



AGENDA

Eau Claire County Board of Supervisors
Tuesday, October 3, 2023, 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=m6b626bc2c3f89506419698d8e9a3347c>

Join from meeting number:

Meeting number: 2598 196 3371 Password: tiMpup3BH38

Join from phone: 415-655-0001 Access Code: 2598 196 3371

Watch live on our website: <https://www.eauclairecounty.gov/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 Missy Christopherson
3. Call of the Roll
4. Approval of the Journal of Proceedings from September 19, 2023 *Page 1*
5. **PUBLIC COMMENTS**
6. **REPORTS TO THE COUNTY BOARD UNDER 2.04.320**

Oral Reports

- Compensation Analysis Update by Angela Eckman, Director of Human Resources and Amy Weiss, Senior Accounting Manager *Page 3*
- County Administrator’s Recommended 2024 Budget by Kathryn Schauf, County Administrator

Written Reports

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

- Rezoning request from Owner, HG Anderson Land LLC; and applicant, Attorney Paul J Mirr, Ruder Ware *Page 23*

8. FIRST READING OF ORDINANCES BY COMMITTEES

Committee on Finance & Budget

File No.

- 23-24/034 (1) Ordinance: To create section 4.35.300 of the Code: Public Electric Vehicle Charging Port Fee *Page 24*
- 23-24/009 (1) Ordinance: To amend section 4.14.010 B. of the Code: Juvenile detention and Nonsecure Detention; to amend section 4.15.010 A of the Code: Fees of Professional Examiners and Witnesses in Chapter 51 Involuntary Commitment Proceeding; to amend section 4.35.090 of the Code: Permit, Variance, Rezoning, Special Exception, Sign and Land Use Fees; to amend section 4.35.092 of the Code: Shoreland Fees; to amend section 4.35.095 of the Code: Airport Zoning Fees; to amend section 4.35.110 of the Code: Subdivision Control Code Review fees; to amend section 4.35.135 of the Code: Condominium Plat Review; to amend section 4.35.160 D., E. & F. of the Code: Storm water Management and erosion Control Fees; to amend section 15.01.110 of the Code: Permit Fees; to amend section 15.01.120 of the Code: Penalties; to amend section 16.30.040 of the Code: Fees and Charges *Page 26*

9. FIRST READING OF ORDINANCES AND RESOLUTIONS BY MEMBERS

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

Committees on Administration, Finance & Budget, and Judiciary & Law Enforcement

File No.

- 23-24/041 (1) Resolution: Abolishing two (2.0 FTE) Corporal Positions in the Eau Claire County Sheriff's Office and creating two (2.0 FTE) Administrative Sergeants (*Fact Sheet for 23-24/041 and 23-24/042 are combined*) *Page 38*
- 23-24/042 (1) Resolution: Abolishing twelve (12.0 FTE) Correctional Officer Positions in the Eau Claire County Sheriff's Office and creating twelve (12.0 FTE) Training Corporal Positions (*Fact Sheet for 23-24/041 and 23-24/042 are combined*) *Page 42*

Committees on Planning & Development

File No.

- 23-24/037 (2) Ordinance: Amending the 1982 Official Zoning District Boundary Map for the Town of Lincoln *Page 43*
- 23-24/038 (2) Ordinance: Amending the 1982 Official Zoning District Boundary Map for the Town of Washington *Page 62*

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.

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 or other auxiliary aids. For additional information or to request the service, contact the County ADA Coordinator at 839-4710, (FAX) 839-1669 or 839-4735, TTY: use Relay (711) or by writing to the ADA Coordinator, Human Resources, Eau Claire County Courthouse, 721 Oxford Avenue, Eau Claire, WI 54703.

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

Tuesday, September 19, 2023

The County Board of Supervisors of the County of Eau Claire convened at the Courthouse in the City of Eau Claire on Tuesday, September 19, 2023, and was called to order by Chair Nancy Coffey at 7:00 p.m.

The Board honored the flag with the pledge of allegiance. Moment of Reflection was given by Supervisor Todd Meyer.

Roll Call: 23 Present: Supervisors Todd Meyer, Amanda Babb, Joe Knight, Stella Pagonis, Larry Hoekstra, Dane Zook, Cory Sisk, Allen Myren, Nancy Coffey, Nathan Otto, Brett Geboy, Connie Russell, Judy Gatlin, Nick Smiar, David Hirsch, James A. Dunning, Gerald “Jerry” Wilkie, John Folstad, Katherine Schneider, Robin Leary, Heather DeLuka, Tami Schraufnagel, Kimberly Cronk
6 Absent: Supervisors Steve Chilson, Thomas Vue, Mark Beckfield, Jodi Lepsch, Kyle Johnson, Missy Christopherson. *Supervisor Christopherson arrived later in the meeting.

JOURNAL OF PROCEEDINGS
(June 26, 2023 Special Meeting, July 12, 2023 Special Meeting, August 15, 2023 Meeting, and September 5, 2023 Special Meeting)

Supervisor Folstad asked for two corrections to be made. For the August 15th meeting minutes add verbiage to Amendment to Resolution 23-24/031 to state remaining funds stay with Hwy fund after bond proceeds were applied as a funding source. For the September 5th special meeting minutes include the vote result by supervisor on the motion to take no action. On a motion by Supervisor Leary, seconded by Supervisor Sisk, the amended Journal of Proceedings, as amended by Supervisor Folstad, was approved via voice vote.

PUBLIC COMMENT

Kim Lynum, Todd Nelson, Matt Miller, and Brad Merkel spoke in regards to traffic and density issues related to the new development on Nine Mile Creek Road in Altoona. Chuck Nagel spoke on the DHS investigation. Michele and Bob Skinner gave a Lake Altoona Lake District update.

*Supervisor Christopherson arrived at this time.

REPORTS TO THE COUNTY BOARD UNDER 2.04.320

Oral Reports

- Annual Update from Scott Allen, Executive Director – West Central Wisconsin Regional Planning Commission
- Covid Information Update – Lieske Giese, Eau Claire City-County Health Director
- Update by Kathryn Schauf, County Administrator

Written Reports - from the Finance Department
2023 Contingency Fund & August 2023 Vouchers over \$10,000

PRESENTATION OF PETITIONS, CLAIMS AND COMMUNICATIONS

Rezoning requests were received from:

- owner, Sunflowco, LLC; and applicant, Peter Gartmann for the Town of Washington
- owner, James and Joan Walker; and applicant, Peter Gartmann for the Town of Lincoln
- owner and applicant, Stephan & Rachel Capozzi for the Town of Clear Creek

FIRST READING OF RESOLUTIONS BY MEMBERS
REPORTS OF STANDING COMMITTEES, COMMITTEES, COMMISSIONS AND BOARDS
UNDER 2.04.160 AND SECOND READING OF ORDINANCES

Committee on Human Resources

Resolution 23-24/036 TO RATIFY A LABOR AGREEMENT BETWEEN EAU CLAIRE COUNTY AND THE WISCONSIN PROFESSIONAL POLICE ASSOCIATION LAW ENFORCEMENT EMPLOYEE RELATIONS DIVISION FOR THE NON-SUPERVISORY UNIT EFFECTIVE JANUARY 1, 2024 THROUGH DECEMBER 31, 2025; AUTHORIZING THE CHAIR OF THE COUNTY BOARD, CHAIR OF THE COMMITTEE ON HUMAN RESOURCES AND COUNTY ADMINISTRATOR TO EXECUTE SAID CONTRACT ON BEHALF OF EAU CLAIRE COUNTY

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

22 Yes: Supervisors Meyer, Babb, Knight, Pagonis, Hoekstra, Zook, Sisk, Myren, Coffey, Otto, Geboy, Russell, Gatlin, Smiar, Hirsch, Dunning, Wilkie, Folstad, Schneider, Leary, DeLuka, Schraufnagel

2 Noes: Supervisors Cronk, Christopherson

5 Absent: Supervisors Chilson, Vue, Beckfield, Lepsch, Johnson

Committee on Planning & Development

Ordinance 23-24/028 AMENDING THE 1982 OFFICIAL ZONING DISTRICT BOUNDARY MAP FOR THE TOWN OF WASHINGTON

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

Ordinance 23-24/032 AMENDING THE 1982 OFFICIAL ZONING DISTRICT BOUNDARY MAP FOR THE TOWN OF WASHINGTON

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

Committee on Parks & Forest

Resolution 23-24/035 ADOPTING THE 2023 EAU CLAIRE COUNTY PARKS STRATEGIC IMPLEMENTATION PLAN; SUPPORTING IMPLEMENTATION OF THE PLAN AS TIME AND FUNDING ALLOWS (LINK TO PLAN):

[HTTPS://WWW.EAUCLAIRECOUNTY.GOV/HOME/SHOWPUBLISHEDDOCUMENT/50694/638225022712274205](https://www.eauclairecounty.gov/home/showpublisheddocument/50694/638225022712274205)

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

Resolution 23-24/016 GRANTING AN INGRESS AND EGRESS EASEMENT THROUGH EAU CLAIRE COUNTY LANDS KNOWN AS LAKE ALTOONA, AN EAU CLAIRE COUNTY PARK

On a motion by Supervisor Smiar, seconded by Supervisor Otto, the resolution was adopted unanimously via roll call vote.

APPOINTMENTS

County Administrator Appointment: On a motion by Supervisor Gatlin, seconded by Supervisor Smiar, the appointment of Jason Szymanski as Finance Director was approved via voice vote.

The Board adjourned at 9:02 p.m.

Respectfully submitted,

Sue McDonald

County Clerk

Compensation Plan Update

Angela Eckman- HR Director
Eau Claire County

WHAT MAKES US EXCEPTIONAL

Eau Claire County prides itself on being a service focused employer that is dedicated to delivering high quality public services in a comprehensive and timely manner. We believe in working with our community partners to create a vibrant, healthy, physical, social, and economic environment where people can live & work.

Our employment philosophy is to hire employees with the knowledge, skills & desire to work in a service-oriented culture where employee growth and development is encouraged through coaching and mentoring & a desire to serve others.





Pay-For-Performance Philosophy

When compensation is managed effectively:

- ❖ It aligns employee's behavior with the company's strategy
- ❖ Generates better employee performance
- ❖ Improves employee retention & builds loyalty
- ❖ Pay flexibility works most strikingly in changing managerial behavior
- ❖ Pay flexibility can work with establishing long-term career incentives

Compensation Trends for 2023

1- Employers Formalize Compensation Philosophy for Remote Work

66% of employees surveyed indicated that workplace flexibility was a top consideration, with 18% indicating it was the primary consideration, in their employment decisions

2- Average Pay Increases Expected to Be Higher in 2023

With inflationary pressures continuing to squeeze employers and employees, 3 in 4 employers report that they continue to have problems attracting and retaining workers. To combat, 57% of companies reported hiring candidates higher in their relevant salary ranges

Additionally, 76% of companies reported they have or are planning on annual adjustments of 4%-5%, with the average being 4.8%. Further, 90% of organizations reported they are planning on making salary adjustments two times in the year instead of the traditional one. Organizations will want to carefully consider annual adjustments greater than the traditional 3% standard in 2023 to remain competitive.

**For every 4 positions, there is 1 applicant*

Compensation Trends for 2023

3- Pay Transparency Is the New Norm

While pay transparency may not become standard practice in 2023, it will continue to increase its position as best practice. Organizations that embrace adopting pay transparency policies, especially ahead of legislative mandate, should find themselves positioned ahead of the curve in employee satisfaction and retention on this issue.

4- Addressing Work/Life Balance and “Quiet Quitting”

Top employers will focus on helping their employees establish work/life boundaries and train managers to respect and support employees to work flexibly. In many cases this will require a hard culture change among management to move away from “watching the clock” and focusing on the specific hours in which an employee is completing their workday and instead evaluating success by the actual output of employees.

Human Resource Trends for 2023



Reports from [Payscale](#), [LinkedIn](#), and [Glassdoor & Indeed](#) found that compensation was the main reason behind employee turnover.



On the HR side, [priorities are changing](#). In 2022 and onwards, hiring is no longer a top priority. Instead, companies will focus on [employee retention](#).



[39% of HR leaders](#) say that offering competitive salaries is their biggest recruitment challenge.

Human Resource Trends for 2023



93% of organizations are concerned about employee retention and, thus, turnover.



The cost of employee turnover is estimated to be approximately 33% of employees base pay



Despite all the layoffs and quits, 95% of people feel confident about their career prospects in 2023.

Moving From Step Pay-Scale to Grid

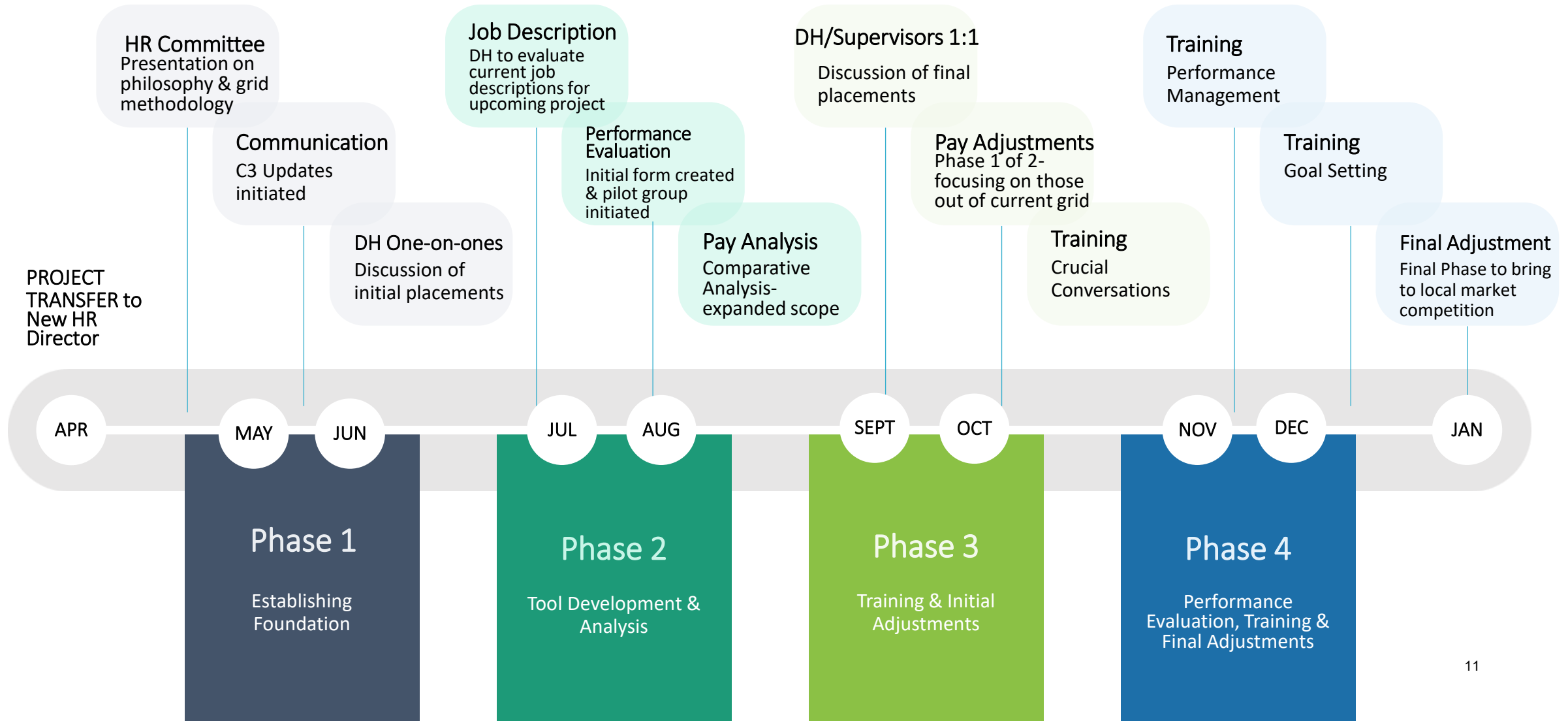
New Pay Grade	Title	Department	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10	Step 11	Step 12	Step 13	Step 14	Step 15
A	Meal Delivery Worker	ADRC	\$31,705	\$32,324	\$32,967	\$33,587	\$34,138	\$34,620	\$35,148	\$35,653	\$36,205	\$36,595	\$36,962	\$37,307	\$37,673	\$38,041	\$38,431
A	Meal Site Worker	ADRC	\$15.24	\$15.54	\$15.85	\$16.15	\$16.41	\$16.64	\$16.90	\$17.14	\$17.41	\$17.59	\$17.77	\$17.94	\$18.11	\$18.29	\$18.48
A	Administrative Associate II	Info Systems															
A	Administrative Associate II LTE	Treasurer															
A	Park Attendant - Seasonal	Parks & Forest															
A	Special Deputy	Sheriff															
A	Van Driver	ADRC															
B	Custodian	Facilities	\$33,242	\$33,931	\$34,598	\$35,286	\$35,791	\$36,388	\$36,916	\$37,467	\$38,018	\$38,385	\$38,798	\$39,188	\$39,556	\$39,946	\$40,337
B	Park Laborer - Seasonal	Parks & Forest	\$15.98	\$16.31	\$16.63	\$16.96	\$17.21	\$17.49	\$17.75	\$18.01	\$18.28	\$18.45	\$18.65	\$18.84	\$19.02	\$19.21	\$19.39
C	Administrative Associate III	Corp Counsel	\$34,895	\$35,607	\$36,365	\$37,053	\$37,628	\$38,155	\$38,775	\$39,326	\$39,924	\$40,291	\$40,704	\$41,163	\$41,553	\$41,966	\$42,379
C	Administrative Associate III	County Clerk	\$16.78	\$17.12	\$17.48	\$17.81	\$18.09	\$18.34	\$18.64	\$18.91	\$19.19	\$19.37	\$19.57	\$19.79	\$19.98	\$20.18	\$20.37
C	Administrative Associate III	Highway															

- Allows ECC to bring new employees in at a rate that's competitive with their experience
- High Performers are compensated more appropriately for their contributions
- Performers needing improvement will be better positioned to receive it through a new coaching/mentoring model & held accountable for their development

Grade	A	B	C	D	E
1	\$ 14.50	\$ 15.66	\$ 16.91	\$ 18.60	\$ 20.46
2	\$ 15.52	\$ 16.76	\$ 18.10	\$ 19.91	\$ 21.90
3	\$ 16.60	\$ 17.93	\$ 19.36	\$ 21.30	\$ 23.43
4	\$ 17.76	\$ 19.18	\$ 20.72	\$ 22.79	\$ 25.07
5	\$ 19.01	\$ 20.53	\$ 22.17	\$ 24.39	\$ 26.82
6	\$ 20.34	\$ 21.96	\$ 23.72	\$ 26.09	\$ 28.70
7	\$ 21.76	\$ 23.50	\$ 25.38	\$ 27.92	\$ 30.71
8	\$ 23.28	\$ 25.15	\$ 27.16	\$ 29.87	\$ 32.86
9	\$ 24.80	\$ 26.78	\$ 28.92	\$ 31.82	\$ 35.00
10	\$ 26.29	\$ 28.39	\$ 30.66	\$ 33.72	\$ 37.10
11	\$ 27.86	\$ 30.09	\$ 32.50	\$ 35.75	\$ 39.32
12	\$ 29.53	\$ 31.90	\$ 34.45	\$ 37.89	\$ 41.68
13	\$ 31.31	\$ 33.81	\$ 36.52	\$ 40.17	\$ 44.18
14	\$ 33.18	\$ 35.84	\$ 38.71	\$ 42.58	\$ 46.83
15	\$ 35.18	\$ 37.99	\$ 41.03	\$ 45.13	\$ 49.64
16	\$ 37.29	\$ 40.27	\$ 43.49	\$ 47.84	\$ 52.62
17	\$ 39.71	\$ 42.89	\$ 47.17	\$ 51.89	\$ 57.08
18	\$ 42.29	\$ 45.67	\$ 50.24	\$ 55.27	\$ 60.79
19	\$ 45.04	\$ 48.64	\$ 53.51	\$ 58.86	\$ 64.74
20	\$ 47.97	\$ 51.80	\$ 56.98	\$ 62.68	\$ 68.95
21	\$ 51.08	\$ 55.17	\$ 60.69	\$ 66.76	\$ 73.43
22	\$ 54.41	\$ 60.39	\$ 67.03	\$ 74.41	\$ 83.34
23	\$ 57.94	\$ 64.89	\$ 72.68	\$ 81.40	\$ 91.17

COMPENSATION TIMELINE

Roadmap to Implementation



Phase 1- Establishing the Foundation

April

- Compensation Project Transition to new HR Director

May

- Third party contract finalized initial compensation analysis
- HR started the C3 Updates “County Compensation Connection” which is sent out every 2 weeks to keep Dept Heads & Managers up to date on compensation updates

June

- HR conducted Dept Head one-on-ones to describe new pay-for-performance philosophy and initial grid placements

Phase 2- Tool Development & Analysis

July

- HR sent out current job descriptions to Dept Heads to get further clarification on job duties
- HR works to conduct a more in-depth compensation market analysis for positions determined to be out of alignment, including areas directly within our recruiting area, average within all the counties in the state as well as those with comparable size populations.

July

- During this analysis, it was learned that numerous neighboring counties were also in the middle of going through or recently completed a compensation analysis and HR worked to obtain access to all reports & compare data
- HR went back and re-analyzed every positions in the county

August

- HR conducted Dept Head one-on-ones to describe new pay-for-performance philosophy and initial grid placements

Phase 3 – Training & Initial Adjustments

September

- HR finalizes compensation analysis study after evaluating each position as well as each employee placement
- Final Analysis concluded at a recommended adjustment need of \$1,188,683 and impacting over 331 employees or 50% of employees

September

- Administration & Finance reviewed budget and determined that after the following considerations, the investment could be afforded.
 - Slight increase in WRS, but significant cost savings in Health Insurance rate provided allowance of \$350,000
 - County referenced previous rollover dollars allocated for compensation project
 - By implementing in January and incorporating 3% COLA, there was already planned in the budget
 - After analyzing final analysis, it was found that nearly 1/3 of all increased wage adjustments were eligible to be absorbed within current grant programs

October

- First of 3 phases of the compensation project will be implemented with the first phase being positions that were correctly placed but where employees were not appropriately placed based on experience
- 66 employees will be adjusted resulting in \$230,295.
- These positions were determined to be our highest priority as they are at the greatest risk of losing to another employer.

Phase 4 – Performance Evaluation & Mgt Training

November

- Employee Training on Goal Setting, Performance Management & Crucial Conversations

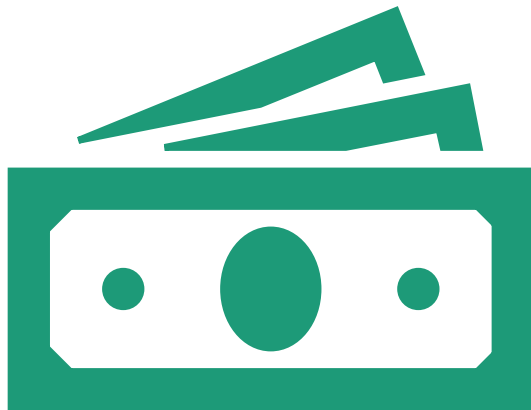
December

- Performance Evaluation Form Implementation

January

- Second of 3 phases of the compensation project will occur with the 2nd phase being positions that were out of alignment with market **AND** where employee adjustments were needed to be made due to salary compression
- These positions were determined as being under local market with high risk to lose.
- Final phase of compensation project to be completed after the finalization of all job descriptions. Once completed, positions determined to need re-classification will be reviewed and adjusted accordingly.

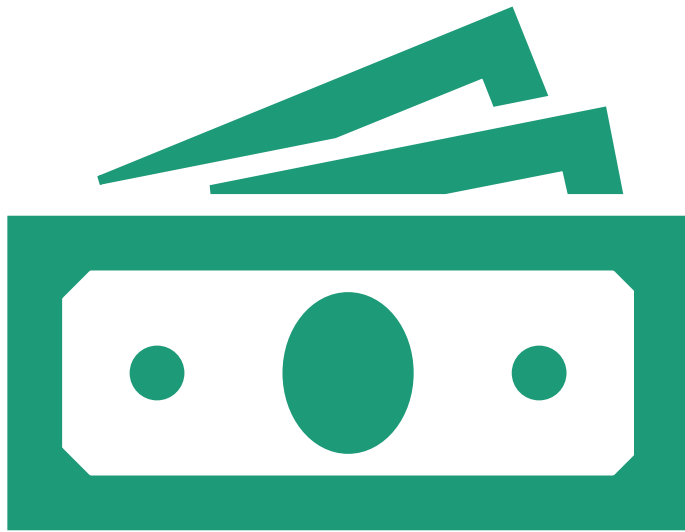
Salary Compression



WHAT IS IT?

- Pay compression (also referred to as wage compression or salary compression) is when employees who have been in a job for a long time makes less than new hires in the same position.
- Pay compression happens when the entry wage is adjusted WITH the market in order to draw in candidates, but the wages of the existing employees are not adjusted in alignment
- Pay compression can be also be seen between managers and their direct reports. Most people would assume that managers have a higher compensation than the employees they are managing, but in drastic cases of salary compression this may not always be true.

Salary Compression



WHY ADDRESS IT?

- Pay compression can lead to employee disengagement, unproductive turnover, or even lawsuits. If employees are complaining that the only way to get a raise at your company is to quit and reapply, or to go a different company offering competitive market rates for their expertise, a salary pay compression problem exists with potential employee flight risks.



Eau Claire County Compensation Plan

2024 Recommended Budget
October 3, 2023





2022 Commencement

- The 2022 adopted budget reserved \$549,800 in county funding to make needed adjustments to the salary matrix.
- There were some wage adjustments completed in October 2022. The impact of these adjustments were absorbed in department adjusted budgets, and it was not necessary to use any of the reserved funds. This left the entire amount available to carryforward.



2023 Continuation

- The 2023 adopted budget reserved \$200,000 in county funding to make needed adjustments to the salary matrix.
- Remaining funding from the 2022 budget (\$549,800) was carried forward through a budget resolution to fund salary matrix updates.
- Total funding available in 2023: \$749,800
 - County funding: \$200,000
 - Fund balance: \$549,800 carryforward from unused 2022 adopted budget allocation
- Wage adjustments completed in October 2023: This amounted to approximately \$35,000 of county funding. The impact of these adjustments was deducted from the \$200,000 of county funding reserved for this purpose.



2024 Completion

- The 2024 recommended budget reserves \$630,771 in county funding to make needed adjustments to the salary matrix
 - Total investment estimated at \$1.3M; significant portion funded by other funding sources
- Remaining funding from the 2023 budget (\$549,800) was carried forward as use of general fund balance to fund salary matrix updates.
- Total county funding available in 2024: \$1,180,571
 - County funding: \$630,771
 - Fund balance: \$549,800 carryforward from unused 2022 adopted budget allocation
- *Estimated carryforward from 2023: \$165,000 remaining from the original \$200,000 allocation. This is expected to be carryforward to 2024 via resolution in May 2024.*



2025 Course

- Department county funding allocations will need to be increased for \$630,771 of county funding reserved for wage increases in 2024.
- Department budgets to be crafted based upon updated wage rates.
- Cost-of-Living and mid-year merit increases determined as part of budget recommendation.



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

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

September 26, 2023

Report to the Eau Claire County Board of Supervisors

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

Owner: HG Anderson Land LLC

Applicant: Attorney Paul J Mirr, Ruder Ware

File Number: 23-24/044

Legal Description: The West 550 feet of the South 1,000 feet of the SE ¼ - SW ¼ of Section 2, Township 26 North, Range 9 West, Town of Lincoln, Eau Claire County, Wisconsin.

Site Address: Located East and North of Lincoln Drive

Existing Zoning District: F-1 Exclusive Forestry

Proposed Zoning District: A-2 Agriculture-Residential

Acres to be Rezoned: 12.6 +/- acres

Date Received: 9/25/2023

Regards,

Holly Weigand
Administrative Specialist, Planning and Development

RECEIVED

SEP 27 2023

COUNTY CLERK

FACT SHEET

TO FILE NO. 23-24/034

This ordinance creates Section 4.35.300 of the Eau Claire County Code which adds a fee/rate schedule related to public electric vehicle (EV) charging ports at Eau Claire County Government provided charging ports. Six level 2 charging ports have been added to the courthouse parking lot, with the intent to add more ports to other County locations. The ports are serviced by ZEF Energy Inc. Fees are time-based, per hour.

Each level 2 EV charger that is currently installed in the Eau Claire County Government parking lot is capable of charging two vehicles at once, for a total capacity of six vehicles to be charged at the same time. Level 2 EV chargers are 240 volts. A level 2 EV charger can charge an EV from empty to 80% in 4-10 hours.

Fiscal Impact: Dependent on usage of the charging ports. The goal is to break even and fees will be evaluated annually based upon usage data.

Respectfully Submitted,

Matt Theisen
Facilities Director

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

1 Enrolled No.

ORDINANCE

File No. 23-24/034

2
3 TO CREATE SECTION 4.35.300 OF THE CODE: PUBLIC ELECTRIC VEHICLE
4 CHARGING PORT FEE

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

7
8 SECTION 1. That Section 4.35.300 of the code be created to read:

9
10 4.35.300 Public electric vehicle charging port fee. The fees to charge an electric vehicle
11 at an Eau Claire County Government provided charging station is a \$1.00 service connection fee
12 and then \$1.00 for each hour plugged into the port.
13

14
15
16 ENACTED:

17
18
19 **APPROVED**

20 *By Sharon McIlquham at 11:39 am, Sep 27, 2023*

21
22 **Reviewed by Finance Dept.**
23 **for Fiscal Impact**
24
25 -----
26

17 _____
18 *Wane Zook*

19 _____
20 *Can't see via Web cam*

21 _____
22 *Robin J. Gary*

23 _____
24 *J. H. Folstad*
25 Finance & Budget Committee

26
27 VOTE: 3 Aye 1 Nay
28

29
30
31 Dated this 21st day of September, 2023.
32
33

FACT SHEET

TO FILE NO. 23-24/009

SECTION 1. This fee proposal approved by the Human Services Board on 7/10/2023 by a vote of 9 approved 0 denied and 1 absent is to increase the fee for the non-resident 180 PROGRAM: Secure detention and the 180 Program returned to normal operations on May 19th, 2023. Requests for 180 Program placements have been strong. There are currently seven (7) 180 Program residents, as well as a waiting list. As the number of 180 Program residents increase, so do the auxiliary services for each youth. Staff must provide transportation & supervision for professional, medical, recreational appointments and home visits. Residents must be transported to Bayfield, St. Croix and Sheboygan Counties. The increased 180 Program daily fee will fund two .50 FTE staff to maintain safety during transports and allow additional 180 Program residents. This increase will also bring us in line with other long term programs in the State.

A review of some comparable size counties to our area and their current fee structure is as follows:

2023 LONG TERM DAILY RATES: LaCrosse: (CORE) \$450
Racine: (ACE) \$540

Fiscal Impact: The 2023 population based on current projections, for out-of-county 180 Program youth is 1955 days. Revenue at 2023 rates: $1955 \times \$375 = \$733,125$
Revenue at proposed rates: $1955 \times \$425 = \$830,875$
2024 anticipated increase in revenue of \$97,750.00.

SECTION 2. This proposed increase had not previously been before the governing committee, finance and budget, for approval but was held until this meeting for fee requests for 2024. This proposed change would increase the hourly rate paid to medical doctors/psychiatrists and psychologists who perform exams for Chapter 51 involuntary commitment cases and Chapter 54/55 guardianship/protective placement. The County has not increased these fees since 2018, historically it was increased on a yearly basis.

Fiscal Impact: Based on 2022 data the anticipated yearly expense would be \$44,500, which includes charges in exams performed for Ch. 54/55 Guardianship and Protective Placement cases. The County is reimbursed in the 54/55 cases, historical data from 2018 to 2022 show reimbursement from 71% to 95 % of fees charged.

SECTION 3-10. These proposed fees, passed by the planning and development committee on July 11, 2023 by a vote of 4 approved 0 denied 1 absent, are to cover increased operating expenses.

Fiscal Impact: Anticipated increase of revenue of \$20,830.00

SECTION 11. These proposed fee increases and additions passed by the parks and forest committee on 7/10/2023 and 8/14/2023 by a vote of 4 approved 0 denied 1 absent on both dates, were made after a review of comparable competing campgrounds fee structures, consistency in pricing for small and large shelters in park system, the addition of new electric sites, cost of maintenance on watercraft rental at parks and rising costs of product for services provided in the parks. These rates have not been adjusted since 2018.

Fiscal Impact: Anticipated increase of revenue of \$28,621.00

SECTION 12. These fees would be effective January 1, 2024.

Respectfully Submitted,
Sharon McIlquham
Corporation Counsel
SGM/yk

Reviewed by Finance Dept.
for Fiscal Impact

2
3 TO AMEND SECTION 4.14.010 B. OF THE CODE: JUVENILE DETENTION AND
4 NONSECURE DETENTION; TO AMEND SECTION 4.15.010 A. OF THE CODE: FEES OF
5 PROFESSIONAL EXAMINERS AND WITNESSES IN CHAPTER 51 INVOLUNTARY
6 COMMITMENT PROCEEDINGS; TO AMEND SECTION 4.35.090 OF THE CODE: PERMIT,
7 VARIANCE, REZONING, SPECIAL EXCEPTION, SIGN AND LAND USE FEES; TO
8 AMEND SECTION 4.35.092 OF THE CODE: SHORELAND FEES; TO AMEND SECTION
9 4.35.095 OF THE CODE: AIRPORT ZONING FEES; TO AMEND SECTION 4.35.110 OF THE
10 CODE: SUBDIVISION CONTROL CODE REVIEW FEES; TO AMEND SECTION 4.35.135
11 OF THE CODE: CONDOMINIUM PLAT REVIEW; TO AMEND SECTION 4.35.160 D., E. &
12 F. OF THE CODE: STORM WATER MANAGEMENT AND EROSION CONTROL FEES;
13 TO AMEND SECTION 15.01.110 OF THE CODE: PERMIT FEES; TO AMEND SECTION
14 15.01.120 OF THE CODE: PENALTIES; TO AMEND SECTION 16.30.040 OF THE CODE:
15 FEES AND CHARGES

16
17 The County Board of Supervisors of the County of Eau Claire does ordain as follows:

18
19 SECTION 1. That Subsection B. of Section 4.14.010 of the code be amended to read:

- 20
21 B. Non-residents\$275.00 per day
22 180 day dispositional alternative~~\$375.00~~ 425.00 per day
23

24 SECTION 2. That Subsection A. of Section 4.15.010 of the code be amended to read:

25
26 4.15.010 Fees of professional examiners and witnesses in Chapter 51 involuntary
27 commitment proceedings and Chapter 54/55 guardianship and protective placement proceedings.

28 A. Pursuant to Wis. Stat. § 51.20(18)(a), Wis. Stat. § 54.36, and Wis. Stat. §
29 54.42(3), the following fee schedule is established for professional examiners and witnesses for
30 participation in involuntary commitment, guardianship, and protective placement proceedings
31 filed by Eau Claire County. and Reasonable reimbursement for travel expenses for travel of a
32 distance of more than 50 miles one way may be reimbursed at the IRS rate.

- 33 1. Licensed physicians, including psychiatrists: ~~\$290.00~~ 295.00/hr;
34 2. Licensed psychologists: ~~\$170.00~~ \$200.00/hr.
35

36 SECTION 3. That Section 4.35.090 of the code be amended to read:

37
38 4.35.090 Permit, variance, rezoning, special exception, sign and land use fees. The
39 following fee schedule shall apply:

- 40 A. Residential, forestry and agriculture districts.
41 1. Principal uses: \$ ~~245.00~~ 250.00
42 2. Accessory uses and additions:
43 a. 0 to 200 sq. ft. \$ 55.00
44 b. 200+ sq. ft. \$ ~~27.28~~/sq. ft.
45 c. Maximum fee \$ ~~245.00~~ 250.00
46 B. Commercial and industrial districts.
47 1. Principal uses:
48 a. 0-1,000 sq. ft. \$ ~~245.00~~ 250.00
49 b. 1,000 + sq. ft. \$ ~~27.28~~/sq. ft.

1		c.	Maximum fee		\$ 3400.00 <u>3500.00</u>
2	2.		Accessory uses:		
3		a.	0-500 sq. ft.		\$ 115.00 <u>120.00</u>
4		b.	500 + sq. ft.		\$.27 <u>.28</u> /sq. ft.
5		c.	Maximum fee		\$ 3400.00 <u>3500.00</u>
6	3.		Additions: See principal and accessory fees.		
7	C.		Change of use.		\$ 200.00
8	D.		Signs		
9		1.	All signs		\$ 100.00
10		2.	Billboards		\$ 245.00
11	E.		Variances		\$ 545.00 <u>550.00</u>
12	F.		Appeals		\$ 545.00 <u>550.00</u>
13	G.		Conditional use permits		\$ 545.00 <u>550.00</u>
14	H.		Rezoning		\$ 545.00 <u>550.00</u>
15	I.		One time temporary use fee per site		\$ 55.00 <u>60.00</u>
16	J.		Rezoning and comprehensive plan		\$ 75.00 <u>80.00</u>
17			surcharge for mapping		
18	K.		Home businesses		\$ 200.00
19	L.		Text amendments		\$ 545.00 <u>550.00</u>
20	M.		Wind energy systems		\$ 250.00
21	N.		Refunds		
22		1.	Land use	Paid fee minus	\$ 55 Administrative fee
23		2.	Conditional use	Paid fee minus	\$ 75 Processing fee
24			Variance/Appeals		\$275 Administrative fee
25					\$ 25 Vendor fee
26		3.	Rezoning	Paid fee minus	\$ 75 Processing fee
27					\$275 Administrative fee
28					\$ 25 Vendor fee
29	O.		Temporary structures		
30		1.	Special events		
31		a.	Total land less than 10 acres	\$200.00 Zoning fee	
32		b.	Total land 10 acres or greater	\$400.00 Zoning fee	
33	P.		Floodplain overlay district		\$100.00
34			When construction begins prior to the issuance of a land use permit or when a use		
35			precedes the application for a rezoning or conditional use permit, a double fee will be assessed.		
36					
37			SECTION 4. That Section 4.35.092 of the code be amended to read:		
38					
39			<u>4.35.092 Shoreland protection overlay district fees.</u>		
40	A.		Shoreland fees.		
41		1.	Principle structure		\$ 245.00 <u>250.00</u>
42		a.	Zoned town fee		\$ 100.00
43		2.	Accessory structure. Alterations and additions		
44		a.	0 to 200 sq. ft.		\$ 57.00 <u>55.00</u>
45		b.	Greater than 200 sq. ft.		\$.27 <u>per .28</u> /sq. ft.
46		c.	Maximum fee		\$ 245.00 <u>250.00</u>
47		d.	Zoned town fee		\$ 55.00
48		3.	Stairways/walkways		\$ 100.00
49		4.	Filling and grading permit		\$ 290.00

1	5.	Mitigation plan		\$ 100.00
2	6.	Treated impervious surfaces exemption		\$ 100.00
3	7.	Conditional use		\$ 545.00 <u>550.00</u>
4	8.	Variance/appeals		\$ 545.00 <u>550.00</u>
5	9.	Refunds		
6	a.	Land use		
7	b..	Conditional use/ Variances/Appeals	Paid fee minus	\$ 75.00 Processing fee \$ 275.00 Administrative fee \$ 25.00 Vendor fee
8				
9				
10				
11	c.	Rezoning	Paid fee minus	\$ 75.00 Processing fee \$ 275.00 Administrative fee \$ 25.00 Vendor fee \$ 75.00 Mapping fee
12				
13				
14				
15				

*Zoning district fees are applicable to shoreland areas.

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

4.35.095 Airport zoning fees. The following schedule shall apply:

21	A.	Principal structures:		
22		1. Zones A, 1, & 2		\$ 100.00
23		2. Zone 3 (over 35 ft. in height)		\$ 100.00
24	B.	Accessory structures and additions:		
25		1. Zones A, 1, & 2		\$.27.28 /sq.ft. (Maximum \$100.00) (Minimum \$ 55.00)
26				
27		2. Zone 3 (over 35 ft. in height)		\$.27.28 /sq.ft. (Maximum \$100.00) (Minimum \$55.00)
28				
29	C.	Variances/appeals		\$ 545.00 <u>550.00</u>
30	D.	Conditional use		\$ 545.00 <u>550.00</u>
31	E.	Refunds		
32		1. Land use	Paid fee minus	\$ 55.00
33		2. Conditional use/ Variances/Appeals	Paid fee minus	\$ 75.00 Processing fee \$ 275.00 Administrative fee \$ 25.00 Vendor fee
34				
35				
36				
37				

SECTION 6. That Section 4.35.110 of the code be amended to read:

4.35.110 Subdivision Control Code Review Fees. The following fee schedule shall apply:

41	A.	Plat Review		\$470.00 <u>480.00</u> plus \$90.00 <u>95.00</u> per lot
42	B.	Certified Survey Map Review		\$240.00 <u>245.00</u> plus \$90.00 <u>95.00</u> per lot
43	C.	Mapping		\$115.00 <u>120.00</u> per lot
44	D.	Final Plat		\$265.00 <u>270.00</u>
45	E.	Variance/Appeal/Committee Review		\$215.00 <u>220.00</u>
46				

When a land division is recorded with the register of deeds office that requires review under the subdivision control code and precedes approval of the subdivision (certified survey

1 map or plat) by the department of planning and development or the committee on planning and
2 development, a double fee shall be assessed.

3
4 SECTION 7. That Section 4.35.135 of the code be amended to read:

5
6 4.35.135 Condominium Plat Review Fees. (Do not apply within City of Eau Claire)

7 The following fee schedule shall apply:

- 8 A. Plat Review ~~\$470.00~~480.00 + ~~\$90~~95.00/unit
9 B. Mapping ~~\$115.00~~120.00 per unit/parcel

10
11 SECTION 8. That Subsections D., E. & F. of Section 4.35.160 of the code be amended
12 to read:

- 13
14 D. Preliminary storm water review ~~\$490.00~~500.00
15 E. Final storm water review ~~\$490.00~~500.00 + ~~\$40~~50.00/4,000 sq.
16 ft. of
17 impervious surface
18 (Payment for preliminary storm water for the same site will be subtracted)
19 F. Permit amendment, extension, or transfer
20 1. ~~\$85.00~~ for small site erosion control.
21 2. ~~\$185.00~~ plus ~~\$0.25~~0.25/4,000 sq. ft. disturbed for large site erosion control.
22 3. ~~\$290.00~~300.00 plus ~~\$20~~30.00/4,000 sq. ft. of impervious for storm water.
23

24
25 SECTION 9: That Section 15.01.110 of the code be amended to read:

26
27 15.01.110 Permit Fees. The department of planning and development shall charge fees
28 subject to the following schedule:

- 29 A. Fee Schedule for structures covered under the Uniform Dwelling Code:
30 1. 1 and 2 family dwellings ~~\$.58~~60/ sq. ft. of living area
31 including modular exclusive of garages and
32 homes uninhabited basements
33 Minimum Fee ~~\$460.00~~475.00
34
35 2. Conversion of an existing ~~\$.58~~60/sq. ft. of living area
36 structure to 1 and 2 family of exclusive uninhabited
37 dwelling basements and garages.
38 Minimum Fee ~~\$460.00~~475.00
39
40 3. Manufactured homes/modular homes
41 a. Unfinished ~~\$250.00~~255.00
42 b. Finished basement (all or part) ~~\$.58~~60/sq. ft.
43 Minimum Fee ~~\$250.00~~255.00

44 Additional permitting and fees shall apply to site-built structures such as decks
45 that exceed 25 square feet, porches, sunrooms, garages, carports, and similar type additions.
46

1	4.	House moved to the site	
2		(foundation with or without	
3		plumbing and electrical)	\$510.00 <u>525.00</u>
4			
5	5.	Additions/alterations to	\$ 5860 /sq. ft.
6		manufactured homes and to the	
7		added/alterd living area	
8		1 and 2 family dwelling houses	
9		Minimum Fee	\$150.00
10			
11	6.	Miscellaneous: woodstoves,	
12		chimneys, fireplaces, decks,	
13		screen porches, etc.	\$150.00
14			
15	7.	Attached garages additions	\$150.00 <u>175.00</u>
16			
17	8.	Temporary Occupancy Fee	\$150.00
18			
19	9.	UDC Sticker (additional	\$ 40.00
20		with all fees where applicable.)	
21	10.	Erosion Control:	
22	a.	New 1 or 2 family dwelling	\$145.00 <u>290.00</u>
23	b.	Additions	\$ 75.00
24			
25	11.	Refunds: Refunds for projects	
26		not started shall be based on the	
27		fee paid minus UDC seal fee of	\$ 40.00
28		Plan review fee when plans are	
29		required	\$100.00
30		Erosion control fee of	
31	a.	New 1 and 2 family dwelling	\$ 70.00 <u>145.00</u>
32	b.	Addition	\$ 50.00
33			
34	12.	Permit Renewal (2-year renewal)	
35	a.	New 1 and 2 family dwelling	\$250.00 <u>255.00</u>
36	b.	Additions	\$150.00 <u>155.00</u>
37	c.	Decks	\$ 75.00
38			
39	13.	Permission to start construction	\$150.00 <u>155.00</u>
40			
41	14.	Residential electrical permits: Electrical plans may be required.	
42	a.	Add 1 to 5 circuits	\$125.00 <u>130.00</u>
43	b.	Add more than 5 circuits	\$175.00 <u>180.00</u>

1	c.	Replace service panel only	\$125.00 <u>130.00</u>
2	d.	Replace service panel and	
3		add circuits, misc.	\$175.00 <u>180.00</u>
4	e.	Installing solar panels	
5	i.	0-10 KW	\$175.00 <u>180.00</u>
6	ii.	11-20 KW	\$225.00 <u>230.00</u>
7	iii.	Over 20 KW	\$350.00 <u>360.00</u>
8	f.	Installing solar panels, solar	
9		water heater, wind generator,	
10		misc.:	
11		Two required inspections	\$175.00 <u>180.00</u>
12	B.	Electrical permits for commercial and agricultural projects:	
13	1.	New commercial or agricultural	
14		structure	\$.14/sq. ft.
15		Minimum fee	\$ 150.00 <u>155.00</u>
16		Maximum fee	\$3,500.00 <u>3600.00</u>
17	2.	Addition to a commercial or agricultural	
18		structure.	\$.14/sq. ft..
19		Minimum fee	\$ 150.00 <u>155.00</u>
20		Maximum fee	\$3,500.00 <u>3600.00</u>
21	3.	Electrical miscellaneous:	
22	a.	Add 1 to 5 circuits	\$ 175.00 <u>180.00</u>
23	b.	Add more than 5 circuits	\$ 225.00 <u>260.00</u>
24	c.	Replace service panel only	\$ 150.00 <u>155.00</u>
25	d.	Replace two electrical	
26		panels only	\$ 175.00 <u>180.00</u>
27	e.	Replace more than two	
28		electrical panels	\$ 250.00 <u>255.00</u>
29	f.	Upgrade commercial/	
30		agricultural building	
31		electrical – minimum	\$ 150.00 <u>155.00</u>
32	g.	Upgrade commercial/	
33		agricultural building electrical	
34		- up to 4 inspections needed	\$ 450.00 <u>460.00</u>
35	h.	Installing solar panels	
36	i.	0-10 KW	\$ 175.00 <u>180.00</u>
37	ii.	11-20 KW	\$ 225.00 <u>320.00</u>
38	iii.	21-50 KW	\$ 350.00 <u>360.00</u>
39	iv.	Over 50 KW	\$ 350.00 <u>360.00</u> plus \$10.00
40		for every KW over 50 KW	
41	i.	Installing, solar water	
42		heater, wind generator, misc.:	\$ 175.00 <u>180.00</u>
43			

1
2 C. Reinspection Fee: A fee of \$150.00 may be assessed when it is necessary for the
3 inspector to make a reinspection due to the initial inspection request not being completed.

4 D. Occupation of a dwelling constructed under SPS 320-325 before final inspection:
5 \$1000.00.

6 E. Miscellaneous inspections: \$ 60.00/hr.
7 Minimum fee \$ 60.00.

8
9 SECTION 10: That Section 15.01.120 of the code be amended to read:

10
11 15.01.120 Penalties.

12 A. Uniform Dwelling Code. No person shall construct or alter any dwelling in
13 violation of any of the provisions of this code. Pursuant to Wis. Stat. §§ 101.66 and 101.77,
14 whoever violates this code shall forfeit to the county not less than \$25.00 nor more than \$500.00
15 for each violation. Each day that the violation continues, after written notice, shall constitute a
16 separate offense.

17 ~~B. Structures covered under Wis. Admin. Code ch. SPS 360-366. Pursuant to Wis.~~
18 ~~Stat. § 101.02(13)(a), any person who violates this code shall forfeit to the county not less than~~
19 ~~\$10.00 nor more than \$100.00 for each such offense.~~

20 €B. Fees may be doubled if work is commenced prior to the issuance of a permit.

21
22 SECTION 11: That Subsection B. of Section 16.30.040 of the code be amended to read:

23
24 B. Fees. The following fees shall be charged, unless otherwise specified:

25
26 **General Usage Fees**

27 Recreation Area Entrance Fee
28 per motor vehicle

\$5.00 daily or \$30.00 annually

29 Additional Annual Entrance Stickers \$10.00 for same household

30 Senior Citizen 65 or older \$ 5.00 daily or \$20.00 annually

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

36 Replacement Annual
37 Entrance Sticker

\$10.00

38 Boat Dealers/commercial
39 Watercraft launch permit

\$50.00/annually

40 Rental of tree planting machine
41

\$60.00/\$40 per 1000 beyond first 1000 trees
charge.

42 Permit for Driveway
43 off County Forest Roads

\$35.00

44 Special Event Participation Fee

\$5.00 per person

\$4.00 per person for nonprofit and government

1		organization events
2	Special Transportation Permit	\$30.00
3	Lion's Group Camp	\$40/night with a maximum of 6 nights
4		
5	Coon Fork County Park Fees	
6	Picnic Shelter	\$20.00 <u>35.00</u> /reservation, with a maximum of 10
7		vehicle passes issued per reservation.
8	Camping	\$17.00 <u>20.00</u> /night off lake
9		\$102.00 <u>120.00</u> /week off lake
10		\$20.00 <u>22.00</u> /night on lake
11		\$120.00 <u>132.00</u> /week on lake (7 nights for price of 6)
12		\$10.00 <u>12.00</u> /night--off season nonelectrical
13		\$15.00 <u>20.00</u> /night--off season electrical
14	Section D. Campsites with	
15	50 amp electric, water	\$27.00 <u>29.00</u> /night
16		\$162.00 <u>174.00</u> /week
17	Camping Electricity	\$ 5.00/night (no discount for week long camping.)
18	Campground Reservation	\$10.00
19	Reservation transfer	\$ 5.00
20	Paddle boat, canoe and	
21	row boat rental	\$ 6.00 <u>8.00</u> /hour
22	Sewage Dumping Station	\$10.00/use for non-registered campers or travelers
23	Firewood Sold in Campgrounds	\$ 6.00 <u>7.00</u> /bundle
24		
25	Harstad County Park Fees	
26	Camping	\$15.00 <u>17.00</u> /night
27		\$ 22.00 <u>22.00</u> /night--electric
28		\$ 90.00 <u>102.00</u> /week
29		\$132.00 <u>132.00</u> /week--electric
30		\$ 10.00 <u>12.00</u> /night--off season
31		\$ 22.00 <u>22.00</u> /night--off season electrical
32		
33	Picnic Shelter	\$ 75.00 <u>80.00</u> /reservation
34		
35	Lake Altoona County Park Fees	
36	Clubhouse	\$115.00/reservation Monday – Thursday
37		\$165.00/reservation on Friday, Saturday, Sunday &
38		holidays.
39		
40	Picnic Shelter (with electricity)	\$80.00
41		
42	Reservation Changes-Clubhouse	\$10.00
43	And Picnic Shelter	
44		

1 **Lake Eau Claire County Park Fees**

2 Clubhouse \$75.00/reservation Monday - Thursday
3 and \$100.00/reservation Friday, Saturday,
4 Sunday & holidays plus \$30.00/hour for each hour
5 after five hours.

6
7 Clubhouse Porch \$50.00/reservation plus \$5.00/hour for each hour
8 after five hours.

9
10 Picnic Shelters with electricity
11 Small ~~\$25.00~~\$35.00/reservation plus \$5.00/hour for each
12 hour
13 after five hours.

14 Large ~~\$60.00~~\$80.00 for first 5 hours plus \$10.00/hr.
15 thereafter.

16
17 Picnic Shelter with grilling pit \$50.00/reservation plus \$10.00/hour for each hour
18 after five hours.

19
20 **Lowes Creek Park**

21 Picnic Shelter \$25.00 per day/reservation

22
23 **LL Phillips**

24 Picnic Shelter \$50.00 per day/reservation

25
26 **Tower Ridge Recreation Area Fees**

27 Vehicle Pass (winter use) \$6.00/day or \$60.00 seasonal fee for first
28 vehicle and \$40.00 per vehicle for additional vehicles
29 registered to same household.

30
31 All Parks Winter Season Pass \$ 75.00 seasonal fee for first vehicle and \$50.00 per
32 vehicle for additional vehicles

33
34 Chalet Rental from April 1 to November 30
35 \$ 90.00/day Monday–Thursday
36 \$120.00/day Friday –Sunday and holidays
37 (one reservation per weekend)
38 \$200.00 key deposit
39 \$70.00 cleaning deposit

40 Disc golf vendor \$25.00 per vendor per event.

41
42 **Miscellaneous Firewood Permit** \$25.00

43
44 SECTION 12. These fees are effective January 1, 2024.

45
46 ENACTED:

Reviewed by Finance Dept.
for Fiscal Impact

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2
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APPROVED
By Sharon McIlquham at 11:42 am, Sep 27, 2023

Wane Zook
Copy sent via Web
Robin J Leary
John Tolsted
Finance & Budget Committee
VOTE: 4 Aye 0 Nay

Dated this 21st day of September, 2023.

FACT SHEET
for Files 23-24/041 and 23-24/042

Resolution 23-24/041 and Resolution 23-24/042 propose changes within the Sheriff's office, jail division, based on the findings of a time study analysis and feedback from interviews. Here's a breakdown of the proposed changes:

1. **Abolishment of Two Vacant Corporal Positions:** The resolution 23-24/041 suggest eliminating two vacant "Corporal" positions within the Sheriff's office, jail division. These positions are currently at a grid placement of 11 according to the new salary structure.
2. **Creation of Two Administrative Sergeants:** In place of the abolished Corporal positions, resolution 23-24/041 proposes the creation of two new positions called "Administrative Sergeants." These roles are deemed necessary due to the findings that 50-75% of the Jail Sergeant team's time is spent on administrative duties. One Administrative Sergeant would focus on master scheduling, and the other would be responsible for managing the Field Training Officers program. These positions are suggested to be placed at a grid placement of 12 based on the job duties, skills, and experience required.
3. **Abolishment of Twelve Vacant Correctional Officer Positions:** Resolution 23-24/042 recommends eliminating twelve vacant "Correctional Officer" positions. These positions are currently placed at a grid placement of 10 according to the new salary structure.
4. **Creation of Twelve Training Corporals Positions:** In place of the abolished Correctional Officer positions, resolution 23-24/042 proposes the creation of twelve "Training Corporals" positions. These Training Corporals would replace the supplemental "Field Training Officer" pay, which has been found insufficient in motivating interest or adequately compensating for increased responsibilities associated with the role. These positions are suggested to be placed at a grid placement of 11 based on job duties, skills, and experience.

The rationale behind these proposed changes is to address primary concerns expressed during exit interviews and stay interviews, which centered around scheduling and training issues. By creating Administrative Sergeants and Training Corporals, it is expected that the Sheriff's Office can better allocate resources and personnel to improve administrative efficiency, scheduling, and employee training and development.

Additionally, these changes are intended to align job roles more accurately with the required skill sets and responsibilities, potentially serving as a career progression and retention strategy for Correctional Officers, all while minimizing the net impact on the current budget.

Fiscal Impact:

As of now, the Corporal position has a starting wage of \$27.08/hr. The fiscal impact would be taking this position to a grade level P in the 2023 grid of \$31.02/hr. which is equivalent to a Jail Sergeant. The fiscal impact would be **\$16,390** $((\$31.02-27.08)*2080)*2$ positions.

Effective 2024, the new starting rate for the Sergeant would be \$33.81/hr at a grid placement of 13 vs. the grid placement of 11 with a starting rate of \$30.09/hr for the corporals. The total fiscal impact would be **\$15,475** $((\$33.81 - \$30.09) * 2080) * 2$ positions

For the (12) Correctional officers that we would be transitioning to “Training Corporals”, the fiscal impact would be just to the 2024 budget as we would still need to development an application process, which won’t likely be confirmed until after January. The wage difference for that would be transitioning a Correctional Officer (grid placement of 10), with a starting rate of \$28.39/hr to a grid placement recommendation of 12 with a new starting rate of \$31.90/hr. The total fiscal impact of this would be **\$87,609.60** $((\$31.90 - 28.39) * 2080) * 12$ positions

Respectfully submitted,

Angela Eckman

Angela Eckman
Human Resources Director

Dave Riewestahl

Dave Riewestahl
Eau Claire County Sheriff

2
3 ABOLISHING TWO (2.0 FTE) CORPORAL POSITIONS IN THE EAU CLAIRE COUNTY
4 SHERIFF'S OFFICE AND CREATING TWO (2.0 FTE) ADMINISTRATIVE SERGEANTS
5

6 WHEREAS, the Eau Claire County Sheriff and the Human Resources Director evaluated
7 position vacancies as part of long range strategic plans as well as organizational structure; and
8

9 WHEREAS, the Eau Claire County Sheriff and the Human Resources Director assessed job
10 duties and job descriptions and the structure surrounding the departments current workforce; and
11

12 WHEREAS, the Sheriff's Office has two (2 FTE) vacant jail Corporal positions that have
13 went unfilled because of the need to focus on filling vacancy issues and fulfilling coverage needs;
14 and
15

16 WHEREAS, after review of the needs and structure of the Sheriff's Office, the creation of
17 two (2.0 FTE) Administrative Sergeants would better serve the needs of the department; and
18

19 WHEREAS, one (1.0 FTE) Administrative Sergeant would be dedicated to the master
20 scheduling role and one (1.0 FTE) Administrative Sergeant would be dedicated to managing the
21 Field Training Officer (FTO) program.
22

23 NOW THEREFORE BE IT RESOLVED that the Eau Claire County Board of
24 Supervisors hereby approves abolishing the two (2.0 FTE) Corporal Positions in the Sheriff's
25 Office and creating two (2.0 FTE) Administrative Sergeant positions.
26
27

28 ADOPTED:

29
30 Donald Delkie
31
32 Constantine Russell
33
34 Sharon Pagan
35
36 Ally Mc
37
38
39

40 Committee on Judiciary and Law Enforcement

41
42 Dated this 27th day of September, 2023.
43 4 aye, 0 nay.
44
45
46

30 Katherine Schneider via Web
31
32 Ally Mc
33
34 Sharon Pagan
35
36 Ally Mc
37
38
39

40 Committee on Human Resources

41
42 Dated this 22 day of September, 2023.
43 4 aye, 0 nay
44
45
46

APPROVED
By Sharon McIlquham at 3:09 pm, Sep 29, 2023

1 Wane Zook

2 Rubin J Leary

3 JL Helted

4
5
6
7
8 Camy Sae via web #w
9 Committee on Finance and Budget

4 aye, 0 nay

10 Dated this 21st day of September, 2023.

11
12
13
14
15
16 SK

Reviewed by Finance Dept.
for Fiscal Impact

4 ABOLISHING TWELVE (12.0 FTE) CORRECTIONAL OFFICER POSITIONS IN THE EAU
5 CLAIRE COUNTY SHERIFF'S OFFICE AND CREATING TWELVE (12.0 FTE) TRAINING
6 CORPORAL POSITIONS

7 WHEREAS, the Eau Claire County Sheriff and the Human Resources Director evaluated
8 position vacancies as part of long range strategic plans as well as organizational structure; and
9

10 WHEREAS, the Eau Claire County Sheriff and the Human Resources Director assessed job
11 duties and job descriptions and the structure surrounding the departments current workforce; and
12

13 WHEREAS, after review of the needs and structure of the Sheriff's Office, the creation of
14 twelve (12.0 FTE) Training Corporals would better serve the needs of the department.
15

16 NOW THEREFORE BE IT RESOLVED that the Eau Claire County Board of
17 Supervisors hereby approves abolishing the twelve (12.0 FTE) Correctional Officer Positions in
18 the Sheriff's Office and creating twelve (12.0 FTE) Training Corporal positions.
19

20 ADOPTED:

21 [Signature]
22 [Signature]
23 [Signature]
24 [Signature]
25 [Signature]
26 [Signature]
27 [Signature]
28 [Signature]
29 [Signature]
30 4 aye, 0 nay.
31 Committee on Judiciary and Law Enforcement

32 Katherine Schneider via Web ^{SK}
33 [Signature]
34 [Signature]
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48 [Signature]
49 [Signature]
50 [Signature]
Committee on Human Resources

33 Dated this 27th day of September, 2023.
34 [Signature]
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46 [Signature]
47 [Signature]
48 [Signature]
49 [Signature]
50 [Signature]
Committee on Finance and Budget

33 Dated this 22 day of September, 2023.
34 4 aye, 0 nay

APPROVED
By Sharon McIlquham at 3:11 pm, Sep 29, 2023

46 Dated this 21st day of September, 2023.
47 4 aye 0 nay

Reviewed by Finance Dept.
for Fiscal Impact

FACT SHEET
File No. 23-24/037

RE: Rezone 5.15 acres +/- of land from A-P (Agricultural Preservation) District to A-2 (Agricultural-Residential) District to divide the existing residence and outbuildings from the remainder of the agricultural property. The lot was previously created through a Certified Survey Map.

Legal Description and Location: Lot 1 CSM 3861, Vol 23, P109-110, #1246501, Town of Lincoln, Eau Claire County, Wisconsin.

Size of area to be rezoned: 5.15 acres +/-

ADJACENT ZONING & LAND USES:

LOCATION	ZONING	LAND USE
Subject	A-P	Farmstead; Agricultural fields
North	A-P	Agricultural fields
East	A-P	Agricultural fields
South	A-P	Single-family residence; Agricultural fields
West	A-P	Agricultural fields

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

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

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

Town Board Action: The Lincoln Town Board considered the rezoning petition on Monday, September 11, 2023 and recommended approval (3-0 vote).

Committee Action: The Eau Claire County Committee on Planning & Development held a public hearing on Tuesday, September 26, 2023 regarding the proposed rezoning. On a vote of 4 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.

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. 23-24/037

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

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

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

10
11 A parcel of land located in the SW ¼ of the SW 1/4, Section 8, Township 26
12 North, Range 7 West, Town of Lincoln, Eau Claire County, Wisconsin.
13 Being more particularly described as follows:

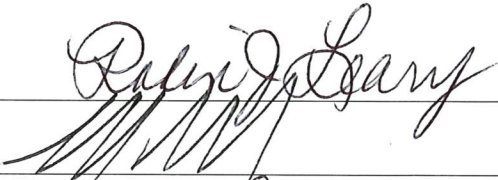

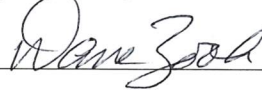
14
15 All of Lot 1, CSM 3861, Volume 23, Pages 109-110, document #1246501

16
17 Said described parcel of land containing 5.15 acres +/-, of land and is subject to
18 the easements and restrictions of record to be reclassified from the
19 A-P Agricultural Preservation District to the A-2 Agriculture-Residential
20 District.

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

25
26
27 ENACTED:

I hereby certify that the foregoing correctly represents the
28 action taken by the undersigned Committee on September
29 26, 2023, by a vote of 4 for, 0 against.

30
31 
32 _____
33 
34 _____
35 
36 _____

37
38
39 **APPROVED**
40 By Sharon McIlquham at 11:46 am, Sep 27, 2023

41
42 Planning and Development Committee

43
44
45 Dated this 26 day of September 2023.

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

hp



EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

REZONE NUMBER: RZN-0007-23 **COMPUTER NUMBER:** 012110004000

PUBLIC HEARING DATE: September 26, 2023

STAFF CONTACT: Matt Michels, Senior Planner

OWNER: James & Joan Walker, E 13050 Valley Rd, Fall Creek, WI 54742

AGENT: Peter Gartmann, 1356 International Dr, Eau Claire, WI 54701

REQUEST: Rezone 5.15 acres +/- of land from A-P (Agricultural Preservation) District to A-2 (Agricultural-Residential) District to divide the existing residence and outbuildings from the remainder of the agricultural property. The lot was previously created through a Certified Survey Map.

LOCATION: E 13050 Valley Rd

LEGAL DESCRIPTION: Lot 1 CSM 3861, Vol 23, P109-110, #1246501, Town of Lincoln, Eau Claire County, Wisconsin.

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

BACKGROUND

SITE CHARACTERISTICS:

- The property to be rezoned is developed with a house and several outbuildings.
- The western portion of the property contains agricultural fields.
- The property contains no Environmentally Sensitive Areas (ESAs; mapped wetlands, floodplains, and slopes greater than 30%).

EXISTING ZONING DISTRICT:

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

- A. *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;*
- B. *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;*
- C. *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;*
- D. *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	Farmstead; Agricultural fields
North	A-P	Agricultural fields
East	A-P	Agricultural fields
South	A-P	Single-family residence; Agricultural fields
West	A-P	Agricultural fields

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. However, according to the applicant the remainder of the parent parcel would continue to be farmed.

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 cropped portion of the property contains Hixton silt loam, 12-20% slopes, moderately eroded and Elkmound loam, 6-12% slopes, moderately eroded. Both soils are Class 4, which are not considered prime agricultural soils.
- **Historical Productivity** – The far western portion of the property to be divided has been utilized for agriculture. However, no data on historical productivity is available.
- **Site Location** – The property is located on 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 would not result in the loss or conversion of agricultural land, which is consistent with the Farmland Preservation Plan.

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 Monday, September 11, 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 woodlands, agricultural fields, and farm and non-farm single-family residences.
- Zoning in the area is predominantly A-P, with A-2 in vicinity (approximately 1 mile) 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 not result in additional development of the property or conversion of productive farmland.
3. The property has required road frontage on Valley Road.
4. No additional land divisions would be enabled with the proposed A-2 zoning.

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

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

August 28, 2023

Notice of Application Received

The Eau Claire County Department of Planning and Development has received the following application for a rezoning scheduled for the Committee on Planning and Development on 3/29/2022:

Owner: James and Joan Walker

Applicant: Peter Gartmann

File Number: 23-24/037

Legal Description: Lot 1 CSM 3861, Vol 23, P109-110, #1246501, Town of Lincoln, Eau Claire County, Wisconsin.

Site Address: E 13050 Valley Rd, Fall Creek, WI 54742

Existing Zoning District: A-P Agricultural Preservation

Proposed Zoning District: A-2 Agriculture-Residential

Acres to be Rezoned: 5.15 +/- acres

Date Received: 08/25/2023

To view the application materials, click on link below.

[Planning and Development | Eau Claire County \(eauclairecounty.gov\)](https://eauclairecounty.gov/planning-and-development)



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

Application Accepted:	08/25/2023
Accepted By:	Matt Michels
Receipt Number:	7033076
Town Hearing Date:	09/11/2023
Scheduled Hearing Date:	09/26/2023
Application No:	RZN-0007-23
Application Status:	Applied

Rezoning Petition

Owner/Applicant Name(s):

Owner: JOAN WALKER

Applicant: Peter Gartmann, 1356 International Dr, Eau Claire, WI 54701

Telephone: 715-514-4116

Email: pgartmann@rlswi.com

RECEIVED

AUG 25 2023

COUNTY CLERK

Site Address(es):

E 13050 VALLEY RD

Property Description:

Sec 08 Twn 26 Rge 07
Town of Lincoln

Zoning District(s):

Lot Area(s) - Acres:

5.15

Overlay District(s):

PIN

1801222607083309000

Legal (partial)

LOT 1 CSM 3861 (VOL 23 P 109 #1246501)

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:	8/25/23
Accepted By:	MM
Application Number:	R2N-0007-23
Town Hearing Date:	9/11/23
Scheduled Hearing Date:	9/26/23

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: 5.15	

Property Owner Name: JAMES F. AND JOAN M. WALKER	Phone#
Mailing Address: E13050 VALLEY ROAD, FALL CREEK, WI 54742	
Email Address:	

Agent Name: PETER GARTMANN	Phone# 715-514-4116
Mailing Address: 1356 INTERNATIONAL DRIVE	
Email Address: PGARTMANN@RLSWI.COM	

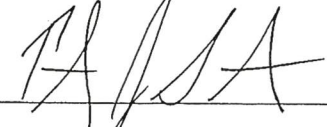
SITE INFORMATION

Site Address: E13050 VALLEY ROAD, FALL CREEK, WI 54742	
Property Description: SW ¼ SW ¼ Sec. 8, T26 N, R7 W, Town of LINCOLN	
Zoning District: AP	Code Section(s):
Overlay District: <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):	18012-22607-08330-9000

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 landuse@co.eau-claire.wi.us 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:  Date 8.24.23

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:

To Create a 5 ac Lot Out of a 40 to Retain Ownership of their Residence

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.

Zoning A2 will still preserve the Surrounding Properties Farming abilities, not allowing any form of Industrial or potential citizen concerns. The subject property ~~with~~ is currently or has been for significant years not been used for Farming. Exclusively rather has been a location of residence.

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.

Area of Land Currently Used For Residence

Staying within a Sub-Section of the Agricultural Zoning

Land requested to be re-zoned not used as farm or forestry land

Will not have an Impact on Surrounding farm land.



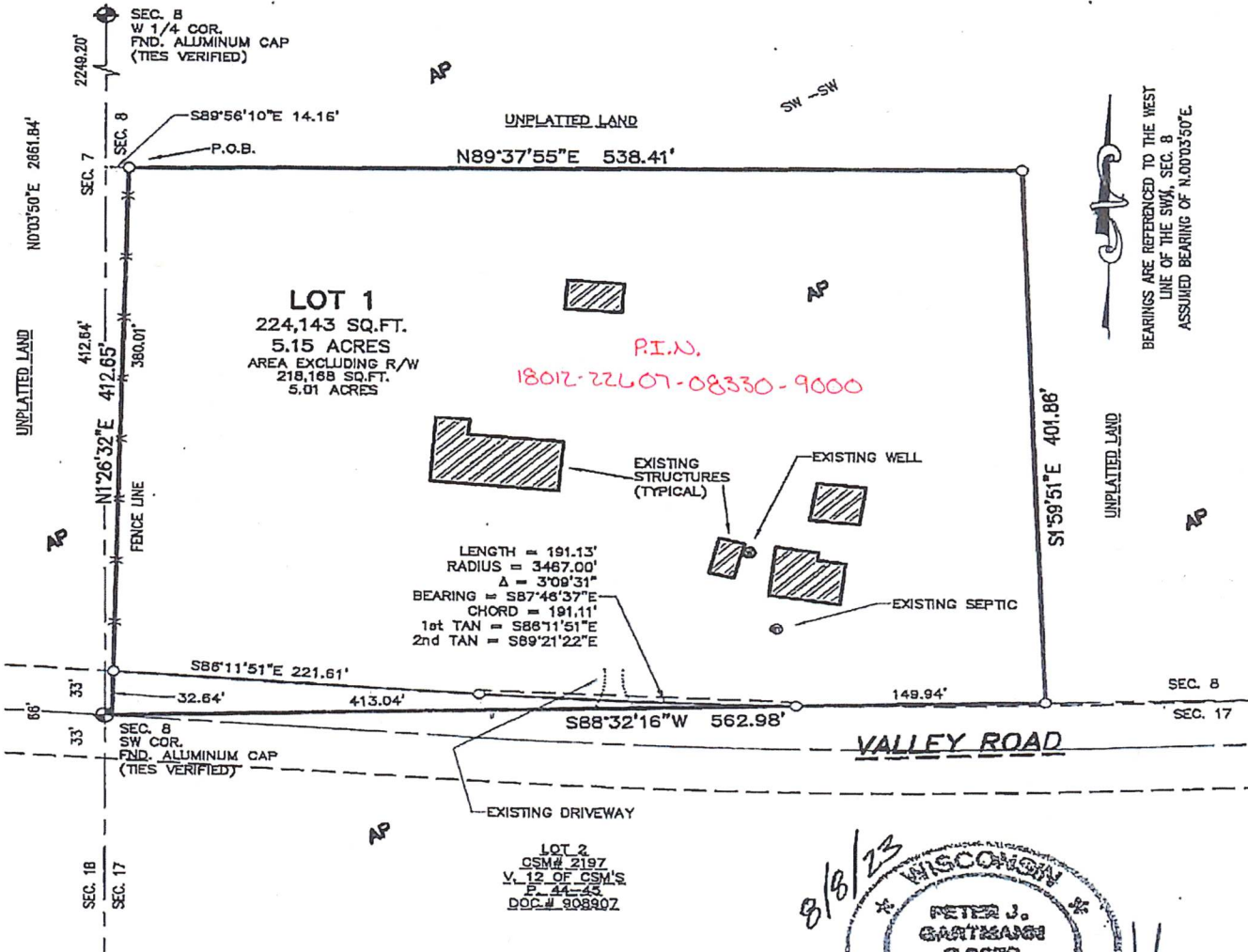
1246501

VOLUME 23 OF CERTIFIED SURVEY MAPS, PAGE 109

CERTIFIED SURVEY MAP, NUMBER 3861

IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4,
SECTION 8, TOWNSHIP 26 NORTH, RANGE 7 WEST,
TOWN OF LINCOLN, EAU CLAIRE COUNTY, WISCONSIN
THIS CSM IS PER THE FARM CONSOLIDATION CODE

TINA K. POMMIER
EAU CLAIRE COUNTY WI
REGISTER OF DEEDS
RECORDED ON
08/10/2023 08:38 AM
REC FEE: 30.00
CSM NO: 3861
VOL: 23 CSM PAGE: 109
PAGES: 2



SCALE: 1" = 100'

LEGEND

○ ----- SET 1" OUTSIDE DIAMETER x 18" IRON PIPE
WEIGHING 1.13 POUNDS PER LINEAR FOOT

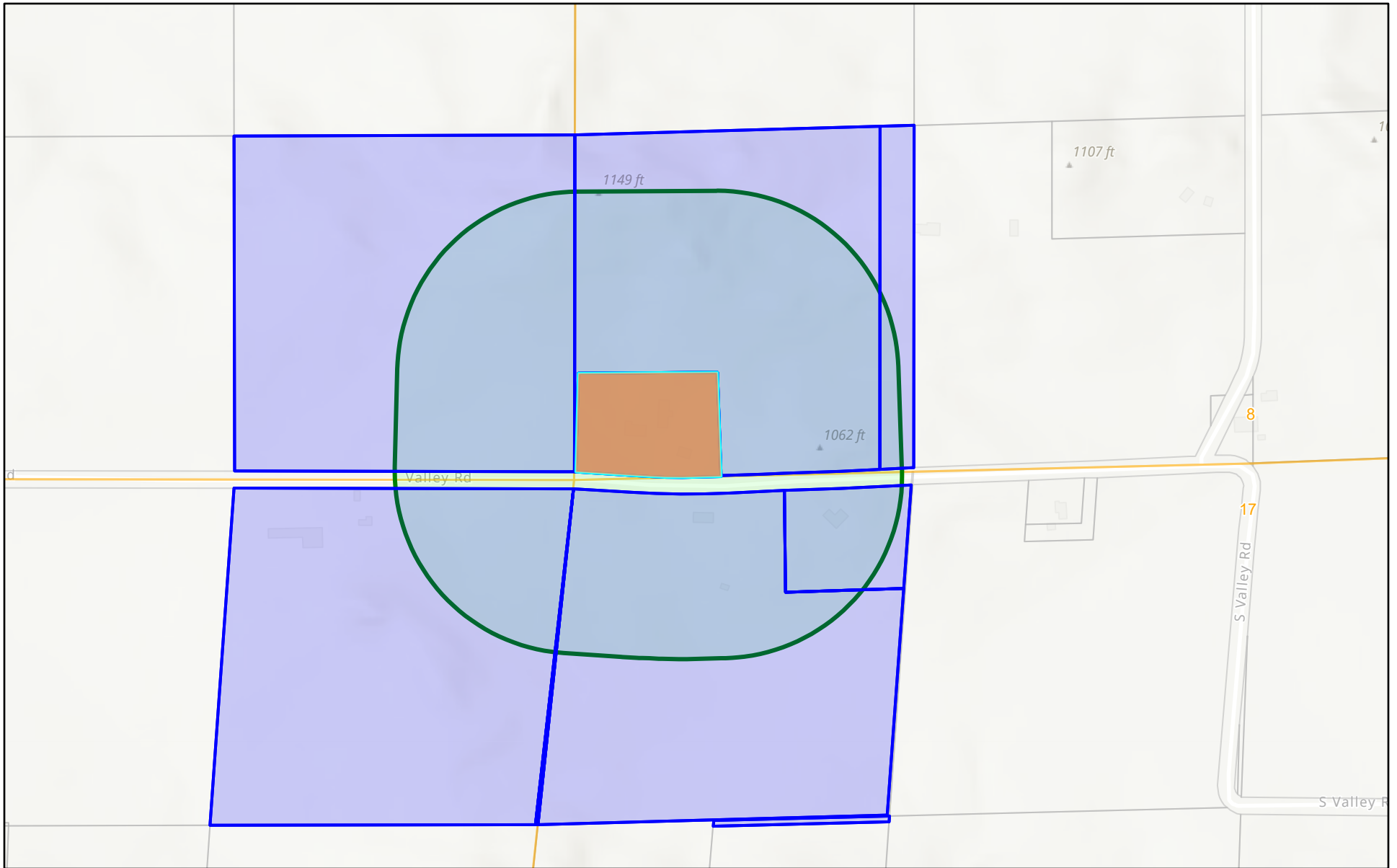
ABBREVIATIONS:
COR. - CORNER
CSM NO. - CERTIFIED SURVEY MAP NUMBER
DOC.# - DOCUMENT NUMBER
FND. - FOUND
LBS/LF - POUNDS PER LINEAR FOOT
MON. - MONUMENT
O.D. - OUTSIDE DIAMETER
R/W - RIGHT OF WAY
SEC. - SECTION
SQ.FT. - SQUARE FEET
P.O.B. - POINT OF BEGINNING

REAL LAND SURVEYING, LLC
1356 INTERNATIONAL DRIVE
EAU CLAIRE, WI 54701
(715)514-4118
rls@rls.com
CADD No. 23147 CSM




FIELDWORK
COMPLETION
DATE: 7/05/2023

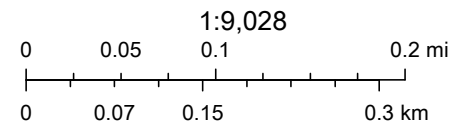
SHEET 1 OF 2 SHEETS

Public Notification



8/29/2023, 3:34:55 PM

-  County Boundary
-  Tax Parcel
-  Section

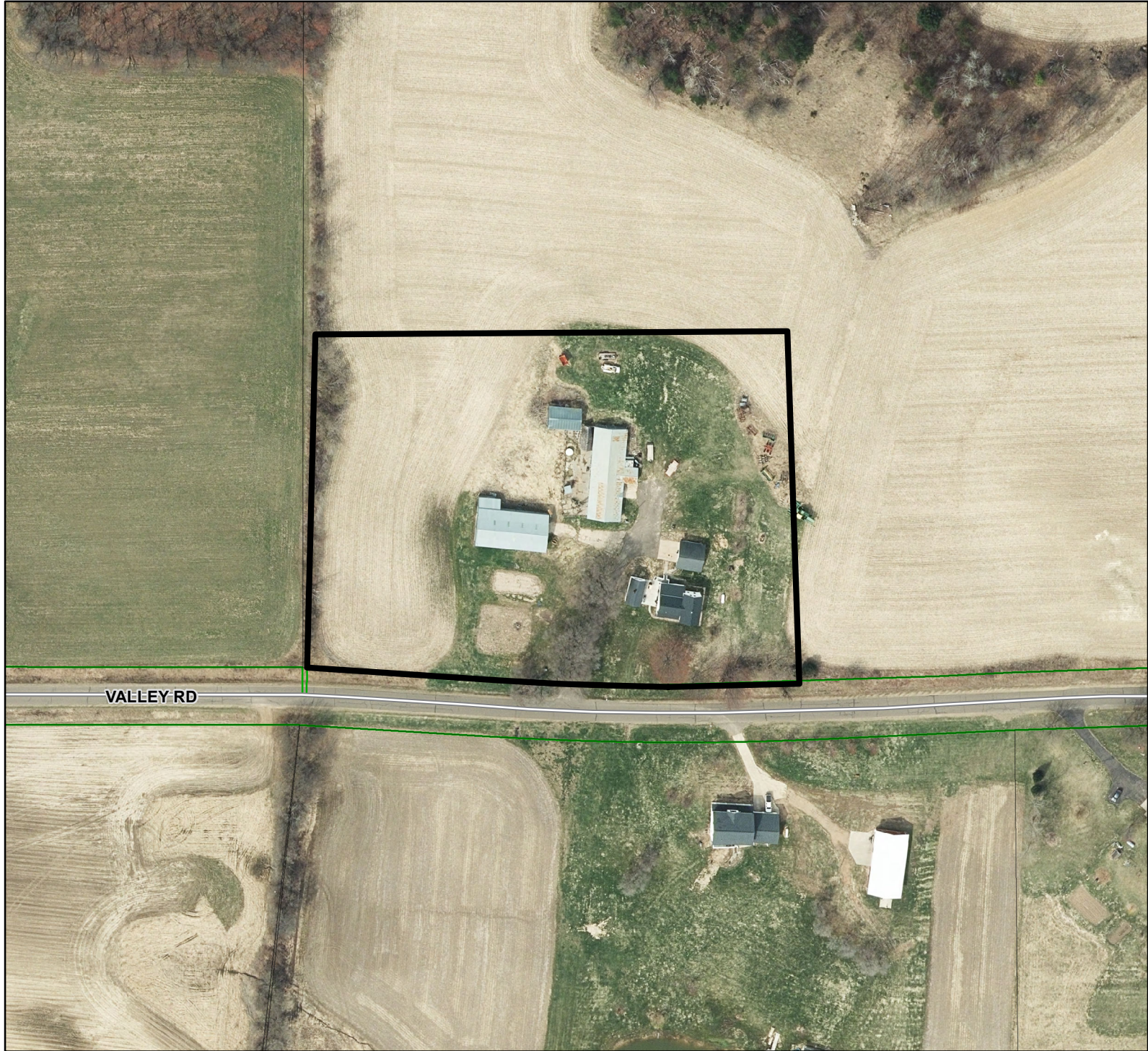


Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,

Eau Claire County, WI

FirstName LastName	Address	City State Zip
BRUCE DEHNKE	E12835 VALLEY RD	FALL CREEK WI 54742-4003
VICKY WITHERS	E13175 VALLEY RD	FALL CREEK WI 54742-4040
RANDY A & TONITA S VOLBRECHT	S 6170 VALLEY RD	FALL CREEK WI 54742-4030
JAMES WALKER JR	E 13095 VALLEY RD	FALL CREEK WI 54742-4006
BRET P & TONJA F TANGLEY REV TRUST	4565 MEADOWBROOK CT	EAU CLAIRE WI 54701-9232

WALKER REZONE AERIAL MAP



VALLEY RD

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.

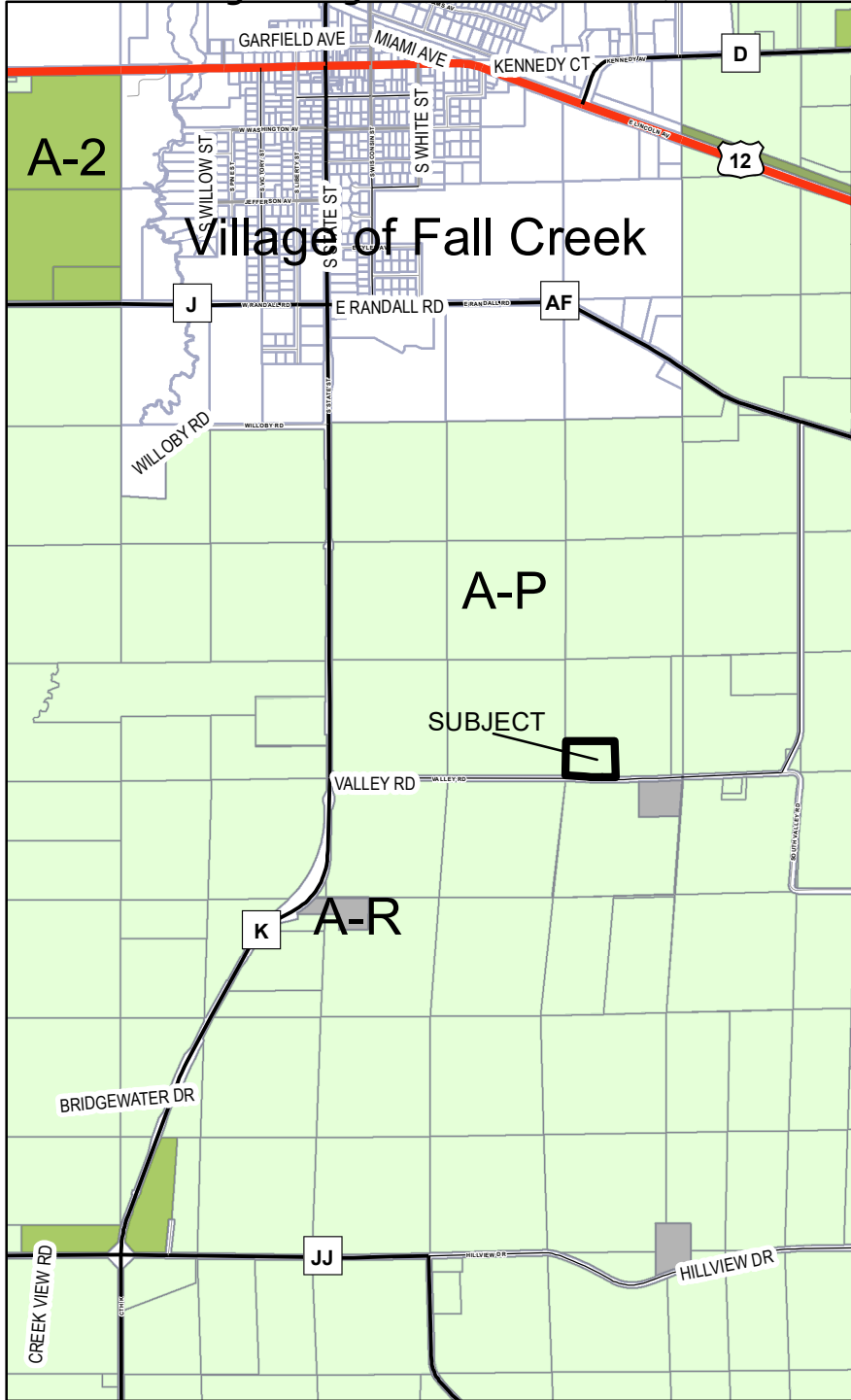




Walker Rezoning: RZN-0007-23

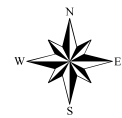
Existing Zoning

1 inch = 2,083.333333 feet



- Legend**
- Parcels selection
 - 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

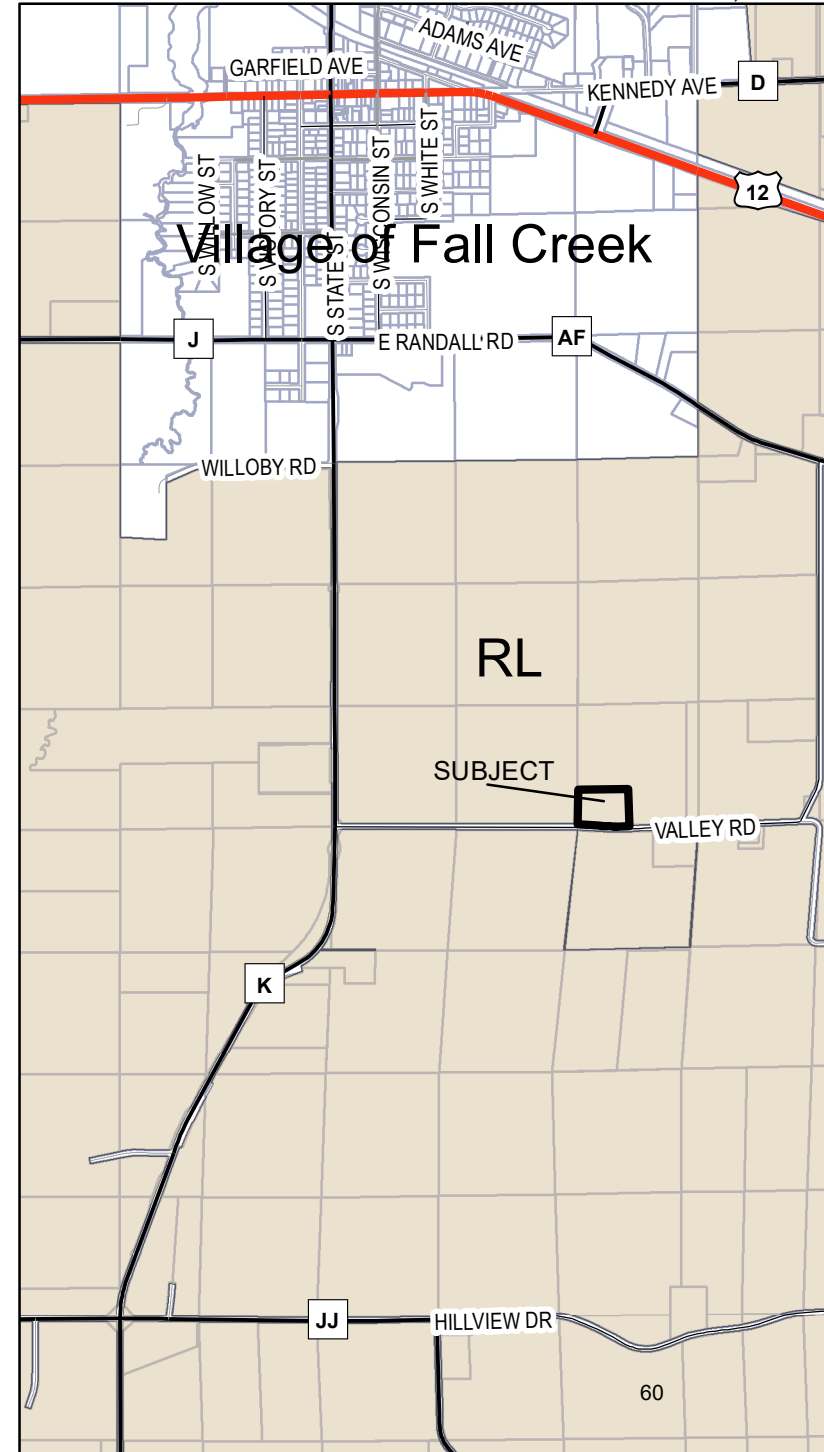
- Parcels selection
- Commercial Industrial
- County Forest
- Natural Resource Protection
- Park and Recreational
- Public Institutional
- Recreational Commercial
- Rural Commercial
- Rural Hamlet
- Rural Industrial
- Rural Lands
- Rural Residential
- Rural Residential - Mobile Home
- Rural Transition
- 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 = 2,083 feet



Town of Lincoln Eau Claire County

9/12/2023

To: Department of Planning and Development Eau Claire County

RE: RZN-0007-23

Property Owner: James and Joan Walker

Applicant: Pete Gartmann

Town: Lincoln

Site Address: E 13050 Valley Rd, Fall Creek, WI 54742.

Legal Description: Lot 1 CSM 3861, Vol 23, P109-110, #1246501, 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.

Matthew Krenz, Chairman

Dean Klingbeil, Supervisor

Matthew Orysen, Supervisor

Sherri McCormick, clerk

On behalf of the Town of Lincoln Board

FACT SHEET
File No. 23-24/038

RE: Rezone 5.32 acres +/- from A-P (Agricultural Preservation) to A-2 (Agriculture-Residential) to allow development of a single-family residence on the property. The 5.32-acre A-P zoned lot was previously created through a Certified Survey Map (CSM).

Legal Description and Location: Lot 1 CSM 3845 (VOL 23 P 75 #1244123), Town of Washington, Eau Claire County, Wisconsin.

Size of area to be rezoned: 5.32 acres +/-

ADJACENT ZONING & LAND USES:

LOCATION	ZONING	LAND USE
Subject	A-P	One outbuilding
North	A-P	Undeveloped; Agriculture
East	A-P	Single-family residence
South	A-P	Agriculture
West	A-P	Agriculture; Woodlands

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

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

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

Town Board Action: The Lincoln Town Board considered the rezoning petition on Thursday, September 21, 2023 and recommended approval (4-0 vote).

Committee Action: The Eau Claire County Committee on Planning & Development held a public hearing on Tuesday, September 26, 2023 regarding the proposed rezoning. On a vote of 4 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.

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. 23-24/038

2
3 -AMENDING THE 2023 OFFICIAL ZONING DISTRICT BOUNDARY MAP FOR THE
4 TOWN OF WASHINGTON-

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

7
8 **SECTION 1.** That the 2023 Official Zoning District Boundary Map for the Town of Washington, described
9 as follows:


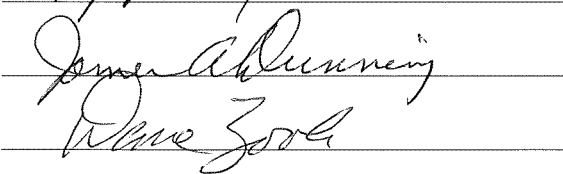
10
11 A parcel of land being Lot 1 CSM 3845 (VOL 23 P 75 #1244123) being a part of
12 the Southeast ¼ of the Southwest ¼, Section 19, Township 26 North,
13 Range 8 West, Town of Washington, Eau Claire County, Wisconsin.

14
15 Said described parcel of land containing 5.32 acres +/-, of land and is subject to
16 the easements and restrictions of record to be reclassified from the
17 A-P Agricultural Preservation District to the A-2 Agriculture-Residential
18 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
action taken by the undersigned Committee on September
26, 2023 by a vote of 4 for, 0 against.

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Reviewed by Finance Dept.
for Fiscal Impact

Planning and Development Committee

APPROVED
By Sharon McIlquham at 11:44 am, Sep 27, 2023

46 Dated this 26 day of September 2023.

47
48
49 hw



EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

REZONE NUMBER: RZN-0008-23 **COMPUTER NUMBER:** 024103708010

PUBLIC HEARING DATE: September 26, 2023

STAFF CONTACT: Matt Michels, Senior Planner

OWNER: Sunflowco, LLC, 5215 Terre Bone Trl, Eau Claire

AGENT: Pete Gartmann, 1356 International Dr., Eau Claire, WI 54701

REQUEST: Rezone 5.32 acres +/- from A-P (Agricultural Preservation) to A-2 (Agriculture-Residential) to allow development of a single-family residence on the property. The 5.32-acre A-P zoned lot was previously created through a Certified Survey Map (CSM).

LOCATION: 6760 Hickory Rd.

LEGAL DESCRIPTION: Lot 1 CSM 3845 (VOL 23 P 75 #1244123), Town of Washington, Eau Claire County, Wisconsin.

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

BACKGROUND

SITE CHARACTERISTICS:

- The property contains areas of steep slopes (see attached Aerial Map)
- The property is vacant except for a single outbuilding
- There is a wetlands area along an unnamed waterway that runs through the northeast corner of the property
- There is a small amount of agricultural land on the southeast corner of the property

EXISTING ZONING DISTRICT:

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

- A. *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;*
- B. *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;*
- C. *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;*
- D. *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	One outbuilding
North	A-P	Undeveloped; Agriculture
East	A-P	Single-family residence
South	A-P	Agriculture
West	A-P	Agriculture; Woodlands

COMPREHENSIVE PLANS:

The Eau Claire County and the Town of Washington Future Land Use Maps both include the property in the Rural Lands (RL) 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 Washington:

- **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:**
 - a. *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.*
 - 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. No more than 20% of any proposed new lot should contain Class I, II, or III soils, or the owner must demonstrate that the lands with prime agricultural soils are marginal for agriculture due to other factors. In addition, it is the preference of the Town of Washington that new non-farm residential lots that are approved in accord with these policies be located adjacent to or near existing non-farm development.*

Eau Claire County Farmland Preservation Plan

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

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** – The (4) soil types found on the property are generally marginal for agriculture, and a large portion of the property is too steep or wet to allow agricultural use. The two primary soil types on the property (Billett sandy loam, 12-20% slopes, eroded and Elkmound loam, 6-12% slopes, moderately eroded, are both NRCS Class 4 soils, which are not considered prime agricultural soils.
- **Historical Productivity** – There is a small tilled area on the southeast portion of the property. Productivity of the farmland is unknown.
- **Site Location** – The property is located on Hickory Road.
- **Adjacent Land Uses** – Uses in the area include a mixture of farmlands, woodlands, farm and non-farm single-family residences, and vacant open areas.

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. No new development is proposed with this rezoning.

Standard 3 - *The rezoning is substantially consistent with the certified Eau Claire County Farmland Preservation Plan.* The proposed rezoning would potentially remove a small area (approx. .5 -.75 acres) of productive farmland from cultivation.

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 Washington Town Board will consider the rezoning petition on Thursday, September 21, 2023.

The rezoning petition has been evaluated for consistency with the purpose of the A-2 District and the uses allowed in the districts. 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 woodlands, agricultural uses, and farm and non-farm single-family residences.

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 opposition to the proposed rezoning has been received, to date.

FINDINGS

Findings in Favor:

1. The proposed rezoning is substantially consistent with the intent and purpose of the Eau Claire County Future Land Use plan.
2. Numerous A-2-zoned lots are found in the vicinity.
3. The rezoning will not have a significant impact on agricultural land.

Finding Against:

1. A small amount of agricultural land in the southeast portion of the property could potentially be removed from cultivation.



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

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

August 29, 2023

Notice of Application Received

The Eau Claire County Department of Planning and Development has received the following application for a rezoning scheduled for the Committee on Planning and Development on 9/26/2023:

Owner: Sunflowco LLC

Applicant: Peter Gartmann

File Number: 23-24/038

Legal Description: Lot 1 CSM 3845 (Vol 23 P 75 #1244123), Town of Washington, Eau Claire County, Wisconsin.

Site Address: : 6760 Hickory Road, Eau Claire, WI 54701

Existing Zoning District: A-P Agricultural Preservation

Proposed Zoning District: A-2 Agriculture-Residential

Acres to be Rezoned: 5.32 +/- acres

Date Received: 8/25/2023

To view the application materials, click on link below.

[Planning and Development | Eau Claire County \(eauclairecounty.gov\)](https://eauclairecounty.gov/planning-and-development)



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

09/21/2023

Application Accepted:	08/25/2023
Accepted By:	Matt Michels
Receipt Number:	9527065
Town Hearing Date:	09/11/2023
Scheduled Hearing Date:	09/26/2023
Application No:	RZN-0008-23
Application Status:	Applied

Rezoning Petition

Owner/Applicant Name(s):
Owner: SUNFLOWCO LLC
Applicant: Peter Gartmann, 1356 International Dr, Eau Claire, WI 54701
Telephone: 715-514-4116 **EMail:** pgartmann@rlswi.com

RECEIVED

AUG 25 2023

COUNTY CLERK

Site Address(es): 6760 HICKORY RD **Property Description:** Sec 19 Twn 26 Rge 08
 Town of Washington

Zoning District(s): **Lot Area(s) - Acres:** 5.32 **Overlay District(s):**

PIN 1802422608193409000 **Legal (partial)** LOT 1 CSM 3845 (VOL 23 P 75 #1244123)

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:	8/25/23
Accepted By:	MM
Application Number:	RZN-0008-23
Town Hearing Date:	9/11/23
Scheduled Hearing Date:	9/26/23

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: 5.32	

Property Owner Name: SUNFLOWCO, LLC	Phone#
Mailing Address: 5215 TERRE BONE TRL, EAU CLAIRE, WI 54701	
Email Address:	

Agent Name: PETER GARTMANN	Phone# 715-514-4116
Mailing Address: 1356 INTERNATIONAL DRIVE	
Email Address: PGARTMANN@RLSWI.COM	


SITE INFORMATION

Site Address: 6760 HICKORY ROAD, EAU CLAIRE, WI 54701	
Property Description: SE ¼ SW ¼ Sec. 19, T26, N, R8, W, Town of WASHINGTON	
Zoning District: AP	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):	18024-2-260819-340-9000

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 landuse@co.eau-claire.wi.us 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:  Date 8-24-23

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:

FOR THE PUROPOSE OF BUILDING A RESIDENCE ON THE LOT

When evaluating a rezoning petition, staff from the Eau Claire County Department of Planning and Development consider whether the purpose of the proposed zoning district and the uses allowed in the district are appropriate for the selected location. Staff also considers whether the change in zoning will uphold the purpose of the zoning ordinance, which is to separate incompatible land uses from one another, to maintain public health and safety, to protect and conserve natural resources, to prevent overcrowding, to preserve property values, and to maintain the general welfare of the citizens. Please describe how the proposed zoning district and the uses allowed in that district are appropriate for the selected location, and how the proposed change in zoning will uphold the purpose of the zoning ordinance.

Allowing the rezone will have no negative impact on surrounding AP Zoned properties. Retaining a Sub-Section of the Agricultural Zoning the Subject property will likely participate in hobby farming activities. Properties near the Subject Property already zoned A2. Maintaining a larger Lot size to help prevent overcrowding.

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.

HALF OF THE SUBJECT PROPERTY IS IN E.S.A.

NEARBY LOCATIONS ZONED AS A2 ALREADY

MAINTAINING AGRICULTURAL ZONING SUB-SECTION MORE PERMISSABLE TO RESIDENTS

ONLY SMALL PORTION OF SUBJECT PROPERTY USED FOR FARMING LOCATED IN E.S.A.

PROPOSED ZONING WILL NOT CAUSE ANY INHIBITIONS ON CURRENT ZONING IN AREA

Re-Zone Exhibit



REGISTRATION NO. 4245287

VOLUME 13 OF CERTIFIED SURVEY MAPS, PAGE 75

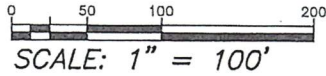
1244123

CERTIFIED SURVEY MAP, NUMBER 3845

IN THE SE 1/4 OF THE SW 1/4, SECTION 19, TOWNSHIP 26 NORTH, RANGE 8 WEST, TOWN OF WASHINGTON, EAU CLAIRE COUNTY, WISCONSIN

TINA K. POMMIER
EAU CLAIRE COUNTY WI
REGISTER OF DEEDS
RECORDED ON
06/01/2023 08:05 AM
REC FEE: 30.00
CSM NO: 3845
VOL: 23 CSM PAGE: 75
PAGES: 2

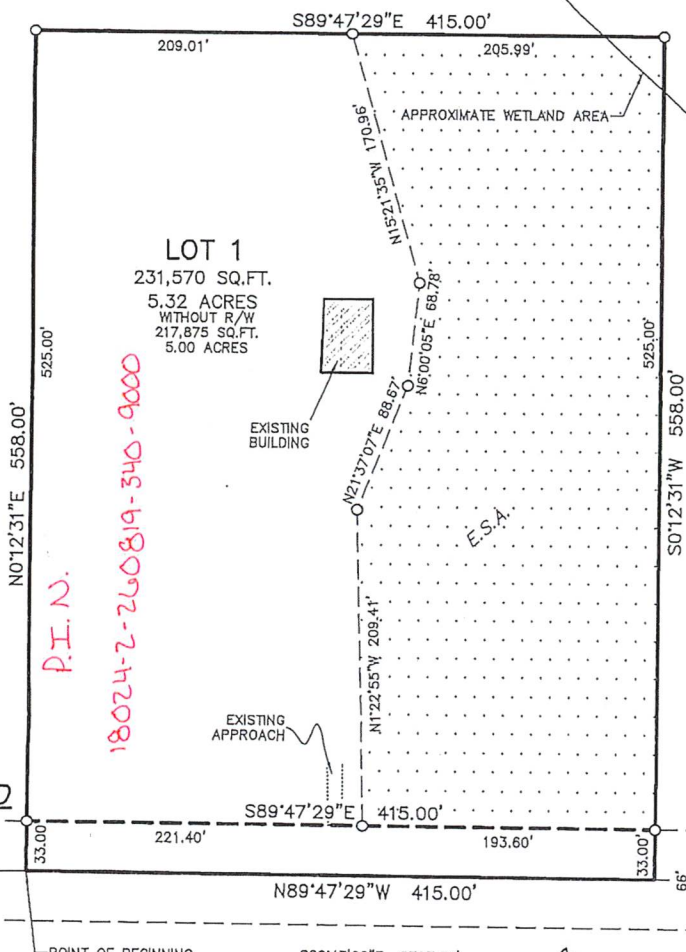
THIS CSM IS PART OF THE FARM CONSOLIDATION CODE.



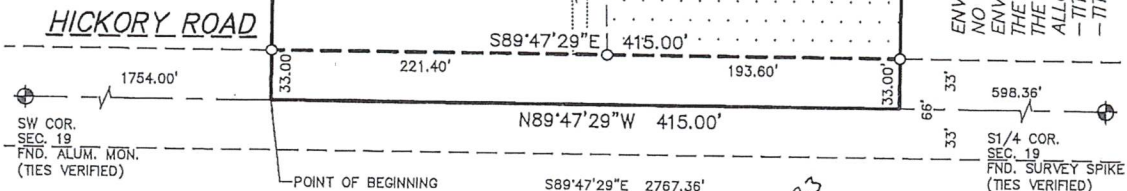
- ABBREVIATIONS:
COR. - CORNER
FND. - FOUND
MON. - MONUMENT
O.D. - OUTSIDE DIAMETER
R/W - RIGHT OF WAY
SEC. - SECTION
SQ.FT. - SQUARE FEET
LBS/LF - POUNDS PER LINEAR FOOT
I.P. - IRON PIPE
E.S.A. - ENVIRONMENTALLY SENSITIVE AREA



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SW 1/4, SEC. 19 ASSUMED BEARING OF N.89°47'29"W.

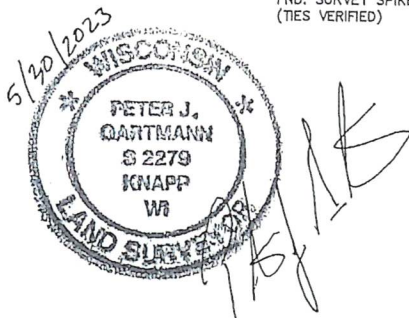


ENVIRONMENTALLY SENSITIVE AREAS NOTE: NO DEVELOPMENT OR LAND DISTURBANCE ACTIVITY SHALL BE ALLOWED WITHIN ANY ENVIRONMENTALLY SENSITIVE AREAS EXCEPT AFTER ISSUANCE OF A PERMIT FROM THE COUNTY, SUCH PERMIT ONLY TO BE ISSUED IF THE OWNER DEMONSTRATES THE PROPOSED DEVELOPMENT OR LAND DISTURBANCE ACTIVITY IS EXPRESSLY ALLOWED UNDER ANY OF THE FOLLOWING:
- TITLE 17
- TITLE 18



LEGEND

- o --- SET 1" O.D. x 18" I.P. WEIGHING 1.13 LBS/LF
..... ENVIRONMENTALLY SENSITIVE AREA



REAL LAND SURVEYING, LLC
1356 INTERNATIONAL DRIVE
EAU CLAIRE, WI 54701
(715)514-4116
rlswi.com
CADD No. 23137 CSM

FIELDWORK COMPLETION DATE: 5/2/2023

SUNFLOWCO REZONE AERIAL 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.

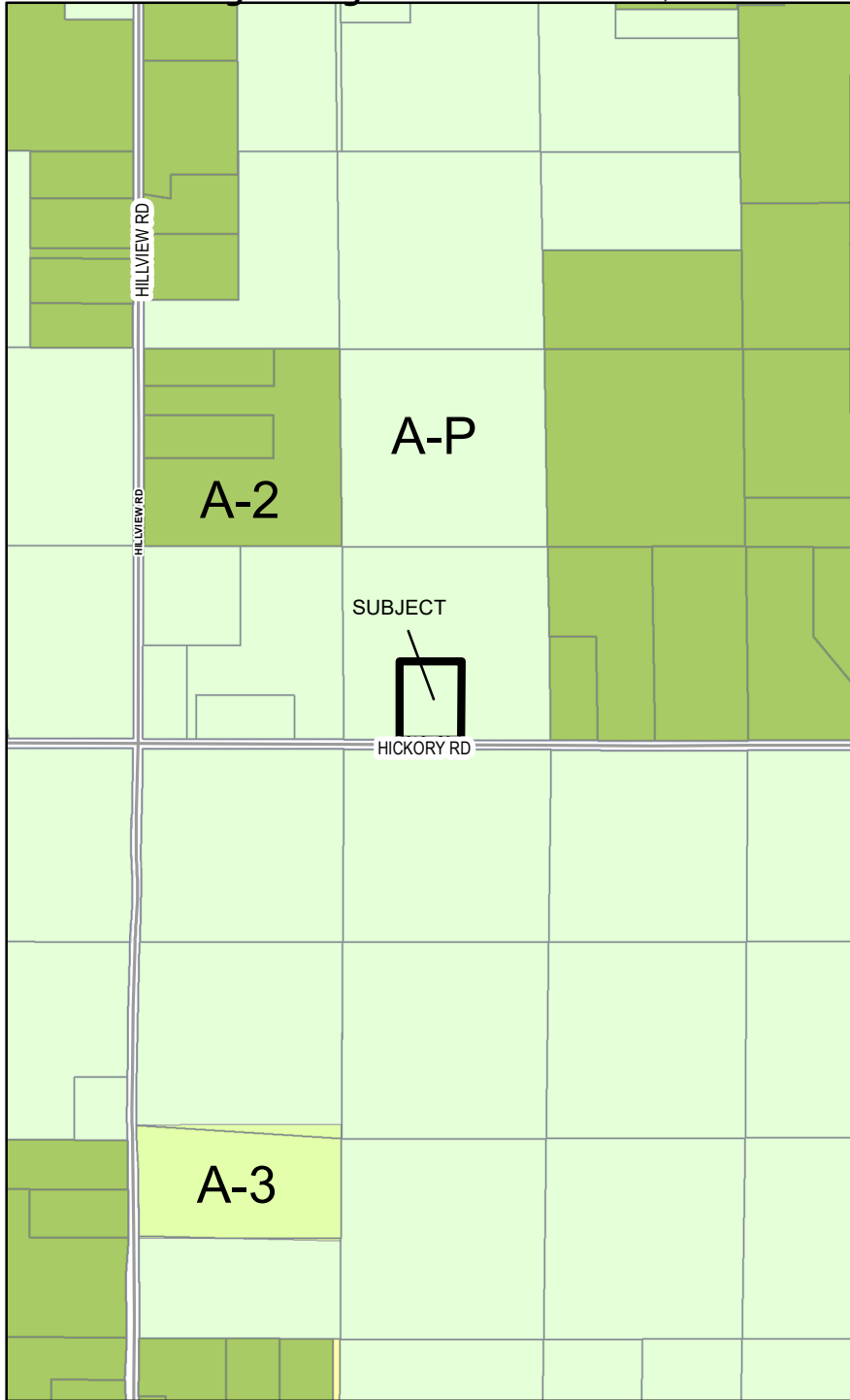




Sunflowco Rezoning: RZN-0008-23

Existing Zoning

1 inch = 1,250 feet



- Legend**
- Parcels selection
 - 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

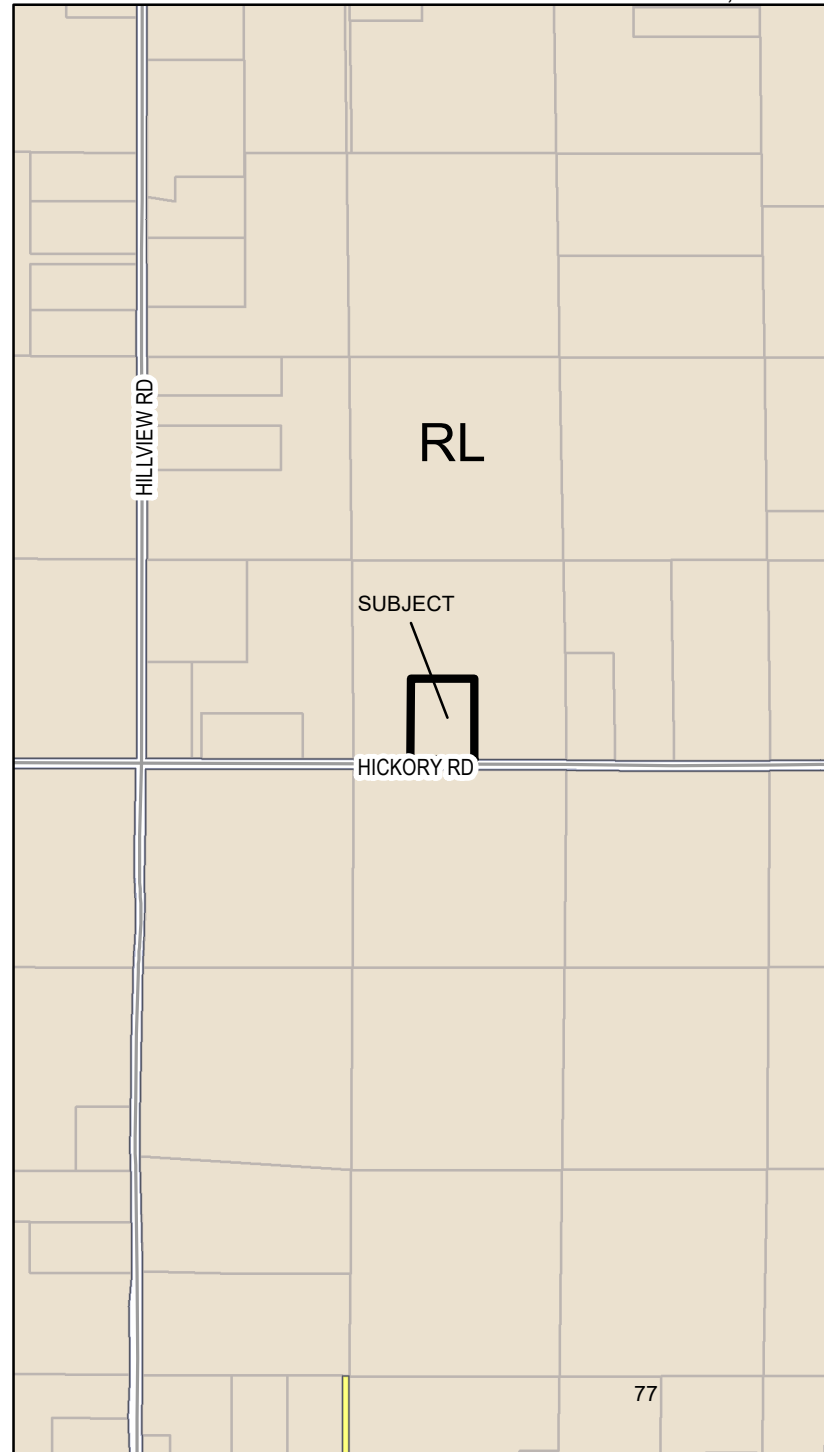
- Parcels selection
- Commercial Industrial
- County Forest
- Natural Resource Protection
- Park and Recreational
- Public Institutional
- Recreational Commercial
- Rural Commercial
- Rural Hamlet
- Rural Industrial
- Rural Lands
- Rural Residential
- Rural Residential - Mobile Home
- Rural Transition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



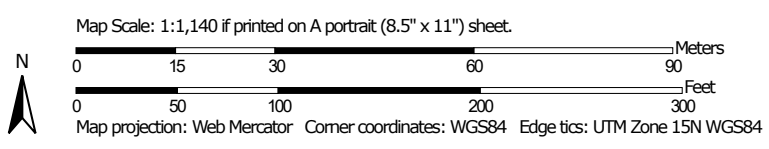
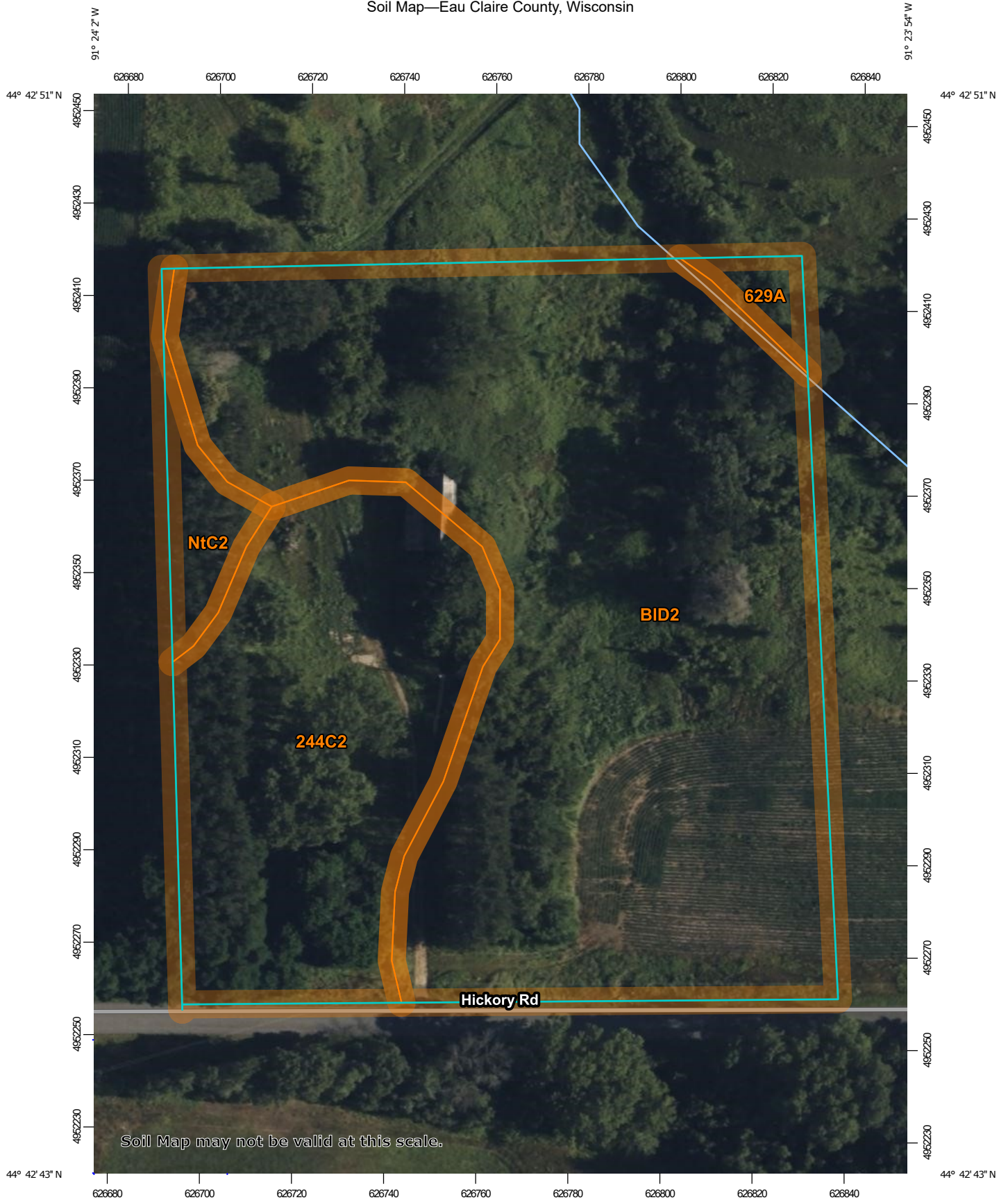
Parcel Mapping Notes:
 The horizontal datum is based on the Eau Claire County Coordinate System NAD_1983_HARN_Adj_WI_EauClaire_Feet
 This map is a collection of public record information and was prepared as an ongoing commitment to provide quality and up-to-date information to the public. This map is 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 = 1,250 feet



Soil Map—Eau Claire County, Wisconsin



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.

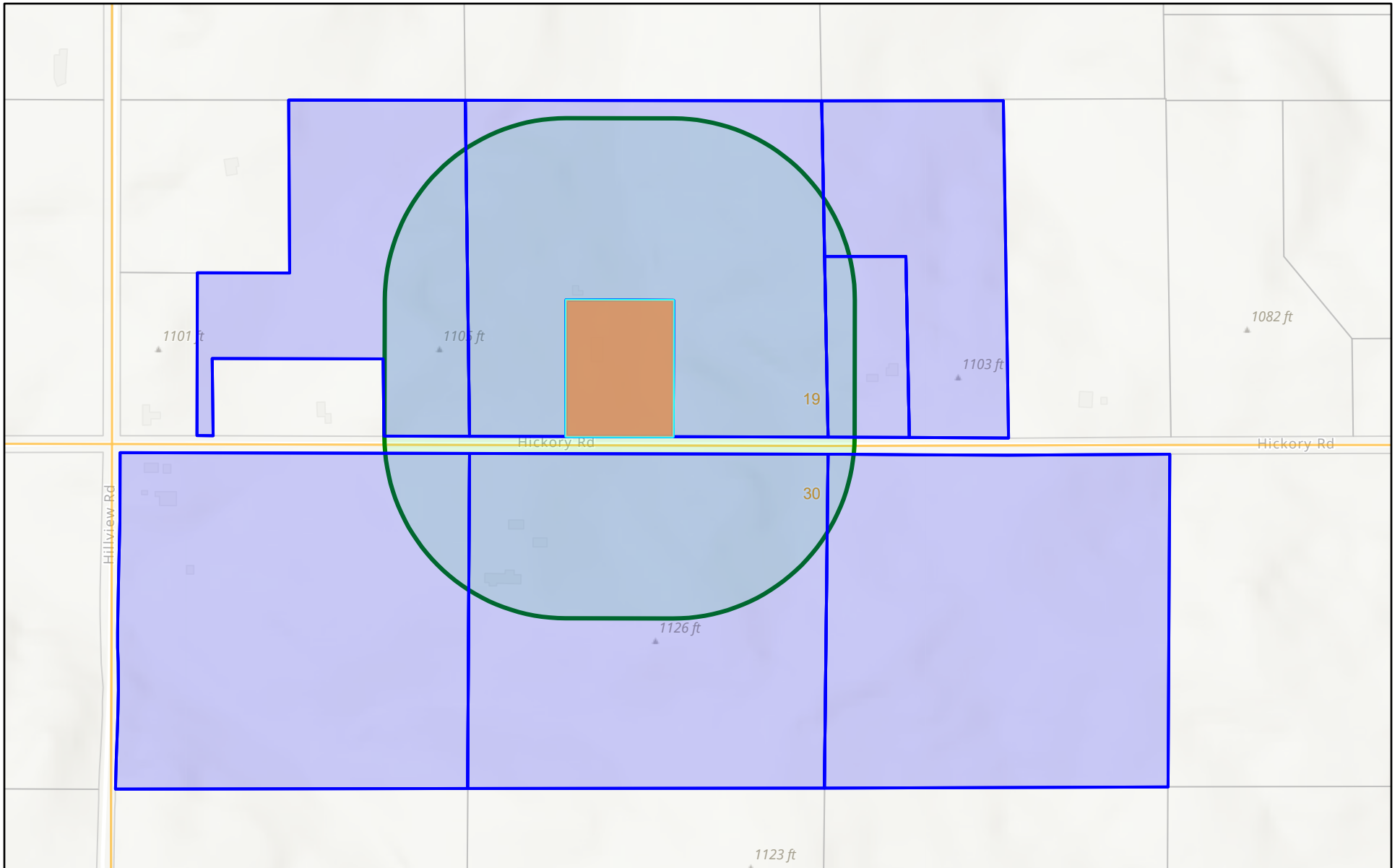
Date(s) aerial images were photographed: Jul 21, 2022—Sep 13, 2022

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

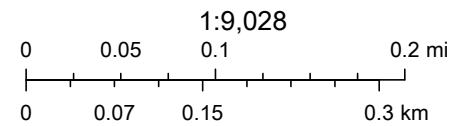
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
244C2	Elk mound loam, 6 to 12 percent slopes, moderately eroded	1.5	26.6%
629A	Etrick silt loam, 0 to 2 percent slopes, frequently flooded	0.1	1.4%
BID2	Billett sandy loam, 12 to 20 percent slopes, eroded	3.9	68.9%
NtC2	Northfield silt loam, 6 to 12 percent slopes, eroded	0.2	3.1%
Totals for Area of Interest		5.6	100.0%

Public Notification



8/28/2023, 3:22:00 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
CHRISTOPHER NELSON	6980 HICKORY RD	EAU CLAIRE WI 54701-8820
MARGIE W FLASKRUD	6699 HICKORY RD	EAU CLAIRE WI 54701-8820
JULIA SMITH	6427 HICKORY RD	EAU CLAIRE WI 54701-8820

FACT SHEET
File No. 23-24/039

RE: Rezone 4.99 +/- acres of the property from A-R Floating Agricultural-Residential to A-P Agricultural Preservation & then rezone 5.16 +/- acres from A-P Agricultural Preservation to A-2 Agriculture-Residential for the purpose of building a single-family residence and pole building.

Legal Description and Location: Part of the SW ¼ of the NE ¼, Section 2, Township 25 North, Range 8 West, Town of Clear Creek, Eau Claire County, Wisconsin (complete legal description attached).

Size of area to be rezoned: 5.16 acres +/-

ADJACENT ZONING & LAND USES:

LOCATION	ZONING	LAND USE
Subject	A-R; A-P	Agriculture
North	A-P	Woodlands; Agriculture
East	A-P	Agriculture
South	A-P	Agriculture
West	A-P	Agriculture

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 Clear Creek Future Land Use Map includes the property in the Rural Preservation (RP) planning area.

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

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

Town Board Action: The Clear Creek Town Board considered the rezoning petition on Monday, September 11, 2023 and recommended approval (3-0 vote).

Committee Action: The Eau Claire County Committee on Planning & Development held a public hearing on Tuesday, September 26, 2023 regarding the proposed rezoning. On a vote of 4 in favor and 0 against, the Committee recommends approval of the rezoning to the County Board. The committee considered the applicant’s testimony, the Town Board’s and staff’s recommendations, and the testimony of one resident who opposed the rezoning.

Fiscal Impact: None

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



Matt Michels, AICP
Senior Planner

4 -AMENDING THE 1982 OFFICIAL ZONING DISTRICT BOUNDARY MAP FOR THE
5 TOWN OF CLEAR CREEK -

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 Clear Creek, described
9 as follows:

10
11 **FIRST**

12
13 A parcel of land located in the SW ¼ of the NE ¼, Section 2, Township 25 North,
14 Range 8 West, Town of Clear Creek, Eau Claire County, Wisconsin.

15
16 Being more particularly described as follows:

17
18 The North 870 feet of the West 250 feet of the SW ¼ of the NE ¼, Section 2,
19 Township 25 North, Range 8 West, Town of Clear Creek, Eau Claire County,
20 Wisconsin.

21
22 Said described parcel of land containing 4.99 acres +/-, of land and is subject to the
23 easement and restrictions of record to be reclassified from the A-R Floating
24 Agricultural-Residential District to the A-P Agricultural Preservation District.

25
26 **SUBSEQUENT**

27
28 A parcel of land located in the SW ¼ of the NE ¼, Section 2, Township 25 North,
29 Range 8 West, Town of Clear Creek, Eau Claire County, Wisconsin.

30
31 Being more particularly described as follows:

32
33 The North 500 feet of the West 450 feet of the SW ¼ of the NE ¼, Section 2,
34 Township 25 North, Range 8 West, Town of Clear Creek, Eau Claire County,
35 Wisconsin.

36
37 Said described parcel of land containing 5.16 acres +/-, of land and is subject to the
38 easements and restrictions of record to be reclassified from the A-P Agricultural
39 Preservation District to the A-2 Agriculture-Residential District.

40
41 **SECTION 2.** Where a certified survey map is required and may alter the above described
42 property description, the official zoning district map for the town shall be automatically
43 amended to reflect the property description of the certified survey map.
44
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49

1 ENACTED:

I hereby certify that the foregoing correctly represents the
2 action taken by the undersigned Committee on September
3 26, 2023, by a vote of 4 for, 0 against.

4
5
6 Robin J. Leary
7 M. W.
8 James O'Rourke
9 Dane Zook

10 **APPROVED**
11 *By Sharon McIlquham at 11:43 am, Sep 27, 2023*

12
13
14
15 _____
16 Planning and Development Committee

17
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21 Reviewed by Finance Dept.
22 for Fiscal Impact
23 _____
24

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41 hp

42
43
44
45 Dated this 26 day of September 2023
46
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48
49



EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

REZONE NUMBER: RZN-0010-23 **COMPUTER NUMBER:** 006100304000

PUBLIC HEARING DATE: September 26, 2023

STAFF CONTACT: Matt Michels, Senior Planner

OWNER/AGENT: Stephen & Rachel Capozzi, 3504 Eddy Ln, Eau Claire, WI 54703

REQUEST: Rezone 4.99 +/- acres of the property from A-R Floating Agricultural-Residential to A-P Agricultural Preservation & then rezone 5.16 +/- acres from A-P Agricultural Preservation to A-2 Agriculture-Residential for the purpose of building a single-family residence and pole building.

LOCATION: East of Interstate 94 and south of E Mallard Rd.

LEGAL DESCRIPTION: Part of the SW ¼ of the NE ¼, Section 2, Township 25 North, Range 8 West, Town of Clear Creek, Eau Claire County, Wisconsin (complete legal description attached).

RECOMMENDATION Approval of request based on findings outlined on Page 4 of this report

BACKGROUND

SITE CHARACTERISTICS:

- Most of the property is currently utilized for agricultural purposes.

EXISTING ZONING DISTRICTS:

A-R Floating Agricultural Residential District. The A-R agricultural-residential district is established “to allow for limited residential development within the exclusive agricultural district and is not intended to be part of a farming operation.”

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 DISTRICTS:

A-P Agricultural Preservation District – see description above.

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-R; A-P	Agriculture
North	A-P	Woodlands; Agriculture
East	A-P	Agriculture
South	A-P	Agriculture
West	A-P	Agriculture

COMPREHENSIVE PLANS:

The Eau Claire County Future Land Use Map includes the property in the Rural Lands (RL) planning area and the Town of Clear Creek 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 Clear Creek:

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. This designation includes farmland, scattered open lands, woodlots, agricultural-related uses, and limited single-family residential development (see Maps B, C, and D). Some limited low-density development is anticipated in the RP areas. These developments shall be located in order to minimize the fragmentation of productive agricultural land and to minimize any disruption to existing farm operations. Requests to change the future land use designation of parcels shall be considered using the criteria listed in the Land Use Policies. The RP represents areas that are vital to the region's agricultural & forestry economy and are key ingredients of the rural character and image of the Town of Clear Creek.*

Eau Claire County Farmland Preservation Plan

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

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** – The primary soil type found on the property, Hixton silt loam, 6-12% slopes, moderately eroded, is a Class 3 soil, which is considered a prime agricultural soil. The other soil type – Elkmound loam, 12-20% slopes, moderately eroded, is a Class 6 soil, which is not a prime agricultural.
- **Historical Productivity** – Productivity of the farmland is unknown.
- **Site Location** – The property is located on E Mallard Rd.
- **Adjacent Land Uses** – Uses in the area include a mixture of farmlands, woodlands, farm and non-farm single-family residences, and vacant open areas.

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 would like remove a small area of productive farmland from cultivation in order to build a home, pole shed, and associated improvements.

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 Clear Creek Town Board considered the rezoning petition on Monday, September 11, 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 districts. 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 woodlands, agricultural uses, and farm and non-farm single-family residences.

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. The property owner on the north side of Mallard Rd. called staff and expressed a number of concerns about potential impacts of a new home on the subject property.

FINDINGS

Findings in Favor:

1. The proposed rezoning is substantially consistent with the intent and purpose of the Eau Claire County Future Land Use plan.
2. Although there are few A-2-zoned lots nearby, there are numerous 5-10 acre lots in proximity to the subject property.
3. The applicant owns a large amount of farmland adjacent to the subject property.

Finding Against:

1. A small amount of agricultural land will likely be removed from cultivation to build a house, pole shed, and associated improvements.

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

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

August 31, 2023

Notice of Application Received

The Eau Claire County Department of Planning and Development has received the following application for a rezoning scheduled for the Committee on Planning and Development on 9/26/2023:

Owner: Stephen & Rachel Capozzi

Applicant: Owner

File Number: 23-24/039

Legal Description: A parcel of land located in the SW ¼ of the NE ¼, Section 2, Township 25 North, Range 8 West, Town of Clear Creek, Eau Claire County, Wisconsin.

Site Address: Located East of Interstate 94 and South of E Mallard Road.

Existing Zoning District: A-R Floating Agricultural-Residential & A-P Agricultural Preservation

Proposed Zoning District: A-P Agricultural Preservation & A-2 Agriculture-Residential

Acres to be Rezoned: 5.16 +/- acres

Date Received: 8/30/2023

To view the application materials, click on link below.

[Planning and Development | Eau Claire County \(eauclairecounty.gov\)](https://eauclairecounty.gov/planning-and-development)



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

Application Accepted:	08/30/2023
Accepted By:	Matt Michels
Receipt Number:	1202711
Town Hearing Date:	09/11/2023
Scheduled Hearing Date:	09/26/2023
Application No:	RZN-0010-23
Application Status:	Applied

Rezoning Petition

Owner/Applicant Name(s):

Owner: STEPHEN CAPOZZI

Applicant:

Telephone: 715-894-0102

E-Mail: steve@soladeck.com

RECEIVED

AUG 30 2023

COUNTY CLERK

Site Address(es):

No Address Available

Property Description:

Sec 02 Twn 25 Rge 08

Town of Clear Creek

Zoning District(s):

AP-AR - Multiple Zoning Districts

Lot Area(s) - Acres:

30.41

Overlay District(s):

PIN

1800622508021300001

Legal (partial)

SW-NE EX PRT OF PCL LYG WITHIN SD 40 DESC AS FOL: BEG E 1/4 COR SEC 2 TN S0

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:	8/30/23
Accepted By:	MM
Application Number:	RZN-0010-23
Town Hearing Date:	9/11/23
Scheduled Hearing Date:	9/26/23

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 EAR Proposed Zoning District(s): APFA2

Acres to be rezoned: 5.16

Property Owner Name: Stephen & Rachel Capozzi Phone# 715-894-0102
 Mailing Address: 3504 Eddy lane Eau Claire, WI 54703
 Email Address: steve@soladeck.com

Agent Name: Phone#
 Mailing Address:
 Email Address:

SITE INFORMATION

Site Address: Parcel 006100304000

Property Description: Southwest ¼ Northeast ¼ Sec. 02, T 25N N, R 08W W, Town of Clear Creek

Zoning District: Code Section(s):

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

Computer #(s): 006100304000
 or PIN #(s): 1800622508021300001

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

Complete attached information sheet Confirmed with the Town their submittal deadline and process.
 Provide legal description of property to be rezoned Provide \$620.00 application fee (non-refundable), (\$545.00 application processing fee and \$75.00 mapping surcharge fee). Send application to landuse@co.eau-claire.wi.us 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: [Signature] Date 08/28/2023

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:

For the purpose of building a single family home + pole building

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.

5.16 acres of AR exists on the NW corner of parcel # 006100604000. Our intention is to change the shape of the existing AR by reducing the length north to south and increasing the width west to east to more effectively use the acreage for a single-family home and pole building. The acreage will remain 5.16.

The balance of this parcel and the 190 contiguous acres will remain in AP.

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

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

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

The land better suited based on adjacent land use

The rezoning will be consistent with applicable comprehensive plans

The rezoning is consistent with certified Eau Claire County Farmland preservation

The rezoning will not impair or limit current or future agricultural use of surrounding parcels that are zoned AP

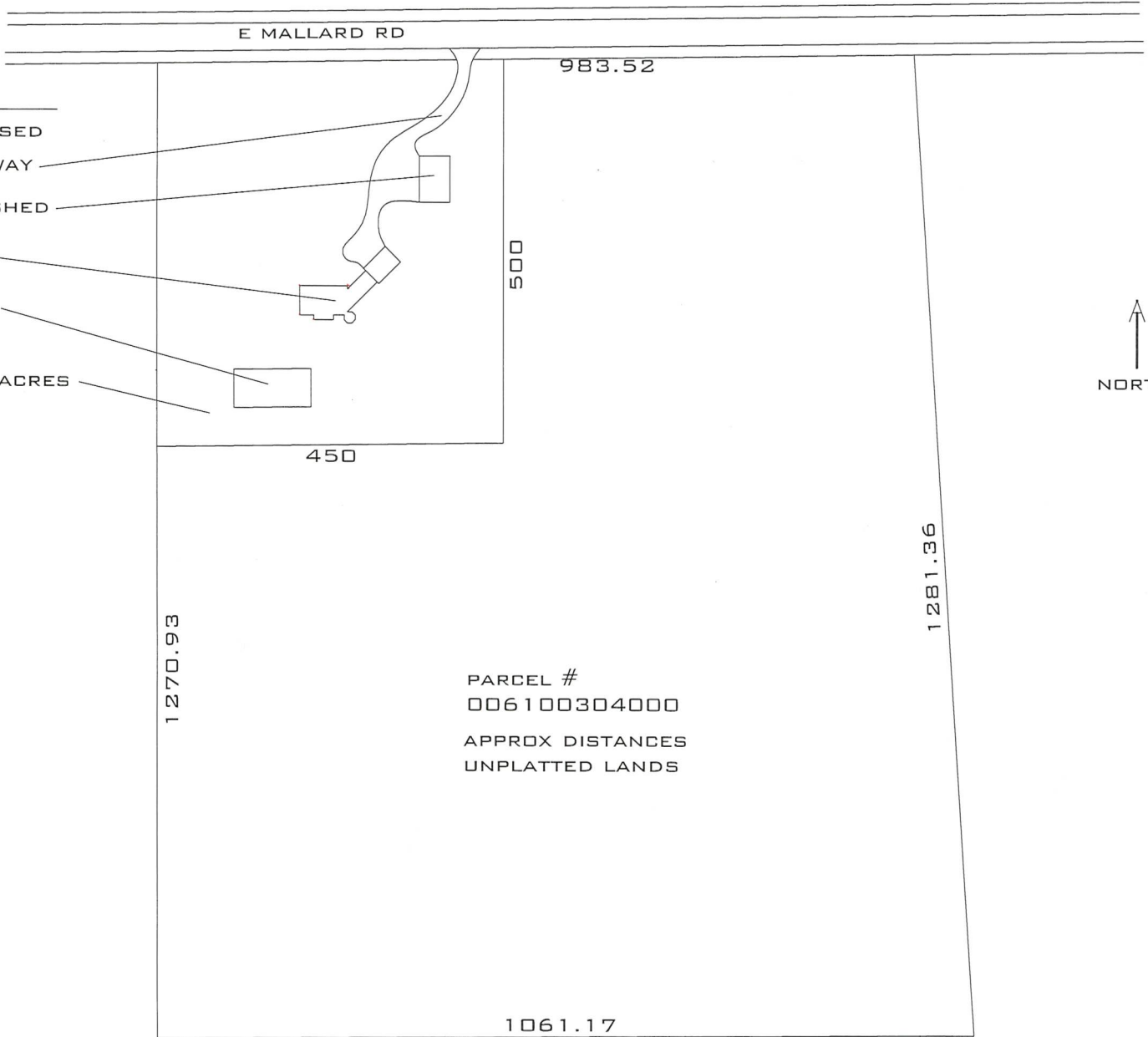
Rezone Description: A-R to A-P

The North 870 feet of the West 250 feet of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 2, T25N, R8W, Town of Clear Creek, Eau Claire County, Wisconsin.

Rezone Description: A-P to A-2

The North 500 feet of the West 450 feet of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 2, T25N, R8W, Town of Clear Creek, Eau Claire County, Wisconsin.

- PROPOSED DRIVEWAY
- POLE SHED
- HOME
- SEPTIC
- 5.16 ACRES



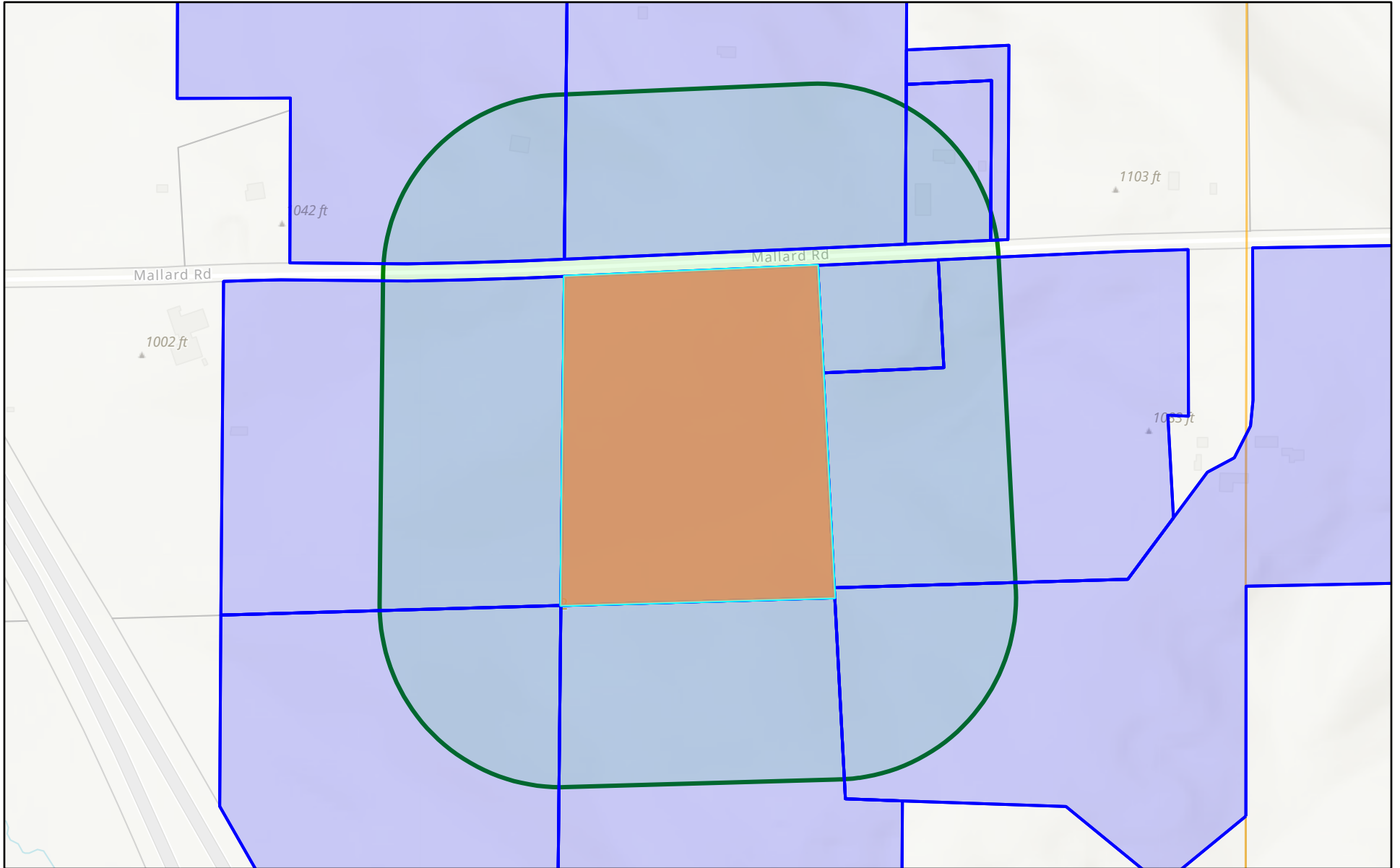
PARCEL #
 006100304000
 APPROX DISTANCES
 UNPLATTED LANDS

001






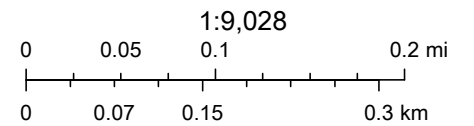
REITER CONSTRUCTION T: 715.835.2584 / DENNIS@REITERCONSTRUCTION.COM / F: 715.835.4773
 3511 EDDY LANE, EAU CLAIRE, WI 54703

Public Notification



8/30/2023, 3:43:42 PM

-  County Boundary
-  Tax Parcel
-  Section



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Eau Claire County, WI

FirstName LastName	Address	City State Zip
DENISE AMRHEIN	E 10750 E MALLARD RD	FALL CREEK WI 54742-9175
ROBERT T & JANICE J PARMER	E10950 E MALLARD RD	FALL CREEK WI 54742-9103
DAPHNE PARMER	E 10880 E MALLARD RD	FALL CREEK WI 54742-9111
STEPHEN J CAPOZZI	3504 EDDY LN	EAU CLAIRE WI 54703-1397
SUSAN CAMPBELL	E 10835 E MALLARD RD	FALL CREEK WI 54742-9111
MARVIN H & GLORIA A MOLL	E 11001 E MALLARD RD	FALL CREEK WI 54742-9102
MARVIN MOLL	E 10999 E MALLARD RD	FALL CREEK WI 54742-9104
PAUL R & JOANNE E HIGLEY	E 10670 E MALLARD RD	FALL CREEK WI 54742-9110
ROBERT H & DARLENE E BRUMMOND	3325 MAYER RD	EAU CLAIRE WI 54701-8227

CAPOZZI REZONE AERIAL MAP



Parcel Mapping Notes:

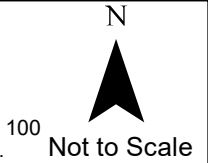
The horizontal datum is based on the Eau Claire County Coordinate System NAD_1983_HARN_Adj_WI_EauClaire_Feet

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.



This map was produced on September 11, 2023 by the Eau Claire County Department of Planning and Development and is for reference purposes only.

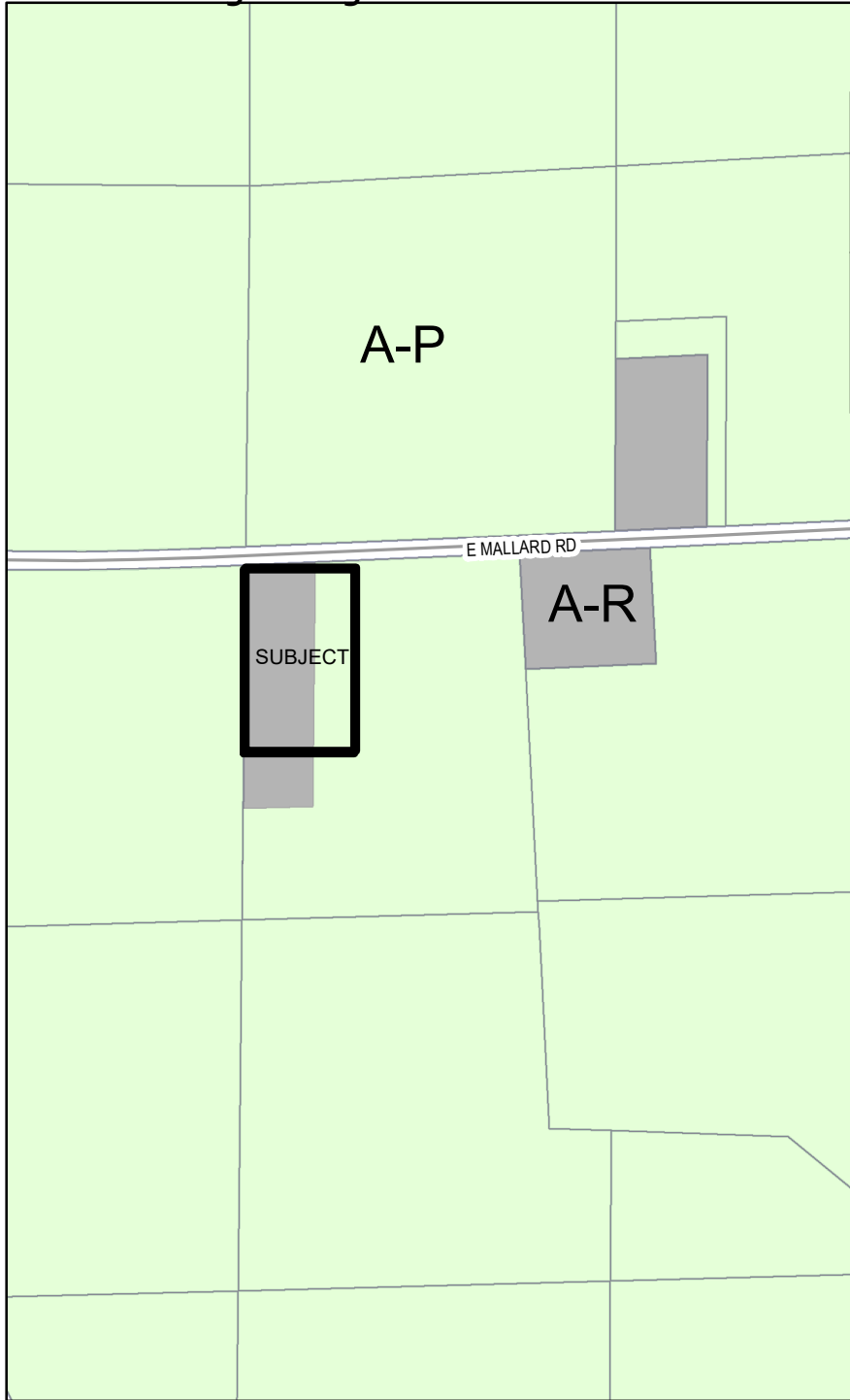




Capozzi Rezoning: RZN-0010-23

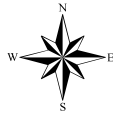
Existing Zoning

1 inch = 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

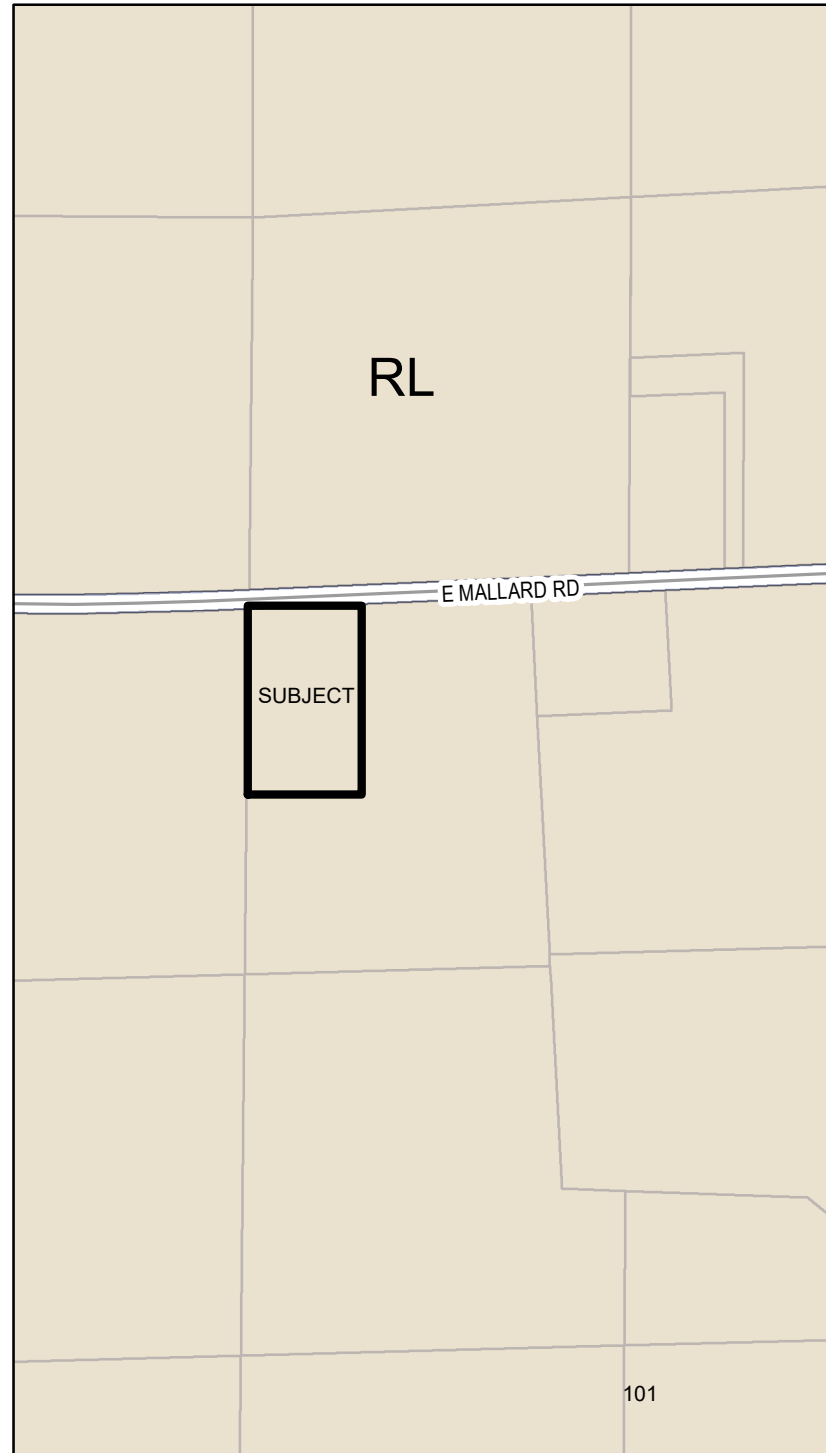
- Commercial Industrial
- County Forest
- Natural Resource Protection
- Park and Recreational
- Public Institutional
- Recreational Commercial
- Rural Commercial
- Rural Hamlet
- Rural Industrial
- Rural Lands
- Rural Residential
- Rural Residential - Mobile Home
- Rural Transition
- Urban Mixed Use



Parcel Mapping Notes:
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Future Land Use

1 inch = 667 feet



Chairman Lotty Macik brought the meeting to order.

The flag was honored by the reciting of the Pledge of Allegiance.

Postings in three public places was verified.

Secretary's report was read. Motion by Steve Strey to approve the report. Second by Mike Klotz.
Motion carried.

Treasurer's report was given by the treasurer. Balance in bank is \$185,435.03 which includes \$93,573.68 ARPA money. Motion to accept by Lotty Macik. Second by Steve Strey. Motion carried.

Road Issues:

Logs on Crane and N Martin – Derrick will haul these to the town hall
Willow tree at corner of HH & N Martin is a roadway hazard. Board said to cut the tree down.
Paser rating – Steve will help Derrick complete the form this fall
Road work has been completed on Chief Inn Road and E Elm Rd.

New Business:

Zoning request from Stephen and Rachel Capozzi from A-R Floating Agricultural-Residential to A-2 Agricultural Residential District. 5.16 acres E of I-94 and S of E Mallard. Motion to approve rezoning request by Steve Strey. Second by Mike Klotz. Motion carried.

Board will accept the TRI funding for Canary Rd. Paperwork will be available on October 1.
Carmen will look into.

Nuisance dog in the Foster area. Bit someone and citation issued by Eau Claire County Constable. Citation dropped because conflict with our contract with the Humane Society. Will try catching the dog and taking to the Humane Society.

Old Business:

Xcel transmission line meeting was attended by Mike Klotz and Lyle Sell. Proposal is for high voltage transmission lines. Findings were presented by the two men and a discussion followed. Another meeting will be on October 10 at 29 Pines.

Public Input:

Fleet Butterfield is moving and congratulated the board for doing a good job, being honest, and caring about the community.

Cheryl Corbin asked when the picnic would be. October 1 is the date chosen. 11 am to 2 pm.
Our website is up and running.

Communications: 0

Next month's meeting: October 9, 2023. Comprehensive Plan Hearing at 7 pm and board meeting to follow at 7:30 pm.

Vouchers: Motion to approve by Lotty Macik. Second by Steve Strey. Motion carried.

Motion to adjourn the meeting by Mike Klotz. Second by Steve Strey.

Carmen Dunham, Clerk