

## **AGENDA**

Eau Claire County

### • PLANNING & DEVELOPMENT COMMITTEE •

**Date:** Tuesday, March 28, 2023

**Time:** 7:00 p.m.

**Location:** Eau Claire County Courthouse, 721 Oxford Ave, Room 1277, Eau Claire, Wisconsin 54703

\*Event link below can be used to connect to meeting and interact (by the chair) from computer or through the WebEx Meeting smartphone app.

**Join WebEx Meeting:** <https://eauclairecounty.webex.com> Meeting ID: 2597 436 3742

Password: ZpF6RDaCQ53

\*Meeting audio can be listened to using this Audio conference dial in information.

**Audio conference:** 1-415-655-0001 Access Code: 25974363742##

**For those wishing to make public comment, you must e-mail Rod Eslinger at [Rod.Eslinger@eauclairecounty.gov](mailto:Rod.Eslinger@eauclairecounty.gov) at least 60 minutes prior to the start of the meeting.**

*\*Please mute personal devices upon entry*

1. Call to Order and confirmation of meeting notice
2. Roll Call
3. Public Comment (**15 minute maximum**)
4. Review/Approval of February 28, 2023 Meeting Minutes / Discussion – Action **Pages 2-4**
5. Public Hearings
  - a. **Proposed Ordinance: File No. 22-23/0097** to rezone 18.72 +/- acres from A-P Agricultural Preservation District to the A-2 Agriculture-Residential District. Owner: Vaughn & Lucille Lierman. Applicant: Steve & Sandy Hanson. Legal: Part of the NE ¼ of the NE ¼, Section 14, Township 26 North, Range 8 West, Town of Lincoln, Eau Claire County, Wisconsin. RZN-0002-23 **Pages 5-23**
6. Committee Review– A subdivision variance request to create a flag lot, located in part of the NW ¼ of the SE ¼, Section 4, Township 27 North, Range 10 West, Town of Union, Eau Claire County, Wisconsin. (Pritchard/TNT of the Chippewa Valley, LLC) / Discussion – Action **Pages 24-28**
7. Emergency Management Training Announcement **Page 29**
8. Review of February bills / Discussion **Pages 30-31**
9. Proposed Future Agenda Items / Discussion
  - a. Next scheduled meeting April 11, 2023
10. Adjourn

Prepared by: Holly Weigand

*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.*

## MINUTES

Eau Claire County

### • PLANNING & DEVELOPMENT COMMITTEE •

**Date:** Tuesday, February 28, 2023

**Time:** 7:00 p.m.

**Location:** Eau Claire County Courthouse, 721 Oxford Ave, Room 1277, Eau Claire, Wisconsin 54703

\*Event link below can be used to connect to meeting and interact (by the chair) from computer or through the WebEx Meeting smartphone app.

**Join WebEx Meeting:** <https://eauclairecounty.webex.com> Meeting ID: 2596 431 8915

Password: 3EGgRc3jXD2

\*Meeting audio can be listened to using this Audio conference dial in information.

**Audio conference:** 1-415-655-0001 Access Code: 25964318915##

***For those wishing to make public comment, you must e-mail Rod Eslinger at [Rod.Eslinger@eauclairecounty.gov](mailto:Rod.Eslinger@eauclairecounty.gov) at least 60 minutes prior to the start of the meeting.***

*\*Please mute personal devices upon entry*

Members Present: James Dunning, Dane Zook, Nancy Coffey, Todd Meyer

Members Absent: Robin Leary

Ex officio Present: Chair Nick Smiar

Staff Present: Rodney Eslinger, Matt Michels, Ben Bublitz, Dean Roth

1. Call to Order and confirmation of meeting notice.

Vice Chair Dunning called the meeting to order at 7 pm and confirmed with Director Eslinger that the meeting was properly noticed.

2. Roll Call – Members present are noted above. A quorum was present.
3. Public Comment **(15 minute maximum)** - None
4. Review/Approval of January 24, 2023 Meeting Minutes / Discussion – Action

**ACTION:** Motion by Todd Meyer to approve the January 24, 2023 committee meeting minutes as presented. Motion carried on a voice vote: 4-0-0.

5. Public Hearings

- a. **Proposed Ordinance: File No. 22-23/0089** to rezone 7.45 +/- acres from A-P Agricultural Preservation District to the A-2 Agriculture-Residential District. Owner: Debra Dehnke. Applicant: Wade Dehnke. Legal: Part of the SE ¼ of the SE ¼ of Section 13, Township 26 North, Range 8 West, and part of the SW ¼ of the SW ¼ of section 18, Township 26 North, Range 7 West, Town of Lincoln, Eau Claire County, Wisconsin. RZN-0001-23

Matt Michels, Senior Planner for Eau Claire County presented the staff report to the committee. He indicated the petitioner is requesting to rezone 7.45 acres from the A-P District to the A-2 District for the purpose of dividing off the existing farmstead from the remainder of the property. Mr. Michels gave the location of the proposed site within the Town of Lincoln, presented aerial, soil, and slopes maps, the current zoning and planning designations, and reviewed the adjacent land uses with the committee. He reviewed staff findings with the committee and recommended approval of the rezoning petition. He noted that the town board met on February 13, 2023, and recommended approval of the request.

Supervisor Zook inquired if the buildings will be torn down.

Wade Dehnke, son of the owner, spoke in favor of the request. He said that he will be constructing a new home and shop on the property and will raise cattle. He will be removing buildings that are no longer of value.

No one else spoke in favor or against the request.

**ACTION:** Motion by Nancy Coffey to approve the Proposed Ordinance: File No. 22-23/089. Motion carried on a voice vote: 4-0-0.

- b. A conditional use permit concerning a request for a planned unit development (PUD) to allow for five commercial businesses and structures on a single lot. Owner: John Kelly. Legal: Lot 2 CSM 3604, Vol 20, P 221, #1198748, Town of Washington, Eau Claire County, Wisconsin. CUP-0001-23

Ben Bublitz, Land Use Manager for Eau Claire County presented the staff report to the committee regarding the commercial planned unit development request in the C2 and C3 Districts. The PUD will be part of a condominium plat, where units 1-4 are zoned C2 and unit 5 is zoned C3. As proposed, each unit will have one commercial use subject to the allowable uses of the underlying zoning district. Mr. Bublitz reviewed the site plans with the committee and indicated that each unit will be served by a well and septic. The PUD will have two stormwater features. The site will be accessed via a private access off Prill Road. He presented the location and site maps, the aerial, and the outside parking area with the committee. The Town of Washington Town Board considered this matter on February 16, 2023, and recommended approval subject to three conditions.

Staff concluded that the applicant's request for a conditional use permit for a commercial planned unit development complies with the code standards, is consistent with the purpose of the code and the standards for granting a conditional use. Mr. Bublitz recommended approval subject to the conditions in the staff report along with the Town's recommended conditions.

Jeremy Skaw of Real Land Surveying, representing the applicant, spoke in favor of the application. He addressed the Town's recommended conditions regarding effective screening and the Declaration of Covenants.

John Kelly, applicant and property owner, spoke in favor of the request. He indicated that each building will be post framed with a steel exterior. Each building will be a single tenant building with the uses following the zoning code. He indicated that common area will be grassed and will be maintained by the condo association.

No one else spoke in favor of or against the request.

**ACTION:** Motion by Dane Zook to approve the conditional use permit (CUP-0001-23) request for a planned unit development (PUD) to allow five commercial units on a single lot as recommended by staff along with the Town of Washington's three recommended conditions: 1. Effective screening along the lot's boarder with the residential zoning district. 2. The Condominium Declaration of Covenants include the zoning uses the applicant will not allow on the units zoned C2 and C3 districts. 3. Town approve the private access. Motion carried on a voice vote: 4-0-0

#### 6. Preliminary Plat for Juniper Ridge/ Discussion – Action

Dean Roth, County Surveyor, reviewed the preliminary plat staff report with the committee. He described the location of the proposed subdivision within the Town of Pleasant Valley and went over the plat details. Mr. Roth answered questions from the committee.

Cody Filipczak, co-owner of Highclere Properties spoke in favor of the plat. He noted that there is a demand in the housing market for larger lots and this development will offer that. The lots range from 5 to 13 acres. He also mentioned that the property is not good for agricultural use.

Jeremy Skaw of Real Land Surveying, spoke in favor of the development. He clarified for the committee that there is a buildable area on each lot.

No one else requested to speak on the Preliminary Plat of Juniper Ridge.

**ACTION:** Motion by Dane Zook to approve the Preliminary Plat of Juniper Ridge as recommended by staff.  
Motion carried on a voice vote: 4-0-0.

7. Review of January bills / Discussion

The committee reviewed the January bills.

8. Proposed Future Agenda Items / Discussion

- a. Next scheduled meeting March 28, 2023

9. Adjourn

**ACTION:** Meeting adjourned by unanimous consent at 8:02 pm.

Respectfully Submitted,

Rodney Eslinger  
Clerk, Committee on Planning & Development





# EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

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**REZONE NUMBER:** RZN-0002-23      **COMPUTER NUMBER:** 012110004000

**PUBLIC HEARING DATE:** March 28, 2023

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**STAFF CONTACT:** Matt Michels, Senior Planner

**OWNER:** Lucille and Vaughn Lierman, E 10915 Echo Valley Rd, Fall Creek, WI 54742

**AGENT:** Steve & Sandy Hanson, E 10925 Echo Valley Rd, Fall Creek, WI 54742

**REQUEST:** Rezone 18.72 acres +/- of land from A-P (Agricultural Preservation) District to A-2 (Agricultural-Residential) District to rezone the property consistent with minimum lot size. No additional land divisions or new development is proposed with this rezoning.

**LOCATION:** E 10915 Echo Valley Rd.

**LEGAL DESCRIPTION:** Part of the NE¼ of the NE¼, Section 14, T 26 N, R 8 W, Town of Lincoln, Eau Claire County, Wisconsin (complete legal description attached)

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**RECOMMENDATION** Approval of request based on findings outlined on Page 5 of this report.

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## BACKGROUND

### SITE CHARACTERISTICS:

- The property to be rezoned is an existing lot that does not conform to the minimum lot size required in the A-P zoning district (35 acres). This rezoning will remedy the deficiency and will not result in additional lot splits or change of land use on the property.
- The property to be rezoned is developed with a house and several outbuildings. The remaining property is used for agriculture and will remain in agricultural production.
- The southern portion of the property contains a steeply sloped wooded area.

### 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;*

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

**REQUESTED ZONING DISTRICT:**

A-2 Agriculture-Residential District. *This district is established to “provide an area for limited residential and hobby farm development in a rural atmosphere.”*

**ZONING/LAND USE CONTEXT:**

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

**COMPREHENSIVE PLANS:**

The Eau Claire County Future Land Use Map includes the property in the Rural Lands (RL) planning area and the Town of Lincoln Future Land Use Map includes the property in the Rural Preservation (RP) planning area. 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. *For those Towns under County Zoning, the following Eau Claire County Zoning Districts will be considered for approval within RP areas: A-1 Exclusive Agricultural District, A-2 Agricultural-Residential District, A-3 Agricultural District, A-R Floating Agricultural-Residential District, F-2 Forestry District, F-1 Forestry District, and the proposed AC-R District noted below. The following additional policies shall apply to rezoning petitions:*

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

**Town of Lincoln:**

- Rural Preservation 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. As mapped, this designation includes farmland, scattered open lands, woodlots, agricultural-related uses, cottage industries, mineral extraction operations, farmsteads, and existing non-farm single-family residences. Future development in the RP area is expected to be consistent with the existing pattern of development, and the policies specified below for RP 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.*
  2. *Agriculturally related businesses, cottage industries, utility, recreation, mineral extraction, religious and government uses may be permitted based on the conditional use requirements of the appropriate Eau Claire County base zoning districts for RP areas.*
  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 (1) 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 for 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 Highly Productive Soils as defined in this plan. In addition, it is the preference of the Town of Lincoln that new non-farm residential lots that are approved in accord with these policies be located adjacent to or near existing non-farm development.*

The application has been found to be substantially consistent with the intent, description, and the applicable policies of the Eau Claire County Rural Lands land use category.

FARMLAND PRESERVATION PLAN:

The property is included in the Farmland Preservation Plan Map, which potentially enables the property owner to claim Farmland Preservation tax credits. The proposed A-2 District is not a certified farmland preservation district and the proposed lots would not qualify for Farmland Preservation tax credits.

Comprehensive Plan Summary

The proposed A-2 zoning district is consistent with the intent and description and the applicable policies of the Eau Claire County Comprehensive Plan Rural Lands Planning Area as it is an agricultural district that generally limits non-farm residential development and associated land use conflicts.

**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** – As depicted on the attached Soil Map, the property contains a mix of NRCS Capability Class III and lower-capability soil classes. According to the applicant, the tilled areas will continue to be farmed and no additional development is currently proposed.
- **Historical Productivity** – Portions of the property are utilized for agriculture and, according to the applicant will continue to be farmed.
- **Site Location** – The property is located on Echo Valley Road.
- **Adjacent Land Uses** – Uses in the area include a mixture of farmland, woodlands, and farm and non-farm single-family residences.

**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.* The proposed rezoning is substantially consistent with the Farmland Preservation Plan, which recognizes that a limited amount of land will be rezoned from A-P to other agricultural districts.

**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.

Town Board Action: The Lincoln Town Board considered the rezoning petition on March 13, 2023 and recommended approval (3-0 vote).

The rezoning petition has been evaluated for consistency with the purpose of the A-2 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 substantially consistent with the intent and purpose of the Eau Claire County Future Land Use plan
- Existing uses in the area include agricultural fields, woodlands, and farm and non-farm single-family residences.
- Zoning in the area is predominantly A-P, with A-R, A-2, and A-3 in 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-2 District

In addition, the following factors have also been considered:

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

## **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 Comprehensive Plan.
2. The proposed rezoning will render the existing lot compliant with the minimum lot requirements of the County Zoning Ordinance.
3. The property has required road frontage on Echo Valley Road.





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

Application Accepted:	03/07/2023
Accepted By:	Matt Michels
Receipt Number:	073046
Town Hearing Date:	03/13/2023
Scheduled Hearing Date:	03/28/2023
Application No:	RZN-0002-23
Application Status:	Applied

## Rezoning Petition

**Owner/Applicant Name(s):**

**Owner:** VAUGHN LIERMAN

**Applicant:** Lucille Lierman, E 10915 Echo Valley Rd, Fall Creek, WI 54742

**Telephone:** 715-225-9852

**EMail:** echo\_acres@yahoo.com

**RECEIVED**

**MAR 07 2023**

**COUNTY CLERK**

**Site Address(es):**

E 10915 ECHO VALLEY RD

**Property Description:**

Sec 14 Twn 26 Rge 08  
Town of Lincoln

**Zoning District(s):**

AP - Agricultural Preservation Distr

**Lot Area(s) - Acres:**

32.20

**Overlay District(s):**

**PIN**

1801222608141100001

**Legal (partial)**

NE-NE EX N 150' LYG W OF ECHO VALLEY RD, EX LOT 1 CSM 1374 (VOL 7 P 174 #71742)

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

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



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

**Office Use Only**

Application Accepted:	3/7/23
Accepted By:	nm
Application Number:	R2N-0002-23; 41613
Town Hearing Date:	3/13/23
Scheduled Hearing Date:	3/28/23

**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): A2
Acres to be rezoned: 20	

Property Owner Name: Lucille Lierman	Phone# 715-210-9281
Mailing Address: E10915 Echo Valley Rd.; Fall Creek, WI 54742	
Email Address:	

Agent Name: Steve or Sandy Hanson	Phone# 715-225-9852 or 715-225-1802
Mailing Address: echo-acres@yahoo.com	shanson387@gmail.com
Email Address: E10925 Echo Valley Rd.; Fall Creek, WI 54742	

**SITE INFORMATION**

Site Address:	
Property Description: NE 1/4 NE 1/4 Sec. 14, T26N, R8W, Town of Lincoln (See attached)	
Zoning District:	Code Section(s):
Overlay District: Check Applicable	<input type="checkbox"/> Shoreland <input type="checkbox"/> Floodplain <input type="checkbox"/> Airport <input type="checkbox"/> Wellhead Protection <input type="checkbox"/> Non-Metallic Mining
Computer #(s): or PIN #(s):	012-1101-02-000

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

<input type="checkbox"/> Complete attached information sheet	<input type="checkbox"/> Confirmed with the Town their submittal deadline and process.
<input type="checkbox"/> Provide legal description of property to be rezoned	<input type="checkbox"/> Provide \$620.00 application fee (non-refundable), (\$545.00 application processing fee and \$75.00 mapping surcharge fee). Send application to <a href="mailto:landusa@co.eau-claire.wi.us">landusa@co.eau-claire.wi.us</a> 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: Lucille N Lierman Date 3-6-23

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



SUPPLEMENTAL INFORMATION FOR A REZONING PETITION

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

Describe the reason(s) for your rezoning request:

We sold 15 acres to a neighbor, Their property adjoins ours. That sale left us with 20 acres. This left us below the minimum acreage for A.P. The land sale will allow us the finances we need to stay in our home.

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.

Nothing in how the land is used will change. The remaining 20 acres will remain as is.

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

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

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

1) No changes to the land will occur.  
The change to A2 will satisfy county + town requirements.  
It will allow the future sale of the property.  
The 15 acres that were sold will remain in the CRP program for the remainder of the contract (5 yrs)  
Property is in rural lands, future land use + A2 is appropriate for that area.

2) Since there are no changes to the remaining 20 acres, or the sold acres, there is no impact to existing county or town plans.

3) No changes to current property uses will occur.

4) The sold 15 acres is land locked with no access.  
It is enrolled in the CRP program. Contract expires in 5 years.  
The 20 acres to be rezoned will remain as is.  
\_\_\_\_\_ acres are enrolled in CRP program. The remaining acreage is where the home and outbuildings are located.



Legal Description for parcel to be rezoned

The Northeast Quarter of the Northeast Quarter of Section 14, Township 26 North, Range 8 West, Town of Lincoln, Eau Claire County, Wisconsin.

Except:

Lot 1 of Certified Survey Map # 1374, Volume 7 Page 174, Document # 717423.

Except:

The North 150 feet of the Northeast Quarter of the Northeast Quarter lying west of Echo Valley Road.

Except:

That East 110 feet of the Northwest Quarter of the Northeast Quarter and the West 460 feet of the Northeast Quarter of the Northeast Quarter.

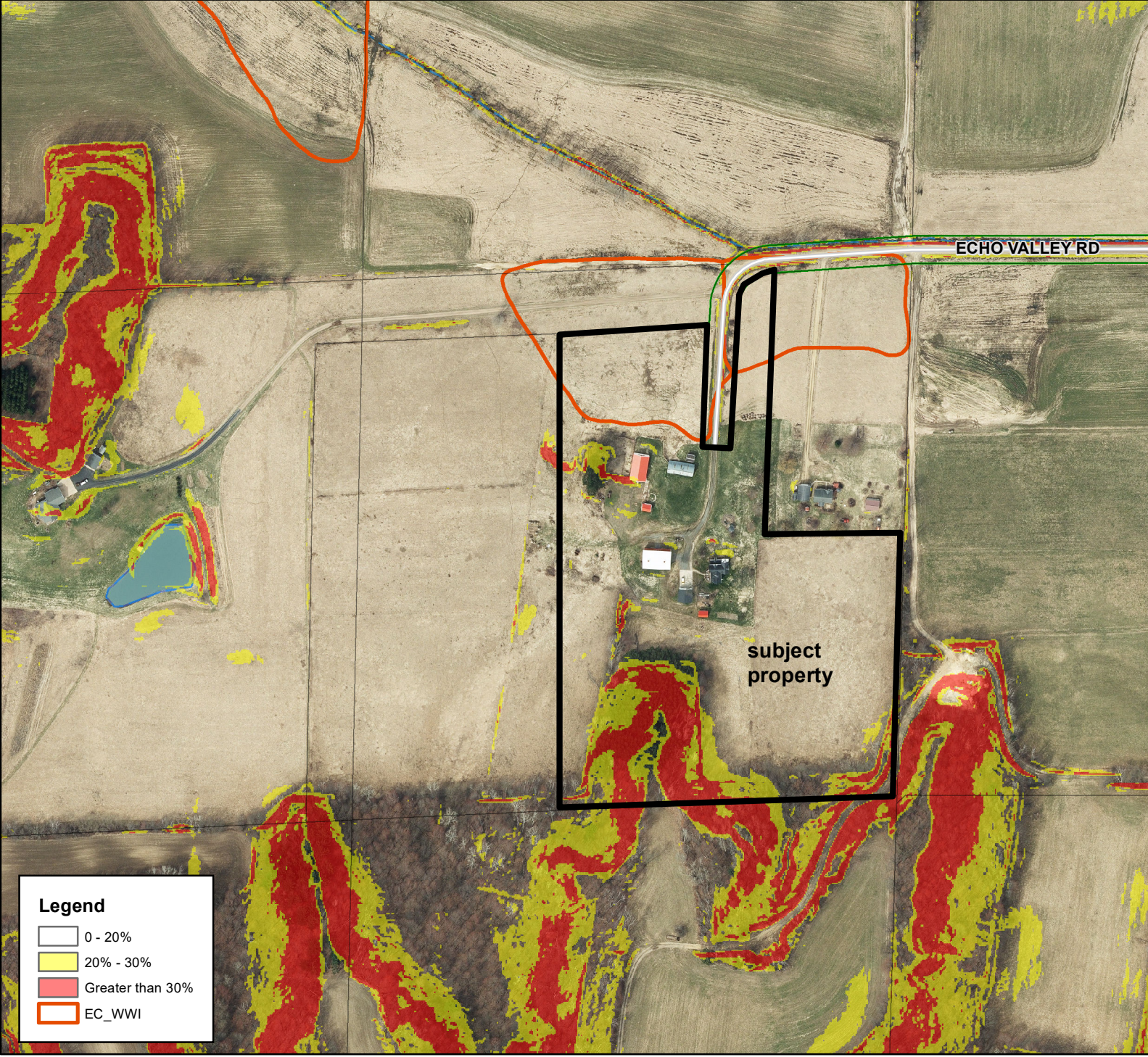
Except :

The North 150 feet of the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northeast Quarter  
all in Section 14, Township 26 North, Range 8 West, Town of Lincoln, Eau Claire County, Wisconsin.

Said parcel is subject to easements and restrictions of record.



# LIERMAN REZONE AERIAL MAP



**Legend**

- 0 - 20%
- 20% - 30%
- Greater than 30%
- EC\_WWI

**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.



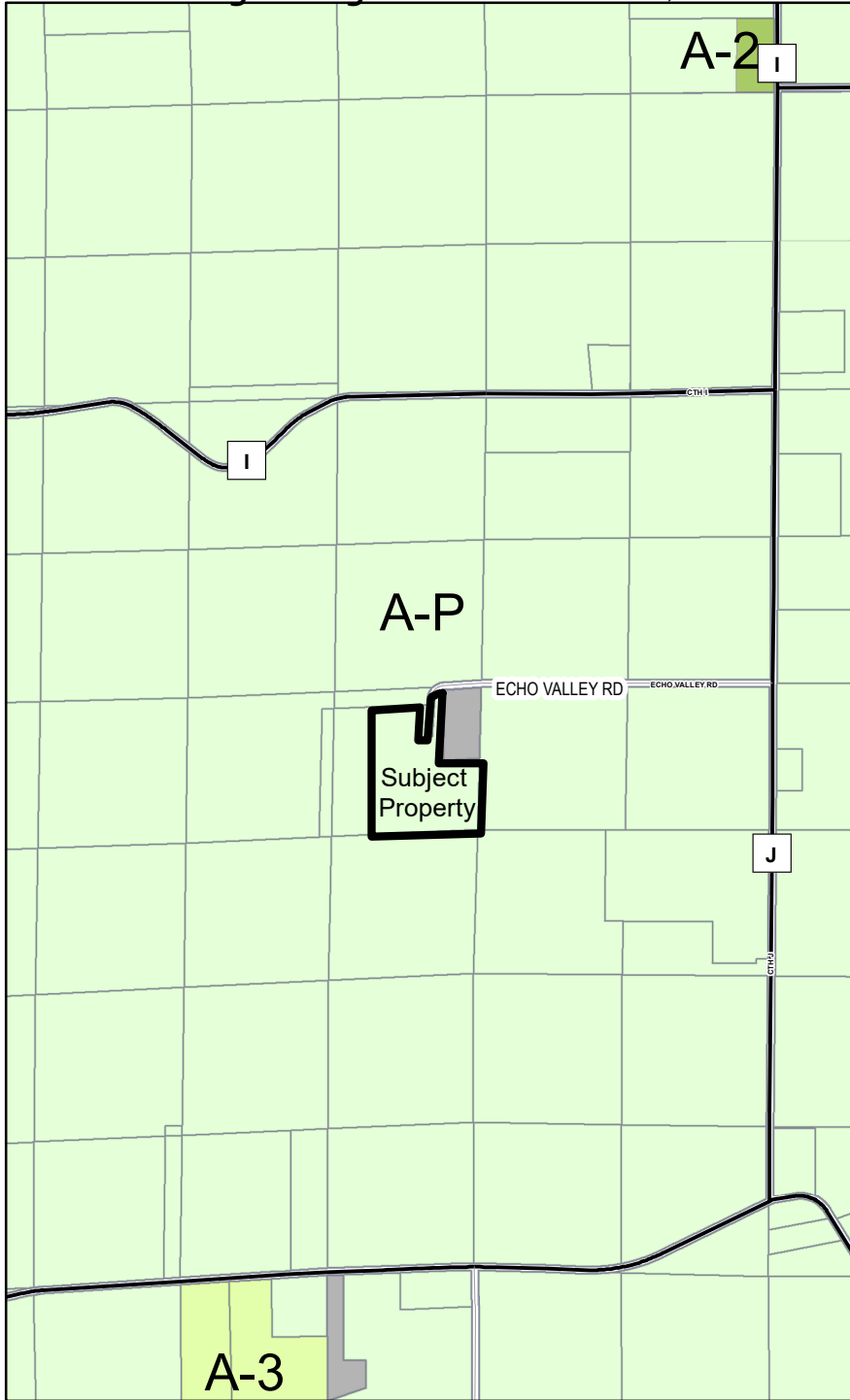




# Lierman Rezoning: RZN-0002-23

## Existing Zoning

1 inch = 1,666.666667 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:

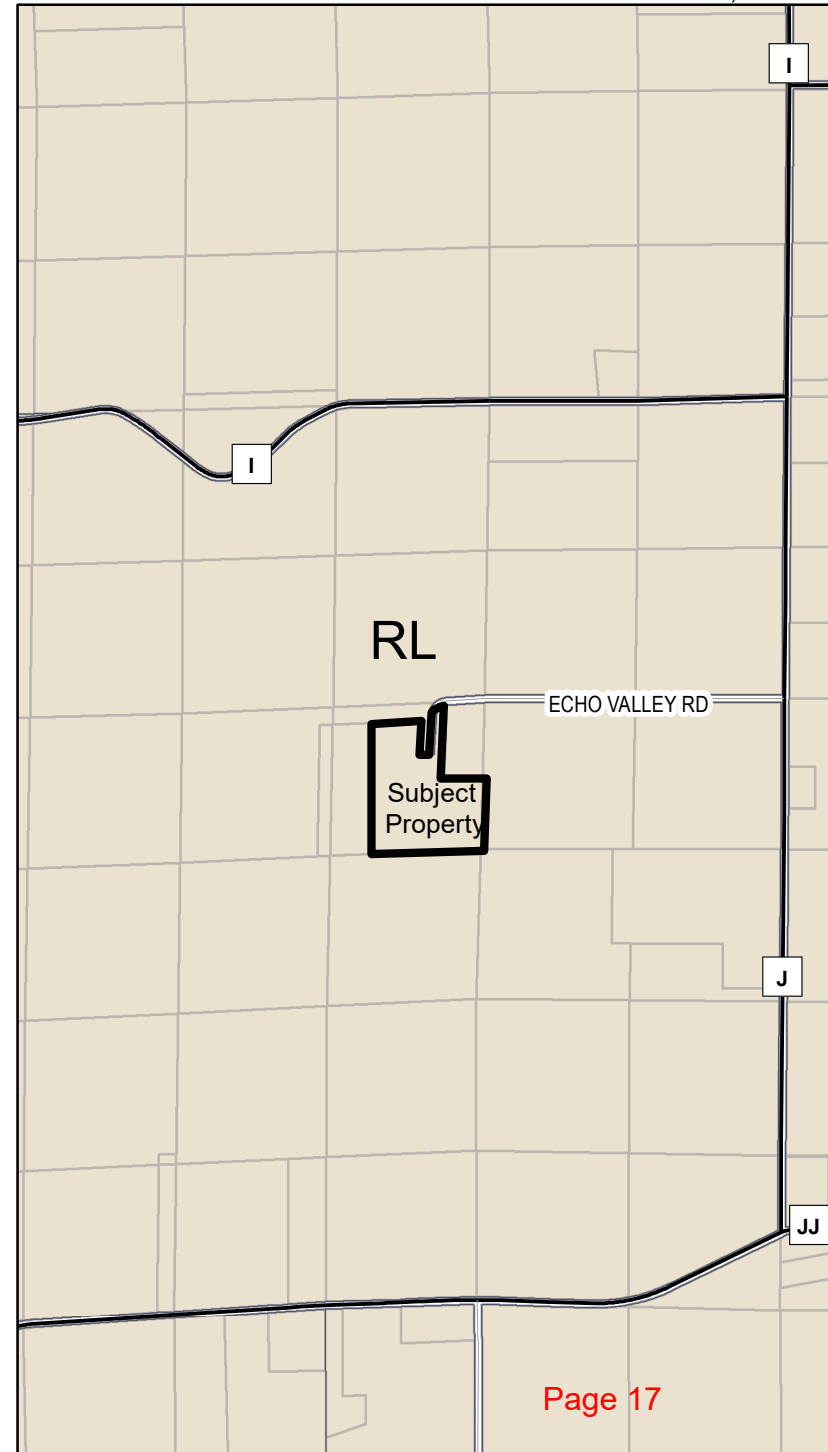
The horizontal datum is based on the Eau Claire County Coordinate System NAD\_1983\_HARN\_Adj\_WI\_EauClaire\_Feet

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.

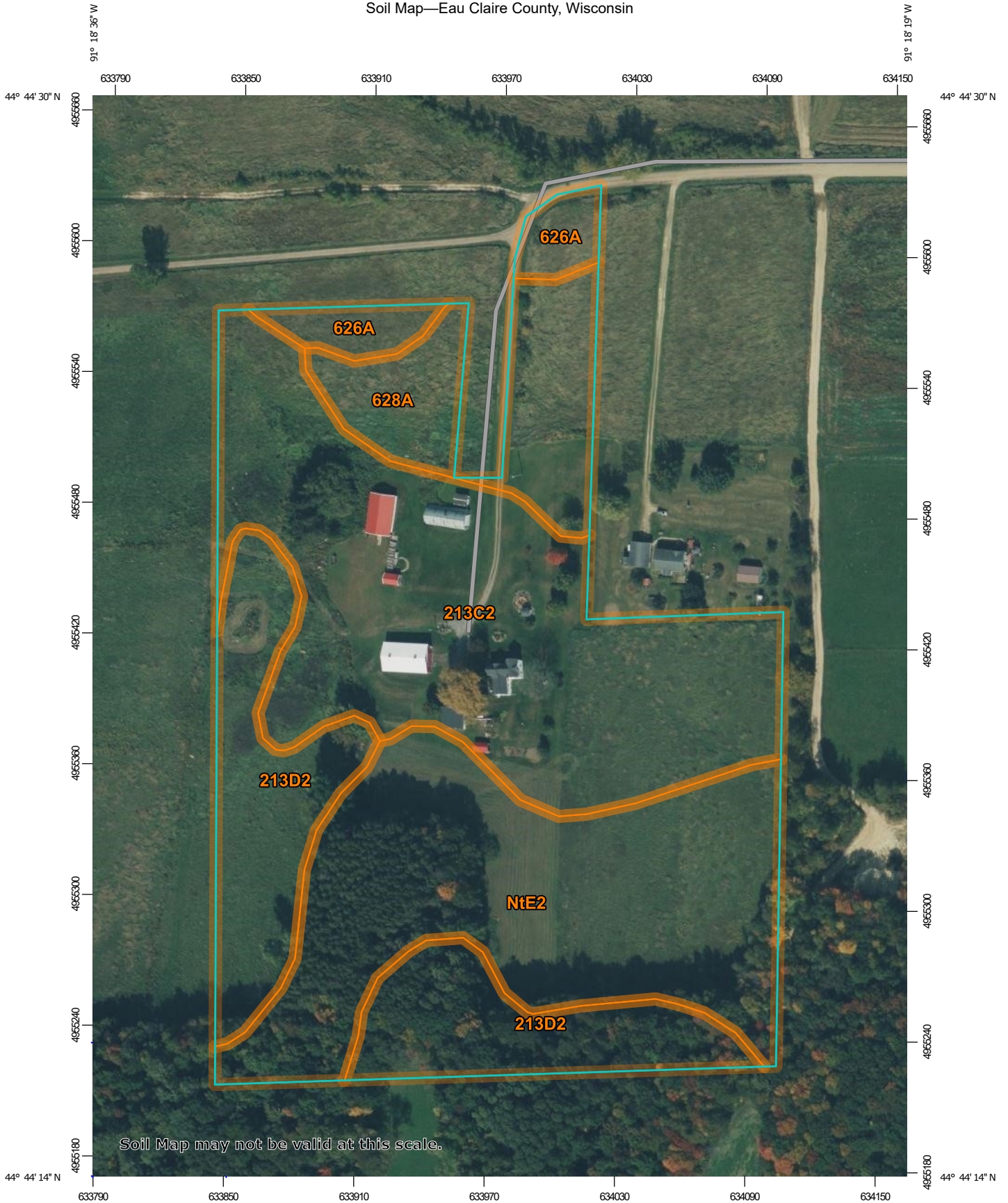
Eau Claire County does not warrant, guarantee or make any representations regarding the use of, or results from the use of the data in terms of correctness, accuracy, reliability, currentness, or otherwise; and the user relies on the map and results solely at their own risk.

## Future Land Use

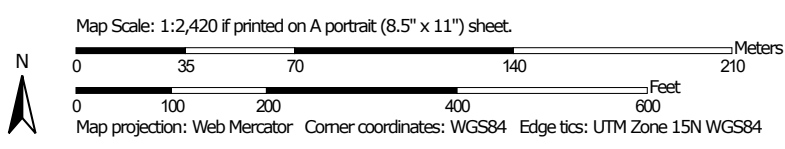
1 inch = 1,667 feet



Soil Map—Eau Claire County, Wisconsin



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
213C2	Hixton silt loam, 6 to 12 percent slopes, moderately eroded	7.2	36.7%
213D2	Hixton silt loam, 12 to 20 percent slopes, moderately eroded	3.9	19.6%
626A	Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded	0.7	3.5%
628A	Orion silt loam, 0 to 3 percent slopes, occasionally flooded	2.0	10.0%
NtE2	Northfield silt loam, 20 to 30 percent slopes, eroded	5.9	30.1%
<b>Totals for Area of Interest</b>		<b>19.7</b>	<b>100.0%</b>





## Town of Lincoln Eau Claire County

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March 15, 2023

To: Department of Planning and Development Eau Claire County

**RE: RZN-0002-23**

**Property Owner:** Vaughn & Lucille Lierman

**Applicant:** Steve and Sandy Hanson

**Town:** Lincoln

**Site Address:** E 10915 Echo Valley Rd, Fall Creek, WI 54742.

**Legal Description:** Part of the NE 1/4 of the NE 1/4, Section 14, Township 26 North, Range 8 West, Town of Lincoln, Eau Claire County, Wisconsin.

The Town of Lincoln board met and discussed the above Rezoning Petition. The full board was in attendance and was in full agreement to approve the applicant's request as outlined in the zoning petition.

Robert Dewitz, Chairman

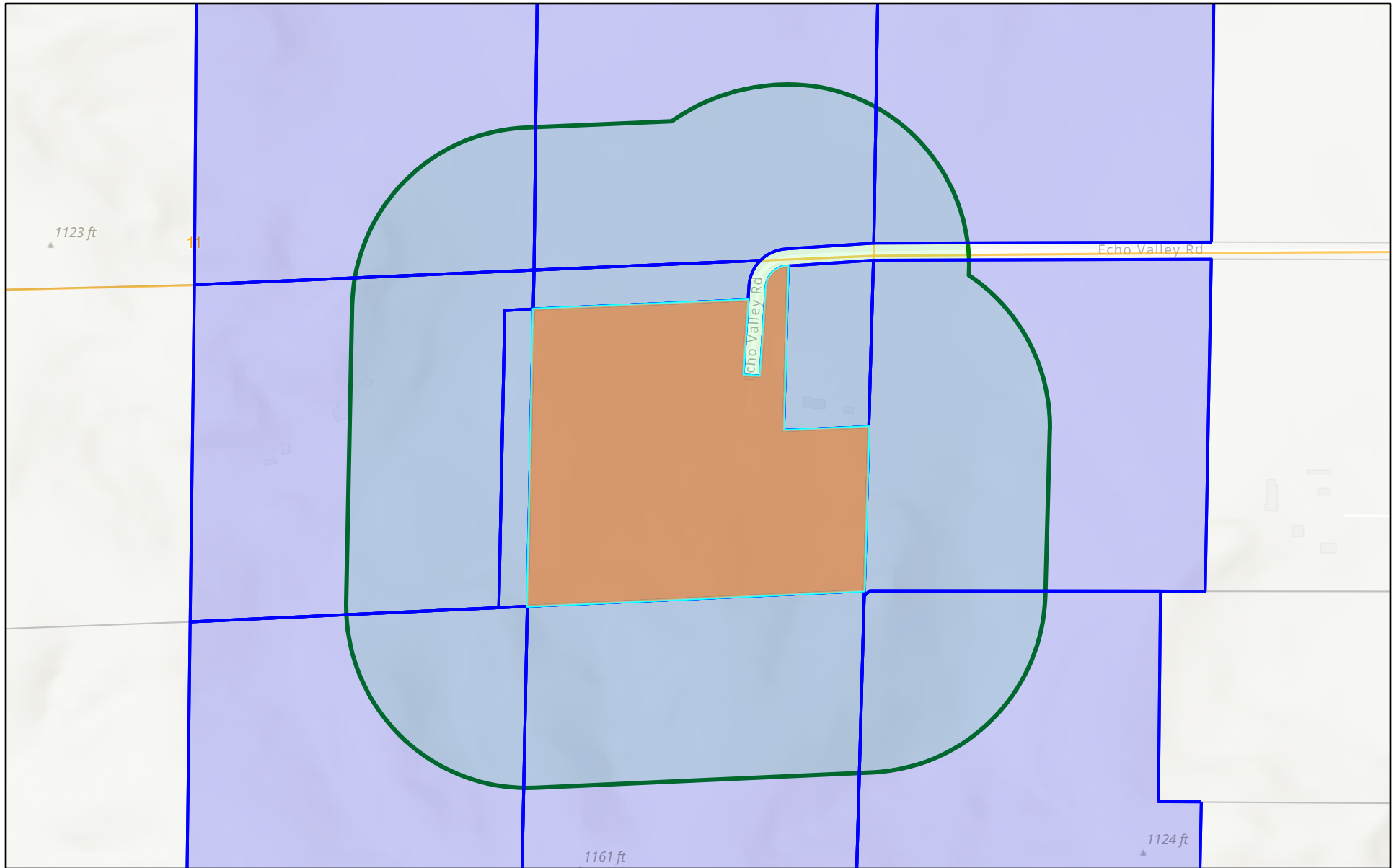
Dean Klingbeil, Supervisor

Matt Krenz, Supervisor



Sherri McCormick, clerk

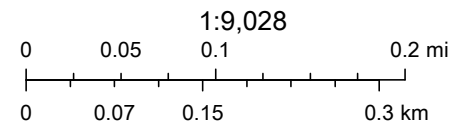
On behalf of the Town of Lincoln Board

# Public Notification



3/7/2023, 10:55:42 AM

-  County Boundary
-  Tax Parcel
-  Section



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

FirstName LastName	Address	City State Zip
BENJAMIN BOOKS	S 6750 COUNTY ROAD J	FALL CREEK WI 54742-4024
JAMES BOOKS	S 6520 COUNTY ROAD J	FALL CREEK WI 54742-4024
STEVEN HANSON	E10925 ECHO VALLEY RD	FALL CREEK WI 54742-4022
BRIAN MANOR	E 10945 ECHO VALLEY RD	FALL CREEK WI 54742-4022
JOSEPH ZEILERMEIR	S6150 COUNTY ROAD J	FALL CREEK WI 54742-4021



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

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

**REPORT:**

TO: COMMITTEE ON PLANNING AND DEVELOPMENT

FROM: Ben Bublitz, Land Use Manager

DATE: March 23, 2021

RE: Andy Pritchard – TNT of the Chippewa Valley LLC – Section 4, T27N-R10W, Town of Union

Jeremy Skaw, Real Land Surveying, has submitted a concept certified survey map (CSM) to the department for review for a two lot CSM in the NW ¼ of the SE ¼ Section 4, T27N, R10W, Town of Union. The property is zoned C3, highway business district.

The concept CSM is being presented to the committee because the proposed lot configuration will create what is considered a flag lot. Lot two of the proposed configuration will meet the county code definition of a flag lot since the lot width has its widest point set back from the road, and has a thin, long strip ("the flagpole") of land connected to the road to provide legal access and frontage. Lot two, as proposed, will have the required road frontage along HWY 12 with an approved access off Lyle Lane.

Applicable Code Sections:

18.82.060 A of the subdivision code requires that the size, shape, and orientation of lots shall be appropriate for the location of the subdivision and for the type of development and use contemplated. Section

18.82.060 K. Flag lots. Flag lots shall be prohibited except where necessary to address topographic challenges, respond to existing development patterns, to preserve agricultural land or to minimize land use conflicts.

18.77.070 of the subdivision control code, the committee can grant variances to Chapters 18.82, 18.83, and 18.84 of the code. The committee must find that there is exceptional or undue hardship in the request; it is not detrimental to the public good, and without impairment to the intent and purpose of the code. The committee must consider all the facts and testimony when deliberating this matter.

STAFF RECOMMENDATION: Staff has reviewed this request and recommends the committee approve the reconfiguration of the existing property(s). The following reasons may be used to support approving the request:

1. The approval will not be detrimental to the public good, the spirit and purpose of the code will be upheld.
2. The proposed lot layout does not negatively impact property owners adjacent or within the vicinity.

3. Will provide better use of the existing large commercial lot. The configuration would allow an additional business to be constructed in an area of the county already consisting of numerous commercial and industrial uses.
4. The 'flag pole' is necessary for access since additional access won't be granted by WisDOT along a curve on US HWY 12.

Staff has the following recommended conditions if approved:

1. All required signatures and certificates are required prior to Rod Eslinger, Director of Planning and Development, signing the final CSM.
2. A note placed on the face of sheet 1 of the final CSM indicating date and approval of the committee review; staff shall approve of the note.





Real Land Surveying  
1356 International Drive  
Eau Claire, WI 54701  
(715) 514-4116

## VARIANCE REQUEST

Real Land Surveying has been tasked to perform a CSM at the site located at 4901 Lyle Lane, Eau Claire, WI 54703. The attached CSM is a result of a meeting held on 01/19/23 with Rod Eslinger, Christina Rauh, Andy Pritchard (subdivider) and Matt Appel (engineer).

The CSM will simply create an additional lot on the parcel that has frontage on both US 12 and Lyle Lane. Regarding road access, proposed LOT 1 will be given access from Lyle Lane. Given the shape of proposed LOT 2 – on a sweeping curve of US 12 – and its proximity to Lyle Lane, the WI DOT will not approve direct access onto US 12. With the existing asphalt driveway serving the business at 4901 Lyle Lane located along the north lot line, the only choice remaining was to create a flag lot for proposed LOT 2.

Under 18.82.060.K, it states that flag lots (which are defined under 18.76.003.A.16) are prohibited except:

1. When attempting to address topographic challenges
2. To respond to existing development patterns
3. to preserve agricultural land
4. To minimize land use conflicts

Items #1 and #2 are the most applicable to this site. With the site not having the ability to acquire direct access onto US 12 (due to the position on a dangerous bend of a very busy highway), it makes this 6.46 acre lot virtually impossible to further subdivide. The location existing asphalt driveway also makes it troublesome as it would pose quite a financial burden to the owner to reposition the driveway – if even allowed by the Town of Union.

I have reach out to Ryan Petrie at the City of Eau Claire, regarding this proposed CSM. He mentioned that the City has no objection to this CSM. In regards to Town of Union approval, I have discussed this CSM with the Town Chairman, Jennifer Meyer. She does not see any issue with it, but it will ultimately be decided on by the Town Board at the meeting on 14-March.

**Jeremy Skaw, P.L.S.**

Field Supervisor  
715.514.4116 Office  
715.895.8211 Direct  
715.225.4572 Mobile  
[www.rlswi.com](http://www.rlswi.com)



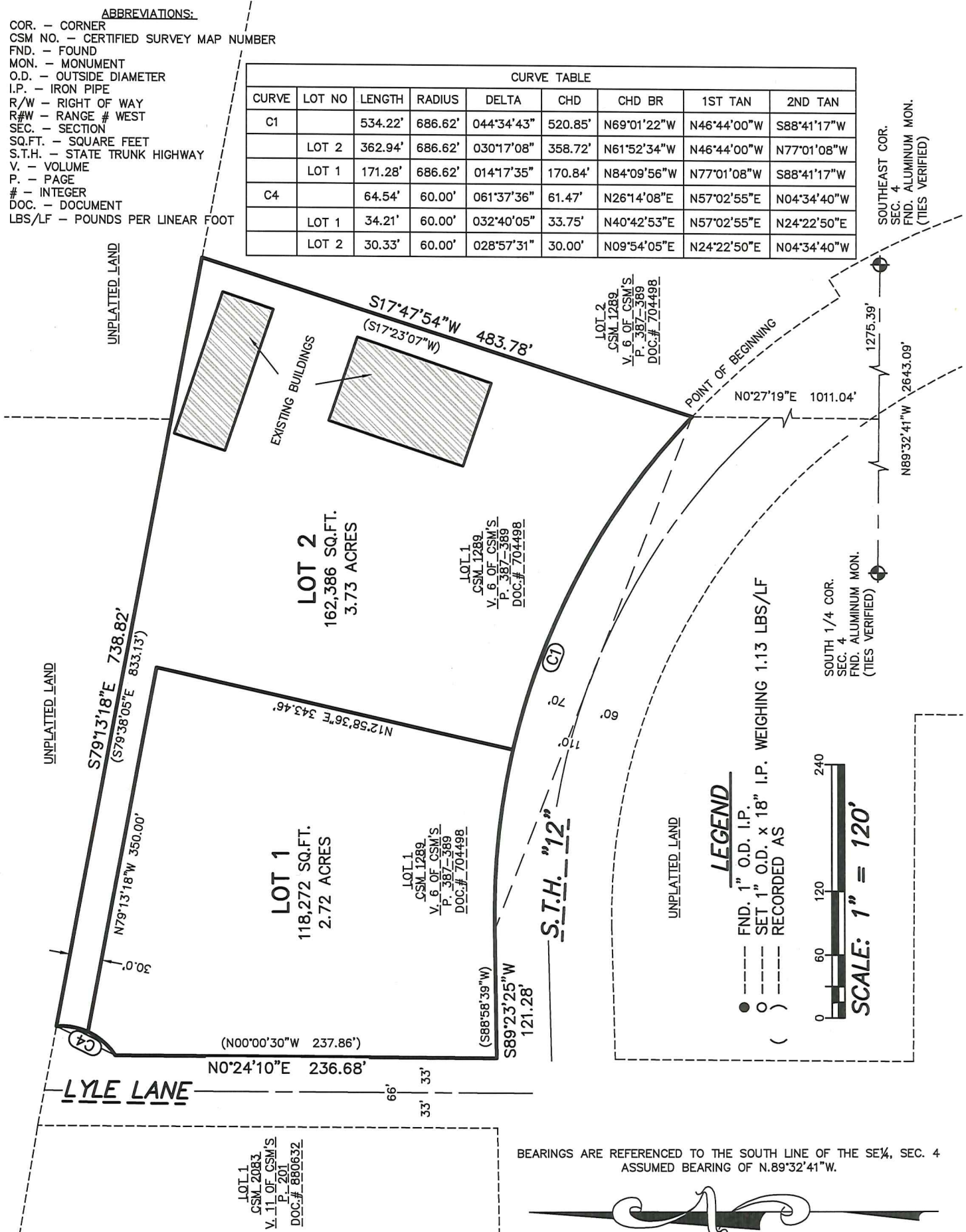
CERTIFIED SURVEY MAP, NUMBER \_\_\_\_\_

IN THE NORTHWEST ¼ OF THE SOUTHEAST ¼,  
SECTION 4, TOWNSHIP 27 NORTH, RANGE 10 WEST,  
TOWN OF UNION, EAU CLAIRE COUNTY, WISCONSIN  
INCLUDING PART OF LOT 1 OF CSM 1289, V. 6 OF CSM'S  
P. 387-389, DOC.# 704498

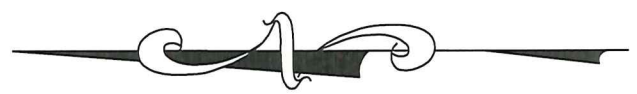
**REVISED**  
3-3-23

**ABBREVIATIONS:**  
COR. - CORNER  
CSM NO. - CERTIFIED SURVEY MAP NUMBER  
FND. - FOUND  
MON. - MONUMENT  
O.D. - OUTSIDE DIAMETER  
I.P. - IRON PIPE  
R/W - RIGHT OF WAY  
R#W - RANGE # WEST  
SEC. - SECTION  
SQ.FT. - SQUARE FEET  
S.T.H. - STATE TRUNK HIGHWAY  
V. - VOLUME  
P. - PAGE  
# - INTEGER  
DOC. - DOCUMENT  
LBS/LF - POUNDS PER LINEAR FOOT

CURVE TABLE								
CURVE	LOT NO	LENGTH	RADIUS	DELTA	CHD	CHD BR	1ST TAN	2ND TAN
C1		534.22'	686.62'	044°34'43"	520.85'	N69°01'22"W	N46°44'00"W	S88°41'17"W
	LOT 2	362.94'	686.62'	030°17'08"	358.72'	N61°52'34"W	N46°44'00"W	N77°01'08"W
	LOT 1	171.28'	686.62'	014°17'35"	170.84'	N84°09'56"W	N77°01'08"W	S88°41'17"W
C4		64.54'	60.00'	061°37'36"	61.47'	N26°14'08"E	N57°02'55"E	N04°34'40"W
	LOT 1	34.21'	60.00'	032°40'05"	33.75'	N40°42'53"E	N57°02'55"E	N24°22'50"E
	LOT 2	30.33'	60.00'	028°57'31"	30.00'	N09°54'05"E	N24°22'50"E	N04°34'40"W



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SE¼, SEC. 4  
ASSUMED BEARING OF N.89°32'41"W.



REAL LAND SURVEYING, LLC  
1356 INTERNATIONAL DRIVE  
EAU CLAIRE, WI 54701  
(715)514-4116  
rlswi.com  
CADD No. 22249 CSM

FIELDWORK  
COMPLETION  
DATE: \_\_\_\_\_



# EMERGENCY MANAGEMENT TRAINING ANNOUNCEMENTS

**From:** Tyler Esh  
**Sent:** Wednesday, March 15, 2023 9:37 AM  
**Subject:** Upcoming Training Opportunities

There's a variety of trainings scheduled and/or in the process of being scheduled locally. Please pass these on to those in your organizations.

## Community Education Courses:

Skywarn Weather Spotter Training: Mar. 29 at CVTC Energy Ed Center. 7 pm. No registration needed  
Skywarn Weather Spotter Training: Mar. 30 at Augusta-Bridge Creek FD. 7 pm. No registration needed  
Stop the Bleed: May 23 at Eau Claire Fire Department Station 10. 3 & 5 pm. Please contact me for which time you'd like to attend

## Incident Command and EOC Courses:

ICS-300: May 31-June 2 at the new EOC. Class has a waitlist [Wisconsin Emergency Management \(trainingwisconsin.org\)](https://www.trainingwisconsin.org)  
ICS-400: June 14-15 at the new EOC. Limited seats remain [Wisconsin Emergency Management \(trainingwisconsin.org\)](https://www.trainingwisconsin.org)  
Intermediate EOC Functions: June 5-7 at the new EOC: [Wisconsin Emergency Management \(trainingwisconsin.org\)](https://www.trainingwisconsin.org)

## Specialty Courses Being Offered in the Region:

Rural PIO: April 22 at the Altoona Fire Department [Wisconsin Emergency Management \(trainingwisconsin.org\)](https://www.trainingwisconsin.org)  
Mass Casualty Incident Responder Training: April 22 in Hudson: [Wisconsin Emergency Management \(trainingwisconsin.org\)](https://www.trainingwisconsin.org)  
Statewide Interoperable Communications Exercise (SIMCOM): May 3-5 at the Eau Claire County Expo Center/Fairgrounds (More to come, including a possible national training on community resilience)  
Crisis Management for School-Based Incidents: August 8-9 in Durand: [Wisconsin Emergency Management \(trainingwisconsin.org\)](https://www.trainingwisconsin.org)  
Debris Management: August 22-24 in Chippewa Falls: [Wisconsin Emergency Management \(trainingwisconsin.org\)](https://www.trainingwisconsin.org)  
Cybersecurity Training: Oct 3-4 at the new EOC: [AWR136 - Eau Claire, WI - 10/3/2023](https://www.trainingwisconsin.org) - Essentials of Community Cybersecurity  
Cybersecurity Training: Oct 3-4 at the new EOC: [MGT384 - Eau Claire, WI - 10/3-4/2023](https://www.trainingwisconsin.org) - Community Preparedness for CI

**EM Public Feedback Survey:** [Emergency Preparedness Survey \(office.com\)](https://www.trainingwisconsin.org)

-Tyler



**"Where Communities Come Together"**

**Tyler Esh, CEM**  
*Emergency Management Coordinator*  
721 Oxford Ave., Suite 3344 • Eau Claire, WI 54703  
**Direct:** 715-839-4736  
**Email:** [tyler.esh@eauclairecounty.gov](mailto:tyler.esh@eauclairecounty.gov)

**Planning and Development  
February 2023**

The following bills were sent to the Finance Department for payment:

**Planning**

<b>Vendor</b>	<b>Amount</b>	<b>Description</b>	<b>Line Item#</b>
Office Depot	33.38	Office Supplies	100-15-56920-310-000
Office Depot	45.90	Paper	705-08-51451-310-381
APG	80.46	Public Hearing 1/10 & 1/17	100-15-56920-321-000
Voyager	127.98	January Fuel	100-15-56920-330-000
Dean Roth	31.79	Conference Expense Reimbursement	100-15-56920-340-000
Rod Eslinger	22.27	Mileage Expenses	100-15-56920-330-000
WCCA	50.00	WCCA Leadership Training	100-15-56920-340-000
Fred Dahlke	14.94	Truck Supplies Reimbursement	100-15-56920-241-000
NWBIA	75.00	NWBIA Membership Dues	100-15-56920-324-000
West Central Zoning Association	30.00	WCZA Membership Dues	100-15-56920-324-000
ECC-Highway	45.72	January Fuel	100-15-56920-330-000
Kalahari Resort - Pcard	450.00	Conference - Peter/Zach	100-15-56920-340-000
WI Land Information - Pcard	750.00	Conference Registration - Peter/Zach	100-15-51740-340-743
All Season Tires - Pcard	25.70	Vehicle Maintenance	100-15-56920-241-000
Dept. of Administration - Pcard	1,655.86	Building Seals	100-15-56920-310-000
Amazon - Pcard	132.48	Office Supplies	100-15-56920-310-000
Amazon - Pcard	39.99	Paper	207-08-51451-310-381
Eau Claire Area Economic Develop. - Pcard	55.00	Annual Luncheon	100-15-56920-340-000

**Resurvey**

<b>Vendor</b>	<b>Amount</b>	<b>Description</b>	<b>Line Item#</b>
Kalahari Resort - Pcard	204.00	Conference - Dean	100-15-56920-340-000
WSLS - Pcard	35.00	WI Laws/Land Surveying Book	100-15-56920-320-000

**Emergency Management**

<b>Vendor</b>	<b>Amount</b>	<b>Description</b>	<b>Line Item#</b>
Rave Mobile Safety	12,110.00	Rave Alert for Public Safety 2023	100-15-52924-390-723
Amazon - Pcard	63.03	Supplies	100-15-52924-813-000
WI Assoc. of Conventions - Pcard	450.00	2023 WI Governor's Conference	100-15-52924-813-000
Disaster Management Systems - Pcard	1,154.71	Triage Kits - Supplies	100-15-52924-813-000

**Recycling**

<b>Vendor</b>	<b>Amount</b>	<b>Description</b>	<b>Line Item#</b>
WIRMC - Pcard	385.00	Conference Registration - Madeline	211-15-53635-340-000
Earthbound Environmental	4,137.18	December 2022 Curbside	211-15-53635-201-000
First Choice Computer Recycling	3,333.33	Janaury Electronics Recycling	211-15-53636-309-745
GFL Environmental	7,024.12	January Dropsites	211-15-53635-208-000
GFL Environmental	45,248.22	January Curbside	211-15-53635-201-000
Trash on Trucks	3,218.16	January Curbside	211-15-53635-201-000
Waste Management	43,759.98	January Curbside	211-15-53635-201-000
Waste Management	43,877.64	December 2022 Curbside	211-15-53635-201-000
Town of Union	5,508.75	Recycling Attendant 2022	211-15-53635-208-000
Village of Fairchild	127.22	Recycling Attendant Jan 2023	211-15-53635-208-000
Village of Fairchild	276.17	Recycling Attendant Nov. & Dec.	211-15-53635-208-000
Town of Wilson	102.60	Recycling Attendant December	211-15-53635-208-000
Town of Wilson	82.08	Recycling Attendant January	211-15-53635-208-000
Mary Nitz	17.00	Special Charge refund	211-15-53635-201-000

**Planning and Development  
February 2023**

**Land Conservation**

<b>Vendor</b>	<b>Amount</b>	<b>Description</b>	<b>Line Item#</b>
Lake Altoona District	43.54	Overpayment Refund (2022)	207-15-43586-000-716
Chad Berge	295.00	WI Land + Water Conf Reimbursement	100-15-56920-340-000
Christina Rauh	50.00	Notary Reimbursement	100-15-56920-324-000
Michael LaBean	40.00	Tree Sale Refund	100-15-46810-000-701
Rain to Rivers	2,000.00	Annual Membership Dues	100-15-56922-821-000
Voyager	105.05	Jan Fuel	100-15-56920-330-000
Mike's Star Market	4,860.00	2022 Deer Donation-Venison Processing(2022)	100-15-56922-390-702
Chad Berge	30.00	Notary Reimbursement	100-15-56920-324-000
Menard Inc	90.53	Storm Water Fee Refund	100-15-46820-000-000
Chad Berge	200.00	Boot Reimbursement	203-09-51498-390-390
Chula Vista Resort - Pcard	90.00	WI Land + Water Conference	100-15-56920-340-000
WI DFI - Pcard	20.00	Notary	100-15-56920-324-000
CarQuest - Pcard	(42.18)	Refund - Wiper Blades	100-15-56920-241-000

<b>Division</b>	<b>Totals</b>
Planning	3,666.47
Resurvey	239.00
Emergency Management	13,777.74
Recycling	157,097.45
Land Conservation	7,781.94
<b>Total</b>	<b>174,780.66</b>