



AGENDA

Eau Claire County Board of Supervisors
Tuesday, December 6, 2022, at 7 pm
Eau Claire County Government Center
721 Oxford Ave • Eau Claire, WI 54703
County Board Room 1277

Join from meeting link:

<https://eauclairecounty.webex.com/eauclairecounty/j.php?MTID=m20b32fa83fe1e595e5dbbbd2a768421f>

Join from meeting number:

Meeting number: 2591 419 3668 Password: 5xQhuDZNF32

Join from phone: 415-655-0001 Access Code: 2591 419 3668

Watch live on our website: <https://www.co.eau-claire.wi.us/our-government/county-board/meeting-agendas-minutes>

For those wishing to make public *written* comment must fill out your information on the following link and click “Submit” **at least 60 minutes prior** to the start of the meeting. Link: <https://bit.ly/3CEnwe2>

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

1. Call to Order
2. Honoring of the Flag and Moment of Reflection by: Supervisor Judy Gatlin *Page 1*
3. Call of the Roll
4. Approval of the Journal of Proceedings from November 1-2, 2022
5. **PUBLIC COMMENTS**
6. **REPORTS TO THE COUNTY BOARD UNDER 2.04.320**

Oral Reports

- Carbon Credits Presentation by Josh Pedersen, Parks & Forest Director *Page 6*
- Emergency Management Overview by Tyler Esh, Emergency Manager *Page 24*
- 2022 General Fund Projection by Amy Weiss, Senior Accounting Manager *Page 36*

Written Reports

- Reports from the Finance Department
 - October 2022 Payments over \$10,000 *Page 37*
 - 2022 Contingency Fund *Page 46*

7. **PRESENTATION OF PETITIONS, CLAIMS AND COMMUNICATIONS**
8. **FIRST READING OF ORDINANCES BY COMMITTEES**

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**

Committee on Administration

File No.

22-23/077 (1)

Resolution: Authorizing the County Administrator to enter into a parking lot and alley lease between Eau Claire County and the City of Altoona (*The Committee on Administration will meet prior to the Board Meeting to discuss/act*) Page 47

Committee on Parks & Forest and Committee on Administration

File No.

22-23/067 (1)

Resolution: Requesting to develop a Forest Carbon Offset Project in Eau Claire County (*The Committee on Administration will meet prior to the Board Meeting to discuss/act*) Page 56

Committee on Planning & Development

File No.

22-23/071 (2)

Ordinance: Amending the 1982 official zoning district boundary map for the Town of Pleasant Valley Page 60

Committee on Finance & Budget

File No.

22-23/075 (1)

Resolution: Awarding bid for the Fall 2022 tax deed sale of tax deed property; directing Corporation Counsel to prepare a quit claim deed on the described property; directing the County Clerk to execute said quit claim deed on behalf of Eau Claire County (*The Committee on Finance & Budget will meet prior to the Board Meeting to discuss/act*) Page 88

11. **APPOINTMENTS**

12. **ANNOUNCEMENTS**

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through sign language, interpreters, remote access, or other auxiliary aids. Contact the clerk of the committee or Administration for assistance (715-839-5106). For additional information on ADA requests, 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 1, 2022

The County Board of Supervisors of the County of Eau Claire convened at the Courthouse in the City of Eau Claire on Tuesday, November 1, 2022, 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 by Supervisor Cronk

Roll Call: 28 present: Supervisors Todd Meyer, Amanda Babb, Joe Knight, Stella Pagonis, Larry Hoekstra, Dane Zook, Steve Chilson, Cory W. Sisk, Allen Myren, Nancy Coffey, Nathan Otto, Brett Geboy, Connie Russell, Judy Gatlin, Nick Smiar, David Hirsch, Thomas Vue, James A. Dunning, Gerald “Jerry” Wilke, John Folstad, Katherine Schneider, Robin J. Leary, Heather DeLuka, Jodi Lepsch, Tami Schraufnagel, Kyle Johnson, Kimberly Cronk, Missy Christopherson
1 Absent: Supervisor Mark Beckfield - *Supervisor Beckfield arrived later in the meeting.

JOURNAL OF PROCEEDINGS (October 18, 2022)

On a motion by Supervisor Leary, seconded by Supervisor Gatlin, the Journal of Proceedings was approved unanimously via roll call vote.

PUBLIC COMMENT

Sean Bohan spoke in regard to Ordinance 22-23/057.

Committee on Planning & Development

Ordinance 22-23/057 (2): AMENDING THE 1982 OFFICIAL ZONING DISTRICT BOUNDARY MAP FOR THE TOWN OF PLEASANT VALLEY

On a motion by Supervisor Geboy, seconded by Supervisor Dunning, the ordinance was enacted unanimously via roll call vote.

*Supervisor Beckfield arrived at this time.

PUBLIC HEARING ON ANNUAL BUDGET

The following people addressed the board regarding the budget: Sam Soper, Gary McFarlane, Julie Bennker, Mark Sabin, Joe Kirst, Emily Anderson, Lynn Buske, and Eleanor Wolf.

BUDGET DELIBERATIONS

The two budget books were reviewed and discussed by the board.

The meeting was recessed at 10:58 p.m. until 1:00 p.m. on Wednesday, November 2, 2022.

Wednesday, November 2, 2022

The County Board of Supervisors of the County of Eau Claire reconvened at the Courthouse in the City of Eau Claire on Wednesday, November 2, 2022, and was called to order by Chair Nick Smiar at 1:00 p.m.

Roll Call: 28 present: Supervisors Todd Meyer, Amanda Babb, Joe Knight, Stella Pagonis, Larry Hoekstra, Dane Zook, Steve Chilson, Cory W. Sisk, Allen Myren, Nancy Coffey, Nathan Otto, Brett Geboy, Connie Russell, Judy Gatlin, Nick Smiar, David Hirsch, Thomas Vue, James A. Dunning, Gerald “Jerry” Wilke, John Folstad, Mark

Beckfield, Katherine Schneider, Robin J. Leary, Heather DeLuka, Jodi Lepsch, Tami Schraufnagel, Kimberly Cronk, Missy Christopherson
1 Absent: Supervisor Kyle Johnson

BUDGET DELIBERATIONS CONT.

The two budget books were further reviewed and discussed by the board.

The following supervisory amendments to the 2022 Budget (received by the County Administrator) were discussed and acted upon:

1. **F&B-01:** Use American Rescue Plan Act (ARPA) dollars instead of bonding for all General Government capital projects. These projects include \$1,282,000 for maintenance on county buildings, \$441,938 for technology infrastructure maintenance and replacements, and \$196,500 for technology application enhancements.

On a motion by Supervisor Chilson, seconded by Supervisor Folstad, the amendment failed via roll call vote as follows:

11 Ayes : Supervisors Pagonis, Hoekstra, Zook, Chilson, Sisk, Myren, Geboy, Vue, Wilke, Folstad, Beckfield
17 Noes: Supervisors Meyer, Babb, Knight, Coffey, Otto, Russell, Gatlin, Smiar, Hirsch, Dunning, Schneider, Leary, DeLuka, Lepsch, Schraufnagel, Cronk, Christopherson
1 Absent: Supervisor Johnson

2. **F&B-02:** Use American Rescue Plan Act (ARPA) dollars instead of bonding for all Culture & Recreation capital projects. These projects include \$100,000 for contracted capital improvements at Beaver Creek Reserve and \$1,105,698 for updates and maintenance at county Parks.

On a motion by Supervisor Schraufnagel, seconded by Supervisor Folstad, the amendment was approved via roll call vote as follows:

17 Ayes : Supervisors Meyer, Knight, Pagonis, Hoekstra, Zook, Chilson, Sisk, Myren, Otto, Geboy, Vue, Wilke, Folstad, Beckfield, DeLuka, Schraufnagel, Christopherson
11 Noes: Supervisors Babb, Coffey, Russell, Gatlin, Smiar, Hirsch, Dunning, Schneider, Leary, Lepsch, Cronk
1 Absent: Supervisor Johnson

3. **F&B-03:** Use American Rescue Plan Act (ARPA) dollars instead of bonding for all Conservation & Economic Development capital projects. These projects include \$332,300 for lake rehabilitation projects (including the Skid Row project at Lake Eau Claire), \$40,000 for aerial photos and trail signage, and \$86,000 for equipment replacements.

On a motion by Supervisor Schraufnagel, seconded by Supervisor Myren, the amendment was approved via call vote as follows:

15 Ayes : Supervisors Meyer, Knight, Pagonis, Hoekstra, Zook, Chilson, Sisk, Myren, Geboy, Vue, Wilke, Folstad, Beckfield, DeLuka, Schraufnagel
13 Noes: Supervisors Babb, Coffey, Otto, Russell, Gatlin, Smiar, Hirsch, Dunning, Schneider, Leary, Lepsch, Cronk, Christopherson
1 Absent: Supervisor Johnson

4. **F&B-04:** Remove the 1.0 FTE Culture & Relations Coordinator in the Human Resources Department and use the savings to fund Circuit Court Door Locks. The Circuit Court door locks are included in the Administrator's Recommended Budget in the capital improvement plan, to be funded by bond proceeds.

On a motion by Supervisor Leary, seconded by Supervisor Folstad, the amendment failed via roll call vote as follows:

6 Ayes : Supervisors Hoekstra, Zook, Sisk, Myren, Geboy, Folstad
22 Noes: Supervisors Meyer, Babb, Knight, Pagonis, Chilson, Coffey, Otto, Russell, Gatlin, Smiar, Hirsch, Vue, Dunning, Wilkie, Beckfield, Schneider, Leary, DeLuka, Lepsch, Schraufnagel, Cronk, Christopherson
1 Absent: Supervisor Johnson

5. **F&B-05:** Create 1.0 Jail Lieutenant and create four (4) 1.0 Patrol Deputies to be funded by unassigned general fund balance.

On a motion by Supervisor Leary, seconded by Supervisor Otto, the amendment was brought for discussion.

Offered amendment to F&B-05 amendment from Supervisor Wilkie

Supervisor Wilkie offered an amendment to the amendment requesting: After four (4) 1.0 Patrol Deputies insert; 2 FTE patrol deputies, effective Jan 2023, 1 FTE patrol deputy, effective July 2023, 1 FTE patrol deputy effective Oct 2023.

The amendment to the amendment was approved unanimously via roll call vote.

1 Absent: Supervisor Johnson

On a motion by Supervisor Leary, seconded by Supervisor Otto, the amendment as amended once, was approved via roll call vote as follows:

26 Ayes : Supervisors Meyer, Babb, Knight, Pagonis, Hoekstra, Zook, Chilson, Sisk, Myren, Coffey, Otto, Geboy, Russell, Gatlin, Smiar, Hirsch, Vue, Dunning, Wilkie, Folstad, Beckfield, Schneider, Leary, DeLuka, Lepsch, Schraufnagel

2 Noes: Supervisors Cronk, Christopherson

1 Absent: Supervisor Johnson

6. **F&B-06 :** Remove new 4.5 FTE in the Department of Human Services: 1.0 Social Worker – Crisis, 1.0 FTE Social Worker – Access, 1.0 FTE Records Supervisor/Manager, 1.0 FTE Peer Support Specialist, .5 FTE increase Data Specialist **B**, and to redistribute the duties to existing vacant positions

On a motion by Supervisor Folstad, seconded by Supervisor Gatlin, the amendment failed on a roll call vote as follows:

8 Ayes : Supervisors Hoekstra, Zook, Chilson, Sisk, Myren, Geboy, Folstad, Beckfield

19 Noes: Supervisors Meyer, Babb, Knight, Coffey, Otto, Russell, Gatlin, Smiar, Hirsch, Vue, Dunning, Wilkie, Schneider, Leary, DeLuka, Lepsch, Schraufnagel, Cronk, Christopherson

2 Absent: Supervisors Otto, Johnson

7. **F&B-07:** Reduce FTEs in the Department of Human Services so there is a net levy savings of \$250,000. The amendment further proposes that at least two of these FTE need to be at a supervisor/manager level, and that the final changes need to be approved by the Human Services board and implemented on or before January 1, 2023.

It was determined that no action could be taken on amendment F&B-07.

8. **F&B-08:** Decrease the contracted services budget in the Department of Human Services by \$110,000 for the Alia contract

Offered amendment to F&B-08 amendment from Supervisor Wilkie

Decrease the contracted services budget in the Department of Human Services by \$43,500 for the Alia contract

On a motion by Supervisor Wilkie, seconded by Supervisor Myren the amendment to the amendment failed via roll call vote as follows:

13 Ayes : Supervisors Pagonis, Hoekstra, Zook, Chilson, Sisk, Myren, Geboy, Russell, Vue, Wilkie, Folstad, Beckfield, Leary

14 Noes: Supervisors Meyer, Babb, Knight, Coffey, Gatlin, Smiar, Hirsch, Dunning, Schneider, DeLuka, Lepsch, Schraufnagel, Cronk, Christopherson

2 Absent: Supervisors Otto, Johnson

It was determined that no action could be taken on amendment F&B-08.

9. **F&B-09:** Grant \$2,000 to Project Lifesaver from unassigned general fund balance

On a motion by Supervisor Christopherson, seconded by Supervisor Wilkie, the amendment was approved unanimously via roll call vote.

2 Absent: Supervisors Otto, Johnson

10. **F&B-10:** Abolish .4 FTE Coon Fork Park Ranger and create 1.0 FTE Parks & Program Manager, to be

funded by unassigned general fund balance

On a motion by Supervisor Schraufnagel, seconded by Supervisor Leary, the amendment was approved via roll call vote as follows:

26 Ayes : Supervisors Meyer, Babb, Knight, Pagonis, Hoekstra, Zook, Chilson, Sisk, Myren, Coffey, Russell, Gatlin, Smiar, Hirsch, Vue, Dunning, Wilkie, Folstad, Beckfield, Schneider, Leary, DeLuka, Lepsch, Schraufnagel, Cronk, Christopherson

1 No: Supervisor Geboy

2 Absent: Supervisors Otto, Johnson

11. F&B-11: Create 1.0 FTE for a Network Analyst to focus on cybersecurity and data analytics to be funded from unassigned general fund balance

On a motion by Supervisor Hirsch, seconded by Supervisor Sisk, the amendment was approved unanimously via roll call vote.

2 Absent: Supervisors Otto, Johnson

**Item 12 moved down in the agenda per Chair Smiar*

13. Amendment by Supervisor Wilkie-13: Administration, contracted services summary, professional services, delete \$8,000-- page 1, insert \$8,000 into Eau Claire County Community Agency Funding Framework- allocate as followed to Eau Claire Housing Authority \$3,500, additional funding to Family Promise of the Chippewa Valley-\$1500, Sojourner House (Catholic Charities)\$1,500 and, Bolton Refuge House \$1,500

On a motion by Supervisor Wilkie, seconded by Supervisor Myren, the amendment was approved via roll call vote as follows:

25 Ayes : Supervisors Meyer, Babb, Knight, Pagonis, Zook, Chilson, Sisk, Myren, Coffey, Geboy, Russell, Gatlin, Hirsch, Vue, Dunning, Wilkie, Folstad, Beckfield, Schneider, Leary, DeLuka, Lepsch, Schraufnagel, Cronk, Christopherson

2 Noes: Supervisors Hoekstra, Smiar

2 Absent: Supervisors Otto, Johnson

14. Amendment by Supervisor Hoekstra-14: Removing staff position of Culture and Relations

Coordinator

Discussion addressed as F&B-02

No action taken.

15. Amendment by Supervisor Wilkie-15: Decrease supplies & equipment for County Board by \$1,000. Increase supplies & equipment for ADRC by \$1,000.

On a motion by Supervisor Wilkie, seconded by Supervisor Hirsch, the amendment was approved unanimously via roll call vote.

2 Absent: Supervisors Otto, Johnson

16. Amendment by Supervisor Zook-16: Increase the County Share of Refunded Taxes for a onetime chargeback of personal property taxes collectible from the following municipalities: Town of Washington \$38.49, Village of Fall Creek \$425.47, and City of Eau Claire \$964.35 for a total of \$1428.31

On a motion by Supervisor Chilson, seconded by Supervisor Sisk, the amendment was approved unanimously via roll call vote.

2 Absent: Supervisors Otto, Johnson

***12. F&B-12:** Increase Highway capital projects funded by bond proceeds by \$400,000 to a total amount of \$2,823,738

On a motion by Supervisor Sisk, seconded by Supervisor Zook, the amendment was approved via roll call vote as follows:

25 Ayes : Supervisors Meyer, Babb, Knight, Pagonis, Zook, Chilson, Sisk, Myren, Coffey, Geboy, Russell, Gatlin, Hirsch, Vue, Dunning, Wilkie, Beckfield, Leary, DeLuka, Lepsch, Schraufnagel, Cronk, Christopherson

2 Noes: Supervisors Folstad, Schneider

2 Absent: Supervisors Otto, Johnson

17. Amendment by Supervisor Chilson-17: Page 1- Eau Claire Community Agency Funding Framework - TRY Mediation Delete \$133,619, insert \$138,616. Page 140- County Board Overview of Revenues and Expenditures 05 -Supplies & Expenses decrease by \$4,997

On a motion by Supervisor Leary, seconded by Supervisor Christopherson, the amendment was approved unanimously via roll call vote.

2 Absent: Supervisors Otto, Johnson

18. Amendment by Supervisor Geboy-18: Economic Development request to increase Admin recommendation by \$20,000 to \$40,000 with funding coming from DHS Service Expenses & Equipment levy dollars.

On a motion by Supervisor Chilson, seconded by Supervisor Hoekstra, the amendment failed via roll call vote as follows:

10 Ayes : Supervisors Pagonis, Hoekstra, Zook, Chilson, Sisk, Myren, Geboy, Folstad, Beckfield, Leary

17 Noes: Supervisors Meyer, Babb, Knight, Coffey, Russell, Gatlin, Smiar, Hirsch, Vue, Dunning, Wilkie, Schneider, DeLuka, Lepsch, Schraufnagel, Cronk, Christopherson

1 Abstain: Supervisor Otto

1 Absent: Supervisor Johnson

19. Amendment by Supervisor Chilson-19: Add revenue \$200,000 to HWY dept revenue (01) tax levy, expenditure \$200,000 Hwy supplies & equipment. Decrease revenue \$200,000 from DHS tax levy.

On a motion by Supervisor Sisk, seconded by Supervisor Myren, the amendment failed via roll call vote as follows:

10 Ayes : Supervisors Hoekstra, Zook, Chilson, Sisk, Myren, Geboy, Wilkie, Folstad, Beckfield, Leary

18 Noes: Supervisors Meyer, Babb, Knight, Pagonis, Coffey, Otto, Russell, Gatlin, Smiar, Hirsch, Vue, Dunning, Schneider, DeLuka, Lepsch, Schraufnagel, Cronk, Christopherson

1 Absent: Supervisor Johnson

FINAL BUDGET RESOLUTION

Resolution 22-23/072 ADOPTING THE 2022 TAX LEVY AND 2023 EAU CLAIRE COUNTY BUDGET

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

23 Ayes : Supervisors Meyer, Babb, Knight, Pagonis, Hoekstra, Zook, Sisk, Myren, Coffey, Otto, Russell, Gatlin, Smiar, Hirsch, Vue, Dunning, Wilkie, Schneider, Leary, DeLuka, Lepsch, Schraufnagel, Christopherson

5 Noes: Supervisors Chilson, Geboy, Folstad, Beckfield, Cronk

1 Absent: Supervisor Johnson

Meeting was adjourned at 7:26 p.m.

Respectfully submitted,



Sue McDonald
County Clerk



Eau Claire
County Forest
Carbon Project

Concepts – What is a credit

- A credit or verified emission reduction (VER) is equal to 1 tonne (metric ton) of CO₂e emission.
 - CO₂e = carbon dioxide equivalent
 - This is the unit of trade for most of the world's carbon markets
- Another forest product, but different
 - Monetized through a set of systems and rules
 - Total VER (credits) in a project equal to the “additional” VER's above a baseline, not the total carbon in the forest

About Anew

- Oldest and largest carbon offset developer in North America (20+ years)
- Voted Environmental Finance's Best Project Developer (North America) and Best Offset Developer (California) for seven years running
- Dedicated forestry team: in-house finance, marketing, and legal experts, plus 25 professional foresters with unparalleled forest carbon experience

200+

Projects

20+

Project types

180+

Million tonnes
emission reductions

90+

Forest carbon projects
under management

4

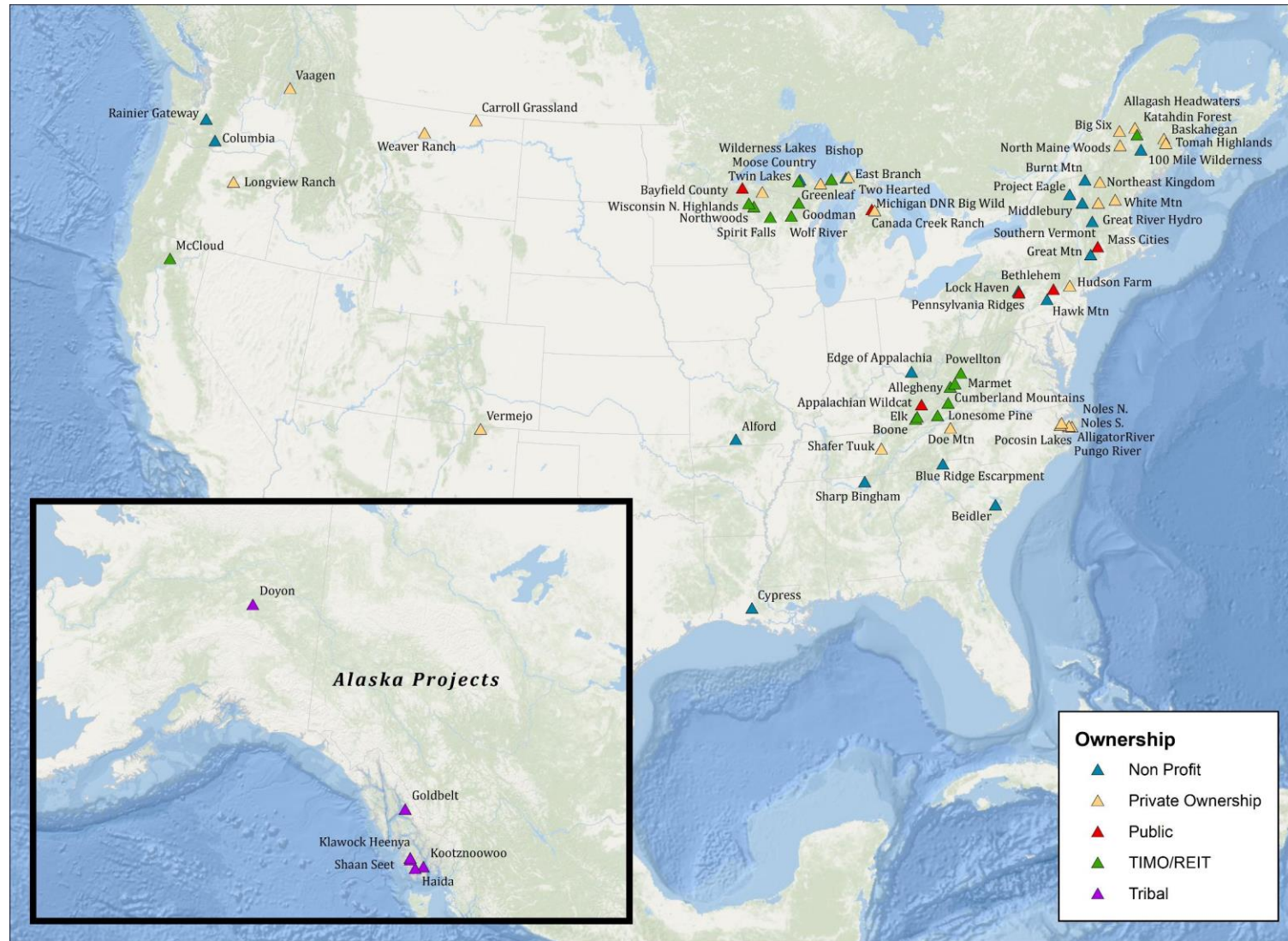
Million acres enrolled
in carbon projects

Notable Partnerships

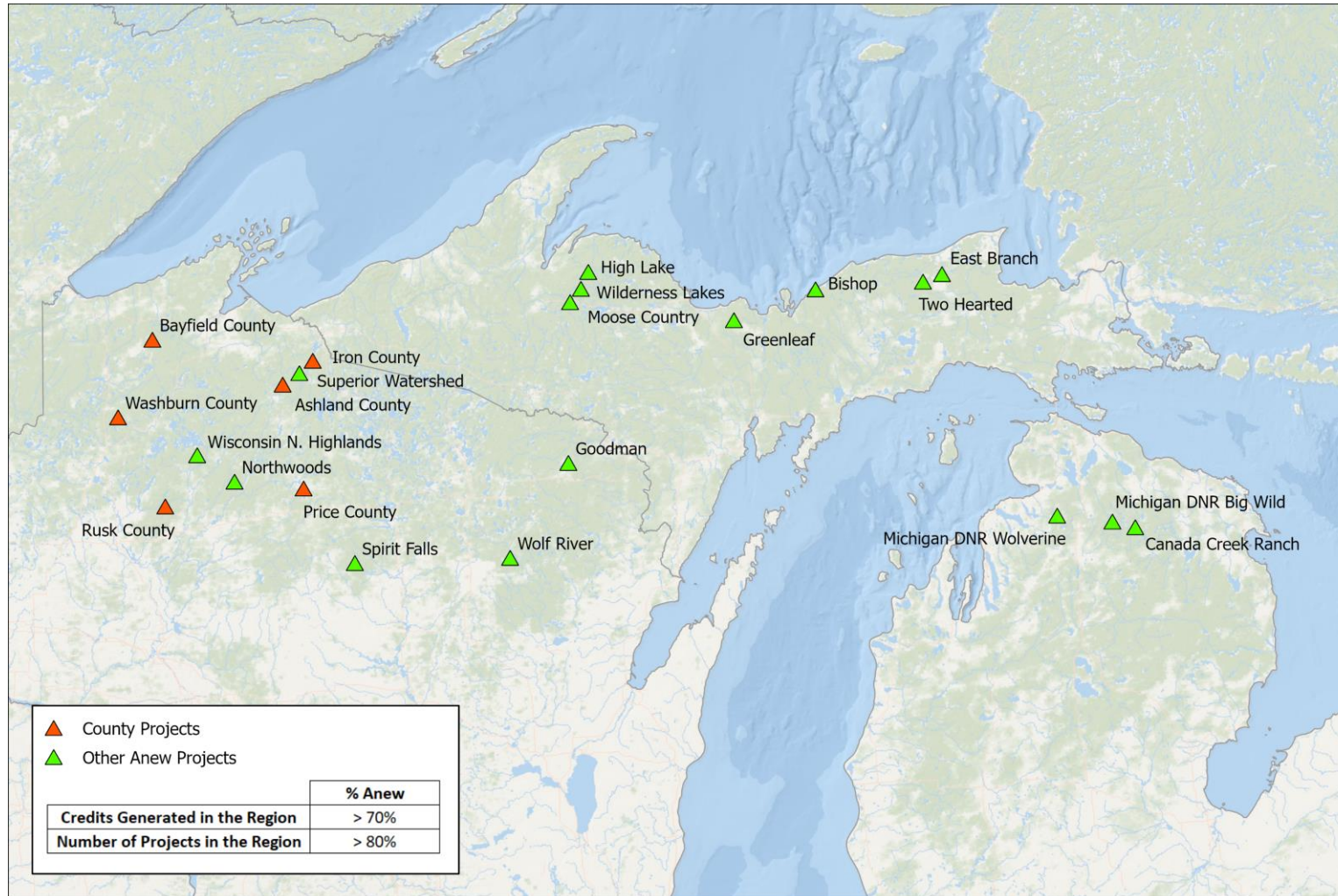
- **The Nature Conservancy**
- **Audubon**
- **6 Wisconsin Counties**
- **Michigan DNR**
- **The Forestland Group**
- **Campbell Global**
- **And more**



Anew Forestry Project Map



Anew MI & WI Forest Carbon Projects



www.anewclimate.com

anew

Project Development Process

www.anewclimate.com

anew

Anew Services

CREDIT MARKETING

- 1 Project Feasibility Analysis
- 2 Contracting And Listing
- 3 Inventory
- 4 Modeling And Documentation
- 5 Verification
- 6 Credit Registration And Issuance
- 7 Credit Sale

Development Timeline



INITIAL DEVELOPMENT PERIOD (MONTHS)

STAGE	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
0 Establishment of ACR Account & Project Listing	█																	
1 Forest Carbon Inventory		█	█	█														
Inventory Sampling Design		█																
Inventory Field Work				█	█													
Data Cleaning					█													
2 Credit Marketing & Contracting		█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
3 Carbon Calculations					█	█	█											
Project Growth and Yield Modeling					█													
Baseline Scenario Modeling						█												
Quantification of Carbon Offset Generation							█											
4 Project Document Drafting								█	█	█	█							
5 Third Party Verification												█	█	█	█			
Project Orientation and Document Submittal												█						
Site Audit													█					
Responses to Verifier Questions/Findings														█	█			
6 Registration															█	█	█	█
Verification Report Reviewed by Registry															█			
Respond to Registry Questions/Findings																█	█	
Credit Issuance																		█
Credit Sale Execution																		█

Anew Clients



Landowner Obligations

- **Harvesting should not exceed growth**
- **Must maintain certification (FSC, SFI, ATFS)**

	Monitoring Obligations
Verification	5
Inventory	10
Reporting	Annually
Monitoring Period	40

Buffer Contributions

- **ACR requires projects contribute offset credits to a collective insurance “buffer pool” as a backstop against unintentional carbon loss due to natural disaster**
- **Default number of credits ~18% of the project’s total credit generation volume**
- **Credits can come from any ACR approved offsets generated within the last 5 years**
 - Using non-forest offsets can improve project economics and make the buffer pool more robust

Carbon & Revenue Projections

www.anewclimate.com

anew

Credit Revenue Projections

Date	Volume Sold	Avg. Price	Total Expense	Eau Claire County Revenue*
2022	99,000	\$17	(\$181,786)	\$984,850
2023	99,000	\$18	(\$29,836)	\$1,155,243
2024	99,000	\$19	(\$29,837)	\$1,211,672
2025	99,000	\$20	(\$29,837)	\$1,268,102
2026	99,000	\$21	(\$29,837)	\$1,324,532
2027	99,000	\$22	(\$108,387)	\$1,322,049
2028	60,000	\$24	(\$23,209)	\$926,393
2029	20,000	\$32	(\$16,406)	\$413,695
2030	20,000	\$33	(\$16,406)	\$425,095
2031	20,000	\$34	(\$16,407)	\$436,495
TOTAL	714,000		(\$481,950)	\$9,468,128

**2032-2061
Credits Issued:
600,000**

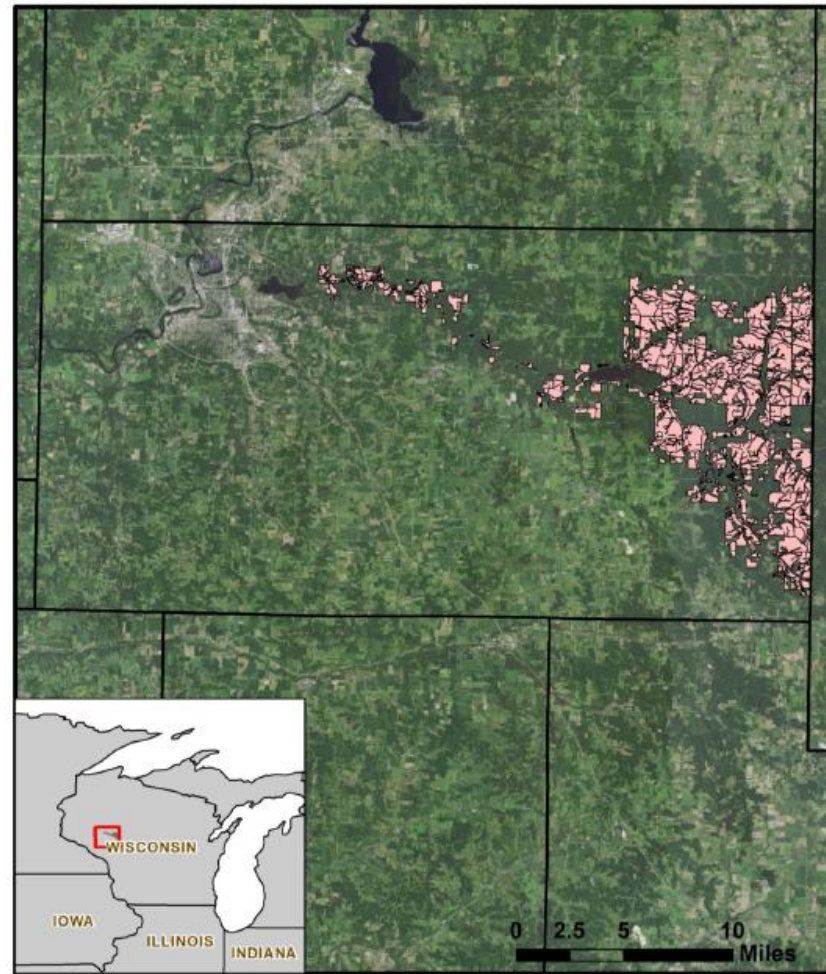
*Based on 75% share of post expense revenue generated from credit sales.

Wisconsin County Forests

COUNTY CARBON CREDIT PROJECT TRACKING						As of: September 2022
County	Credits Sold (Y/N)	Under Contract? (Y/N)	If yes, with whom?	Currently Considering Proposals? (Y/N)	Thinking about it?	Acres Enrolling
Ashland		Y	Anew			36,000
Barron					N	
Bayfield		Y	Anew			159,656
Burnett				Y		0
Chippewa			Anew	Y		26,000
Clark					N	
Douglas				Y		
Eau Claire				Y		37,000
Florence		N	Anew	Y		30,000
Forest					N	
Iron		Y	Anew			150,500
Jackson					Y	
Juneau					N	
Langlade				Y		101,000
Lincoln				Y		
Marathon				Y		23,277
Marinette						
Monroe					N	
Oconto					N	
Oneida					N	
Polk					N	
Price		Y	Anew			70,000
Rusk		Y	Anew			78,000
Sawyer				Y		95,900
Taylor				Y		15,500
Vernon					N	
Vilas					Y	
Washburn		Y	Anew			122,553
Wood					N	
		616,709				

Only 3 Counties with forests greater than 20,000 acres are not currently thinking about enrolling into a Carbon project.

Eau Claire County Forest Carbon Project



EAU CLAIRE COUNTY CARBON OPPORTUNITY SUMMARY AND PROPOSAL

Bluesource LLC
October 21, 2021

Next Steps



Authorization by Parks and Forest Committee to move forward with carbon credit program



Negotiate and Sign Contract- County Board approval



Credits hit voluntary market in 18-24 months



Revenue begins in Fall of 2024

Revenue from Credit Sales



USE TO SUPPORT GROWTH OF THE
COUNTY FOREST



SUSTAINABLE PURCHASES TO
SUPPORT 2050 CARBON NEUTRAL
GOAL



REAL BENEFIT ONLY COMES IF WE USE
THE FUNDS TO SUPPORT OTHER
CARBON REDUCING ACTIVITIES

Emergency Management Background

2.0 FTE 1 person On-call 24/7/365

Makes sure the county is prepared for, able to respond to, and recover from manmade, technological, and natural disasters

Real World Events since 2016 that EM has assisted with:

Wildfires, Flooding, Record snowfall, blizzard, tornado, multi-vehicle pileups, music fests, Farm Tech Days, COVID-19

Plans Updated:

Continuity of Operations/Continuity of Government (about to start revision with COVID-19 lessons learned)

All-Hazard Mitigation Plan (about to start required revision)

Emergency Operations Plan (revised annually)

Hazardous Materials Off-site Response Plans for about 30 businesses (10 done annually)

Municipal Emergency Operations Plans (created a template guide for municipalities to complete their Plan in accordance with WI Statute 323.14.b)

Leadership:

Staff is on the Board of Directors for Disaster Ready Chippewa Valley

Staff is on the Board of Directors for Wisconsin Emergency Management Association

Staff is helping lead the process to create a regional Incident Management Team for Northern Wisconsin

Staff participate on multiple subcommittees advancing emergency management

EM Coordinator Esh is the only person in Wisconsin recognized by the International Association of Emergency Managers to assist individuals pursuing the highest qualifications in the field

Partnerships:

Agreement with the Cities of Altoona and Eau Claire to provide an emergency notification system county-wide

Eau Claire County Fire Chiefs Association to pursue grant funding for a new mobile command post

Work with the Eau Claire Amateur Radio Club (ARES/RACES team) to get grant funding for redundant communications equipment for our new emergency operations center

Upcoming Projects:

Multiple mitigation projects will improve public safety

Active Shooter training regionally (we were awarded a grant to provide this)



Local Event

Levels of Emergency Management



Police
Fire
EMS
Local EM



County
Emergency
Management



WI
Emergency
Management



FEMA

OCEM

Emergency Management Training and Exercises

TYLER ESH, CEM®

EMERGENCY MANAGEMENT COORDINATOR

Training and Exercises



WISCONSIN PUBLIC PRIVATE PARTNERSHIP SUMMIT

Eau Claire, Wisconsin

Save The Date



October 25-26, 2022

Join members of the private and public sector, volunteer organizations, faith-based communities, and emergency management to discuss disaster resilience in the State of Wisconsin. The October 26 Summit is FREE, and lunch will be provided. A free training class is also being offered on October 25.

EVENT CONTACT

Laura Reinke
608-640-8720

- ▶ Training: Courses done in a classroom setting
- ▶ Exercises: Scenarios done in a collaborative manner



Exercises Done in 2022

Tabletop and Full-Scale/Drill with Altoona Fire & Police for active shooter

Tabletop and Full-Scale Airport Exercise

Tabletop and Functional Exercises with City of EC for dam failure

What it takes to Develop Exercises

Depending on type of exercise, 3-12 months of planning

Tabletop Exercises

- Discussion-based
- 3 months of planning

Functional Exercises

- Usually field (or EOC) based
- 3-6 months of planning

Full-Scale Exercises

- Use of equipment
- Most staff needed
- Likely volunteers
- 12+ months of planning

What Goes into Planning Exercises (Initial Planning Meeting)



IDENTIFICATION OF EXERCISE PLANNING TEAM



DISCUSS LEVEL OF EXERCISE (OR MULTIPLE EXERCISES) DESIRED



IDENTIFY HAZARD



REVIEW NEED/REASON FOR EXERCISE



IDENTIFY CAPABILITIES TO TEST



Update where exercise planner is in the process



Review and edit draft Master Scenario Exercise List (MSEL)



Discuss need for volunteers (if any)

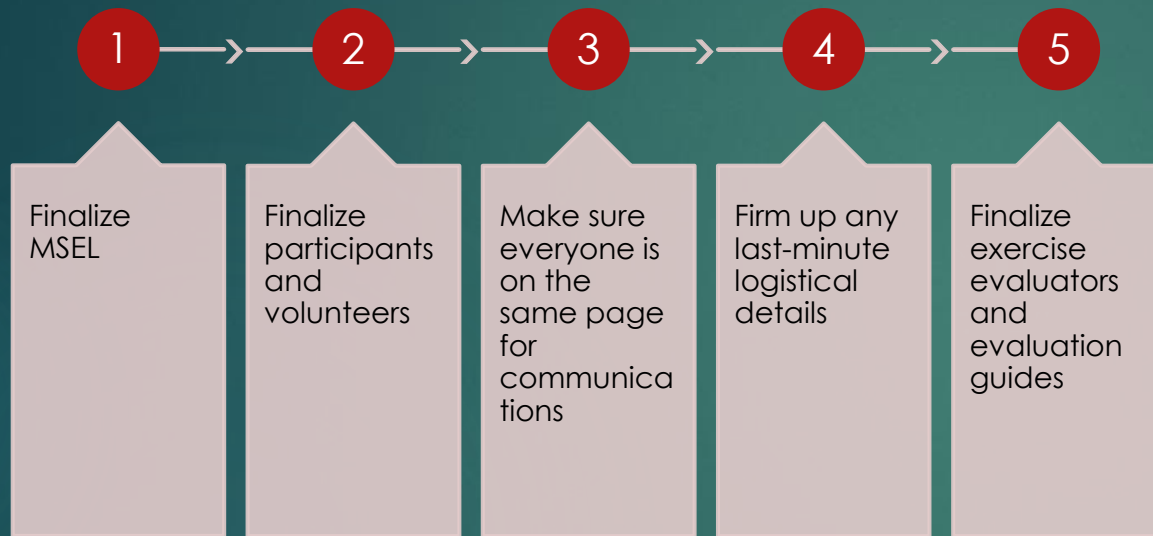


Make sure capabilities align with exercise and MSEL

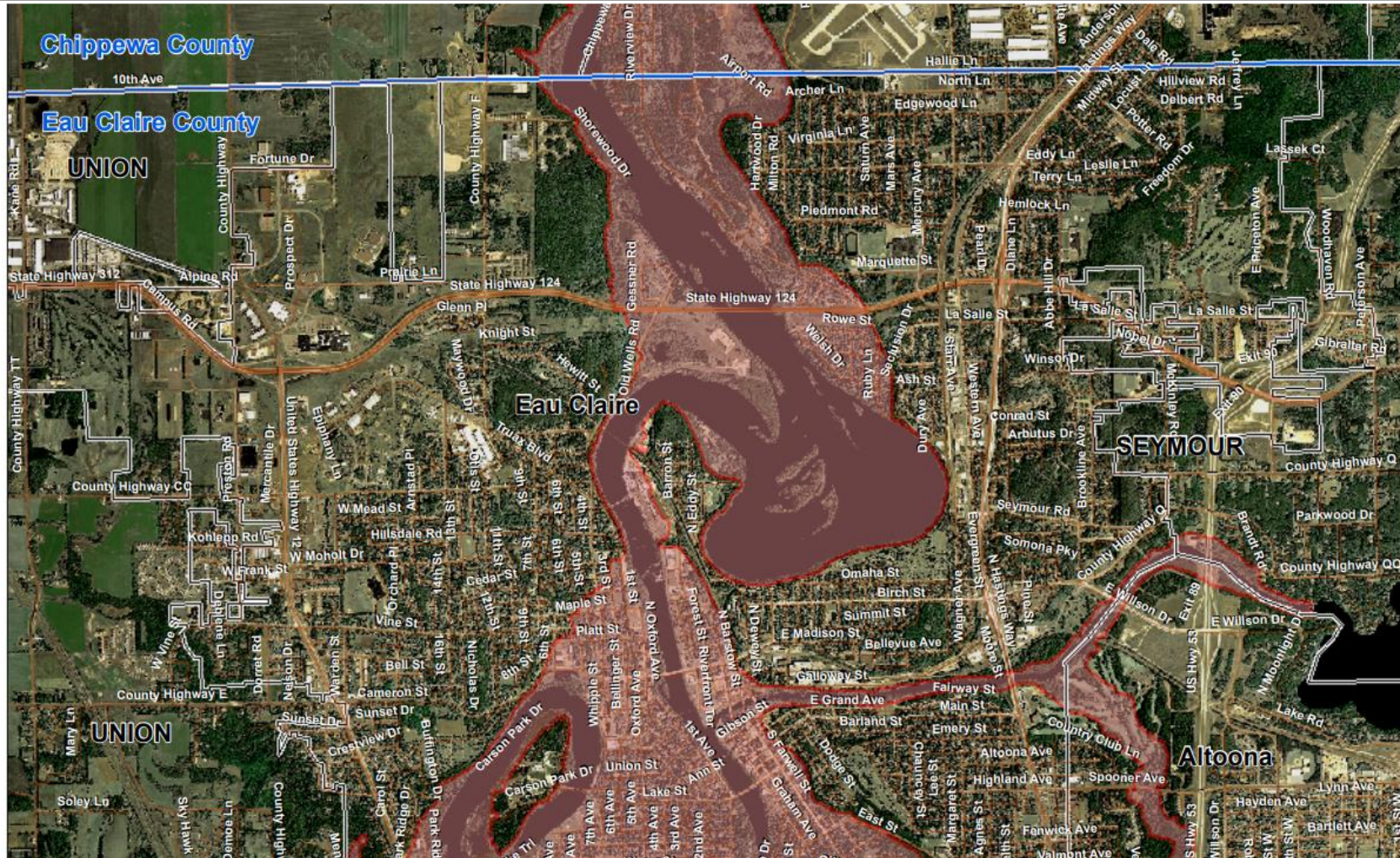


Start recruiting agencies to participate

What Goes Into Exercise (Mid-Planning Meeting)

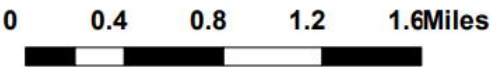


What Goes into Exercise (Final Planning Meeting)



Legend

- ★ Dam Location
- County Boundary
- Town Boundary
- Wissota Inundation



NOTE: The limits of flooding shown on this map are approximate and should only be used solely as a guideline for establishing evacuation zones. The actual evacuation zones may be greater or smaller than the flooded areas shown on the map. Actual evacuation zones should be

Dam Failure Map

Key Lessons Learned in FY22

Large Scale Incident Command and Unified Command require more training

Patient care in mass casualty incidents require additional training

Emergency Operations Center/employee roles in disaster trainings are frequently requested but not taken advantage of

There's a major desire for more disaster exercises but not as much of the normal trainings we provide

Steps to Remedy Issues

- ▶ Integrated Preparedness Plan
- ▶ Upcoming Training and Exercises
- ▶ New Equipment



Questions

- ▶ Thank you for your time!
- ▶ Tyler Esh
 - ▶ Tyler.esh@eauclairecounty.gov
 - ▶ 715-839-4736
 - ▶ @EauClaireCoEM (Twitter)
 - ▶ Eau Claire County Emergency Management (Facebook)
 - ▶ @eauclaireco.em (Instagram)

Eau Claire County
2022 Fund Balance Analysis (Unaudited)
Estimated December 31, 2022 - at 11.23.22

2022 Estimated General Fund Balance Unassigned Summary

General Fund Balance Unassigned at 1/01/2021	\$ 19,080,457
Net 2022 Estimated Department Activity (Detail Below)	1,617,246
2023 Adopted General Fund Balance Assigned	<u>(1,082,050)</u>
Estimated 2022 Ending General Fund Balance Unassigned	<u>\$ 19,615,653</u>

2023 Budgeted General Fund Expenditures	\$ 42,309,480
% of Unassigned General Fund Balance to General Fund Expenditures	46.36%

Net Increase/(Decrease) in Unassigned Fund Balance	\$ 535,196
Percentage Change in Unassigned Fund Balance YTY	3.00%

Fund Balance Policy References

Minnimum General Fund Unassigned - 20% of next year general fund expenditures	\$ 8,461,896
Projected 2023 Debt Service Payment	<u>\$ 15,886,917</u>
Target General Fund Unassigned - 30% of next year general fund expenditures	\$ 12,692,844

2022 General Fund Balance Activity Detail

	2022 Preliminary Activity*	2023 Budget Impacts
Unassigned General Fund Balance, 12/31/21	\$ 17,857,024	\$ -
Assigned Fund Balance in 2022 Budget released for 2022 activity	<u>1,223,433</u>	
Adjusted Unassigned Fund Balance, 01/01/22	\$ 19,080,457	

Net 2022 Estimated Department Activity - Surplus/(Deficit) - Most Likely Scenario

Administration	43,735	
Child Support	13,279	
Circuit Courts	11,704	
Clerk of Courts	199,951	
Corporation Counsel	8,050	
County Board	(3,230)	
County Clerk	19,139	
Criminal Justice Services	22,500	
District Attorney	(11,612)	
Extension	3,398	
Facilities	36,494	
Finance	77,560	
Human Resources	38,946	
Human Services	4,682	
Information Systems	56,352	(114,154)
Nondepartmental	1,902,383	(302,000)
Parks & Forest	89,318	(126,102)
Planning & Development	61,511	(20,831)
Register in Probate	568	
Register of Deeds	171,407	
Sheriff	533,668	(518,963)
Treasurer	334,303	
Veterans	(96,861)	
2022 Capital Project Allocation (resolution 22-23/056)	<u>(1,900,000)</u>	

Net 2022 Estimated Department Activity and 2023 Budget Impacts **1,617,246 (1,082,050)**

Estimated General Fund Unassigned, End of Year 12/31/22 **\$ 20,697,703 \$ (1,082,050)**

Net Estimated General Fund Unassigned Estimate at 12/31/22 With 2023 Budget **\$ 19,615,653**

Notes

*The 2022 estimates are based on data/estimates provided as of 11/18/22 by departments as the most likely scenario. The range of estimates was Best Case - \$5.6M surplus to Worst Case \$2.4M deficit.

TO: Honorable Eau Claire County Board of Supervisors
FROM: Finance Department
DATE: December 6, 2022
SUBJECT: October 2022 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 2022.

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

VENDOR NAME	AMOUNT	DESCRIPTION
J & F FACILITY SERVICES INC	11,714.13	MONTHLY JANITORIAL JAIL/3RD/DHS/AG/HWY
AT&T MOBILITY LLC	8,397.02	FirstNet Monthly Bill
AT&T MOBILITY LLC	3,505.05	Monthly FirstNet Bill
AT&T MOBILITY LLC Total	11,902.07	
ANDREWS TECHNOLOGY HMS INC	17,520.00	Annual Software Oct 22-Sep 23
ANDREWS TECHNOLOGY HMS INC	4,200.00	Annual Software Oct 22-Sep 23
ANDREWS TECHNOLOGY HMS INC	4,200.00	Annual Software Oct 22-Sep 23
ANDREWS TECHNOLOGY HMS INC Total	25,920.00	
THE JAMAR COMPANY	2,110.74	INSTALLED TWO NEW SENSORS ON TOWER
THE JAMAR COMPANY	7,212.08	HVAC PM MONTHLY BILLING
THE JAMAR COMPANY	3,798.83	HVAC SERVICE BILLING
THE JAMAR COMPANY	2,124.11	INSTALL GAS VALVE ON WATER HEATER KITCHEN
THE JAMAR COMPANY	246.08	HVAC PM MONTHLY BILLING
THE JAMAR COMPANY	130.25	HVAC SERVICE BILLING
THE JAMAR COMPANY Total	15,622.09	
CORRECTIONAL HEALTHCARE COMPANIES LLC	63,539.00	Monthly Medical 11/1-30/22
CORRECTIONAL HEALTHCARE COMPANIES LLC	4,433.69	Monthly Mental Health 11/1-30/22
CORRECTIONAL HEALTHCARE COMPANIES LLC Total	67,972.69	
LUTHERAN SOCIAL SERVICES INC	52,000.00	Sept 2022 CTC Services
JOHNSON CONTROLS FIRE PROTECTION LP	14,630.00	ANNUAL FIRE ALARM SERVICE
JOHNSON CONTROLS FIRE PROTECTION LP	985.00	AG SERVICE AGREEMENT ON FIRE ALARMS
JOHNSON CONTROLS FIRE PROTECTION LP Total	15,615.00	
XCEL ENERGY	49,202.99	COURTHOUSE/JAIL ELECTRIC
XCEL ENERGY	9,498.27	COURTHOUSE/JAIL GAS
XCEL ENERGY Total	58,701.26	
CLIFF PROPERTIES LLC	70,556.88	Partial Release-Financial Assurance
AXCEL TECHNOLOGY LLC	35,625.00	Brickstor SP CyberStorage Security
GRANICUS	18,940.10	ClearCaster & granicus Services
GRANICUS	640.00	Domain Name Change
GRANICUS Total	19,580.10	
OPG-3 INC	15,501.32	Laserfiche Annual Support
OPG-3 INC	10,307.47	Laserfiches Annual Support
OPG-3 INC Total	25,808.79	

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VENDOR NAME	AMOUNT	DESCRIPTION
DUNN COUNTY FINANCE	26,487.83	Sept 2022 ME Fees
DUNN COUNTY FINANCE	22,572.58	August 2022 ME Fees
DUNN COUNTY FINANCE Total	49,060.41	
CITY OF EAU CLAIRE TREASURER	83,989.13	October-2022 monthly payment
EAU CLAIRE CITY COUNTY HEALTH DEPARTMENT TRY INC	111,181.75	October-2022 monthly payment
DEPARTMENT OF ADMINISTRATION	33,404.75	Q4-2022 quarterly payment
MIDWEST VALVE SERVICES LLC	26,899.24	VAWA Pros Salary SFY 23-1st QTR
	19,307.74	Altoona Dam repair per quote N-454251
DELTA DENTAL PLAN OF WISCONSIN INC	3,419.42	Delta Vision Oct-2022
DELTA DENTAL PLAN OF WISCONSIN INC	(6.10)	Delta Vision Oct-2022
DELTA DENTAL PLAN OF WISCONSIN INC	28,412.95	Delta Dental Oct-2022
DELTA DENTAL PLAN OF WISCONSIN INC	61.80	Delta Dental Oct-2022
DELTA DENTAL PLAN OF WISCONSIN INC Total	31,888.07	
UNITED STATES TREASURY	37,405.32	Federal Tax Payment 10.07.22
UNITED STATES TREASURY	99,358.41	Federal Tax Payment 10.07.22
UNITED STATES TREASURY	159,939.24	Federal Tax Payment 10.07.22
UNITED STATES TREASURY Total	296,702.97	
NATIONWIDE RETIREMENT SOLUTIONS INC	16,639.36	457(b) EE contributions - 10/07/2022 PR
NATIONWIDE RETIREMENT SOLUTIONS INC	5,207.23	457(b) EE contributions - 10/07/2022 PR
NATIONWIDE RETIREMENT SOLUTIONS INC Total	21,846.59	
STATE OF WISCONSIN	52,541.45	State Tax Payment 09.23.22
UNITED STATES TREASURY	37,560.74	Federal Tax Payment 10.21.22
UNITED STATES TREASURY	160,604.54	Federal Tax Payment 10.21.22
UNITED STATES TREASURY	101,991.92	Federal Tax Payment 10.21.22
UNITED STATES TREASURY Total	300,157.20	
SECURIAN FINANCIAL GROUP INC	12,253.42	EE Life Insurance Premiums - Nov 2022
STANDARD INSURANCE COMPANY	3,277.14	EE Dis/Acc/CI Premiums Sept-2022
STANDARD INSURANCE COMPANY	22,432.90	EE Dis/Acc/CI Premiums Sept-2022
STANDARD INSURANCE COMPANY	2,755.14	EE Dis/Acc/CI Premiums Sept-2022
STANDARD INSURANCE COMPANY Total	28,465.18	
WEALTHCARE SAVER	27,212.17	HSA EE contributions - 10/21/2022 PR
NATIONWIDE RETIREMENT SOLUTIONS INC	16,643.22	457(b) EE contributions - 10/21/2022 PR
NATIONWIDE RETIREMENT SOLUTIONS INC	4,282.23	457(b) EE contributions - 10/21/2022 PR
NATIONWIDE RETIREMENT SOLUTIONS INC Total	20,925.45	
US BANK	118,944.30	Pcard payment 09/21-10/20/22
STATE OF WISCONSIN	50,261.26	State Tax Payment 10.07.22
TOTAL FUND 100: GENERAL FUND	1,696,059.09	

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VENDOR NAME	AMOUNT	DESCRIPTION
FUND 205: HUMAN SERVICES		
CAILLIER CLINIC INC	190.00	THERAPEUTIC RESOURCES DSO CA
CAILLIER CLINIC INC	19,133.75	COUNSELING & THERAPEUTIC RESOURCES TSSF
CAILLIER CLINIC INC	23,928.75	COUNSELING & THERAPEUTIC RESOURCES CA
CAILLIER CLINIC INC Total	43,252.50	
HILLVIEW HOME LLC	6,600.00	ADULT FAMILY HOME MI CA
HILLVIEW HOME LLC	5,115.00	AFH MI APS CA
HILLVIEW HOME LLC Total	11,715.00	
LUTHERAN SOCIAL SERVICES INC	1,051.20	UA/BA C&F CRISIS TSSF
LUTHERAN SOCIAL SERVICES INC	3,978.65	CCS SERVICE ARRAY
LUTHERAN SOCIAL SERVICES INC	7,624.87	CCS SERVICE ARRAY - CHILDREN
LUTHERAN SOCIAL SERVICES INC	193.28	INPATIENT AODA CA
LUTHERAN SOCIAL SERVICES INC	9,895.86	UA/BA C&F CA
LUTHERAN SOCIAL SERVICES INC	1,758.46	TSSF DRUG TESTING
LUTHERAN SOCIAL SERVICES INC Total	24,502.32	
COOPERATIVE EDUCATIONAL SERVICE AGENCY	4,320.00	B-3 SERV COORDINATION
COOPERATIVE EDUCATIONAL SERVICE AGENCY	4,320.00	B-3 SERV COORDINATION CA
COOPERATIVE EDUCATIONAL SERVICE AGENCY	1,940.00	EARLY CHILDHOOD TEACHER
COOPERATIVE EDUCATIONAL SERVICE AGENCY Total	10,580.00	
BROTOLOC INC	11,171.25	CBRF MI CSP COMM MH
BROTOLOC INC	7,342.50	CBRF MI APS CA
BROTOLOC INC Total	18,513.75	
CAILLIER CLINIC INC	4,052.50	COUNSELING & THERAPEUTIC RESOURCES CA
CAILLIER CLINIC INC	831.25	COUNSELING & THERAPEUTIC RESOURCES TSSF
CAILLIER CLINIC INC	11,667.74	CCS SERVICE ARRAY - CHILDREN
CAILLIER CLINIC INC	237.50	THERAPEUTIC RESOURCES DSO CA
CAILLIER CLINIC INC Total	16,788.99	
LUTHERAN SOCIAL SERVICES INC	1,030.28	COUNSELING & THERAPEUTIC RESOURCES CA
LUTHERAN SOCIAL SERVICES INC	1,168.75	MANAGED CARE INITIATIVE
LUTHERAN SOCIAL SERVICES INC	3,887.44	THERAPEUTIC RESOURCES DSO CA
LUTHERAN SOCIAL SERVICES INC	1,270.52	CCS SERVICE ARRAY
LUTHERAN SOCIAL SERVICES INC	2,205.84	FAMILY PRESERVATION PROF CF CA
LUTHERAN SOCIAL SERVICES INC	1,102.12	FAMILY PRESERVATION PARA CA
LUTHERAN SOCIAL SERVICES INC	276.50	PARENTING SERVICES
LUTHERAN SOCIAL SERVICES INC Total	10,941.45	
CARA HELMER	7,650.00	BH CLINIC - SEPT
CARA HELMER	2,550.00	CSP - SEPT
CARA HELMER Total	10,200.00	
ANGELA TRAPANI	16,762.50	SEPT SERVICES
FORWARD HOME FOR BOYS LLC	4,050.00	GROUP HOME CF CA (POSITIVE ALTERNATIVES
FORWARD HOME FOR BOYS LLC	7,977.60	GROUP HOME CF CA (POSITIVE ALTERNATIVES
FORWARD HOME FOR BOYS LLC Total	12,027.60	

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VENDOR NAME	AMOUNT	DESCRIPTION
LUTHERAN SOCIAL SERVICES INC	2,195.10	TREATMENT FOSTER CARE (VARIOUS)
LUTHERAN SOCIAL SERVICES INC	2,195.10	TREATMENT FOSTER CARE (VARIOUS)
LUTHERAN SOCIAL SERVICES INC	2,195.10	TREATMENT FOSTER CARE MI CLTS
LUTHERAN SOCIAL SERVICES INC	19,238.70	RCC CF CA
LUTHERAN SOCIAL SERVICES INC Total	25,824.00	
KASSIA E MYERS	8,000.00	FOSTER CARE DD CLTS
KASSIA E MYERS	556.00	FOSTER CARE DD CLTS
KASSIA E MYERS	460.00	FOSTER CARE DD CLTS
KASSIA E MYERS	984.00	FOSTER CARE DD CLTS
KASSIA E MYERS Total	10,000.00	
NORTHWEST PASSAGE LTD	15,180.00	RCC CF CA
TOMORROWS CHILDREN	12,750.00	RCC CF CA
CHILED A INSTITUTE INC	20,393.70	RCC CF CA
YOUTH OPPORTUNITY INVESTMENTS LLC	15,750.00	RCC DSO YA
LUTHERAN SOCIAL SERVICES INC	1,106.46	UA/BA MH CT TAD GRANT
LUTHERAN SOCIAL SERVICES INC	7,129.75	SUPERVISED VISITS CA
LUTHERAN SOCIAL SERVICES INC	2,317.97	CCS SERVICE ARRAY
LUTHERAN SOCIAL SERVICES INC	13,432.10	CCS SERVICE ARRAY - CHILDREN
LUTHERAN SOCIAL SERVICES INC	1,243.59	UA/BA DRUG CT TAD GRANT
LUTHERAN SOCIAL SERVICES INC	106.69	UA/BA VETS CT TAP
LUTHERAN SOCIAL SERVICES INC	1,342.22	UA/BA AIM CT TAD GRANT
LUTHERAN SOCIAL SERVICES INC Total	26,678.78	
MYSTIC CREEK LLC	11,250.00	ADULT FAMILY HOME MI CA
NEW HOPE HALLIE INC	8,723.00	CBRF CRS R&B CSP CA
NEW HOPE HALLIE INC	12,870.00	CBRF MI CA
NEW HOPE HALLIE INC Total	21,593.00	
ROOTS RESIDENTIAL AFH LLC	19,500.00	ADULT FAMILY HOME MI CA
ROOTS RESIDENTIAL AFH LLC	18,562.50	AFH MI CRISIS CRS
ROOTS RESIDENTIAL AFH LLC	750.00	AFH R&B CRISIS CRS
ROOTS RESIDENTIAL AFH LLC Total	38,812.50	
EAU CLAIRE CITY COUNTY HEALTH DEPARTMENT	18,849.00	2022 SUPPLEMENT FUNDING 3/2022 - 12/2022
LUTHERAN SOCIAL SERVICES INC	4,773.84	SEPT SERVICES
LUTHERAN SOCIAL SERVICES INC	11,416.67	SEPT SERVICES
LUTHERAN SOCIAL SERVICES INC Total	16,190.51	
BROTOLOC INC	675.00	AFH R&B CRISIS CRS
BROTOLOC INC	12,210.00	CBRF MI CSP CRS
BROTOLOC INC	3,852.00	AFH MI CRISIS CRS
BROTOLOC INC	7,951.80	AFH MI CSP CRS
BROTOLOC INC	675.90	AFH CRS R&B CSP CA
BROTOLOC INC	1,362.00	CBRF CRS R&B CSP CA
BROTOLOC INC Total	26,726.70	

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

VENDOR NAME	AMOUNT	DESCRIPTION
CAILLIER CLINIC INC	26,274.03	CCS SERVICE ARRAY - CHILDREN
CAILLIER CLINIC INC	283.36	CCS SERVICE ARRAY
CAILLIER CLINIC INC	2,422.50	COUNSELING & THERAPEUTIC RESOURCES TSSF
CAILLIER CLINIC INC Total	28,979.89	
LUTHERAN SOCIAL SERVICES INC	9,411.13	UA/BA C&F CA
LUTHERAN SOCIAL SERVICES INC	1,386.95	TSSF DRUG TESTING
LUTHERAN SOCIAL SERVICES INC	493.98	UA/BA C&F CRISIS TSSF
LUTHERAN SOCIAL SERVICES INC	610.22	CCS SERVICE ARRAY
LUTHERAN SOCIAL SERVICES INC Total	11,902.28	
NORTHWEST COUNSEL & GUIDANCE CLINIC INC	728.83	MOBILE SERV USAGE - 1171
NORTHWEST COUNSEL & GUIDANCE CLINIC INC	676.33	TRAIN/SUPERVISION - 1140
NORTHWEST COUNSEL & GUIDANCE CLINIC INC	45.57	MOBILE SERV MILEAGE - 1172
NORTHWEST COUNSEL & GUIDANCE CLINIC INC	17,596.93	NON-CCS PORTION
NORTHWEST COUNSEL & GUIDANCE CLINIC INC	12,523.00	PHONE FLAT RATE - 1160
NORTHWEST COUNSEL & GUIDANCE CLINIC INC	2,419.38	MOBILE FLAT RATE - 1170
NORTHWEST COUNSEL & GUIDANCE CLINIC INC Total	33,990.04	
SACRED HEART HOSPITAL	6,175.00	THERAPY SERVICES - AUG
SACRED HEART HOSPITAL	4,762.92	THERAPY SERVICES - SEPT
SACRED HEART HOSPITAL Total	10,937.92	
STATE OF WISCONSIN DEPT OF HEALTH SERV	359,970.00	CLTS MOE
TOTAL FUND 205: HUMAN SERVICES	\$ 881,062.43	
FUND 206: HUMAN SERVICES		
COUNTY OF BARRON	56,487.00	IM CONSORTIA - JUNE
COUNTY OF BURNETT	26,977.00	IM CONSORTIA - JULY
COUNTY OF CHIPPEWA	70,405.00	IM CONSORTIUM - JULY
COUNTY OF CHIPPEWA	52,708.00	IM CONSORTIUM - JUNE
COUNTY OF CHIPPEWA Total	123,113.00	
COUNTY OF DOUGLAS	67,096.00	IM CONSORTIUM - JULY
COUNTY OF DUNN	72,198.00	IM CONSORTIUM - JULY
COUNTY OF PIERCE	41,294.00	IM CONSORTIUM - JULY
COUNTY OF POLK DEPT OF HUMAN SERVICES	95,222.00	IM CONSORTIUM - JULY
COUNTY OF ST CROIX	67,324.00	IM CONSORTIUM - JULY
WASHBURN COUNTY	18,086.00	IM CONSORTIUM - JULY
TOTAL FUND 206: HUMAN SERVICES	\$ 567,797.00	

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VENDOR NAME	AMOUNT	DESCRIPTION
FUND 211: RECYCLING		
HAYWORTH FENCE CO	11,732.00	Pleasant Valley Fencing
GFL ENVIRONMENTAL	2,262.70	Dropsites
GFL ENVIRONMENTAL	49,235.94	September Curbside
GFL ENVIRONMENTAL Total	51,498.64	
WRR ENVIRONMENTAL SERVICES CO INC	11,055.03	September-Clean Sweep
TOTAL FUND 211: RECYCLING	\$ 74,285.67	
FUND 215: ADRC		
SYSCO BARABOO	279.46	Paper & Disposables/Detergent
SYSCO BARABOO	4,782.08	C2/ RAW FOOD
SYSCO BARABOO	5,116.36	C2/ RAW FOOD
SYSCO BARABOO Total	10,177.90	
TOTAL FUND 215: ADRC	\$ 10,177.90	
FUND 405: CAPITAL PROJECTS		
WISCONSIN MECHANICAL SOLUTIONS INC	29,189.20	DHS VAVS REPLACEMENT WITH DD
WISCONSIN MECHANICAL SOLUTIONS INC	12,263.00	DHS VAVS REPLACEMENT
WISCONSIN MECHANICAL SOLUTIONS INC Total	41,452.20	
CDW GOVERNMENT INC	55,694.24	Derver 2022 Datacenter License- 2 cores
ASPEN CONSTRUCTION SERVICES LLC	105,025.00	PARKS/COON FORK OFFICE AND RESTROOMS
FRIENDS OF BEAVER CREEK RESERVE INC	14,550.00	REIMB. FOR INSTALL OF GEOTHERMAL SYSTEM
EWALD'S	35,226.00	2022 Ford F150 (1of5)
EWALD'S	35,226.00	2022 Ford F-150 (2of5)
EWALD'S Total	70,452.00	
THE JAMAR COMPANY	171,475.00	CHILLER AND TOWER REPLACEMENT
THE JAMAR COMPANY	19,000.00	COURTHOUSE AHU-8 HUMIDIFIER
THE JAMAR COMPANY Total	190,475.00	
AYRES ASSOCIATES	13,675.00	LAP parking lot reconstruction
TOTAL FUND 405: CAPITAL PROJECTS	\$ 491,323.44	
FUND 602: AIRPORT		
STATE OF WISCONSIN	12,277.47	SAP 70/AIP 53 FINAL FENCE DESIGN
XCEL ENERGY	74.06	ATCT GAS SEPT
XCEL ENERGY	694.11	AIRPORT GAS SEPT
XCEL ENERGY	1,916.63	ATCT ELEC SEPT
XCEL ENERGY	9,191.22	AIRPORT ELEC SEPT
XCEL ENERGY Total	11,876.02	

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

VENDOR NAME	AMOUNT	DESCRIPTION
CITY OF EAU CLAIRE TREASURER	49.49	Q3 WATER/SEWER - N-ROW
CITY OF EAU CLAIRE TREASURER	1,580.10	Q3 WATER/SEWER - TERM
CITY OF EAU CLAIRE TREASURER	11,466.28	Q3 WATER/SEWER - FIRE
CITY OF EAU CLAIRE TREASURER	802.50	Q3 WATER/SEWER - RUNWAY
CITY OF EAU CLAIRE TREASURER	98.12	Q3 WATER/SEWER - MAINT
CITY OF EAU CLAIRE TREASURER	49.49	Q3 WATER/SEWER - K-2
CITY OF EAU CLAIRE TREASURER	251.34	Q3 WATER/SEWER - ATCT
CITY OF EAU CLAIRE TREASURER	42.21	Q3 WATER/SEWER - K-4
CITY OF EAU CLAIRE TREASURER	42.21	Q3 WATER/SEWER - K-5
CITY OF EAU CLAIRE TREASURER	49.49	Q3 WATER/SEWER - K-6
CITY OF EAU CLAIRE TREASURER	42.21	Q3 WATER/SEWER - K-7
CITY OF EAU CLAIRE TREASURER	48.00	Q3 WATER/SEWER - N HGR HYDRANT
CITY OF EAU CLAIRE TREASURER	48.00	Q3 WATER/SEWER - K-ROW
CITY OF EAU CLAIRE TREASURER	42.21	Q3 WATER/SEWER - K-3
CITY OF EAU CLAIRE TREASURER Total	14,611.65	
TOTAL FUND 602: AIRPORT \$	38,765.14	
FUND 701: HIGHWAY		
CBS SQUARED INC	14,174.00	HWY FACILITY DESIGN 7/31-8/27/22
HAAS SONS INC	3,096.79	3/4 INCH PRIVATE RECYCLE
HAAS SONS INC	713.59	3/4 INCH PRIVATE RECYCLE
HAAS SONS INC	83,355.61	FOLSOM ST PROJECT PAY REQ 1
HAAS SONS INC	127.76	3/4 INCH PRIVATE RECYCLE
HAAS SONS INC	165.64	3/4 INCH PRIVATE RECYCLE
HAAS SONS INC Total	87,459.39	
MONARCH PAVING COMPANY	128,798.80	CTH G PROJ RECONDITIONING
MONARCH PAVING COMPANY	319,611.52	CTH F PROJECT PAVING
MONARCH PAVING COMPANY Total	448,410.32	
SHORT ELLIOTT HENDRICKSON INC	1,160.46	CTH CC PROJECT EXPENSES
SHORT ELLIOTT HENDRICKSON INC	15,669.32	CTH F PROJ ENGINEERING SVC
SHORT ELLIOTT HENDRICKSON INC Total	16,829.78	
DWD ENTERPRISES LLP	18,817.00	FLOOR SCRUBBER PURCHASE
INTERCLEAN EQUIPMENT LLC	55,457.25	SALT TRUCK WASH
MARKET & JOHNSON INC	102,106.13	HIGHWAY FACILITY CONSTRUCTION
MARKET & JOHNSON INC	1,092.70	HIGHWAY FACILITY CONSTRUCTION
MARKET & JOHNSON INC	909.15	HIGHWAY FACILITY CONSTRUCTION
MARKET & JOHNSON INC	40,303.36	HIGHWAY FACILITY CONSTRUCTION
MARKET & JOHNSON INC	308,338.96	HIGHWAY FACILITY CONSTRUCTION
MARKET & JOHNSON INC	1,954,386.07	HIGHWAY FACILITY CONSTRUCTION
MARKET & JOHNSON INC Total	2,407,136.37	
LOADOMETER CORPORATION	31,170.00	SCALE PURCHASE

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

VENDOR NAME	AMOUNT	DESCRIPTION
MONARCH PAVING COMPANY	782,535.94	MATERIALS
MONARCH PAVING COMPANY	77,975.74	MATERIALS
MONARCH PAVING COMPANY	521,094.85	MATERIALS
MONARCH PAVING COMPANY Total	1,381,606.53	
SENN BLACKTOP INC	187,413.67	HOT MIX MATERIALS
ALL SEASON TIRE	2,198.96	TIRES
ALL SEASON TIRE	980.00	TIRES
ALL SEASON TIRE	160.00	TIRES
ALL SEASON TIRE	1,111.70	TIRES
ALL SEASON TIRE	1,230.96	TIRES
ALL SEASON TIRE	52.80	TIRES
ALL SEASON TIRE	4,345.12	TIRES
ALL SEASON TIRE	2,065.00	RETREAD TIRES
ALL SEASON TIRE	170.00	TIRE REPAIR
ALL SEASON TIRE	12.00	DURASEAL TIRE
ALL SEASON TIRE	1,992.26	DURASEAL TIRE
ALL SEASON TIRE	33.80	TIRE REPAIR
ALL SEASON TIRE	(20.00)	CASING RETURN
ALL SEASON TIRE Total	14,332.60	
MILLER BRADFORD & RISBERG INC	23,500.00	EQUIPMENT RENTAL 10/19-11/15/22
MILLER BRADFORD & RISBERG INC	7,500.00	WHEEL LOADER RENTAL 10/19-11/16/22
MILLER BRADFORD & RISBERG INC Total	31,000.00	
PAUL H RAUTER DBA	17,320.00	ROW PURCH to CTH TT PROJECT
STATE OF WISCONSIN	159,241.60	FALL CRK NCL PROJ 9/12-9/30/22
STATE OF WISCONSIN	2.83	FALLCRK NCL PROJ 6/30/22
STATE OF WISCONSIN	2,812.48	CTH T 09/30/22
STATE OF WISCONSIN	2,812.48	CTH T 09/30/22
STATE OF WISCONSIN	2,474.30	USH 12 6/30-09/30/22
STATE OF WISCONSIN	108.42	CTH AF PROJ 6/30-7/31/22
STATE OF WISCONSIN	1,034.13	CTH F PROJECT 6/30-9/30/22
STATE OF WISCONSIN Total	168,486.24	
WOLTER INC	36,044.00	PNEUMATIC TRUCK
TOTAL FUND 701: HIGHWAY	\$ 4,915,657.15	
FUND 703: RISK MGMT/WORKERS COMP		
WISCONSIN MUNICIPAL MUTUAL INS COMPANY	13,864.88	Worker's Comp Imprest
WISCONSIN MUNICIPAL MUTUAL INS COMPANY	17,380.29	SIR Replenishment
TOTAL FUND 703: RISK MGMT/WORKERS COMP	\$ 31,245.17	
FUND 704: HEALTH INSURANCE		
WEA INSURANCE CORPORATION	641,769.64	EE Insurance Premiums - Nov 22
TOTAL FUND 704: HEALTH INSURANCE	\$ 641,769.64	

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

VENDOR NAME	AMOUNT	DESCRIPTION
FUND 705: SHARED SERVICES		
DELL MARKETING LP	24,795.00	5820 & 5530 Midwestern Higher Education
TOTAL FUND 705: SHARED SERVICES	\$ 24,795.00	
MULTIPLE FUNDS		
CLIFTONLARSONALLEN LLP	11,287.50	Final Billing FY 21
CLIFTONLARSONALLEN LLP	3,299.84	Audit report on Passenger Facility Chrg
CLIFTONLARSONALLEN LLP Total	14,587.34	
ABBY VANS INC	152.40	VETS/ TRANSPORTATION FEES CONTRACTED
ABBY VANS INC	6,299.40	Sep 2022 Paratransit Services
ABBY VANS INC	6,061.30	Aug 2022 Paratransit Services
ABBY VANS INC	281.88	85.21 TRANSP/ CONTRACT SVCS (PROJ 2)
ABBY VANS INC	289.36	85.21 TRANSP/ CONTRACT SVCS (PROJ 2)
ABBY VANS INC Total	13,084.34	
WEALTHCARE SAVER	27,192.17	HSA EE contributions - 10/07/2022 PR
WEALTHCARE SAVER	143,625.00	HSA ER contributions - 10/07/2022 PR
WEALTHCARE SAVER Total	170,817.17	
US BANK VOYAGER FLEET SYSTEMS	10,210.54	Sept-2022 fuel costs
US BANK VOYAGER FLEET SYSTEMS	151.71	Sept-2022 fuel costs
US BANK VOYAGER FLEET SYSTEMS	63.92	Sept-2022 fuel costs
US BANK VOYAGER FLEET SYSTEMS	(85.72)	Sept-2022 fuel costs
US BANK VOYAGER FLEET SYSTEMS	921.82	Sept-2022 fuel costs
US BANK VOYAGER FLEET SYSTEMS	447.41	Sept-2022 fuel costs
US BANK VOYAGER FLEET SYSTEMS	984.64	Sept-2022 fuel costs
US BANK VOYAGER FLEET SYSTEMS	217.54	Sept-2022 fuel costs
US BANK VOYAGER FLEET SYSTEMS	44.74	Sept-2022 fuel costs
US BANK VOYAGER FLEET SYSTEMS Total	12,956.60	
DEPARTMENT OF EMPLOYEE TRUST FUNDS	369,894.52	Sept-2022 WRS Contributions
DEPARTMENT OF EMPLOYEE TRUST FUNDS	(334.35)	Sept-2022 WRS Contributions
DEPARTMENT OF EMPLOYEE TRUST FUNDS Total	369,560.17	
	\$ 581,005.62	
Grand Total	\$ 9,953,943.25	

TO: Honorable Eau Claire County Board of Supervisors
FROM: Finance Department
DATE: November 30, 2022
SUBJECT: 2022 Contingency Fund

Pursuant to Section 4.04 of the County Code of General Ordinances, the following is the status of the 2022 Contingency Fund as of November 30, 2022:

January 1, 2022	2022 Contingency Fund / Budget Allocation	\$300,000
Balance Available		<u><u>\$300,000</u></u>

FACT SHEET

TO FILE NO. 22-23/077

The City of Altoona is interested in entering into a thirty (30) year lease agreement with Eau Claire County for the parking area at the Eau Claire County building in downtown Altoona. The agreement stipulates the parking lot would be open to the general public outside of normal working hours. Pursuant to the lease, the City of Altoona would split the cost of any maintenance to the parking lot. The City of Altoona would also be responsible for any necessary signage required.

Fiscal Impact: Split maintenance costs with the City of Altoona. Seal coating takes place every 4-5 years at approximately \$12,000 (subject to change with change in costs and inflation.) The County would pay ½ of those costs as opposed to being fully responsible. Ongoing maintenance costs as needed will also be split.

Respectfully submitted,

Sharon McIlquham
Corporation Counsel

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RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO ENTER INTO A PARKING LOT AND ALLEY LEASE BETWEEN THE EAU CLAIRE COUNTY AND THE CITY OF ALTOONA

WHEREAS, the City of Altoona wishes to enter into a long term (thirty year) lease for use of the parking lot area at the Eau Claire County building in downtown Altoona; and

WHEREAS, the Parking Lot and Alley Lease agreement, attached to this resolution, stipulates the parking would be open to the general public outside of normal working hours; and

WHEREAS, the City of Altoona would split the cost of any necessary maintenance to the parking lot under the terms of this agreement; and

WHEREAS, the City of Altoona would be responsible for any necessary signage to regarding parking arrangement on a nonexclusive basis to be used by the general public; and

WHEREAS, the term of the lease is 30 years with the option of termination by the City of Altoona or Eau Claire County upon not less than thirty (30) days prior written notice to other party.

NOW, THEREFORE BE IT RESOLVED by the Eau Claire County Board of Supervisors, that the "Parking Lot and Lease" between the City of Altoona and Eau Claire County as attached to this resolution is hereby approved; and

BE IT FURTHER RESOLVED, that the Eau Claire County Board Chair and the Eau Claire County Clerk are hereby authorized to execute the agreement on behalf of Eau Claire County.

ADOPTED

Committee on Administration

VOTE: _____ AYE _____ NAY

SGM/yk

Reviewed by Finance Dept.
for Fiscal Impact

Approved by Corporation Counsel as to form
SGM

Parking Lot and Alley Lease Agreement

THIS PARKING LOT AND ALLEY LEASE AGREEMENT (this "*Lease*") is made effective as of the _____ of _____, 2022 (the "*Effective Date*"), by and between Eau Claire County, a Wisconsin municipal corporation ("*County*"), as landlord, and the City of Altoona, a Wisconsin municipal corporation ("*City*"), as tenant.

RECITALS

- A. **WHEREAS**, City needs additional public parking space in its downtown area; and
- B. **WHEREAS**, County owns a parking lot on the property it owns at the southwest corner of the intersection of Spooner and 1st Street West in Altoona, Wisconsin, also known as Tax Parcel 18201-2-270923-420-2020 Altoona, Eau Claire County, Wisconsin ("*Parking Lot 1*"); and
- C. **WHEREAS**, County owns a parking lot in the 1400 block of Spooner Avenue in Altoona, Wisconsin, located on parcel 201200408000, Altoona, Eau Claire County, Wisconsin ("*Parking Lot 2*"); and
- D. **WHEREAS**, County owns a parking lot at 227 1st St W Altoona, Wisconsin, located on parcel 201200401000, Altoona, Eau Claire County, Wisconsin ("*Parking Lot 3*"); and
- E. **WHEREAS**, County also owns a building at 227 1st St. W., Altoona, Wisconsin, located on parcel 201200401000, Altoona, Eau Claire County, Wisconsin ("*Office*"); and
- F. **WHEREAS**, County owns a parcel used as an access alley in the 1400 block of Lynn Avenue in Altoona Wisconsin, located on parcel 201200402000, Altoona, Eau Claire County, Wisconsin (the "*Alley 1*"); and
- G. **WHEREAS**, Wisconsin Statute § 66.0829 provides that a city may rent from a lessor a municipal parking system for the parking of vehicles, including parking lots and other parking facilities; and
- H. **WHEREAS**, Wisconsin Statute § 59.52 (7) provides that a county may cooperate jointly with other municipalities to operate facilities for regional projects; and
- I. **WHEREAS**, County desires to lease Parking Lot 1, Parking Lot 2, Parking Lot 3, and Alley 1 (altogether "*Parking Lots*") to City, and City desires to lease Parking Lots from County, all on the terms and conditions outlined in this Lease.

NOW, THEREFORE, in consideration of the previous Recitals, which are incorporated herein, and other good and valuable consideration, the sufficiency of which is acknowledged by the parties hereto, the parties enter this Lease subject to the following terms and conditions:

1. LEASE OF PARKING LOT. County leases Parking Lot 1, Parking Lot 2, Parking Lot 3, and Alley 1 to City on a nonexclusive basis to be used by the general public for vehicle parking as outlined in Section 2 hereof, and City accepts such lease.

2. USE OF PARKING LOT.

a. **Parking Hours and Restrictions.** The general public shall have nonexclusive use of the Parking Lot for public parking as follows:

i. Restricted Parking. When the Office is open for business, Parking Lot 1, Parking Lot 2, Parking Lot 3, and Alley 1, may only be used for County employee parking and for members of the public conducting business at the Office. The Office’s anticipated regular business hours are Monday through Friday from 8 am to 4:30 pm.

ii. After-Hours Parking. When the **Office** is closed for business, the Parking Lot may be used for unrestricted, general public parking.

b. **Signage.** City may erect appropriate signage adjacent to and in Parking Lot 1, Parking Lot 2, Parking Lot 3, and Alley 1 indicating when and where general public parking is allowed. City and County shall mutually agree on the design, size, and location of any such signage, and City shall order and install such signage at City’s cost and expense.

c. **Enforcement.** City and County shall jointly endeavor to enforce the parking rights contemplated in this Lease.

d. Notwithstanding anything, County shall not enter into any lease or other agreement which would interfere with City’s use of the Parking Lot as contemplated in this Lease, without concurrent written agreement by City.

3. TERM. The term of this Lease shall be thirty (30) years, commencing on the date this Lease is fully executed. The Lease shall renew automatically for thirty (30) year terms (“Renewal Term”) without limitation unless City or County provides notice of termination as provided in Section 4.

4. TERMINATION. City or County may terminate this Lease at any time, upon not less than thirty (30) days prior written notice to other party.

5. RENT. As rent for the use of the Parking Lot by City or the general public under this Lease, City shall at its own expense remove, or cause to be removed, litter or other debris from Parking Lot 1, Parking Lot 2, Parking Lot 3, and Alley 1, within a commercially reasonable time. City shall participate in the cost of maintenance, other than snow removal, of the leased space, such cost share to be negotiated in good faith at time maintenance is planned by County.

6. OBLIGATIONS OF CITY.

a. City shall comply with all laws, ordinances, orders, and regulations affecting City’s use of the Parking Lot.

b. City may, at its discretion, plow the Parking Lots on weekends and other periods of time during which the Office is closed.

7. OBLIGATIONS OF COUNTY. County shall:

a. Keep and maintain the Parking Lot in good condition and repair, in a safe, clean, and attractive condition, and shall be responsible for continued snow plowing operations.

b. Communicate with City regarding planned maintenance and repair of the leased space, providing City sufficient time to negotiate cost share and budget funds required for City's share of the planned maintenance and/or repair.

c. Not allow the Parking Lot to be used other than as provided in this Lease or for County's business purposes.

d. County shall not be responsible for plowing the Parking Lots on weekends and during other periods of time during which the Office is not open.

8. NOTICE. All notices, requests, consents, claims, demands, waivers, and other communications hereunder shall be in writing and shall be deemed to have been given (a) when delivered by hand (with written confirmation of receipt); (b) when received by the addressee if sent by a nationally recognized overnight courier (receipt requested); (c) when emailed (read acknowledgment received); or (d) on the third day after the date mailed, by certified or registered mail, return receipt requested, postage pre-paid. Such communications must be sent to the respective parties at the following addresses (or at such other address for a party as shall be specified in a notice given per this provision):

City: City of Altoona
Attn: City Administrator
1303 Lynn Ave.
Altoona, Wisconsin 54720
michaelg@ci.altoona.wi.us

Owner: Eau Claire County
Attn: County Administrator
721 Oxford Avenue
Eau Claire, WI 54703
kathryn.schauf@eauclairecounty.gov

In the event of a change in the agent for notice purposes on the part of either party, said party shall notify the other party of the replacement agent within seven (7) days of the effective date thereof, providing all identifying information to facilitate notices under this provision.

9. ASSIGNMENT AND SUBLEASE. City may not transfer or otherwise assign its interest in this Lease without receiving County's prior written consent. No part of Parking Lot 1, Parking Lot 2, Parking Lot 3, or Alley 1 may be subleased without the written consent of County.

10. EVENTS OF DEFAULT. The following are “*Events of Default*” by a party: The party’s failure to perform any of the party’s obligations or covenants contained in this Lease at the time and in the manner stated, which failure continues for thirty (30) days after written notice of such is received by the party from the other party, provided that if such failure cannot reasonably be corrected within the thirty (30) day period, the party shall not be in default so long as the party promptly commences and continues such actions as are necessary to correct such failure within the earliest reasonable time.

11. COUNTY REPRESENTATIONS. County represents that it is a Wisconsin municipal corporation, organized and empowered under Ch. 59, Wis. Stats., and that its business affairs are represented by and carried out by its duly elected County Board. County further acknowledges that there is no legal impediment to its execution of this Lease or performance of the obligations imposed upon it hereunder.

12. CITY REPRESENTATIONS. City represents that it is a Wisconsin municipal corporation, organized and empowered under Ch. 62, Wis. Stats., and that its business affairs are represented by and carried out by its duly elected common council. City further acknowledges that there is no legal impediment to its execution of this Lease or performance of the obligations imposed upon it hereunder.

13. BINDING TERMS; COVENANTS RUN WITH LAND. All the terms, conditions, limitations, and covenants herein contained or implied by law are covenants running with the land and shall bind, attach and inure to the benefit of City and County and their respective successors and assigns.

14. COUNTERPARTS. This Lease may be executed in one or more counterparts, all of which will be considered one and the same agreement and will become effective when one or more counterparts have been signed by each of the parties and delivered to the other party.

15. RECORDING. This Lease shall not be recorded. The parties shall, however, execute and record a memorandum of this Lease, which will provide a summary of this Lease without reciting all of the terms, but which otherwise gives notice of this Lease. City shall be responsible for any cost associated with recording the memorandum of this Lease.

16. NEGOTIATED PROVISIONS. Notwithstanding the fact that this Lease was initially prepared by City, County acknowledges that: (i) the final version of this Lease was prepared by the joint efforts of City and County; (ii) County has had an opportunity to review this Lease, consult with its attorney, and negotiate the provisions hereof before the execution hereof; (iii) the final version of this Lease is a fair and equitable instrument; and (iv) this Lease shall not be interpreted in favor of or against the party preparing it.

17. TIME IS OF THE ESSENCE. Unless otherwise provided for in this Lease, deadlines for performance and other timing elements are deemed to be of the essence of the Lease and shall be strictly complied with.

18. HEADINGS. The titles to sections and subsections in this Lease are illustrative of the contents thereof only and shall not constitute substantive provisions of this Lease.

19. WAIVER NOT TO IMPLY OTHER OR FURTHER WAIVERS. In the event that any provision contained in this Lease is breached by either party and is waived in writing by the other party, such waiver shall not constitute a waiver of any other or any further provision of this Lease. Any such written waiver shall be limited expressly to the particular breach so waived and shall not be deemed a waiver of any other concurrent or future breach or any continuation of the breach waived therein.

20. RELEASE OF PRIOR ORAL UNDERSTANDINGS AND AGREEMENTS. The execution of this Lease by the parties hereto shall release all prior oral agreements or memoranda of understanding between the parties hereto as to the subject matter hereof.

21. GOVERNING LAW AND VENUE. The laws of the State of Wisconsin shall govern this Lease. The venue for resolving disputes between the parties hereto shall be in the Circuit Court for Eau Claire County, Wisconsin.

22. SEVERABILITY. If any provision of this Lease is determined by a court of law to be invalid or unenforceable, the court may modify that provision to be within the limits of enforceability or validity, if feasible; however, if the offending provision cannot be so modified, it may be stricken, and all other provisions of this Lease in all other respects shall remain valid and enforceable.

IN WITNESS WHEREOF, City and County have entered into this Parking Lot Lease Agreement as of the day and year written above.

SIGNATURE PAGE FOLLOWS

CITY:

City of Altoona,

a Wisconsin municipal corporation

By: _____

Brenden Pratt

Its: Mayor

Attest: _____

Cindy Bauer, City Clerk

Owner:

Eau Claire County,

a Wisconsin municipal corporation

By: _____

Nick Smiar

Its: County Board Chairperson

Attest: _____

Sue McDonald, County Clerk

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EXHIBIT A

SITE PLAN

[Attached.]

FACT SHEET

TO FILE NO. 22-23/067

A carbon credit is a digital tradable certificate confirming that one ton of CO₂ (or equivalent greenhouse gas) has been averted in a given year by an environmental project or business. These Carbon Credits are verified by an international standards agency such as the American Carbon Registry (ACR) or other standards. Carbon Credits are typically bought by businesses or individuals seeking to offset their carbon footprints. They are created by environmental projects preserving the rainforest, or investment in technology that reduces/removes CO₂ emissions from the atmosphere.

Once a Carbon Credit project proves through a process of qualification and quantification that it has reduced, removed, or avoided greenhouse gas emissions, verified credits from that project are made available within the carbon market (on trading exchanges or blockchain networks) as carbon credits.

There are two types of Carbon Markets:

1. Mandatory or Compliance Market
2. Voluntary Market

Anew, formerly known as Bluesource, is a prominent company and has been developing and selling carbon credits in North American markets since 2001. Anew has worked with the Eau Claire County Parks and Forest Department on a Voluntary Market proposal since May of 2021. Based on County owned forest and park lands it has been determined that Eau Claire County owns 37,845 acres of available and appropriate lands. Those lands are expected to produce 714,000 voluntary carbon credits over the first ten years in said program. At current market prices those credits would sell for an estimated \$9.46 million.

Anew's proposal is to inventory, verify, and manage the carbon credits before marketing and selling the credits on the voluntary exchange. Anew would front the initial costs of said work. Upon the sale of the carbon credits Anew would retain 25% of the return from the sale of each credit and Eau Claire County would retain the remaining 75% return. The contract with Anew is set for a term of ten years.

While the contract with Anew is set for ten years, Eau Claire County would continue to have obligations to monitor and inventory the lands per the requirements of the ACR on a set schedule for a total of 40 years.

Fiscal Impact: \$0.00



Respectfully Submitted
Parks and Forest Director
Josh Pedersen

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RESOLUTION REQUESTING TO DEVELOP A FOREST CARBON OFFSET PROJECT IN EAU CLAIRE COUNTY

WHEREAS, since May of 2021, the Parks and Forest Department has researched the merits of enrolling Eau Claire County owned lands in a carbon offset program; and

WHEREAS, the Parks and Forest Department recommends the development of a carbon project, involving the majority of Eau Claire County Forest lands, in addition to other Eau Claire County owned lands, for participation in the voluntary carbon market under the American Carbon Registry (ACR) Improved Forest Management (IFM) program; and

WHEREAS, the Parks and Forest Department recommends working with a carbon contractor to assist in the development of a project that would include marketing and selling carbon offsets; and

WHEREAS, Anew, LLC, is a prominent leader in North American carbon markets since 2001 and has developed the continent's largest portfolio of carbon credits. Anew plays a dominant role in domestic forest carbon development and marketing, including a major presence in the Lake States, and is responsible for over 60% of all carbon credits developed and registered as part of the ACR /FM program; and

WHEREAS, Anew, LLC has developed a carbon project proposal for Eau Claire County that includes a majority of the county forest, in addition to other County owned lands; and

WHEREAS, as part of the proposal presented by Anew, LLC, it is estimated that a forest carbon offset project involving the County Forest and other County owned lands, has the potential to generate \$9.46 million dollars in new net revenue within the first ten years of the program; and

WHEREAS, for the entire length of the contract with Anew, LLC, including all aspects of carbon offset project development and administration, marketing and selling of carbon credits, there would be no direct out-of-pocket budgetary expenses incurred by Eau Claire County.

NOW THEREFORE BE IT RESOLVED, the future revenues received from the registration and sale of carbon offsets would be placed in a Non-lapsing fund. The funds would be reserved to fund of projects that support the County’s mission to become Carbon Neutral by 2050 as approved in Resolution 19-20/003. These projects could include: funding future forest land purchases, projects that promote and encourage sustainable practices, habitat related projects on county lands, and any other projects that encourages reduction of our carbon footprint.

1 BE IT FURTHER RESOLVED that the Eau Claire County Board of Supervisors
2 authorizes the Eau Claire County Parks and Forest Director and County Administrator on
3 behalf of Eau Claire County, in consultation with Eau Claire County Corporation Counsel, and
4 upon confirmation from the Wisconsin DNR that there are no conflicts with Wis. Stat. § 28.11
5 {Administration of County Forests), to develop a 40 year forest carbon offset project for all
6 appropriate County Forest and other County owned lands, excluding other lands deemed not
7 appropriate, for participation in the voluntary carbon market under the American Carbon
8 Registry {ACR) Improved Forest Management (IFM) program.
9

10 BE IT FURTHER RESOLVED, that, the Parks and Forest Director and County
11 Administrator are authorized to negotiate and execute a 10-year contract directly with Anew,
12 LLC to assist in the development of said forest carbon project, in consultation with Eau Claire
13 County Corporation Counsel and upon confirmation from the Wisconsin DNR that there are
14 no conflicts with Wis. Stat. § 28.11.
15

16 ADOPTED:

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26 Committee on Parks and Forest

27 VOTE: 3 AYE 1 NAY

28 Dated this 14 day of November 2022.
29

30 ADOPTED AS AMENDED:

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43 Committee on Administration

44 VOTE: _____ AYE _____ NAY

45 Dated this ____ day of _____ 2022.
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Reviewed by Finance Dept.
for Fiscal Impact

1 CE/yk

FACT SHEET
File No. 22-23/071

RE: Rezone 46.6 acres +/- of land from A-P (Agricultural Preservation) District to A-3 (Agricultural) to divide the property into two (2) 20+ acre lots.

Legal Description and Location: The Northerly 46.6 acres of that part of the S ½ of the NE ¼ of Section 27, Township 25 North, Range 9 West, Town of Pleasant Valley, Eau Claire County, Wisconsin lying Westerly of State Trunk Highway 93.

Size of area to be rezoned: 46.6 acres +/-

ADJACENT ZONING & LAND USES:

LOCATION	ZONING	LAND USE
Subject	A-P	Woodlands; Agricultural
North	A-3 (recently rezoned – Rudy)	Residential
East	A-P (A-2/A-3 to NE)	Agricultural; Residential
South	A-P	Agricultural; Woodlands
West	A-P	Woodlands

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

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

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

Town Board Action: The Pleasant Valley Town Board considered the rezoning petition on Monday, November 14, 2022, and recommended approval of the rezoning (3-0 vote).

Committee Action: The Eau Claire County Committee on Planning & Development held a public hearing on Tuesday, November 15, 2022 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. The committee considered the applicant’s testimony as well as the Town Board’s and staff’s recommendations in their deliberations.

Fiscal Impact: None

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



Matt Michels, AICP
Senior Planner

1 Enrolled No.

ORDINANCE

File No. 22-23/071

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 Pleasant Valley,
9 described as follows:

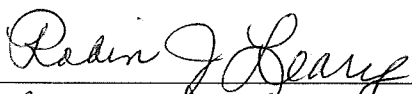
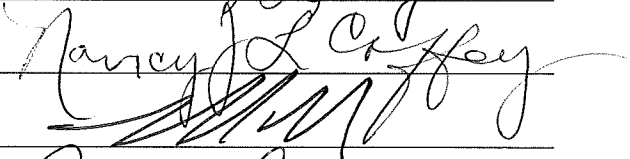
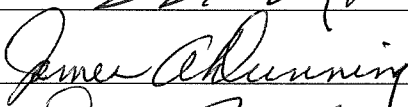
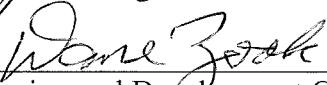
10
11 A parcel of land being the Northerly 46.6 acres of that part of the S 1/2 of the NE
12 1/4 of Section 27, Township 25 North, Range 9 West, Town of Pleasant
13 Valley, Eau Claire County, Wisconsin, lying Westerly of State Trunk
14 Highway 93.

15
16 Said described parcel of land containing 46.6 acres +/-, of land and is subject to
17 the easements and restrictions of record to be reclassified from the A-P
18 Agricultural Preservation District to the A-3 Agricultural District.

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

23
24
25 ENACTED:

I hereby certify that the foregoing correctly represents the
26 action taken by the undersigned Committee on, by a vote of 5
27 for, 0 against.

28
29
30 
31 _____
32 
33 _____
34 
35 _____
36 
37 _____
38 _____
39 Planning and Development Committee

40
41
42 Reviewed by Finance Dept.
43 for Fiscal Impact
44
45 -----

46 Dated this 15th day of November 2022.

47
48 Approved by Corporation Counsel as to form
49 SGM



EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

REZONE NUMBER: RZN-0018-22 **COMPUTER NUMBERS:** 018106604010
018106605020

PUBLIC HEARING DATE: November 15, 2022

STAFF CONTACT: Matt Michels, Senior Planner

OWNER/AGENT: Timothy & Leslie Ische, 4221 Lasser Ct., Eau Claire, WI 54703

AMENDED REQUEST: Rezone 46.6 acres +/- of land from A-P (Agricultural Preservation) District to A-3 (Agricultural) to divide the property into two (2) 20+ acre lots

LOCATION: Southwest of the intersection of State Trunk Highway 93 and Rudy Road

LEGAL DESCRIPTION: The Northerly 46.6 acres of that part of the S ½ of the NE ¼ of Section 27, Township 25 North, Range 9 West, Town of Pleasant Valley, Eau Claire County, Wisconsin lying Westerly of State Trunk Highway 93.

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

BACKGROUND

SITE CHARACTERISTICS:

- The property is currently vacant
- The majority of the western portion of the property is wooded and the eastern portion is cropped for agriculture
- The property contains areas of steep slopes

EXISTING ZONING DISTRICT:

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

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

H. Provide for carefully regulated extraction of nonmetallic mineral resources through Eau Claire County’s permitting processes to ensure compatibility with adjacent land uses, minimize impacts to natural resources, and to restore lands to productive agricultural use consistent with locally approved reclamation plans.

REQUESTED ZONING DISTRICT:

A-3 Agricultural District. This district is established to protect the agricultural base of the county; preserve the county’s natural resources and open space; provide an area for limited residential and hobby farm development in a rural atmosphere; and minimize urban sprawl and its associated public costs.

ZONING/LAND USE CONTEXT:

LOCATION	ZONING	LAND USE
Subject	A-P	Woodlands; Agricultural
North	A-3 (recently rezoned – Rudy)	Residential
East	A-P (A-2/A-3 to NE)	Agricultural; Residential
South	A-P	Agricultural; Woodlands
West	A-P	Woodlands

COMPREHENSIVE PLANS:

The Eau Claire County Future Land Use Map includes the property in the Rural Lands (RL) planning area and the Town of Pleasant Valley Future Land Use Map includes the property in the Rural Preservation (RP) planning area. Following are descriptions of the intent of the applicable County and Town comprehensive plan future land use categories and applicable policies.

Eau Claire County:

- Rural Lands Intent and Description: *The primary intent of these areas is to preserve productive agricultural lands, protect existing farm & forestry operations from encroachment by incompatible uses, promote further investments in farming, maintain farmer eligibility for incentive programs, and preserve wildlife habitat and open spaces. In other words, to preserve the rural character of these areas.*
- Applicable Policies:
 1. *Farming and other agriculture uses, agricultural-related businesses, cottage industries, forestry, mineral extraction, open space, and utilities shall be established as the primary land uses within these areas. Other uses may be permitted if found to be compatible with these uses and existing uses adjacent to the property.*
 2. *The preferred housing density is one (1) unit per 20 or more acres; however, local comprehensive plans may be more or less restrictive than this guideline and generally range from one (1) unit per five (5) acres to one (1) unit per 35 acres.*
 3. *The following Eau Claire County Zoning Districts will be considered for approval within RL areas: A-1 Exclusive Agricultural District, A-2 Agricultural-Residential District, A-3 Agricultural District, A-R Floating Agricultural-Residential District, F-2 Forestry District, F-1 Forestry District, and the proposed AC-R District noted below. The following additional policies shall apply to rezoning petitions:*
 - a. *Rezoning land to the A-R Floating Agricultural-Residential District or the proposed AC-R Agricultural Compatible Residential District is preferred over additional non-farm A-2 or A-3 parcels, unless rezoning land to either of these districts will not interfere*

with, will not disrupt, or will not be incompatible with farming or agricultural use, and will not take land suitable for cultivation or other agricultural use out of production.

Town of Pleasant Valley:

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

- Applicable Policies:
 1. Farming and agricultural uses shall be established as the primary land uses within these areas. Non-farm development shall only be allowed if it will not interfere with, will not disrupt, or will not be incompatible with farming or agricultural use, and will not take significant tracts of land suitable for cultivation or other agricultural use out of production.
...
 3. *Proposals for any new non-farm residential development shall be consistent with the following policies:*
 - a. *The maximum gross density for non-farm residential lots shall be one unit per five (5) acres held in single ownership, except as otherwise provided below for conservation subdivisions. The minimum lot size for non-farm residential lots shall be one (1) acre. The balance of the land not included in the residential lots shall be placed in a permanent conservation easement for agriculture, forestry, and open space use.*
 - b. *Any new non-farm residential lot shall have a “Right to Farm” disclosure attached to it acknowledging that the potential non-farm owner has been informed that his lot has been established in an area where farming is the preferred land use, and stating that the owner understands that he must abide by the State of Wisconsin “Right to Farm” statute (WI Stat. 823.08). This language shall be recorded on the deed to the property, transferable to subsequent owners.*
 - c. *Non-farm residential development shall only occur on land that is marginal for agricultural productivity. At least 80% of any proposed new lot shall not contain Class I, II, or III soils. In addition, it is the preference of the Town of Pleasant Valley that new non-farm residential lots that are approved in accord with these policies be located adjacent to or near existing non-farm development.*
...
 4. *The following Eau Claire County zoning districts will be considered for approval within RP areas: A-1 Exclusive Agricultural District, A-2 Agricultural-Residential District, A-3 Agricultural District, A-R Floating Agricultural-Residential District, F-2 Forestry District, F-1 Forestry District, and the proposed AC-R District noted above. The following additional policies shall apply to zoning petitions:*
...
 - b. *Rezoning land to the A-2 Agriculture-Residential District or the A-3 Agriculture District is discouraged for new non-farm residential development, unless findings can be made that rezoning land to either of these districts will not interfere with, will not disrupt, or will not be incompatible with farming or agricultural use, and will not take land suitable for cultivation or other agricultural use out of production.*

c. Rezoning land to the A-R Floating Agricultural-Residential District or the proposed AC-R Agricultural Compatible Residential District is preferred over additional non-farm residential A-2 or A-3 parcels.

The application has been found to be generally consistent with the intent, description, and the applicable policies of the Eau Claire County Rural Lands and Town of Pleasant Valley Rural Preservation Future Land Uses.

FARMLAND PRESERVATION PLAN:

The proposed A-3 District is not a certified farmland preservation district and the 20+ acre lots will not be eligible for farmland preservation tax credits. Note that the property does not currently participate in the farmland preservation program.

Comprehensive Plan Summary

The proposed A-3 zoning district is consistent with the intent and description and the applicable policies of the Eau Claire County Comprehensive Plan Rural Lands Planning Area.

ANALYSIS

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

A-P Rezoning Standards

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

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

- **Soil Types** – There are two (2) primary soil types (Seaton silt loam and Norden silt loam) on the property to be divided, with several sub-types based on slopes and two minor soil types found (Urne fine sandy loam and Orion silt loam). Of all the soil types, a small percentage of the property -approximately <15%- has prime soil capability.

Map Unit Symbol	Description	Capability Class
115vC2	Seaton silt loam, driftless valley, 6-12%, moderately eroded	3
115vD2	Seaton silt loam, driftless valley, 12-20%, moderately eroded	4
115VE2	Seaton silt loam, driftless valley, 20 to 30 percent slopes, moderately eroded	4
254D2	Norden silt loam, 12-20% slopes, moderately eroded	6
254E2	Norden silt loam, 20-30% slopes, moderately eroded	6
255E2	Urne fine sandy loam, 20-30% slopes, moderately eroded	6
628A	Orion silt loam, 0-3% slopes, occasionally flooded	2 (if drained)

- **Historical Productivity** – Portions of the property have been previously used for agriculture.
- **Site Location** – The property is located on Rudy Road.

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

The proposed rezoning substantially conforms to the future land use intent, purpose, and policies for the Eau Claire County Comprehensive Plan, including policies related to limiting residential density in rural areas of the County and limiting conversion of productive farmland.

Standard 3 - *The rezoning is substantially consistent with the certified Eau Claire County Farmland Preservation Plan.* As discussed, only a small portion of the property contains prime agricultural soils.

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

The proposed rezoning will not likely impair or limit current or future agricultural use except as required to develop a residence and associated improvements.

Town Board Action: The Pleasant Valley Town Board will consider the rezoning petition on Monday, November 14, 2022.

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

- The proposed rezoning is consistent with the intent and purpose of the Eau Claire County Future Land Use plan.
- Existing uses in the area include agricultural fields, farmsteads, scattered single-family residences, and woodlands.
- There are numerous non-conforming parcels in the A-P District that do not meet the minimum 35-acre minimum lot size in the vicinity of the subject property.

CONCLUSION

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

- Eau Claire County Comprehensive Plan future land use designation
- Eau Claire County Comprehensive Plan goals, objectives, and policies
- Eau Claire County Farmland Preservation Plan
- Eau Claire County Zoning Ordinance, including purpose of the zoning code and allowable uses in the A-3 District

In addition, the following factors have also been considered:

- Input of surrounding property owners. No correspondence has been received, to date.

FINDINGS

Findings in Favor:

1. The request is generally consistent with the goals, objectives, and policies of the Eau Claire County Comprehensive Plan, as required by Section 19.01.020.B of the Eau Claire County Code; and Wisconsin Statutes §66.1001(1)(am) and §66.1001(3)(j), including the intent, description, and policies of the Rural Lands Future Land Use classification in Section 3.3 of the Eau Claire County Comprehensive Plan and Map 9 (Future Land Use) of the Eau Claire County
2. Agricultural potential of the property is limited by topography and soil capability.
3. Applicant indicates that agricultural uses will continue on the property for the indefinite future.
4. Although most are zoned A-P, there are numerous non-conforming lots smaller than the 35 acres required in the A-P District in the area.

Finding Against:

1. Development of a residence and other improvements may impact agricultural land.



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

Application Accepted:	10/11/2022
Accepted By:	Matt Michels
Receipt Number:	1257613
Town Hearing Date:	11/14/22
Scheduled Hearing Date:	11/15/2022
Application No:	RZN-0018-22
Application Status:	Completed

RECEIVED

Rezoning Petition

Owner/Applicant Name(s):

Owner: TIMOTHY ISCHE (Multiple Owners)

OCT 11 2022

Applicant: Timothy Ische & Leslie Ische, 4221 Lasser Ct, Eau Claire, WI 54703

COUNTY CLERK

Telephone: (715) 579-8490 **E-Mail:** timische3@gmail.com

Site Address(es):

Property Description: Sec 27 Twn 25 Rge 09
 Town of Pleasant Valley

No Address Available
 No Address Available

Zoning District(s):

Lot Area(s) - Acres:

Overlay District(s):

21.10
 25.50

PIN

Legal (partial)

1801822509271400003
 1801822509271300002

THE NLY 46.6 AC OF THE SE 1/4 LYG IN THE SE-NE, EX PRT LYG E OF HWY, EX 3.32 AC
 THE NLY 46.6 AC OF THE SE 1/4 LYG IN THE SW-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

10/25

Office Use Only

Application Accepted:	10/11/22
Accepted By:	MM
Application Number:	R2N0018-22
Town Hearing Date:	11/14/22
Scheduled Hearing Date:	11/15/2022

REZONING APPLICATION

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

Existing Zoning District: AP	Proposed Zoning District(s): A3
Acres to be rezoned: 46.6 (2-20 acre parcels or 120 acre 1-26.4 acre?)	

Property Owner Name: TIMOTHY ISCHE & LESLIE ISCHE	Phone# 715 579 8490 @ 715 563 1740
Mailing Address: 421 VASSER CT EAU CLAIRE WI 54703	
Email Address: lesche@msn.com / timische3@gmail.com	

Agent Name:	Phone#
Mailing Address:	
Email Address:	

SITE INFORMATION

Site Address:	
Property Description: SE-NE 1/4 Sec. 27, T 25 N, R 09 W, Town of Pleasant Valley	
Zoning District: 18.33	Code Section(s): 18.33.040
Overlay District: Check Applicable	<input type="checkbox"/> Shoreland <input type="checkbox"/> Floodplain <input type="checkbox"/> Airport <input type="checkbox"/> Wellhead Protection <input type="checkbox"/> Non-Metallic Mining
Computer #(s): or PIN #(s):	018106605020 018106604010

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

<input checked="" type="checkbox"/> Complete attached information sheet	<input type="checkbox"/> Confirmed with the Town their submittal deadline and process. 11/8/22 →
<input checked="" type="checkbox"/> Provide legal description of property to be rezoned	<input type="checkbox"/> Provide \$600.00 application fee (non-refundable), (\$525.00 application processing fee and \$75.00 mapping surcharge fee). Send application to landuse@eauclairecounty.gov or to the address above.

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: Timothy Ische Date: 10/11/22

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

REZONING APPLICATION CHECKLIST

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

Required Application Items:

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

*We did attend township meeting and received verbal preapproval.
We will go to and get on meeting agenda for 11/8/22
Pleasant Valley township.*

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:

Rezone from AP to A3. 2-20 acre parcels. or 1-20 acre and 1 1/2 acre parcel (on western portion of property)

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.

**RHODES/
ISCHE
SPLIT
DOC 1229540
MENS: 2023-018-MB-2**

Legend

- 1229540
- Sections
- Quarter Sections
- Quarter Quarter Sections
- School Districts
- Civil Divisions
- Parcels

1 inch = 300 feet

Parcel Mapping Notes:

CSM Georeferencing
is approximate

The horizontal datum is based on the Eau Claire County Coordinate System NAD_1983_HARN_Ad_WI_EauClaire_Feet

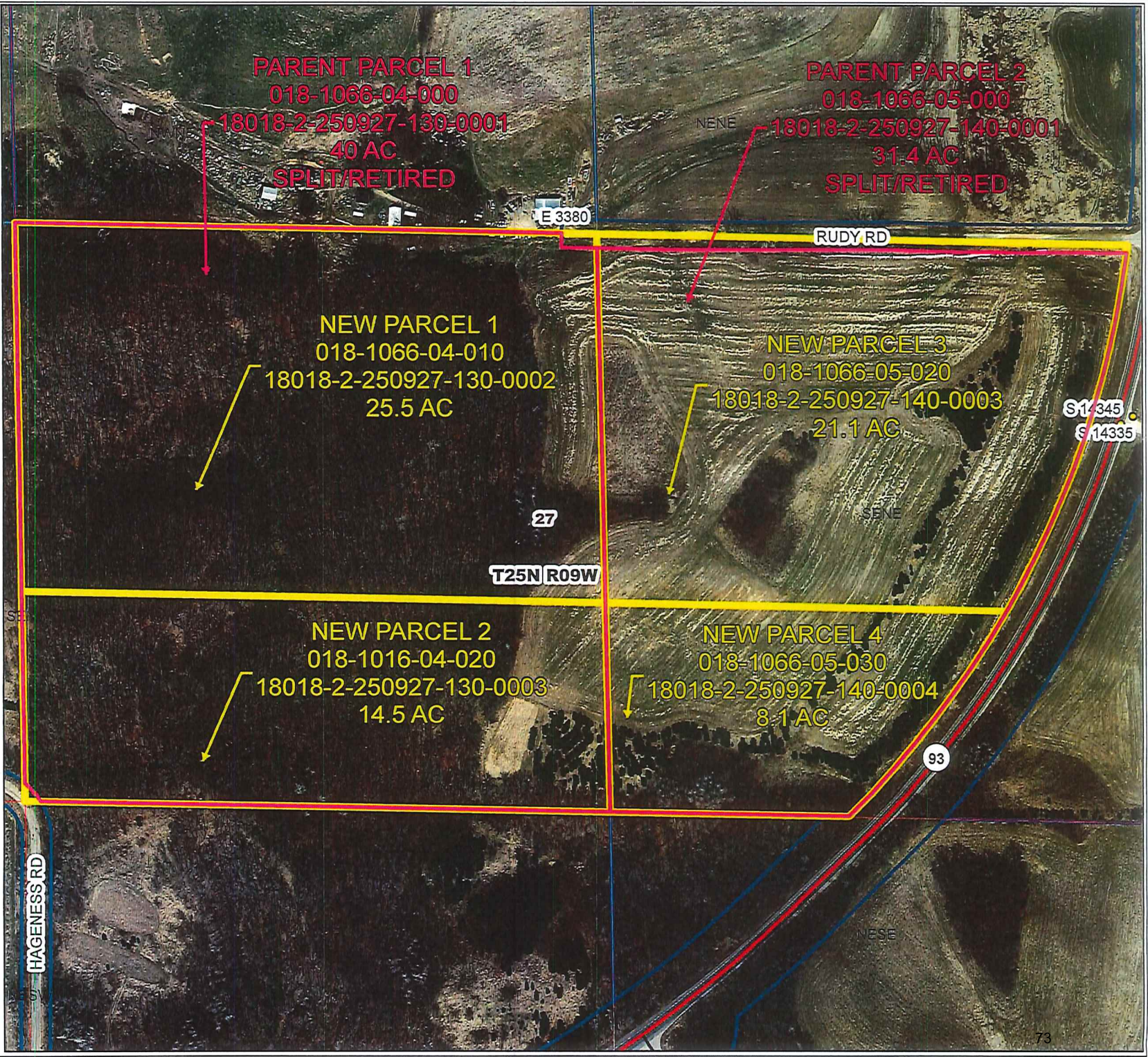
This map is a collection of public record information and was prepared as an ongoing commitment to provide quality and up-to-date information to the public. This map is intended for information use only. Although significant care has been exercised to produce maps that satisfy mapping accuracy standards, 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.

Aerial Photography Flight Spring 2018



6/6/2022 6:14:41 PM



2023-018-MB-2

Eau Claire County

Owner (s):
ISCHE, TIMOTHY B
ISCHE, LESLIE

Location:
SE-NE, Sect. 27, T25N, R9W

Mailing Address:
TIMOTHY B ISCHE
LESLIE ISCHE
4221 LASSEK CT
EAU CLAIRE, WI 54703-9754

School District:
1600 - ELEVA-STRUM SCHOOL DISTRICT

Tax Parcel ID Number: 18018-2-250927-140-0003 Tax District: 018-TOWN OF PLEASANT VALLEY Status: Active 06-07-2022

Alternate Tax Parcel Number: 018106605020 Government Owned: Acres: 21.1000

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):
THE NLY 46.6 AC OF THE SE 1/4 LYG IN THE SE-NE, EX PRT LYG E OF HWY, EX 3.32 AC DESC IN 202/133

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

Assessments

Attachments

Districts

Documents

Description	Doc. #	Vol./Pg.	Recorded	Document Date	Geom. Exception	MFL Order	Imaging
WARRANTY DEED	1229540	NA	04/04/2022	03/28/2022	Yes No		View
WARRANTY DEED	914479	NA	11/02/2004	10/26/2004	No No		View
DEED	370662	337/284	08/20/1969	08/19/1969	No No		View
COURT DOCUMENTS	289363	36/597	05/09/1956	05/01/1956	No No		View

You may purchase copies of the documents listed above online.

NOTE: There may be other documents related to this parcel that are not shown here. For more information regarding document history, please contact the Register of Deeds office at (715) 839-4745.

Notes

NEW PARCEL FOR 2023

2023-018-MB-A

Eau Claire County

Owner (s):
ADAMS, ROBERT T
ADAMS, RONI S

Location:
SW-NE,Sect. 27, T25N,R9W

Mailing Address:
ROBERT T ADAMS
RONI S ADAMS
3040 MEWHORTER RD
EAU CLAIRE, WI 54701-9403

School District:
1600 - ELEVA-STRUM SCHOOL DISTRICT

Tax Parcel ID Number: 18018-2-250927-130-0003
Tax District: 018-TOWN OF PLEASANT VALLEY
Status: Active 06-07-2022

Alternate Tax Parcel Number: 018106604020
Government Owned: Acres: 14.5000

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):
THE S 1/2 OF THE NE 1/4 LYG IN THE SW-NE, EX THE NLY 46.6 AC OF SD 1/4

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

Assessments

Attachments

Districts

Documents

Description	Doc. #	Vol./Pg.	Recorded	Document Date	Geom. Exception	MFL Order	Imaging
WARRANTY DEED	1230681	NA	04/28/2022	04/13/2022	No No		View
WARRANTY DEED	1229540	NA	04/04/2022	03/28/2022	Yes No		View
WARRANTY DEED	914479	NA	11/02/2004	10/26/2004	No No		View
DEED	370662	337/284	08/20/1969	08/19/1969	No No		View
COURT DOCUMENTS	289363	36/597	05/09/1956	05/01/1956	No No		View

You may purchase copies of the documents listed above online.

NOTE: There may be other documents related to this parcel that are not shown here. For more information regarding document history, please contact the Register of Deeds office at (715) 839-4745.

Notes

NEW PARCEL FOR 2023

2023 - 4/8 - MB - 2

Eau Claire County

Owner (s):
ISCHE, TIMOTHY B
ISCHE, LESLIE

Location:
SW-NE, Sect. 27, T25N, R9W

Mailing Address:
TIMOTHY B ISCHE
LESLIE ISCHE
4221 LASSEK CT
EAU CLAIRE, WI 54703-9754

School District:
1600 - ELEVA-STRUM SCHOOL DISTRICT

Tax Parcel ID Number: 18018-2-250927-130-0002
Tax District: 018-TOWN OF PLEASANT VALLEY
Status: Active 06-07-2022

Alternate Tax Parcel Number: 018106604010
Government Owned: Acres: 25.5000

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):
THE NLY 46.6 AC OF THE SE 1/4 LYG IN THE SW-NE

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

Assessments

Attachments

Districts

Documents

Description	Doc. #	Vol./Pg.	Recorded	Document Date	Geom. Exception	MFL Order	Imaging
WARRANTY DEED	1229540	NA	04/04/2022	03/28/2022	Yes No		View
WARRANTY DEED	914479	NA	11/02/2004	10/26/2004	No No		View
DEED	370662	337/284	08/20/1969	08/19/1969	No No		View
COURT DOCUMENTS	289363	36/597	05/09/1956	05/01/1956	No No		View

You may purchase copies of the documents listed above online.

NOTE: There may be other documents related to this parcel that are not shown here. For more information regarding document history, please contact the Register of Deeds office at (715) 839-4745.

Notes

Parcel History *NEW PARCEL FOR 2023*

2023-018-MB-2

Eau Claire County

Owner (s):
RHODES, DAN G & DEANN M

Location:
SE-NE, Sect. 27, T25N, R9W

Mailing Address:
DAN G & DEANN M RHODES
W295 S5257 HOLIDAY OAK CT
WAUKESHA, WI 53189-9043

School District:
1600 - ELEVA-STRUM SCHOOL DISTRICT

Tax Parcel ID Number: ~~18018-2-250927-140-0001~~ Tax District: 018-TOWN OF PLEASANT VALLEY Status: Inactive 06-07-2022

Alternate Tax Parcel Number: Government Owned: Acres:
018106605000 31.4000

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):
SE-NE EX LAND SOLD FOR HWY V.202 P.133 3.32 AC, ALSO EX PRT LYG E OF HWY

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

Assessments

Tax Year: 2022

Real Estate Assessments

Code	Description	Acres	Land Value	Improvement Value	Total Value
G4	Agriculture	25.400	\$4,900	\$0	\$4,900
GM	Agricultural Forest	6.000	\$10,800	\$0	\$10,800
Total:		31.400	\$15,700	\$0	\$15,700

Estimated Fair Market Value:

\$0

Average Assessment Ratio:

-

* MFL, PFC, and Agriculture values are not included in the total Estimated Fair Market Value.

** Land classified Undeveloped and Agricultural Forest is assessed at 50% of market value. Doubling the assessed value then dividing by the average assessment ratio will determine the EFMV of these land classifications.

Attachments

Districts

Documents

Notes

PARCEL RETIRED BEG. 2023

2022 UVD MD - a

Eau Claire County

Owner (s):
RHODES, DAN G & DEANN M

Location:
SW-NE, Sect. 27, T25N, R9W

Mailing Address:
**DAN G & DEANN M RHODES
W295 S5257 HOLIDAY OAK CT
WAUKESHA, WI 53189-9043**

School District:
1600 - ELEVA-STRUM SCHOOL DISTRICT

Tax Parcel ID Number: **18018-2-250927-130-0001** Tax District: **018-TOWN OF PLEASANT VALLEY** Status: **Inactive 06-07-2022**

Alternate Tax Parcel Number: **018106604000** Government Owned: **40.0000** Acres:

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

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

Assessments

Tax Year: 2022

Real Estate Assessments

Code	Description	Acres	Land Value	Improvement Value	Total Value
G4	Agriculture	3.500	\$700	\$0	\$700
G6	Productive Forest Lands	36.500	\$92,000	\$0	\$92,000
Total:		40.000	\$92,700	\$0	\$92,700

Estimated Fair Market Value:

\$0

Average Assessment Ratio:

-

* MFL, PFC, and Agriculture values are not included in the total Estimated Fair Market Value.

** Land classified Undeveloped and Agricultural Forest is assessed at 50% of market value. Doubling the assessed value then dividing by the average assessment ratio will determine the EFMV of these land classifications.

Attachments

Districts

Documents

PARCEL RETIRED BEG. 2023

2023 - 018 - NE - 2

Eau Claire County

Owner (s):
ADAMS, ROBERT T
ADAMS, RONI S

Location:
SE-NE, Sect. 27, T25N, R9W

Mailing Address:
ROBERT T ADAMS
RONI S ADAMS
3040 MEWHORTER RD
EAU CLAIRE, WI 54701-9403

School District:
1600 - ELEVA-STRUM SCHOOL DISTRICT

Tax Parcel ID Number: 18018-2-250927-140-0004 Tax District: 018-TOWN OF PLEASANT VALLEY Status: Active 06-07-2022

Alternate Tax Parcel Number: 018106605030 Government Owned: Acres: 8.1000

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):
THE S 1/2 OF THE NE 1/4 LYG IN THE SE-NE EX THE NLY 46.6 AC OF SD 1/4, EX PRT LYG E OF HWY, EX PCL DESC IN 202/133

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

Assessments

Attachments

Districts

Documents

Description	Doc. #	Vol./Pg.	Recorded	Document Date	Geom. Exception	MFL Order	Imaging
WARRANTY DEED	1230681	NA	04/28/2022	04/13/2022	No	No	View
WARRANTY DEED	1229540	NA	04/04/2022	03/28/2022	Yes	No	View
WARRANTY DEED	914479	NA	11/02/2004	10/26/2004	No	No	View
DEED	370662	337/284	08/20/1969	08/19/1969	No	No	View
COURT DOCUMENTS	289363	36/597	05/09/1956	05/01/1956	No	No	View

You may purchase copies of the documents listed above online.

NOTE: There may be other documents related to this parcel that are not shown here. For more information regarding document history, please contact the Register of Deeds office at (715) 839-4745.

NEW PARCEL FEB 2023

**RHODES/
ISCHE
SPLIT
DOC 1229540
MENS: 2023-018-MB-2**

Legend

- 1229540
- Sections
- Quarter Sections
- Quarter Quarter Sections
- School Districts
- Civil Divisions
- Parcels

1 inch = 300 feet

Parcel Mapping Notes:

CSM Georeferencing
is approximate

The horizontal datum is based on the Eau Claire County
Coordinate System NAD_1983_HARN_AQ_WI_EauClaire_Foot

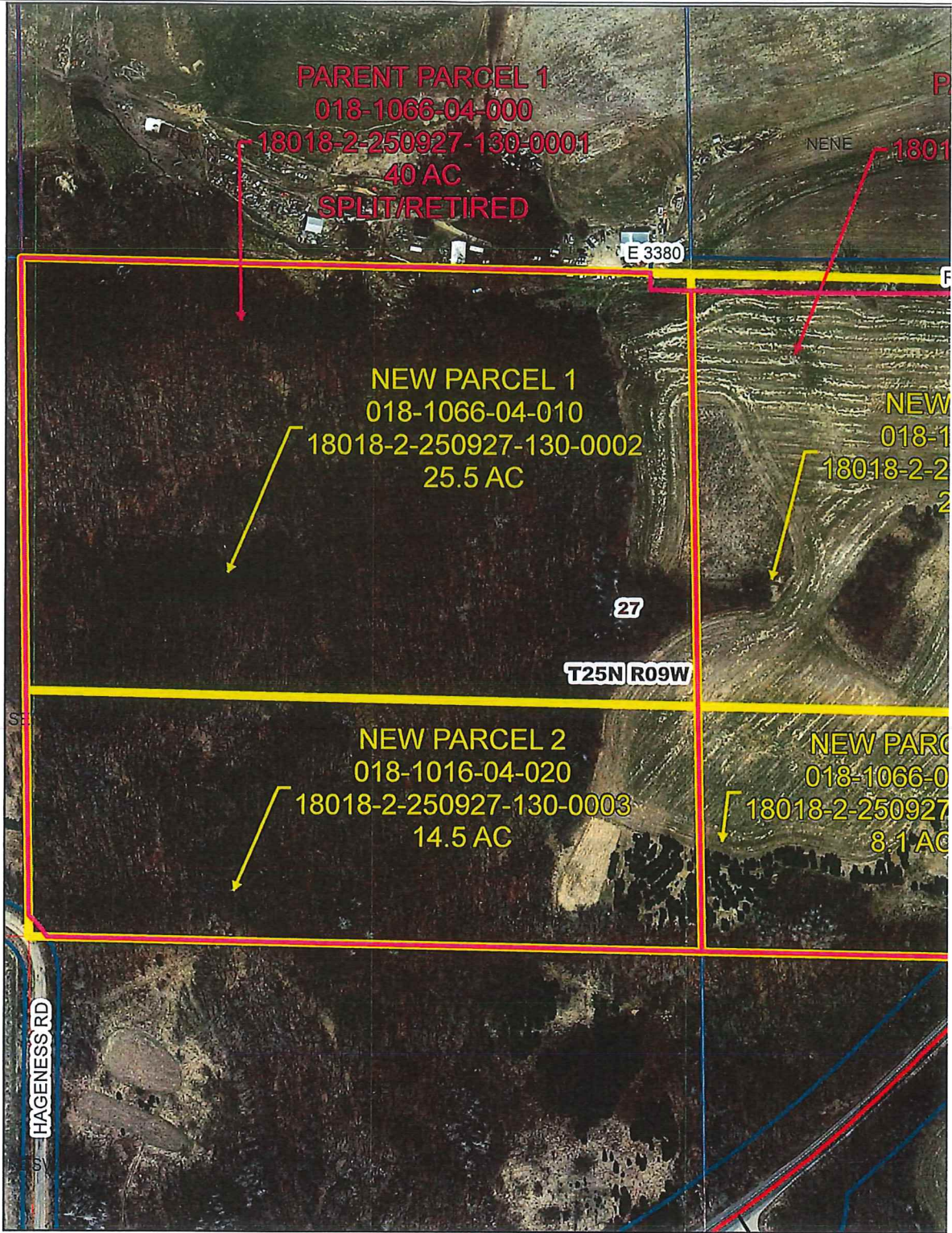
This map is a collection of public record information and was
prepared as an ongoing commitment to provide quality and up-to-
date information to the public. This map is intended for information
use only. Although significant care has been exercised to produce
maps that satisfy mapping accuracy standards, 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, currency, or
otherwise, and the user relies on the map and results solely at
their own risk.

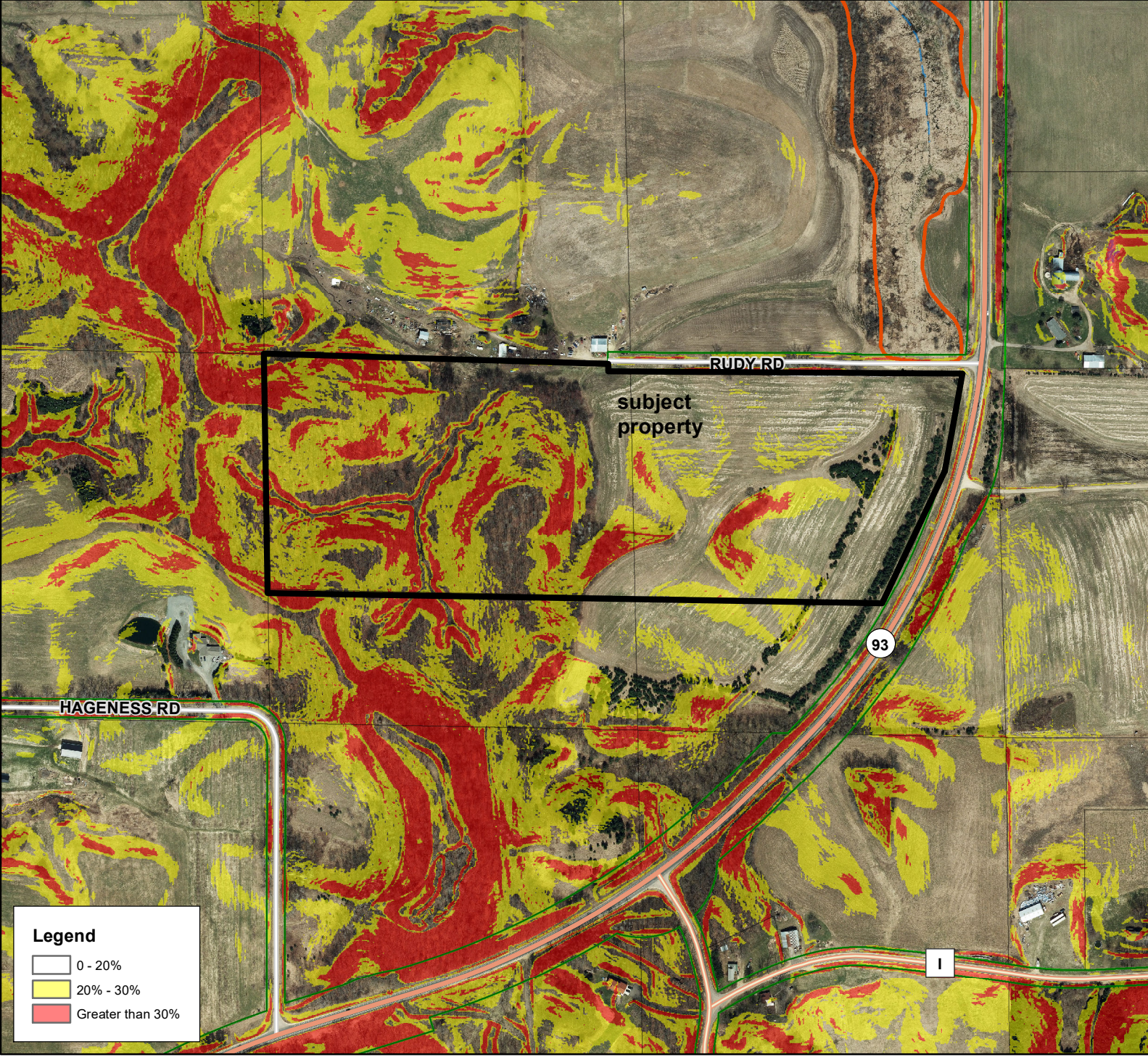
Aerial Photography Flight Spring 2018



6/6/2022 6:14:41 PM



ISCHE REZONE AERIAL-SLOPE 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.





Ische Rezoning: RZN-0018-22

Existing Zoning

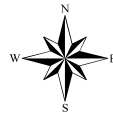
1 inch = 1,041.666667 feet

Future Land Use

1 inch = 1,042 feet

- Legend
- A1 - Exclusive Agricultural District
 - A2 - Agriculture-Residential District
 - A3 - 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
 - R1L - Single-Family Residential District, Large Lot
 - R1M - Single-Family Residential District
 - R2 - Two-Family Residential District
 - R3 - Multiple-Family Residential District
 - RH - Rural Homes District

- Commercial Industrial
- County Forest
- Natural Resource 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

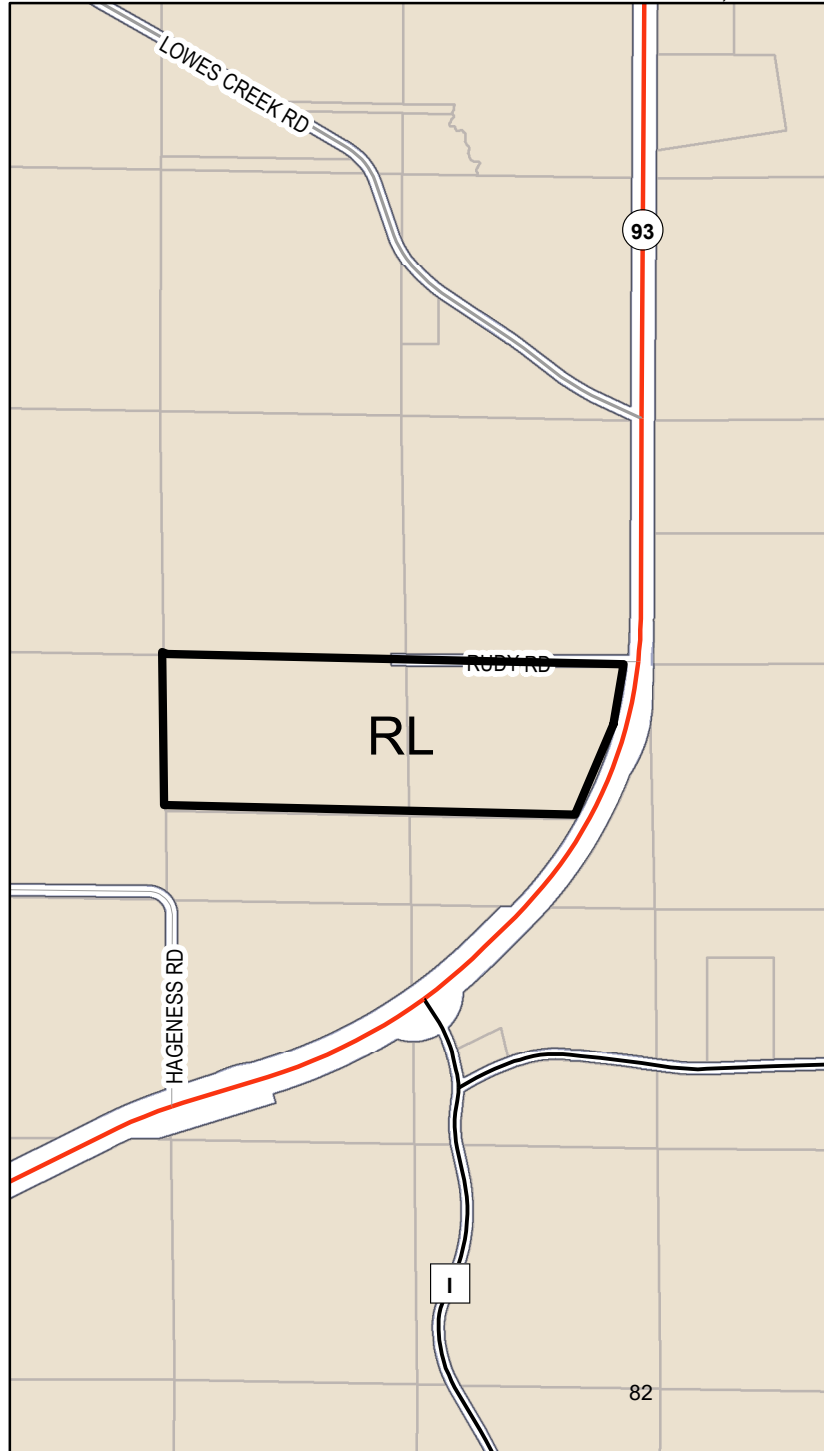
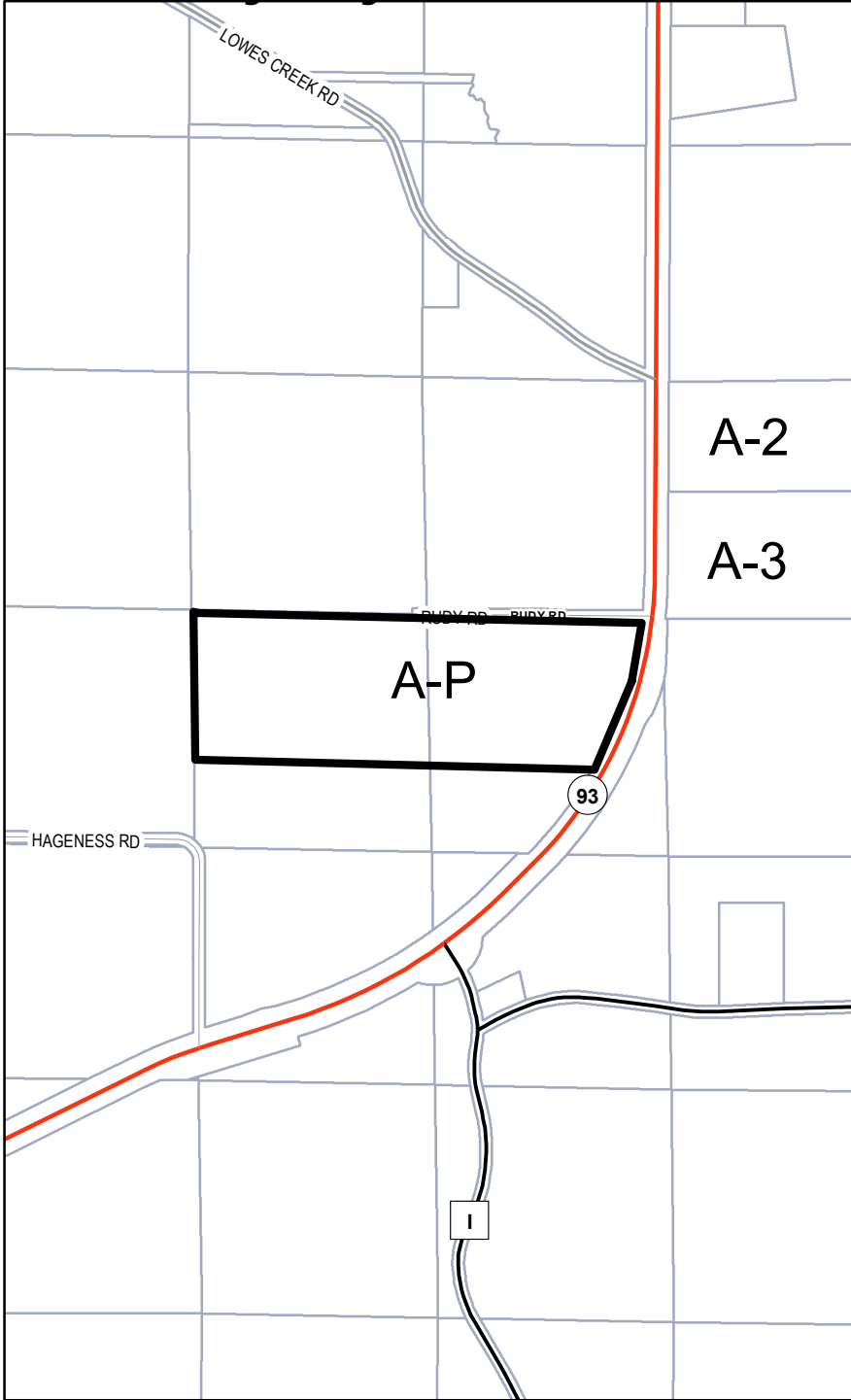


Parcel Mapping Notes:

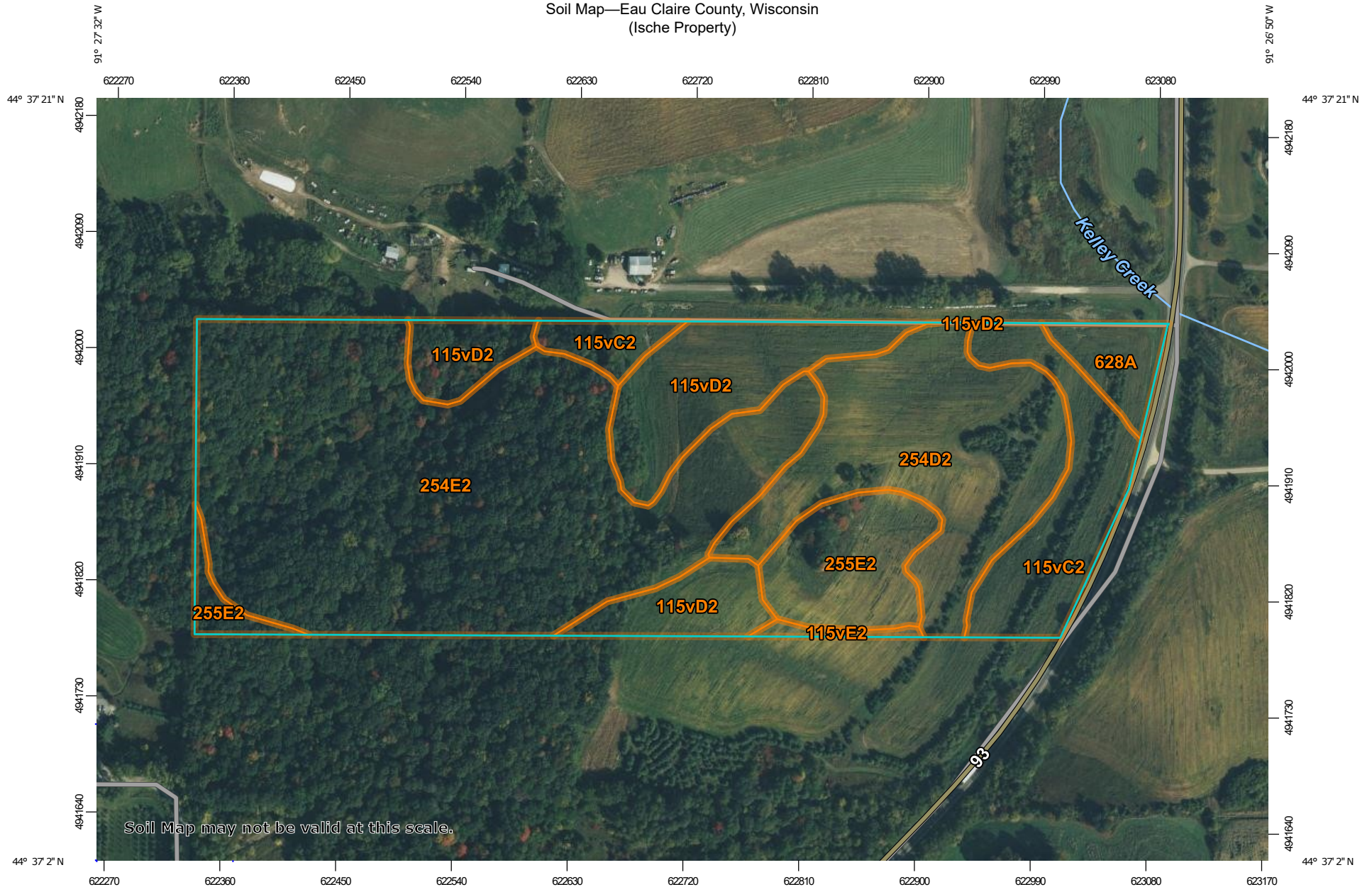
The horizontal datum is based on the Eau Claire County Coordinate System NAD_1983_HARN_Adj_WI_EauClaire_Feet

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.

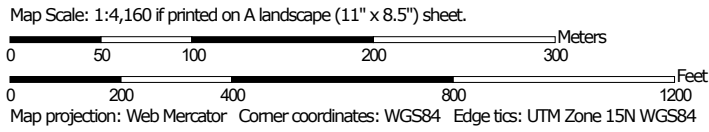
Eau Claire County does not warrant, guarantee or make any representations regarding the use of, or results from the use of the data in terms of correctness, accuracy, reliability, currentness, or otherwise; and the user relies on the map and results solely at their own risk.



Soil Map—Eau Claire County, Wisconsin
(Ische Property)



Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Eau Claire County, Wisconsin
Survey Area Data: Version 21, Sep 6, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

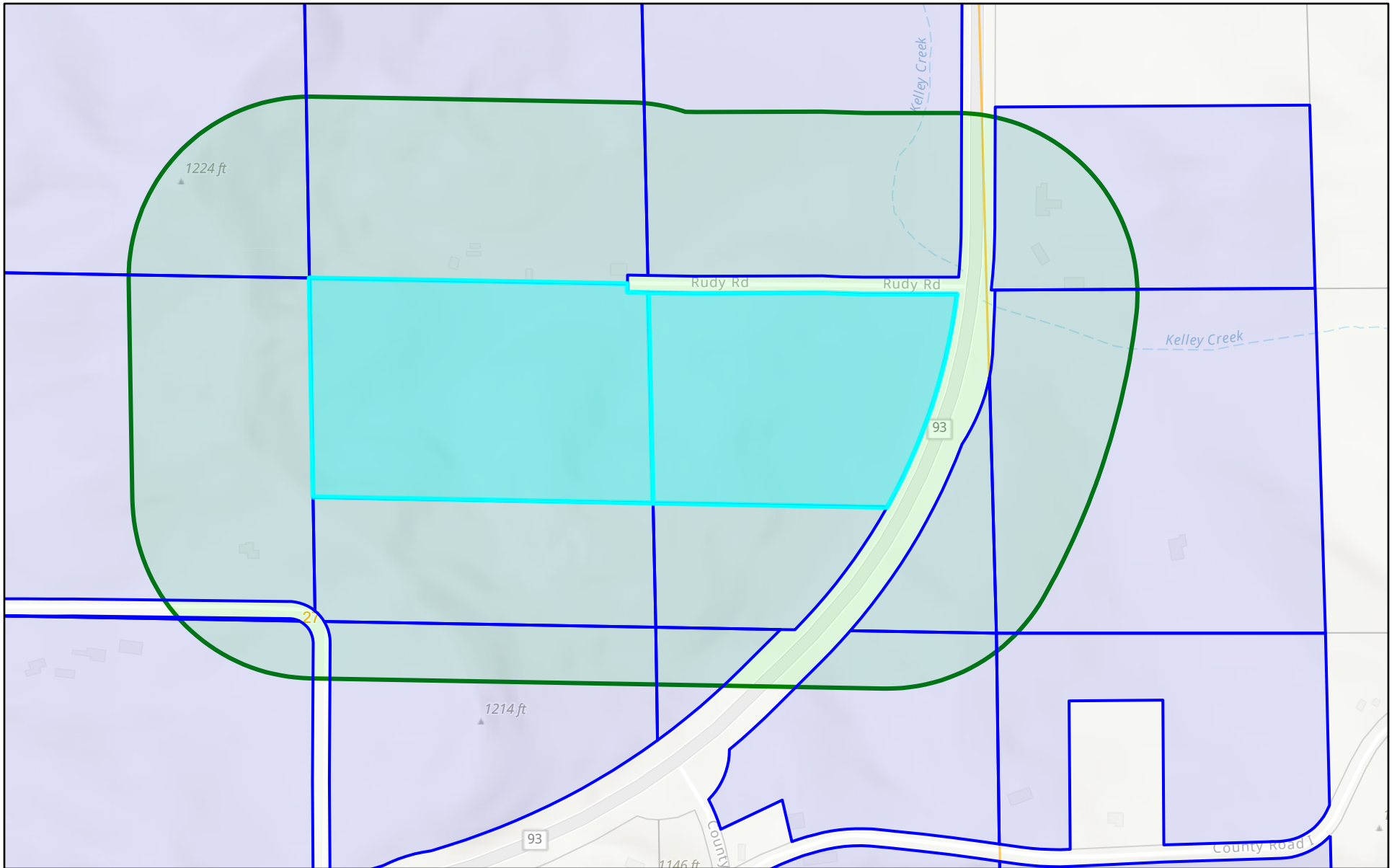
Date(s) aerial images were photographed: Aug 16, 2020—Sep 23, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.




Map Unit Legend

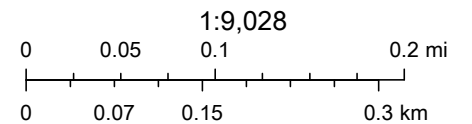
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
115vC2	Seaton silt loam, driftless valley, 6 to 12 percent slopes, moderately eroded	4.5	10.3%
115vD2	Seaton silt loam, driftless valley, 12 to 20 percent slopes, moderately eroded	6.3	14.4%
115vE2	Seaton silt loam, driftless valley, 20 to 30 percent slopes, moderately eroded	0.2	0.6%
254D2	Norden silt loam, 12 to 20 percent slopes, moderately eroded	7.8	17.8%
254E2	Norden silt loam, 20 to 30 percent slopes, moderately eroded	20.4	46.7%
255E2	Urne fine sandy loam, 20 to 30 percent slopes, moderately eroded	3.4	7.7%
628A	Orion silt loam, 0 to 3 percent slopes, occasionally flooded	1.1	2.5%
Totals for Area of Interest		43.7	100.0%

Public Notification



10/17/2022, 12:17:28 PM

-  County Boundary
-  Tax Parcel
-  Section



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,

Eau Claire County, WI

FirstName LastName	Address	City State Zip
LYNETTE KNUTH	S 14225 STATE ROAD 93	ELEVA WI 54738-4107
SCOTT KUNFERMAN	S 14345 STATE ROAD 93	ELEVA WI 54738-9145
LELAND CHRISTENSON II	S 15535 COUNTY ROAD I	ELEVA WI 54738-9113
KARLYN D & JOY RUDY	E 3380 RUDY RD	ELEVA WI 54738-9063
ROBERT T ADAMS	3040 MEWHORTER RD	EAU CLAIRE WI 54701-9403
JEFFREY BEMIS	E 2960 HAGENESS RD	ELEVA WI 54738-9423
MARK L & ANDREA K NYSETH	E 2795 HAGENESS RD	ELEVA WI 54738-9026
SHIRLEY MYREN	E 3585 COUNTY ROAD I	ELEVA WI 54738-9160

2022 Fall Tax Deed Sale
Profit/Loss Fact Sheet
Resolution 22-23/075

Sale	Resolution #	Parcel Number	Buyer	General Taxes	Special Taxes	Interest & Penalty	County Expenses	Total Expense Amount	Awarded Bid	Profit/Loss
FALL SALE	22-23/075	221-08-0310-000	Mattson Rentals, LLC	\$8,256.72	\$4,238.58	\$5,500.20	\$994.73	\$18,990.23	\$55,000.00	\$36,009.77
									\$55,000.00	\$36,009.77

*The total profit amount covers all taxes, interest, penalties and County expenses resulting in a profit of \$36,009.77.

EAU CLAIRE COUNTY * TAX DEED SALE MAP *

SALE PARCEL #FALL2022-1

COMPUTER #221-08-0310-000

MINIMUM BID \$50,000.00

LOT SIZE

APPROX. 131' x 66'

HOUSE SIZE

APPROX. 2500 SQ. FT.

Computer #221-08-0310-000, City of Eau Claire

**Building is sold AS IS. The structure has been abandoned and unsafe for human habitation or occupancy. The purchaser will need to address all violations to code and have the property re-inspected by the Eau Claire City-County Health Department prior to occupation or have the structure razed.*



3 AWARDING BID FOR THE FALL 2022 TAX DEED SALE OF TAX DEED PROPERTY; DIRECTING
4 CORPORATION COUNSEL TO PREPARE A QUIT CLAIM DEED ON THE DESCRIBED PROPERTY;
5 DIRECTING THE COUNTY CLERK TO EXECUTE SAID QUIT CLAIM DEED ON BEHALF OF EAU
6 CLAIRE COUNTY

7
8 WHEREAS, in accordance with Chapter 4.20 of the Eau Claire County Code, bids were solicited for the
9 sale of tax deed property; and

10
11 WHEREAS, on November 10, 2022, a bid was reviewed on said described parcel.

12
13 NOW, THEREFORE, BE IT RESOLVED that the Eau Claire County Board of Supervisors awards the bid
14 for the sale of tax deed property to the highest bidder as follows:

15
16
17 SALE PARCEL #FALL2022-1
18 Computer #221-08-0310-000 306 Oak Street City of Eau Claire
19 PIN # 18221-2-270917-310-2026

<u>PURCHASER</u>	<u>MINIMUM BID</u>	<u>BID AMOUNT</u>
Mattson Rentals, LLC	\$50,000.00	\$55,000.00
Lot, 7, Block 38 Huysen-Marfield-Galloway Merediths Addition to the city of Eau Claire, Eau Claire County, Wisconsin.		

20
21
22
23
24
25
26
27 BE IT FURTHER RESOLVED that the Corporation Counsel is hereby directed to prepare a quit claim deed
28 for the described parcel and that the County Clerk is hereby directed to execute said quit claim deed on
29 behalf of Eau Claire County.

30
31 ADOPTED: _____

32 _____

33 _____

34 _____

35
36
37 Reviewed by Finance Dept.
38 for Fiscal Impact

39
40 _____
Committee on Finance & Budget

41
42 Dated: _____
43

Approved by Corporation Counsel as to form
SGM