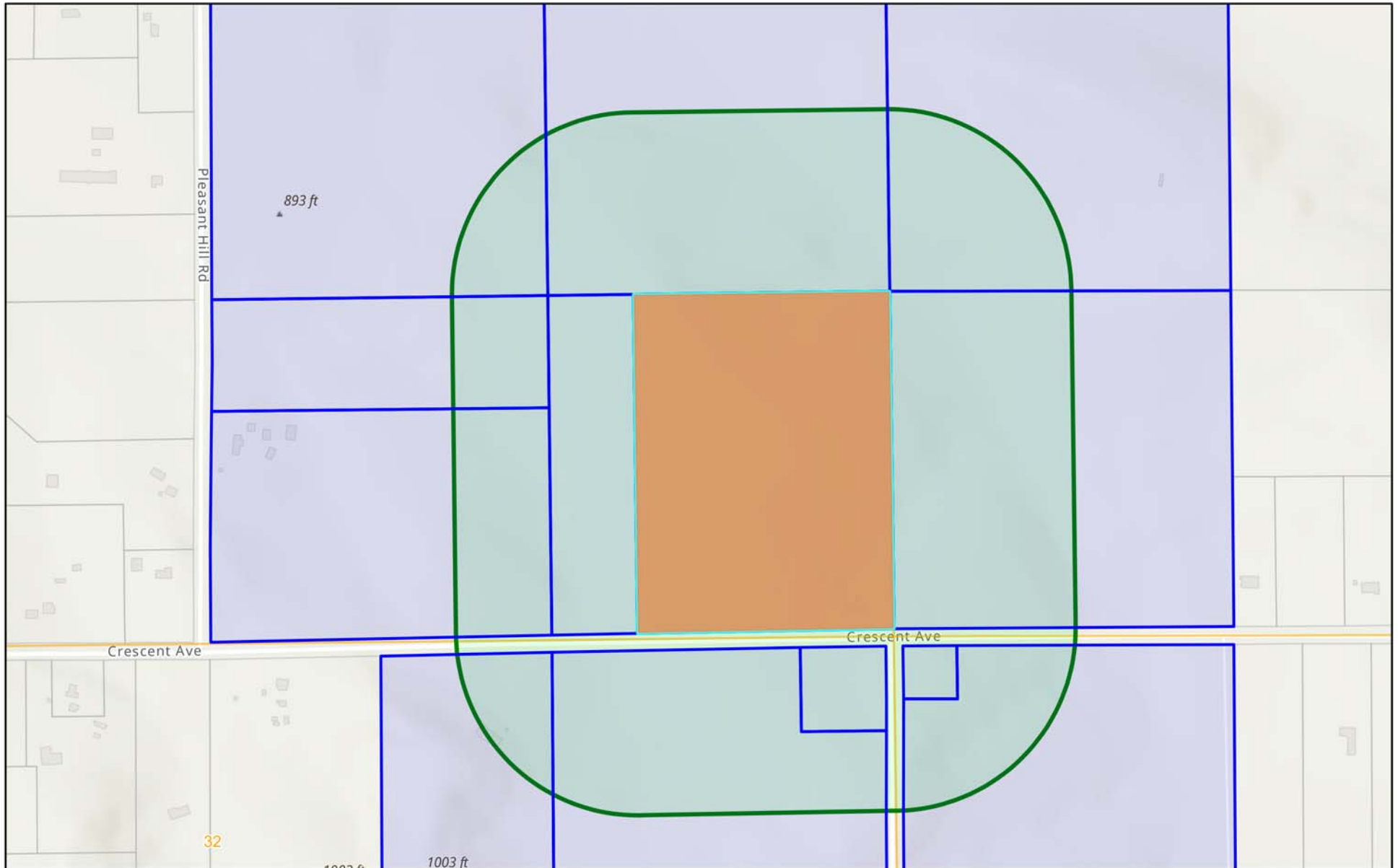
Aerial

Hybrid






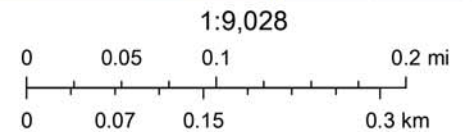
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Public Notification



8/24/2021, 9:14:58 AM

-  County Boundary
-  Tax Parcel
-  Section



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

Eau Claire County, WI

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

FirstName LastName	Address	City State Zip
CITY OF EAU CLAIRE	203 S FARWELL ST	EAU CLAIRE WI 54701-3718
JEFFREY LARSON	8003 CRESCENT AVE	EAU CLAIRE WI 54703-9176
DAIRYLAND POWER CO-OP	PO BOX 817	LA CROSSE WI 54602-0817
JAMES SEVERSON	1429 PLEASANT HILL RD	EAU CLAIRE WI 54703-9048
JAMES SEVERSON	1429 PLEASANT HILL RD	EAU CLAIRE WI 54703-9048
TODD & CONNIE KOHLHEPP	208 N TOWN HALL RD	EAU CLAIRE WI 54703-9110
MARK BRIGGS	7590 CRESCENT AVE	EAU CLAIRE WI 54703-9176
HAROLD DAVIDSON SKOG LAND TRUST	684 CRYSTAL DR	EAGLE POINT OR 97524-9765
BRUCE REMINGTON	3740 SOLEY LN	EAU CLAIRE WI 54703-9119
PAUL & PATRICIA MAENNER	2903 SAINTSBURY PLZ APT 304	FAIRFAX VA 22031-1167
CITY OF EAU CLAIRE	PO BOX 5148	EAU CLAIRE WI 54702-5148
ROBERT MYERS	809 PLEASANT HILL RD	EAU CLAIRE WI 54703-9136
ROBERT MYERS	809 PLEASANT HILL RD	EAU CLAIRE WI 54703-9136

FACT SHEET
File No. 21-22/048

RE: Rezone 6.98 acres +/- of land from A-2 (Agriculture-Residential) District to C-2 (General Business) and C-3 (Highway Business) to allow the creation of four (4) commercial lots.

Legal Description and Location: LOT 2 CSM 3604 (VOL 20 P 221 #1198748), Town of Washington, Eau Claire County, Wisconsin

Size of area to be rezoned: 6.98 acres +/-

ADJACENT ZONING & LAND USES:

LOCATION	ZONING	LAND USE
Subject	A-2	Single-Family Residence, Farmstead
North	C-3, RH	Commercial; Scattered Woodlands, Single-Family Residence
East	C-3	Commercial
South	C-2	Single-Family Residence; Professional Office; Scattered Woodland
West	C-3	Commercial (Chippewa Valley Growers)

LAND USE PLANS: The Eau Claire County and Town of Washington Future Land Use Maps include the property in the Rural Commercial (RC) planning area.

Eau Claire County Rural Commercial Comprehensive Plan Intent and Description:

The primary intent of this classification is to “*identify areas suitable for planned commercial development. There are some existing scattered commercial developments throughout the County and these areas are expected to stay in commercial use.*”

Staff Conclusions and Recommendation: Staff finds that the proposed rezoning request substantially conforms with the Eau Claire County Comprehensive Plan. The Comprehensive Plan recognizes that the proposed C-2 and C-3 zoning districts are consistent within the mapped future land use designation.

Town Board Action: The Town of Washington Board held a public hearing regarding the proposed rezoning on September 16, 2021 and voted to recommend approval to the Committee on Planning & Development. The Board recommends that the far northwest portion of the property, which is proposed to be added to the C-3 property adjacent to the west through a CSM or plat, be rezoned to C-3 to be consistent with the existing zoning of the property to the west and to avoid the creation of a “double zoned” property (with A-2 and A-3).

Committee Action: The Eau Claire County Committee on Planning and Development conducted the required public hearing on Tuesday, September 28, 2021, regarding the proposed rezoning. On a vote of 5 in favor and 0 against, the Committee recommends approval of the rezoning to the County Board, based on the following findings:

Findings For:

1. The request is generally consistent with the goals, objectives, and policies of the Eau Claire County Comprehensive Plan, as required by Section 19.01.020.B of the Eau Claire County Code; and Wisconsin Statutes §66.1001(1)(am) and §66.1001(3)(j), including the intent, description, and policies of the Rural Lands Future Land Use classification in Section 3.3 of the Eau Claire County Comprehensive Plan and Map 9 (Future Land Use) of the Eau Claire County Comprehensive Plan.
2. The properties adjacent to the west, east, and south all have commercial zoning.
3. The proposed development will have access from Prill Road.
4. The proposed commercial development will support county economic development goals by providing locations for smaller businesses to operate in the county near major transportation routes and urban areas.

The committee considered the applicant’s and the public’s testimony as well as the Town Board’s and staff’s recommendations in their deliberations. No correspondence was received in opposition to the proposal.

Fiscal Impact: None

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

A handwritten signature in cursive script that reads "Matt Michels".

Matt Michels, AICP
Senior Planner

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

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

7
8 SECTION 1. That the 1982 Official Zoning District Boundary Map for the Town of
9 Washington, described as follows:

10
11 Being all of Lot 2, Certified Survey Map #3604, Volume 20 of Certified Survey Maps,
12 Page 221-222, Town of Washington, Eau Claire County, Wisconsin.

13
14 Said described parcel of land containing 6.98 acres +/-, land and is subject to the
15 easements and restrictions of record to be reclassified from the A-2 Agriculture-
16 Residential District to the C-2 General Business District.

17
18 SECTION 2. Where a certified survey map is required and may alter the above-
19 described property description, the official zoning district map for the town shall be
20 automatically amended to reflect the property description of the certified survey map.

21
22
23 ENACTED:

24
25 I Hereby certify that the foregoing correctly
26 represents the action taken by the undersign
27 Committee on September 28, 2021 by a
28 vote of 5 for, 0 against.

29
30 
31 _____
32 Planning and Development Committee, Chairperson

33 CC

34
35
36 Dated this 28th day of September 2019.
37
38
39
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41
42
43
44
45
46
47
48
49



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

August 24, 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: John Kelly

Applicant: Real Land Survey – Jeremy Skaw

File Number: . 21-22/048

Legal Description: LOT 2 CSM 3604 (VOL 20 P 221 #1198748)

Site Address: South of State Highway 12, East of Prill Road, and West of S Elco Road, Town of Washington, Eau Claire County, Wisconsin.

Existing Zoning District: A-2 Agriculture-Residential

Purposed Zoning District: C-2 General Business

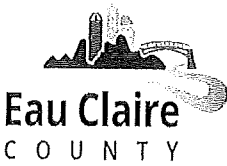
Acres to be Rezoned: 6.98

Date Received: 8/24/2021

Regards,

Cheryl Cramer

Administrative Specialist, Planning and Development



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

Office Use Only

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

REZONING APPLICATION

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

Existing Zoning District: A2	Proposed Zoning District(s): C2
Acres to be rezoned: 6.98	

Property Owner Name: John Kelly	Phone# 715-839-8448
Mailing Address: PO Box 262, Fall Creek, WI 54742	
Email Address: john@chippewavalleygrowers.com	

Agent Name: Real Land Survey - Jeremy Skaw	Phone# 715-514-4116
Mailing Address: 1360 International Drive, Ste. 2, Eau Claire, WI 54701	
Email Address: jskaw@rlswi.com	

SITE INFORMATION

Site Address:

Property Description: SE ¼ SW ¼ Sec. 29, T27 N, R8 W, Town of Washington

Zoning District: A2 Code Section(s):

Overlay District: Shoreland Floodplain Airport Wellhead Protection Non-Metallic Mining

PIN #(s): 18024 - 2 - 270829 - 340 - 9006

COMPUTER #(S):

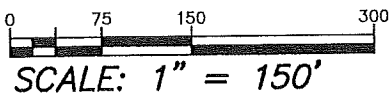
Applications will not be accepted until the applicant has met with department staff to review the application and determine if all necessary information has been provided. All information from the checklist must be included.

<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 type="checkbox"/> Provide \$595.00 application fee (non-refundable), payable to the Eau Claire County Treasurer (\$525.00 application processing fee and \$75.00 mapping surcharge fee) Acceptable forms of payment are check or online payment. Visit the Planning & Development website to pay online.

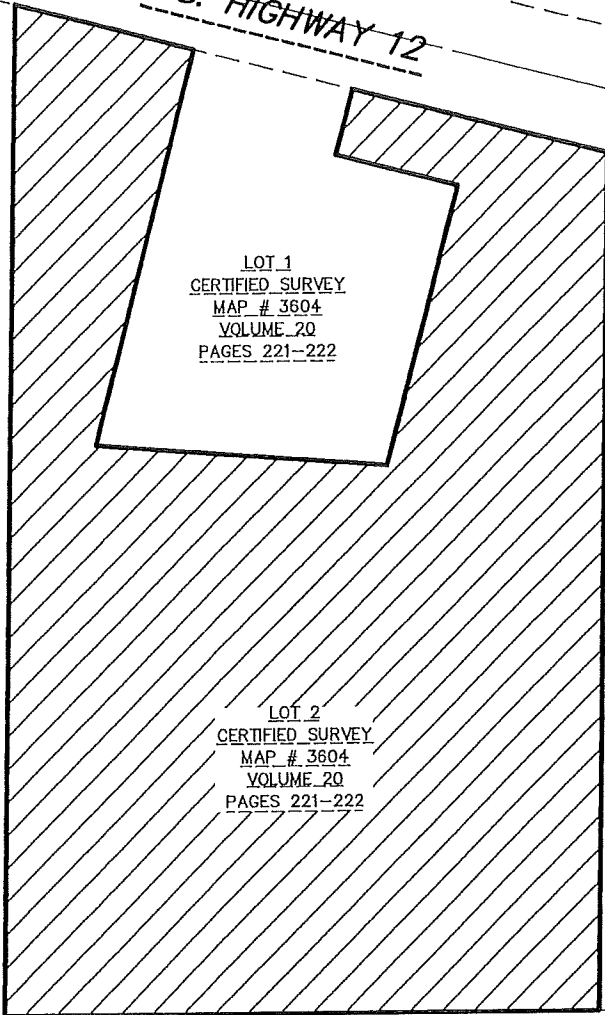
I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I give permission for the staff of the Eau Claire County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the public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

Owner/Agent Signature Date 8-23-21

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.




U.S. HIGHWAY 12



LOT 1
CERTIFIED SURVEY
MAP # 3604
VOLUME 20
PAGES 221-222

LOT 2
CERTIFIED SURVEY
MAP # 3604
VOLUME 20
PAGES 221-222

LEGEND

 --- AREA TO BE REZONED

REZONE DESCRIPTION:
BEING ALL OF LOT 2, CERTIFIED SURVEY MAP #3604,
VOLUME 20 OF CERTIFIED SURVEY MAPS, PAGES 221-222

REZONE EXHIBIT

BEING ALL OF LOT 2, CERTIFIED SURVEY MAP #3604, VOLUME 20
OF CERTIFIED SURVEY MAPS, PAGES 221-222,
TOWN OF WASHINGTON
EAU CLAIRE COUNTY, WISCONSIN

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.

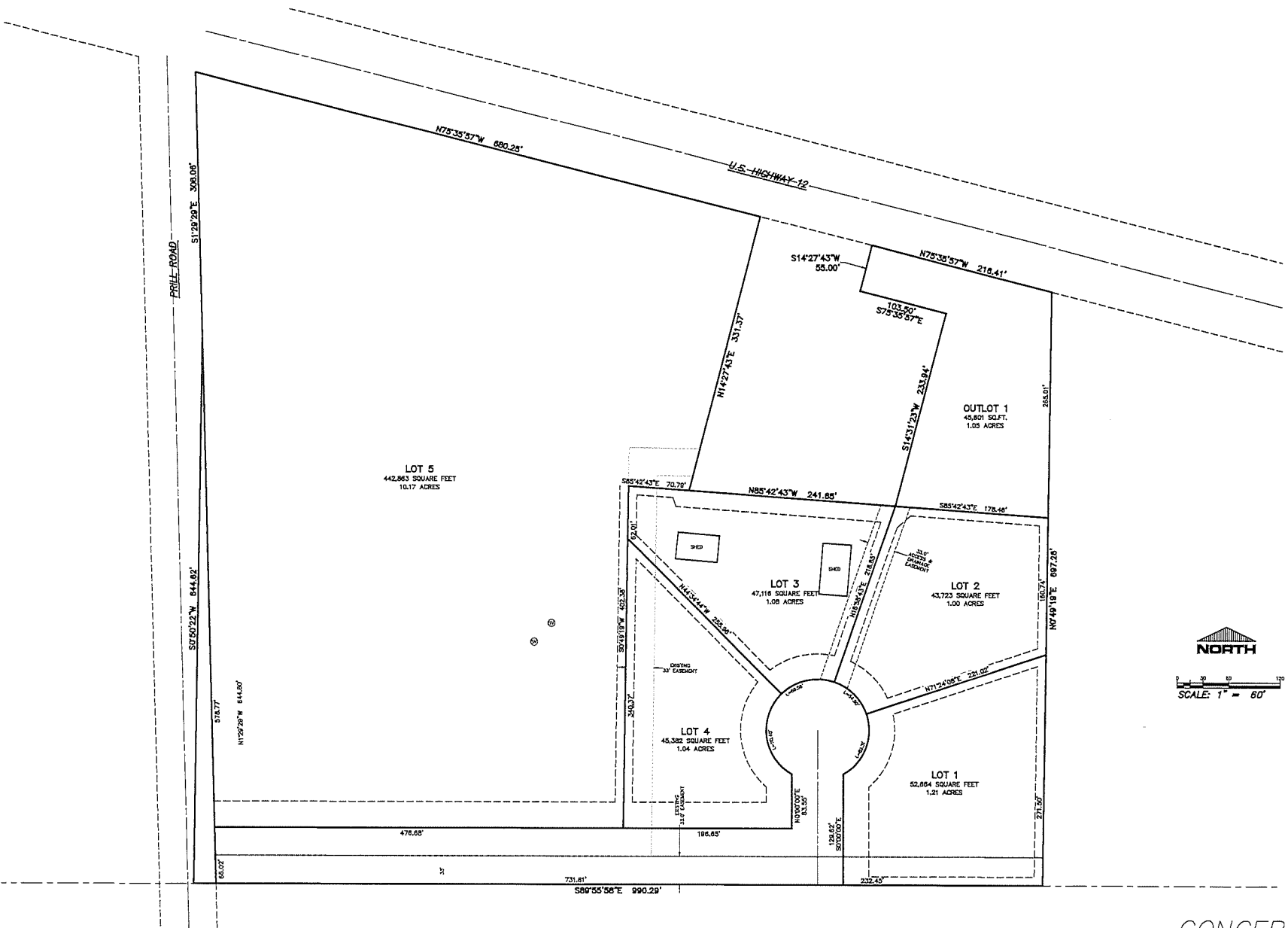
Describe the reason(s) for your rezoning request:

Mr. Kelly must rezone the parcel from A2 to C2 so the appropriate zoning district is applied for his potential layout for four (4) commercial lots. There are several restrictions within the A2 zoning district that would prohibit Mr. Kelly from creating four (4) commercial lots on this parcel.

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 intended use Mr. Kelly has for the four (4) new commercial lots fits the surrounding layout of parcels adjacent to and located in the US Highway 12 corridor. Within 700 feet of the site, there exists 14 different parcels with a commercial zoning district, including a C2 parcel directly adjacent to the south. Mr. Kelly's intended commercial use of the future lots is to either rent or sell the lots to smaller local commercial-type businesses. These include, but are not limited to, electricians, plumbers, HVAC companies, etc... These types of businesses will uphold the purpose of the C2 district as the intended use is considered a permitted use per County Code.

The C2 zoning district allow for a minimum lot size of 8,000 square feet but Mr. Kelly has elected a larger lot size, which leave the potential of less impervious area throughout the entire site.



CONCEPT
KELLY PLAT
LOCATED IN SOUTHEAST 1/4 OF THE SOUTHWEST 1/4,
SECTION 26, TOWNSHIP 27 NORTH, RANGE 8 WEST,
TOWN OF WASHINGTON, EAU CLAIRE COUNTY, WISCONSIN

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
511B	Plainfield loamy sand, river valley, 1 to 6 percent slopes	Not prime farmland	2.8	38.6%
581A	Simescreek sand, 0 to 3 percent slopes	Not prime farmland	1.6	21.8%
BoC	Boone-Plainbo complex, 6 to 12 percent slopes	Not prime farmland	2.9	39.6%
Totals for Area of Interest			7.3	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

Eau Claire County, WI

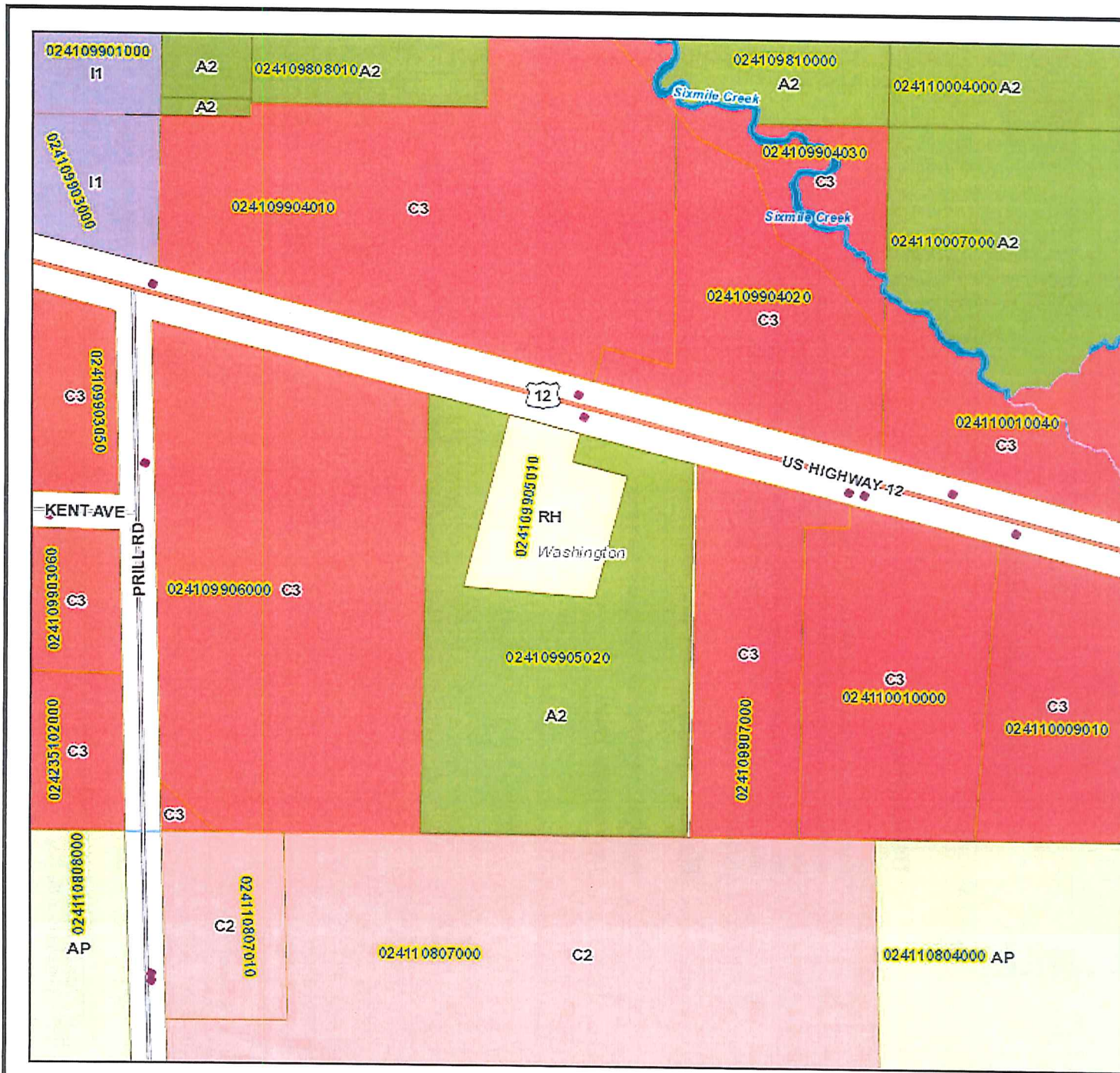
Legend

- Addresses
- Parcels
- Parcel Labels
- Parks
- County Zoning
- Sections
- Villages (Scale below 35K)
- Cities (Scale below 35K)
- Towns
- Surrounding Counties
- Rivers and Streams
- Lakes and Rivers
- Interstate
- US Highway
- State Highway
- Ramp
- Major Arterial
- Minor Arterial
- Collector
- Local
- Private Drive
- Recreation
- Service
- Other
- Railroads

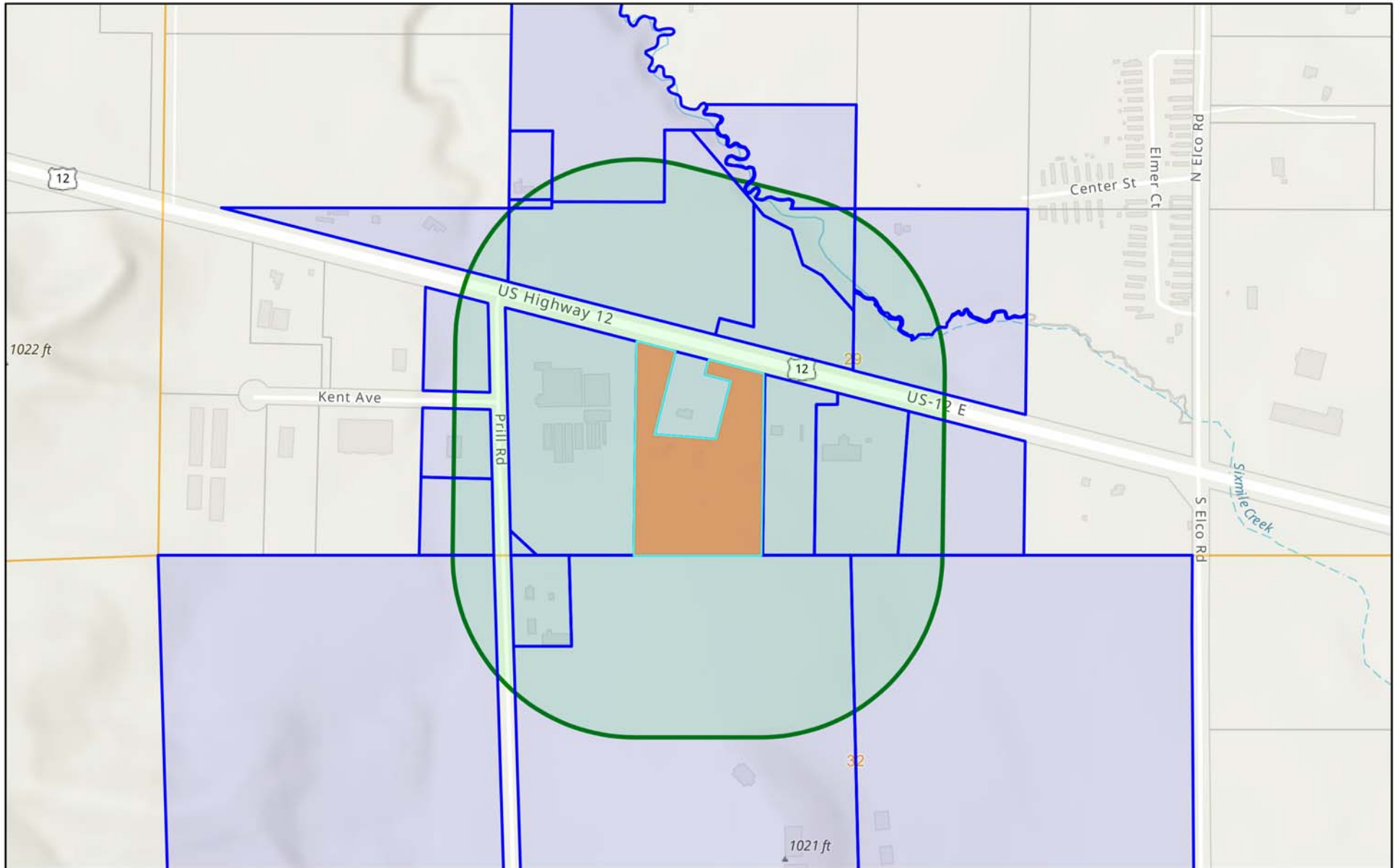


DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.




Author:	
Date Printed: 08/23/21 12:18 PM	
Subject:	

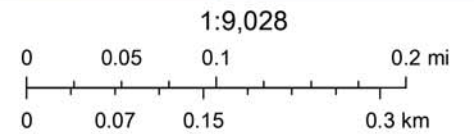


Public Notification



8/24/2021, 3:02:02 PM

-  County Boundary
-  Tax Parcel
-  Section



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

Eau Claire County, WI

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

FirstName LastName	Address	City State Zip
MANAGEMENT SELECT LLC	PO BOX 156	ALTOONA WI 54720-0156
TIMOTHY R LEGORE REVOCABLE LIVING TRUST	2330 N ELCO RD	FALL CREEK WI 54742-9372
ERIC STURZ	7632 US HIGHWAY 12	EAU CLAIRE WI 54701-8324
ERIC RYAN	9303 VOETMANN RD	FALL CREEK WI 54742-6305
7825 PRILL ROAD LLC	S 2980 S 140TH AVE	FALL CREEK WI 54742-4940
ATTN: ANTHONY LARSON - CLASSIC MOVING & STORAGE	7905 US HIGHWAY 12	EAU CLAIRE WI 54701-8363
STAR GAS PROPANE LP	PO BOX 206	WHIPPANY NJ 07981-0206
GRIP HOLDINGS LLC	2601 MORNINGSIDE DR STE 1	EAU CLAIRE WI 54703-3643
WILLIAM NEWCOMB	7739 US HIGHWAY 12 E	EAU CLAIRE WI 54701-8323
GORDON THORPE	916 E CLAIREMONT AVE	EAU CLAIRE WI 54701-4739
TANNER PROPERTIES LLC	PO BOX 296	ALTOONA WI 54720-0296
MARK GARDNER	7731 PRILL RD	EAU CLAIRE WI 54701-8229
RANDELL & JEAN K CONRAD	7528 US HIGHWAY 12	EAU CLAIRE WI 54701-8368
FIELDS OF GREENS LLC	1140 COVENTRY CLS	ALTOONA WI 54720-2311
GAFS LLC	8706 SCHUMACHER RD	FALL CREEK WI 54742-9351
7825 PRILL ROAD LLC	S2980 S 140TH AVE	FALL CREEK WI 54742-4940
7825 PRILL ROAD LLC	PO BOX 262	FALL CREEK WI 54742-0262
SUSAN WRIGHT	3211 CRAIG RD	EAU CLAIRE WI 54701-7063

FACT SHEET
File No. 21-22/051

RE: Rezone 5 acres +/- of land from A-1 (Exclusive Agriculture) to A-2 (Agriculture-Residential) District to construct a pole shed with a residence

Legal Description and Location: Rezone 4.5 acres +/- of land from A-1 (Exclusive Agriculture) to A-2 (Agriculture-Residential) District to create a 9-acre lot including the existing farmstead. Note that 4.5 acres of the proposed 9-acre lot is currently zoned A-2.

Size of area to be rezoned: 4.5 acres +/-

ADJACENT ZONING & LAND USES:

LOCATION	ZONING	LAND USE
Subject	A-1	Farmstead; Woodlands
North	A-1	Woodlands; Agricultural fields
East	A-1	Woodlands
South	A-2	Agricultural fields; Woodlands
West	A-1	Agricultural fields

LAND USE PLANS: The Eau Claire County and Town of Lincoln Future Land Use Maps both include the property in the Rural Residential (RR) planning area.

Eau Claire County Rural Residential Comprehensive Plan Intent and Description: The primary intent of this classification is to identify areas suitable for future non-farm residential development. Rural Residential areas include lands that are delineated as existing residential properties or vacant platted areas. In addition, some undeveloped land has been designated for RR development where subdivision expansion is likely to occur. These additional areas tend to be adjacent to existing rural subdivisions or where local roads and utilities exist to efficiently and economically serve the area.

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

Town Board Action: The Town of Lincoln Board held a public hearing regarding the proposed rezoning on September 13, 2021 and voted to recommend approval to the Committee on Planning & Development.

Committee Action: The Eau Claire County Committee on Planning and Development conducted the required public hearing on Tuesday, September 28, 2021, regarding the proposed rezoning. On a vote of 5 in favor and 0 against, the Committee recommends approval of the rezoning to the County Board, based on the following findings:

Findings For:

1. The request is generally consistent with the goals, objectives, and policies of the Eau Claire County Comprehensive Plan, as required by Section 19.01.020.B of the Eau Claire County Code; and Wisconsin Statutes §66.1001(1)(am) and §66.1001(3)(j), including the intent, description, and policies of the Rural Lands Future Land Use classification in Section 3.3 of the Eau Claire County Comprehensive Plan and Map 9 (Future Land Use) of the Eau Claire County Comprehensive Plan.
2. The properties adjacent to the south of the subject property has A-2 zoning, which is consistent with the requested zoning district.
3. The Town of Washington board recommends approval of the rezoning.

4. Although the A-2 Zoning District is not specifically recommended in the Rural Residential Future Land Use plan, it is appropriate for this request as it allows the division of an existing farmstead from the remainder of the property, which could potentially be divided into smaller lots in the future, if appropriate.
5. The proposed lot will have required roadway frontage on Lincoln Drive.

The committee considered the applicant's and the public's testimony as well as the Town Board's and staff's recommendations in their deliberations. No correspondence was received in opposition to the proposal.

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
9 Lincoln, described as follows:

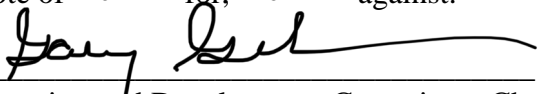
10
11 West 330 feet of the East 660 feet of the South 594 feet of the South half of the
12 Northwest quarter of the Northeast quarter of Section 11, Township 26 North, Range 7
13 West, Town of Lincoln, Eau Claire County, Wisconsin.

14
15 Said described parcel of land containing 4.5 acres +/-, land and is subject to the
16 easements and restrictions of record to be reclassified from the A-1 Exclusive Agriculture
17 District to the A-2 Agriculture-Residential District.

18
19 SECTION 2. Where a certified survey map is required and may alter the above-
20 described property description, the official zoning district map for the town shall be
21 automatically 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 September 28, 2021, by a
29 vote of 5 for, 0 against.

30
31 
32 _____
33 Planning and Development Committee, Chairperson

34
35
36
37 CC

38
39
40 Dated this 28TH day of September 2021.

District 6: Zook

21-22/091



Department of Planning and Development

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

RECEIVED

SEP 03 2021

COUNTY CLERK

Rezoning Petition

Application Accepted:	09/03/2021
Accepted By:	Matt Michels
Receipt Number:	
Town Hearing Date:	09/13/2021
Scheduled Hearing Date:	09/28/2021
Application No:	RZN-0015-21
Application Status:	Applied

Owner/Applicant Name(s):

Owner: BRIAN C & ALISON SPINDLER

Applicant: Brian C. and Alison J. Spindler, W2930 County Highway W, Eleva, WI 54738

Telephone: 715.225.8779

EMail: hsfence@gmail.com

Site Address(es):

E 16720 LINCOLN DR

Property Description:

Sec 11 Twn 26 Rge 07
Town of Lincoln

Zoning District(s):

A2-A1 - Multiple Zoning Districts

Lot Area(s) - Acres:

20.00

20.00

Overlay District(s):

Flood Zone

Shoreland

PIN

1801222607111200002

1801222607111200002

Legal (partial)

PRT NW-NE THE S 1/2 THEREOF SEE T-1626

PRT NW-NE THE S 1/2 THEREOF SEE T-1626

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 following Zoning District from:

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



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

Application Accepted:	9/3/21
Accepted By:	Tim
Receipt Number:	
Town Hearing Date:	9/13/21 (?)
Scheduled Hearing Date:	9/28/21

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: A1	Proposed Zoning District(s): A2
Acres to be rezoned: 4.5	

Property Owner Name: Brian C. and Alison J. Spindler	Phone# 715-225-8779
Mailing Address: W2930 County Highway W, Eleva, WI 54738	
Email Address: hsfence@gmail.com	

Agent Name:	Phone#
Mailing Address:	
Email Address:	

SITE INFORMATION

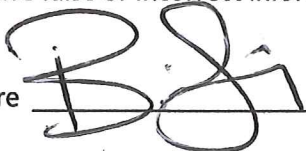
Site Address: E 16720 Lincoln Drive, Fall Creek	
Property Description: NW ¼ NE ¼ Sec. 11, T26 N, R7 W, Town of Lincoln	
Zoning District: Town of Lincoln	Code Section(s):
Overlay District: <input type="checkbox"/> Shoreland <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Airport <input type="checkbox"/> Wellhead Protection <input type="checkbox"/> Non-Metallic Mining Check Applicable	
Computer #(s): 0124-102-203-010	

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 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 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 9-2-21

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:

We are planning to sell our home at E16720 Lincoln Drive with 9 acres. Half of the acres involved with this sale are currently zoned A1 (4.5 acres). This does not meet the minimum requirement for acres for A1 zoning. Therefore we are requesting that it they be rezoned A2.

■ 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 district is congruent with the surrounding districts and will therefore uphold the purpose of the zoning ordinance.

Spindler Rezone

Property Address:

E 16720 Lincoln Drive

Fall Creek, WI 54742

Legal Description:

West 330 feet of the East 660 feet of the South 594 feet of the South Half of the NW quarter of the NE quarter of Section 11, T26N, R7W

66'



012102200010

9 ACRES

Lincoln

LINCOLN DR

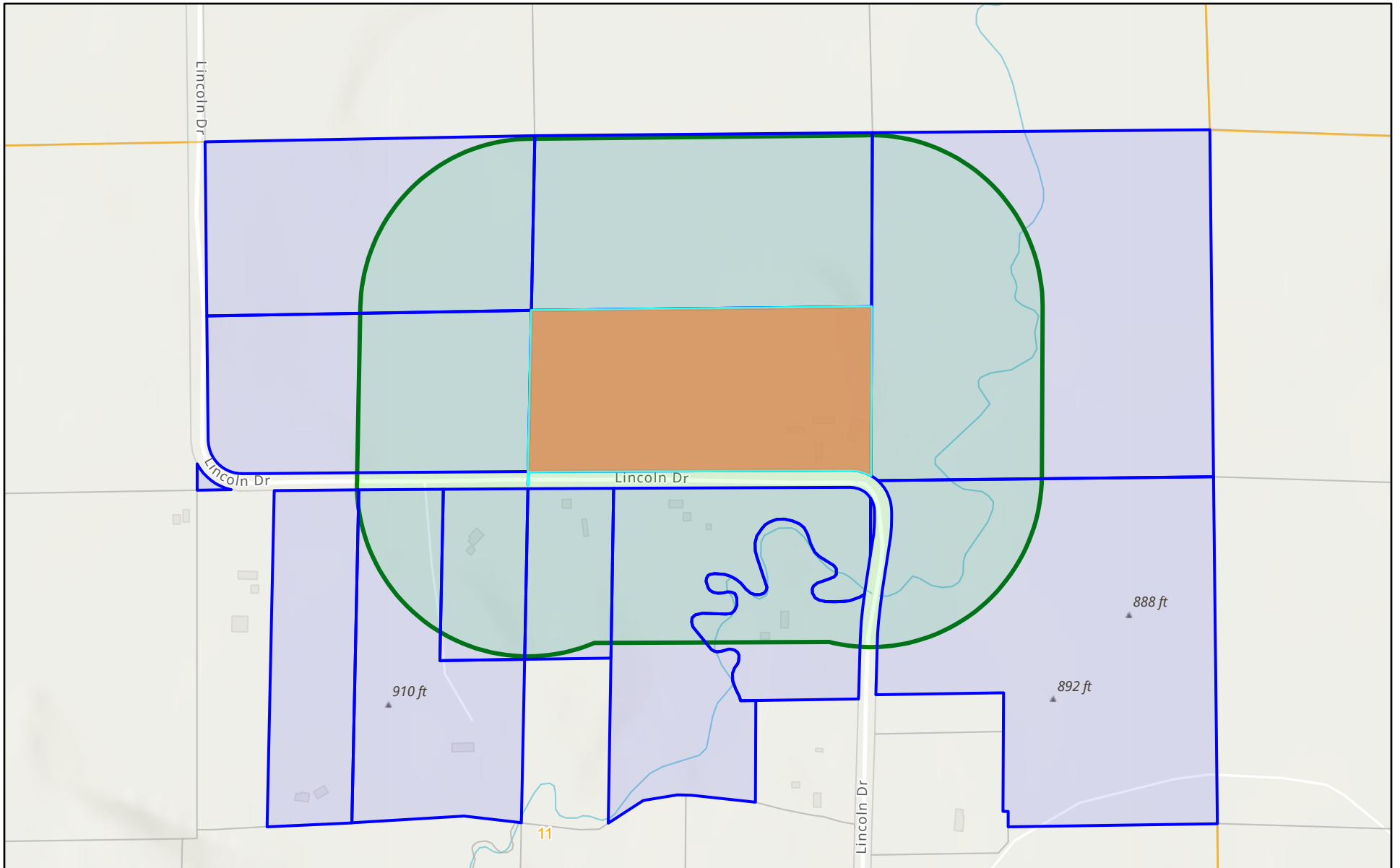
01010

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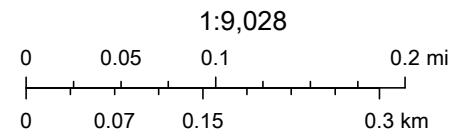


Public Notification



9/3/2021, 1:27:42 PM

- County Boundary
- Tax Parcel
- Section



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Eau Claire County, WI

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FirstName LastName	Address	City State Zip
IRVIN G JR & CARIN A SCHULTZ TRUST	E 16445 LINCOLN DR	FALL CREEK WI 54742-4824
PAUL A JR & JEANNINE L PRICE	E 16425 LINCOLN DR	FALL CREEK WI 54742-4824
SHAWN SCHMIDT	E 16615 LINCOLN DR	FALL CREEK WI 54742-4826
KEITH A & STACY L MANSUR	E 16325 LINCOLN DR	FALL CREEK WI 54742-4813
BRIAN SPINDLER	E 16720 LINCOLN DR	FALL CREEK WI 54742-4817
SHAWN FLIPPIN	PO BOX 246	COCHRANE WI 54622-0246
BRIAN C & ALISON SPINDLER	E 16720 LINCOLN DR	FALL CREEK WI 54742-4817
SHAWN FLIPPIN	PO BOX 246	COCHRANE WI 54622-0246
BRIAN C & ALISON SPINDLER	E 16720 LINCOLN DR	FALL CREEK WI 54742-4817
GEORGE & RHONDA WEBSTER	E 16535 LINCOLN DR	FALL CREEK WI 54742-4825
ERIC SPECKHART	S 5670 LINCOLN DR	FALL CREEK WI 54742-4827
JOSHUA PEDERSEN	S 5781 LINCOLN DR	FALL CREEK WI 54742-4816

FACT SHEET
FILE NUMBER:

4.20.100 Sale to former owners. Pursuant to Wis. Stat. § 75.35(3), the county clerk subject to the approval of the county board, is hereby empowered to supervise the sale of tax dedeed lands to their former owners, or their heirs, who lost title through delinquent tax collection enforcement procedure, and is further authorized to grant to such former owners first preference and right to purchase said lands.

Richard and Jani Hopkins, heirs to James B. and Marlene R. Hopkins, have formally 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 City of Eau Claire.

The purchase price of \$23,065.66 will cover all taxes, interest, penalty and expenses incurred by Eau Claire County. Richard and Jani Hopkins will be responsible for all filing fees.



2
3 AUTHORIZING THE SALE OF TAX DEED PROPERTY TO RICHARD AND JANI HOPKINS,
4 LEGAL HEIRS OF THE FORMER OWNERS, JAMES B. AND MARLENE R. HOPKINS, FOR
5 \$23,065.66; DIRECTING CORPORATION COUNSEL TO PREPARE A QUIT CLAIM DEED
6 ON THE DESCRIBED PROPERTY; DIRECTING THE COUNTY CLERK TO EXECUTE SAID
7 QUIT CLAIM DEED ON BEHALF OF EAU CLAIRE COUNTY.

8
9 WHEREAS, in accordance with the Eau Claire County Code, Chapter 4.20.100 - Sale to Former
10 Owners; Richard and Jani Hopkins, legal heirs to the former owners James B. and Marlene R.
11 Hopkins, formally applied to purchase said property in accordance with the County Code; and

12
13 WHEREAS, said property can be described as follows:

14
15 The North one-half of Lots 5 and 6, Block 7, of Mount Tom Addition (Re-arrangement) to the
16 City of Eau Claire, Eau Claire County, Wisconsin

17
18 Computer #221-10-0367-000, City of Eau Claire
19 631 Deyo Avenue, Eau Claire, WI 54703

20			
21	Delinquent General Taxes	(2016-2020)	\$10,875.78
22	Delinquent Special Taxes	(2016-2020)	4,845.66
23	Interest and Penalties	(2016-2020)	7,025.97
24	County Expenses		<u>318.25</u>
25	TOTAL		\$23,065.66

26
27 NOW, THEREFORE, BE IT RESOLVED by the Eau Claire County Board of Supervisors that the
28 sale of the aforementioned described property to Richard and Jani Hopkins, legal heirs to the former
29 owners, are hereby authorized for \$23,065.66.

30
31 BE IT FURTHER RESOLVED that said sale must take place no later than 30 days after County Board
32 Approval.

33
34 BE IT FURTHER RESOLVED that the Corporation Counsel is hereby directed to prepare a quit claim deed
35 to: Richard and Jani Hopkins.

36
37 BE IT FURTHER RESOLVED that the County Clerk is hereby directed to execute said quit claim deed on
38 behalf of Eau Claire County.

39
40 I hereby certify that the foregoing correctly represents the action of the
41 Committee on Finance and Budget on October ____, 2021, by a vote of ____ for, and ____
42 against.

43
44
45 _____
46 Stella Pagonis, Chair
47 Committee on Finance and Budget
48

Reviewed by Finance Dept.
for Fiscal Impact

APPROVED
CORPORATION COUNSEL
AS TO FORM