



## AGENDA

Eau Claire County Board of Supervisors  
Tuesday, December 7, 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=m53891052eee93b96fa434369d55f460d>

Password: sMdgEAHY526

**Attendee Information via Phone/Call-in**

Dial in Number: 1-415-655-0001

Access Code: 2592 438 7430 Password from Phones: 76343249

*\*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 Dane Zook
3. Call of the Roll
4. Approval of the Journal of Proceedings from
  - November 2-3, 2021 *Pages 1-4*
  - November 9, 2021 *Page 5*

### **APPOINTMENTS**

Confirming Nathan Otto to fill vacant County Board Supervisory District 11 seat. County Clerk, Sue McDonald, to administer the Oath of Office; afterwards, Mr. Otto will be seated to begin duties as a County Board member

### 5. **PUBLIC COMMENTS**

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

#### **Oral Reports**

- Report from Human Resources & Administration from Director Jessica Rubin and Administrator Kathryn Schauf
- Q3 Financials Update from Norb Kirk, Finance Director
- 2021 Projected General Fund Balance from Norb Kirk, Finance Director

## Written Reports

- Reports from the Finance Department
  - 2021 Contingency Fund *Page 6*
  - October 2021 Vouchers over \$10,000 *Page 7-17*
- Department Q3 Reports located on Report Central <https://www.co.eau-claire.wi.us/our-government/government-resources/report-central>

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

- October 20, 2021, Letter to County Board Supervisors from the Town of Pleasant Valley Town Board *Page 18*
- November 11, 2021, Letter to County Board Supervisors from the Town of Pleasant Valley Town Board *Page 19-24*

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

#### **Committee on Administration**

##### **File No.**

21-22/064 (1) Ordinance: Amending section 2.04.101 B. of the Code: Rule 1 – Meetings; creating section 2.04.130 C. of the Code: Rule 13 – Diligent Committee Service *Pages 25-26*

### **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 and Finance & Budget**

##### **File No.**

21-22/073 (1) Resolution: Amending the Library Allocation in the Annual Budget Resolution *Pages 27-29*

#### **Committee on Planning & Development**

##### **File No.**

21-22/061 (2) Ordinance: Amending the 1982 official Zoning District Boundary Map for the Town of Pleasant Valley *Pages 30-85*

21-22/063 (2) Ordinance: Amending the 1982 official Zoning District Boundary Map for the Town of Otter Creek *Pages 86-97*

21-22/069 (2) Ordinance: Amending the 1982 official Zoning District Boundary Map for the Town of Pleasant Valley *Pages 98-112*

### **11. APPOINTMENTS**

- Appointing Supervisor Nathan Otto to the following committees:
  - Highway Committee
  - Highway Building Committee
  - Local Emergency Planning Committee
  - Chippewa Valley Innovation Center
  - Seven Mile Creek Landfill Committee

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.

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

**Tuesday, November 2, 2021**

The County Board of Supervisors of the County of Eau Claire convened remotely via Webex Events on Tuesday, November 2, 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 Katherine Schneider.

Roll Call: 26 present: Supervisors Gary G. Gibson, Sandra McKinney, Joe Knight, Stella Pagonis, Carl Anton, Dane Zook, Steve Chilson, Kevin Stelljes, Donald D. Mowry, Nancy Coffey, Colleen A. Bates, Connie Russell, Judy Gatlin, Nick Smiar, Chris Hambuch-Boyle, Martha Nieman, James A. Dunning, Gerald L. Wilkie, Nathan Anderson, Mark Beckfield, Katherine Schneider, Robin J. Leary, Heather DeLuka, Tami Schraufnagel, Zoe Roberts, Missy Christopherson  
2 absent: Supervisors Melissa Janssen, Kimberly A. Cronk  
1 vacancy: District 11

**JOURNAL OF PROCEEDINGS (October 19, 2021)**

On a motion by Supervisor Hambuch-Boyle, seconded by Supervisor Beckfield, the Journal of Proceedings was approved via voice vote.

**PUBLIC COMMENT**

Deb Bowe spoke in regards to Ordinance 21-22/056.

**BUDGET DELIBERATIONS**

Chair Smiar presented Amendment #1 in 2 separate parts to be to be acted on separately.  
On a motion by Supervisor Wilkie, seconded by Supervisor Chilson, to adopt part 1 of Amendment #1 from the Committee on Finance and Budget Amendments as stated below:

1. To reduce the grant to EDC by \$27,500 and to return the grant amount to \$20,000

On a roll call vote part 1 of Amendment #1 was adopted as follows:  
20 ayes: Supervisors Gibson, Knight, Pagonis, Zook, Chilson, Stelljes, Mowry, Coffey, Bates, Russell, Hambuch-Boyle, Nieman, Wilkie, Anderson, Beckfield, Leary, DeLuka, Schraufnagel, Roberts, Christopherson  
6 noes: Supervisors McKinney, Anton, Gatlin, Smiar, Dunning, Schneider  
2 absent: Supervisors Janssen, Cronk  
1 vacancy: District 11

On a motion by Supervisor Wilkie, seconded by Supervisor Chilson, to adopt part 2 of Amendment #1 from the Committee on Finance and Budget Amendments as stated below:

2. To reallocate \$27,500 as follows: Bolton Refuge House (\$9,000), Sojourner (\$9,000), Family Promise (\$6,500) and Housing Authority (\$3,000)

On a roll call vote part 2 of Amendment #1 was adopted as follows:  
25 ayes: Supervisors Gibson, McKinney, Knight, Pagonis, Anton, Chilson, Stelljes, Mowry, Coffey, Bates, Russell, Gatlin, Smiar, Hambuch-Boyle, Nieman, Dunning, Wilkie, Anderson, Beckfield, Schneider, Leary, DeLuka, Schraufnagel, Roberts, Christopherson  
0 noes  
1 recusal: Supervisor Zook  
2 absent: Supervisors Janssen, Cronk  
1 vacancy: District 11

On a motion by Supervisor Stelljes, seconded by Supervisor Wilkie, to adopt Amendment #2 from the Committee on Finance and Budget Amendments as stated below:

1. To create the following new positions for 2022: 3 social workers for Children’s Long-Term Care, 1 supervisor for the Juvenile Detention Center, 1 Youth Services worker for the School District, .5 Data Specialist (reduction from current FTE), and 1 Systems Analyst.
2. Place all other position requests and changes requested by the department on hold temporarily pending filling the current vacancy list.
3. Place the levy request of \$171,998 into restricted contingency fund to be available when needed to complete position changes/additions

On a roll call vote Amendment #2 failed as follows:

9 ayes: Supervisors Gibson, Pagonis, Zook, Chilson, Stelljes, Wilkie, Beckfield, Leary, Roberts

17 noes: Supervisors McKinney, Knight, Anton, Mowry, Coffey, Bates, Russell, Gatlin, Smiar, Hambuch-Boyle, Nieman, Dunning, Anderson, Schneider, DeLuka, Schraufnagel, Christopherson

2 absent: Supervisors Janssen, Cronk

1 vacancy: District 11

On a motion by Supervisor Pagonis, seconded by Supervisor Beckfield, to adopt Amendment #3 from the Committee on Finance and Budget Amendments as stated below:

1. To create one certified veteran services officer-benefits specialist
2. To fund the position from unspent funds returned to the general fund in 2021, in the approximate amount of \$100,000

On a roll call vote Amendment #3 was adopted as follows:

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

1 no: Supervisor Anton

2 absent: Supervisors Janssen, Cronk

1 vacancy: District 11

On a motion by Supervisor Wilkie, seconded by Supervisor Christopherson, to adopt Amendment #4 from the Committee on Finance and Budget Amendments as stated below:

1. Remove \$115,200 of tax levy specifically attributed to the Alia contract from the Department of Human Services, ending the contract and ceasing services with Alia.

On a roll call vote Amendment #4 failed as follows:

10 ayes: Supervisors Gibson, Pagonis, Anton, Zook, Chilson, Stelljes, Wilkie, Beckfield, Leary, Roberts

16 noes: Supervisors McKinney, Knight, Mowry, Coffey, Bates, Russell, Gatlin, Smiar, Hambuch-Boyle, Nieman, Dunning, Anderson, Schneider, DeLuka, Schraufnagel, Christopherson

2 absent: Supervisors Janssen, Cronk

1 vacancy: District 11

On a motion by Supervisor Wilkie, seconded by Supervisor Chilson, to adopt Amendment #5 from the Committee on Finance and Budget Amendments as stated below:

1. To continue to fund the Health Savings Account at current levels utilizing savings from DHS of \$115,200, plus an additional \$35,000 from the “wage matrix restructuring”

Supervisor Wilkie offered an amendment to the amendment by striking “utilizing savings from DHS of \$115,200 plus an additional \$35,000” and inserting \$150,200 from the “wage matrix restructuring”. Supervisor Pagonis seconds.

The amendment to the amendment was adopted via voice vote.

On a roll call vote Amendment #5 was adopted as amended once as follows:

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

1 no: Supervisor Schneider

2 absent: Supervisors Janssen, Cronk

1 vacancy: District 11

\*Chair Smiar noted, without objection that, in the interest of time, they would move to the Planning and Development Ordinances on the agenda.

**Committee on Planning & Development**

**Ordinance 21-22/052** AMENDING THE 1982 OFFICIAL ZONING DISTRICT BOUNDARY MAP FOR THE TOWN OF UNION

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

**Ordinance 21-22/056** AMENDING THE 1982 OFFICIAL ZONING DISTRICT BOUNDARY MAP FOR THE TOWN OF WASHINGTON

On a motion by Supervisor Beckfield, seconded by Supervisor Gatlin, the ordinance was enacted via voice vote.

**Ordinance 21-22/057** AMENDING THE 1982 OFFICIAL ZONING DISTRICT BOUNDARY MAP FOR THE TOWN OF BRUNSWICK

On a motion by Supervisor Zook, seconded by Supervisor Chilson, the ordinance was enacted via voice vote.

**Ordinance 21-22/061** AMENDING THE 1982 OFFICIAL ZONING DISTRICT BOUNDARY MAP FOR THE TOWN OF PLEASANT VALLEY

Applicant requested this be moved to the December 7<sup>th</sup> board meeting.

**Ordinance 21-22/062** AMENDING THE 1982 OFFICIAL ZONING DISTRICT BOUNDARY MAP FOR THE TOWN OF WASHINGTON

On a motion by Supervisor Beckfield, seconded by Supervisor Gatlin, the ordinance was enacted via voice vote.

Motion by Supervisor Leary to suspend the rules and continue deliberations past 11:00 p.m., seconded by Supervisor Gatlin. A 2/3 majority is required.

On a roll call vote the motion failed as follows:

17 ayes: Supervisors Gibson, McKinney, Knight, Chilson, Mowry, Coffey, Bates, Russell, Gatlin, Smiar, Hambuch-Boyle, Dunning, Leary, DeLuka, Schraufnagel, Roberts, Christopherson

9 noes: Supervisors Pagonis, Anton, Zook, Stelljes, Nieman, Wilkie, Anderson, Beckfield, Schneider

2 absent: Supervisors Janssen, Cronk

1 vacancy: District 11

On a motion by Supervisor Wilkie, seconded by Supervisor Leary, to adopt Amendment #6 from Supervisor Gerald Wilkie as stated below:

Chair Smiar requested “(see resolution 21-22/065) to begin Quarter 4 of 2021”. be removed.

1. Add one part-time(.50 FTE) Fiscal Associate IV position in Sheriff’s Department

On a roll call vote Amendment #6 was adopted unanimously.

2 absent: Supervisors Janssen, Cronk

1 vacancy: District 11

Amendments 7-9 are duplicates and will not be taken up.

Meeting was recessed at 11:04 p.m. until 1:00 p.m. on Wednesday, November 3, 2021.

**Wednesday, November 3, 2021**

The recessed meeting of the County Board of Supervisors was called to order by Chair Nick Smiar on Wednesday, November 3, 2021 at 1:00 p.m.

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

2 absent: Melissa Janssen, Kimberly A. Cronk

1 vacancy: District 11

Chair Smiar called for any more budget amendments from the floor. None were presented.

**ADDENDUM**

**Resolution 21-22/072** ADOPTING THE 2021 TAX LEVY AND 2022 EAU CLAIRE COUNTY BUDGET

On a motion by Supervisor Leary, seconded by Supervisor Gatlin, the resolution was adopted as follows:  
16 ayes: Supervisors McKinney, Knight, Mowry, Coffey, Bates, Russell, Gatlin, Smiar, Hambuch-Boyle, Nieman, Dunning, Anderson, Schneider, Leary, DeLuka, Schraufnagel  
10 noes: Supervisors Gibson, Pagonis, Anton, Zook, Chilson, Stelljes, Wilkie, Beckfield, Roberts, Christopherson  
2 absent: Supervisors Janssen, Cronk  
1 vacancy: District 11

**PRESENTATION OF PETITIONS, CLAIMS AND COMMUNICATIONS**

A rezoning request in the Town of Pleasant Valley was received from owner, Birtzer Trust; and applicant, Connie Rindal  
Action on this report was 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**

**Committees on Human Resources and Judiciary & Law Enforcement**

**Resolution 21-22/065** AUTHORIZING TO CREATE ONE PART-TIME (.50 FTE) FISCAL ASSOCIATE IV POSITION IN THE SHERIFF'S OFFICE

On a motion by Supervisor Beckfield, seconded by Supervisor Gatlin, the resolution was unanimously adopted via roll call vote.  
2 absent: Supervisors Janssen, Cronk  
1 vacancy: District 11

**Committee on Parks & Forest**

**Ordinance 21-22/055** TO AMEND SECTION 16.30.140 G. OF THE CODE: VEHICULAR TRAFFIC; TO AMEND SECTION 16.30.300 A. OF THE CODE: CAMPGROUND REGULATIONS; TO AMEND SECTION 16.30.520 E. OF THE CODE: COUNTY FOREST USE REGULATIONS

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

**APPOINTMENTS**

On a motion by Supervisor Beckfield, seconded by Supervisor Mowry, the reappointment of Patrick Schaffer to the Board of Land Use Appeals was approved via voice vote.

On a motion by Supervisor Leary, seconded by Supervisor Bates, the appointment of Dane Zook to the Landfill Siting Committee was approved via voice vote.

The Board adjourned at 2:30 p.m.

Respectfully submitted,



Sue McDonald  
County Clerk

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

**Tuesday, November 9, 2021**

The County Board of Supervisors of the County of Eau Claire convened remotely via Webex Events for a special meeting of the board on Tuesday, November 9, 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.

Roll Call: 23 present: Supervisors Gary G. Gibson, Sandra McKinney, Joe Knight, Carl Anton, Dane Zook, Kevin Stelljes, Donald D. Mowry, Nancy Coffey, Colleen A. Bates, Connie Russell, Nick Smiar, Chris Hambuch-Boyle, Martha Nieman, James A. Dunning, Gerald L. Wilkie, Mark Beckfield, Katherine Schneider, Robin J. Leary, Heather DeLuka, Tami Schraufnagel, Zoe Roberts, Kimberly A. Cronk, Missy Christopherson  
5 absent: Supervisors Stella Pagonis, Steve Chilson, Judy Gatlin, Nathan Anderson, Melissa Janssen  
1 vacancy: District 11

**PUBLIC HEARING ON REDISTRICTING**

No one wished to speak.

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

**Committee on Administration**

**Resolution 21-22/066** APPROVING A FINAL SUPERVISORY DISTRICT PLAN; DIRECTING THE DEPARTMENT OF PLANNING AND DEVELOPMENT TO FORWARD THE FINAL PLAN TO EACH MUNICIPAL GOVERNING BODY AND DIRECTING THE COUNTY BOARD CHAIR TO FILE THE PLAN WITH THE SECRETARY OF STATE

On a motion by Supervisor Beckfield, seconded by Supervisor Schraufnagel, the resolution was approved unanimously via roll call vote.

5 absent: Supervisors Pagonis, Chilson, Gatlin, Anderson, Janssen

1 vacancy: District 11

The Board adjourned at 7:36 p.m.

Respectfully submitted,



Sue McDonald  
County Clerk

**TO: Honorable Eau Claire County Board of Supervisors**  
**FROM: Finance Department**  
**DATE: December 1, 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 December 1, 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:** December 7, 2021  
**SUBJECT:** October 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 October 2021.

*This information is presented by fund, in check number order.*

VENDOR NAME	AMOUNT	DESCRIPTION
CITY OF EAU CLAIRE TREASURER	157.63	STORM WATER FOR PARCEL #050035
CITY OF EAU CLAIRE TREASURER	456.51	WATER/SEWER FOR PARCEL #050044
CITY OF EAU CLAIRE TREASURER	7,908.59	WATER/SEWER FOR PARCEL #050036
CITY OF EAU CLAIRE TREASURER	1,629.42	WATER/SEWER FOR PARCEL #050036
CITY OF EAU CLAIRE TREASURER	2,723.82	WATER/SEWER FOR PARCEL #050036
CITY OF EAU CLAIRE TREASURER	84.88	STORM WATER FOR PARCEL #050069
CITY OF EAU CLAIRE TREASURER	21,258.12	WATER/SEWER FOR PARCEL #050036
<b>CITY OF EAU CLAIRE TREASURER Total</b>	<b>34,218.97</b>	
OPG-3 INC	20,026.37	Laserfiche Licenses
BARTINGALE MECHANICAL	3,688.04	HVAC SERVICE BILLING
BARTINGALE MECHANICAL	7,002.20	HVAC PM MONTHLY BILLING
BARTINGALE MECHANICAL	2,709.25	INSTALL CAMUS HEATER EXCHANGER FOR BOILE
BARTINGALE MECHANICAL	238.96	HVAC PM MONTHLY BILLING
BARTINGALE MECHANICAL	126.46	HVAC SERVICE BILLING
<b>BARTINGALE MECHANICAL Total</b>	<b>13,764.91</b>	
J & F FACILITY SERVICES INC	11,318.00	MONTHLY JANITORIAL SERVICE JAIL, 3RD DHS
JOHNSON CONTROLS FIRE PROTECTION LP	6,755.00	FIRE ALARMS SYSTEMS COURTHOUSE JAIL
JOHNSON CONTROLS FIRE PROTECTION LP	7,875.00	FIRE ALARM SYSTEMS COURTHOUSE/JAIL
JOHNSON CONTROLS FIRE PROTECTION LP	985.00	FIRE ALARM SYSTEMS FOR AG CENTR
<b>JOHNSON CONTROLS FIRE PROTECTION LP Total</b>	<b>15,615.00</b>	
LUTHERAN SOCIAL SERVICES INC	52,000.00	September CTC Services
WISCONSIN LAND INFORMATION PROGRAM	13,391.00	September Land Info Recording Fees
ARAMARK SERVICES INC	34,167.12	8/26-9/29/21 Inmate & Huber Food & Snack
ARAMARK SERVICES INC	305.37	8/26-9/29/21 Staff Meals
<b>ARAMARK SERVICES INC Total</b>	<b>34,472.49</b>	
CORRECT CARE SOLUTIONS LLC	61,390.34	11/1-30/21 Monthly Medical Services
CORRECT CARE SOLUTIONS LLC	4,283.76	11/1-30/21 Monthly Mental Health Service
<b>CORRECT CARE SOLUTIONS LLC Total</b>	<b>65,674.10</b>	
STREICHERS	13,494.44	FIELD SERVICES/ LAW ENFORCE SUPPLIE
ANDREWS TECHNOLOGY HMS INC	27,630.75	70% deposit - Novatime
XCEL ENERGY	46,492.17	COURTHOUSE/JAIL ELECTRIC
XCEL ENERGY	12,065.50	COURTHOUSE/JAIL GAS
<b>XCEL ENERGY Total</b>	<b>58,557.67</b>	

This information is presented by fund, in check number order.

VENDOR NAME	AMOUNT	DESCRIPTION
CITY OF EAU CLAIRE TREASURER	125,443.17	October-2021 monthly payment
EAU CLAIRE CITY COUNTY HEALTH DEPARTMENT	106,924.17	October-2021 monthly payment
FRIENDS OF BEAVER CREEK RESERVE	45,000.00	Q4-2021 quarterly payment
TRY INC	33,404.75	Q4-2021 quarterly payment
C&E WURZER BUILDERS LLC	12,400.00	Range Building
UW MADISON ACCOUNTING SERVICES	68,769.77	EXTENSION/ CONTRACTED SERVICES
DUNN COUNTY FINANCE	27,990.07	Sept ME Contract
DELTA DENTAL PLAN OF WISCONSIN INC	3,201.72	Delta Vision Oct 2021
DELTA DENTAL PLAN OF WISCONSIN INC	407.03	Delta Dental Oct 2021
DELTA DENTAL PLAN OF WISCONSIN INC	25,221.90	Delta Dental Oct 2021
DELTA DENTAL PLAN OF WISCONSIN INC	25.68	Delta Vision Oct 2021
<b>DELTA DENTAL PLAN OF WISCONSIN INC Total</b>	<b>28,856.33</b>	
SECURIAN FINANCIAL GROUP INC	12,497.92	EE Life Insurance Premiums
NATIONWIDE RETIREMENT SOLUTIONS INC	3,435.00	457(b) EE Contributions - 10/08/21 PR
NATIONWIDE RETIREMENT SOLUTIONS INC	20,320.68	457(b) EE Contributions - 10/08/21 PR
<b>NATIONWIDE RETIREMENT SOLUTIONS INC Total</b>	<b>23,755.68</b>	
AVIDIA BANK	25,888.90	HSA EE Contributions - 10/22/2021 PR
SECURIAN FINANCIAL GROUP INC	12,429.36	EE Life Insurance Premiums
NATIONWIDE RETIREMENT SOLUTIONS INC	5,435.00	457(b) EE contributions - 10/22/2021 PR
NATIONWIDE RETIREMENT SOLUTIONS INC	20,320.68	457(b) EE contributions - 10/22/2021 PR
<b>NATIONWIDE RETIREMENT SOLUTIONS INC Total</b>	<b>25,755.68</b>	
STANDARD INSURANCE COMPANY	2,837.38	Disability/Accident/Critical Illness Pre
STANDARD INSURANCE COMPANY	2,853.73	Disability/Accident/Critical Illness Pre
STANDARD INSURANCE COMPANY	19,477.64	Disability/Accident/Critical Illness Pre
<b>STANDARD INSURANCE COMPANY Total</b>	<b>25,168.75</b>	
WEA INSURANCE CORPORATION	3,733.26	EE Health Insurance Premiums - Nov 21
U S BANK	78,433.92	Pcard payment 09/21/2021-10/20/2021
DEPARTMENT OF EMPLOYEE TRUST FUNDS	353,286.49	September 2021 WRS Contributions
<b>TOTAL FUND 100: GENERAL FUND \$</b>	<b>1,369,901.92</b>	
<b>FUND 205: HUMAN SERVICES</b>		
BROTOLOC INC	6,938.19	AFH MI CSP CRS
BROTOLOC INC	2,059.64	CBRF CRS R&B CSP CA
BROTOLOC INC	698.43	AFH CRS R&B CSP CA
BROTOLOC INC	697.50	AFH R&B CRISIS CRS
BROTOLOC INC	19,376.86	CBRF MI CSP CRS
BROTOLOC INC	8,191.75	AFH MI CRISIS CRS
<b>BROTOLOC INC Total</b>	<b>37,962.37</b>	
CAILLIER CLINIC INC	25,643.75	THERAPY/PARENTING SERVICES CA
CAILLIER CLINIC INC	6,766.25	COUNSELING & THERAPEUTIC RESOURCES TSSF
CAILLIER CLINIC INC	875.84	CCS SERVICE ARRAY - CHILDREN
<b>CAILLIER CLINIC INC Total</b>	<b>33,285.84</b>	

This information is presented by fund, in check number order.

VENDOR NAME	AMOUNT	DESCRIPTION
TREMPEALEAU COUNTY	3,720.00	CBRF MI CA
TREMPEALEAU COUNTY	37,962.00	INPATIENT IMD CA
TREMPEALEAU COUNTY	983.26	INPATIENT ANCILLARY MI CA
TREMPEALEAU COUNTY	3,720.00	CBRF MI APS CA
<b>TREMPEALEAU COUNTY Total</b>	<b>46,385.26</b>	
L E PHILLIPS TREATMENT CENTER	2,793.41	INPATIENT CCS CA
L E PHILLIPS TREATMENT CENTER	10,571.93	CCS RESIDENTIAL C&S
<b>L E PHILLIPS TREATMENT CENTER Total</b>	<b>13,365.34</b>	
LUTHERAN SOCIAL SERVICES INC	3,768.61	SUPERVISED VISITS CA
LUTHERAN SOCIAL SERVICES INC	524.00	UA/BA C&F CRISIS TSSF
LUTHERAN SOCIAL SERVICES INC	11,541.00	UA/BA C&F CA
LUTHERAN SOCIAL SERVICES INC	314.08	CBRF C&F R&B CA
LUTHERAN SOCIAL SERVICES INC	1,242.00	TSSF DRUG TESTING
LUTHERAN SOCIAL SERVICES INC	688.50	FAMILY PRESERVATION PROF CF CA
LUTHERAN SOCIAL SERVICES INC	1,145.00	UA/BA AIM CT TAD GRANT
LUTHERAN SOCIAL SERVICES INC	58.00	UA/BA VETS CT TAD
LUTHERAN SOCIAL SERVICES INC	2,396.00	UA/BA DRUG CT TAD GRANT
LUTHERAN SOCIAL SERVICES INC	1,113.00	UA/BA MH CT TAD GRANT
LUTHERAN SOCIAL SERVICES INC	271.20	CCS SERVICE ARRAY
LUTHERAN SOCIAL SERVICES INC	507.36	CBRF AODA R&B TAD
LUTHERAN SOCIAL SERVICES INC	748.96	INPATIENT AODA CA
<b>LUTHERAN SOCIAL SERVICES INC Total</b>	<b>24,317.71</b>	
BROTOLOC INC	775.00	ADULT FAMILYHOME MI CSP CA
BROTOLOC INC	1,881.14	AFH R&B CCS
BROTOLOC INC	1,241.13	CBRF R&B CCS
BROTOLOC INC	6,796.44	AFH MI CSP CRS
BROTOLOC INC	35,078.98	CCS RESIDENTIAL C&S
<b>BROTOLOC INC Total</b>	<b>45,772.69</b>	
CAILLIER CLINIC INC	37,579.03	CCS SERVICE ARRAY - CHILDREN
CAILLIER CLINIC INC	425.00	THERAPY/PARENTING SERVICES CA
CAILLIER CLINIC INC	750.00	THERAPEUTIC RESOURCES DSO CA
<b>CAILLIER CLINIC INC Total</b>	<b>38,754.03</b>	
LUTHERAN SOCIAL SERVICES INC	1,580.04	CCS SERVICE ARRAY
LUTHERAN SOCIAL SERVICES INC	4,814.73	CCS SERVICE ARRAY - CHILDREN
LUTHERAN SOCIAL SERVICES INC	2,677.50	FAMILY PRESERVATION PROF CF CA
LUTHERAN SOCIAL SERVICES INC	598.29	SKILL BUILDING DSO CA
LUTHERAN SOCIAL SERVICES INC	803.68	RESPITE P.S.
LUTHERAN SOCIAL SERVICES INC	1,989.52	SUPERVISED VISITS CA
<b>LUTHERAN SOCIAL SERVICES INC Total</b>	<b>12,463.76</b>	
GRATEFUL GIRLS INC	2,175.92	GROUP HOME CF CA (POSITIVE ALTERNATIVES
GRATEFUL GIRLS INC	8,431.69	GROUP HOME CF CA (POSITIVE ALTERNATIVES
<b>GRATEFUL GIRLS INC Total</b>	<b>10,607.61</b>	
LAKELAND BEHAVIORAL HEALTH SYSTEM	14,700.00	RCC DSO YA

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VENDOR NAME	AMOUNT	DESCRIPTION
NEW VISIONS TREATMENT HOMES OF WI INC	2,160.00	TREATMENT FOSTER CARE MI CLTS
NEW VISIONS TREATMENT HOMES OF WI INC	2,160.00	TREATMENT FOSTER CARE MI CLTS
NEW VISIONS TREATMENT HOMES OF WI INC	2,160.00	TREATMENT FOSTER CARE MI CLTS
NEW VISIONS TREATMENT HOMES OF WI INC	2,160.00	TREATMENT FOSTER CARE (VARIOUS)
NEW VISIONS TREATMENT HOMES OF WI INC	2,160.00	TREATMENT FOSTER CARE (VARIOUS)
<b>NEW VISIONS TREATMENT HOMES OF WI INC Total</b>	<b>10,800.00</b>	
NORTHWEST PASSAGE LTD	10,764.00	RCC DSO YA
NORTHWEST PASSAGE LTD	13,134.60	RCC DSO YA
<b>NORTHWEST PASSAGE LTD Total</b>	<b>23,898.60</b>	
BROTOLOC INC	6,262.50	CBRF MI CSP COMM MH
BROTOLOC INC	7,017.00	ADULT FAMILYHOME MI CSP CA
BROTOLOC INC	13,822.30	CBRF CRS R&B CSP CA
BROTOLOC INC	6,262.50	CBRF MI CA
<b>BROTOLOC INC Total</b>	<b>33,364.30</b>	
CAILLIER CLINIC INC	14,192.46	CCS SERVICE ARRAY - CHILDREN
KIMBERLY SCHMIDT PMHNP-BC LTD	2,512.50	CSP NURSE PRESCRIBER
KIMBERLY SCHMIDT PMHNP-BC LTD	8,812.50	BH CLINIC DR / NURSE PRESCRIBER
<b>KIMBERLY SCHMIDT PMHNP-BC LTD Total</b>	<b>11,325.00</b>	
STATE OF WISCONSIN DEPT OF HEALTH SERV	359,970.00	CLTS MOE - 2021
CHILEDIA INSTITUTE INC	18,081.90	RCC CF CA
CHILEDIA INSTITUTE INC	18,081.90	RCC CF CA
<b>CHILEDIA INSTITUTE INC Total</b>	<b>36,163.80</b>	
HABILITATION CENTER	14,250.00	RCC DSO YA
LUTHERAN SOCIAL SERVICES INC	1,071.90	TREATMENT FOSTER CARE (VARIOUS)
LUTHERAN SOCIAL SERVICES INC	2,143.80	TREATMENT FOSTER CARE (VARIOUS)
LUTHERAN SOCIAL SERVICES INC	2,143.80	TREATMENT FOSTER CARE PD CLTS
LUTHERAN SOCIAL SERVICES INC	2,143.80	TREATMENT FOSTER CARE MI CLTS
LUTHERAN SOCIAL SERVICES INC	2,143.80	TREATMENT FOSTER CARE (VARIOUS)
LUTHERAN SOCIAL SERVICES INC	2,143.80	TREATMENT FOSTER CARE (VARIOUS)
LUTHERAN SOCIAL SERVICES INC	(142.92)	TREATMENT FOSTER CARE PD CLTS
LUTHERAN SOCIAL SERVICES INC	2,143.80	TREATMENT FOSTER CARE (VARIOUS)
<b>LUTHERAN SOCIAL SERVICES INC Total</b>	<b>13,791.78</b>	
BROTOLOC INC	750.00	ADULT FAMILYHOME MI CSP CA
BROTOLOC INC	1,312.20	CBRF CRS R&B CSP CA
BROTOLOC INC	6,577.50	AFH MI CSP CRS
BROTOLOC INC	7,927.50	AFH MI CRISIS CRS
BROTOLOC INC	8,747.52	CBRF MI CSP CRS
BROTOLOC INC	675.00	AFH R&B CRISIS CRS
<b>BROTOLOC INC Total</b>	<b>25,989.72</b>	

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VENDOR NAME	AMOUNT	DESCRIPTION
LUTHERAN SOCIAL SERVICES INC	826.62	THERAPY/PARENTING SERVICES CA
LUTHERAN SOCIAL SERVICES INC	688.68	SKILLS TRAINING TSSF
LUTHERAN SOCIAL SERVICES INC	797.72	SKILL BUILDING DSO CA
LUTHERAN SOCIAL SERVICES INC	231.00	UA/BA AIM CT TAD GRANT
LUTHERAN SOCIAL SERVICES INC	40.00	UA/BA VETS CT TAD
LUTHERAN SOCIAL SERVICES INC	86.00	UA/BA MH CT TAD GRANT
LUTHERAN SOCIAL SERVICES INC	5,662.48	SUPERVISED VISITS CA
LUTHERAN SOCIAL SERVICES INC	1,196.58	FAMILY PRESERVATION PARA CA
LUTHERAN SOCIAL SERVICES INC	4,998.00	FAMILY PRESERVATION PROF CF CA
LUTHERAN SOCIAL SERVICES INC	2,284.10	CCS SERVICE ARRAY
LUTHERAN SOCIAL SERVICES INC	4,842.85	CCS SERVICE ARRAY - CHILDREN
LUTHERAN SOCIAL SERVICES INC	805.98	CBRF MH CT TAP
<b>LUTHERAN SOCIAL SERVICES INC Total</b>	<b>22,460.01</b>	
NEW HOPE HALLIE INC	18,200.00	CBRF MI CA
NEW HOPE HALLIE INC	7,560.00	CBRF CRS R&B CSP CA
<b>NEW HOPE HALLIE INC Total</b>	<b>25,760.00</b>	
TRINITY EQUESTRIAN CENTER	5,133.10	CCS SERVICE ARRAY
TRINITY EQUESTRIAN CENTER	3,272.00	THERAPY/PARENTING SERVICES CA
TRINITY EQUESTRIAN CENTER	14,172.50	CCS SERVICE ARRAY - CHILDREN
<b>TRINITY EQUESTRIAN CENTER Total</b>	<b>22,577.60</b>	
CARA HELMER	10,650.00	BH CLINIC DR / NURSE PRESCRIBER
LUTHERAN SOCIAL SERVICES INC	40,230.00	CRISIS STABILIZATION MI CA
LUTHERAN SOCIAL SERVICES INC	4,680.24	SHC SESSIONS ST CA
LUTHERAN SOCIAL SERVICES INC	11,416.67	INTENSIVE IN-HOME CF CA
<b>LUTHERAN SOCIAL SERVICES INC Total</b>	<b>56,326.91</b>	
MAYO CLINIC	11,262.70	CSP PSYCH IND
NORTHWEST COUNSEL & GUIDANCE CLINIC INC	109.77	CRISIS INTERVENTION SERVICES MI CA
NORTHWEST COUNSEL & GUIDANCE CLINIC INC	1,054.47	CRISIS INTERVENTION SERVICES MI CA
NORTHWEST COUNSEL & GUIDANCE CLINIC INC	24,091.86	STRENGTHENING FAMILIES
NORTHWEST COUNSEL & GUIDANCE CLINIC INC	78.89	CRISIS INTERVENTION SERVICES MI CA
NORTHWEST COUNSEL & GUIDANCE CLINIC INC	3,248.88	CRISIS INTERVENTION SERVICES MI CA
NORTHWEST COUNSEL & GUIDANCE CLINIC INC	11,181.00	CRISIS INTERVENTION SERVICES MI CA
NORTHWEST COUNSEL & GUIDANCE CLINIC INC	15,127.24	CONTRACTED SVCS SPARK PROG YA
<b>NORTHWEST COUNSEL &amp; GUIDANCE CLINIC INC Total</b>	<b>54,892.11</b>	
PARAGON RESIDENTIAL TREATMENT FOR YOUTH	18,000.00	RCC CF CA

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VENDOR NAME	AMOUNT	DESCRIPTION
BROTOLOC INC	681.60	AFH R&B CCS
BROTOLOC INC	681.00	CBRF CRS R&B CSP CA
BROTOLOC INC	674.41	AFH CRS R&B CSP CA
BROTOLOC INC	1,229.25	SUPPORTED APARTMENT MI COMM MH
BROTOLOC INC	9,446.82	CCS RESIDENTIAL C&S
BROTOLOC INC	6,234.00	CBRF MI CSP CRS
BROTOLOC INC	6,681.22	AFH MI CSP CRS
BROTOLOC INC	136.08	CBRF R&B CCS
BROTOLOC INC	8,602.50	CBRF MI CSP COMM MH
<b>BROTOLOC INC Total</b>	<b>34,366.88</b>	
TREMPEALEAU COUNTY	442.69	CBRF R&B MI CRISIS CRS
TREMPEALEAU COUNTY	3,141.60	CBRF MI CRISIS CRS
TREMPEALEAU COUNTY	59,607.00	INPATIENT IMD CA
TREMPEALEAU COUNTY	3,600.00	CBRF MI APS CA
TREMPEALEAU COUNTY	2,428.81	INPATIENT ANCILLARY MI CA
TREMPEALEAU COUNTY	3,330.00	INPATIENT IMD APS
<b>TREMPEALEAU COUNTY Total</b>	<b>72,550.10</b>	
L E PHILLIPS TREATMENT CENTER	18,756.65	CCS RESIDENTIAL C&S
L E PHILLIPS TREATMENT CENTER	8,592.00	CBRF AODA BLK
L E PHILLIPS TREATMENT CENTER	5,136.27	INPATIENT CCS CA
L E PHILLIPS TREATMENT CENTER	10,024.00	INPATIENT CPS AODA BLK
<b>L E PHILLIPS TREATMENT CENTER Total</b>	<b>42,508.92</b>	
LUTHERAN SOCIAL SERVICES INC	6,523.33	SUPERVISED VISITS CA
LUTHERAN SOCIAL SERVICES INC	1,122.00	FAMILY PRESERVATION PROF CF CA
LUTHERAN SOCIAL SERVICES INC	3,598.91	CCS SERVICE ARRAY
LUTHERAN SOCIAL SERVICES INC	4,046.72	CCS SERVICE ARRAY - CHILDREN
LUTHERAN SOCIAL SERVICES INC	507.64	SKILL BUILDING DSO CA
<b>LUTHERAN SOCIAL SERVICES INC Total</b>	<b>15,798.60</b>	
COOPERATIVE EDUCATIONAL SERVICE AGENCY	1,382.50	EARLY CHILDHOOD TEACHER
COOPERATIVE EDUCATIONAL SERVICE AGENCY	4,898.00	SERV COORDINATION
COOPERATIVE EDUCATIONAL SERVICE AGENCY	6,280.50	PROG COORDINATION
COOPERATIVE EDUCATIONAL SERVICE AGENCY	4,898.00	SERV COORDINATION
COOPERATIVE EDUCATIONAL SERVICE AGENCY	6,280.50	PROG COORDINATION
<b>COOPERATIVE EDUCATIONAL SERVICE AGENCY Total</b>	<b>23,739.50</b>	
DELL MARKETING LP	1,121.00	Dell Dock Dept:DHS
DELL MARKETING LP	6,726.00	Dell Dock Dept:DHS
DELL MARKETING LP	171.00	Dell Dock Dept: DHS-Steve
DELL MARKETING LP	513.00	Dell Docks Dept:DHS
DELL MARKETING LP	342.00	Dell Docks Dept:DHS
DELL MARKETING LP	2,565.00	Dell Docks Dept:DHS
DELL MARKETING LP	342.00	Dell Docks Dept:DHS
<b>DELL MARKETING LP Total</b>	<b>11,780.00</b>	
<b>TOTAL FUND 205: HUMAN SERVICES</b>	<b>\$ 1,244,033.60</b>	

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VENDOR NAME	AMOUNT	DESCRIPTION
<b>FUND 206: HUMAN SERVICES</b>		
COUNTY OF BARRON	45,448.00	IM CONSORTIA - JUNE
COUNTY OF BURNETT	27,496.00	IM CONSORTIA - JULY
COUNTY OF CHIPPEWA	67,396.00	IM CONSORTIA - JULY
COUNTY OF DOUGLAS	60,298.00	IM CONSORTIA - JULY
COUNTY OF PIERCE	38,118.00	IM CONSORTIA - JUNE
COUNTY OF PIERCE	52,513.00	IM CONSORTIA - JULY
<b>COUNTY OF PIERCE Total</b>	<b>90,631.00</b>	
COUNTY OF POLK DEPT OF HUMAN SERVICES	54,379.00	IM CONSORTIA - JULY
COUNTY OF ST CROIX	52,802.00	IM CONSORTIA - JULY
WASHBURN COUNTY	13,985.00	IM CONSORTIA - JULY
<b>TOTAL FUND 206: HUMAN SERVICES</b>	<b>\$ 412,435.00</b>	
<b>FUND 211: RECYCLING</b>		
ADVANCED DISPOSAL	36,366.48	Curbside Sept.21
ADVANCED DISPOSAL	4,448.54	Dropbox Service--Sept.21
<b>ADVANCED DISPOSAL Total</b>	<b>40,815.02</b>	
WASTE MANAGEMENT NORTHERN WI - MN	12,653.22	Sep-21
BOXX SANITATION LLC	46,164.06	Curbside Service A Sep21
<b>TOTAL FUND 211: RECYCLING</b>	<b>\$ 99,632.30</b>	
<b>FUND 215: ADRC</b>		
SYSCO BARABOO	237.12	Paper & Disposables/Detergent
SYSCO BARABOO	67.08	Pan Grabber
SYSCO BARABOO	244.93	Paper & Disposables/Floor Cleaner
SYSCO BARABOO	3,273.47	C2/ RAW FOOD
SYSCO BARABOO	3,172.27	C2/ RAW FOOD
SYSCO BARABOO	4,410.69	C2/ RAW FOOD
<b>SYSCO BARABOO Total</b>	<b>11,405.56</b>	
<b>TOTAL FUND 215: ADRC</b>	<b>\$ 11,405.56</b>	
<b>FUND 405: CAPITAL PROJECTS</b>		
WISCONSIN MECHANICAL SOLUTIONS INC	24,949.83	HVAC AUGUSTA HIGHWAY SHOP
MIRON CONSTRUCTION CO INC	345,411.86	FACILITIES/6TH COURTROOM
A&D DOCKS AND SERVICE	15,000.00	PARKS/LAKE ALTOONA DOCK
MINNESOTA PLAYGROUND INC	77,762.28	PARKS/HARSTAD PARK PLAYGROUND EQUIP
TJ ELECTRIC INC	24,192.00	Install UPS Dept: CVRA
UNDERGROUND SYSTEMS INC	15,025.00	Highway Fiber Conduit
<b>TOTAL FUND 405: CAPITAL PROJECTS</b>	<b>\$ 502,340.97</b>	

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VENDOR NAME	AMOUNT	DESCRIPTION
<b>FUND 602: AIRPORT</b>		
CITY OF EAU CLAIRE TREASURER	42.27	Q3 WATER/SEWER-N-ROW
CITY OF EAU CLAIRE TREASURER	48.00	Q3 WATER/SEWER-N HANGAR HYD
CITY OF EAU CLAIRE TREASURER	128.34	Q3 WATER/SEWER-MAINT
CITY OF EAU CLAIRE TREASURER	727.50	Q3 WATER/SEWER-RWY AVE
CITY OF EAU CLAIRE TREASURER	1,363.62	Q3 WATER/SEWER-TERM
CITY OF EAU CLAIRE TREASURER	10,403.67	Q3 WATER/SEWER-FIRE
CITY OF EAU CLAIRE TREASURER	48.00	Q3 WATER/SEWER-K-ROW
CITY OF EAU CLAIRE TREASURER	247.98	Q3 WATER/SEWER-ATCT
CITY OF EAU CLAIRE TREASURER	42.27	Q3 WATER/SEWER-K-7
CITY OF EAU CLAIRE TREASURER	42.27	Q3 WATER/SEWER-K-6
CITY OF EAU CLAIRE TREASURER	42.27	Q3 WATER/SEWER-K-2
CITY OF EAU CLAIRE TREASURER	42.27	Q3 WATER/SEWER-K-3
CITY OF EAU CLAIRE TREASURER	42.27	Q3 WATER/SEWER-K-4
CITY OF EAU CLAIRE TREASURER	42.27	Q3 WATER/SEWER-K-5
<b>CITY OF EAU CLAIRE TREASURER Total</b>	<u>13,263.00</u>	
XCEL ENERGY	1,167.02	AIRPORT GAS - SEPT
XCEL ENERGY	7,645.36	AIRPORT ELEC - SEPT
XCEL ENERGY	1,406.74	ATCT ELEC - SEPT
XCEL ENERGY	43.26	ATCT GAS - SEPT
<b>XCEL ENERGY Total</b>	<u>10,262.38</u>	
<b>TOTAL FUND 602: AIRPORT</b>	<b>\$ 23,525.38</b>	
<b>FUND 701: HIGHWAY</b>		
COMPASS MINERALS	29,537.61	Salt
COMPASS MINERALS	2,162.26	Salt
COMPASS MINERALS	28,742.39	Salt
COMPASS MINERALS	2,206.12	Salt
<b>COMPASS MINERALS Total</b>	<u>62,648.38</u>	
HENRY G MEIGS LLC	14,289.75	DEERY SEALANT
COMPASS MINERALS	1,904.08	SALT
COMPASS MINERALS	38,046.80	SALT
COMPASS MINERALS	22,388.01	SALT
<b>COMPASS MINERALS Total</b>	<u>62,338.89</u>	
A-1 EXPRESS TRUCKING INC	15,866.00	REMOVAL OF 48" CULVERT
AMERICAN ENGINEERING TESTING INC	6,450.00	Geotech Soil Boring
AMERICAN ENGINEERING TESTING INC	18,920.00	Geotech Soil Boring
<b>AMERICAN ENGINEERING TESTING INC Total</b>	<u>25,370.00</u>	
CBS SQUARED INC	85,065.40	NEW HWY FACILITY
CHIPPEWA VALLEY ENERGY	19,875.00	DIESEL
CHIPPEWA VALLEY ENERGY	129.30	CTHS MAINT/ ROADWAY SUPPLIES
CHIPPEWA VALLEY ENERGY	4,439.39	GASOLINE
<b>CHIPPEWA VALLEY ENERGY Total</b>	<u>24,443.69</u>	



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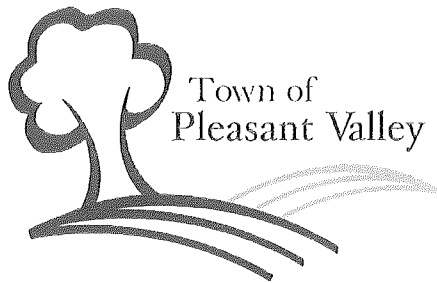
VENDOR NAME	AMOUNT	DESCRIPTION
MONARCH PAVING COMPANY	289,377.84	CTH FF
MONARCH PAVING COMPANY	99,017.15	PAVEMENT CTH B
<b>MONARCH PAVING COMPANY Total</b>	<b>388,394.99</b>	
CBS SQUARED INC	107,590.00	HIGHWAY FACILITY
HAAS SONS INC	4,040.87	CTH I
HAAS SONS INC	15,582.92	CTH ZZ
HAAS SONS INC	161.50	CTHS MAINT/ ROADWAY SUPPLIES
HAAS SONS INC	473,252.00	CTH TT KANE RD
HAAS SONS INC	1,280.84	CTHS MAINT/ ROADWAY SUPPLIES
<b>HAAS SONS INC Total</b>	<b>494,318.13</b>	
L F GEORGE INC	39,890.60	CHIPPER
MID STATE TRUCK SERVICE INC	28,739.04	ENGINE UNIT 111
MID STATE TRUCK SERVICE INC	83.45	REPAIR PARTS-DIRECT CHARGE (CLRNG ACCT)
MID STATE TRUCK SERVICE INC	254.48	REPAIR PARTS-DIRECT CHARGE (CLRNG ACCT)
<b>MID STATE TRUCK SERVICE INC Total</b>	<b>29,076.97</b>	
MONARCH PAVING COMPANY	2,250.00	CTHS ROAD CONST/Roadway Supplies
MONARCH PAVING COMPANY	141,199.56	CTH FF
MONARCH PAVING COMPANY	311,922.16	CTH B
MONARCH PAVING COMPANY	299.40	CTHS ROAD CONST/Roadway Supplies
MONARCH PAVING COMPANY	735.30	CTHS MAINT/ ROADWAY SUPPLIES
MONARCH PAVING COMPANY	4,202.62	CTHS ROAD CONST/Roadway Supplies
<b>MONARCH PAVING COMPANY Total</b>	<b>460,609.04</b>	
PROTACK LLC	10,485.52	CTH JJ (STH 12 to CTH V)
RIVER STATES TRUCK & TRAILER INC	21.10	REPAIR PARTS-DIRECT CHARGE (CLRNG ACCT)
RIVER STATES TRUCK & TRAILER INC	88.33	REPAIR PARTS-DIRECT CHARGE (CLRNG ACCT)
RIVER STATES TRUCK & TRAILER INC	115.84	REPAIR PARTS-DIRECT CHARGE (CLRNG ACCT)
RIVER STATES TRUCK & TRAILER INC	6,631.21	Repairs to Unit 707
RIVER STATES TRUCK & TRAILER INC	7,352.87	Repairs to Unit 707
RIVER STATES TRUCK & TRAILER INC	(350.02)	REPAIR PARTS-DIRECT CHARGE (CLRNG ACCT)
RIVER STATES TRUCK & TRAILER INC	(238.76)	REPAIR PARTS-DIRECT CHARGE (CLRNG ACCT)
<b>RIVER STATES TRUCK &amp; TRAILER INC Total</b>	<b>13,620.57</b>	
STATE OF WISCONSIN	163,782.74	N CLAIREMONT AVE
STATE OF WISCONSIN	3,235.73	CTHS ROAD CONST/Roadway Supplies
STATE OF WISCONSIN	1,469.30	CTHS ROAD CONST/Roadway Supplies
STATE OF WISCONSIN	30,208.74	CTH AF-STH 27
STATE OF WISCONSIN	1,409.68	CTHS ROAD CONST/ ROADWAY SUPPLIES
<b>STATE OF WISCONSIN Total</b>	<b>200,106.19</b>	

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VENDOR NAME	AMOUNT	DESCRIPTION
ADVANCED CONCRETE & REPAIRS LLC	7,500.00	I-94 MUDJACKING
ADVANCED CONCRETE & REPAIRS LLC	6,000.00	STH 53 MUDJACKING
ADVANCED CONCRETE & REPAIRS LLC	6,000.00	STHY 53 MUDJACKING
ADVANCED CONCRETE & REPAIRS LLC	2,500.00	STHS MAINT/ROADWAY SUPPLIES
<b>ADVANCED CONCRETE &amp; REPAIRS LLC Total</b>	<b>22,000.00</b>	
CHIPPEWA VALLEY ENERGY	21,600.00	DIESEL
HAAS SONS INC	430.50	CTHS MAINT/ ROADWAY SUPPLIES
HAAS SONS INC	2,361.75	STHS MAINT/ROADWAY SUPPLIES
HAAS SONS INC	1,569.76	STHS MAINT/ROADWAY SUPPLIES
HAAS SONS INC	525.00	CTHS MAINT/ ROADWAY SUPPLIES
HAAS SONS INC	330.00	CTHS MAINT/ ROADWAY SUPPLIES
HAAS SONS INC	2,167.76	STHS MAINT/ROADWAY SUPPLIES
HAAS SONS INC	3,335.28	RECYCLED BASE
HAAS SONS INC	964.40	GRAVEL & STONE
HAAS SONS INC	9,671.04	GRAVEL
HAAS SONS INC	483.60	INVENTORY
<b>HAAS SONS INC Total</b>	<b>21,839.09</b>	
<b>TOTAL FUND 701: HIGHWAY</b>	<b>\$ 2,099,553.21</b>	
<b>FUND 703: RISK MGMT/WORKERS COMP</b>		
WISCONSIN MUNICIPAL MUTUAL INS COMPANY	35,705.56	WC Imprest
WISCONSIN MUNICIPAL MUTUAL INS COMPANY	115,478.13	SIR Replenishment - liability escrow
<b>WISCONSIN MUNICIPAL MUTUAL INS COMPANY Total</b>	<b>151,183.69</b>	
<b>TOTAL FUND 703: RISK MGMT/WORKERS COMP</b>	<b>\$ 151,183.69</b>	
<b>FUND 704: HEALTH INSURANCE</b>		
WEA INSURANCE CORPORATION	576,115.66	EE Health Insurance Premiums - Nov 21
DIFFERENCE CARD	20,582.10	October 2021 DC Fees
<b>TOTAL FUND 704: HEALTH INSURANCE</b>	<b>\$ 596,697.76</b>	
<b>FUND 705: SHARED SERVICES</b>		
HEARTLAND BUSINESS SYSTEMS	24,360.99	Replacement Phones
DELL MARKETING LP	4,750.00	Squad Car Replacement Laptopn Dept:SHF
<b>TOTAL FUND 705: SHARED SERVICES</b>	<b>\$ 29,110.99</b>	

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VENDOR NAME	AMOUNT	DESCRIPTION
<b>MULTIPLE FUNDS</b>		
AVIDIA BANK	26,138.90	HSA EE/ER Contributions - 10/08/21 PR
AVIDIA BANK	140,875.00	HSA EE/ER Contributions - 10/08/21 PR
<b>AVIDIA BANK Total</b>	<b>167,013.90</b>	
COUNTY OF DUNN	165.00	BR CC FRAUD
COUNTY OF DUNN	70,986.00	IM CONSORTIA - JULY
<b>COUNTY OF DUNN Total</b>	<b>71,151.00</b>	
DELL MARKETING LP	171.00	Dell Dock
DELL MARKETING LP	10,350.32	Latitude 5420 Project:Laptop Replacement
DELL MARKETING LP	16,645.68	Latitude 5420 Project:Laptop Replacement
<b>DELL MARKETING LP Total</b>	<b>27,167.00</b>	
NORTHLAND EXCAVATING LLC	1,000.00	BID BOND - SPRAGUE ACRES
NORTHLAND EXCAVATING LLC	800.60	LAND CONS/ COUNTY COST SHARE
NORTHLAND EXCAVATING LLC	11,208.40	DATCP/BOND GRANT
<b>NORTHLAND EXCAVATING LLC Total</b>	<b>13,009.00</b>	
US BANK VOYAGER FLEET SYSTEMS	(92.30)	Sep-2021 fuel costs
US BANK VOYAGER FLEET SYSTEMS	75.36	Sep-2021 fuel costs
US BANK VOYAGER FLEET SYSTEMS	865.15	Sep-2021 fuel costs
US BANK VOYAGER FLEET SYSTEMS	9,523.03	Sep-2021 fuel costs
US BANK VOYAGER FLEET SYSTEMS	364.14	Sep-2021 fuel costs
US BANK VOYAGER FLEET SYSTEMS	311.21	Sep-2021 fuel costs
US BANK VOYAGER FLEET SYSTEMS	245.15	Sep-2021 fuel costs
US BANK VOYAGER FLEET SYSTEMS	805.07	Sep-2021 fuel costs
US BANK VOYAGER FLEET SYSTEMS	315.11	Sep-2021 fuel costs
<b>US BANK VOYAGER FLEET SYSTEMS Total</b>	<b>12,411.92</b>	
<b>TOTAL PAYMENTS AFFECTING MULTIPLE FUNDS</b>	<b>265,331.90</b>	
<b>GRAND TOTAL</b>	<b>6,830,573.20</b>	



S10414 Cty Rd HHI, Eleva, WI 54738  
715-878-4645 • townofpleasantvalley@gmail.com  
www.townofpleasantvalley.com

October 20, 2021

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

Dear Sirs and Madams,

As a Town Board, we take our responsibility very seriously while regulating growth within the Town. Our plan commission worked diligently to create a working Comprehensive Plan for Town Board guidance. This plan contains future land use plans and maps which the board relies on to provide consistent, thoughtful decisions while reviewing all rezone petitions. Anytime a rezone petition is presented to our board, the surrounding residents are notified and a public hearing is conducted. We live in our small community where these difficult decisions are being made and are most able to understand the surrounding area and unique circumstances.

The staff in the Eau Claire County Planning and Development office works tirelessly to ensure all county codes are followed. The Eau Claire County Planning Staff Recommendation is a very thorough report which assists the Town and the various County committees and boards with their decisions. As a town board, we review the staff recommendations as part of our due diligence.

Prior to any rezone petition being presented to your board numerous hours of review, hearings and thoughtful decisions have been made at the Town level as well as the Planning and Development office. We all know public hearings and citizen input can become quite uncomfortable, lack factual evidence and are driven by emotions. Removing the emotions from a pending decision and relying on factual evidence is the most prudent method of governing.

As a Town Board, we respectfully request that you consider substantial evidence, prior recommendations and decisions already made at the various levels of government leading up to your decision to approve or deny any rezone application.

Respectfully,

Dan Hanson, Chairman  
Douglas Nelson, Supervisor  
Dan Green, Supervisor

Cc: Eau Claire County Planning and Development

RECEIVED

NOV 15 REC'D



S10414 Cty Rd HHI, Eleva, WI 54738  
715-878-4645 • townofpleasantvalley@gmail.com  
www.townofpleasantvalley.com

November 11, 2021

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

Dear Chairman Smiar and Supervisors;

As you are aware, the Town Board of Pleasant Valley sent you a letter via email through the County Clerk's office on October 20, 2021. The letter respectfully requested that you consider substantial evidence, prior recommendations and decisions already made at the various levels of government leading up to your decision to approve or deny any rezone application. Enclosed is a copy of the referenced letter for your convenience.

Additionally, we assume you are aware of an upcoming Mertinke Trust rezone located in Pleasant Valley that will be on your December 7<sup>th</sup> agenda for final approval or denial.

On a higher level than this particular application, we have additional concerns regarding your upcoming decision and how this decision will potentially set precedence impacting future growth in Pleasant Valley and other rural areas within the County. We recognize citizen input is a valuable segment of the decision-making process, however there appears to be a developing pattern allowing citizen input to be a major deciding factor at the County Board level regarding zoning requests.

- Towns should be able to chart their own course when determining the most appropriate placement of higher density development.
  - Pleasant Valley has a plan commission who developed a detailed comprehensive plan in 2009. The existing plan clearly identifies the Mertinke Trust area as a location appropriate for higher density housing. (See enclosed maps) The Town holds a public hearing which includes citizen input. During the process of Town Board decision making, factual evidence and existing plans take priority over the opinions, often not supported by evidence, of the surrounding land owners.
  - Zoning districts are part of existing future plans which provide for various allowable housing densities.

- The Town will be updating the existing plan with the assistance of County Planning and Development in 2022. As the population of Pleasant Valley has grown by 25% according to the 2010 and 2020 census data, we can only assume the areas considered appropriate for higher density population will expand.
- Elected officials need to take into consideration what is best for the entire area they represent and be cautious not to be influenced by the personal opinions of a few constituents.
  - Resident input is a very crucial step-in the decision-making process of elected officials, however the opinions of a few individuals focusing on their own self-interest cannot be the end-all decision making factor.
  - The Pleasant Valley Board is very aware of the area and has observed major responsible growth over many decades. All three board members are lifelong residents of Pleasant Valley, living on or near their grandparents' homestead.
- Property owners have rights that need to be protected and respected.
  - Assuming a property owner's request to rezone fits within the existing plans of the County and the Town, opposing residents should not be able to dictate the property owner's rights. Citizen input is and should only be a small portion of the decision-making process.
- Application reviews by Eau Claire County and Development
  - Eau Claire County Planning and Development has a very thorough process of review intended to guide the County Board and planning committees with the required factual evidence to approve or deny a request.
  - Planning and Development's review verifies all State and County rules, regulations, plans, policies and standards are being upheld. The Town also relies on the Planning and Development staff review and recommendations.
  - Relying on the professional review by County staff is the responsibility of elected officials. Trust needs to be placed in the process.
- We cannot get ahead of ourselves.
  - The Mertinke Trust application is ONLY a rezone request at this time even though a concept plan was submitted with the rezone application. Citizen input is assuming an allowable maximum density of housing will be achieved. There are many additional layers of approval prior to any subdivision approval which include State, County, Town, and DNR reviews, all of whom can alter the allowable density.
- Observations regarding who provides citizen input.
  - The typical speaker at a public hearing is in opposition. Residents with a favorable opinion or no opinion do not take the time to be heard.
  - Often opposing opinions are cherry-picked from existing plans ultimately disregarding the big picture.
- Available lots in Pleasant Valley
  - Keeping density higher in appropriate areas preserves valuable farmland.
  - After a recent review of data with the assistance of our assessor and land records, the Town has approximately 15-20 available buildable lots located within the RH zoned subdivisions. After further analysis, this data reveals the existing subdivisions are over 98% full.
  - 40 homes on 65 acres achieves a better use of land than 40 homes on 200 acres.

When public input becomes the major deciding factor and the appearance of disregard for professional reviews and existing plans, we are left with the following questions and concerns:

- Where will higher density growth be allowed in the town and county?
- What will happen to our existing farmland if homes are only allowed on larger tracts of land?
- If decisions are made solely on resident input, why do we employ professionals to create responsible future growth policies?
- Why should we as a Town go through the process of updating our Comprehensive Plan if it is going to be disregarded?

Defending our recent favorable recommendation or influencing your decision is not the intent of this correspondence, however we do respectfully request you take our concerns into consideration when making decisions that affect the future of rural residential development.

Furthermore, should the County Board vote to deny the Mertinke Trust rezone request to RH, we request a reply to our questions above, in writing, by December 31, 2021. Additionally, we request you provide the specific reasons for your denial which include factual evidence as to why the area is not appropriate for RH zoning. Please feel free to reach out to any Town of Pleasant Valley Board member with any questions.

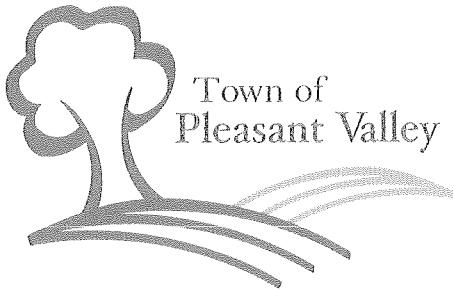
Respectfully,

Dan Hanson, Chairman  
Douglas Nelson, Supervisor  
Dan Green, Supervisor

Cc: Eau Claire County Planning and Development  
Kathryn Schauf, County Administrator

Enclosures:

- Letter dated October 20, 2021
- Zoning map of Mertinke Trust area
- Town of Pleasant Valley Current Future Land Use Map



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715-878-4645 • townofpleasantvalley@gmail.com  
www.townofpleasantvailey.com

October 20, 2021

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

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As a Town Board, we respectfully request that you consider substantial evidence, prior recommendations and decisions already made at the various levels of government leading up to your decision to approve or deny any rezone application.

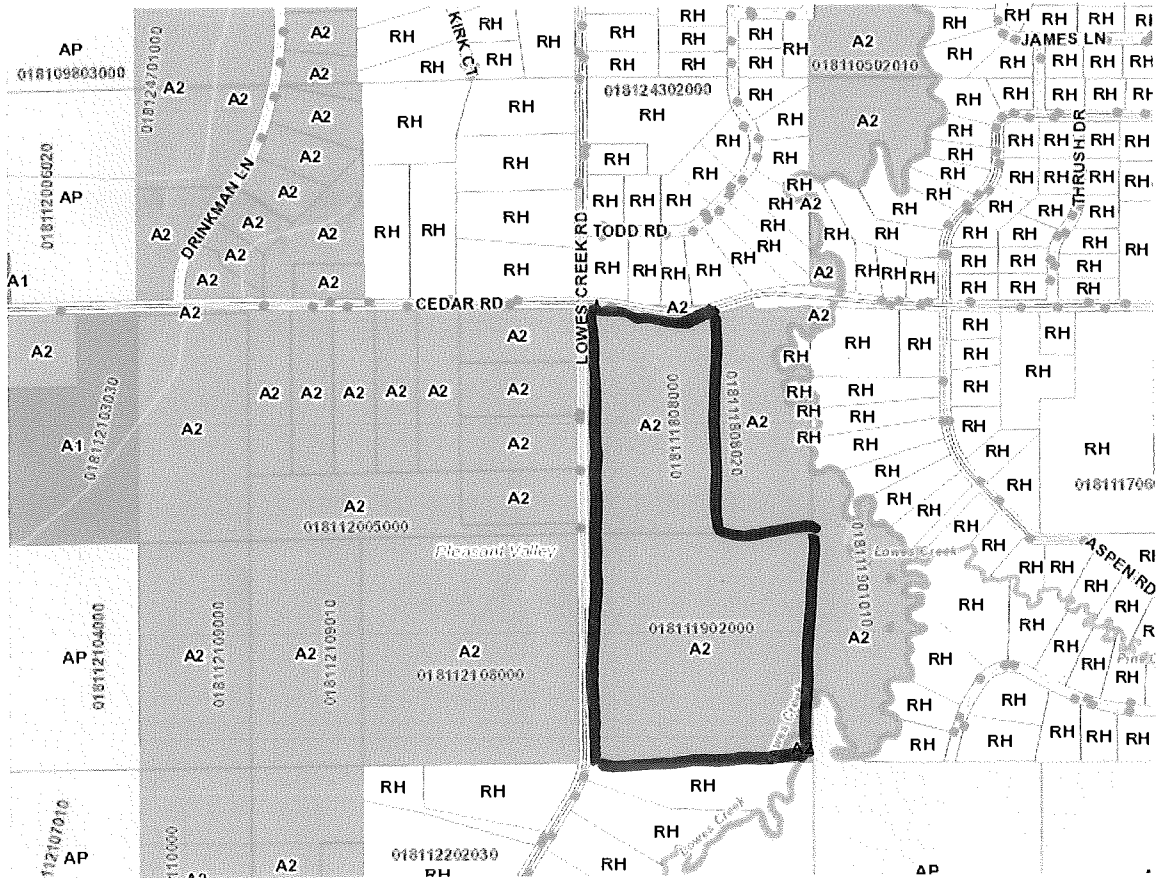
Respectfully,

Dan Hanson, Chairman  
Douglas Nelson, Supervisor  
Dan Green, Supervisor

Cc: Eau Claire County Planning and Development

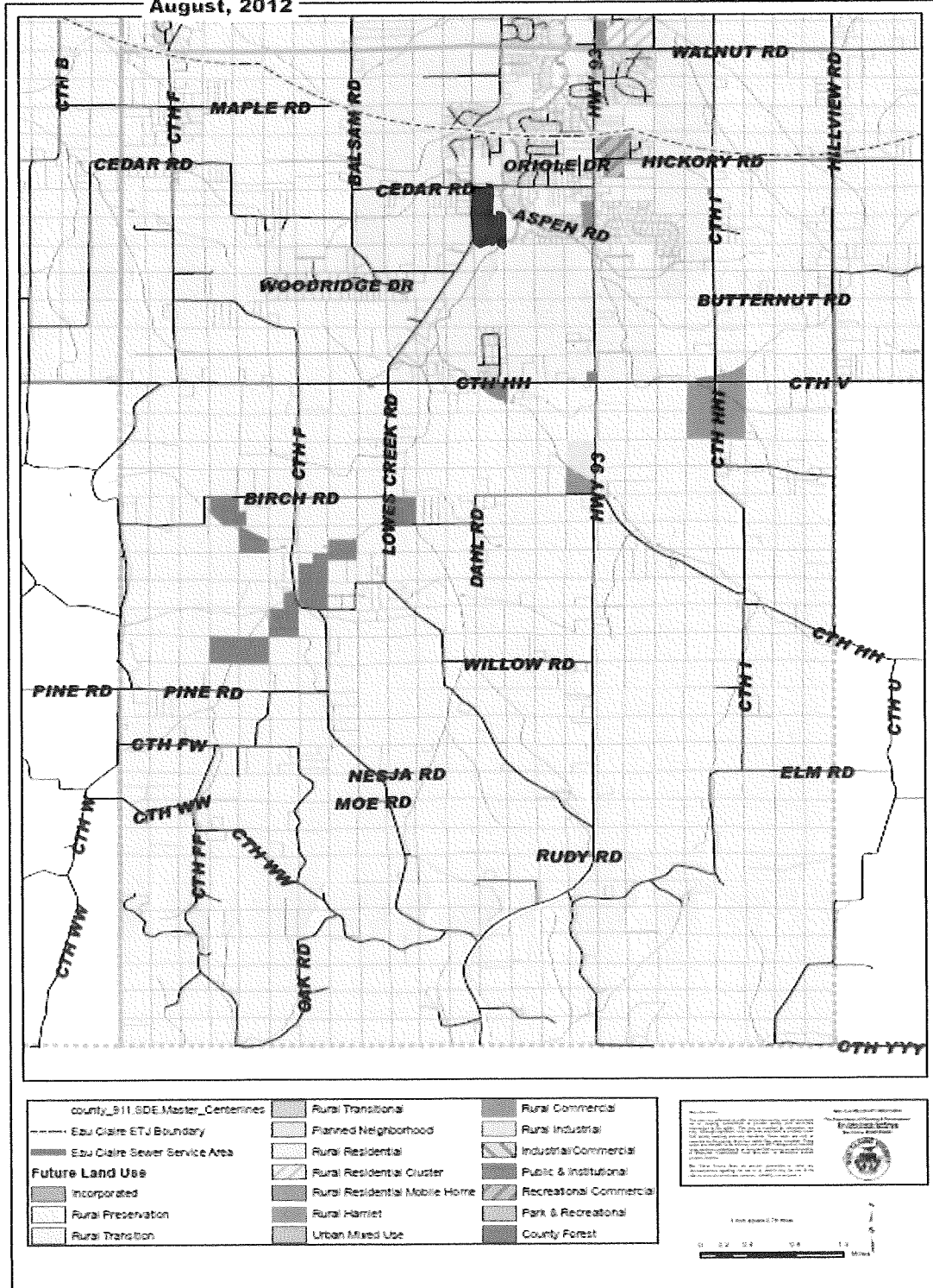


# Current Zoning Surrounding the Highlighted Mertinke Trust Property.



# Future Land Use Map with Mertinke Trust Property Highlighted

Town of Pleasant Valley  
 Future Land Use Map  
 August, 2012



Fact Sheet  
File No. 21-22/064

Remote attendance at County Board meetings during the pandemic has allowed the County Board to continue functioning in a safe, effective, and efficient manner. When in-person attendance at board and committee meetings again becomes possible, this ordinance allows the county to continue the advantages of remote attendance for members in a limited situation. The situations include remote attendance due to illness and/or disability, by permission of the chair.

These changes allow those who have extenuating circumstances to serve on the Board and aligns with the County commitment to diversity, through access.

There are two sections of code that are being amended. Specifically, SECTION 2.04.010 B. OF THE CODE: RULE 1—MEETINGS is amended to allow the chair to approve exceptions to in-person attendance and SECTION 2.04.130 C. OF THE CODE: RULE 13—DILIGENT COMMITTEE Services created to allow committee chairs to permit individual members to attend remotely.

Respectfully submitted by,

Committee on Administration

2  
3 AMENDING SECTION 2.04.010 B. OF THE CODE: RULE 1--MEETINGS; CREATING  
4 SECTION 2.04.130 C. OF THE CODE: RULE 13—DILIGENT COMMITTEE SERVICE  
5

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

8 SECTION 1. That Subsection B. of Section 2.04.010 of the code to amended read:  
9

10 B. All meetings shall be held in the county board of supervisors' chambers at the  
11 courthouse unless otherwise ordered by the board. All members of the board shall attend  
12 meetings in person. The chair has the authority to approve remote attendance by electronic  
13 means for individual members for specific meetings, and remote attendance by electronic means  
14 for longer defined periods of time for members with a disability or illness that prevents in person  
15 attendance at the meeting, or as an accommodation under the Americans with Disabilities Act.  
16 Notwithstanding the above, the chair of the county board in response to the COVID-19  
17 worldwide pandemic, and through April 22, 2022, shall have the authority to authorize meetings  
18 to be held remotely either at another location or by electronic means that include appearance of  
19 members by videoconference or by teleconference.  
20

21 SECTION 2. That Subsection C. of Section 2.04.130 of the code be created to read:  
22

23 C. The chair of the committee may approve remote attendance by electronic means  
24 for individual members for specific meetings, and remote attendance by electronic means for  
25 longer defined periods of time for members with a disability or illness that prevents in person  
26 attendance at the meeting, or as an accommodation under the Americans with Disabilities Act.  
27

28 I hereby certify that the foregoing  
29 correctly represents the action taken  
30 By the undersigned Committee on  
31 November 23, 2021 by a vote of 5  
32 for, and 0 against.  
33

34   
35 \_\_\_\_\_  
36 Nick Smiar, Chair  
37 Committee on Administration  
38

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

44 APPROVED BY  
CORPORATION COUNSEL  
AS TO FORM  
45

FACT SHEET

TO FILE NO. 21-22/073

This resolution is amending the amount to be levied on municipalities for the special library charges in File 21-22/072.

Pursuant to the Library Services Agreement, the cities of Altoona, Augusta, and Eau Claire and the Village of Fall Creek will pay each other for circulations to residents of other municipalities with libraries. This calculation is part of the annual library levy.

The total amount of special library charge of \$258,848 is correct; however, the distribution of these funds is incorrect. The amounts listed for each municipality should be the amount to be charged as a special charge on the tax levy. File 21-22/072 erroneously listed the amounts each municipality is to receive.

The County Clerk has notified each affected municipality and has corrected the tax apportionment forms. Since this is more than a clerical error, the Clerk is unable to correct this.

Fiscal Impact: \$0.00

Respectfully Submitted,

Amy Weiss  
Senior Accounting Manager

2  
3  
4 **AMENDING THE LIBRARY ALLOCTION IN THE ANNUAL BUDGET RESOLUTION**

5  
6 WHEREAS, On November 2nd and 3<sup>rd</sup>, 2021 the County Board held its annual budget  
7 meeting and adopted the budget resolution No. 21-22/072; and

8  
9 WHEREAS, The annual budget resolution contains a category for County Special Charges  
10 for Inter-Library Municipal Services found on page 2, lines 17-24. This category was listed  
11 as follows:

12 County Special Charge for Inter-Municipal Library Services

13  
14 Cities of:

15 Altoona	\$134,840
16 Augusta	5,250
17 Eau Claire	116,316
18 Village of Fall Creek	<u>2,442</u>
19 Total	<u>\$258,848</u>

20  
21 WHEREAS, the total number of \$258,848 is correct; however, the amounts listed for the  
22 municipalities is incorrect, in that it lists the amount of money the municipalities are to  
23 receive, and should have instead listed the amount that is being levied against their  
24 municipalities; and

25  
26 WHEREAS, the correct numbers indicating the amount of the levy should be:

27  
28 County Special Charge for Inter-Municipal Library Services

29  
30 Cities of:

31 Altoona	\$108,763
32 Augusta	1,502
33 Eau Claire	135,169
34 Village of Fall Creek	<u>13,414</u>
35 Total	<u>\$258,848</u>

36  
37 WHEREAS, the County Clerk has already notified the municipalities of the error in the  
38 resolution and has notified them of the correct numbers.

39  
40 NOW THEREFORE BE IT RESOLVED by the Eau Claire County Board of Supervisors  
41 that Resolution No.21-22/072, otherwise known as the annual budget resolution for the  
42 2022 budget, be amended to correct the amounts listed for the county special charge for  
43 Inter-Municipal Library Services, found on page 2 of the resolution, lines 17-24, and so  
44 that it now reads:

1  
2                   County Special Charge for Inter-Municipal Library Services

3  
4                   Cities of:

5                   Altoona	\$108,763
6                   Augusta	1,502
7                   Eau Claire	135,169
8                   Village of Fall Creek	<u>13,414</u>
9                   Total	<u>\$258,848</u>

10  
11  
12  
13

14 I hereby certify that the foregoing correctly represents the action of the Committee on Administration  
15 November 23, 2021, by a vote of 5 for, and 0 against.

16  
17   
18 Nick Smiar, Chair  
19 Committee on Administration

20  
21 I hereby certify that the foregoing correctly represents the action of the Committee on Finance and  
22 Budget on December \_\_\_\_, 2021, by a vote of \_\_\_\_ for, and \_\_\_\_ against.

23  
24 \_\_\_\_\_  
25 Stella Pagonis, Chair  
26 Committee on Finance and Budget  
27

Reviewed by Finance Dept.  
for Fiscal Impact

-----

APPROVED BY  
CORPORATION COUNSEL  
AS TO FORM

**FACT SHEET**  
**File No. 21-22/061**

**RE:** Rezone 64 acres +/- from A-2 to RH for the purpose of developing a single-family residential subdivision. If approved, a subdivision platting process will be required.

**Legal Description and Location:** Part of the SW¼ NW¼ and NW¼ SW¼ of Section 27, T26N, R9W, Town of Pleasant Valley, Eau Claire County

**Size of area to be rezoned:** 64 acres +/-

**ADJACENT ZONING & LAND USES:**

LOCATION	ZONING	LAND USE(S)
Subject	A-2	Single-family residence; Agricultural
North	RH	Single-family residences
East	A-2	Single-family residence
South	RH	Single-family residences
West	A-2	Single-family residences;

**LAND USE PLANS:** The The Eau Claire County and the Town of Pleasant Valley 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 RH zoning district is consistent within the mapped future land use designation.

**Town Board Action:** The Town of Pleasant Valley Board held a public hearing regarding the proposed rezoning on October 18, 2021 and voted to recommend approval (3-0 vote) to the Committee on Planning & Development.

**Committee Action:** The Eau Claire County Committee on Planning and Development conducted the required public hearing on Tuesday, October 26, 2021, regarding the proposed rezoning. On a vote of 3 in favor and 2 against, the Committee recommends approval of the rezoning to the County Board, based on the following findings:

Findings For:

1. The Town of Pleasant Valley and Eau Claire County Comprehensive Plans both designate the property Rural Residential, which is consistent with this request.
2. The proposed density of the proposed development (1 dwelling unit per 1.5 acres) and lot sizes are similar to developed subdivisions in the vicinity.
3. The property is located within .85 miles of Highway 93, a major regional transportation route.



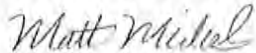
Findings Against:

1. Nearby residents have contacted staff with concerns regarding the proposed subdivision of the property.
2. Lot sizes to the west, south, and east are larger than is portrayed on the concept plat submitted with the rezoning petition.

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. Several nearby residents testified for and against the proposed rezoning.

**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. 21-22/061

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

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 Pleasant Valley, described as follows:

10  
11 A parcel of land being all of the Northwest ¼ of the Southwest ¼ of the  
12 Southwest ¼ of the Northwest ¼, Section 27, Township 26 North, Range  
13 9 West, Town of Pleasant Valley, Eau Claire County Wisconsin:

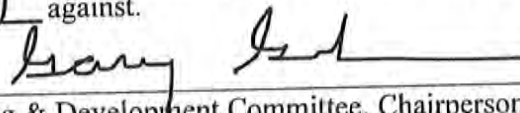
14  
15 Except certified survey map #2952, recorded in Volume 16 of certified  
16 survey maps, pages 331-332.

17  
18 Said described parcel of land containing 64 acres +/-, of land and is  
19 subject to the easements and restrictions of record to be reclassified from  
20 the A-2 Agriculture – Residential District to the RH – Rural Homes  
21 District.

22  
23 **SECTION 2.** Where a certified survey map is required and may alter the above  
24 described property description, the official zoning district map for the  
25 town shall be automatically amended to reflect the property description of  
26 the certified survey map.

27  
28  
29 ENACTED:

I hereby certify that the foregoing correctly represents the  
action taken by the undersigned Committee on, by a vote of  
3 for, 2 against.



Planning & Development Committee, Chairperson

30  
31  
32  
33  
34  
35  
36 HK/

37 Dated this 26<sup>th</sup> day of October 2021.  
38  
39  
40

**APPROVED BY  
CORPORATION COUNSEL  
AS TO FORM**

Reviewed by Finance Dept.  
for Fiscal Impact



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

Application Accepted:	09/30/2021
Accepted By:	Matt Michels
Receipt Number:	68168
Town Hearing Date:	10/11/21
Scheduled Hearing Date:	10/26/2021
Application No:	RZN-0019-21
Application Status:	Applied

**Rezoning Petition**

**RECEIVED**

Owner/Applicant Name(s):  
 Owner: MERTINKE TRUST (Multiple Owners)  
 Applicant: Peter Gartmann/Real Land Surveying, 1360 International Dr, Eau Claire, WI 54701  
 Telephone: (715) 559-8851 Email: dmertinke@yahoo.com

SEP 30 2021

**COUNTY CLERK**

Site Address(es): E 2345 CEDAR RD  
 No Address Available  
 Property Description: Sec 27 Twn 26 Rge 09  
 Town of Pleasant Valley

Zoning District(s):	Lot Area(s) - Acres:	Overlay District(s):
A2 - Agriculture-Residential District	22.95	
	41.78	

PIN 1801822609272300002  
 1801822609273200001  
 Legal (partial)  
 AS DESC IN 269/540 & 180/385; THE W 1/2 OF THE SW-NW CONSISTING OF 23 AC M/L  
 NW-SW SEE T-719, 41.78 AC M/L

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.



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:	Sept. 30/2021
Accepted By:	Jared Grande
Application Number:	R2N-001921; 37411
Town Hearing Date:	Oct. 11, 2021
Scheduled Hearing Date:	Oct. 26, 2021

REZONING APPLICATION

RECEIVED

SEP 30 2021

COUNTY CLERK

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): RH

Acres to be rezoned: 64

Property Owner Name: MERTINKE TRUST Doug Phone# 559-8851

Mailing Address: S 8363 COUNTY ROAD F EAU CLAIRE, WI 54701

Email Address: dmetinke@yahoo.com

Agent Name: Peter Gartmann / Real Land Surveying Phone# 715-514-4116

Mailing Address: 1360 International Dr Eau Claire WI 54701

Email Address: pgartmann@rlswi.com

SITE INFORMATION

Site Address: E 2345 CEDAR RD ELEVA, WI 54738

Property Description: SW-NW ¼ NW-SW ¼ Sec. 27, T26 N, R9 W, Town of Pleasant Valley

Zoning District: Ag Code Section(s):

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

PIN #(s): 18018-2-260927-320-0001  
18018-2-260927-230-0002

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 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 \$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 Sept, 30 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

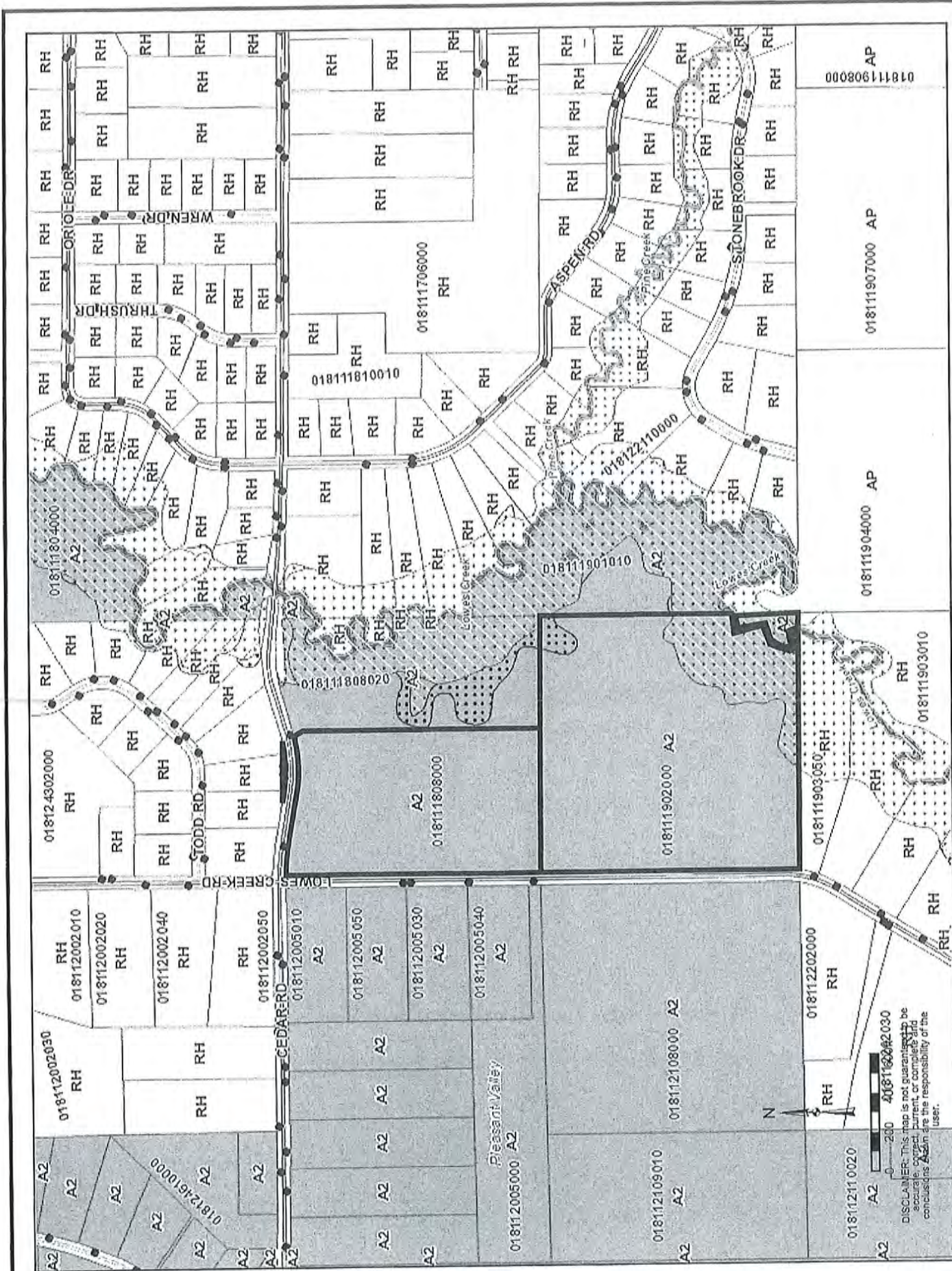
In order to process your application as quickly as possible, please fill in all of the sections below that are applicable to your request, and attach all appropriate maps or plans described below that are relevant to your request.

Describe the reason(s) for your rezoning request:

Development / Single Family Home Sites

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.

RE-Zone is consistent w/ the Rural Res. (RR) Future Land Use (FLU) in the Town of Pleasant Valley & Eau Claire Co. Comprehensive Plans.



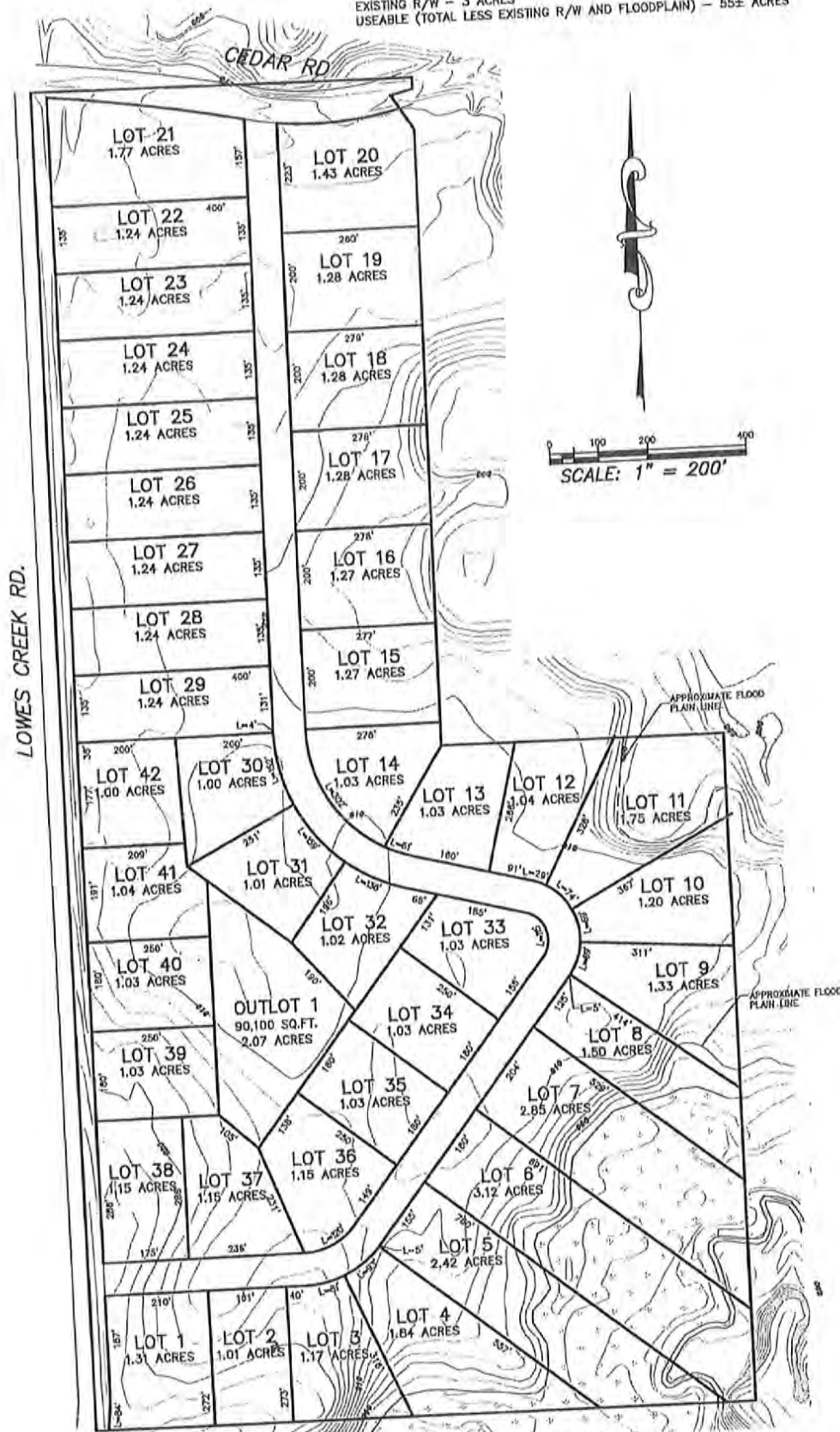
0 200 400 600 Feet  
 018112002030  
 DISCLAIMER: This map is not guaranteed to be accurate, current, or complete and conclusions drawn are the responsibility of the user.

**RE-ZONE DESCRIPTION:**

**BEING ALL OF THE NORTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  AND SOUTHWEST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$ ,  
SECTION 27, TOWNSHIP 26 NORTH, RANGE 9 WEST, TOWN OF PLEASANT VALLEY, EAU CLAIRE  
COUNTY WISCONSIN:**

**EXCEPT CERTIFIED SURVEY MAP #2952, RECORDED IN VOLUME 16 OF CERTIFIED SURVEY MAPS,  
PAGES 331 - 332.**

TOTAL - 55.8 ACRES  
 EXISTING R/W - 3 ACRES  
 USEABLE (TOTAL LESS EXISTING R/W AND FLOODPLAIN) - 55± ACRES



LAYOUT 3  
 LOWES CREEK RD AND CEDAR RD.  
 TOWN OF PLEASANT VALLEY, EAU CLAIRE COUNTY



Return to search results

Owner (s): MERTINKE TRUST		Location: NW-SW, Sect. 27, T26N, R9W	
Mailing Address: MERTINKE TRUST S 8363 COUNTY ROAD F EAU CLAIRE, WI 54701-9632 <a href="#">Request Mailing Address Change</a>		School District: 1554 - EAU CLAIRE AREA SCHOOL DISTRICT	
Tax Parcel ID Number: 18018-2-260927-320-0001	Tax District: 018-TOWN OF PLEASANT VALLEY	Status: Active	
Alternate Tax Parcel Number: 018111902000	Government Owned:	Acres: 41.7800	

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):  
NW-SW SEE T-719, 41.78 AC M/L

Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)

Select Detail --> <Select Detail>

**Summary of Subject Details:**

NOTE: Not all subject details are available at every county.

**Assessments:**  
Assessment detail by year.

**Taxes:**  
Tax history by year, links to tax payment history, and payoff calculator.

**Zoning:**  
Rural zoning map for the selected parcel. Zoning is intended to be used as a reference only. Only rural zoning information is provided. For information about city or village zoning, please contact local officials.

**Districts:**  
Special District information (Lake, Sanitary, TIF, BID).

**Parcel History:**  
History of tax parcel changes. Parcel history is not available for changes made prior to June 2020. Changes made prior to this are available only by visiting the County.

**Documents:**  
Documents related to selected tax parcel. There may be other documents related to this parcel that are not shown.

**Survey History:**  
List of surveys performed on selected parcel or on parents of selected parcel. There may be surveys performed that are not available electronically through this portal.

**Sales History:**  
List of all sales related to the selected parcel. There may be documents related to this parcel that are not shown.

**Parcel Map:**  
Interactive map of the selected tax parcel. Maps are available for 'Active' parcels only.

**Permits:**  
Listing of sanitary and/or land use permits associated with the parcel.

**Attachments:**  
List of all saved files that have been associated with the parcel.

[Return to search results](#)

Owner (s): MERTINKE TRUST		Location: SW-NW,Sect. 27, T26N,R9W
Mailing Address: MERTINKE TRUST S 8363 COUNTY ROAD F EAU CLAIRE, WI 54701-9632 <a href="#">Request Mailing Address Change</a>		School District: 1554 - EAU CLAIRE AREA SCHOOL DISTRICT
Tax Parcel ID Number: 18018-2-260927-230-0002	Tax District: 018-TOWN OF PLEASANT VALLEY	Status: Active
Alternate Tax Parcel Number: 018111808000	Government Owned:	Acres: 22.9510
Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.): AS DESC IN 269/540 & 180/385; THE W 1/2 OF THE SW-NW CONSISTING OF 23 AC M/L EX THAT PART PLATTED AS PRT OF LOT 1 CSM VOL 16 P 331 (#2952) CONT 0.049 AC M/L 270/299 DOES NOT CALL OUT "CONSISTING OF 23 AC M/L, ONLY THE W 1/2		
Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.) E 2345 CEDAR RD ELEVA, WI 54738		

Select Detail -->

<Select Detail>

Make Default Detail

Printer Friendly Page

View Interactive Map

**Summary of Subject Details:**

*NOTE: Not all subject details are available at every county.*

**Assessments:**

Assessment detail by year.

**Taxes:**

Tax history by year, links to tax payment history, and payoff calculator.

**Zoning:**

Rural zoning map for the selected parcel. Zoning is intended to be used as a reference only. Only rural zoning information is provided. For information about city or village zoning, please contact local officials.

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Interactive map of the selected tax parcel. Maps are available for 'Active' parcels only.

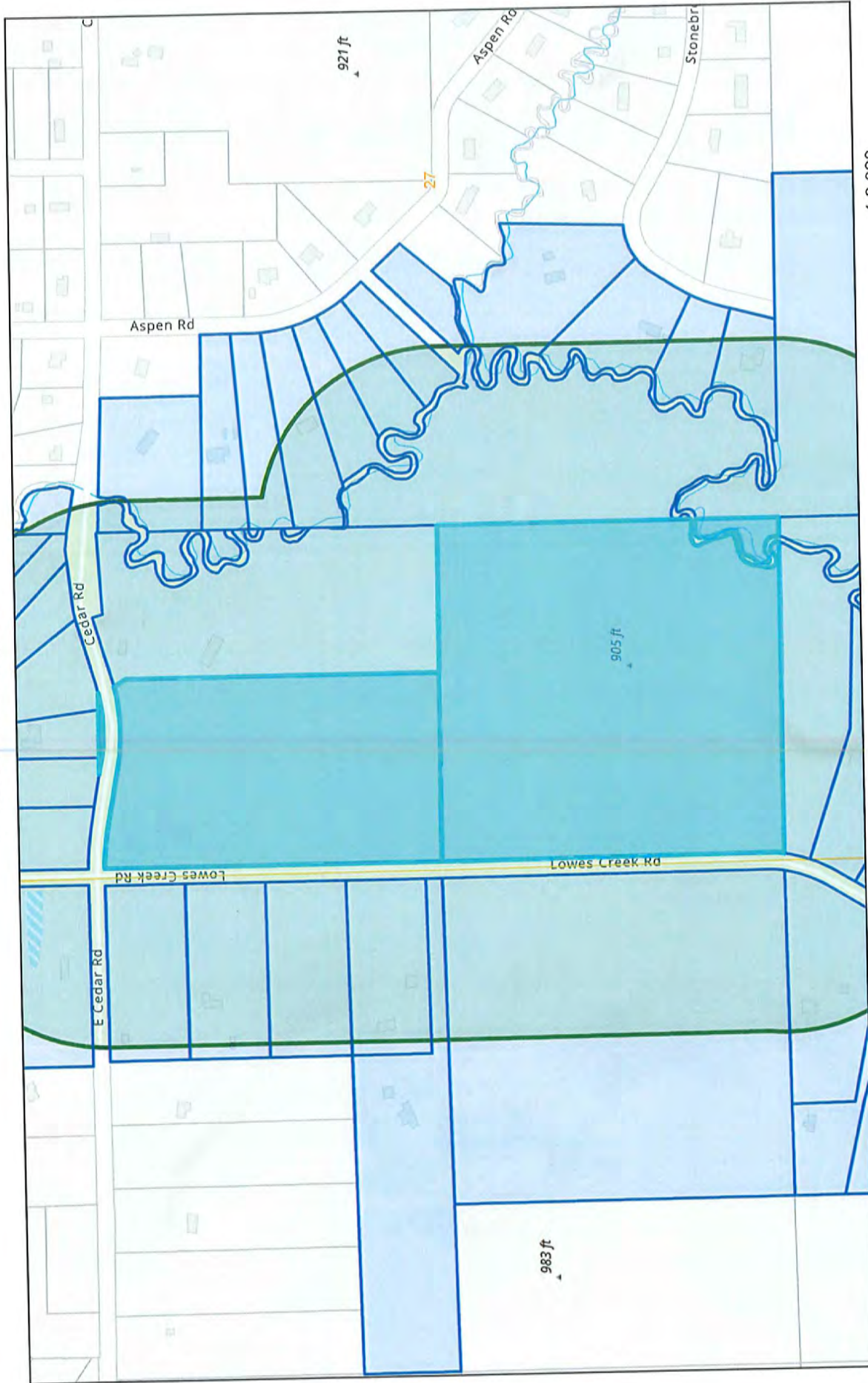
**Permits:**

Listing of sanitary and/or land use permits associated with the parcel.

**Attachments:**

List of all saved files that have been associated with the parcel.

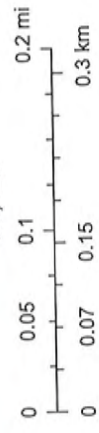
# Public Notification



10/4/2021, 1:20:25 PM

-  County Boundary
-  Tax Parcel
-  Section

1:9,028



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FirstName LastName	Address	City State Zip
DANIEL E & MARY ANN OGAN	E 2865 CEDAR RD	ELEVA WI 54738-9082
JAMES S & HOLLY W IWAKIRI	S 9034 STONEBROOK DR	ELEVA WI 54738-8500
MARTIN FISCHER	S 9103 LOWES CREEK RD	ELEVA WI 54738-9491
LON D & NANCY L CHRISTIANSON	S 9020 STONEBROOK DR	ELEVA WI 54738-8500
WILD TURKEY RIDGE LLC	3607 GLEN WAY	EAU CLAIRE WI 54701-7162
TOU X & ETHEL M YANG	S 8460 LOWES CREEK RD	EAU CLAIRE WI 54701-9458
ROBERT Z & JULIE K MISCERA	E 2204 CEDAR RD	EAU CLAIRE WI 54701-9601
ZACHARY BERARD	S8800 LOWES CREEK RD	ELEVA WI 54738-9037
MAI XIONG	E 2191 CEDAR RD	EAU CLAIRE WI 54701-9524
JOHN FLYTE	S 8686 LOWES CREEK RD	ELEVA WI 54738-9037
FRANK L JR & BRENDA A BEST	S8740 LOWES CREEK RD	ELEVA WI 54738-9037
JAMES R & MARCIA M DANZINGER	S 8676 LOWES CREEK RD	ELEVA WI 54738-9037
JAMES H & SALLY J OLSON	S 9050 LOWES CREEK RD	ELEVA WI 54738-9037
JOHN ARTHUR KAISER	323 N DEWEY ST	EAU CLAIRE WI 54703-3782
SHAUN M & JENNIFER L DEAN	S 8455 TODD RD	EAU CLAIRE WI 54701-9744
ROGER W & RITA A LINSE	S 8181 BRENT DR	EAU CLAIRE WI 54701-9628
NATASHA PLANK-OTTUM	S 8395 TODD RD	EAU CLAIRE WI 54701-9745
ANDREW S & SEASON A DIXON	S 8440 TODD RD	EAU CLAIRE WI 54701-9744
MARK LARSON	S 8450 TODD RD	EAU CLAIRE WI 54701-9744
CRAIG A & STACY J HINDEN	S 8400 TODD RD	EAU CLAIRE WI 54701-9744
TOD J & AMY J TORGERSON TRUST	E 2965 ASPEN RD	ELEVA WI 54738-9459
JOSEPH LARSON	S 8935 STONEBROOK DR	ELEVA WI 54738-8501
JASON ILLG	S9040 STONEBROOK DR	ELEVA WI 54738-8500
MERTINKE TRUST	S 8363 COUNTY ROAD F	EAU CLAIRE WI 54701-9632
BRANDON DOHMS	S 9037 LOWES CREEK RD	ELEVA WI 54738-9496
LYLE & CAROL BIEN REVOCABLE TRUST	S 9450 STATE ROAD 93	ELEVA WI 54738-4118
MELTON E & LEANN K BREED TRUST	S 9030 STONEBROOK DR	ELEVA WI 54738-8500
DAVID A & DAWN M BRUNK	E 1556 COUNTY ROAD HH	ELEVA WI 54738-9493
JAY LAGUARDIA	S 9043 LOWES CREEK RD	ELEVA WI 54738-9496
PAUL & WILMA NELSON	S 9060 LOWES CREEK RD	ELEVA WI 54738-9037
EUGENE L & REBECCA M RACIBORSKI	3941 WOODCREST CT	EAU CLAIRE WI 54701-9008
IAN DOZIER	S 8425 TODD RD	EAU CLAIRE WI 54701-9744
MATTHEW ZORN	S8415 TODD RD	EAU CLAIRE WI 54701-9744

EAU CLAIRE WI 54701-9744  
EAU CLAIRE WI 54701-9745  
EAU CLAIRE WI 54701-9745  
ELEVA WI 54738-9083  
ELEVA WI 54738-9459  
EAU CLAIRE WI 54701-9745  
ELEVA WI 54738-9459

S8405 TODD RD  
S 8380 TODD RD  
S 8371 TODD RD  
E 2535 CEDAR RD  
E2965 ASPEN RD  
S 8383 TODD RD  
E 2945 ASPEN RD

SCOTT D FUNK  
BRIAN ADAMS  
LEE SHOBERG  
ZACKARY ANIBAS  
TOD TORGERSON  
TONY BIASI  
DONALD W JR & KRISTIN R SOUTHARD

# MERTINKE TRUST REZONE AERIAL-WETLAND-FLOODPLAIN MAP



**Parcel Mapping Notes:**

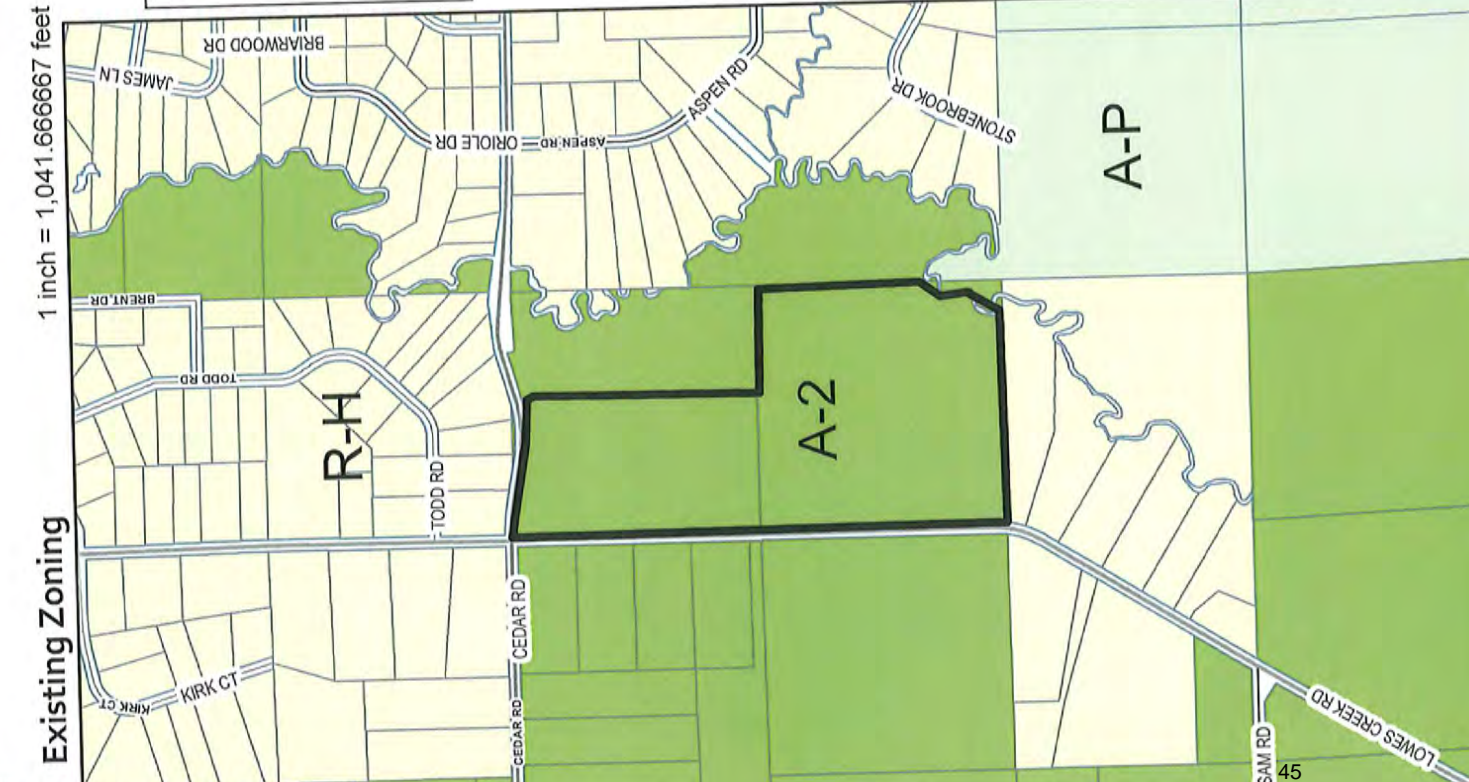
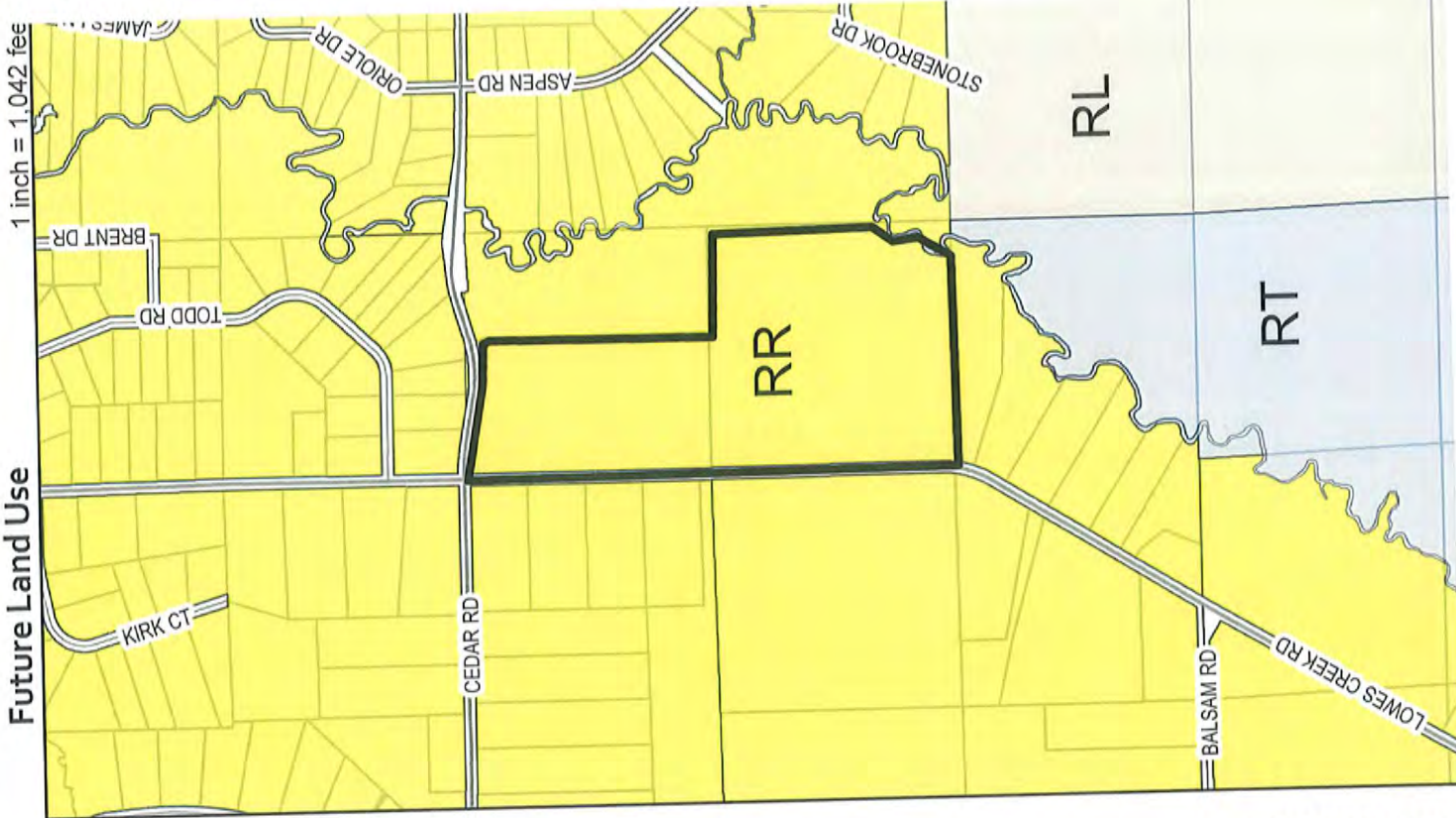
The horizontal datum is based on the Eau Claire County Coordinate System NAD\_1983\_HARN\_Adj\_WI\_EauClaire\_Feet

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

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



# Mertinke Trust Rezoning: RZN-0019-21



- AA1 - Exclusive Agricultural District
- AA2 - Agriculture-Residential District
- AA3 - Agricultural District
- AP - Agricultural Preservation
- AR - Floating Agricultural-Residential District
- C1 - Neighborhood Business District
- C2 - General Business District
- C3 - Highway Business District
- F1 - Exclusive Forestry District
- F2 - Forestry District
- I1 - Nonsewered Industrial District
- I2 - Sewered Industrial District, Large Lot
- RI1 - Single-Family Residential District
- RI2 - Two-Family Residential District
- RI3 - Multiple-Family Residential District
- RI4 - Rural Homes District

- Commercial Industrial
- County Forest
- Natural Resources Protection
- Park and Recreational
- Public Institutional
- Recreational Commercial
- Rural Commercial
- Rural Hamlet
- Rural Industrial
- Rural Lands
- Rural Residential
- Rural Residential - Mobile Home
- Rural Transition
- Urban Mixed Use



**Parcel Mapping Notes:**  
 The horizontal datum is based on the Esu Clark County Coordinate System NAD\_1983\_111610\_42\_WI\_Escape\_Foot.  
 This map is a collection of public record information and was prepared as an engineering drawing. It is intended for informational use only. Although significant care has been exercised to produce maps that satisfy mapping accuracy standards, the user warrants only that the information is derived from public records. The user is advised that these maps are intended to be advisory and are NOT designed or intended to be used as a substitute for an accurate field survey, as performed by a suitably licensed and experienced Land Surveyor, to determine precise property locations.  
 Esu Clark County does not warrant, guarantee or make any representation, either expressed or implied, as to the accuracy, completeness, or reliability of the information shown on this map, and the user relies on the map and results solely at their own risk.



# EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

REZONE NUMBER: RZN-0019-21      COMPUTER NUMBER: 018111808000  
 018111902000

PUBLIC HEARING DATE: October 26, 2021

STAFF CONTACT: Matt Michels, AICP, Senior Planner

OWNER: Doug Mertinke, Mertinke Trust, S 8363 County Rd. F, Eau Claire, WI 54701

AGENT: Peter Gartmann/Real Land Surveying, 1360 International Dr., Eau Claire, WI 54701

REQUEST: Rezone 64 acres +/- from A-2 to RH for the purpose of developing a single-family residential subdivision. If approved, a subdivision platting process will be required.

LOCATION: E. 2345 Cedar Rd.

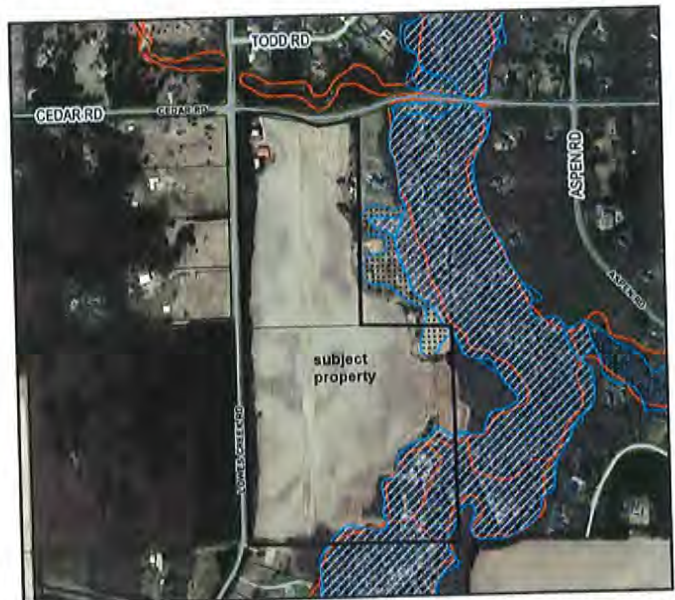
LEGAL DESCRIPTION: Part of the SW $\frac{1}{4}$  NW $\frac{1}{4}$  and NW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 27, T26N, R9W, Town of Pleasant Valley, Eau Claire County

RECOMMENDATION      Approval based on the findings on Page 5 of this report.

## BACKGROUND

### SITE CHARACTERISTICS:

- There is an existing single-family residence and outbuildings on the northwest portion of the property.
- The southeast portion of the property has mapped wetlands and floodplains.
- The property has frontage on Lowes Creek Road and Cedar Road.
- The property is approximately .85 miles west of WI-93 Trunk Highway
- The majority of the property is currently used for agriculture.
- The property is outside of the City of Eau Claire Extraterritorial Jurisdiction (ETJ) for plat review and Sewer Service Area (SSA).
- The applicant has submitted a conceptual subdivision layout (attached) depicting 42 single-family residential lots ranging from 1.00 to 3.12 acres, which equates to a gross density of 1.52 dwelling units per acre.





**CURRENT ZONING:**

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

**REQUESTED ZONING DISTRICT:**

RH Rural Homes District. The RH Rural Homes District is established to "provide for suburban large-lot development with individual on-site water and sewage disposal facilities."

**ZONING/LAND USE CONTEXT:**

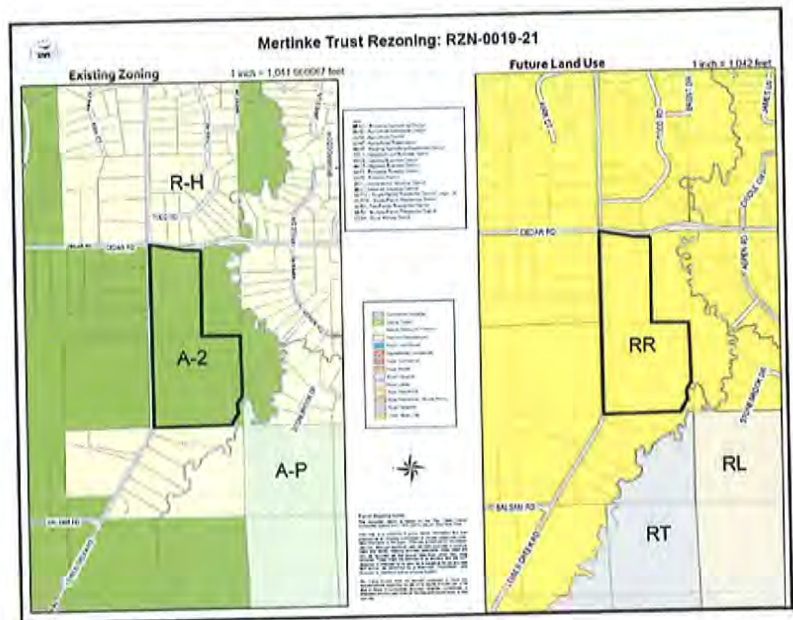
LOCATION	ZONING	LAND USE(S)
Subject	A-2	Single-family residence; Agricultural
North	RH	Single-family residences
East	A-2	Single-family residence
South	RH	Single-family residences
West	A-2	Single-family residences;

**COMPREHENSIVE PLAN:**

The County and Town of Pleasant Valley Comprehensive Plan Future Land Use Maps both include this property in the Rural Residential (RR) planning area, consistent with this rezone request. Following is a description of the intent of the applicable County and Town comprehensive plan future land use category and applicable policies:

**Eau Claire County:**

- Rural Residential 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."



- Applicable Policies: The following policies are applicable to this rezoning petition.
  1. The preferred housing density is one (1) unit per two (2) acres; however, local comprehensive plans may be more or less restrictive than this guideline and generally range from one (1) unit per two (2) acres to one (1) unit per 10 acres.
  - ...
  3. For those Towns under County Zoning, the following Eau Claire County Zoning Districts will be considered for approval within RR areas: RH Rural Homes District and the R-1-L Single Family Residential

**Town of Pleasant Valley:**

- Rural Residential (RR) Comprehensive Plan Intent and Description: The primary intent of this classification is to identify areas suitable for future rural residential neighborhoods. Rural Residential areas include lands with 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.
- Applicable Policies: The following policies are applicable to this rezoning petition.
  1. Within the RR classification, limit new development to a maximum gross density of one residential dwelling unit per two (2) acres held in single ownership.
  - ...
  4. The following Eau Claire County zoning districts will be considered for approval within RR areas: RH Rural Homes District and the R-1-L Single Family Residential Large Lot (with approved conservation subdivisions).

Comprehensive Plan Summary

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

RURAL LAND USE & RURAL CHARACTER

As shown in the table to the right, the county comprehensive plan designates approximately 90.24% of the total land area of unincorporated Eau Claire County as Rural Lands (RL), County Forest, or Park & Recreational. The RL designation (76.37% of the unincorporated land area, or 284,776 acres) denotes areas where agricultural uses are the primary land use and non-farm residential development is highly restricted to conserve highly productive

Future Land Use	Acres	% of Total
Rural Lands (RL)	284,776.12	76.37
County Forest (CF)	48,830.34	13.09
Rural Residential (RR)	20,899.92	5.60
Rural Transition (RT)	7,382.70	1.98
Park and Recreational (PR)	2,923.26	0.78
Commercial Industrial (CI)	2,809.84	0.75
Public Institutional (PI)	1,645.77	0.44
Urban Mixed Use (UM)	805.70	0.22
Rural Commercial (RC)	747.48	0.20
Recreational Commercial (RCM)	740.55	0.20
Rural Industrial (RI)	664.77	0.18
Rural Hamlet (RH)	601.09	0.16
Rural Res. Mobile Home (RRMH)	76.09	0.02
<b>TOTAL</b>	<b>372,903.63</b>	<b>100.00</b>

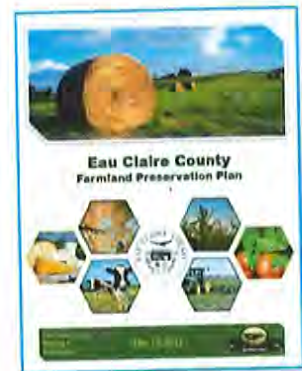
farmland and maintain the rural land use and "Rural Character" described in the comprehensive plan. These areas are contrasted with other future land use designations, such as Rural Residential (RR) and Rural Transition (RT), which are sometimes in close proximity or adjacent to rural agricultural uses that contribute to "Rural Character". However, these lands – even when currently utilized for agricultural uses - are planned for eventual transition to residential uses to accommodate growth demand consistent with the Future Land Use Map and goals, objectives, and policies of the plan.

RR and RT areas are referred to as "growth areas" in the county comprehensive plan and include areas in proximity to the City of Eau Claire and along and in proximity to major transportation corridors including WI 93 Trunk Highway and County Highway, generally in areas of less prime agricultural productivity when compared to prime farmland in other areas of the county.

Collectively, the RR and RT growth areas account for only 7.58% of the total unincorporated land area of the county.

**COUNTY FARMLAND PRESERVATION PLAN:**

A primary purpose of the County Farmland Preservation Plan, which is certified with Wisconsin DATCP, is to designate the most productive, capable, and appropriately situated agricultural lands for preservation and provide eligibility for state Farmland Preservation Tax Credits. The subject property is designated Excluded in the Farmland Preservation Plan Map, which correlates to the comprehensive plan Rural Residential (RR) future land use designation, and the property is ineligible for Agricultural Preservation (A-P) zoning and Farmland Preservation tax credits as the aforementioned designations indicate that the property may be considered for non-farm development.



According to the Plan, the County shall "Encourage higher density non-agricultural housing (inclusive of conservation subdivisions) in areas where necessary utility infrastructure exists or can be efficiently provided. Areas designated for future development (mapped as both Transition and Excluded areas on Map 1 of Appendix D) and away from Preservation Areas."

**SOIL TYPES & CAPABILITY**

While soil types and agricultural productivity is not a formal evaluation criterium when rezoning from the A-2 Zoning District and any other non-certified district, several residents and elected officials have made inquiries regarding the soil capability of the subject property. Based on a review of the USDA Natural Resources Conservation Service (NRCS) soil capability map (left), the property contains non-prime soils (Capability Units 4 & 7).



## ANALYSIS

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

The primary purpose of the zoning ordinance is to:

- Separate incompatible land uses from one another
- Maintain public health and safety
- Protect and conserve natural resources
- Prevent overcrowding
- Preserve property values
- Maintain the general welfare of the citizens

The rezoning petition has been evaluated for consistency with the purpose of the C-3 zoning district and the uses allowed in the district. The request is substantially consistent with the purpose of the zoning ordinance based on the following findings:

### Findings For:

1. The Town of Pleasant Valley and Eau Claire County Comprehensive Plans both designate the property Rural Residential, which is consistent with this request.
2. The proposed density of the proposed development (1 dwelling unit per 1.5 acres) and lot sizes are similar to developed subdivisions in the vicinity.
3. The property is located within .85 miles of Highway 93, a major regional transportation route.

### Findings Against:

1. Nearby residents have contacted staff with concerns regarding the proposed subdivision of the property.
2. Lot sizes to the west, south, and east are larger than is portrayed on the concept plat submitted with the rezoning petition.

Town Board Action: The Town of Pleasant Valley Board will hold a public hearing regarding the proposed rezoning on October 18.

## CONCLUSION

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

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

**RECOMMENDATION**

Staff recommends that the Planning and Development Committee file a recommendation of approval to the County Board for the petition to rezone 64 acres +/- of land from A-2 (Agricultural Residential) to RH (Rural Homes) District for the purpose of creating an additional lot for single-family residential subdivision.

## Samuel Simmons

---

**From:** Matt Michels  
**Sent:** Thursday, October 21, 2021 8:25 AM  
**To:** Cheryl Cramer; Samuel Simmons  
**Subject:** FW: Oct 18 2021  
**Attachments:** Oct 18 2021.pdf

Please forward the attached minutes for the Mertinke rezone to the P&D Committee.

Thanks,  
MM

**From:** townofpleasantvalley@gmail.com <townofpleasantvalley@gmail.com>  
**Sent:** Thursday, October 21, 2021 7:30 AM  
**To:** Rod Eslinger <Rod.Eslinger@co.eau-claire.wi.us>; Matt Michels <Matt.Michels@co.eau-claire.wi.us>  
**Subject:** Oct 18 2021

**WARNING!! This email originated outside Eau Claire County. Do not click any links or attachments unless you know the sender.**

Minutes from the Mertinke rezone are attached.

Jen

Jennifer Meyer  
Clerk/Treasurer  
Town of Pleasant Valley  
Pop. 3419  
Eau Claire County, Wisconsin  
[www.townofpleasantvalley.com](http://www.townofpleasantvalley.com)  
[townofpleasantvalley@gmail.com](mailto:townofpleasantvalley@gmail.com)  
715-878-4645

## TOWN OF PLEASANT VALLEY

October 18, 2021

### TOWN BOARD MEETING

#### CALL THE MEETING TO ORDER

Chairman Dan Hanson called a Town Board Meeting of the Town of Pleasant Valley to order on Monday, October 18, 2021 in the Pleasant Valley Town Hall in Cleghorn at 7:00 p.m. The meeting was held in the Community Center.

#### PLEDGE OF ALLEGIANCE

Chairman Hanson called for the honoring of the flag with the Pledge of Allegiance.

#### INTRODUCTION OF TOWN OFFICIALS

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

#### REZONE DISCUSSION – BIRTZER PROPERTY 18018-2-250901-220-0001 and -0003

Connie and Jerry Rindal, representing the Birtzer Trust, presented to the board their intentions to rezone the property which contains the house from A1 to A3 and the vacant land from AP to A1. The board reviewed the current zoning and informed the Rindal's it will fit within our comprehensive plan. The Rindal's will proceed with applying to the county for a rezone.

#### REZONE – PUBLIC HEARING – MERTINKE PROPERTIES 18018-2-260927-230-0002 AND 18018-2-260927-320-0001

A public hearing was held to discuss the rezone application received from the Mertinke Trust/Peter Gartman (Real Land Surveying). The request is to rezone from A2-RH. The property is not considered prime farmland.

Chairman Hanson opened by discussing the entire process to rezone property and the different levels of approval. The Town has a working Comprehensive plan which the board relies on to regulate growth in areas of the town. The Board reviewed the Comprehensive Plan and determined the rezone request fits in the Future Land Use plan in this area which is already designated for rural housing and a higher population density. Existing surrounding zoning was reviewed and it was determined RH on said property does not create any spot zoning and is compatible with the area. The Town board provides a recommendation to the County.

Doug Mertinke and his sister Connie Mertinke-Kostner shared with the group the history of the property, the intentions of the rezoning and how developing the area was a vision of their parents. Sean Bohan (Advanced Engineering) shared maps showing the surrounding zoning, the Town of PV Future Land Use map and explained to the group how the request fits into Town and County future plans.

#### Public Input:

Brandon Dohms, S9037 Lowes Creek Rd, shared his reasons why he opposes the rezoning to RH. He cited sections of the Pleasant Valley Comprehensive Plan and why he believes the rezone is conflicting with the Town plan. He encourages a win-win situation and would like to see an A2 zoning with 5 acre lots. – opposed

Frank Best, S8740 Lowes Creek Rd, shared he is opposed to RH. 5 acre lots would be acceptable. Concerns are traffic, bikers and pedestrians. – opposed

David Brunk, S9025 Lowes Creek Rd, shared he is opposed to the rezoning to RH. He encouraged a lower speed limit and lines on the road. – opposed

Marcia Danzinger, S8676 Lowes Creek Rd – opposed but OK with 5-acre parcels. - opposed

Joel and Sandy Roswell, E3405 Cedar Rd, opposed RH citing concerns of adding to the existing heavy traffic on Cedar Rd and that it is already dangerous for pedestrians. – opposed

Lisa Gillette, E3374 Cedar Rd, opposed RH citing concerns regarding adding to the existing heavy traffic on Cedar Rd and that it is already dangerous. – opposed

Zach Anibas, E2535 Cedar Rd which adjoins the said property. He shared concerns of watershed issues and provided documentation to the board. – opposed

Heath Tomchek, S8197 Drinkman Lane, opposed RH, feels 5 acre lots are reasonable. Shared concerns regarding bus stops. – opposed

Ray Hansen, E1415 Balsam Rd asked questions regarding the number of acres and how many lots could potentially be on the property – no opinion expressed.

Jason Ellg, S9040 Stonebrook, asked questions of the board. – no opinion expressed.

Katie Anibas, E2535 Cedar Rd which adjoins the said property. Respectfully requests the board deny the application due to the impact in the area. Concerns are safety, traffic and watershed. -opposed

Bethany Zorn, S8415 Todd Rd, feels RH would be too dense and is supportive of 5 acre lots. -opposed

Brandon Dohms readdressed the group, encouraging a win-win.

John Gyorfi, E1747 Drinkman Lane, expressed concerns regarding traffic and safety. He understands the pressure for development and feels 40 houses on 65 acres is a better use of land than the same 40 houses consuming 200 acres. Suggests a 4-way stop at Lowes Creek/Cedar rds and to widen roads. – In favor with the need to address safety.

Denise Shepler, E2900 Cedar Rd, opposed to RH as Cedar Rd is too narrow and we need better roads for safety reasons. - opposed

Sean Bohan readdressed the group. Sean shared the requirements of the engineers prior to any subdivision approvals which include: stormwater plans, infiltration basins, surveys, delineations, road specs, driveway accesses, soil boring, etc. He discussed population density, the trees along Lowes Creek Road will be staying and the road will be internal in the subdivision.

Zach Anibas asked for a show of hands regarding who is opposed.

Adam Ashley, Ashley Construction, shared developers and boards often hear the same oppositions regardless of the location. The developers are working to provide opportunities for families to own homes in an area of high demand.

Chairman Dan Hanson reiterated to the group the process, the existing plans and the need to regulate responsible growth to avoid urban sprawl.

Supervisor Dan Green addressed the group indicating we have a comprehensive plan to assist in responsible decision making.

Supervisor Doug Nelson indicated the board does not take these decisions lightly. Keeping the population density close to Hwy 93 is the best way to regulate growth in the Town.

Two emails were received opposing the rezone which were provided to the board in their packets.

Dan Hanson announced the public hearing is closed at 8:15pm.  
-50 people signed the sign-in sheet



REZONE – RECOMMENDATION - MERTINKE PROPERTIES  
18018-2-260927-230-0002 AND 18018-2-260927-320-0001

The board was provided all rezone information prior to the meeting including the EC County Staff Recommendation and emails sent by residents.

**Motion (Nelson/Green)** to recommend approval of said rezone application from A2 to RH.  
Chairman announced the ayes carry 3-0 and the motion is carried

AGENDA ITEMS G-L and N

**Motion (Hanson/Green)** to table the following agenda items to October 20, 2021:

-Minutes, Financial Report, Reports, Budget Review, Approve Orders.

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

CITIZEN INPUT

-none

COMPLAINTS

-none

OLD BUSINESS

-none

NEW BUSINESS

2022-2023 Animal Control Contract – Agreement No 21-19-02

The 2022-2023 Animal Control Contract has been received from the Eau Claire County Humane Association. Terms of the contract have not changed from the previous contract and the annual contract price remains \$3000.

**Motion (Green/Nelson)** to approve Agreement No. 21-19-02 Animal Control Contract.  
Chairman announced the ayes carry 3-0 and the motion carries.

EC County Planning and Development – Comprehensive Plan Update – Agreement No. 21-19-03

The Town Board will be conducting an update to the comprehensive plan in 2022. Eau Claire County Planning and Development will assist the Town with the process. A agreement was presented to the board. The agreement contains a price of \$5000 as well as the scope of work to be completed.

**Motion (Nelson/Green)** to approve Agreement No. 21-19-03  
Chairman announced the ayes carry 3-0 and the motion carries.

Establish Wards – Resolution No. 21-16-13

The 2020 census numbers were made available and Eau Claire County needs to redistrict county supervisors and the town needs to re-create wards with a population between 300-1000 residents each. The Town will now have 5 wards and the town will be split between two county supervisors. The census indicates the Town population is 3791. Working with the County, new supervisor and ward lines were drawn. The resolution contains a map and population numbers by census block.

**Motion(Green/Nelson)** to approve Resolution No 21-16-13.  
Chairman announced the ayes carry 3-0 and the motion carries.

Town Loans – Resolution No 21-16-14

Due to the fact interest rates are very low, the town will be re-financing the building loan and the F550 loan. A new loan is also approved for the purchase of a 2022 plow truck. Said loans will be issued by Frandsen Bank and Trust, which is the designated public depository. The building loan payment has the same term (13 years remaining) with a 3.0% interest rate, the F550 loan has the same term (3 years remaining) with 2.65% interest rate and the new plow truck is a 5-year loan with a 2.321% interest rate.

**Motion (Nelson/Green)** to approve Resolution No 21-16-14 – Town Loans

Chairman announced the ayes carry 3-0 and the motion carries.

Resolution No. 21-16-15 – Budget Amendment

**Motion (Green/Nelson)** to approve Budget Amendment Resolution No 21-16-15 amending the Town of Pleasant Valley 2021 budget with a sum change of \$59,000.00 per resolution.

Chairman announced the ayes carry 3-0 and the motion carries

ARPA discussions

Jen is working on maps showing broadband coverage in the Town.

ADJOURNMENT

**Motion (Hanson/Green)** to move this meeting is adjourned at 8:40pm.

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

Respectfully submitted,  
Jen Meyer, Clerk / Treasurer

Posted at town hall 11-4-2021  
Placed on Website 11-4-2021

**Committee on Planning & Development**

**October 26, 2021**

**Agenda Packet Addendum – Mertinke Rezone Correspondence**

## Samuel Simmons

---

**From:** Matt Michels  
**Sent:** Wednesday, October 20, 2021 2:49 PM  
**To:** Samuel Simmons; Cheryl Cramer  
**Subject:** FW: Mertinke Trust  
**Attachments:** Mertinke Trust Argument.docx

Please include this email and the attached document in the packet for Mertinke.

Thanks

**From:** Brandon Dohms <dohmsb@gmail.com>  
**Sent:** Wednesday, October 20, 2021 2:41 PM  
**To:** Matt Michels <Matt.Michels@co.eau-claire.wi.us>  
**Subject:** Fwd: Mertinke Trust

**WARNING!! This email originated outside Eau Claire County. Do not click any links or attachments unless you know the sender.**

Matt,

Attached is a document outlining a number of concerns and facts about the Meetings Trust Property. I would like to point out I did average the lots within the 700 foot buffer and even after removing out the large undeveloped properties the average lot size is 5.7 acres. The RH designation and rezone does not fit with that average. Also of note is the fact that the property has an active airport and is listed in the comprehensive plan as an Archaeological Site. These are both significant concerns. Please take a look at the document and share with Rod I think you will find that the rezone is not consistent with the comprehensive plan as stated.

Thanks,

Brandon Dohms

----- Forwarded message -----

**From:** Brandon Dohms <[Brandon.Dohms@eauclairewi.gov](mailto:Brandon.Dohms@eauclairewi.gov)>  
**Date:** Wed, Oct 20, 2021, 2:37 PM  
**Subject:** Mertinke Trust  
**To:** [dohmsb@gmail.com](mailto:dohmsb@gmail.com) <[dohmsb@gmail.com](mailto:dohmsb@gmail.com)>

## Intro

My name is Brandon Dohms and I reside at S9037 Lowes Creek Rd., a few hundred feet to the south of the Mertinke Trust Property. I have a number of items I would like to bring to the attention of the board before a decision is made tonight. First however I would like to point out that I am not suggesting that a development on this property is in and of itself unreasonable but I do believe that a development with 42 homes is. I understand that the point of today's hearing is not to approve or deny a specific plat, however if rezoned it is inevitable that a development of higher density is going to be sought. I ask that the board forego a recommendation of the rezoning of the Mertinke Trust property. The current zoning designation of A2 would allow for the development of the property providing more housing opportunities but providing a compromise between the potential developer and the neighborhood.

## Facts

I have spoken with a number of individuals preceding this public hearing in an attempt to garner information and become well informed with factual information to present today. I have been told countless times that this proposed rezoning meets the current comprehensive plan created in 2009 by the town. We as a neighborhood strongly believe that the proposed rezoning and concept submitted by the developer is not in line with the current neighborhood, deteriorates the rural character of the neighborhood, and furthermore is not consistent with the Town Plan Committees own comprehensive plan.

I was also told by many that this rezoning proposal and concept development is consistent with the current area. I disagree. I was provided a list of all properties within 700 feet of the Mertinke Trust property. This is roughly the distance dictated by law for notification purposes. I used this same distance and list of properties to average the lot size. The buffer list created showed on very large agricultural lot so in an effort to be transparent I removed this property when averaging. If I used all the remaining lots within 700 feet the average lot size is 6.82 acres. If I remove out even further a few larger parcels of property which are undeveloped and only use the developed properties the average lot size is 5.71 acres. No matter the way you do the math it is unfair to say that a rezoning to rural home and allowing a density similar to that of the concept at 1.56 acre lots is consistent with the neighborhood.

The vision statement of the Town of Pleasant Valley states in part that "all new developments are planned and sited in order to protect water resources, forests, and farmland, and to reinforce the rural character of the town. The current proposal does none of the previously stated items outlined in the vision statement.

The comprehensive plan outlines several themes that emerged during the creation of the plan. The first, directing new non-farm development to areas of similar use. The second, protecting natural resources. The rezoning and associated development concept is not in line with the aforementioned themes. While our neighborhood recognizes that the rezoning and development are at least partially consistent with properties to the north and east they are not consistent with those to the south and west. With that being said we do not believe that this new non-farm development is being directed to an area of similar use for at least 50% of the neighborhood. The second theme identified during the creation of the comprehensive plan speaks about protecting natural resources. The property described is one of only a handful of properties that border Lowes Creek that remain undeveloped between this area and the City of Eau Claire. The addition of 42 houses within such close proximity to each other and Lowes Creek runs the risk of degrading water quality, fishing, swimming and other activities enjoyed on Lowes Creek. Furthermore, the property largely drains towards Lowes Creek and in fact a portion of the property is in the FEMA flood plain.

As outlined in section 1.2 of the comprehensive plan fourteen goals were established by the committee. Goal #3 states, " Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources." The Mertinke Trust property encompasses nearly all of those lands described in this goal yet the proposed rezoning and comprehensive plan supports the rezoning and development of this property. The potential rezone is damaging to these areas and does quite the opposite of what the committee set forth with a goal.

Goal #6 states, " Preservation of cultural, historic, and archaeological sites". Later in the same comprehensive plan the Mertinke Airport, located on the Mertinke Trust Property is listed as one of only 17 Pleasant Valley Landmarks in figure 1.3 of the comprehensive plan. The rezoning of this property would almost certainly mean the destruction of Pleasant Valley's only airport and one of only a few landmarks. Later, Section 5.5.3.1 identifies historic resources in Pleasant Valley. Of note both portions of the Mertinke Trust Property are identified on the Archeological Site Inventory for Pleasant Valley. Only 16 properties are identified in the entire township and yet both of these properties are. As previously mentioned between the airport being considered a landmark and the property being listed as an Archeological Site it seems a development, especially this dense, is placing significantly more value in development than preserving history.

Goal #12 states, " Balancing of individual property rights with community interest and goals". The community members here today are expressing their desire to be recognized in the same manner as the developer. The balance between the two is not being met if the property is rezoned as proposed. The current proposal allows for the highest population density on this property which certainly doesn't indicate balance to the community. As previously outlined a rezone to A2 and a density of one unit per 5 acres is not only consistent with community interest but also strikes a balance with individual property rights as the plan outlines.

Section 1.5 of the comprehensive plan outlines and describes assets and liabilities of the town. Assets are defined as, things that you like about the town that you would like to continue, enhance or replicate. Liabilities are defined as things you do not like about the town that should be reduced, changed or avoided. I noted that the following were listed as assets by the plan; Quiet Setting, roads have little traffic/allows for recreational use, abundance of farmland, wildlife, outdoor activities, fishing, hunting, and Lowes Creek, and Distance between neighbors. Without going through each of these individually it is clear that the rezoning of this property for the potential addition of 42 homes does not continue, enhance or replicate any of those assets. Liabilities outlined by the plan are; subdivisions with huge homes, potential for threatened water quality, and a clash between agriculture and urban dwellers. Without being overly simplistic this rezoning proposal

Section 2.1.2 of the comprehensive plan states "Plan for housing types and densities that reinforce the rural character of the town. Within this section 4 policies are outlined that promote clustered developments, encourages the development of existing developments, encourages higher density land use near other similar areas and lower residential densities near environmentally sensitive lands. The currently proposed concept is not a clustered development as promoted by the plan and is on land which certainly appears to be environmentally sensitive especially when compared to other properties absent waterways. Furthermore, as previously mentioned this proposed development is bordered on two sides by larger properties not similar in nature to the concept presented.

Section 2.4, related to natural resources states that water quality was an issue mentioned by many committee members, especially due to increased residential factors such as fertilizers, pesticides, and septic tanks. Specifically mentioned is Lowes Creek and how committee members were concerned over the widening and shallowing of the creek. The addition of 42 homes in such close proximity to Lowes Creek ignores the concerns raised by the committee. Lowes Creek was specifically mentioned for a reason being a main waterway in the township and should not be ignored. Also stated in Section 2.4.2 is that the town will discourage the fragmentation of productive agriculture or forested land and other significant natural areas to protect the continuity of these areas for future use. Given the amount of times that Lowes Creek is mentioned in this comprehensive plan I strongly believe that not only our neighborhood but the committee and this board believe that Lowes Creek is in fact a significant natural area.

Section 2.7.2 speaks largely about creating a balance between individual property rights and the interest of the community. One of the three objectives outlined states, " Provide flexibility in development options/tools to create win-win outcomes between landowner desires and community interest". The current rezoning application and concept does not create a win-win and simply caters to the developers desires. As stated a number of times a win-win is what the community is asking for which is 1 unit per 5 acres. This is very clear balance between the desires of both parties as outlined by the plan and committee.

As mentioned to me many times the Mertinke Trust property has been identified on the future land use map as an area for future development. In Section 3.1 the comprehensive plan states that when considering development of these properties the board should consider the effect on adjacent properties. While we as a neighborhood understand that rural development is necessary we strongly believe that the density allowed by the current rezoning plan and concept is deeply impactful on the adjacent properties. Lowes Creek and Cedar Rd. are both heavily traveled roadways and having two children of young ages I am already concerned about them riding bike on the roadway, the addition of 42 additional houses in a small area will only exacerbate this concern.

Section 4.5 of the comprehensive plan outlines that while the comprehensive plan is a guideline it is impossible to predict future conditions in the town. The amount of rural development within Pleasant Valley was likely not anticipated in 2009 and an additional large highly dense development is a significant decision facing the board. This section furthermore discusses that the town with review the comprehensive plan prior to making any important decisions. Given the previously mentioned inconsistencies between the comprehensive plan and this desired rezoning I certainly hope that the board does in fact review the comprehensive plan and take note that this proposal does not fit with the community interest or with the boards own comprehensive plan.

Section 5.3.1.3 speaks about traffic counts. In talking with numerous neighbors and my own personal observations the additional traffic which would be generated by a large development on the Mertinke Trust Property would prove dangerous. Both Lowes Creek and Cedar Rd are frequented by walkers, bicyclists, dogs, etc. This section states, "it is estimated that one single family home generates 9.5 trips per day." Furthermore the same section states, " on a local road, one new home may not make much of a difference, but 10 new homes on a local road can have quite an impact on safety and ag-vehicle mobility". 42 homes as proposed in the concept would generate 399 additional "trips per day" as estimated in this section. Those 399 trips each day will limit the recreational usage of the road and safety.

Lastly I would like to point out that I was informed by Chairman Hanson that an update to the comprehensive plan is planned for 2022. The plan which was implemented in 2009 was to be updated in 2019 per Wisconsin Statute 66.1001 and is also noted in the comprehensive plan itself. The update is described in the comprehensive plan as a "Major Update". It appears as though the plan itself has been in need of update for 2 years and at this point the board making a decision based on the non-updated plan seems ill informed. (Adopted September 30, 2009 should have been updated September 30, 2019)

### Conclusion



It is very clear based on all that has been discussed tonight that the rezoning of the Mertinke Trust Property is not in fact in line with the Comprehensive Plan as had been stated. If the board truly wants to follow the comprehensive plan a development with a density of 1 unit per 5 acres is the only logical decision. Not only does a development of this density strike a balance between the differing neighborhoods surrounding this property but it also will maintain rural character. The proposal to rezone this property is unnecessary to develop this property in a reasonable manner and a recommendation to rezone would certainly indicate that the board is more interested in development than balance. Thank you for your time.

Submitted by:  
Zack Anibas  
(715) 215-2747

original County clerk  
~~Clerk of court~~

Intro

My name is Brandon Dohms and I reside at S9037 Lowes Creek Rd., a few hundred feet to the south of the Mertinke Trust Property. I have a number of items I would like to bring to the attention of the board before a decision is made tonight. First however I would like to point out that I am not suggesting that a development on this property is in and of itself unreasonable but I do believe that a development with 42 homes is. I ask that the board consider a development utilizing of roughly

RECEIVED

NOV 01 2021

COUNTY CLERK

4:23 pm  
RH

Argument/Facts

I have spoken with a number of individuals preceding this public hearing in an attempt to garner information and become well informed with factual information to present today. I have been told countless times that this proposed rezoning meets the current comprehensive plan created in 2009 by the town. We as a neighborhood strongly believe that the proposed rezoning and concept submitted by the developer is not in line with the current neighborhood, deteriorates the rural character of the neighborhood, and furthermore is not consistent with the Town Plan Committees own comprehensive plan. *see petition*

The comprehensive plan outlines several themes that emerged through over a dozen meetings. The first, directing new non-farm development to areas of similar use. The second, protecting natural resources. The rezoning and associated development concept is not in line with the aforementioned themes. While our neighborhood recognizes that the rezoning and development are at least partially consistent with properties to the north and east they are not consistent with those to the south and west. With that being said we do not believe that this new non-farm development is being directed to an area of similar use for at least 50% of the neighborhood. The second theme identified during the creation of the comprehensive plan speaks about protecting natural resources. The property described is one of only a handful of properties that border Lowes Creek that remain undeveloped between this area and the Eau Claire. The addition of 42 houses within such close proximity to each other and Lowes Creek runs the risk of degrading water quality, fishing, swimming and other activities enjoyed on Lowes Creek. Furthermore, the property largely drains towards Lowes Creek and in fact a portion of the property is in the FEMA flood plain.

As outlined in section 1.2 of the comprehensive plan fourteen goals were established by the committee. Goal #3 states, " Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources." The Mertinke Trust property encompasses nearly all of those lands described in this goal yet the proposed rezoning and comprehensive plan supports the rezoning and development of this property. The potential rezone to Rural Residential is damaging to these areas and does quite the opposite of what the committee set forth as a goal.

Goal #6 states, " Preservation of cultural, historic, and archaeological sites". Later in the same comprehensive plan the Mertinke Airport, located on the Mertinke Trust Property is listed as one of only 17 Pleasant Valley Landmarks in figure 1.3 of the comprehensive plan. The rezoning of this property would almost certainly mean the destruction of Pleasant Valley's only airport and one of only a few landmarks.

Goal #12 states, " Balancing of individual property rights with community interest and goals". The community members here today are expressing their desire to be recognized in the same manner as the developer. The balance between the two is not being met if the property is rezoned as proposed. The current proposal allows for the highest population density on this property which certainly doesn't indicate balance to the community. As previously outlined a rezone to A2 and a density of one unit per 5 acres is not only consistent with community interest but also strikes a balance with individual property rights as the plan outlines.

Goal #13 states, " Planning and development of land uses that create or preserve varied and unique urban and rural communities. If any of the board has driven down highway 93 it is fairly clear to see that recent developments several of which by the same proposed developer do not create any varied or unique communities. The developments often utilize a population density at or close to that allowed by the rural residential zoning designation. A more spacious design which would be afforded by an A2 zoning designation seems more fitting with the goal of creating unique urban and rural communities. Larger lot sizes preserve a rural feel while the development as a whole creates a more urban setting.

Section 1.5 of the comprehensive plan outlines and describes assets and liabilities of the town. Assets are defined as, things that you like about the town that you would like to continue, enhance or replicate. Liabilities are defined as things you do not like about the town that should be reduced, changed or avoided. I noted that the following were listed as assets by the plan; Quiet Setting, roads have little traffic/allows for recreational use, abundance of farmland, wildlife, outdoor activities, fishing, hunting, and Lowes Creek, and Distance between neighbors. Without going through each of these individually it is clear that the rezoning of this property for the potential addition of 42 homes does not continue, enhance or replicate any of those assets. Liabilities outlined by the plan are; subdivisions with huge homes, potential for threatened water quality, and a clash between agriculture and urban dwellers. As mentioned before liabilities were items that should be avoided and by designating the property A2 with a population density of one unit per 5 acres this could be achieved but in its current state the rezone would only further exacerbate the liabilities the committee recognized.

The vision statement of the Town of Pleasant Valley states in part that "all new developments are planned and sited in order to protect water resources, forests, and farmland, and to reinforce the rural character of the town. The current proposal does none of the previously stated items outlined in the vision statement. Other properties are certainly developable without infringing upon the Lowes Creek Waterway.

Section 2.1.2 of the comprehensive plan states "Plan for housing types and densities that reinforce the rural character of the town. Within this section 4 policies are outlined that promote clustered developments, encourages the development of existing developments, encourages higher density land use near other similar areas and lower residential densities near environmentally sensitive lands. The currently proposed concept is not a clustered development as promoted by the plan and is on land which certainly appears to be environmentally sensitive especially when compared to other properties absent waterways. Furthermore, as previously mentioned this proposed development is bordered on two sides by larger properties not similar in nature to the concept presented.

Section 2.3.2 of the comprehensive plan speaks about maintaining high quality services, utilities, and facilities. As part of this section the plan outlines policies pertaining to sanitary sewer, water supply and stormwater management. The section talks twice about retaining the right to require a property owner to fund the preparation of a groundwater impact analysis. At this point I do not believe that a groundwater impact analysis has been completed and it seems as though rezoning to the currently requested designation is premature as the property may not even support such a development. The stormwater management policy outlines that the town will minimize stormwater quality and quantity impacts from development and streams will be preserved whenever possible. The addition of up to 42 houses in close proximity to Lowes Creek is not in furtherance of this comprehensive plan policy.

*I have multiple complaints from neighbors on water quality*

Section 2.4, related to natural resources states that water quality was an issue mentioned by many committee members, especially due to increased residential factors such as fertilizers, pesticides, and septic tanks. Specifically mentioned is Lowes Creek and how committee members were concerned over the widening and shallowing of the creek. The addition of 42 homes in such close proximity to Lowes Creek ignores the concerns raised by the committee. Lowes Creek was specifically mentioned for a reason being a main waterway in the township and should not be ignored. Also stated in Section 2.4.2 is that the town will discourage the fragmentation of productive agriculture or forested land and other significant natural areas to protect the continuity of these areas for future use. Given the amount of times that Lowes Creek is mentioned in this comprehensive plan I strongly believe that not only our neighborhood but the committee and this board believe that Lowes Creek is in fact a significant natural area.

Section 2.7.2 speaks largely about creating a balance between individual property rights and the interest of the community. One of the three objectives outlined states, "Provide flexibility in development options/tools to create win-win outcomes between landowner desires and community interest". The current rezoning application and concept does not create a win-win and simply caters to the developers desires. As stated a number of times a win-win is what the community is asking for which is 1 unit per 5 acres. This is very clear balance between the desires of both parties as outlined by the plan and committee.

As mentioned to me many times the Mertinke Trust property has been identified on the future land use map as an area for future development. In Section 3.1 the comprehensive plan states that when considering development of these properties the board should consider the effect on adjacent properties. While we as a neighborhood understand that rural development is necessary we strongly believe that the density allowed by the current rezoning plan and concept is deeply impactful on the adjacent properties. Lowes Creek and Cedar Rd. are both heavily traveled roadways and having two children of young ages I am already concerned about them riding bike on the roadway, the addition of 42 additional houses in a small area will only exacerbate this concern.

★ Anibas Residence on 2535 Cedar Rd

Section 3.1.2 talks in great detail about different classifications of property. The Mertinke Trust Property was identified as a property on the future land use map as one that likely would be developed and given the rural residential classification. The plan states that within the rural residential classification new developments will be limited to a maximum gross density of one residential unit per two acres held in single ownership. The concept submitted states the property is 65.8 acres with 42 lots, this equates to one residential unit per 1.56 acres. The concept and desire to rezone is clearly not in compliance nor is it in the best interest of the community. The development of this property and desire to add 42 homes to this property is simply a monetary decision and nothing more.

Section 4.5 of the comprehensive plan outlines that while the comprehensive plan is a guideline it is impossible to predict future conditions in the town. The amount of rural development within Pleasant Valley was likely not anticipated in 2009 and an additional large highly dense development is a significant decision facing the board. This section furthermore discusses that the town with review the comprehensive plan prior to making any important decisions. Given the previously mentioned inconsistencies between the comprehensive plan and this desired rezoning I certainly hope that the board does in fact review the comprehensive plan and take note that this proposed development does not fit with the community interest and with the boards own comprehensive plan.

Section 5.3.1.3 speaks about traffic counts. In talking with numerous neighbors and my own personal observations the additional traffic which would be generated by a large development on the Mertinke Trust Property would prove dangerous. Both Lowes Creek and Cedar Rd are frequented by walkers, bicyclists, dogs, etc. This section states, "it is estimated that one single family home generates 9.5 trips per day." Furthermore the same section states, "on a local road, one new home may not make much of a difference, but 10 new homes on a local road can have quite an impact on safety and ag-vehicle mobility". 42 homes as proposed in the concept would generate 399 additional "trips per day" as estimated in this section. Those 399 trips each day will limit the recreational usage of the road and safety.

★ every person on petitions concerns

Section 5.5.3.1 Identifies historic resources in Pleasant Valley. Of note both portions of the Mertinke Trust Property are identified on the Archeological Site Inventory for Pleasant Valley. Only 16 properties are identified in the entire township and yet both of these properties are. As previously mentioned

between the airport being considered a landmark and the property being listed as an Archaeological Site it seems a development, especially this dense, is placing significantly more value in development than preserving history.

Lastly I would like to point out that I was informed by Chairman Hanson that an update to the comprehensive plan is planned for 2022. The plan which was implemented in 2009 was to be updated in 2019 per Wisconsin Statute 66.1001 and is also noted in the comprehensive plan itself. The update is described in the comprehensive plan as a "Major Update". It appears as though the plan itself has been in need of update for 2 years and at this point the board making a decision based on the non-updated plan seems ill informed. (Adopted September 30, 2009 should have been updated September 30, 2019)

It is very clear based on all that has been discussed tonight that the rezoning of the Mertinke Trust Property is not in fact in line with the Comprehensive Plan as had been stated. If the board truly wants to follow the comprehensive plan a development with a density of 1 unit per 5 acres is the only logical decision. Not only does a development of this density strike a balance between the differing neighborhoods surrounding this property but it also will maintain rural character. The proposal to rezone this property is unnecessary to develop this property in a reasonable manner and a recommendation to rezone would certainly indicate that the board is more interested in development than balance. Thank you for your time.

\* In addition to Brandon's / All of us neighbors concerns. You should know that.

- Anbas 2535 ~~of~~ equal offer to purchase was declined.
- City sludge has been spread on that particular field for the last several yrs.
- How can you possibly put 42 houses on 65 acres and expect to have proper sewer and water quality and not effect Lower creek or surrounding Homes.

2000-1-1-01

10/28/21, 6:11 PM

Tax Parcels

Parcel Id	PIN	Alternate No	Name	Property Address	Acres
1801822609272202001	1801822609272202001	018124002000	DEAN, SHAUN M & JENNIFER L	S 8455 TODD RD	2.0400
1801822609272202002	1801822609272202002	018124003000	DEAN, SHAUN & JENNIFER		1.7600
1801822609272202003	1801822609272202003	018124004000	DOZIER, JAN	S 8425 TODD RD	1.5000
1801822609272202004	1801822609272202004	018124005000	ZORN, MATTHEW	S 8415 TODD RD	2.4400
1801822609272202005	1801822609272202005	018124006000	FUNK, SCOTT D	S 8405 TODD RD	1.8100
1801822609272300002	1801822609272300002	018111808000	MERTINKE TRUST	E 2345 CEDAR RD	22.9510
1801822609272300003	1801822609272300003	018111808020	ANIBAS, ZACKARY	E 2535 CEDAR RD	17.8300
1801822609272402004	1801822609272402004	018122401000	TORGERSON TRUST, TOD J & AMY J		2.3400
1801822609273100002	1801822609273100002	018111901010	TORGERSON TRUST, TOD J & AMY J		41.7800
1801822609273200001	1801822609273200001	018111902000	MERTINKE TRUST		23.4000
1801822609273300002	1801822609273300002	018111908010	WILD TURKEY RID CE LLC		17.5600
1801822609273300003	1801822609273300003	018111903000	DOHMS, BRANDON	S 9037 LOWES CREEK RD	5.6000
1801822609273300004	1801822609273300004	018111903050	BRUNK, DAVID A & DAWN M	S 9025 LOWES CREEK RD	6.7000
1801822609273400001	1801822609273400001	018111904000	LYLE & CAROL BIEN REVOCABLE TRUST		42.8700
1801822609273400002	1801822609273400002	018112002050	MISCERA, ROBERT Z & JULIE K	E 2204 CEDAR RD	5.2500
1801822609273400003	1801822609273400003	018112002050	MISCERA, ROBERT Z & JULIE K	S 8800 LOWES CREEK RD	12.0400
1801822609273400004	1801822609273400004	018112003000	BERARD, ZACHARY	E 2191 CEDAR RD	5.0220
1801822609273400005	1801822609273400005	018112003010	XIONG, MAI	S 8686 LOWES CREEK RD	5.0270
1801822609273400006	1801822609273400006	018112003030	FLYTE, JOHN	S 8740 LOWES CREEK RD	5.0020
1801822609273400007	1801822609273400007	018112005040	BEST, FRANK L JR & BRENDA A	S 8676 LOWES CREEK RD	5.0130
1801822609273400008	1801822609273400008	018112005050	DANZINGER, JAMES R & MARCIA M		40.0000
1801822609273400009	1801822609273400009	018112108000	KAISER, JOHN ARTHUR		
1801822609273400010	1801822609273400010	018112202000	OLSON, JAMES H & SALLY J	S 9050 LOWES CREEK RD	6.3200

22 Total Records



As we discussed during our conference call yesterday, the proposed rezoning of the 64-acre Mertinke Property from A-2 to RH could result in a significant impact to Lowes Creek and possibly create unsafe traffic conditions on Cedar Road and Lowes Creek Road. I suggest that you urge the Eau Claire County Committee on Planning & Development Hearing to table the rezoning decision until both issues are resolved. There would also be value in urging the applicant to consider withdrawing the RH rezoning request and submit a request for a PUD (Planned Unit Development) as described in Zoning Ordinance Chapter 18.27.

**Lowes Creek Concern**

As noted in Mr. Dohms impressive issues outline, Lowes Creek is designated a Class II trout stream by Wisconsin DNR.

The [DNR Trout Stream Classifications](#) webpage describes a Class II as...

Streams in this classification may have some natural reproduction, but not enough to utilize available food and space. Therefore, stocking is required to maintain a desirable sport fishery. These streams have good survival and carryover of adult trout, often producing some fish larger than average size.

There are 6,120 miles of Class 2 trout streams in Wisconsin and they comprise 46% of Wisconsin's total trout stream mileage.

With regard to the impact of watershed development on trout ecosystems, impervious area and forest cover tend to be the most significant factors.

The University of Wisconsin publication *Impervious Surfaces, How they Impact Fish, Wildlife and Waterfront Property Values*, states trout are eliminated when 11% of a watershed is covered by houses, roads, parking lots and other impervious surfaces. Of course the goal must be to manage watershed development to prevent any adverse effects to trout populations. In other words, the objective should be to prevent watershed imperviousness from reaching 11%. Instead, watershed imperviousness should be limited to the point at which adverse impacts first occur.

In their 2003 paper *Impacts of Urban Land Cover on Trout Streams in Wisconsin and Minnesota*, Wang et al. found that adverse effects to trout populations begin at 6% impervious area. By the way, Wang et al. cited one of my publications *Urbanization and stream quality impairment* (Klein, 1979).

Other research has documented that a minimum watershed forest cover of 45% and a generous forested buffer is needed to maintain a good quality stream.

The U.S. Geological Survey [StreamStats](#) website provides data on the extent of development-impervious area and forest cover in a watershed. The attached StreamStats reports shows the following for two locations on Lowes Creek.

Crossing	Drainage Area Square miles	Percent Forest Cover	Percent Developed	Probable Percent Impervious Area
Cedar Road	44.1	32.4	5.2	2.6
I-94	60.7	30.6	8.5	4.3

The applicant has proposed to develop the 64.73-acre Mertinke site as 42 lots if the rezoning request is granted.

With an average lot size of 1.5-acres the Mertinke site would become 12% impervious adding 7.8 acres of impervious surfaces to the Lowes Creek watershed.

When combined with other development likely to occur within the watershed, upzoning the Mertinke property would push Lowes Creek closer to the 6% impervious area threshold where it may no longer have the quality needed to support a Class II trout population.

It is thought that much of the impact attributed to impervious surfaces can be resolve if runoff is directed to highly-effective stormwater management practices. These practices mostly rely on the infiltration of runoff into the soil. Not all sites are suited to the use of infiltration practices. Soils are considered suitable if they belong to Hydrologic Soil Groups A, B or some C soils. The third attachment to this message is from the USDA Web Soil Survey site, which shows the entirety of the Mertinke site has the best soil for infiltration – Hydrologic Soil Group "A".

Though the site may be good for highly-effective stormwater infiltration practices, there is a complication.

The 42 proposed homes will be served by well and septic systems. Chapter NR 812 and other Wisconsin regulations or guidance call for up to a 100-foot separation distance between wells and stormwater infiltration systems. Given these requirements it is likely that the number of proposed lots would need to be reduced to meet separation distances and other requirements. The rezoning should not be granted until the applicant demonstrates that all impervious surfaces will drain to highly-effective stormwater infiltration practices.

Additionally, existing on-site forest should not only be preserved, but expanded as well.

If stormwater infiltration practices cannot be used for some reason, then upzoning for the Mertinke site and other possibly watershed properties should be denied to prevent the Lowes Creek watershed from exceeding the 6% threshold.

In summary, the rezoning decision should be tabled until it is determined if all impervious surface runoff can be treated with infiltration measures.

#### **Traffic Sight-Distance**

While I have qualified as an expert on stream quality-land use issues, I am far from a traffic expert. However, from having worked with a number of traffic engineers over the years I have learned that adequate sight-distance at proposed intersections is essential to keeping roads safe.

To prevent collisions at new intersections, a driver sitting at the new street should be able to see approaching vehicles earlier enough to make a safe turn. This is called adequate sight-distance. Layout 3, on page 6 of the Rezoning Petition, shows two proposed access points:

- one onto Cedar Road and
- the other would be onto Lowes Creek Road.

The American Association of State Highway and Transportation Officials publication *A Policy on Geometric Design of Highways and Streets* sets forth the standards for adequate intersection sight-distance. As a general rule of thumb, sight-distance must be at least 11 feet for every mile per hour of posted speed limit plus 10 miles per hour.

I understand that the posted limit on Cedar Road is 35 mph. If this is correct, then the sight-distance must be a minimum of  $((35 \text{ mph} + 10) \times 11 \text{ feet/mph} =) 495$  feet. In other words, when you are standing at the point where the stop sign would be at the proposed access onto Cedar Road, a driver should be able to see vehicles approaching from either direction when they are at least 495 feet away. With a posted speed limit of 45 mph, the Lowes Creek Road intersection sight-distance would be 605 feet.

Based on Google Earth aerials the bends in Cedar Road at the proposed intersection could make sight-distance dicey east and west. The Lowes Creek Road access sight-distance appears questionable to the south due to a bend.

Given that the proposed 42 single-family detached homes would generate nearly 400 trips/day, the rezoning decision should be postponed until a traffic engineering professional determines the adequacy of sight-distance at both proposed access points.

-----  
Richard Klein  
Community & Environmental Defense Services  
24 Greenshire Lane  
Owings Mills, MD 21117  
410-654-3021



Name: Xiong Jie Vila Address: 2211 Cedar Rd Phone: 715-523-9509  
Bar Claire w-1510 Email: xiongjie@netmail.com  
715-523-9509

We note that any petition received maybe publicly available by the Council, unless we specifically advise otherwise.

	NAME	ADDRESS	PHONE NUMBER	EMAIL	SIGNATURE
1	KARENINE ANIBAS	6235 CEDAR ROAD	715-450-3391	anibas@hdagroup.us	[Signature]
2	Zackary Anibas	6235 Cedar Rd	715-215-2747	zack@wssracc.com	[Signature]
3	JOY A. E. PLUMER	62081 Cedar Rd	715-579-7573	Jaynetourset@comcast.net	[Signature]
4	JAMES NELSON	59050 LOWES CREEK RD	715-523-5254	James@comcast.net	[Signature]
5	PAUL NELSON	59060 LOWES CREEK RD	715-878-4192	wnelson@hotmail.com	[Signature]
6	Wilma Nelson	59060 Lowes Creek Rd	715-878-4192	sdzen@com-sys.com	[Signature]
7	Shawn Dwan	88455 Todd Rd	715-271-6455	shawndwan@aol.com	[Signature]
8	LAURA DOZIER	88425 Todd Rd	715-597-6775	laura.dozier@comcast.net	[Signature]
9	Scott Funk	88405 Todd Rd	715-797-9762	setfunk68@gmail.com	[Signature]
10	Ashy Dixon	88440 Todd Rd	715-225-3563	ashedixon1@comcast.net	[Signature]
11	Nabe Kordumang	10440 CITY HILL ELEVIA	715-797-5455	OKKAD@5765-Mid.com	[Signature]
12	BENJA BEHEENS	88500 TREUSTHOF	715-797-9191	BEANSBEHEENS33@comcast.net	[Signature]
13	Nicole Frommholz	88415 Thrush Dr	414-737-1982	NMASH11884@comcast.net	[Signature]
14	Michael Frommholz	88415 Thrush Dr	914-350-8945	farmhouse02@yahoo.com	[Signature]
15	Esther Young	88460 Lowes Creek Rd	715-271-6781	young.esther@gmail.com	[Signature]
16	Yee Yang	88460 Lowes Creek Rd	715-271-6782	tyy@sjh.tnval.com	[Signature]
17	Julie Miscera	82204 Cedar Rd	715-878-9019	sculpture@comcast.net	[Signature]
18	Robert Miscera	82204 Cedar Rd	715-878-9019	h2miscera@gmail.com	[Signature]
19	Jim Danzinger	58676 Lowes Creek	715-879-7004	simdanzinger@redshift.com	[Signature]
20	Brenda Best	58740 Lowes Creek	715-829-8056	700p@comcast.net	[Signature]
21	Ashley Brunk	59025 Lowes Creek	715-576-9021	ashleybrunk@comcast.net	[Signature]
22	Dawn Brunk	59025 Lowes Creek	715-576-9021	dawnbrunk@live.com	[Signature]
23	Brandon Dahms	59037 Lowes Creek Rd	715-211-0939	dahms56@gmail.com	[Signature]
24	Jason Illis	59040 Stonebrook Ln	507-261-3411	jillis@comcast.net	[Signature]
25	CHARLES FORSTER	3667 GARDENWAY EC	715-834-5921	ouid@comcast.net	[Signature]

## PETITION

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Keeping the current zoning would still allow development but require the parcels to better match those going from Lowes Creek to beyond Lowes Creek Rd.

Please sign this petition in favor of NOT allowing a rezone from A-2 to RH. This community, its safety and our natural resources are the responsibility of us to care for!

The contact person for this petition is

**Katie Anibas**      **E2535 Cedar Road**      **[anibas@hdcagroup.us](mailto:anibas@hdcagroup.us)**      **715.450.3391**

SIGNATURE

PHONE

E-MAIL

ADDRESS

NAME

	NAME	ADDRESS	PHONE	E-MAIL	SIGNATURE
23	CHRISTINE L RODMAN	W140 County Rd HH	715-297-4584	crodrna1@gmail.com	<i>Christine Rodman</i>
24	JARED CARLSON	W930 County Rd. HH	715-214-9181	jeanlscars517@yahoo.com	<i>Jared Carlson</i>
25	ELIZABETH CARLSON	W930 County Rd. HH	715-577-7000	libbyjcarlson1@gmail.com	<i>Elizabeth Carlson</i>
26	D.L. BITZER	W1425 CITY RD. HH	715-878-4741		<i>D.L. Bitzer</i>
27	Becky Carlson				<i>Becky Carlson</i>
28	MARY CARLSON	510113 Co Rd F	715-878-4154		<i>Mary Carlson</i>
29	Randy Carlson	510113 Co Rd F	715-878-4154		<i>Randy Carlson</i>
30	Laura Kloss	59299 City Rd F	715-878-1148	lalyynn3@gmail.com	<i>Laura Kloss</i>
31	Johnathon Kloss	59299 City Rd F	715-211-7167		<i>Johnathon Kloss</i>
32	MADONNA	W300 Hemlock Rd	715-878-4774		<i>Madonna</i>
33	KEITH PAUL	W2410 HEMLOCK RD	878-697-7165		<i>Keith Paul</i>
34	BROCK STICK	W500 Hemlock Rd	715-211-1040		<i>Brock Stick</i>
35	KEN W STEEL	W500 Hemlock Rd	715-211-1040		<i>Ken W Steel</i>
36	Renee Cleary	W 705 Hemlock Rd	715-214-6703		<i>Renee Cleary</i>
37	Angele Hazen	715 8649351 W1085 Co Rd HH			<i>Angele Hazen</i>
38	Allyson Hazen	715 8649351 W1085 Co Rd HH	715-878-4114		<i>Allyson Hazen</i>
39	Joyce Hagan	W1085 Co Rd HH	715-523-8088		<i>Joyce Hagan</i>
40	Eugene Babarski		715-523-7617		<i>Eugene Babarski</i>
41	Becky Babarski		715-523-7617		<i>Becky Babarski</i>
42	Frank Voth	E1355 Woodridge Dr	715-878-9504		<i>Frank Voth</i>
43	Wick Voth	E1355 Woodridge Dr	715-878-9504		<i>Wick Voth</i>
44	CHARLES R STEADLEY	E1375 Woodridge Dr	715-557-0344		<i>Charles R Steadley</i>
45	Alyssa Engedal	E1243 Woodridge Dr	715-828-7957		<i>Alyssa Engedal</i>
46	Trevor Mavis	E1105 Woodridge Dr	715-577-6782		<i>Trevor Mavis</i>
47	William A Kovr	E570 Woodridge Dr	715-456-1600		<i>William A Kovr</i>
48	Dianne Koper	E865 Woodridge Dr	715-452-1401		<i>Dianne Koper</i>
49	Nick Damico	E865 Woodridge Dr	715-589-1900		<i>Nick Damico</i>
50	Leslie Damico	E865 Woodridge Dr	267-271-7606	earlybirdleslie@gmail.com	<i>Leslie Damico</i>
51	Brian Moga	E655 Woodridge Dr	715-519-2054		<i>Brian Moga</i>
52	Becky Moga	E655 Woodridge Dr	715-570-8783		<i>Becky Moga</i>
53	William C Rupp	S4913 Timberline Dr	715-898-4966		<i>William C Rupp</i>
54	Robert A Hopp	W1240 Woodridge Dr	715-878-4061		<i>Robert Hopp</i>
55	Jim Spencer	W245 Woodridge Dr	268-219-8395		<i>Jim Spencer</i>
56	Kathleen Benken	29345 Pleasant Vly Dr	715-878-4810		<i>Kathleen Benken</i>
57	Christine Benken	S9345 Pleasant Vly Dr	715-864-3125		<i>Christine Benken</i>
58	Theresa Crossman	S9050 Balsam Rd	878-4981		<i>Theresa Crossman</i>
59	GARY CROSSMAN	S9050 Balsam Rd	878-4931		<i>Gary Crossman</i>

Name

Address

Phone

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NAME	ADDRESS	PHONE NUMBER	EMAIL	SIGNATURE
Mike Schwicker	495 017TH Street NW	715-404-5503		<i>Mike Schwicker</i>
Scott Stratton	E2470 Oregon Ln. Eleva	715 456-1674		<i>Scott Stratton</i>
Lavonne Stratton	E2470 Oregon Ln Eleva	715 878-9585		<i>Lavonne Stratton</i>
Naomi Fisher	E5455 City Rd V Eleva	715-878-4384		<i>Naomi Fisher</i>
Letitia Campbell	E1805 Cedar Road	715-577-3221		<i>Letitia Campbell</i>
Rick Campbell	E-1805 Cedar Road	715-514-9510		<i>Rick Campbell</i>
Math + Beth Zorn	5015 Todd Rd	621-212-2007		<i>Math + Beth Zorn</i>
Jasm Larson	58456 or. ave dr.	715-456-7007		<i>Jasm Larson</i>
Lester Sullivan	515330 City Rd F Eleva	715-456-6852		<i>Lester Sullivan</i>
James Sullivan	510330 City Rd F Eleva	715-456-6854		<i>James Sullivan</i>
Randy Eckhardt	W300 County Rd HH E.C.	715-379-2800		<i>Randy Eckhardt</i>
Sally Eckhardt	W800 County Rd HH E.C.	715-379-2801		<i>Sally Eckhardt</i>
Dale & Dale	510180 N York F	715 878-4169		<i>Dale &amp; Dale</i>
Rayano Erickson	59620 City Rd F	715-824-6372		<i>Rayano Erickson</i>
Kristal Flick	59670 City Rd F	715-559-9274		<i>Kristal Flick</i>
James Melin	59616 City Rd F.	715-577-8099		<i>James Melin</i>
Rose Melin	59616 City Rd F	715 563-0742		<i>Rose Melin</i>
Ronald Erickson	59590 City Rd F	715 8289022		<i>Ronald Erickson</i>
Theresa Erickson	1 1 1 1	1 1		<i>Theresa Erickson</i>
Steve Grassman	W1000 Wrenlock	715 835 8744		<i>Steve Grassman</i>
Kristi Grassman	W1000 Humboldt Rd	715 835 8744		<i>Kristi Grassman</i>
Kathie Morgan	W1150 Wrenlock Rd	715 835 0170		<i>Kathie Morgan</i>
Jessie Morgan	W1150 Wrenlock Rd	715-835-0170		<i>Jessie Morgan</i>
John Priddy	58865 County Rd F	715-937-8147		<i>John Priddy</i>
Abby Larson	W1832 Maple Rd	715 456-5196		<i>Abby Larson</i>



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**[anibas@hdcagroup.us](mailto:anibas@hdcagroup.us)**

**715.450.3391**

Phone

Address

Name

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NAME	ADDRESS	PHONE NUMBER	EMAIL	SIGNATURE
Larry Engen	W1832 Maple Rd	715 456-5196		[Signature]
Tom Muntze	W1801 Maple Rd	715 468-4597		[Signature]
Anthony Christianowicz	W1657 Maple Rd	715-864-4782		[Signature]
Colt Ross	E615 Cedar Rd	715-579-8627		[Signature]
Jaime Ross	E615 Cedar Rd	715-579-2286		[Signature]
Amelia Ross	E615 Cedar Rd	715-579-3377		[Signature]
Amanda Bauer	W241 Woodridge Dr	715-496-0953		[Signature]
Coché Beveliel	S2801 Lower Creek Rd	715 513 5151		[Signature]
Heiklen Bernard	3401 David Dr	715 513 6193		[Signature]
Shay Franzen	E2505 Bernard Lane	715-271-3774		[Signature]

NAME	ADDRESS	PHONE NUMBER	EMAIL	SIGNATURE
John A. Kania	3004 Hones St	715-577-2421		[Signature]

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# Welcome to Your Watershed!

## What is a watershed?



**Watershed = The land that water flows over and through on its way to a stream, river or lake.**

Wherever you live, you are a part of a watershed. A large watershed, such as the Mississippi River, has many **subwatersheds** where each subwatershed is the land that drains to a specific waterbody. The Illinois River watershed is a subwatershed of the Mississippi watershed. The Fox River watershed is a subwatershed of the Illinois watershed. The Nippersink Creek watershed is a subwatershed of the Fox watershed and so on to the smallest creek's watershed.

## How do watersheds work?

Under natural groundcover, most of the rain and snow soaks into the ground with little surface runoff. Water that soaks into the ground is cleansed as it travels through vegetation and surface soils and replenishes aquifer sources of well water. Streams, lakes and wetlands are fed by groundwater from this infiltration. Water is cleansed as it travels overland through vegetation and wetlands before entering streams and lakes. Abundant wetlands provide storage during times of high rainfall, preventing flooding.



## How does development affect watershed function?

### Vegetative Buffers are Removed

The replacement of natural vegetation diminishes the ability of the land to absorb water and remove pollutants. Studies show a lawn of turfgrass with its shallow roots produces three times as much runoff as an area planted with deep-rooted native plants. (Source: Northeastern Illinois Planning Commission)

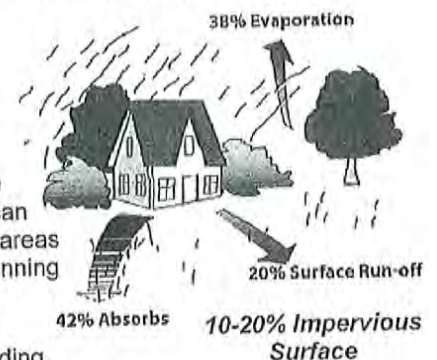
### Wetlands Are Destroyed

Illinois has lost 90% of its original wetlands. With their disappearance, their ability to remove pollutants, store flood waters and provide critical wildlife habitat is lost.

### There are More Impervious Surfaces

**Impervious surface = Structures such as roofs, parking lots, driveways and streets where water cannot soak into the ground.**

- Impervious surfaces cause more surface runoff. The introduction of as little as 10-20% impervious cover can double the amount of surface runoff as compared to areas with natural cover. (Source: Northeastern Illinois Planning Commission)
- Increased surface runoff can overwhelm creeks and streams, causing bank erosion and downstream flooding.
- Oil, dirt and pollutants accumulate on paved surfaces and are washed into streams with the increased surface runoff.
- Curbs, gutters and storm drains dump polluted runoff directly into streams.



## INSIDE — Make Your Property Watershed-Friendly

- Stabilize Your Shoreline
- Buffer Water Bodies
- Naturalize Your Yard
- Minimize use of Salt
- Maintain Your Septic
- Manage Wastes Well
- Preserve Your Floodway
- Protect Wetlands
- Remove Invasive Plants
- Minimize Use of Garden Chemicals
- Watchdog Your Watershed

# Make Your Property Watershed Friendly

*Whether you live at the top of the hill, beside a lake or wetland, or alongside a river or stream, you can manage your property to protect the waters of your watershed.*

## Dispose of Hazardous Waste Properly

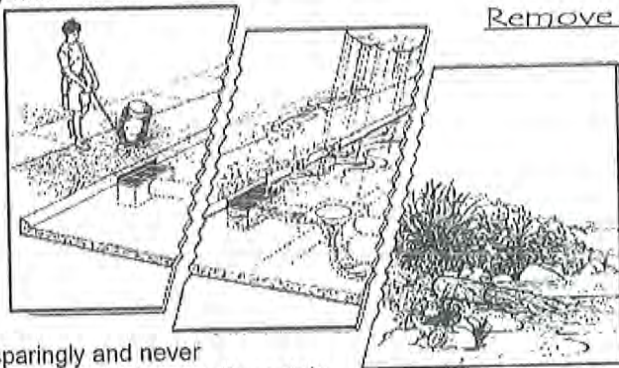
Household hazardous wastes and automotive fluids should be saved and turned in for proper disposal and recycling. **Never pour anything down a storm drain. Storm sewers flow directly to the water, without any treatment.** Toxic chemicals can damage the operation of septic systems and sewage treatment works so they should also not be poured down drains. Pouring toxics on the ground can contaminate groundwater.

## Minimize Use of Fertilizers and Pesticides

Excess fertilizers and pesticides can make their way into groundwater or flow with stormwater into lakes, wetlands and streams. Pesticides in water bodies will kill aquatic insects, important members of a stream or lake's food chain. Too many nutrients are

unhealthy for water bodies. They promote excessive growth of algae which deplete the amount of oxygen available for fish and other aquatic life.

Apply fertilizers and pesticides sparingly and never apply before a storm. Most Illinois soils contain sufficient nutrients. Homeowners with lake or streamside property can often use a low or no-phosphorus fertilizer. Contact your local University of Illinois Extension Office about how to get a soil test of your property.



## Manage Yard Wastes Wisely

Grass clippings, animal wastes and burn piles should never be dumped into a water body or be placed where they can be washed into the water. Like chemical fertilizers, the high level of nutrients in these items are unhealthy for water bodies.

- Leave grass clippings on the lawn for a natural, slow-release fertilizer.
- Brush piles provide cover for wildlife.
- Fall leaves can be used as mulch for garden beds or can be mowed into your lawn.
- Animal wastes, if in large quantities compared to the size of your property, need a management plan which can be developed with the help of your local Soil & Water Conservation District staff.

## Minimize Use of Salt

Fish, other aquatic organisms and sensitive wetland plants cannot survive under high salt conditions. Salts used to melt snow run off into water bodies with spring snowmelts. Limit salt use on driveways. Water softener salts can contaminate groundwater through septic fields. Sewage treatment works also do not remove salts. Minimize softener salt use by setting your system to recharge based on water use rather than on a set time schedule.

## Use Your Yard to Keep the Water Clean

Yards can be valuable tools to protect a lake, stream or wetland in your watershed. By directing water runoff from driveways, sidewalks and downspouts onto your lawn or other vegetated area, pollutants can be removed from the water before it reaches the waterbody. Rock or concrete-lined swales and ditches do not provide this function.

## Remove Invasive, Exotic Plants

Some plants not native to North America have no natural pests to limit their spread. These are called **invasive exotics**.

- Invasive, non-native plants like buckthorn, Asian honeysuckle, and garlic mustard shade out other ground vegetation, leaving soil bare and subject to erosion.
- In wetlands, invasives like purple loosestrife and reed canary grass crowd out native species, reducing the habitat diversity of the wetland.

Permitted burns, hand pulling and selective use of herbicides can be used to control exotics.

## Buffer Water Bodies

Retention or restoration of native plantings along the edge of a lake, stream or wetland provides a 'buffer' with multiple benefits for the water body.

- Buffer vegetation captures pollutants and sediment from runoff.
- Buffers of deep-rooted native plants hold soil in place.
- Buffer vegetation provides a refuge for waterfowl and other wildlife.
- Buffers of diverse vegetation enhance the beauty of one's property.

Buffer strips of any width will benefit the water body. However, a 25-30 foot minimum buffer of native plants is recommended. Wider buffers up to 100-200 feet are needed to protect high quality water bodies and where steep slopes and drainage way soils are present. Because of its shallow root structure, unmowed turf grass does not provide the buffer which native plants do.

**Mowed turf grass to the water's edge provides no buffer at all.**

Continued....

# Make Your Property Watershed Friendly

*Many actions that are good for the watershed can also save you time and money, while protecting your drinking water and your family's health. (Source: The Fleming Creek Watershed)*

## Naturalize Your Yard

Using native plants in your landscaping offers multiple benefits.

- Native plants' deep roots improve absorption of rain water and snow melt into the ground.
- Native plants don't require fertilizers and pesticides.
- Native plants don't need mowing.
- Native plants provide a diversity of habitat for birds, butterflies and other wildlife.



## Stabilize Shorelines & Streambanks

Streambank erosion is a natural process but excessive erosion pollutes waterways with sediment and can mean loss of property. Highly eroded banks are characterized by nearly vertical banks, exposed roots, and lack of vegetation. Biotechnical bank protection using living plant material holds soil and stabilizes slopes.

**Biotechnical bank protection = The use of plants with other materials to stabilize streambanks and lake shorelines.**

Biotechnical bank protection:

- is an economical and ecologically safe alternative to other bank stabilization materials like rock, concrete and steel which are expensive to build and repair, reflect erosive waves and provide no habitat.
- uses site specific combinations of rock, fabrics, natural fiber products and plants adapted for moist near shore and dryer slope conditions.
- anchors soils, dissipates the water's energy, provides habitat and enhances the beauty of banks.

Bank stabilization requires special expertise to select the techniques that will work best with a site's conditions. Contact your local Soil and Water Conservation District for guidance.

## Maintain Septic Systems

Unmaintained septic systems can pollute groundwater which feeds other water bodies. Septic systems should be cleaned out every 2-3 years. In-home water conservation practices including toilet dams, sink aerators, and low flow shower heads help septic systems function better.

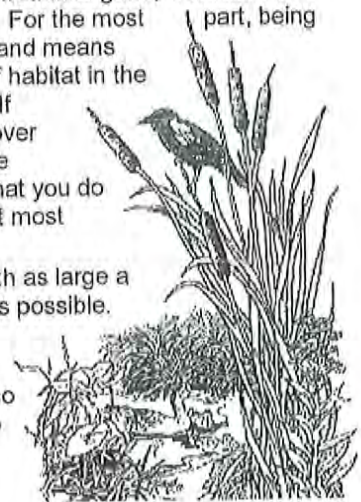
## Preserve Your Floodplain

Floods are a natural part of the water cycle. In times of heavy rains, water overflows streambanks into the floodplain where it is held and slowly released back into the river system. Keeping floodplains free of man-made structures not only preserves this function, it also prevents the loss of property.

## Protect Wetlands

With most of Illinois original wetlands gone, a wetland is a rare and precious resource. For the most part, being a good steward to your wetland means letting it be. The diversity of habitat in the wetland will attract wildlife. If invasive exotics are taking over your wetland, they should be removed. Otherwise it is what you do on your upland property that most benefits your wetland:

- Protect your wetland with as large a buffer of native plants as possible.
- Direct runoff from your driveway or downspouts over land so much of it can soak into the ground before reaching your wetland.



**Watchdog Your Watershed--** While making your own property watershed-friendly is one of the most important things you can do, you can also help stop threats from becoming major problems by being alert to poor practices by others.

- Report your concerns to the proper authorities.
- Construction and earth moving without silt fences or other erosion control measures should be reported to your county's Planning Department, Stormwater Management Commission or Soil & Water Conservation District.
- Illegal dumping or discharge of materials into any waterbody can be reported to an Illinois EPA field office. The field office for your region and a water pollution complaint form can be found at [www.epa.state.il.us/water/field-ops/water-pollution-field-operations.html](http://www.epa.state.il.us/water/field-ops/water-pollution-field-operations.html).
- The filling or draining of wetlands is discouraged due to the already widespread loss of wetlands in Illinois. Such activities require a permit from the Army Corps of Engineers and/or your county government. Contact the Army Corps of Engineers ([www.usace.army.mil/faq.html](http://www.usace.army.mil/faq.html)) with your questions about activities in wetlands.
- Share the information from this brochure with your neighbors and community leaders.

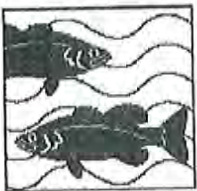
This information provided to you by:

Non Profit Org.  
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Woodstock, IL  
60098

# Welcome to Your Watershed!... We all live downstream...

**To learn more about watershed-savvy living, contact:**

- Native Plants & Landscaping:**
  - your county's Soil & Water Conservation District- see [www.aiswcd.org](http://www.aiswcd.org) for link to your county
  - McHenry County Defenders- see [www.mcdef.org](http://www.mcdef.org)
  - McHenry County Conservation District- see [www.mccdistrct.org/PlantIntroduction.htm](http://www.mccdistrct.org/PlantIntroduction.htm)
  - USEPA- see [www.epa.gov/greenacres/](http://www.epa.gov/greenacres/)
- Exotic Plant Removal:**
  - Invasives on the Web- see [incweeds.ucdavis.edu](http://incweeds.ucdavis.edu)
- Hazardous waste disposal/ Recycling:**
  - your county's Solid Waste Management Dept.
  - Illinois EPA- see [www.epa.state.il.us/land/citizen-involvement](http://www.epa.state.il.us/land/citizen-involvement)
  - McHenry County Defenders- see [www.mcdef.org](http://www.mcdef.org)
- Septic systems/Drinking water quality:**
  - your county's Dept. of Public Health- see [www.idph.state.il.us/local](http://www.idph.state.il.us/local) for link to your county
- Streambank/shoreline buffers & stabilization:**
  - your county's Soil & Water Conservation District- see [www.aiswcd.org](http://www.aiswcd.org) for link to your county
  - Illinois EPA *Lake Notes- Shoreline Stabilization* and *Lake Notes- Shoreline Buffer Strips* call 217-782-3362 to request a copy
- Wetlands:**
  - USEPA- see [www.epa.gov/Region5/publications/wetneighbor/index.htm](http://www.epa.gov/Region5/publications/wetneighbor/index.htm)
  - The Wetlands Initiative- see [www.wetlands-initiative.org](http://www.wetlands-initiative.org)
- Wise Use of Fertilizers/ Pesticides:**
  - University of IL Extension- see [www.extension.uiuc.edu](http://www.extension.uiuc.edu) for link to your county



This brochure was produced by:

## Friends of the Fox River

...dedicated to building a watershed of caretakers in the Fox River Valley  
[www.friendsofthefoxriver.org](http://www.friendsofthefoxriver.org) 815-356-6605 [info@friendsofthefoxriver.org](mailto:info@friendsofthefoxriver.org)

with help from-

## McHenry County Defenders

...citizens working for a healthy environment  
[www.mcdef.org](http://www.mcdef.org) 815-338-0393 [mcdef@owc.net](mailto:mcdef@owc.net)



## McHenry County Conservation Foundation

...promoting, supporting and assisting open space organizations in McHenry County  
815-759-9390 [mccfoundation@aol.com](mailto:mccfoundation@aol.com)

**FACT SHEET**  
**File No. 21-22/063**

**RE:** Rezone 7.75 acres +/- of land from A-P (Agricultural Preservation) District to A-2 (Agriculture Residential) District to allow immediate family members to construct a single-family residence on the family farm and update the existing barn to house livestock.

**Legal Description and Location:** Part of the NW ¼ NE ¼ of Section 20, Township 25 North, Range 7 West, Town of Otter Creek, Eau Claire County, Wisconsin (complete legal description attached).

**Size of area to be rezoned:** 7.75 acres +/-

**ADJACENT ZONING & LAND USES:**

LOCATION	ZONING	LAND USE
Subject	A-P	Farmstead; Agricultural Fields
North	A-P	Woodlands, Agricultural Fields
East	A-P	Woodlands; Agricultural Fields
South	A-P	Woodlands; Agricultural Fields
West	A-P	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 Otter Creek includes the property in the Rural Preservation (RP) planning area.

**Eau Claire County Rural Lands Comprehensive Plan 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 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 Otter Creek Board held a public hearing regarding the proposed rezoning on October 25, 2021 and voted to recommend approval (3-0 vote) to the Committee on Planning & Development. No one spoke in opposition to the rezoning at the public hearing.

**Committee Action:** The Eau Claire County Committee on Planning and Development conducted the required public hearing on Tuesday, November 16, 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 proposed rezoning is substantially consistent with the intent and purpose of the Eau Claire County Future Land Use plan.
2. The rezoning will provide housing for immediate family, which is encouraged in the Eau Claire County Comprehensive Plan.
3. The remainder of the property will remain A-P.
4. The property has required road frontage on Young Road.



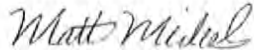
Finding Against:

1. The proposed rezoning would allow for an additional non-farm residence in a predominantly agricultural area.

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 one spoke in opposition to the proposed rezoning at the public hearing.

**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. 21-22/063**

2  
3 -AMENDING THE 1982 OFFICIAL ZONING DISTRICT BOUNDARY MAP FOR THE  
4 TOWN OF OTTER CREEK -

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 Otter Creek, described as follows:

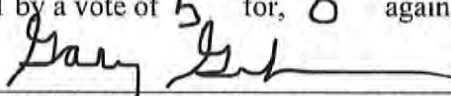
10  
11 Part of the Northwest Quarter of the Northeast Quarter, Section 20,  
12 Township 25 North, Range 7 West, Town of Otter Creek, Eau Claire  
13 County, Wisconsin. The parcel is more particularly described as follows:

14  
15 Beginning at the North Quarter Corner of said Section 20;  
16 Thence N88°07'53" E, 1351.31 feet to the Northeast corner of the  
17 Northwest Quarter of the Northeast Quarter,  
18 Thence S00°23'07" W, 250.03 feet along the East line of the Northwest  
19 Quarter of the Northeast Quarter,  
20 Thence S88°07'53" W, 1350.53 feet to the West line of the Northeast  
21 Quarter of said Section 20;  
22 Thence N00°12'20" E, 250.00 feet to the Point of Beginning.

23  
24  
25 Said described parcel of land containing 7.75 acres +/- of land and is  
26 subject to the easements and restrictions of record to be reclassified from  
27 the A-P – Agricultural Preservation District to the A-2 – Agriculture  
28 Residential District.

29  
30 **SECTION 2.** Where a certified survey map is required and may alter the above  
31 described property description, the official zoning district map for the  
32 town shall be automatically amended to reflect the property description of  
33 the certified survey map.

34  
35  
36 **ENACTED:** I hereby certify that the foregoing correctly represents the  
37 action taken by the undersigned Committee on November  
38 16, 2021 by a vote of 5 for, 0 against.

39  
40 

41 \_\_\_\_\_  
42 Planning & Development Committee, Chairperson

43 HK/

44 Dated this 16<sup>th</sup> day of November 2021.

45  
46 **Reviewed by Finance Dept.**  
47 **for Fiscal Impact**  
48 \_\_\_\_\_

**APPROVED BY**  
**CORPORATION COUNSEL**  
**AS TO FORM**



**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

October 5, 2021

## **Notice of Application Received**

The Eau Claire County Department of Planning and Development has received the following application for a rezoning to held for public hearing on 11/16/2021:

**Owner:** MTM Trust  
**Applicant:** Ryan & Cortney Patrow  
**File Number:** . 21-22/063  
**Legal Description:** NW-NE, Section 20, T25N,R7W  
**Site Address:** S13185 Young Road, Town of Otter Creek, Eau Claire County, Wisconsin  
**Existing Zoning District:** A-P Agricultural Preservation  
**Purposed Zoning District:** A-2 Agriculture-Residential  
**Acres to be Rezoned:** 7.75 acres +/-  
**Date Received:** 10/5/2021

To view the application materials, click on link below.  
[Planning and Development | Eau Claire County \(eau-claire.wi.us\)](http://eau-claire.wi.us)



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

Application Accepted:	10/05/2021
Accepted By:	Matt Michels
Receipt Number:	1813595
Town Hearing Date:	10/18/21
Scheduled Hearing Date:	11/16/2021
Application No:	RZN-0021-21
Application Status:	Applied

**Rezoning Petition**

**RECEIVED**

OCT 05 2021

**COUNTY CLERK**

Owner/Applicant Name(s):  
 Owner: MTM TRUST (Multiple Owners)  
 Applicant: Ryan & Cortney Patrow, 1557 Front Porch Pl, #201, Altoona, WI 54720  
 Telephone: (570) 202-4872 EMail: ryanpatrow@gmail.com

Site Address(es): S 13185 YOUNG RD  
 No Address Available  
 Property Description: Sec 20 Twn 25 Rge 07  
 Town of Otter Creek

Zoning District(s):	Lot Area(s) - Acres:	Overlay District(s):
AP - Agricultural Preservation Distr	40.00	Shoreland
	40.00	

PIN	Legal (partial)
1801622507201200001	NW-NE
1801622507201100001	NE-NE

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.



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:	10/5/21
Accepted By:	mm
Application Number:	RZN-0021-21
Town Hearing Date:	10/18/21
Scheduled Hearing Date:	11/16/21

RECEIVED

REZONING APPLICATION

Pursuant to the procedure described in Wisconsin Statutes Section 59.69(5), I hereby petition the Eau Claire County Board of Supervisors <sup>OCT 05 2021</sup> to amend the Zoning District from:

Existing Zoning District: AP Proposed Zoning District(s): A2 COUNTY CLERK  
 Acres to be rezoned: 2.75

Property Owner Name: MM Trust Phone# 715-225-7419  
 Mailing Address: 51385 Young Rd., Osseo, WI 54758  
 Email Address: kostkacarla@gmail.com

Agent Name: Ryan + Courtney Patrow Phone# 570-202-4872  
 Mailing Address: 1557 Front Porch Pl. #201, Altoona, WI 54720  
 Email Address: ryanpatrow@gmail.com

SITE INFORMATION

Site Address: 51385 Young Rd. Osseo, WI 54758  
 Property Description: Northwest Northeast Sec. 20, T. 25 N, R 7 W, Town of Otter Creek  
 Zoning District: AP Code Section(s):  
 Overlay District:  Shoreland  Floodplain  Airport  Wellhead Protection  Non-Metallic Mining  
 Check Applicable  
 PIN #(s): \_\_\_\_\_

COMPUTER #(s): 016 - 1045 - 03 - 000 016 - 1045 - 02 - 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.

- |  |   |
|--|---|
| <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 \$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 Carla Kostka

Date 10-4-21

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.

SUPPLEMENTAL INFORMATION FOR A REZONING PETITION

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

Describe the reason(s) for your rezoning request:

The reason for the rezoning request is for immediate family members to build a single family home on the family farm. Update the existing barn on the proposed zoning request site to house livestock.

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.

We are requesting the zoning change to build a single family home on the proposed site. The purpose of this request to build a house is for immediate family returning to the area to help preserve the existing farm & farmland long into the future. The proposed site is to be used for what it is being used for today except for building a house on the site.

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 land is better suited with a single family dwelling on the proposed rezoning site. The proposed building site will complement the past productivity on the land by updating the current barn and reworking livestock to the pasture area on the proposed site and adjacent land. The house site is currently not being used for farmland. The proposed site and adjacent land is planned to be used as farmland and to house livestock which is consistent with the greater Eau Claire County Farmland Preservation Plan.

### REZONE DESCRIPTION

Part of the Northwest Quarter of the Northeast Quarter, Section 20, Township 25 North, Range 7 West, Town of Otter Creek, Eau Claire County, Wisconsin. The parcel is more particularly described as follows:

Beginning at the North Quarter Corner of said Section 20;

Thence N88°07'53",E, 1351.31 feet to the Northeast corner of the Northwest Quarter of the Northeast Quarter;

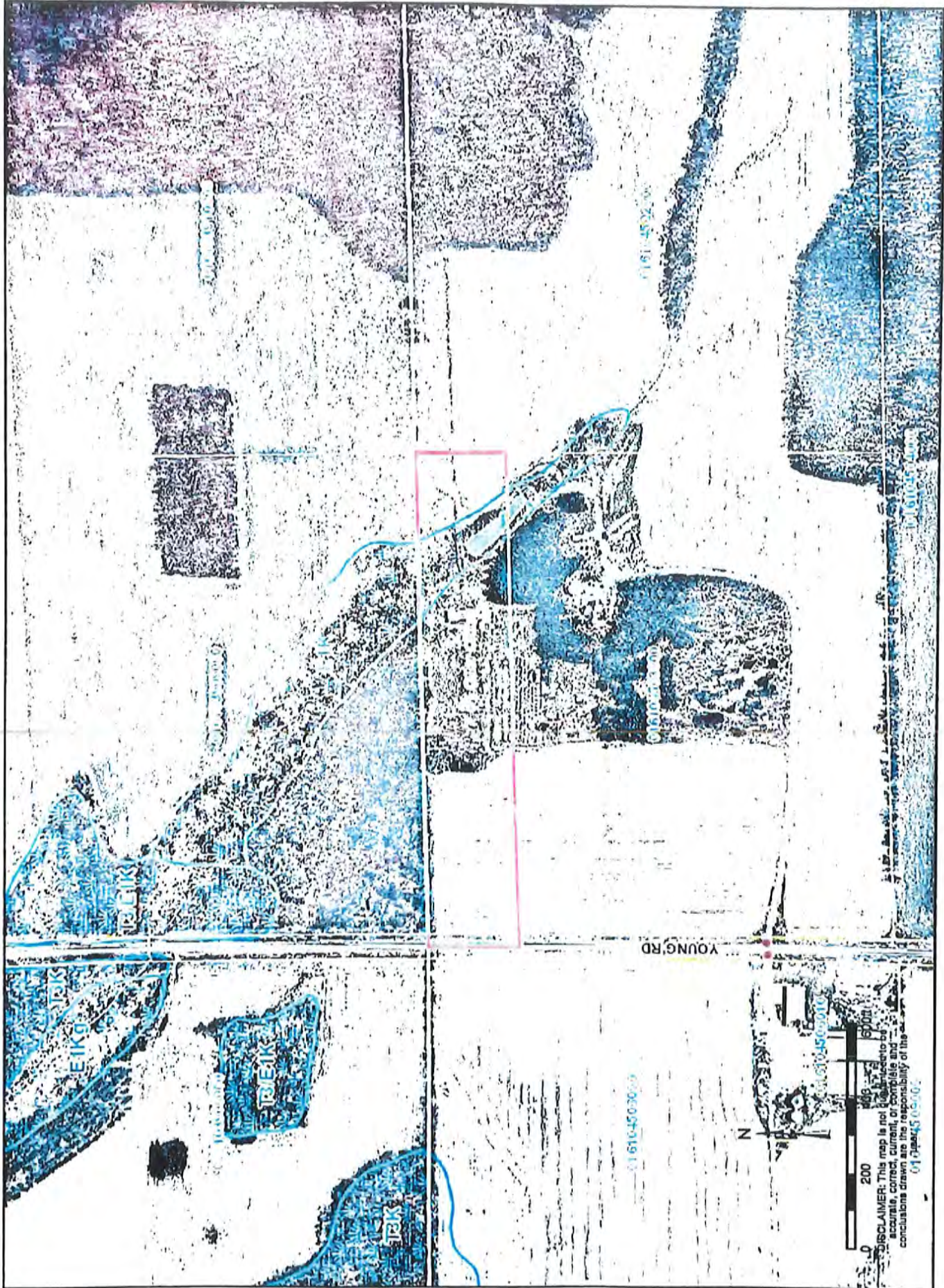
Thence S00°23'07",W, 250.03 feet along the East line of the Northwest Quarter of the Northeast Quarter;

Thence S88°07'53",W, 1350.53 feet to the West line of the Northeast Quarter of said Section 20;

Thence N00°12'20",E, 250.00 feet to the Point of Beginning.

Said parcel contains 337,508 square feet or 7.75 total acres, more or less.



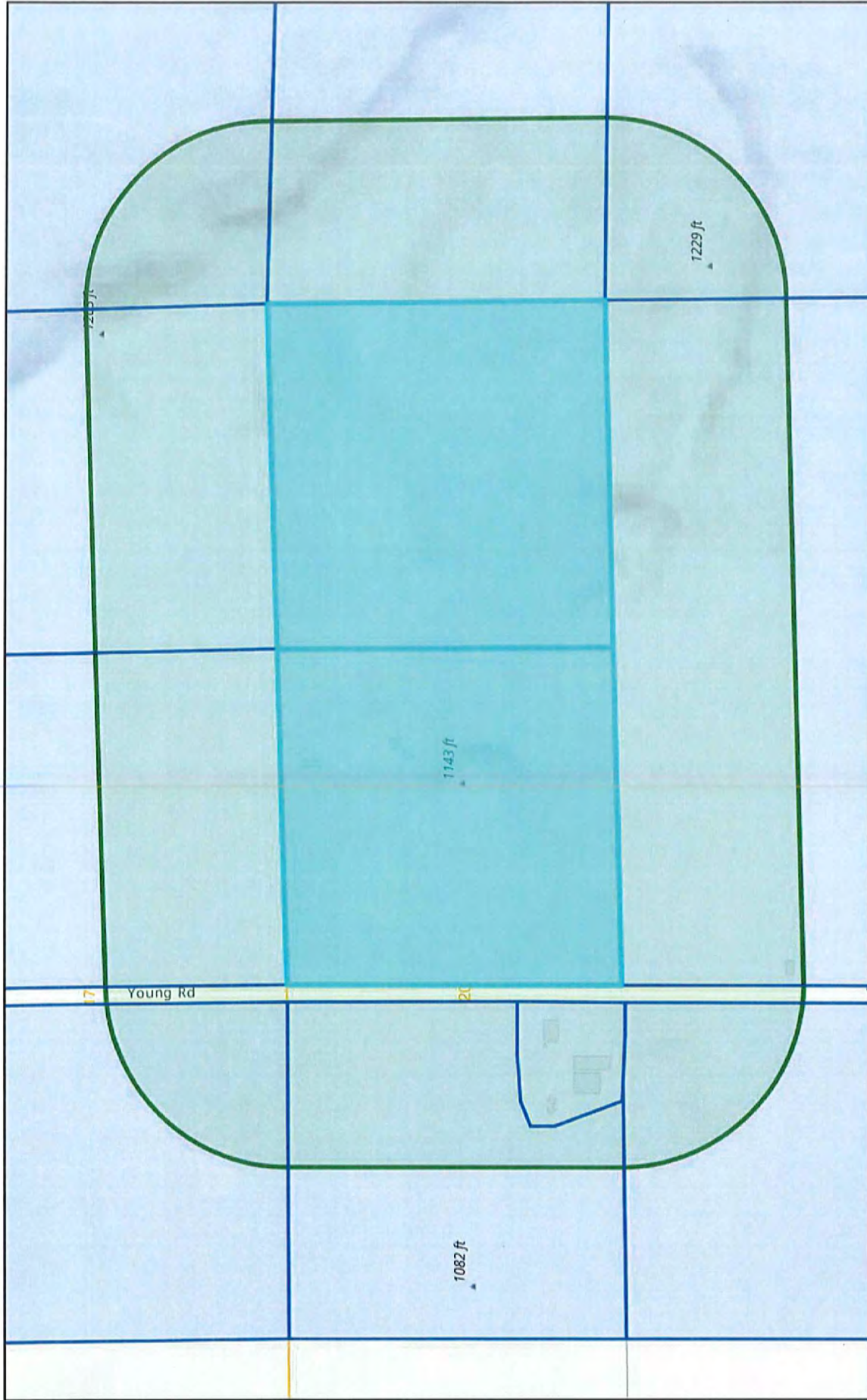


0 200 400 500m

DISCLAIMER: This map is not to be used for any purpose other than the one for which it was prepared. The accuracy, current, or complete and conclusions drawn are the responsibility of the user.

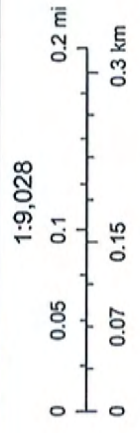
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# Public Notification



10/5/2021, 12:06:58 PM

- County Boundary
- Tax Parcel
- Section



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FirstName LastName	Address	City State Zip
RONALD PERRY	E 12735 COUNTY ROAD K	OSSEO WI 54758-9787
RED BARN FARM LLC	E 13902 COUNTY ROAD HH	OSSEO WI 54758-7711
MTM TRUST	S 13185 YOUNG RD	OSSEO WI 54758-6701
BETTY J KRSZIZANIEK TRUST	N 50412 COUNTY ROAD O	OSSEO WI 54758-8604
JOHN RISTAU	E 18065 HASKINS RD	OSSEO WI 54758-8878
GONE WILD ACRES LLC	S 13383 YOUNG RD	OSSEO WI 54758-9700
W W LAND DEVELOPMENT LLC	E 7835 STARLING RD	STRUM WI 54770-3400

**FACT SHEET**  
**File No. 21-22/069**

**RE:** Rezone 21 acres +/- (the western parcel) from A-1 (Exclusive Agriculture) to A-2 (Agriculture-Residential) to divide the farmstead and create two (2) additional lots; and rezone 40 acres +/- (the eastern parcel) from A-P (Agricultural Preservation) to A-3 (Agricultural) District to allow the applicant to divide the property into two 20 +/- acre parcels.

**Legal Description and Location:** [Click here to enter text.](#)

**Size of area to be rezoned:** 61 acres +/-

**ADJACENT ZONING & LAND USES:**

LOCATION	ZONING	LAND USE
<b>Subject</b>	A-1 & A-P	Farmstead; Agricultural Fields
<b>North</b>	R1-L; A-1; A-P	Non-Farm Single-Family Residences; Agricultural Fields
<b>East</b>	A-3; A-P	Non-Farm Residence; Agricultural Field
<b>South</b>	A-P	Agricultural Field; Single-Family Residence
<b>West</b>	R1-L; C-2	Non-Farm Single-Family Residences; Commercial uses

**LAND USE PLANS:** The Eau Claire County and Town of Pleasant Valley Future Land Use Maps both include the western parcel in the Rural Hamlet (RH) planning area. The Eau Claire County Future Land Use Map includes the eastern parcel in the Rural Lands (RL) planning area and the Town of Pleasant Valley Future Land Use Map include the property in the Rural Preservation (RP) planning area.

**Eau Claire County Rural Hamlet Comprehensive Plan Intent and Description:** *The primary intent of this classification is to identify areas suitable for a broader range of commercial, institutional, recreational, and residential uses, but not including uses that require extensive public services. Rural hamlets are clusters of nonagricultural development centered near an unincorporated village, town hall or rural school. Rural hamlets typically include one or more retail businesses located at the crossroads of two or more County or State highways. In addition, these areas typically include pre-existing higher density residential developments. The existing land use pattern, transportation infrastructure, infill and redevelopment opportunities make these areas suitable for mixed-use neighborhoods with higher density residential development than what is permitted under the Rural Residential classification. Areas included in RH could potentially represent prime candidates for "receiving areas" under a countywide Transfer of Development Rights program.*

**Eau Claire County Rural Lands Comprehensive Plan 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 Comprehensive Plan recognizes that the proposed A-2 and A-3 zoning districts are generally consistent within the mapped future land use designation.

**Town Board Action:** The Town of Pleasant Valley Board held a public hearing regarding the proposed rezoning on November 8, 2021 and voted to recommend approval (3-0 vote) to the Committee on Planning & Development. One resident spoke in opposition to the rezoning at the public hearing.

**Committee Action:** The Eau Claire County Committee on Planning and Development conducted the required public hearing on Tuesday, November 16, 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 proposed rezoning is substantially consistent with the intent and purpose of the Eau Claire County Future Land Use plan.
2. Existing uses in the area include non-farm single-family residential uses, agricultural uses, farmsteads, scattered farm and non-farm single-family residences, and scattered woodlands.
3. Adjacent and nearby zoning in the area includes a wide range of districts, including R1-L, RH, A-2, A-3, A-P, C-2, and I-1.

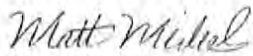
Finding Against:

1. This rezoning action may result in the loss of productive farmland if future owners do not wish to continue to farm the land.

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 one spoke in opposition to the proposed rezoning at the public hearing.

**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 PLEASANT VALLEY-

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 Pleasant Valley, described as follows:

10  
11 PARCEL 1

12  
13 A parcel of land being part of the Northeast ¼ of the Northwest ¼ except the East 297  
14 feet of the North 577.5 feet; and including the East 7' of the Northwest ¼ of the  
15 Northwest ¼ all in Section 1, Township 25 North, Range 9 West Town of Pleasant  
16 Valley, Eau Claire County Wisconsin.

17  
18 Said described parcel of land containing 40 acres +/-, of land and is subject to the  
19 easements and restrictions of record to be reclassified from the A-P Agricultural  
20 Preservation District & A-1 Exclusive Agricultural District to the A-3 Agricultural  
21 District.

22  
23 PARCEL 2

24  
25 A parcel of land being part of the Northwest ¼ of the Northwest ¼ Section 1, Township  
26 25 North, Range 9 West Town of Pleasant Valley, Eau Claire County Wisconsin. More  
27 particularly described as follows:

28  
29 Commencing at the Northwest corner of said Section 1,

30  
31 Thence N89°11'E along the North line of said Northwest ¼ a distance of 435.88 feet to  
32 the point of beginning.

33  
34 Thence S00°E along the East line of parcel recorded in Volume 488, Page 553, 289.22  
35 feet;

36  
37 Thence N89°11'E along the East line of parcel recorded in Volume 488, Page 553, 50  
38 feet;

39  
40 Thence S00°E along the East line of parcel recorded in Volume 488, Page 553, 478.00  
41 feet;

42  
43 Thence Southeasterly 928 feet to a point on the South line of said Northwest ¼ of the  
44 Northwest ¼ Section 1, said point being 171 feet West of the Southeast corner of said  
45 Northwest ¼ of the Northwest ¼ Section 1;

46  
47 Thence East along said South line Northwest ¼ of the Northwest ¼ Section 1, 164 feet to  
48 a point 7 feet West of the East line of said Northwest ¼ of the Northwest ¼ Section 1;

1 Thence North parallel to and 7 feet West of said East line 1429 feet more or less to the  
2 said North line of the Northwest ¼ of the Northwest ¼ Section 1;

3  
4 Thence S89°11'W along said North line 875 feet to the point of beginning.  
5

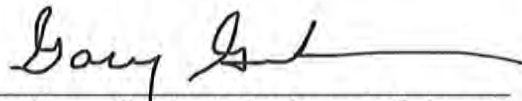
6 Said described parcel of land containing 22.36 acres +/-, of land and is subject to the  
7 easements and restrictions of record to be reclassified from the A-1 Exclusive  
8 Agricultural District to the A-2 Agriculture-Residential District.  
9

10 SECTION 2. Where a certified survey map is required and may alter the above-  
11 described property description, the official zoning district map for the town shall be  
12 automatically amended to reflect the property description of the certified survey map.  
13

14  
15 ENACTED:  
16

17 I Hereby certify that the foregoing correctly  
18 represents the action taken by the undersigne  
19 Committee on November 16, 2021, by a  
20 vote of

21  
22 5 for, 0 against.  
23

24  
25   
26

27 Committee on Planning & Development, Chairperson

28 SS  
29

30 Dated this 16<sup>th</sup> day of November 2021.  
31  
32  
33  
34  
35  
36  
37

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

**APPROVED BY  
CORPORATION COUNSEL  
AS TO FORM**



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

RECEIVED

OCT 26 2021

COUNTY CLERK

Rezoning Petition

Application Accepted:	10/18/2021
Accepted By:	Matt Michels
Receipt Number:	68386
Town Hearing Date:	11/8/21
Scheduled Hearing Date:	11/16/2021
Application No:	RZN-0022-21
Application Status:	Applied

Owner/Applicant Name(s):

Owner: BIRTZER TRUST (Multiple Owners)

Applicant: Connie Rindal, 6080 Markgraff Rd., Fall Creek, WI 54738

Telephone: (715) 877-2995 Email: cjrindal@gmail.com

Site Address(es):

E 5515 COUNTY ROAD V  
No Address Available

Property Description:

Sec 01 Twn 25 Rge 09  
Town of Pleasant Valley

Zoning District(s):

A1 - Exclusive Agricultural District

Lot Area(s) - Acres:

27.12  
39.80

Overlay District(s):

Shoreland  
Flood Zone

PIN

1801822509012200001  
1801822509012100003

Legal (partial)

FRAC NW-NW LYG N OF FORMER RR R/W, EX ORIGINAL PLAT OF CLEGHORN, EX PCL  
FRAC NE-NW EX THE E 18 RDS (297') OF THE N 35 RDS (577.5'), EX HWY ON THE N

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.





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: 10/19/21  
 Accepted By: MM  
 Application Number: R2N-0012-21  
 Town Hearing Date: 11-8-21  
 Scheduled Hearing Date: 11/16/21

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 and AP  
 Acres to be rezoned: 27.1200 and 39.8

Proposed Zoning District(s): A2 and A3

Property Owner Name: Birtzer Trust  
 Mailing Address: E5515 Cty Rd V Eleva, WI 54738  
 Email Address:  
 Phone# N/A

Agent Name: Connie Rindal  
 Mailing Address: 6080 Markgraff Rd. Fall Creek, WI 54742  
 Email Address: crindal@gmail.com  
 Phone# 715-877-2995

SITE INFORMATION

Site Address: E5515 Cty Rd V Eleva, WI 54738

Property Description: NW 1/4 NW 1/4 Sec. 1 T25 N, R 9 W, Town of Pleasant Valley  
 Zoning District: NE NW Code Section(s): 25 9

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

COMPUTER #(S): 18018 - 2-250901 - 220 - 0001 18018 - 2-250901 - 210 - 0003

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
- Confirmed with the Town their submittal deadline and process.
- Provide \$600.00 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: Connie Rindal Date 10-18-21

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 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.

*By rezoning the AP parcel that we have to A3, we feel that we are maintaining the agricultural integrity of the property. It will fit in well with area zoning, being surrounded by A3 properties. Being so close to Clayton, it makes sense that it be zoned for 20 acre tracts that transition to a rural setting.*

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 property is not saleable with its present zoning limits as we have not been able to find a buyer for the complete property.

My mother, Etta Birtzer, passed away in March of 2021 and we need to sell the property to close the estate.

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.

We would like to Rezone parcel A1 to A2 so that we have more options for selling. This land is next to property in Cleghorn that is already zoned for smaller lots. We are interested in selling land to the south to the Town of Pleasant Valley and the remainder with the house.

Regarding the parcel designated AP, we would like to rezone to A3 to match neighboring properties. We feel that 20 acre lots would keep the setting rural, could still allow for agriculture, and ensure development that would not change the landscape of the neighborhood. This property was designated A1 until a few years ago when it was changed to AP without our knowledge or input.

## Eau Claire County

Owner (s):

**BIRTZER TRUST**

Location:

**NE-NW, Sect. 1, T25N, R9W**

Mailing Address:

**BIRTZER TRUST**

**E 5515 COUNTY ROAD V**

**ELEVA, WI 54738-9124**

School District:

**1554 - EAU CLAIRE AREA SCHOOL DISTRICT**

Request Mailing Address Change

Tax Parcel ID Number:

**18018-2-250901-210-0003**

Tax District:

**018-TOWN OF PLEASANT VALLEY**

Status:

**Active**

Alternate Tax Parcel Number: Government Owned: Acres:

**018100106500**

**39.8000**

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):

**FRAC NE-NW EX THE E 18 RDS (297') OF THE N 35 RDS (577.5'), EX HWY ON THE N (NOTE: SD PCL FORM COMP #18-1001-06-010 IN 2002 & PRIOR)**

Site Address (es): *(Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)*

## Eau Claire County

Owner (s):

**BIRTZER TRUST**

Location:

**NW-NW, Sect. 1, T25N, R9W**

Mailing Address:

**BIRTZER TRUST**

**E 5515 COUNTY ROAD V**

**ELEVA, WI 54738-9124**

School District:

**1554 - EAU CLAIRE AREA SCHOOL DISTRICT**

Request Mailing Address Change

Tax Parcel ID Number:

**18018-2-250901-220-0001**

Tax District:

**018-TOWN OF PLEASANT VALLEY**

Status:

**Active**

Alternate Tax Parcel Number: Government Owned: Acres:

**018100108000**

**27.1200**

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):

**FRAC NW-NW LYG N OF FORMER RR R/W, EX ORIGINAL PLAT OF CLEGHORN, EX PCL#'S 2-2-B&D (BASED ON FOOTAGE GIVEN IN V.1769/918), EX PCL#2-2-F AS DESC IN V.488/551, EX PCL# 2-2-G AS DESC IN V.724/752, EX PCL#2-2-H AS DESC IN V. 729/60.**

Site Address (es): *(Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)*

**E 5515 COUNTY ROAD V ELEVA, WI 54738**

**A3 DESCRIPTION**

**BEING PART OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ EXCEPT THE EAST 297 FEET OF THE NORTH 577.5 FEET; AND INCLUDING THE EAST 7' OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ ALL IN SECTION 1, TOWNSHIP 25 NORTH, RANGE 9 WEST TOWN OF PLEASANT VALLEY, EAU CLAIRE COUNTY WISCONSIN.**

**A2 DESCRIPTION:**

**BEING PART OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ SECTION 1, TOWNSHIP 25 NORTH, RANGE 9 WEST TOWN OF PLEASANT VALLEY, EAU CLAIRE COUNTY WISCONSIN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1,**

**THENCE N89°11'E ALONG THE NORTH LINE OF SAID NORTHWEST ¼ A DISTANCE OF 435.88 FEET TO THE POINT OF BEGINNING.**

**THENCE S00°E ALONG THE EAST LINE OF PARCEL RECORDED IN VOLUME 488, PAGE 553, 289.22 FEET;**

**THENCE N89°11'E ALONG THE EAST LINE OF PARCEL RECORDED IN VOLUME 488, PAGE 553, 50 FEET;**

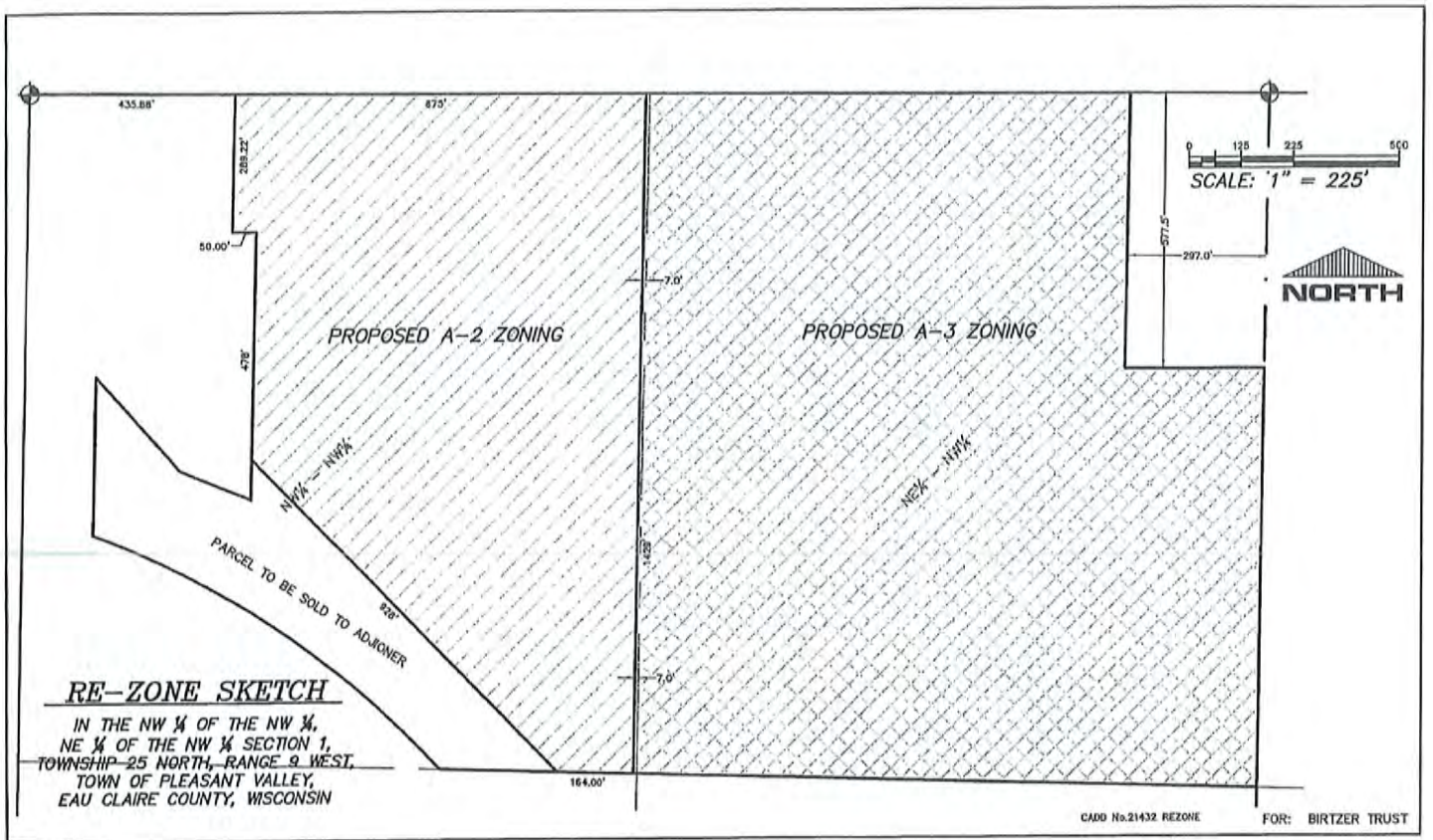
**THENCE S00°E ALONG THE EAST LINE OF PARCEL RECORDED IN VOLUME 488, PAGE 553, 478.00 FEET;**

**THENCE SOUTHEASTERLY 928 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST ¼ OF THE NORTHWEST ¼ SECTION 1, SAID POINT BEING 171 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTHWEST ¼ OF THE NORTHWEST ¼ SECTION 1 ;**

**THENCE EAST ALONG SAID SOUTH LINE NORTHWEST ¼ OF THE NORTHWEST ¼ SECTION 1, 164 FEET TO A POINT 7 FEET WEST OF THE EAST LINE OF SAID NORTHWEST ¼ OF THE NORTHWEST ¼ SECTION 1;**

**THENCE NORTH PARALLEL TO AND 7 FEET WEST OF SAID EAST LINE 1429 FEET MORE OR LESS TO THE SAID NORTH LINE OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ SECTION 1;**

**THENCE S89°11'W ALONG SAID NORTH LINE 875 FEET TO THE POINT OF BEGINNING.**



A3 DESCRIPTION

BEING PART OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ EXCEPT THE EAST 297 FEET OF THE NORTH 577.5 FEET; AND INCLUDING THE EAST 7' OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ ALL IN SECTION 1, TOWNSHIP 25 NORTH, RANGE 9 WEST TOWN OF PLEASANT VALLEY, EAU CLAIRE COUNTY WISCONSIN.

A2 DESCRIPTION:

BEING PART OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ SECTION 1, TOWNSHIP 25 NORTH, RANGE 9 WEST TOWN OF PLEASANT VALLEY, EAU CLAIRE COUNTY WISCONSIN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1,

THENCE N89°11'E ALONG THE NORTH LINE OF SAID NORTHWEST ¼ A DISTANCE OF 435.88 FEET TO THE POINT OF BEGINNING.

THENCE S00°E ALONG THE EAST LINE OF PARCEL RECORDED IN VOLUME 488, PAGE 553, 289.22 FEET;

THENCE N89°11'E ALONG THE EAST LINE OF PARCEL RECORDED IN VOLUME 488, PAGE 553, 50 FEET;

THENCE S00°E ALONG THE EAST LINE OF PARCEL RECORDED IN VOLUME 488, PAGE 553, 478.00 FEET;

THENCE SOUTHEASTERLY 928 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST ¼ OF THE NORTHWEST ¼ SECTION 1, SAID POINT BEING 171 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTHWEST ¼ OF THE NORTHWEST ¼ SECTION 1;

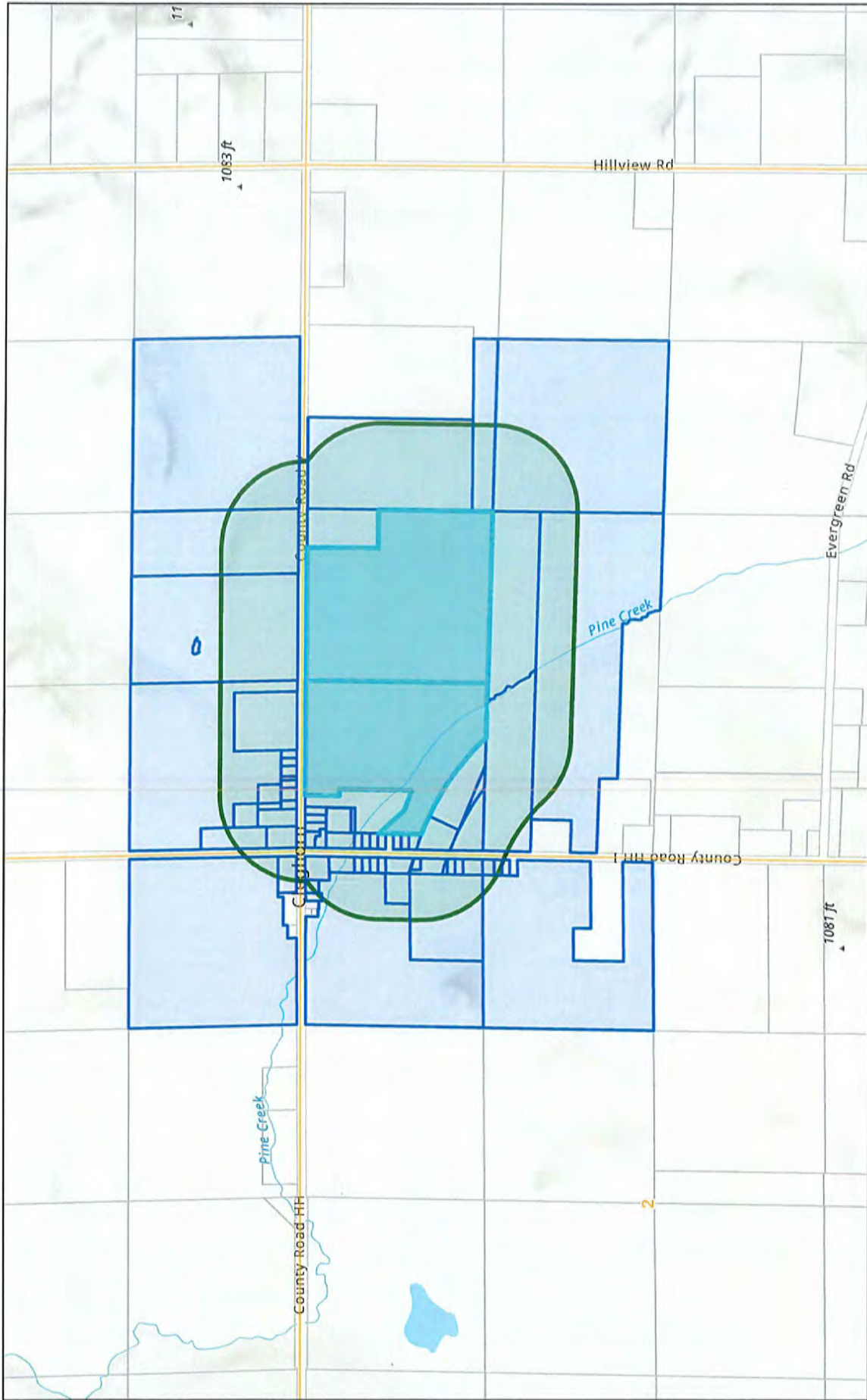
THENCE EAST ALONG SAID SOUTH LINE NORTHWEST ¼ OF THE NORTHWEST ¼ SECTION 1, 164 FEET TO A POINT 7 FEET WEST OF THE EAST LINE OF SAID NORTHWEST ¼ OF THE NORTHWEST ¼ SECTION 1;

THENCE NORTH PARALLEL TO AND 7 FEET WEST OF SAID EAST LINE 1429 FEET MORE OR LESS TO THE SAID NORTH LINE OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ SECTION 1;

THENCE S89°11'W ALONG SAID NORTH LINE 875 FEET TO THE POINT OF BEGINNING.



# Public Notification



10/26/2021, 9:48:06 AM

-  County Boundary
-  Tax Parcel
-  Section

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

FirstName LastName	Address	City State Zip
WYATT W & DANIELLE M WATKHE	E 5315 COUNTY ROAD HH	ELEVA WI 54738-9431
TROY FREDERICK	S 10464 COUNTY ROAD HHI	ELEVA WI 54738
RONALD BARNHARDT	S 10480 COUNTY ROAD HHI	ELEVA WI 54738
REX W & ELAINE HOLBROOK	S 11641 HILLVIEW RD	ELEVA WI 54738-9157
RONALD R & JUDY A WELKE	S 10580 COUNTY ROAD HHI	ELEVA WI 54738
LLOYD J & ELAINE S PETERS TRUST	S 9945 COUNTY ROAD I	ELEVA WI 54738-9163
MATTHEW FROSETH	E 5434 COUNTY ROAD V	ELEVA WI 54738-2604
GAYLE V & GLORIA J SCHROEDER TRUST	7386 10TH AVE	EAU CLAIRE WI 54703-6873
JACOB PENDERGAST	E 5534 COUNTY ROAD V	ELEVA WI 54738-9123
STACY LUER	E 5524 COUNTY ROAD V	ELEVA WI 54738-9123
JACOB PENDERGAST	E 5534 COUNTY ROAD V	ELEVA WI 54738-9123
DAVID LUND	E 5880 COUNTY ROAD V	ELEVA WI 54738-9123
NAOMI FISHER	E 5455 COUNTY ROAD V	ELEVA WI 54738-9124
MARK A & SHARON E BEHLKE	S 10425 COUNTY ROAD HHI	ELEVA WI 54738
BRIAN LJ & LAUREN S MATHIOWETZ	S 10640 HILLVIEW RD	ELEVA WI 54738-9156
JEAN HOEHN	E 5935 COUNTY ROAD V	ELEVA WI 54738-9479
NAOMI FISHER	E 5455 COUNTY ROAD V	ELEVA WI 54738-9124
JAMES W & TYBIE N PRICE TRUST	725 SW HIGHWAY 1	WILBURTON OK 74578-7760
MARK A & SHARON E BEHLKE	S 10425 COUNTY ROAD HHI	ELEVA WI 54738
JEAN HOEHN	S 10640 HILLVIEW RD	ELEVA WI 54738-9156
BIRTZER TRUST	6080 MARKGRAFF RD	FALL CREEK WI 54742-9755
WAYNE R & WENDY J MYREN	E 5350 COUNTY ROAD HH	ELEVA WI 54738-9164
TOWN OF PLEASANT VALLEY	S10414 COUNTY ROAD HHI	ELEVA WI 54738
VICTOR TEPIEW	S 10454 COUNTY ROAD HHI	ELEVA WI 54738
RICHARD W & MICHELLE M PHILLIPS	S 10370 COUNTY ROAD HHI	ELEVA WI 54738
GREGORY SIMONSON	E 5350 COUNTY ROAD HH	ELEVA WI 54738-9164
WAYNE & WENDY MYREN	S 10520 COUNTY ROAD HHI	ELEVA WI 54738
KELLY JOHNSON	E 5630 COUNTY ROAD V	ELEVA WI 54738-9123
GORDON H & SHARON PETSCHOW LIVING TRUST	E 5434 COUNTY ROAD V	ELEVA WI 54738-2604
MATTHEW FROSETH	E5494 COUNTY ROAD V	ELEVA WI 54738-9123
DON(ALD) NELSON	E 6240 COUNTY ROAD V	ELEVA WI 54738-9123
MICHAEL SCHUSTER	604 COLEMAN ST	CHIPPEWA FALLS WI 54729-2208
AARON BERG	E 5851 COUNTY ROAD V	ELEVA WI 54738-9124
SCOTT THIES	S 10461 COUNTY ROAD HHI	ELEVA WI 54738
BRIAN W & KRISTAL R BROTT	S 9975 STATE ROAD 93	ELEVA WI 54738-4116
EDWARD W & NANCY A HINK	E 5445 COUNTY ROAD V	ELEVA WI 54738-9124
JOHN WALEK	PO BOX 1433	EAU CLAIRE WI 54702-1433
JOHN SPARE	S 11641 HILLVIEW RD	ELEVA WI 54738-9157
ALLEN HOLBROOK	610 FARR CT	EAU CLAIRE WI 54701-7124
JKMI LLC		