

THE CITY of *Altoona*

AGENDA FOR REGULAR COUNCIL MEETING ON **THURSDAY, MAY 13, 2021**

6:00 P.M.

**THE MEETING WILL BE HELD ON ZOOM TELECONFERENCE / VIDEO CONFERENCE.
DUE TO CORONAVIRUS COVID-19 RESIDENTS ARE ENCOURAGED TO ATTEND THE
CITY COUNCIL MEETING VIA THE APPLICATION, ZOOM UNTIL FURTHER NOTICE. AN
INSTRUCTION PAGE WILL BE PROVIDED ON THE NEXT PAGE SHOWING HOW TO
PARTICIPATE.**

You may join the **MAY 13** meeting from your computer, tablet or smartphone via

WEBSITE: <https://zoom.us/join>

WEBINAR ID: 865 1452 6980

WEBINAR PASSWORD: 567191

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CALL IN PHONE NUMBER: 1-312-626-6799


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*To make a public comment Raise your hand by pressing *9 on your telephone keypad. You will be called upon in the order received.*

- I. Call Meeting to Order.
- II. Pledge of Allegiance.
- III. Roll Call for Council Persons/Roll Call for Department Heads.
- IV. Citizens Participation Period. (No more than twenty minutes unless extended by two-thirds vote.) [To ZOOM User Guide>>](#)
- V. Discuss/consider approval of minutes of the April 20, 2021 Organizational Council Meeting. [To Minutes>>](#)
- VI. REPORTS
 - A. City Officers/Department Heads
 - B. City Committees
- VII. CONSENT AGENDA
 1. Proclamation recognizing May 21, 2021 as Altoona Intermediate School “AIS Day” in Recognition of their 2020 National Blue Ribbon School Designation. [To Summary and Materials>>](#)
- VIII. UNFINISHED BUSINESS

IX. NEW BUSINESS

1. Quarterly Tourism Report Presented by Visit Eau Claire.
[To Summary>>](#)
2. Public Hearing at 6:00 p.m. or as soon thereafter is possible regarding Ordinance 5A-21 rezoning parcels 201103703220 and 201103703230 in the Prairie View Ridge subdivision from R1 One Family Dwelling District to TH (Twin Home District) as requested by Wurzer Builders, and parcel 201103304000 owned by the City from R1 to TH (Twin Home District) and C (Commercial District) recommended by the Planning Department (discussed at May 11 Plan Commission). [To Summary and Materials>>](#)
3. Discuss/consider Ordinance 5A-21 rezoning two parcels in the Prairie View Ridge subdivision and adjoining parcel 201103304000 owned by the City.
[To Summary and Materials>>](#)
4. Discuss/consider approval of a Preliminary Plat for Prairie View Ridge II.
[To Summary and Materials>>](#)
5. Public Hearing at 6:05 p.m. or as soon thereafter as possible regarding Ordinance 5B-21 to rezoning parcel 201116101020 located at 1435 North Mayer Road from C (Commercial District) to I (Industrial District) submitted by Tambornino, LLC (Public Hearing at May 13, 2021 City Council).
[To Summary and Materials>>](#)
6. Discuss/consider approval of Ordinance 5B-21, an Ordinance rezoning parcel 201116101020.
[To Summary and Materials>>](#)
7. Public Hearing at 6:10 pm or as soon thereafter is possible regarding a proposed Certified Survey Map to subdivide parcel 20122990100, located east of 1410 Lake Road, into two parcels. (Discussed at May 11 Plan Commission).
[To Summary and Materials>>](#)
8. Discuss/consider approval of a proposed Certified Survey Map to subdivide parcel 20122990100 into two parcels.
 [To Summary and Materials>>](#)

X. MISCELLANEOUS BUSINESS AND COMMUNICATIONS

XI. ADJOURNMENT



Roy Atkinson
Deputy City Clerk

Requests from persons with disabilities who need assistance to participate in this meeting/hearing should be made to the City Clerk's Office at 715-839-6092 with as much advance notice as possible.

Speak Your Peace: The Civility Project

The Common Council of the City of Altoona, Wisconsin, recognizes and has adopted by Resolution 3B-15 that the nine tools of civility, drafted by Speak Your Peace: The Civility Project will provide increased opportunities for civil discourse in order to find positive resolutions to the issues that face our city. These tools include the following:

*Pay Attention | Listen | Be Inclusive | Don't Gossip | Show Respect | Be Agreeable
Apologize | Give Constructive Criticism | Take Responsibility*

###

THE CITY of *Altoona*

May 12, 2021

TO MAYOR AND COUNCIL MEMBERS:

The following is an Addendum to the City Council Agenda of May 13, 2021 to be held at 6:00 p.m. on Zoom Teleconference/Video Conference.

ADDENDUM I

IX. NEW BUSINESS

9. **Discuss/consider approval of part time wage increases for 2021. (Discussed at the May 13, 2021 Personnel Committee meeting).**



Cindy Bauer
City Clerk



To Agenda>>



ZOOM INSTRUCTION GUIDE

WEBSITE and TELEPHONE

*DUE TO CORONAVIRUS COVID-19 RESIDENTS ARE ENCOURAGED
TO ATTEND THE CITY COUNCIL MEETING VIA THE APPLICATION, ZOOM UNTIL
FURTHER NOTICE.*

ZOOM MEETING INFORMATION:

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Webinar Password: 567191

CALL IN PHONE NUMBER: 1-312-626-6799

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1. Call phone number: 1-312-626-6799
2. Enter Meeting ID: 865 1452 6980
3. Enter webinar password: 567191# to confirm you are a participant and enter the meeting
4. To state a public comment, "raise hand": *9
(You will be called on in order received)



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1

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Meeting ID or Personal Link Name

Join

[Join a meeting from an H.323/SIP room system](#)

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https://zoom.us wants to open this application.

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Launching...

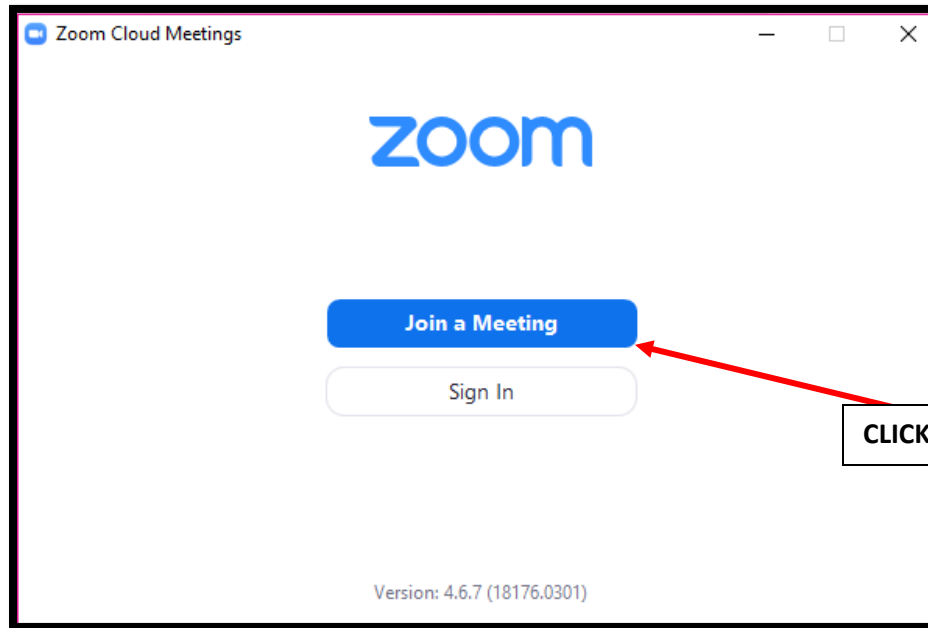
CLICK HERE

Please click Open Zoom Meetings if you see the system dialog.

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3



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4

The screenshot shows the "Join Meeting" dialog box. At the top, it says "Zoom" with a close button. The title "Join Meeting" is prominent. Below it is a meeting ID input field containing "865 1452 6980". Underneath is a "Your Name" field containing "John Smith". There are three checkboxes: "Remember my name for future meetings" (checked), "Do not connect to audio" (unchecked), and "Turn off my video" (unchecked). At the bottom are "Join" and "Cancel" buttons. A red arrow points from a callout box to the meeting ID field, and another red arrow points from a callout box to the name field.

Enter meeting ID: 865 1452 6980

Enter Your **Name** to be displayed in Zoom meeting for public viewing

5. Enter webinar password on the next screen: 567191




5a

Computer Audio

Choose ONE of the audio conference options

Phone Call Computer Audio

Join with Computer Audio

 Failed to detect your microphone. Please make sure your microphone is properly connected.
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☒ Automatically join audio by computer when joining a meeting


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5b


Phone Call


Choose ONE of the audio conference options


Phone Call Computer Audio

 Dial:

1-312-626-6799

Meeting ID: 865 1452 6980 

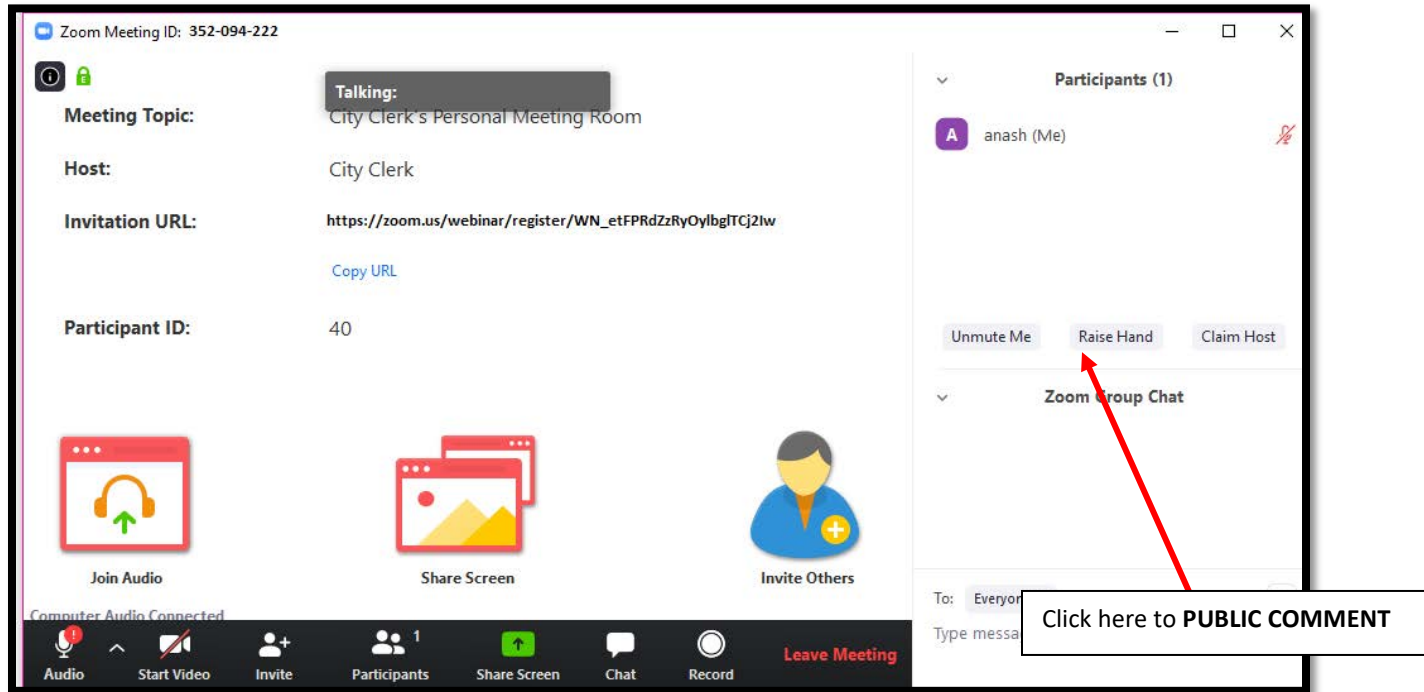
Meeting Password: 567191 

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6



3. Use icon **RAISE HAND** to provide Public Comments. You will be unmuted and called upon on in the order received.

SEE WEBSITE LINKS BELOW FOR MORE TUTORIALS

<https://support.zoom.us/hc/en-us/articles/201362193>

<https://support.zoom.us/hc/en-us>

https://www.youtube.com/embed/vFhAEoCF7ig?rel=0&autoplay=1&cc_load_policy=1

**CITY OF ALTOONA, WI
REGULAR COUNCIL MEETING MINUTES
April 20, 2021**

(I) Call Meeting to Order

Mayor Brendan Pratt called the meeting to order at 6:00 p.m. The Regular Council Meeting was held via Zoom Teleconference/Video conference due to Coronavirus COVID-19.

(II) Pledge of Allegiance

Mayor Pratt led the Common Council and others in attendance in the Pledge of Allegiance.

(III) Swearing in Newly elected or Re-Elected Alderpersons.

Clerk Cindy Bauer mentioned that the re-Elected Alderpersons were given their oath of office prior to the Council Meeting. The following Council Members were re-elected for a two-year term: Matthew Biren, Alderperson for District 4; Timothy Sexton, Alderperson for District 5; and Susan Rowe, Alderperson for District 6.

(IV) Roll Call

City Clerk Cindy Bauer called the roll. Mayor Brendan Pratt, Council Members Dale Stuber, Timothy Lima, Maria Guzman, Matt Biren, Tim Sexton and Susan Rowe were present. Also Present: Attorney Sam Bach-Hanson, City Administrator Michael Golat, City Engineer/Director of Public Works (CE/DPW) Dave Walter, Police Chief Kelly Bakken, City Planner Joshua Clements, Management Analyst Roy Atkinson, and City Clerk Cindy Bauer.

(V) Citizen Participation Period

Ann Thornburg, 909 N. Moonlight Bay Drive, commented on the Altoona Place Plan and the State of the City Presentation. Thornburg thanked the Council and staff for their work this past year and made some comments regarding the Closed Session Process during Council Meetings.

Heather Pauls, 1628 Lake Road, Altoona, commented on Thornburg's response regarding Closed Sessions at Council Meetings.

There being no other Citizen Participation, motion by Rowe/Lima to close the Citizen Participation Period. **Motion carried.**

(VI) Approval of minutes.

Motion by Lima/Rowe to approve the minutes of the April 8, 2021 Regular Council Meeting. **Motion carried.**

(VII) City Officers/Department Heads Report

City Administrator Golat commented on the following:

- The State of the City for Altoona was presented at the April 16, 2021 Eggs & Issues Series. The Video will be available at a later date.
- Brush site will be operating in the next couple weeks.
- May 1st is the opening for the Fish House.
- Garden will be available for rent on the lot behind City Hall.

Police Chief Kelly Bakken reported on the part time police officers and service calls/crashes in the Altoona Police Department.

City Committee Reports – None.

(VIII) Consent Agenda**(1) Proclamation Recognizing Earth Day, April 22, 2021.**

Mayor Pratt read the attached Proclamation recognizing Earth Day in the City of Altoona on Thursday, April 22, 2021 which is the 51st Anniversary of the first Earth Day in 1970, a day of recognition of the full spectrum of issues and efforts focused on highlighting the planet, natural communities, and humans' relationship to our environment.

Motion by Biren/Rowe to approve Consent Agenda 1. **Motion carried.**

(IX) Unfinished Business – None.**(X) New Business****(1) Discuss/consider Election of Council President.**

Clerk Bauer explained that every year at the Organizational Council Meeting, Council elects a Council President for the term of one year. The proper procedure is to accept nominations from the floor then vote on the nominee(s) to determine who the Council President will be.

Mayor Pratt opened nominations from the floor for Council President.

Council Member Stuber nominated Matt Biren as Council President, seconded by Council Member Rowe. There being no other nominations, motion stands to close the nominations and cast an unanimous vote for Matthew Biren as the Council President. **Motion carried.**

(X)(2) Discuss/consider date for Initial Board of Review Meeting.

Clerk Bauer explained that every year prior to the Organizational Council Meeting, she contacts Bowmar Appraisal to determine a date for Open Book and Board of Review. The Board of Review must hold an initial meeting and adjourn if the Assessment roll will not be completed during the 45-day period beginning the fourth Monday in April. As in the past, the assessment roll has not been ready until later in the summer which falls outside the required time frame to hold the Board of Review according to Wis. State Stats. Therefore, staff recommends setting the Initial Board of Review Meeting date to Thursday, May 27, 2021 at 5:45 p.m. prior to the Council Meeting and adjourn until a later date this year when the tax assessment roll becomes available. Upon talking to Bowmar Appraisal, the suggested date is July 8, 2021 from 4 p.m. – 6 p.m. for open book and July 15, 2021 from 4 p.m. – 6 p.m. for Board of Review. The Board of Review is comprised of the Mayor, all Council Members and the City Clerk.

Motion by Sexton/Guzman to approve setting the Initial Board of Review Meeting date to May 27, 2021 at 5:45 p.m. and adjourn until July 15, 2021 at 4 p.m. **Motion carried.**

(X)(3) Discuss/consider Mayoral Appointments and Chairpersons. (Attached list).

Mayor Pratt submitted to Council a memo with recommended appointments and chairpersons as listed in his memorandum and asked for Council approval.

Motion by Sexton/Stuber to appoint all committees as recommended by Mayor Pratt as listed in his memo. **Motion carried.** (A complete list of appointments will be listed on the City's website.)

(X)(4) Discuss/consider Resolution 4B-21, a Resolution in support of Wisconsin DNR Recreational Trails Program Grant submission by the City of Altoona.

City Administrator Golat explained that Resolution 4B-21 is a Resolution in support of Wisconsin DNR Recreational Trails Program Grant submission by the City of Altoona. The grant application is being submitted to facilitate construction of eleven bump-outs along the River prairie Trail between Highway 53 and the pump station in the southwest quadrant of River prairie. The project also includes benches and lighting. Golat noted that the resolution expresses the City's formal support for the grant and commits to providing the required 50% match if the City is successful in acquiring the grant. In turn, the Veteran's Tribute Foundation has committed to reimbursing the City for the required match.

Mark Beckfield, representing the Eau Claire County Veterans Foundation, was present to answer questions Council Members may have regarding the Grant.

Motion by Rowe/Biren to approve Resolution 4B-21, a Resolution in support of Wisconsin DNR

Recreational Trails Program Grant submission by the City of Altoona. **Motion carried.**

(X)(5) Discuss/consider Resolution 4C-21 adopting the Altoona Place Plan.

City Planner Josh Clements referred to the following materials:

- Planning Department Memo, 2021-0415
- Proposed Resolution 4C-21
- Altoona Place Plan 2021-0415
- 2016 Parks Survey & Responses
- (Plan Commission Resolution 3A-21 Bicycle & Pedestrian Plan)

City Planner Clements explained that city staff has been working on the Place Plan since fall 2016 as an ambitious vision for public space in the city. Due to the scope and ambition of this effort, and overall responsibility of staff to carry out all community development activities of the city, the study has been utilized as annual capital improvement planning and other implementation activities since 2017. City Planner Clements provided a brief Memo presenting the complete draft of the Altoona Place Plan. As described therein, staff maintains a list of anticipated elements for further refinement and study that were removed due to adoptive timeline. Additional modifications and/or additions are anticipated to result from the Comprehensive Plan and Bicycle and Pedestrian Planning processes. The Plan was presented to a Special Joint meeting of the Plan Commission and Parks & Recreation Committee on April 19, 2021. The Plan Commission and Parks & Recreation Committee recommended approval of the Altoona Place Plan with minor editorial comments.

Kristy Goettl, 2120 Moonlight Bay Drive, Natalia Ripeckyj, 1304 Lake Road, and Jonathan Parisi, 1612 Lake Road had some questions regarding the Altoona Place Plan.

Motion by Rowe/Biren to approve Resolution 4C-21, adopting the Altoona Place Plan with the minor editorial comments as recommended by the Plan Commission and Park & Rec Committee. **Motion carried.**

(X)(6) Discus/consider setting the public hearing date to rezone parcels 20110370320 and 201103703220 located in the Prairie View Ridge subdivision from from R-1 One Family Dwelling District to TH Twin Home District, and parcel 201103304000 owned by the City of Altoona zoned R1 to TH Twin Home District and C Commercial District and to refer the petition to the Plan Commission for its recommendation prior to the Public Hearing.

City Planner Clements explained that Craig Wurzer has submitted an application to rezone two outlots totaling 3.92 acres in the Prairie View Ridge Subdivision from R1 One Family Dwelling District to TH Twin Home District. The original Preliminary Plat for the subdivision illustrated 16 lots. The rezoning would enable Platting the property with 28 lots (14 Twin Homes). Enjoined with this rezone apparel is a city-initiated motion consistent with § 19.68.020 to rezone a City-owned parcel adjacent to the Prairie View Ridge Subdivision. The City owned property is 0.92 acres and will be bisected by Baumbach Way. The City has an agreement with Wurzer to sell the portion south of Baumbach Way to Mr. Wurzer to incorporate into the development, and this area is proposed to be rezoned from R1 to TH Twin Home District. The portion north of Baumbach Way is proposed to be rezoned C Commercial District. City Planner Clements noted that the full application materials, illustrations and calculations were received on April 9th. Materials are available upon request of staff, and will be included in the meetings wherein action is proposed.

Motion by Rowe/Lima to refer the appeal for rezoning to the Plan Commission and recommend the public hearing date of May 13th, 2021. **Motion carried.**

(X)(7) Discus/consider setting the public hearing date to rezone parcel 201116101020 located at 1435 North Mayer Road from C Commercial District to I Industrial District and to refer the petition to the Plan Commission for its recommendation prior to the Public Hearing.

City Planner Clements explained that Curt Tambornino has submitted an application to rezone the property located at 1435 North Mayer Road, totaling 13.28 acres, from C (Commercial District) to I (Industrial District). Property features a home on private well and septic, and a large stormwater pond that serves adjoining properties. The proposal entails removing the home and constructing an industrial facility. Approval of a site plan will be required. City Planner Clements noted that the full application materials, illustrations and calculations

were received on April 10th. Materials are available upon request of staff, and will be included in the meetings wherein action is proposed.

Motion by Sexton/Stuber to refer the appeal for rezoning to the Plan Commission and recommend the public hearing date of May 13th, 2021. **Motion carried.**

(X)(8) Discuss/consider reimbursing Grip Development, LLC \$36,000 in consideration of Developer's proposal to lower dwelling unit density from 36 units to 24 units on parcel numbers 201211502010 and 201101003010.

City Administrator Golat explained that GRIP Development, LLC (the Developer) purchased parcel numbers 201211502010 and 201101003010 from the City of Altoona for \$108,000. The purchase was contingent, in part, upon GRIP being permitted to construct 36 residential dwelling units on the property. As you are aware, there has been strong opposition against the project based on a number of factors including traffic generation, density, snow storage, parking etc. There has also been opposition based on the site's proximity to the railroad tracks and the siding located adjacent to the site where engines idle from time to time. In hopes of addressing the issues raised, the Developer is proposing to reduce the number of dwelling units from 36 units to 24 units, thereby removing the two back units closest to the railroad. This reduction will impact the Developer's pro forma since the project's fixed costs would need to be spread across fewer units. The original purchase price of \$108,000 resulted in a raw land cost of \$3,000 per unit ($\$108,000/36 = \$3,000$). The Developer is asking for a reimbursement of \$36,000 from the purchase price to keep the raw land cost equal to \$3,000 per unit ($\$72,000/24 = \$3,000$). If Council is supportive of reimbursing the \$36,000 to the Developer, the reimbursement would be contingent upon the project being permitted to move forward with the reduced number of units. This would require consideration of a new general and specific implementation plan and plat.

Karli Ertmer, representing Grip Development, was present to explain the Developer's Proposal to lower dwelling unit density from 36 units to 24 units.

The following people spoke regarding the Developer's proposal:

Beverly Olson, 703 N. Moonlight Drive.

Jeff Goettl, 2120 Moonlight Bay Drive.

Carolyn Carlson, 2204 Moonlight Bay Drive.

Emily Blaskey, 2004 E. Willson Drive.

Kristy Goettl, 2120 Moonlight Bay Drive.

Yuri Ripeckyj, 1304 Lake Road.

Jonathan Parisi, 1612 Lake Road.

Heather Pauls, 1628 Lake Road.

Natalia Ripeckyj, 1304 Lake Road.

Ann Thornburg, 909 N. Moonlight Bay Drive.

Motion by Stuber/Rowe to approve reimbursing Grip Development, LLC \$36,000 in consideration of Developer's proposal to lower dwelling unit density from 36 units to 24 units on parcel numbers 201211502010 and 201101003010 contingents on the project being permitted to move forward with the reduced number of units and amending the budget reflecting the reimbursement. Discussion followed. Roll call vote, 5-ayes, Stuber, Biren, Sexton, Rowe, Guzman, 1-nay, Lima against. **Motion carried.**

(XI) Miscellaneous Business and Communication.

City Administrator Golat mentioned that River Prairie Fest will be taking place on Saturday, May 8, 2021 in River Prairie.

Arbor Day Tree Planting in Centennial Park on Friday, April 30, 2021. More information to follow.

(XII) Adjournment.

Motion by Rowe/Lima to adjourn at 8:56 p.m. **Motion carried.**

Minutes submitted by Cindy Bauer, City Clerk

MEMORANDUM

TO: Altoona City Council

FROM: Michael Golat, City Administrator

SUBJECT: Summary of **THURSDAY, May 13** Council Meeting Items

Provided below for your consideration is a summary of the **THURSDAY, May 13** Council Meeting agenda items.

(VII) CONSENT AGENDA

ITEM 1 - Proclamation recognizing May 21, 2021 as Altoona Intermediate School “AIS Day” in Recognition of their 2020 National Blue Ribbon School Designation.

See Enclosed:

- **Proclamation recognizing May 21, 2021 as Altoona Intermediate School “AIS Day”**

The attached Proclamation recognizes the School District of Altoona for its Blue Ribbon School Designation. The National Blue Ribbon Schools Program, in its 38th year, recognizes public and private elementary, middle, and high schools based on their overall academic excellence or their progress in closing achievement gaps among student subgroups. 2020 National Blue Ribbon Schools were announced on September 24, and the Altoona Intermediate School was among them, one of 367 schools nationally and eight schools in Wisconsin to attain this high honor. This proclamation proclaims May 21, 2021 as Altoona Intermediate School “AIS Day” in Recognition of their 2020 National Blue Ribbon School Designation.

Suggested motion: I move to approve/not approve consent Item 1

(VIII) UNFINISHED BUSINESS

(IX) NEW BUSINESS

ITEM 1 - Quarterly Tourism Report Presented by Visit Eau Claire.

As you may be aware, Visit Eau Claire is Altoona’s contracted tourism promotion agency. In order to detail tourism marketing efforts in Altoona, Visit Eau Claire will continue providing quarterly updates to the council.

Benny Anderson, Executive Director of Visit Eau Claire, will be present at the meeting to discuss tourism marketing in Altoona.

ITEM 2 - Public Hearing at 6:00pm or as soon thereafter is possible regarding Ordinance 5A-21 rezoning parcels 201103703220 and 201103703230 in the Prairie View Ridge subdivision from R1 One Family Dwelling District to TH Twin Home District as requested by Wurzer Builders, and parcel 201103304000 owned by the City from R1 to TH Twin Home District and C Commercial district recommended by the Planning Department (discussed at May 11 Plan Commission).

See Enclosed:

- Staff Report 21-05A
- Prairie View Ridge II Rezone Application
- Prairie View Ridge II Public Notice & Mailing Labels
- Ordinance 5A-21

Craig Wurzer has submitted an application to rezone two outlets totaling 3.92 acres in the Prairie View Ridge Subdivision (4.52 acres with right-of-way) from R1 One Family Dwelling District to TH Twin Home District. The original Preliminary Plat for the subdivision illustrated 16 lots. The rezoning would enable Platting the property with 28 lots (14 Twin Homes).

Enjoined and concurrent with this rezone appeal is a city-initiated motion consistent with § 19.68.020 to rezone a City-owned parcel adjacent to the Prairie View Ridge Subdivision. The City owned property is 0.92 acres and will be bisected by Baumbach Way. The City has an agreement with Wurzer to sell the portion south of Baumbach Way to Mr. Wurzer to incorporate into the development, and this area is proposed to be rezoned from R1 to TH (Twin Home District). The portion north of Baumbach Way is proposed to be rezoned C (Commercial District).

The appeal for rezoning is concurrent with the proposed new plat for the subject properties, and incorporating the City owned property.

The full application materials, illustrations and calculations were received on April 9th. Materials are available upon request of staff, and will be included in the meetings wherein action is proposed.

Suggested Motion: I move to close the public hearing.

ITEM 3 - Discuss/consider Ordinance 5A-21 rezoning two parcels in the Prairie View Ridge subdivision and adjoining parcel 201103304000 owned by the City.

See ITEM 2 for materials and summary

Planning Department recommends approvals of the appeal for rezoning.

Suggested Motion: I move to approve/not approve Ordinance 5A-21.

ITEM 4 - Discuss/consider approval of a Preliminary Plat for Prairie View Ridge II.

See Enclosed:

- Staff Report 21-05A (enclosed with ITEM 2)
- Prairie View Ridge II Preliminary Plat
- Preliminary Plat (approved), Prairie View Ridge
- Prairie View Ridge II Preliminary Plat Application
- Environmental Assessment Checklist
- Community Impact Statement & Use Statement
- Prairie View Ridge Soils Report
- Declaration of Covenants and Restrictions (Draft)

Craig Wurzer has submitted an application for a Preliminary Plat for 4.52 acres in the Prairie View Ridge subdivision and the adjoining .92-acre adjoining property presently owned by the City. This application is concurrent with the appeal for rezoning discussed earlier on this agenda.

The Preliminary Plat for Prairie View Ridge was approved on January 23rd, 2020 and the Final Plat on April 21, 2020. Outlot 3 and Outlot 4 of the Plat for Prairie View Ridge is zoned R1 and shown on the Preliminary Plat as 16 lots, ranging between 0.24 and 0.27 acres (10,320 – 11,542 SF).

The proposed Plat for Prairie View Ridge II would accomplish a change from 16 parcels to 28 parcels, enabling a change from 16 single family detached dwellings to 14 twin homes (28 dwellings). Each twin home parcel ranges from 6,000 to 7,765 SF.

The adjacent City-owned parcel of 0.92 acres was acquired by the City to facilitate the Prairie View Ridge subdivision for continuity in the public road and utilities. The portion south of Baumbach Way is to be sold to the developer per existing agreement, and incorporated into the lots.

The Plan Commission held a public hearing regarding the Preliminary Plat on May 11th.

Suggested Motion: I move to approve/not approve the Preliminary Plat for Prairie View Ridge II.

ITEM 5 - Public Hearing at 6:05 p.m. or as soon thereafter as possible to regarding Ordinance 5B-21 to rezoning parcel 201116101020 located at 1425 North Mayer Road from C Commercial District to I Industrial District submitted by Tambornino, LLC (Public Hearing at May 13, 2021 City Council).

- Staff Report 21-05C
- Appeal for Rezoning (2021-0410)
- Public Notice and Mailing Labels
- Ordinance 5B-21

The 13.28-acre property is located on North Mayer Road and adjacent to Highway 12. The property is currently zoned C Commercial District and features an existing single family dwelling. The property also contains a stormwater pond that serves multiple properties and is reserved via easement. The owner seeks

to rezone the property to I Industrial District to facilitate development of an industrial facility. The proposed zoning classification is consistent with adjacent property.

See the enclosed Staff Report 21-05C for further analysis. Staff recommends approval of the appeal for rezoning.

Suggested Motion: I move to close the public hearing.

ITEM 6 - Discuss/consider Ordinance 5B-21 rezoning parcel 201116101020.

See ITEM 5 for materials and summary

Staff recommends approval of the rezoning.

Suggested Motion: I move to approve/not approve Ordinance 5B-21.

ITEM 7 - Public Hearing at 6:10pm or as soon thereafter is possible regarding a proposed Certified Survey Map to subdivide parcel 20122990100, located east of 1410 Lake Road, into two parcels. (Discussed at May 11 Plan Commission).

See Enclosed:

- Proposed Certified Survey Map
- CSM Application - Vollendorf

The applicant proposes to subdivide a 2.93-acre property located east of 1410 Lake Road into two parcels, 1.47 and 1.46 acres. Each proposed parcel includes shoreline and steep slope area, and features approximately 89 feet of frontage on Lake Road. The proposed lots meet City of Altoona minimum lot requirements.

Suggested Motion: I Move to Close the Public Hearing

ITEM 8 - Discuss/Consider approval of a proposed Certified Survey Map to subdivide parcel 20122990100 into two parcels.

See ITEM 7 for materials and summary.

Suggested Motion: I move to approve / not approve the CSM.

THE CITY of *Altoona*

[To Agenda>>](#)

MEMORANDUM

TO: Altoona City Council

FROM: Michael Golat, City Administrator

SUBJECT: Summary of THURSDAY, May 13 Council Meeting Items

Provided below for your consideration is a summary of the THURSDAY, May 13 Council Meeting agenda items.

(VII) CONSENT AGENDA

ITEM 1 - Proclamation recognizing May 21, 2021 as Altoona Intermediate School “AIS Day” in Recognition of their 2020 National Blue Ribbon School Designation.

See Enclosed:
Proclamation recognizing May 21, 2021 as Altoona Intermediate School “AIS Day”

The attached Proclamation recognizes the School District of Altoona for its Blue Ribbon School Designation. The National Blue Ribbon Schools Program, in its 38th year, recognizes public and private elementary, middle, and high schools based on their overall academic excellence or their progress in closing achievement gaps among student subgroups. 2020 National Blue Ribbon Schools were announced on September 24, and the Altoona Intermediate School was among them, one of 367 schools nationally and eight schools in Wisconsin to attain this high honor. This proclamation proclaims May 21, 2021 as Altoona Intermediate School “AIS Day” in Recognition of their 2020 National Blue Ribbon School Designation.

Suggested motion: I move to approve/not approve consent Item 1

THE CITY of *Altoona*

PROCLAMATION by
ALTOONA CITY COUNCIL

WHEREAS, the National Blue Ribbon Schools Program in its 38th year, recognizes public and private elementary, middle, and high schools based on their overall academic excellence or their progress in closing achievement gaps among student subgroups;

WHEREAS, the Altoona Intermediate School, founded in the 2013/14 school year, was one of eight Wisconsin schools nominated in February 2020 for the US Department of Education's 2020 National Blue Ribbon Schools Program for closing achievement gaps;

WHEREAS, the Altoona Intermediate School rose to the challenge of completing the additional steps to attain the prestigious national award;

WHEREAS, the Altoona Intermediate School consists of the 4th and 5th grades and is an innovative, and progressive learning community in which all students engage in a rigorous curriculum and are held to high academic expectations;

WHEREAS, all Altoona Intermediate School students are provided an encouraging, safe and supportive learning environment and each child's social and emotional growth is nurtured to prepare students for their future;

WHEREAS, the 2020 National Blue Ribbon Schools were announced on September 24, and the Altoona Intermediate School was among them, one of 367 schools nationally and eight schools in Wisconsin to attain *this highest honor*;

NOW, THEREFORE, the Altoona City Council does hereby proclaim May 21, 2021 as:

Altoona Intermediate School "AIS Day"
in Recognition of their 2020 National Blue Ribbon School Designation

Dated this 13th day of May, 2021

CITY OF ALTOONA

Mayor Brendan Pratt

Attest: _____

Cindy Bauer, City Clerk



[T0 Agenda>>](#)

MEMORANDUM

TO: Altoona City Council

FROM: Michael Golat, City Administrator

SUBJECT: Summary of THURSDAY, May 13 Council Meeting Items

Provided below for your consideration is a summary of the THURSDAY, May 13 Council Meeting agenda items.

(VIII) UNFINISHED BUSINESS

(IX) NEW BUSINESS

ITEM 1 - Quarterly Tourism Report Presented by Visit Eau Claire.

As you may be aware, Visit Eau Claire is Altoona's contracted tourism promotion agency. In order to detail tourism marketing efforts in Altoona, Visit Eau Claire will continue providing quarterly updates to the council.

Benny Anderson, Executive Director of Visit Eau Claire, will be present at the meeting to discuss tourism marketing in Altoona.

THE CITY of *Altoona*

[To Agenda>>](#)

MEMORANDUM

TO: Altoona City Council

FROM: Michael Golat, City Administrator

SUBJECT: Summary of THURSDAY, May 13 Council Meeting Items

Provided below for your consideration is a summary of the THURSDAY, May 13 Council Meeting agenda items.

(VIII) UNFINISHED BUSINESS

(IX) NEW BUSINESS

ITEM 2 - Public Hearing at 6:00pm or as soon thereafter is possible regarding Ordinance 5A-21 rezoning parcels 201103703220 and 201103703230 in the Prairie View Ridge subdivision from R1 One Family Dwelling District to TH Twin Home District as requested by Wurzer Builders, and parcel 201103304000 owned by the City from R1 to TH Twin Home District and C Commercial district recommended by the Planning Department (discussed at May 11 Plan Commission).

See Enclosed:
Staff Report 21-05A
Prairie View Ridge II Rezone Application
Prairie View Ridge II Public Notice & Mailing Labels
Ordinance 5A-21

Craig Wurzer has submitted an application to rezone two outlets totaling 3.92 acres in the Prairie View Ridge Subdivision (4.52 acres with right-of-way) from R1 One Family Dwelling District to TH Twin Home District. The original Preliminary Plat for the subdivision illustrated 16 lots. The rezoning would enable Platting the property with 28 lots (14 Twin Homes).

Enjoined and concurrent with this rezone appeal is a city-initiated motion consistent with \$ 19.68.020 to rezone a City-owned parcel adjacent to the Prairie View Ridge Subdivision. The City owned property is 0.92 acres and will be bisected by Baumbach Way. The City has an agreement with Wurzer to sell the portion south of Baumbach Way to Mr. Wurzer to incorporate into the development, and this area is proposed to be rezoned from R1 to TH (Twin Home District). The portion north of Baumbach Way is proposed to be rezoned C (Commercial District).

The appeal for rezoning is concurrent with the proposed new plat for the subject properties, and incorporating the City owned property.

The full application materials, illustrations and calculations were received on April 9th. Materials are available upon request of staff, and will be included in the meetings wherein action is proposed.

Suggested Motion: I move to close the public hearing.

ITEM 3 - Discuss/consider Ordinance 5A-21 rezoning two parcels in the Prairie View Ridge subdivision and adjoining parcel 201103304000 owned by the City.

See ITEM 2 for materials and summary

Planning Department recommends approvals of the appeal for rezoning.

Suggested Motion: I move to approve/not approve Ordinance 5A-21.

PLANNING DEPARTMENT STAFF REPORT

21-05A

REZONE & PLAT – Prairie View Ridge II

2021 May 7

Address N/A

Parcel ID 201103703220 (Wurzer), 201103703230 (Wurzer), 201103304000 (Altoona)

Application **Rezone & Preliminary Plat**

Prepared By Joshua Clements, AICP, City Planner

SUMMARY

Applicant Craig Wurzer
C&E Lighthouse Properties
1750 Hallie Road
Chippewa Falls, WI 54729

City of Altoona
1303 Lynn Avenue
Altoona, WI 54720

Owner Craig Wurzer; City of Altoona

Parcel Description (1) Outlot 3 of the Plat for Prairie View Ridge (201103703220) - Wurzer
(2) Outlot 4 of the Plat for Prairie View Ridge (201103703230) – Wurzer
(3) E 1 ACRE OF NE-SW EX HWY R/W IN VOL 677/129 R/W CONT .08 TOTAL
(201103304000) – Altoona

Requested Action Rezone (1) and (2) from R-1 One-Family Dwelling District to TH Twin Home District, and that portion of (3) south of Baumbach Way from R1 to TH, and that portion north from R1 to C Commercial District. Approval of a Preliminary Plat for the same.

Proposal Summary The area that became the Prairie View Ridge subdivision was rezoned on December 19, 2019. The preliminary plat was approved on January 23rd, 2020 and the Final Plat on April 21, 2020. Outlot 3 and Outlot 4 of the Plat for Prairie View Ridge is zoned R1 and shown on the Preliminary Plat as 16 lots, ranging between 0.24 and 0.27 acres (10,320 – 11,542 ft²).

The proposed rezoning incorporates the adjacent 0.92-acre parcel acquired by the City of Altoona to facilitate the development of the subdivision. This parcel is to be included in the proposed Preliminary Plat for Prairie View Ridge II, and the portion south of Baumbach Way to be sold to the developer and incorporated into the development. That portion is to be rezoned from R1 to TH. The portion north of Baumbach Way is proposed to be rezoned from R1 to C Commercial District, consistent with the adjacent property to the west.

The Preliminary Plat, considered as a separate but current and co-determinant action, would change the existing approved preliminary plat from 16 parcels to 28 parcels, enabling a change from 16 single family detached dwellings to 14 twin homes (28 dwellings). Each twin home parcel, ranging from 6,000 to 7,765 sf².

Submittals (A) Application for Rezoning (2021-0409);
(B) Rezoning Exhibit
(C) Description and Exhibit of area to be Rezoned

- (D) Application for Preliminary Plat
- (E) Preliminary Plat, Prairie View Ridge II
- (F) Environmental Assessment Checklist
- (G) Community Impact Statement & Use Statement
- (H) Soils Report (NRCS 2020-0430)
- (I) Declaration of Covenants and Restrictions (Draft)

The preliminary civil design for this area was submitted and reviewed as part of the Plat for Prairie View Ridge and associated Development Agreement. The only known proposed change is the arrangement of water service lines to serve the increased number of dwellings. The final civil design must be submitted and reviewed by the City Engineer in association with a Development Agreement, to be reviewed in association with the Final Plat.

City Staff has determined that submittals satisfy requirements illustrated by code.

Applicable Standards

City of Altoona Comprehensive Plan (2009)
City of Altoona Code Title 19: Zoning
City of Altoona Code Title 18: Subdivisions and Land Divisions

Review Required By

Plan Commission, City Council

Reviewed By

Planning Department

Staff Recommendation

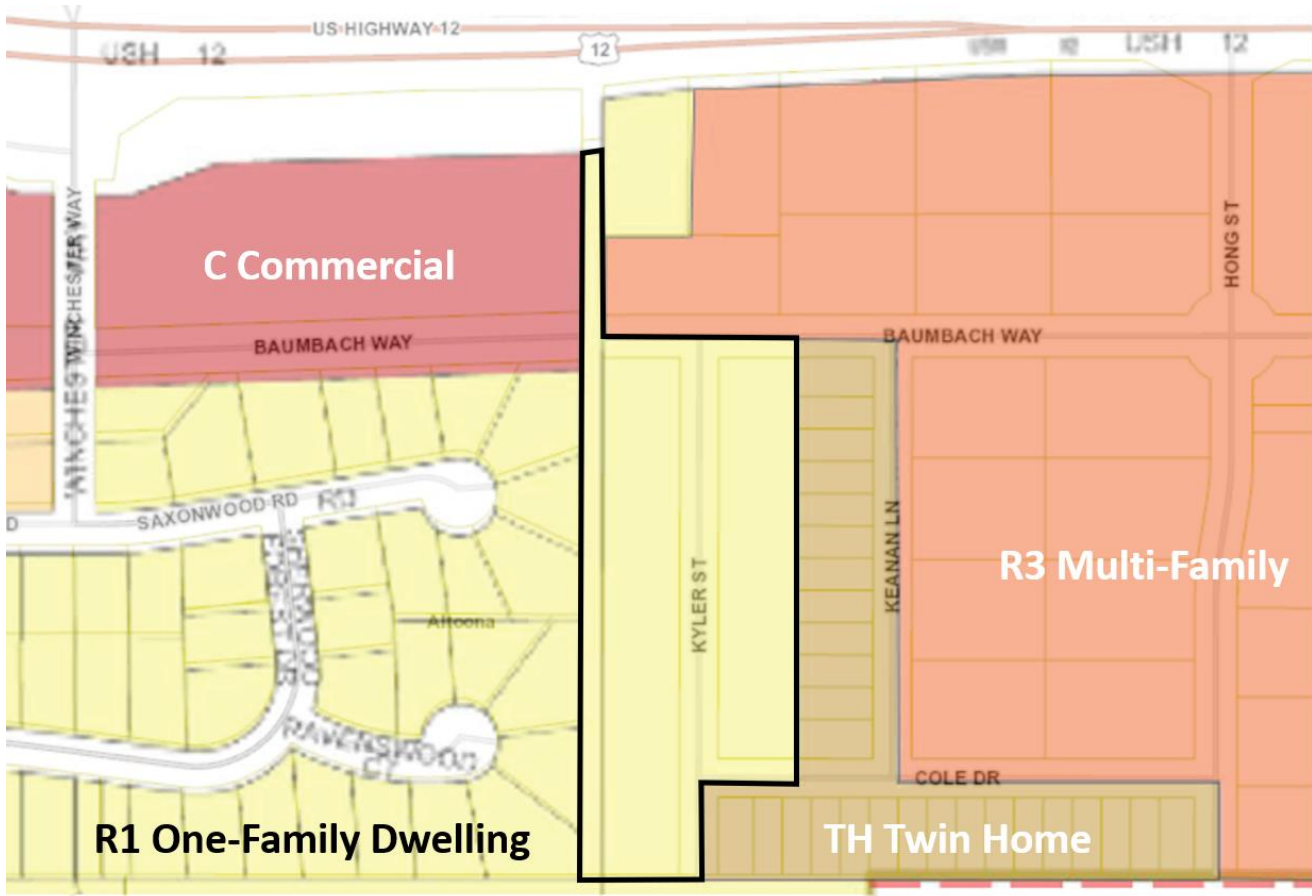
Approve appeal for rezoning. **Approve** the Preliminary Plat application.

Background Information

Zoning & Land Use

The current land use for each parcel is two-family dwellings.

| Subject Lot | Zoning | Land Use |
|--------------|--------------------------------------|---|
| Subject Site | R-1 One-Family Dwelling District | Vacant |
| North | R3 Multiple Family Dwelling District | 8-dwelling and 12-dwelling structures (under construction) |
| South | R1 | Agriculture |
| East | TH | Multiple Twin Home dwellings |
| West | R-1 | Singe-family detached dwellings (Windsor Forest neighborhood) |
| | C | 1405 Winchester Way Multi-tenant Commercial |

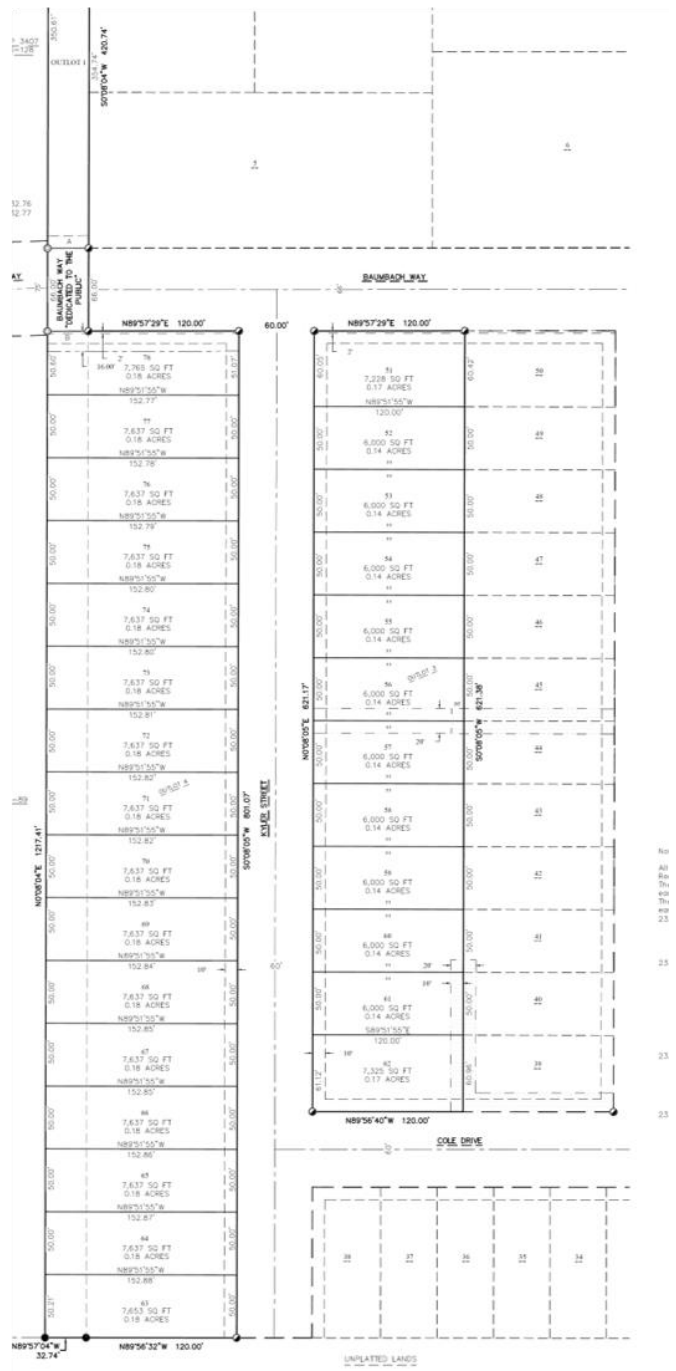
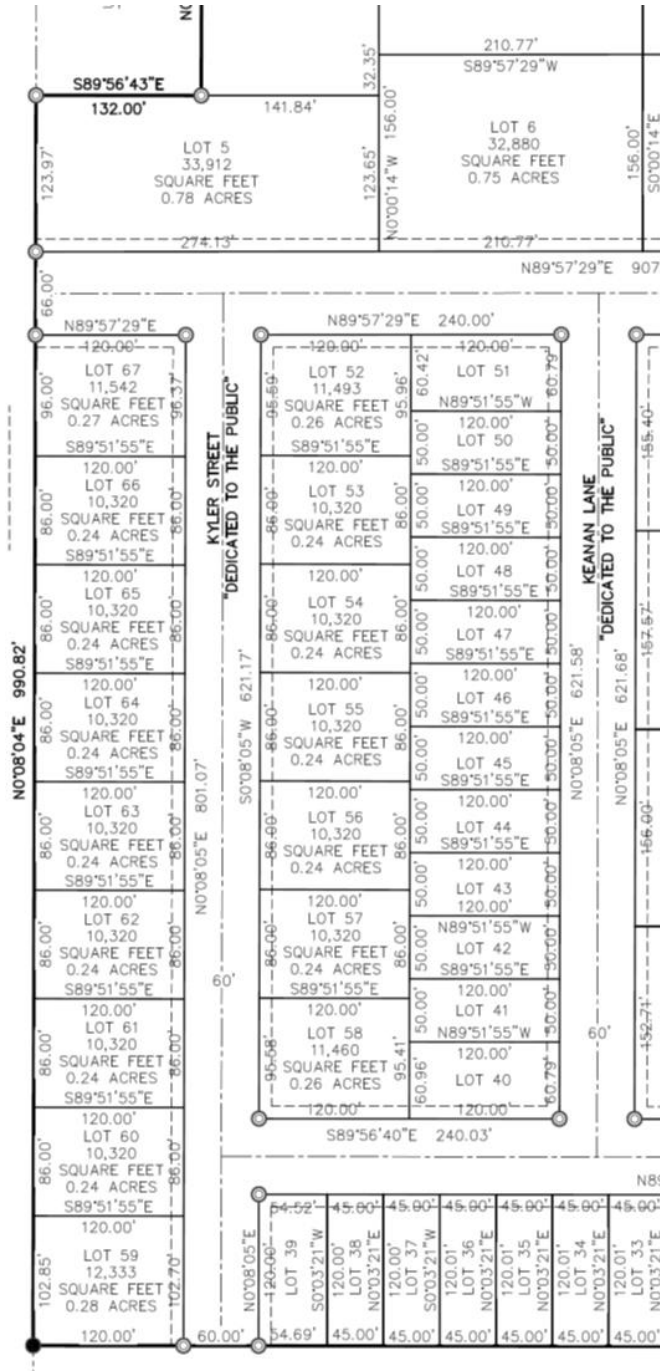


Above: Existing Zoning Context

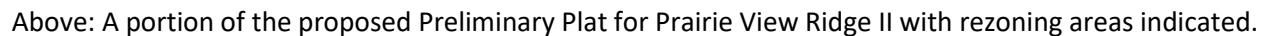
Below: Spatial context (Spring 2020 Eau Claire County Aerial Image)



THE CITY of *Altoona*



Above: A portion of the approved Preliminary Plat for Prairie View Ridge (left) and corresponding portion of the proposed Preliminary Plat for Prairie View Ridge II (right).



The 2009 City of Altoona Comprehensive Plan identifies these parcels as “Planned Neighborhood” defined as “Planned Neighborhoods should feature a variety of lot sizes and housing styles, and avoid uncoordinated and monotonous “cookie cutter” subdivisions (...)”. The proposed uses conform to this designation.

- Criteria for Approval** The most relevant ordinance sections that provide the principal regulatory guidelines and standards are as follows:
- Comprehensive Plan
 - 19.68 Amendments
 - 18.11 Plat Review and Approval

Section **19.68** “Amendments”, more specifically **19.68.050** “Factors to be considered”: [ordinance text in bold, staff analysis below]

In deciding upon any petition for an amendment or rezoning, factors which a council may consider include, but are not limited to, the following:

A. Whether the requested amendment is justified by a change in conditions since the original title is adopted or by an error in the original text;

The existing zoning, R1, was approved in December, 2019. Since that time, the housing market has continued to become increasingly tight on supply, and increasingly unaffordable for households experiencing moderate income. The proposed change to Twin Home District would permit 14 twinhomes per the proposed preliminary plat, 28 dwellings, an increase from the 16 single family dwellings reflected in the previously approved preliminary plat.

The estimated sale price of each single family detached dwelling, per the developer is \$300,000. The sale price of each twin home dwelling is \$250,000, improving financial accessibility to ownership, while also increasing overall tax valuation from \$4,800,000 to \$7,000,000 with no change in infrastructure and utilizing the same land area. The tax valuation increase is estimated to be 45.8%, while decreasing individual dwelling cost by 16.6% (\$50,000). These estimated prices, \$300,000 and \$250,000, are consistent with reports from other developers, building permit information, and recent listings.

The identified change in conditions includes (1) rapidly rising cost of building materials and other inputs; (2) constrained supply of housing attainable to households experiencing moderate income, especially ownership opportunities; (3) increased recognition of the municipal financial condition connection to tax value per acre, related to the relationship between infrastructure service and replacement cost per household.

B. The precedence, and the possible effects of such precedence, which might likely result in approval or denial of the petition;

N/A

C. The ability of the city or other government agencies to provide any services, facilities, and/or programs that might be required if the petition were approved;

The following are portions of the Community Impact Statement provided in conjunction with the Preliminary Plat, reflecting the anticipated change in tax revenue and school district enrollment.

| Prairie View Ridge - Phase 2 - Kyler Street | | | |
|---|-------------------|------------------|-------------------|
| Variable | Value | Current Scenario | Proposed Scenario |
| Use: Single Family Dwelling | | | |
| . Total Land Area | | 4.52 Acres | |
| . # Dwellings | | 16 | |
| . Median Value | | \$ 300,000.00 | |
| Use: Twin Home | | | |
| . Total Land Area | | | 4.52 Acres |
| . # Dwellings | | | 28 |
| . Median Value | | | \$ 250,000.00 |
| | | | |
| Valuation – Total Estimate | | \$ 4,800,000.00 | \$ 7,000,000.00 |
| . Total Property Tax | 0.02154439 | \$ 103,413.07 | \$ 150,810.73 |
| . City Rate | 0.006564339 | \$ 31,508.83 | \$ 45,950.37 |
| . County | 0.00420022 | \$ 20,161.06 | \$ 29,401.54 |
| . School District | 0.009844055 | \$ 47,251.46 | \$ 68,908.39 |
| . Tech College | 0.000935776 | \$ 4,491.72 | \$ 6,550.43 |
| | | | |
| Infrastructure | | | |
| . Total Cost Estimates | | \$ 360,450.00 | \$ 360,450.00 |
| . Street, sidewalk & associated features Cost Estimates | | \$ 79,299.00 | \$ 79,299.00 |
| . Utility Cost Estimates | | \$ 122,553.00 | \$ 144,180.00 |
| | | | |
| School District | | | |
| . # Students | 0.45 per dwelling | 7.2 | 12.6 |
| State Aid per Pupil | \$7,565 | \$ 54,468.00 | \$ 95,319.00 |
| Categorical Funding per Pupil | \$1,423 | \$ 10,245.60 | \$ 17,929.80 |
| Local Cost Share per Pupil | \$3,240 | \$ 23,328.00 | \$ 40,824.00 |
| | | | |
| City of Altoona | | | |
| . Service Cost per Household | Not Determined | | |

| | | | |
|-------------------------------|-------------------|---|---|
| Residential Water Service Fee | \$17.70 quarterly | \$283.20 / quarter \$1,132.80 / annual | \$495.60 / quarter \$1,982.40 / annual |
| Residential Sewer Service Fee | \$15.50 quarterly | \$244 / quarter \$976 / annual | \$434 / quarter \$1,736 / annual |
| | | \$2,108.8 / annual | \$3,718.40 / annual |

The fixed fees, which reflect infrastructure related costs, \$1,609.90 greater expected utility revenue, 73.6% greater, for 17.6% greater utility infrastructure construction costs (greater number of water service lines).

D. The possibility of any significant and negative environmental impacts which would reasonably occur if the petition zoning changed or resulting permitted structures were built; including, but not limited to, surface water drainage problems, waste water disposal problems, or the loss of locally valuable natural resources;

The net environmental performance from the proposal is expected to be improved from the alternative scenario. By increasing the number of dwellings from 16 to 28 with the same land area and nearly identical infrastructure requirements, this proposal reduces land consumption and infrastructure as compared to an alternative scenario wherein the proposed increase of 12 dwellings would be created elsewhere, probably upon newly development property elsewhere. Those 12 dwellings likely would be further from employment and services, requiring greater travel and energy consumption.

The change in surface water drainage performance is also expected to improve as compared to an alternative scenario wherein the 12 additional dwellings must be created elsewhere. The 28 dwelling scenario may create slightly more impervious surface within this same land area as compared to 16 dwellings, avoiding additional land consumption and infrastructure from requiring 12 dwellings to be created elsewhere is a net benefit. The proposed change from 16 to 28 dwellings is not expected to require significant changes in the existing storm water system.

The 36-acre subdivision, together with the 17-acre Finland Flat subdivision, are master planned with storm water systems to accommodate development, including drainageway improvements down gradient from the property.

E. The compatibility of the proposed uses associated with the petitioned zoning change to existing or planned uses with the immediate area;

Properties to the west of this area are existing single family detached homes. Twin homes are compatible uses.

F. The effective approval of the petition on adopted development policies of the city;

Adopting zoning changes does not affect development policies. The proposed change is consistent with development policies of the city to improve fiscal solvency, supply of housing attainable to moderate income households and expand ownership opportunities, environmental performance, and efficient use of infrastructure.

G. The compliance of the proposed rezoning with the policies of the comprehensive plan of the city.

See F., above.

Section **18.11** "Plat Review and Approval", more specifically **18.11.010** "Submission of Preliminary Plat" [ordinance text in bold, staff analysis below]

18.11.010 a. "Submission"

The Preliminary Plat application must be submitted at least 30 days prior to the meeting of the Plan Commission at which action is desired. The application was received on April 9.

18.11.010 b. "Public Improvements"

The preliminary civil design for this area was submitted and reviewed as part of the Plat for Prairie View Ridge and associated Development Agreement. The public street right-of-way was dedicated with that Plat. The only known proposed change is the arrangement of water service lines to serve the increased number of dwellings. The final

civil design must be submitted and reviewed by the City Engineer in association with a Development Agreement, to be reviewed in association with the Final Plat. The regional storm water facilities were previously reviewed and approved.

18.11.010 c. “Property Owners Association; Restrictive Covenants”

The developer has provided a draft of the restrictive covenants. Staff completed a reading of the document and did not discover any unusual provisions.

18.11.010 d. “Environmental Assessment”

1. Filing Requirement. The developer submitted a completed Environmental Assessment Checklist.

2. Purpose

The purpose of this Environmental Assessment Checklist is to provide the basis for an orderly, systematic review of the effects of all new land divisions upon the community environment in accordance with the principles and procedures of Wisconsin Statutes set for local land division regulation. The Plan Commission will use these procedures in determining land suitability. The goals of the community in requiring this checklist are to eliminate or reduce pollution and siltation to an acceptable standard, assume ample living space per capita, preserve open space and parks for recreation, provide adequately for stormwater control, maintain scenic beauty and aesthetic surroundings, administer to the economic and cultural needs of the citizens and provide for the effective and efficient flow of goods and services.

18.11.010 e. “Affidavit”. The survey’s certificate is found on page 2 of the Preliminary Plat

18.11.010 f. “Supplementary Data”.

1. Use Statement. The developer submitted a narrative statement incorporating rezoning and preliminary plat information, including the proposed use change, **zoning change**, and justification. The statement includes a table that reflects some of the financial considerations of a **Community Impact Statement**. The statement and table includes tax revenue estimates based upon sale anticipated property valuation, projected impact on school district enrollment and state funding. The table includes current information for tax rates and state funding levels. The City does not have a per household service cost estimate to include in this statement. The table is included on Page 7 of this Staff Report.

18.11.010 g. “Street Plans and Profiles”.

See **18.11.010 b. “Public Improvements”**, above.

18.11.010 h. “Soil Testing”.

Natural Resource Conservation Service soil survey provided, dated April 30, 2020.

Staff Recommendation Planning Department recommends **approval** of the appeal for rezoning.

Planning Department recommends **approval** of the Preliminary Plat for Prairie View Ridge II.



1303 Lynn Avenue
Altoona, Wisconsin 54720
715-839-6092

| |
|---------------------------------|
| Office Use (date stamp) |
| 4/13/2021 [Hand copy] |
| Fee Received: \$ <u>X</u> |
| Site Plan attached: Yes No |

APPLICATION FOR REZONING

FEE: \$200.00

1. Applicant's Name (s) Craig C Wurzer
(First) (Middle) (Last)

Address: 1750 Hallie Road Chippewa Falls WI 54729
(Street) (City) (State/Zip)

Phone Number# (715) 839-9701
(Business)

Interest in subject property Property Owner / Developer

2. Property Owner's Name (s) Craig C Wurzer
(First) (Middle) (Last)

Address: : 1750 Hallie Road Chippewa Falls WI 54729
(Street) (City) (State/Zip)

Phone Number (715) 271-4828
(Business)

3. Address of property sought to be rezoned: - See Attached Exhibits

4. Legal description of subject property:
Lot (s) Outlot 3, Outlot 4
Block (s)
Addition Prairie View Ridge

Parcel No. (s) 201103703230, 201103703220

5. The property sought to be rezoned is located at or on Kyler Street, between
Baumbach Way and Cole Drive on the East and West side
of the street; it has a frontage of 801.07/621.17 feet and a depth of 120/120
feet.

6. The area (in square feet or acres) of the property sought to be rezoned is 196,893 square feet

7. It is desired and requested that the foregoing property be rezoned:
FROM: R1 TO TH
(Example: from R-1 to Commercial)
8. The reasons for requesting such a rezoning are as follows:
The owner of the property would like to build twin homes.
9. The existing use (s) of the subject property is (are): Residential
10. The existing use of adjacent properties are:
North R3 multiple family dwelling
East TH twin home district
South TH, R1 twin home district and single-family dwelling
West R1 single family dwelling
11. The proposed use of the subject property is: Twin Home Structures
12. The proposed timetable for use of the subject property as described above is:
Start of Construction in summer of 2021
13. I (we), the undersigned, do hereby respectfully make application and petition to the City Council to amend the Zoning Ordinance and to change the Zoning map of the City of Altoona as requested above, and in support of this application present the above facts along with a full, accurate and current list of the names and addresses of all property owners and tenants within 200 feet of the area proposed to be rezoned. (Not mandatory for current list)

Respectfully submitted this 9th day of April, 2021.

SIGNATURES: 

CHECKLIST:

1. Petition to City Council. City Council Meeting Date: _____.
2. City Council refer petition to Plan Commission and set a date for the Public Hearing before Council.
3. Plan Commission Meeting Date: _____. (Recommendation).
4. Public Hearing Date before the Common Council: _____.
5. Publish notice in newspaper (Class 2 notice, last notice being no less than 8 days before the public hearing). Dates Published: _____ and _____.
6. Send notice to surrounding property owners within 200 feet. Date Sent: _____.
(Reference Chapter 19.68)

REZONE DESCRIPTION

All of Outlot 3 and Outlot 4, Prairie View Ridge recorded in Volume 13 of Plats on Page 93A as Document Number 1192647, located in part of the Northwest Quarter of the Southeast Quarter, and part of the Northeast Quarter of the Southwest Quarter, Section 25, Township 27 North, Range 9 West, City of Altoona, Eau Claire County, Wisconsin.

Commencing at the West Quarter Corner of said Section 25;
Thence S89°56'43"E, 2636.39 feet along the East-West Quarter line of said section 25;
Thence S00°08'04"W, 99.23 feet to the southerly right-of-way line of United States Highway 12;
Thence S00°08'04"W, 420.74 feet to the northwest corner of said Outlot 4 and the South right-of-way line of Baumbach Way and the point of beginning;
Thence N89°57'29"E, 300.00 feet to the northeast corner of said Outlot 3;
Thence S00°08'05"W, 621.37 feet to the southeast corner of said Outlot 3;
Thence N89°56'41"W, 120.00 feet the southwest corner of said Outlot 3;
Thence N00°08'05"E, 621.17 feet the northwest corner of said Outlot 3;
Thence S89°57'29"W, 60.00 feet to the northeast corner of said Outlot 4;
Thence S00°08'05"W, 801.07 feet the southeast corner of said Outlot 4;
Thence N89°56'33"W, 120.00 feet the southwest corner of said Outlot 4;
Thence N89°57'04"W, 32.74 feet;
Thence N00°08'04"E, 800.80 feet;
Thence N89°57'29"E, 32.77 feet to the to the northwest corner of said Outlot 4 and the point of beginning.

Said parcel contains 122,340 square feet or 4.52 total acres, more or less.

THE CITY of *Altoona*

1303 Lynn Avenue, Altoona, WI 54720


NOTICE OF PUBLIC HEARING Rezoning

NOTICE IS HEREBY GIVEN that on **Thursday, May 13, 2021 at 6:00 p.m.** (or as soon thereafter as is practical) there will be a public hearing before the Altoona Common Council on zoom Teleconference/video conference to rezone the parcels 201103703220 and 201103703230 located in the Prairie View Ridge Subdivision, the portion of adjoining parcel 201103304000 south of Baumbach Way from R-1 One-Family Dwelling District to TH Twin Home District, and the remaining norther portion of that same parcel to C Commercial District as requested by Wurzer Builders.

Due to Coronavirus COVID-19 Residents are encouraged to attend the Council Meeting via the application Zoom until further notice. Visit the City's website at www.ci.altoona.wi.us for more information.

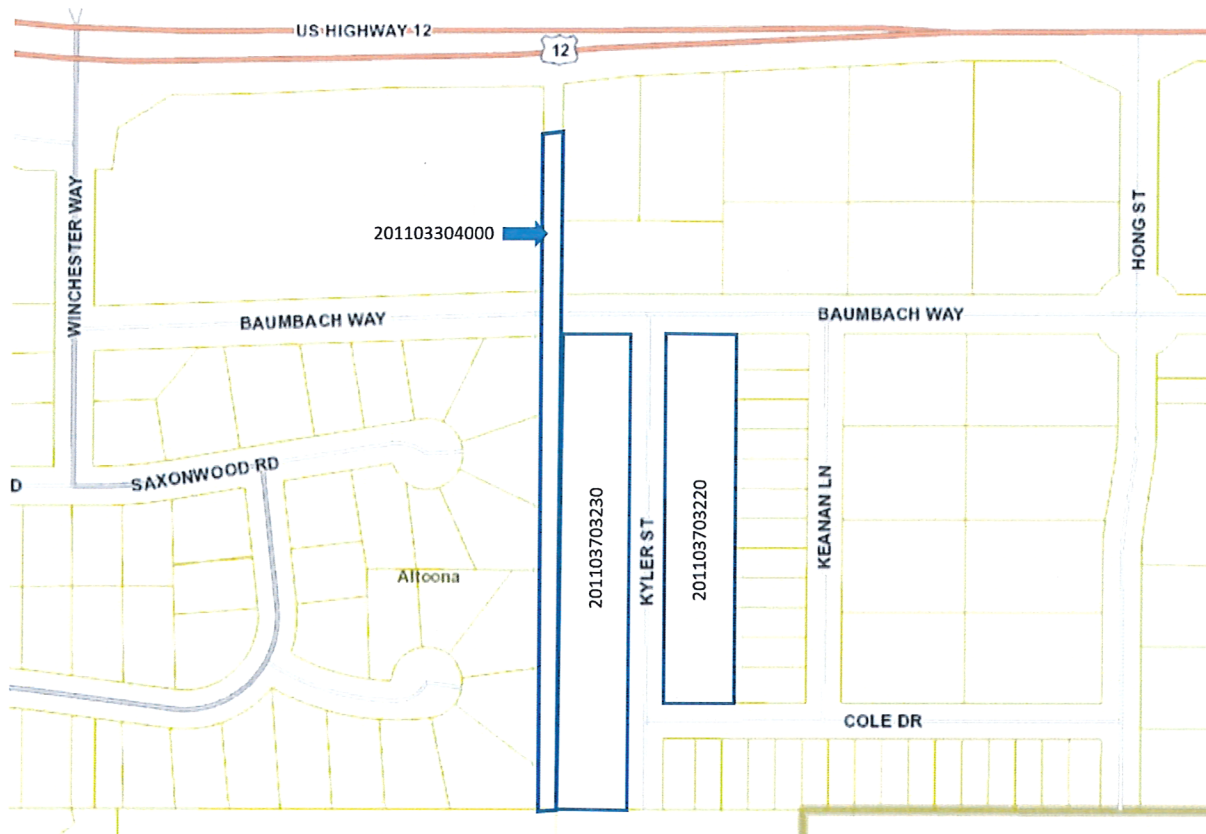
All interested parties are invited to attend or submit your comment in writing prior to the public hearing to cityhall@ci.altoona.wi.us or mail to Altoona City Hall, 1303 Lynn Avenue, Altoona, WI 54720. If you have any questions, please call Altoona City Hall at 715-839-6092.

The Plan Commission will be making a recommendation at its **Tuesday, May 11, 2021** Plan Commission Meeting starting at **5:30 p.m.** (Agendas for all meetings are available on the city's website)

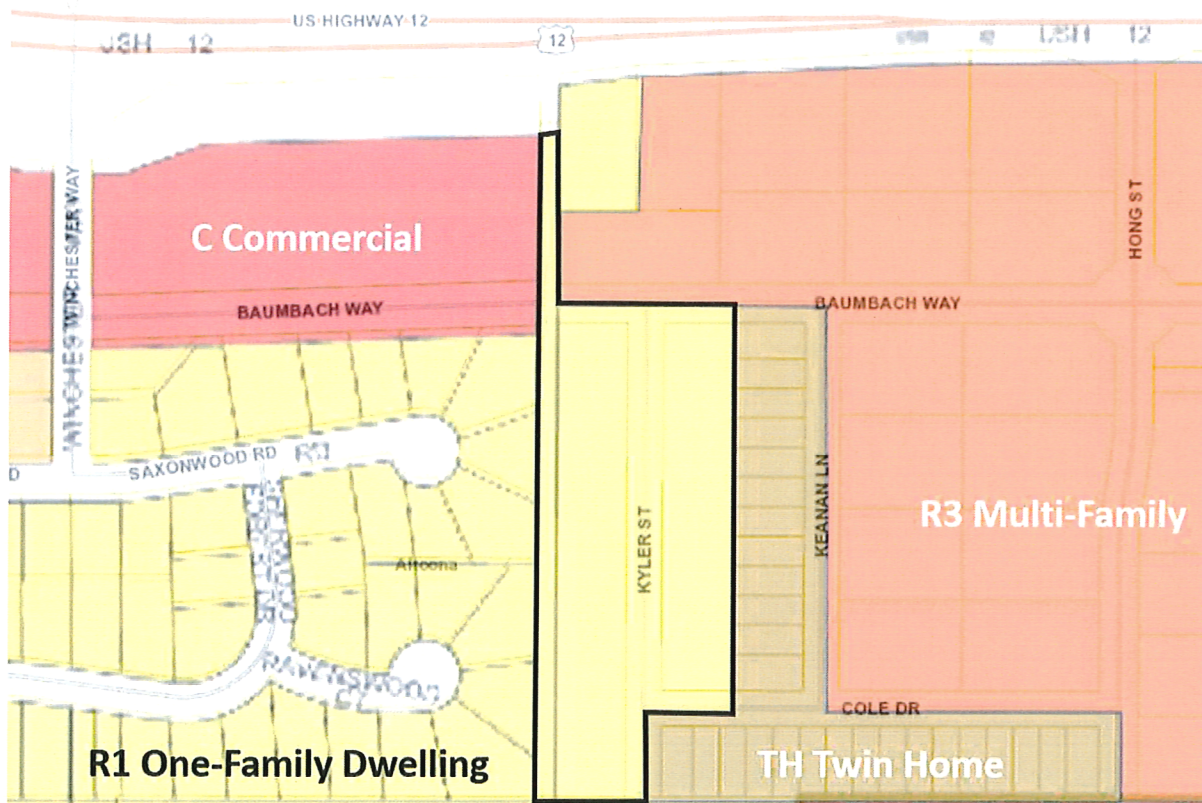

Cindy Bauer
City Clerk

Dated this 21st day of April, 2021

Published Wednesday, April 28 and Wednesday, May 5, 2021



Above: Parcel Map. Below: Current Zoning Map (part)



Winchester Way Suites – 2
1405 Winchester Way, Ste 2
Altoona, WI 54720

Winchester Way Suites – 2
1405 Winchester Way, Ste 2
Altoona, WI 54720

C & E Wurzer Builders LLC/
CE Lighthouse Properties LLC.
1750 Hallie Rd Ste 1
Chippewa Falls, WI 54729-6725

S&T Investments LLC
W21077 Sylvan Rd
Strum, WI 54770-9321

Patricia Mayer
2922 Mayer Road
Eau Claire, WI 54701-8211

Daniel & Kathy Gillespie
311 Ravenswood Ct
Altoona, WI 54720-2744

Michael Linstedt
311 Saxonwood Road
Altoona, WI 54720-2770

Robert Hintz
311 US Hwy 12
Altoona, WI 54720-5012

Jeffrey & Sheila Anderson
319 Ravenswood Ct
Altoona, WI 54720-2744

Bronson Cardinal
319 Saxonwood Rd
Altoona, WI 54702-2770

Carl & Julianne Nyberg
320 Ravenswood Ct
Altoona, WI 54720-2744

Nathan & Diana Kalepp
324 Ravenswood Ct
Altoona, WI 54720-2744

Casey Koenig
327 Ravenswood Ct
Altoona, WI 54720-2744

Jason Schwellenbach
327 Saxonwood Rd
Altoona, WI 54720-2770

Jeffrey Schmid
328 Ravenswood Ct
Altoona, WI 54720-2744

Thomas/Dorothy Schwellenbach
328 Saxonwood Rd
Altoona, WI 54720-2752

Peter & Vicki Score
336 Saxonwood Rd
Altoona, WI 54720-2752

PB & J LLC
3420 Mall Dr Ste 4
Eau Claire, WI 54701-8147

George Metropulos
344 Saxonwood Rd
Altoona, WI 54720-2752

Seth & Ashley Short
403 Saxonwood Rd
Altoona, WI 54720-2708

Daniel & Richard Welke
c/o Rosemary Leslie
6024 US Hwy 12
Eau Claire, WI 54701-8315

Rosemary Leslie
6024 US Hwy 12
Eau Claire, WI 54701-8315

Ava Properties
3612 W. Country Club Ln
Altoona, WI 54720-1056

Amanda Hopkins
1669 Keanan Ln
Altoona, WI 54720

HTI Properties LLC
1830 Brackett Ave
Eau Claire, WI 54701

THE CITY of *Altoona*

ORDINANCE 5A-21

**To rezone two parcels in the Prairie View Ridge subdivision from
R1 One Family Dwelling District to TH Twin Home District, and
parcel 201103304000 from R1 to TH and from R1 to C Commercial District**

THE COMMON COUNCIL OF THE CITY OF ALTOONA DOES HEREBY ORDAIN AS FOLLOWS:

Section One:

Having conducted a duly noticed public hearing consistent with WI Stats. §62.23(7)(d) and Altoona Municipal Code, and upon recommendation of the Altoona Plan Commission, parcel 201103703220 and parcel 201103703230, graphically illustrated in Exhibit A and described in Exhibit B, shall be zoned TH Twin Home District.

Section Two:

Having conducted a duly noticed public hearing consistent with WI Stats. §62.23(7)(d) and Altoona Municipal Code, and upon recommendation of the Altoona Plan Commission, parcel 201103304000, graphically illustrated in Exhibit A and referenced in Exhibit B:

- (A) That portion for the parcel located south of Baumbach Way, as illustrated and described herein, shall be zoned TH Twin Home District.
- (B) That portion for the parcel located north of Baumbach Way, as illustrated and referenced herein, shall be zoned C Commercial District.

Section Three:

That the official zoning map of the City of Altoona be changed to reflect this amendment.

Section Four:

That this Ordinance need not be codified and shall take effect upon its adoption and publication as required by law.

Dated this 11th day of May, 2021.

CITY OF ALTOONA

By: _____
Brendan Pratt, Mayor

By: _____
Cindy Bauer, City Clerk

Approved: 5/11/2021

Published: _____

Adopted: 5/11/2021

This ordinance drafted by City Planner Joshua Clements.

EXHIBIT B

Narrative Description of Property for Zoning Assignment.

Parcel 201103703220 and parcel 201103703230, TH Twin Home District Zone Assignment

All of Outlot 3 and Outlot 4, Prairie View Ridge recorded in Volume 13 of Plats on Page 93A as Document Number 1192647, located in part of the Northwest Quarter of the Southeast Quarter, and part of the Northeast Quarter of the Southwest Quarter, Section 25, Township 27 North, Range 9 West, City of Altoona, Eau Claire County, Wisconsin.

Commencing at the West Quarter Corner of said Section 25;
Thence S89°56'43"E, 2636.39 feet along the East-West Quarter line of said section 25;
Thence S00°08'04"W, 99.23 feet to the southerly right-of-way line of United States Highway 12;
Thence S00°08'04"W, 420.74 feet to the northwest corner of said Outlot 4 and the South right-of-way line of Baumbach Way and the point of beginning;
Thence N89°57'29"E, 300.00 feet to the northeast corner of said Outlot 3;
Thence S00°08'05"W, 621.37 feet to the southeast corner of said Outlot 3;
Thence N89°56'41"W, 120.00 feet the southwest corner of said Outlot 3;
Thence N00°08'05"E, 621.17 feet the northwest corner of said Outlot 3;
Thence S89°57'29"W, 60.00 feet to the northeast corner of said Outlot 4;
Thence S00°08'05"W, 801.07 feet the southeast corner of said Outlot 4;
Thence N89°56'33"W, 120.00 feet the southwest corner of said Outlot 4;
Thence N89°57'04"W, 32.74 feet;
Thence N00°08'04"E, 800.80 feet;
Thence N89°57'29"E, 32.77 feet to the to the northwest corner of said Outlot 4 and the point of beginning.

Said parcel contains 122,340 square feet or 4.52 total acres, more or less.

That portion of parcel 201103304000, TH Twin Home District Zone Assignment

Located in part of the Northeast Quarter of the Southwest Quarter, Section 25, Township 27 North, Range 9 West, City of Altoona, Eau Claire County, Wisconsin. More particularly described as follows:

Commencing at the West Quarter Corner of said Section 25;
Thence S89°56'43"E, 2636.39 feet along the East-West Quarter line;
Thence S00°08'04"W, 519.97 feet to the south right-of-way line of Baumbach Way and the Point of Beginning;
Thence continuing S00°08'04"W, 800.86 feet along the westerly line of Prairie View Ridge recorded in Volume 12 of Plats on Page 93A, to the southwest corner of said Prairie View Ridge;
Thence N89°57'04"W, 32.74 feet to the southeast corner of Windsor Forest recorded in Volume 11 of Plats on Page 88-89;
Thence N00°08'04"E, 800.80 feet along East line of said Windsor Forest;
Thence N89°57'29"E, 32.74 feet to the point of beginning.

Said parcel contains 26,222 square feet or 0.60 total acres, more or less.

All other portions of parcel 201103304000 not included in the above description shall be assigned C Commercial District.

[To Agenda>>](#)

THE CITY of *Altoona*

MEMORANDUM

TO: Altoona City Council

FROM: Michael Golat, City Administrator

SUBJECT: Summary of THURSDAY, May 13 Council Meeting Items

Provided below for your consideration is a summary of the THURSDAY, May 13 Council Meeting agenda items.

(VIII) UNFINISHED BUSINESS

(IX) NEW BUSINESS

ITEM 4 - Discuss/consider approval of a Preliminary Plat for Prairie View Ridge II.

See Enclosed:

Staff Report 21-05A (enclosed with ITEM 2)
Prairie View Ridge II Preliminary Plat
Preliminary Plat (approved), Prairie View Ridge
Prairie View Ridge II Preliminary Plat Application
Environmental Assessment Checklist
Community Impact Statement & Use Statement
Prairie View Ridge Soils Report
Declaration of Covenants and Restrictions (Draft)

Craig Wurzer has submitted an application for a Preliminary Plat for 4.52 acres in the Prairie View Ridge subdivision and the adjoining .92-acre adjoining property presently owned by the City. This application is concurrent with the appeal for rezoning discussed earlier on this agenda.

The Preliminary Plat for Prairie View Ridge was approved on January 23rd, 2020 and the Final Plat on April 21, 2020. Outlot 3 and Outlot 4 of the Plat for Prairie View Ridge is zoned R1 and shown on the Preliminary Plat as 16 lots, ranging between 0.24 and 0.27 acres (10,320 – 11,542 SF).

The proposed Plat for Prairie View Ridge II would accomplish a change from 16 parcels to 28 parcels, enabling a change from 16 single family detached dwellings to 14 twin homes (28 dwellings). Each twin home parcel ranges from 6,000 to 7,765 SF.

The adjacent City-owned parcel of 0.92 acres was acquired by the City to facilitate the Prairie View Ridge subdivision for continuity in the public road and utilities. The portion south of Baumbach Way is to be sold to the developer per existing agreement, and incorporated into the lots.

The Plan Commission held a public hearing regarding the Preliminary Plat on May 11th.

Suggested Motion: I move to approve/not approve the Preliminary Plat for Prairie View Ridge II.

WEST 1/4
CORNER
25-27-09

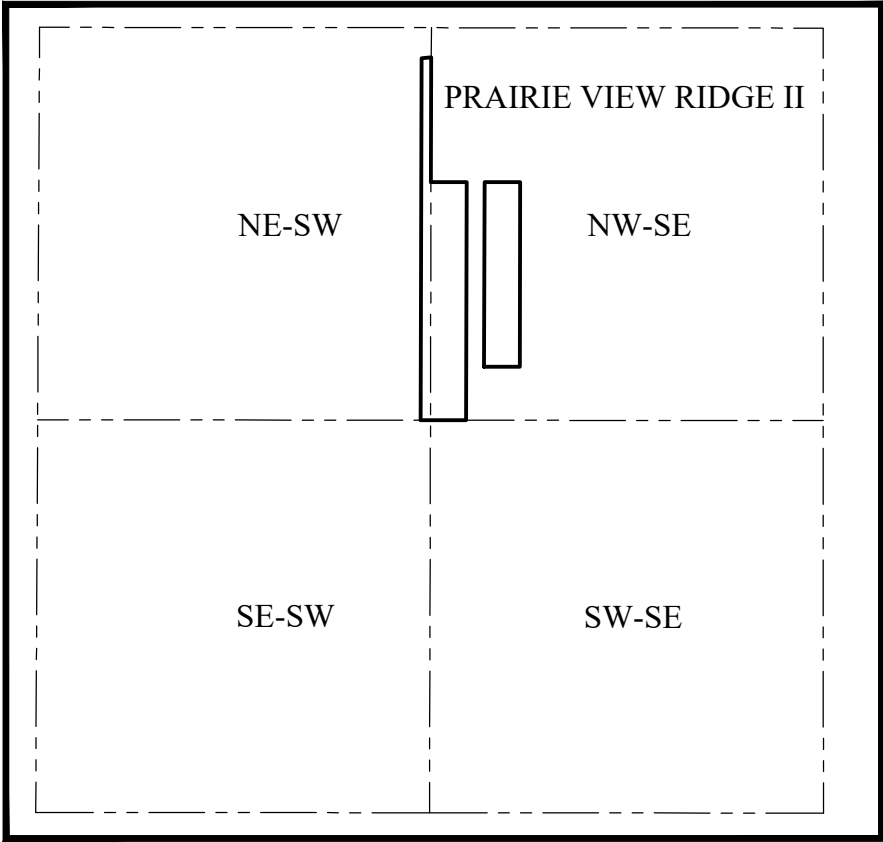
EAST 1/4
CORNER
25-27-09
FOUND BERNTSEN NAIL

PRELIMINARY PLAT OF PRAIRIE VIEW RIDGE II

Part of the Northeast Quarter of the Southwest Quarter and all of Outlot 3 and Outlot 4, Prairie View Ridge recorded in Volume 13 of Plats on Page 93A as Document Number 1192647, located in part of the Northwest Quarter of the Southeast Quarter, and part of the Northeast Quarter of the Southwest Quarter, Section 25, Township 27 North, Range 9 West, City of Altoona, Eau Claire County, Wisconsin.

LOCATION SKETCH

NE 1/4 OF THE SW 1/4 AND THE NW 1/4 OF THE SE1/4,
SECTION 25, TOWNSHIP 27 NORTH RANGE 9 WEST



BEARINGS ARE REFERENCED TO THE
EAST-WEST 1/4 LINE OF SECTION 25
ASSUMED TO BEAR S89°56'43"E.

LEGEND

- FOUND HARRISON MONUMENT (UNLESS NOTED)
- FOUND 1" OUTSIDE DIAMETER IRON PIPE
- SET 1 1/4" X 18" IRON BAR, 4.30 POUNDS / LINEAR FOOT
- FOUND 2 1/2" OUTSIDE DIAMETER IRON PIPE
- FOUND 1 1/4" IRON BAR
- SET 1" OUTSIDE DIAMETER BY 18" IRON PIPE,
1.13 POUNDS / LINEAR FOOT AT ALL OTHER LOT
AND OUTLOT CORNERS
- POB POINT OF BEGINNING
- SQ FT SQUARE FEET
- EXISTING 10 FOOT UTILITY EASEMENT
- EXISTING 2 FOOT PEDESTRIAN EASEMENT
- 4.5 FOOT PEDESTRIAN EASEMENT
- EXISTING STORM WATER DRAINAGE & UTILITY EASEMENT
- ACCESS RESTRICTION

Notes:

All lands shown within this plat are subject to Eau Claire Electric Cooperative easement recorded in Volume 495 of Records Page 298 as Document #467676.
The East 33 feet of the Northeast Quarter of the Southwest Quarter is subject to Eau Claire Electric Cooperative easement recorded as Document #467795.
The East 1 acre of the Northeast Quarter of the Southwest Quarter is subject to Eau Claire Electric Cooperative easement recorded as Document #565995.
233.105(1) - NOISE NOTE
The lots of this land division may experience noise at levels exceeding the levels in s.Trans 405.04, Table I. These levels are based on federal standards. The department of transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity.
233.105(3) - DRAINAGE
The owner of land that directly or indirectly discharges stormwater upon a state trunk highway or connecting highway shall submit to the department a drainage analysis and drainage plan that assures to a reasonable degree, appropriate to the circumstances, that the anticipated discharge of stormwater upon a state trunk highway or connecting highway following the development of the land is less than or equal to the discharge preceding the development and that the anticipated discharge will not endanger or harm the traveling public, downstream properties or transportation facilities. Various methods of hydrologic and hydraulic analysis consistent with sound engineering judgment and experience and suitably tailored to the extent of the possible drainage problem are acceptable. Land dividers are not required by this subsection to accept legal responsibility for unforeseen acts of nature or forces beyond their control. Nothing in this subsection relieves owners or users of land from their obligations under s. 88.87 (3) (b), Stats.
233.05 - ACCESS RESTRICTION
All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of U.S.H. 12; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s. 236.293, Stats., and shall be enforceable by the department or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable.
233.08 - SETBACK REQUIREMENTS
No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department.

Owners:
CE Lighthouse Properties, LLC
1750 Hallie Road
Chippewa Falls, WI 54729

EVERYDAY SURVEYING & ENGINEERING

1818 BRACKETT AVENUE
EAU CLAIRE, WI 54701

PH: (715) 831-0654 • EMAIL: INFO@ESELLC.CO



SURVEYOR'S CERTIFICATE

I, Jeffrey C. Stockburger, Professional Land Surveyor, do hereby certify that I have surveyed, divided, and mapped the plat of Prairie View Ridge II including part of the Northeast Quarter of the Southwest Quarter and all of Outlot 3 and Outlot 4, Prairie View Ridge recorded in Volume 13 of Plats on Page 93A as Document Number 1192647, located in part of the Northwest Quarter of the Southeast Quarter, and part of the Northeast Quarter of the Southwest Quarter, Section 25, Township 27 North, Range 9 West, City of Altoona, Eau Claire County, Wisconsin. Bounded by a line described as follows.

Commencing at the West Quarter Corner of said Section 25;
Thence S89°56'43"E, 2636.39 feet along the East-West Quarter line of said section 25;
Thence S00°08'04"W, 99.23 feet to the southerly right-of-way line of United States Highway 12 and the point of beginning;
Thence S00°08'04"W, 420.74 feet to the northwest corner of said Outlot 4 and the North right-of-way line of Baumbach Way;
Thence N89°57'29"E, 120.00 feet to the northeast corner of said Outlot 4;
Thence N89°57'29"E, 60.00 feet to the northwest corner of said Outlot 3;
Thence N89°57'29"E, 120.00 feet to the northeast corner of said Outlot 3;
Thence S00°08'05"W, 621.37 feet to the southeast corner of said Outlot 3;
Thence N89°56'41"W, 120.00 feet the southwest corner of said Outlot 3;
Thence N00°08'05"E, 621.17 feet the northwest corner of said Outlot 3;
Thence S89°57'29"W, 60.00 feet to the northeast corner of said Outlot 4;
Thence S00°08'05"W, 801.07 feet the southeast corner of said Outlot 4;
Thence N89°56'33"W, 120.00 feet the southwest corner of said Outlot 4;
Thence N89°57'04"W, 32.74 feet;
Thence N00°08'04"E, 1217.41 feet to the southerly right-of-way line of United States Highway 12;
Thence N82°46'07"E, 33.02 feet along said right-of-way line to the point of beginning.

Said parcel contains 210,602 square feet or 4.83 total acres, more or less.

That I have made such survey, land division and plat by the direction of CE Lighthouse Properties, LLC, owner of said lands.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the City of Altoona Subdivision Ordinance, in surveying, dividing and mapping the same.

On this _____ day of _____, 2021.

Jeffrey C. Stockburger S-2708

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

CE Lighthouse Properties, LLC, a corporation organized and existing under and by virtue of the laws of the State of Wisconsin, as owners do hereby certify that said company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. CE Lighthouse Properties, LLC does further certify that this plat is required by S.236.10 or 236.12 to be submitted to the following for approval or objection.

----- City of Altoona
----- Department of Administration
----- Department of Transportation

In witness hereof, the said CE Lighthouse Properties, LLC has caused this document to be signed by Craig Wurzer it's member.

On this _____ day of _____, 2021.

Craig Wurzer, Member
CE Lighthouse Properties, LLC

State of Wisconsin

County of _____ SS

Personally came before me, this _____ day of _____, 2021. The above named Craig Wurzer. To me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public

My commission expires _____.

COUNTY TREASURERS CERTIFICATE

State of Wisconsin

County of _____ SS

I, Glenda Lyons, being the duly elected, qualified, and acting treasurer of the County of Eau Claire, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments on any of the land included in this plat of Prairie View Ridge II.

Dated this _____ day of _____, 2021.

Glenda Lyons, County Treasurer

CITY TREASURERS CERTIFICATE

State of Wisconsin

County of _____ SS

I, Tina Nelson, City Treasurer, being the duly qualified and acting city treasurer of the City of Altoona, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments on any of the land included in this plat of Prairie View Ridge II.

Dated this _____ day of _____, 2021.

Tina Nelson, City Treasurer

COMMON COUNCIL RESOLUTION

Resolved that the plat of Prairie View Ridge II, located in the City of Altoona is hereby approved by the City of Altoona.

Approved this _____ day of _____, 2021.

Brendan Pratt, Mayor

I hereby certify that the foregoing is a copy of a resolution adopted by the City of Altoona.

Cindy Bauer, City Clerk

PRELIMINARY PLAT OF
PRAIRIE VIEW RIDGE II

Part of the Northeast Quarter of the Southwest Quarter and all of Outlot 3 and Outlot 4, Prairie View Ridge recorded in Volume 13 of Plats on Page 93A as Document Number 1192647, located in part of the Northwest Quarter of the Southeast Quarter, and part of the Northeast Quarter of the Southwest Quarter, Section 25, Township 27 North, Range 9 West, City of Altoona, Eau Claire County, Wisconsin.

CONSENT OF MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of _____, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of Craig Wurzer, owner.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by

_____, its _____,

and countersigned by _____, its

_____, at _____, and its corporate seal to be

hereunto affixed this _____ day of _____, 2021.

State of Wisconsin

County of _____ SS

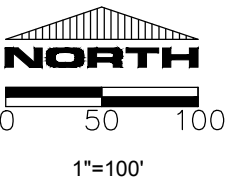
Personally came before me, this _____ day of _____, 2021. The above named corporation to me known to be the

persons who executed the foregoing instrument and acknowledged the same.

Notary Public

My commission expires _____.





BEARINGS ARE REFERENCED TO THE
EAST-WEST QUARTER LINE OF SECTION
25 ASSUMED TO BEAR N89°56'43"W.

LEGEND

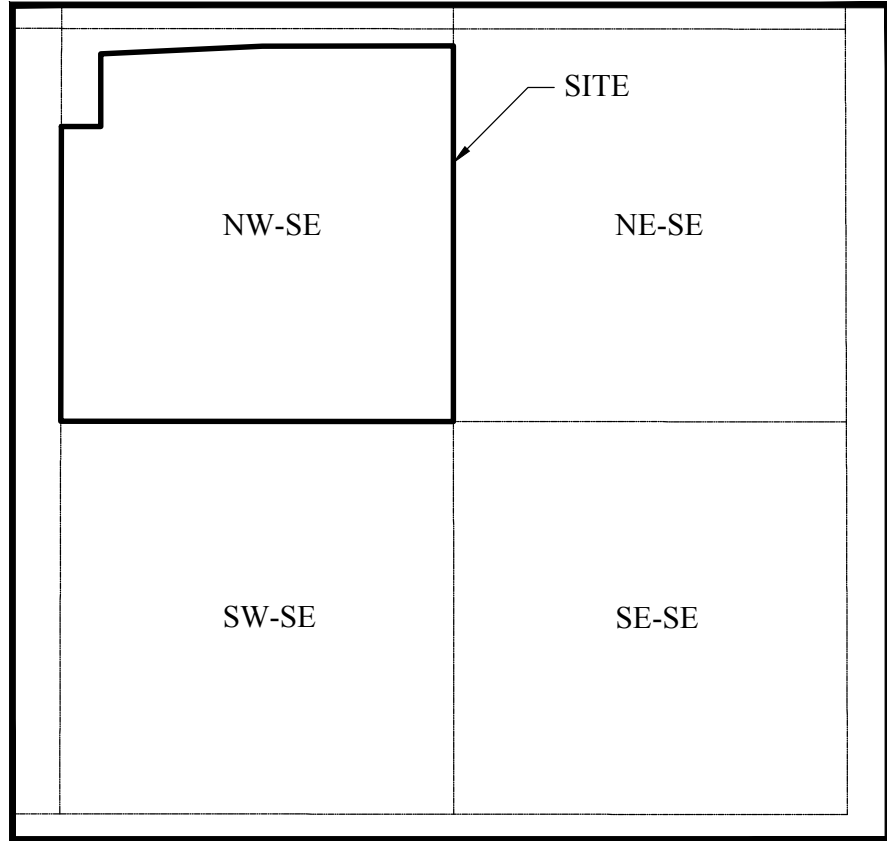
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- FOUND 2 1/2" OUTSIDE DIAMETER IRON PIPE
- SET 1" OUTSIDE DIAMETER BY 18" IRON PIPE,
1.13 POUNDS / LINEAR FOOT
- 10 FOOT UTILITY EASEMENT



PRELIMINARY PLAT OF PRAIRIE VIEW RIDGE

Part of the Northwest Quarter of the Southeast Quarter, Section 25, Township
27 North, Range 9 West, City of Altoona, Eau Claire County, Wisconsin.

VICINITY MAP



LOT AREAS

| LOT | SQUARE FEET | ACRES |
|-----|-------------|-------|
| 9 | 6,848 | 0.16 |
| 10 | 6,121 | 0.14 |
| 24 | 6,545 | 0.15 |
| 25 | 5,401 | 0.12 |
| 26 | 5,401 | 0.12 |
| 27 | 5,401 | 0.12 |
| 28 | 5,401 | 0.12 |
| 29 | 5,401 | 0.12 |
| 30 | 5,401 | 0.12 |
| 31 | 5,401 | 0.12 |
| 32 | 5,401 | 0.12 |
| 33 | 5,401 | 0.12 |
| 34 | 5,400 | 0.12 |
| 35 | 5,400 | 0.12 |
| 36 | 5,400 | 0.12 |
| 37 | 5,400 | 0.12 |
| 38 | 5,400 | 0.12 |
| 39 | 6,552 | 0.15 |
| 40 | 7,305 | 0.17 |
| 41 | 6,000 | 0.14 |
| 42 | 6,000 | 0.14 |
| 43 | 6,000 | 0.14 |
| 44 | 6,000 | 0.14 |
| 45 | 6,000 | 0.14 |
| 46 | 6,000 | 0.14 |
| 47 | 6,000 | 0.14 |
| 48 | 6,000 | 0.14 |
| 49 | 6,000 | 0.14 |
| 50 | 6,000 | 0.14 |
| 51 | 7,272 | 0.17 |

CURVE TABLE

| CURVE | RADIUS | CHORD BEARING | CHORD | ARC | DELTA | TANGENT IN | TANGENT OUT |
|----------|---------|---------------|---------|---------|-----------|-------------|-------------|
| C1 | 433.00' | S04°35'18"W | 68.62' | 68.69' | 9°05'23" | S09°08'00"W | S00°02'37"W |
| LOT 17 | 433.00' | N04°03'03"E | 60.52' | 60.56' | 8°00'52" | | |
| LOT 18 | 433.00' | N08°35'44"E | 8.13' | 8.13' | 1°04'31" | | |
| C2 | 393.63' | N03°29'17"E | 76.46' | 76.58' | 11°08'48" | N09°03'41"E | N02°05'08"W |
| LOT 18 | 393.63' | N04°29'48"E | 62.65' | 62.72' | 9°07'45" | | |
| LOT 19 | 393.63' | N01°04'36"W | 13.86' | 13.86' | 2°01'03" | | |
| C3 | 75.00' | N45°03'25"W | 48.61' | 49.51' | 37°49'19" | N63°58'04"W | N26°08'45"W |
| C4 | 75.00' | N45°00'39"E | 48.71' | 49.61' | 37°53'53" | N26°03'43"E | N63°57'36"E |
| C5 | 75.00' | S44°59'21"E | 48.45' | 49.33' | 37°41'11" | S63°49'56"E | S26°08'45"E |
| C6 | 267.00' | S75°16'36"W | 135.34' | 136.83' | 29°21'46" | S60°35'42"W | S89°57'29"W |
| C7 | 333.00' | S69°41'37"W | 105.32' | 105.76' | 18°11'50" | S78°47'33"W | S60°35'42"W |
| C8 | 267.00' | S68°17'03"W | 71.45' | 71.66' | 15°22'42" | S75°58'24"W | S60°35'42"W |
| C9 | 333.00' | S75°16'36"W | 168.79' | 170.66' | 29°21'46" | S60°35'42"W | S89°57'29"W |
| OUTLOT 2 | 333.00' | S71°55'39"W | 130.87' | 131.73' | 22°39'53" | | |
| LOT 9 | 333.00' | S86°36'32"W | 38.91' | 38.93' | 6°41'53" | | |
| C10 | 75.00' | S44°56'35"W | 48.54' | 49.43' | 37°45'45" | S26°03'43"W | S63°49'28"W |
| C11 | 433.00' | N04°33'53"E | 68.98' | 69.05' | 9°08'14" | N09°08'00"E | N00°00'14"W |
| C12 | 367.00' | S04°35'18"W | 58.16' | 58.22' | 9°05'23" | S09°08'00"W | S00°02'37"W |

Owners:
CE Lighthouse Properties, LLC
1750 Hallie Road
Chippewa Falls, WI 54729

Surveyor:
Jeffrey C. Stockburger, PLS #2708
1818 Brackett Ave.
Eau Claire, WI 54701

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EAU CLAIRE, WI 54701
PH: (715) 831-0654 • EMAIL: INFO@KLDS.NET





APPLICATION FOR PLATS

FEE: \$100.00 per lot (\$2,800)

1. Applicant's Name (s) Craig C. Wurzer
(First) (Middle) (Last)
Address: 1750 Hallie Road Chippewa Falls WI
(Street) (City) (State/Zip)
Phone Number# 715-839-9701 715-839-9701
(Home) (Office)
2. Interest in subject property Owner
3. Address or Parcel # of Proposed Preliminary Plat: See Attached
4. Legal description of Subject Property:
Lot (s): Outlot 3 & 4
Block (s): N/ A
Addition: Prairie View Ridge
Parcel #: 201103703230 & 201103703220
5. The reasons for requesting such a Plat is as follows: To Building Twin Homes
6. I (we), the undersigned, do hereby respectfully make application to the Plan Commission and City Council to approve the Plat as requested above

Respectfully submitted this 9th day of April, 20 21.

SIGNATURES:  _____

CHECKLIST FOR PRELIMINARY PLAT:

1. Submit high-resolution electronic copy of the Preliminary Plat and letter of application at least thirty (30) days prior to the meeting of the Plan Commission. Also submit a concept report addressing sewer and water service feasibility, drainage facilities and centerline profiles showing streets in the land division. Date needed by: April 11th 2021.
2. Date of Preliminary Consultation before the Plan Commission February 16th 2021. (See Chapter 18.06)
3. Submit copies of the Preliminary Plat to the Council, Plan Commission, Zoning Administrator and Director of Public Works for review and written report of recommendation.
4. Environmental Assessment Checklist shall be completed for review by the Plan Commission with the Preliminary Plat (part of the pre-application conference).
5. Supplementary Data to be filed with Preliminary Plat (see Chapter 18.11.01 (f)).
6. The Plan Commission shall, within ninety (90) days of the date the Preliminary Plat was filed, approve conditionally or reject such plat.
7. Plan Commission shall schedule and hold a public hearing before acting on the plat. Date of public hearing _____
8. Plan Commission shall recommend to council action of plat. Date of Plan Commission Meeting _____
9. City Clerk shall publish a Class 2 notice. First Notice being 15 days prior to public hearing date, last notice one week before. Dates published _____, _____.
10. City Clerk shall send notice within two hundred (200) feet of the proposed Preliminary Plat. Date notice sent _____.
11. Upon approval of the Preliminary Plat, the Council shall review and act upon the Plan Commission's Recommendation within six (6) months or the Preliminary Plat is void. Date of Council Meeting for Action _____.
12. Include DOT note regarding noise if CSM abuts Hwy 53.

CHECKLIST FOR FINAL PLAT:

1. Submit high-resolution electronic copy of the Final Plat and letter of application at least 21 days prior to the meeting of the Plan Commission.

Date Submitted _____.

A written transmittal letter shall identify all substantial changes that have been made to the plat since the Preliminary Plat.

2. The Zoning Administrator shall examine the plat and if satisfactory, shall so certify in writing to the Plan Commission.

3. The Plan Commission shall within forty-five (45) days of the date of filing of the Final Plat recommend approval, conditional approval or rejection to the Council. Date of Meeting: _____

4. The Council shall within sixty (60) days of the date of filing the original Final Plat approve or reject such Plat.

Date of Council Meeting _____.

(Reference Chapter 18.11)

7/15/15

PRAIRE VIEW RIDGE II

APPENDIX A

City of Altoona Environmental Assessment Checklist for Subdivisions and Land Divisions by Certified Survey

All "yes" answers must be explained in detail by attaching maps and supportive documentation describing the impacts of the proposed development.

Land Resources

Yes

No

Does the project site involve: (if "yes", how does the developer propose to address the matter?)

- A. Changes in relief and drainage patterns (attach a topographic map showing, at a minimum, two (2) foot contour intervals).

_____ X

- B. A floodplain. (If yes, attach two (2) copies of a typical stream valley cross-section showing the channel of the stream, the 100-year floodplains limits and the floodway limits (if officially adopted), of each side of the channel and a cross-section of area to be developed.)

_____ X

- C. An area of soil instability--greater than 20% slope and/or organic soils, peats, or mucks at or near the surface.

_____ X

- D. Prime agricultural land (Class I, II, or III soils).

_____ X

- E. Wetlands and mapped environment corridors.

_____ X

- F. Unique physical features or wildlife habitat.

_____ X

Water Resources

- A. Location within the area traversed by a navigable stream or dry run.

_____ X

- B. Lake frontage.

_____ X

Human and Scientific Interest

Yes

No

Does the project site involve:

A. An area or buildings of archeological or geological interest.

_____X

B. An area of historical interest.

_____X

C. An area of buildings or monuments with unique architecture.

_____X

D. Unique, uncommon or rare plants, animal habitats, old growth, trees significant for research or preservation.

_____X

Energy, Transportation and Communications

A. Does the development encompass any future street appearing on the City of Altoona Official Map?

_____X

B. Is the development traversed by an existing or planned utility corridor (gas, electricity, communications, water, sewer interceptor, storm sewer)?

_____X

City Planning

A. Is the development consistent with the City Master Plan and other adopted planning documents?

_____X

If no, please explain.

April 9th, 2021

City of Altoona

1303 Lynn Ave

Altoona WI 54720

RE: Rezoning narrative with community/school impact statements – Prairie View Ridge II

We are hereby proposing to rezone Outlots 3 and 4 from the plat of Prairie View Ridge subdivision from single family residential (R1) to Twin homes (TH) to be incorporated into the newly proposed Prairie View Ridge II preliminary plat. This area makes up 4.52 acres of land area. This change in zoning is being proposed as we feel it to be a better fit to the neighborhood and the community for many reasons.

As many of you know the housing market is incredibly strong and with that comes low inventory of existing homes on the market which is driving the new construction market to be even higher. Due to the Covid-19 pandemic and a lot of other unforeseen worldly conditions we are also in a state of supply chain issues causing the pricing of new home products to be at an all time high making it extremely hard to build a single family residence at an affordable price point. Twin homes allow us to build new construction housing at a much more affordable price then what we can do with a free-standing single-family home.

In addition to affordability, we feel twin homes in phase II to be a better fit in the Prairie View Ridge neighborhood as we already have twin homes to the east and south east as a buffer to the larger multi-unit 8 and 12 units that are in Prairie View Ridge. Currently there is a tree line buffer along most areas of the existing single-family homes that make up the Windsor Forest subdivision to the west that serves as a natural buffer to transition from single family to Twin Homes. If we keep the zoning as it currently is we will actually be transitioning from single family directly to twin homes with zero natural buffer. To make sure this buffer is kept we are proposing to keep the westerly 32' of lots 63-78 to have a No Cut restriction along with no building of any kind to take place.

If the current zoning were to remain for this land area there would be a total of 16 dwellings at approximately \$300,000.00 each making a total valuation of \$4,800,000.00. The new zoning proposed will be a total of 28 dwellings at a total valuation of \$7,000,000.00. while at the same time being able to provide more housing to the community at a price point of at least \$50,000 less per dwelling to the consumer in this market. We have included a comparison chart going more in depth on the breakdown of the costs of infrastructure along with some school district statistics that go hand and hand with the development of this land area as it relates to it's current zoning versus the proposed new zoning district.

Thank you,

Craig Wurzer

Managing Member Owner

C&E Lighthouse Properties, LLC


| Prairie View Ridge - Phase 2 - Kyler Street | | | |
|---|-------------------|------------------|-------------------|
| Variable | Value | Current Scenario | Proposed Scenario |
| Use: Single Family Dwelling | | | |
| . Total Land Area | | 4.52 Acres | |
| . # Dwellings | | 16 | |
| . Median Value | | \$ 300,000.00 | |
| Use: Twin Home | | | |
| . Total Land Area | | | 4.52 Acres |
| . # Dwellings | | | 28 |
| . Median Value | | | \$ 250,000.00 |
| | | | |
| Valuation – Total Estimate | | \$ 4,800,000.00 | \$ 7,000,000.00 |
| . Total Property Tax | 0.02154439 | \$ 103,413.07 | \$ 150,810.73 |
| . City Rate | 0.006564339 | \$ 31,508.83 | \$ 45,950.37 |
| . County | 0.00420022 | \$ 20,161.06 | \$ 29,401.54 |
| . School District | 0.009844055 | \$ 47,251.46 | \$ 68,908.39 |
| . Tech College | 0.000935776 | \$ 4,491.72 | \$ 6,550.43 |
| | | | |
| Infrastructure | | | |
| . Total Cost Estimates | | \$ 360,450.00 | \$ 360,450.00 |
| . Street, sidewalk & associated features Cost Estimates | | \$ 79,299.00 | \$ 79,299.00 |
| . Utility Cost Estimates | | \$ 122,553.00 | \$ 144,180.00 |
| | | | |
| School District | | | |
| . # Students | 0.45 per dwelling | 7.2 | 12.6 |
| State Aid per Pupil | \$7,565 | \$ 54,468.00 | \$ 95,319.00 |
| Categorical Funding per Pupil | \$1,423 | \$ 10,245.60 | \$ 17,929.80 |
| Local Cost Share per Pupil | \$3,240 | \$ 23,328.00 | \$ 40,824.00 |
| | | | |
| City of Altoona | | | |
| . Service Cost per Household | Not Determined | | |

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 18, Sep 10, 2019

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

Date(s) aerial images were photographed: Aug 30, 2013—May 31, 2017

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 |
|------------------------------------|--|--------------|----------------|
| 581A | Simescreek sand, 0 to 3 percent slopes | 12.6 | 29.6% |
| PIB | Plainfield loamy sand, loamy substratum, 1 to 6 percent slopes | 29.9 | 70.4% |
| TrB | Trempe loamy sand, 1 to 6 percent slopes | 0.0 | 0.1% |
| Totals for Area of Interest | | 42.5 | 100.0% |

**DECLARATION OF COVENANTS
AND RESTRICTIONS**

Document Number

DECLARATION OF COVENANTS AND RESTRICTIONS

("Declaration") made this _____ day of _____, 2021, by CE Lighthouse Properties, LLC ("Developer").

WITNESSETH:

WHEREAS, Developer is the owner and developer of the real property known as PRAIRIE VIEW RIDGE II ("Subdivision"), located in the City of Altoona, Eau Claire County, Wisconsin, described as follows:

Lots 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78; Prairie View Ridge II, City of Altoona, Eau Claire County, Wisconsin.

Recording Area

Name and Return Address

CE LIGHTHOUSE PROPERTIES, LLC
1750 HALLIE ROAD
CHIPPEWA FALLS, WI 54729

NOW, THEREFORE, Developer declares and establishes these covenants and restrictions applicable to all Lots in the Subdivision. These covenants and restrictions are for the benefit of and shall be binding upon all present and future Owners of the Lots.

1. **Definitions.** As used in this instrument:
 - A. "Subdivision" means a subdivision on the City of Altoona, Eau Claire County, Wisconsin, known as Prairie View Ridge II, as described herein.
 - B. "Developer" means CE Lighthouse Properties, LLC.
 - C. "Lot" means an individual lot in the Subdivision.
 - D. "Owner" means the record owner, whether one or more persons or entities, of the fee simple title to any Lot.
 - E. "Plat" means the recorded plat for the Subdivision.
 - F. "Dwellings" means a twin home residential buildings.
2. **Property subject to this Declaration.** The real property constituting the Subdivision is and shall be held, transferred, sold, conveyed, and occupied subject to this Declaration.
3. **Lot use, size, and division.**
 - A. Each Lot shall be used for residential purposes only, but home-based businesses may be conducted if allowed pursuant to applicable zoning codes and ordinances. No mobile or manufactured home construction is permitted in the Subdivision.
 - B. Construction of Dwellings shall be limited to the following:
 - a. Lots 51 & 52, 53 & 54, 55 & 56, 57 & 58, 59 & 60, 61 & 62, 63 & 64, 65 & 66, 67 & 68, 69 & 70, 71 & 72, 73 & 74, 75 & 76, 77 & 78 shall be restricted to twin homes with each lot containing one unit in accordance to all requirements of the City of Altoona.
 - C. Size of each twin home lot area per one unit will be greater than the required 4,500 square feet.
 - D. No Lot may be subdivided without the consent of Developer.

8. **Construction.** Dwellings shall be exclusively constructed by C & E Wurzer Builders LLC, except upon written approval of the Developer.
9. **Approval of Plans.**
 - A. All building plans shall require prior written approval by Developer. This shall include new constructed buildings or other buildings, fences, walls or structures to be erected upon any Lot, and the proposed elevation and location thereof, foundation grade, and any changes after approval thereof, any exterior remodeling, reconstruction, alteration, or addition to any building, road, driveway, or other structure upon any Residence Lot (each, a "Site Plan"). Site Plans for the construction of a newly constructed building Residences or any exterior alteration to any new constructed Residence shall indicate all exterior materials, exterior colors, and proposed roofline.
 - B. Each Site Plan shall be submitted to Developer. Approval of a Site Plan may include conditions as to quality of workmanship and materials, building size, harmony of external design with existing structures, and location with respect to topography and finish grade elevation. No construction work shall commence prior to Developer granting written approval of the Site Plan. If Developer fails to serve notice of disapproval of a Site Plan within thirty (30) days after Developer's receipt of the Site Plan, the Site Plan shall be deemed approved. Service of notice shall be by United States Mail at the address furnished by the Owner seeking approval.
 - C. Developer shall not be responsible for any defects in any Site Plan or for any defects in any building or structure erected according to any Site Plan.
 - D. Developer may also appoint an Agent to act on behalf of Developer as to any approval required by this Article, which Agent shall have the powers and functions conferred upon Developer in this Section, as well as other powers and functions as Developer deems necessary. Such appointment shall be binding upon all Owners when evidence of such appointment is recorded with the Register of Deeds for Eau Claire County.
10. **Commencement and Completion of Construction.**
 - A. Commencement of construction of a Single-Family Residence on a Lot must occur within three (3) years of the date of the conveyance of a Lot to an owner. If construction is not commenced within said time, Developer shall have the option to repurchase the Lot from the Owner for the same price at which Developer conveyed the Lot to the Owner. The option must be exercised within ninety (90) days of the expiration of the three (3) year period or shall be deemed waived. If the option is exercised, closing shall occur within thirty (30) days of the date of exercise of the option, and Owner shall convey the Lot to Owner free and clear of any monetary liens or encumbrances.
 - B. Substantial completion of construction of Residences on a Lot must occur within one (1) year of the date of the commencement of construction. If construction is not substantially completed within said time, Developer shall have the option to repurchase the Lot from the Owner for the same price at which Developer conveyed the Lot to the Owner plus the estimated value of the improvements on the Lot at the time the option is exercised. The option must be exercised within ninety (90) days of the expiration of the option and Owner shall convey the Lot to Owners free and clear of any monetary liens or encumbrances.
 - C. Developer may on a case-by-case basis waive the provisions of this Section.
11. **Dwellings and Landscaping.** The landscaping to be installed on each lot must be approved by Developer. Landscaping shall be completed within eight (8) months after issuance of a building permit for the Single-Family Residence on the Lot. No above ground swimming pools are permitted. All Lot areas not used as a building site, or under cultivation as a family garden, shall be planted with grass seed or shall be sodded and shall be maintained on a regular seasonal basis, including mowing as required. Maintenance of all landscaping shall be performed by the Owner. Maintenance shall include, but not be limited to, watering, pruning and routine fertilizing and mulching of all plantings and plant beds, replacement of dead, dying and/or diseased trees and shrubs, prompt removal of weeds, trash and debris from plant beds and areas adjacent to shrubs and trees so as to keep said landscaping in a healthy, attractive and neat condition. Owners shall obey areas designated as No Cut Areas, and caring for, spraying, trimming, protecting, planting, and replanting trees and shrubbery.

8. **Vehicle and/or Equipment Storage.** No unlicensed or inoperable vehicles, commercial vehicles (including semi-trailers and tractors), or any boats, trailers, travel trailers, campers, motorcycles, or recreational vehicles may be kept upon any Residence Lot, except in a fully enclosed garage, or upon the public street adjoining any Residence Lot. The temporary storage of any such item upon a driveway for the purpose of loading or unloading for a period not to exceed eight hours is permitted.
9. **Nuisances.** No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood or which may have a detrimental effect on the value of other Lots or improvements on other Lots.
10. **Signs.** Except for signs displayed by Developer, or an affiliate of Developer, no sign of any kind shall be displayed to the public view on any Lot except one professional sign of not more than six square feet advertising the Lot or a Single-Family Residence on the Lot for sale or for rent. Builders and contractors shall not be permitted display signs to the public view on any Lot without the prior written consent of Developer, which consent may be withheld in Developer's sole discretion. Developer may display signs without regard to size to advertise the Development during the construction and sales period and to identify the property or Developer.
11. **Garbage and Refuse.** No Lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or yard waste. Trash, garbage or other waste shall be kept in sanitary containers. No incinerators for trash, garbage or other waste are permitted. Equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. No trash, building materials, debris, leaves, lawn clippings, rocks or earth shall be placed in any lot. Curbside garbage and recycling containers shall not remain at the curbside for more than twenty-four hours per week. Dumpsters/trash must be contained in enclosed areas on all buildings with 4 or more units.
12. **Fences.** All fences must be approved by Developer, and shall comply with any requirements for fences set out in any design criteria that may be adopted by Developer. Developer may require the installation and maintenance of landscape materials for screening and aesthetic purposes.
13. **Mailboxes.** Mailboxes serving Residence, whether individual or cluster, shall be a uniform type and make as determined by Developer and shall be installed as determined by Developer, at the cost and expense of the Owner of the properties and shall be replaced, if necessary, with a mailbox identical in all respects with that originally provided, at the sole cost and expense of the owner.
14. **Driveway and Sidewalks.** Owners shall keep the driveway area and sidewalks in good repair. Snow shall be removed from sidewalks and driveways in a timely manner. Walking/bike paths along Baumbach Way and Kyler Street are to be cleared by adjacent property Owner in the same manner as required for sidewalks.
15. **Enforcement.** The Developer shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens, and charges now or thereafter imposed by this Declaration and any Amendments thereto. Failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.
16. **Dispute Resolution.**
 - A. **Mediation.** In the event of a dispute and controversy arising out of this Declaration, including a dispute as to whether or not an Owner has breached or failed to comply with the terms and conditions of this Declaration, cannot be not resolved amicably between the parties, the parties shall attempt in good faith to settle such dispute by non-binding mediation using mediation rules (including the selection of a mediator and a mediation site) mutually agreed to by the parties; provided, however, if the parties are not able to so agree within thirty days of the date the dispute arises, the mediation shall be conducted in accordance with Chapter 788 of the Wisconsin Statutes
 - B. **Arbitration.** If the dispute is not resolved by mediation pursuant to Section 16(A), at the option of either party the dispute may be submitted to arbitration pursuant to the following procedure:

Either party may demand arbitration in writing 60 days after the controversy arises; the demand shall include the name of the arbitrator appointed by the party demanding arbitration, together with a statement of the matter in controversy.

Within 30 days after demand, the other party shall name its arbitrator, and the two arbitrators shall name a third arbitrator within 30 days. The third arbitrator shall then arbitrate the matter.

Each party shall bear its own arbitration costs and expenses, but the arbitrator shall have the authority, in his or her discretion, to award the prevailing party its costs and expenses, including reasonable attorney fees.

The arbitration hearing shall be held in Eau Claire County, Wisconsin, on not less than 20 days' notice to the parties. Except as otherwise provided in this Agreement, the arbitration shall be conducted in accordance with the then-current version of the Commercial Arbitration Rules and Procedures of the American Arbitration Association; provided that such Association need not administer the arbitration proceedings. The laws of evidence of the State of Wisconsin shall govern the presentation of evidence in the hearing.

The arbitration hearing shall be concluded within 10 days unless otherwise ordered by the arbitrator and the award shall be made within 30 days after the close of the submissions of evidence. An award rendered by the arbitrator shall be final and binding on all parties to the proceeding and judgment on the award may be entered by either party in the highest court, state or federal, having jurisdiction.

- C. **Legal Action.** If the dispute is not resolved pursuant to subsection 16(A) or (B), above, enforcement of the provisions of this Declaration shall be by any proceeding at law or in equity against any person violating or attempting to violate any of the provisions of this Declaration, to restrain violation, or to recover damages, or both, and against the land to enforce any lien created by this Declaration. Failure to enforce any covenant or restriction on any occasion shall not be deemed a waiver of the right to do so thereafter if any party commencing enforcement action is the prevailing party, such party shall be entitled to recover, in addition to any other remedy granted by the court, costs including reasonable attorney fees. The venue for any proceeding pursuant to this Section shall be the Circuit Court of Eau Claire County, Wisconsin.
17. **Severability.** Invalidation of one of these covenants or restrictions by judgment or court shall in no way affect any other provision which shall remain in full force and effect.
18. **Governing Law.** This Declaration shall be construed and enforced in accordance with the laws of the State of Wisconsin.
19. **Protection For Mortgagees And Title Examiners.** The owner of any encumbrance made for value on any of the Lots, any attorney issuing an opinion as to the marketability of title to a Lot, and any title insurance company insuring the lien of an encumbrance against a Lot may conclusively presume that no assessment or lien exists as to a Lot if such encumbrance is recorded in the office of the Register of Deeds prior to a recording of a notice of the assessment or lien and the Lot or Lots affected thereby. No default in payment or other breach of any of the restrictions, covenants, conditions and reservations created by this Declaration shall impair, defeat, or render invalid the lien or encumbrance of any mortgage or land contract made for value encumbering any Lot, which mortgages and land contracts are hereby declared to be prior and superior to the rights created in favor of any person or persons under and by virtue of this instrument; provided, however, that in the event of a foreclosure of any such mortgage or land contract, or if the holder of the debt secured by any such mortgages or land contracts acquires title to the Lot secured thereby in any manner whatsoever in satisfaction of such debt, then any purchaser at a sheriff's sale or any holder of such debt acquiring title as aforesaid agrees that the Lot so purchased or acquired shall immediately upon such purchase or acquisition become subject to each and all of the restrictions, covenants, conditions and reservations created by this instrument, but free from the effects of any breach occurring prior thereto.
20. **Amendment.** Until such time as all of the Lots are initially sold by Developer, this Declaration may be amended by an instrument signed by Developer and the then Owners of at one-half of the Lots which is recorded with the Eau Claire County Register of Deeds. After all of the Lots are initially sold by Developer, this Declaration may be amended by an instrument which is recorded with the Eau Claire County Register of Deeds signed by the then Owners of at least two-thirds of the Lots.

DECLARATION OF COVENANTS AND RESTRICTIONS – PRAIRIE VIEW RIDGE II

CE LIGHTHOUSE PROPERTIES, LLC
BY:

Craig C. Wurzer, Member

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.

COUNTY)

DRAFT

Personally came before me this _____ day of _____, 2021, the above named Craig C. Wurzer to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

*

Notary Public, State of Wisconsin
My Commission (is permanent)(expires_____).

DECLARATION OF COVENANTS AND RESTRICTIONS – PRAIRIE VIEW RIDGE II

CE LIGHTHOUSE PROPERTIES, LLC
BY:

Ernest Wurzer, Member

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
_____COUNTY)

Personally came before me this _____ day of _____, 2021, the above named Ernest Wurzer to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

*

Notary Public, State of Wisconsin
My Commission (is permanent)(expires_____).

THE CITY of *Altoona*

[To Agenda>>](#)

MEMORANDUM

TO: Altoona City Council

FROM: Michael Golat, City Administrator

SUBJECT: Summary of THURSDAY, May 13 Council Meeting Items

Provided below for your consideration is a summary of the THURSDAY, May 13 Council Meeting agenda items.

(VIII) UNFINISHED BUSINESS

(IX) NEW BUSINESS

ITEM 5 - Public Hearing at 6:05 p.m. or as soon thereafter as possible to regarding Ordinance 5B-21 to rezoning parcel 201116101020 located at 1425 North Mayer Road from C Commercial District to I Industrial District submitted by Tambornino, LLC (Public Hearing at May 13, 2021 City Council).

Staff Report 21-05C
Appeal for Rezoning (2021-0410)
Public Notice and Mailing Labels
Ordinance 5B-21

The 13.28-acre property is located on North Mayer Road and adjacent to Highway 12. The property is currently zoned C Commercial District and features an existing single family dwelling. The property also contains a stormwater pond that serves multiple properties and is reserved via easement. The owner seeks to rezone the property to I Industrial District to facilitate development of an industrial facility. The proposed zoning classification is consistent with adjacent property.

See the enclosed Staff Report 21-05C for further analysis. Staff recommends approval of the appeal for rezoning.

Suggested Motion: I move to close the public hearing.

ITEM 6 - Discuss/consider Ordinance 5B-21 rezoning parcel 201116101020.

See ITEM 5 for materials and summary

Staff recommends approval of the rezoning.

Suggested Motion: I move to approve/not approve Ordinance 5B-21.

PLANNING DEPARTMENT STAFF REPORT

21-05C

REZONE – 1435 North Mayer Road

2021 May 7

Address 1435 North Mayer Road
Parcel ID 201116101020
Application **Rezone**
Prepared By Joshua Clements, AICP, City Planner

SUMMARY

Applicant Curt Tambornino
2020 High Point Drive
Altoona, WI 54720

Owner Curt Tambornino

Parcel Description Lot 2, CSM 2751 V.15 P222

Requested Action Rezone from C Commercial District to I Industrial District

Proposal Summary The 13.28-acre property is located on North Mayer Road and adjacent to Highway 12. The property is currently zoned C Commercial District and features an existing single family dwelling. The property also contains a stormwater pond that serves multiple properties and is reserved via easement. The owner seeks to rezone the property to I Industrial District to facilitate development of an industrial facility. The proposed zoning classification is consistent with adjacent property.

The existing legal non-conforming dwelling at the site will be removed with the proposal.

A Site Plan (zoning permit) will be required.

Submittals (A) Application for Rezoning (2021-0410);
(B) CSM 2751
(C) Description and Exhibit of area to be Rezoned
City Staff has determined that submittals satisfy requirements illustrated by code.

Applicable Standards City of Altoona Comprehensive Plan (2009)
City of Altoona Code Title 19: Zoning

Review Required By Plan Commission, City Council

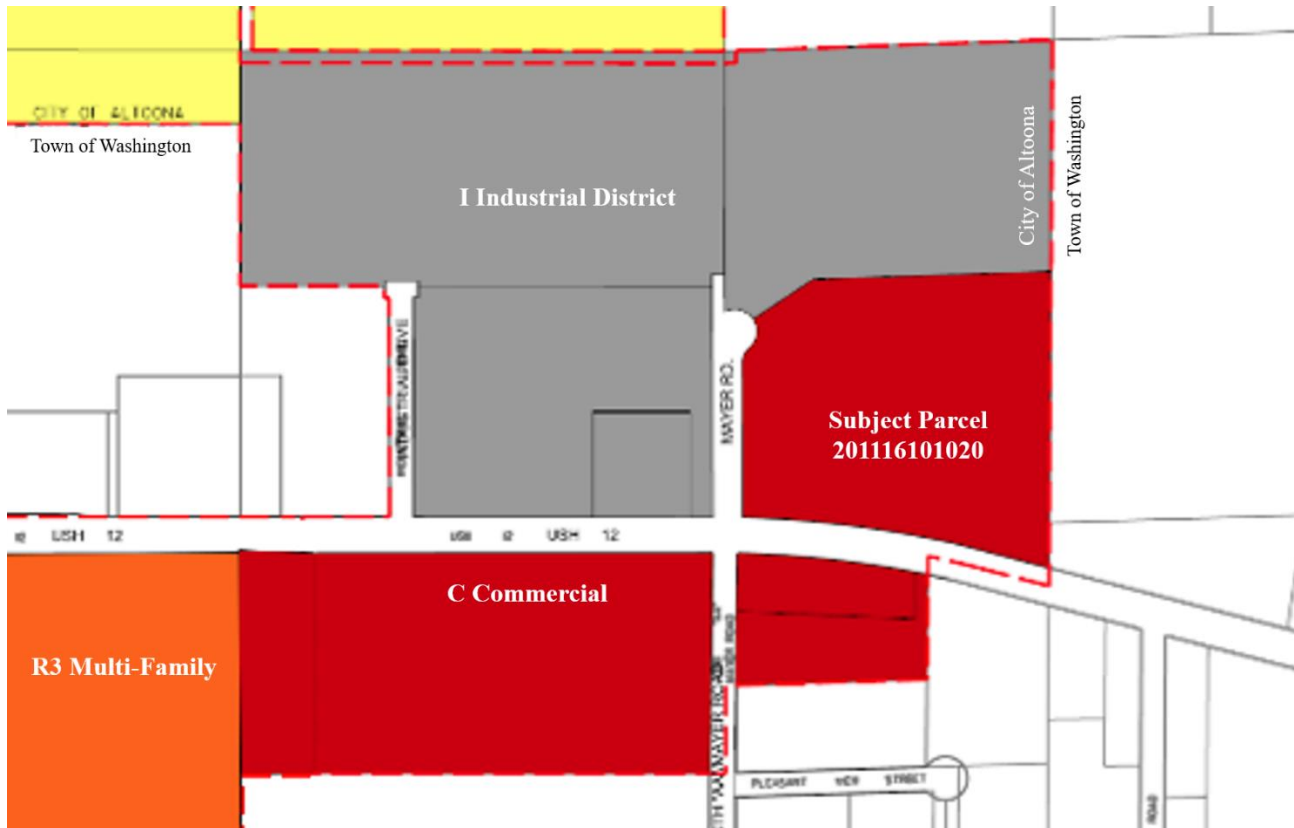
Reviewed By Planning Department. Public Works / City Engineer

Staff Recommendation **Approve** appeal for rezoning.

Background Information

Zoning & Land Use The current land use for each parcel is two-family dwellings.

| Subject Lot | Zoning | Land Use |
|--------------|-----------------------|---|
| Subject Site | C Commercial District | Single-family dwelling 1435 N. Mayer Road |
| North | I Industrial District | Curt Manufacturing |
| South | C Commercial District | Veterinary Clinic (permitted) |
| East | N/A | Town of Washington Single-Family Dwelling 6636 Highway 12 |
| West | I Industrial District | J&D Manufacturing |



Above: Existing Zoning Context

Below: Spatial context (Spring 2018 Eau Claire County Aerial Image)



Proposed Land Use Industrial

Conformance with Comprehensive Plan The 2009 City of Altoona Comprehensive Plan identifies these parcels as “General Commercial” defined as “identify areas suitable for planned commercial & office development. There are some existing scattered commercial developments throughout the City and these areas are expected to stay in commercial use. Additional commercial land has been outlined along USH 12”. The proposed uses generally advance the goals of the Comprehensive Plan. However, the Future Land Use Map will need to be modified in the upcoming comprehensive plan.

Criteria for Approval The most relevant ordinance sections that provide the principal regulatory guidelines and standards are as follows:

- Comprehensive Plan
- 19.68 Amendments

Section **19.68** “Amendments”, more specifically **19.68.050** “Factors to be considered”: [ordinance text in bold, staff analysis below]

In deciding upon any petition for an amendment or rezoning, factors which a council may consider include, but are not limited to, the following:

A. Whether the requested amendment is justified by a change in conditions since the original title is adopted or by an error in the original text;

N/A

B. The precedence, and the possible effects of such precedence, which might likely result in approval or denial of the petition;

N/A

C. The ability of the city or other government agencies to provide any services, facilities, and/or programs that might be required if the petition were approved;

The property is currently zoned for Commercial Use with road and utilities. North Mayer Road features traffic signals at Highway 12, and accommodates semi vehicle traffic.

The proposed rezoning does not permit residential uses, therefore no direct impact on School District enrollment.

D. The possibility of any significant and negative environmental impacts which would reasonably occur if the petition zoning changed or resulting permitted structures were built; including, but not limited to, surface water drainage problems, waste water disposal problems, or the loss of locally valuable natural resources;

The existing zoning is C Commercial that permits a variety of large format developments. The change to I Industrial District will permit a similar land use conditions pertaining to land cover and impervious surfaces. The proposed development will be required to meet at Site Plan, parking, storm water, and other performance and character requirements.

E. The compatibility of the proposed uses associated with the petitioned zoning change to existing or planned uses with the immediate area;

Properties to the west and north of this property are large industrial uses. These uses are likely similar to the envisioned use of this property. Topography to the east provides a buffer from other adjacent uses.

F. The effective approval of the petition on adopted development policies of the city;

Adopting zoning changes does not affect development policies. The proposed change is consistent with development policies of the city to improve fiscal solvency, promote diverse employment and economic development opportunities, and efficient use of infrastructure.

G. The compliance of the proposed rezoning with the policies of the comprehensive plan of the city.

See F., above.

Staff Recommendation Planning Department recommends **approval** of the appeal for rezoning.



1303 Lynn Avenue
Altoona, Wisconsin 54720
715-839-6092

Office Use
(date stamp)

Fee Received: \$ _____
Site Plan attached: Yes _____ No _____

APPLICATION FOR REZONING

FEE: \$200.00

1. Applicant's Name (s) Curt J Tambornino
(First) (Middle) (Last)

Address: 2020 High Point Drive Altoona WI 54720
(Street) (City) (State/Zip)

Phone Number# (715) 702-1900
(Business)

Interest in subject property Property Owner

2. Property Owner's Name (s)) Curt J Tambornino
(First) (Middle) (Last)

Address: 2020 High Point Drive Altoona WI 54720
(Street) (City) (State/Zip)

Phone Number (715) 702-1900
(Business)

3. Address of property sought to be rezoned: - See Attached Exhibits

4. Legal description of subject property:
Lot (s) Lot 2, CSM 2751, Volume 15, Page 222
Block (s) _____
Addition _____

Parcel No. (s) 201116101020

5. The property sought to be rezoned is located at or on 1435 N Mayer Road,
between Mayer Road and County Road SS on the East side of the street;
it has a frontage of 561 feet and a depth of 890 feet.

6. The area (in square feet or acres) of the property sought to be rezoned is 13.28 acres

7. It is desired and requested that the foregoing property be rezoned:
FROM: Commercial TO Industrial
(Example: from R-1 to Commercial)
8. The reasons for requesting such a rezoning are as follows:
The owner of the property would like to build an industrial facility.
9. The existing use (s) of the subject property is (are): The property is zoned commercial and currently has a single-family residence on it. The single-family residence will be removed in a timely manner upon approval of the rezoning
10. The existing use of adjacent properties are:
North Industrial
East Town of Washington zoned A2
South Commercial, Town of Washington zoned C3/RH
West Industrial
11. The proposed use of the subject property is: Building an industrial facility.
12. The proposed timetable for use of the subject property as described above is:
2021
13. I (we), the undersigned, do hereby respectfully make application and petition to the City Council to amend the Zoning Ordinance and to change the Zoning map of the City of Altoona as requested above, and in support of this application present the above facts along with a full, accurate and current list of the names and addresses of all property owners and tenants within 200 feet of the area proposed to be rezoned. (Not mandatory for current list)

Respectfully submitted this 10th day of April, 20 21.

SIGNATURES: [Signature] _____

CHECKLIST:

1. Petition to City Council. City Council Meeting Date: _____.
2. City Council refer petition to Plan Commission and set a date for the Public Hearing before Council.
3. Plan Commission Meeting Date: _____. (Recommendation).
4. Public Hearing Date before the Common Council: _____.
5. Publish notice in newspaper (Class 2 notice, last notice being no less than 8 days before the public hearing). Dates Published: _____ and _____.
6. Send notice to surrounding property owners within 200 feet. Date Sent: _____.
(Reference Chapter 19.68)

THE CITY of *Altoona*

1303 Lynn Avenue, Altoona, WI 54720

NOTICE OF PUBLIC HEARING Rezoning


NOTICE IS HEREBY GIVEN that on **Thursday, May 13, 2021 at 6:05 p.m.** (or as soon thereafter as is practical) there will be a public hearing before the Altoona Common Council on Zoom Teleconference/video conference to rezone parcel # 201116101020 located at 1435 North Mayer Road from C Commercial District to I Industrial District as initiated by Tambornino, LLC.

Due to Coronavirus COVID-19 Residents are encouraged to attend the Council Meeting via the application Zoom until further notice. Visit the City's website at www.ci.altoona.wi.us for more information.

All interested parties are invited to attend or submit your comment in writing prior to the public hearing to cityhall@ci.altoona.wi.us or mail to Altoona City Hall, 1303 Lynn Avenue, Altoona, WI 54720. If you have any questions, please call Altoona City Hall at 715-839-6092.

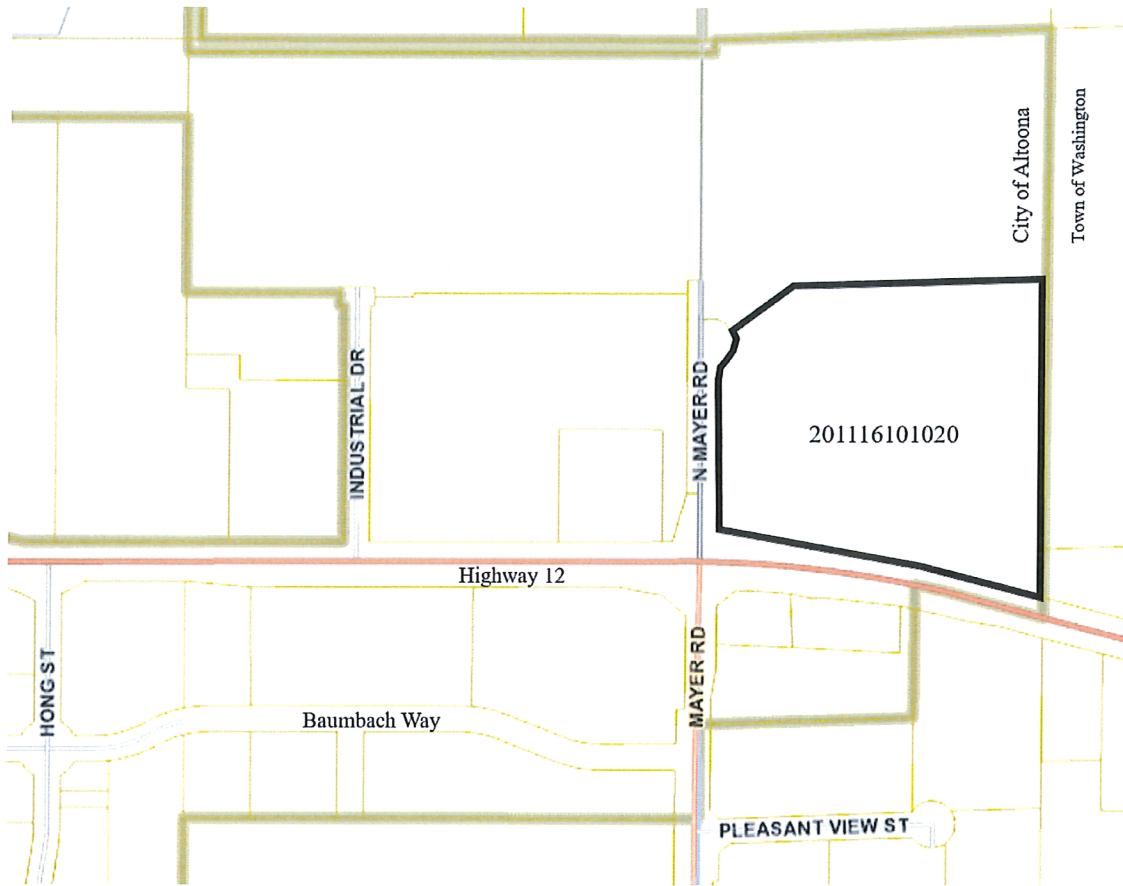
The Plan Commission will be making a recommendation at its **Tuesday, May 11, 2021** Plan Commission Meeting starting at **5:30 p.m.** (Agendas for all meetings are available on the city's website)

If you have any questions, please call Altoona City Hall at 715-839-6092.

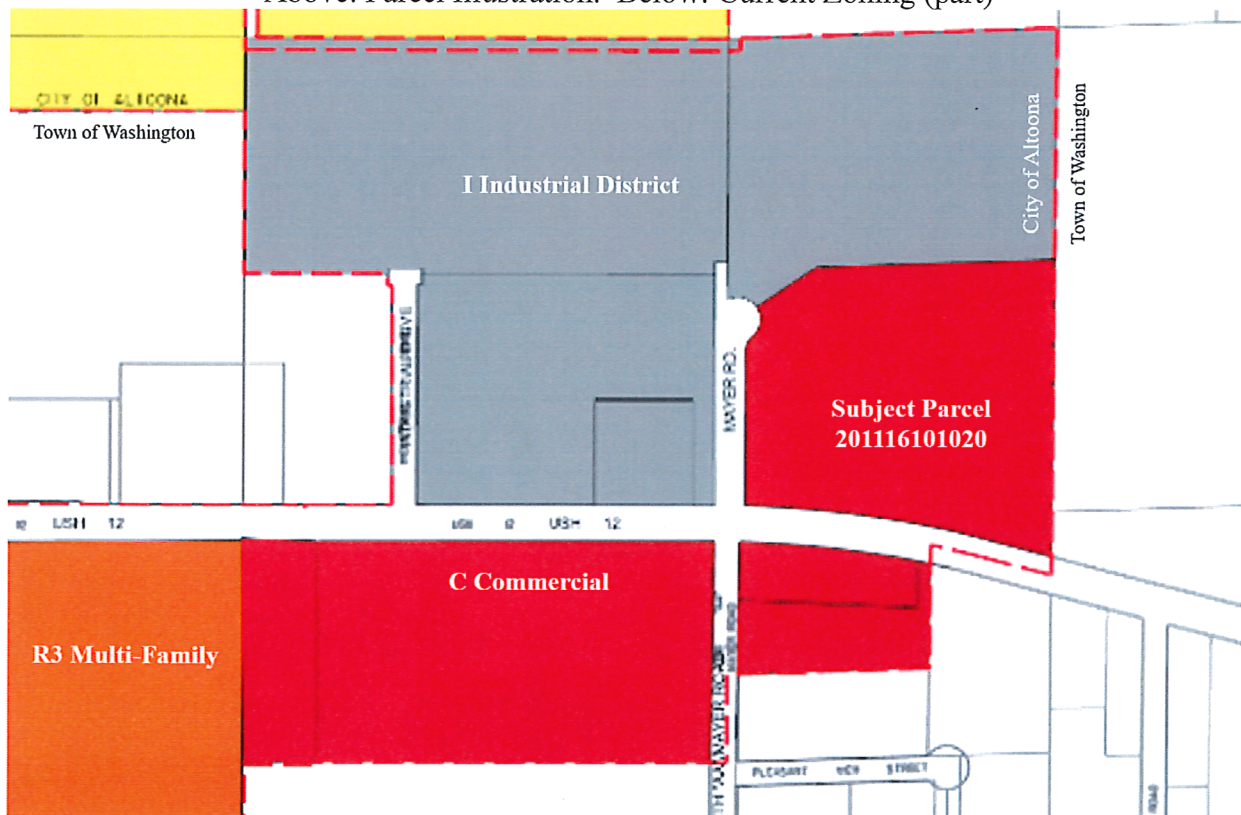

Cindy Bauer
City Clerk

Dated this 21st day of April, 2021

Published Wednesday, April 28 and Wednesday, May 5, 2021



Above: Parcel Illustration. Below: Current Zoning (part)



North Mayer Road Rezone Labels

| FirstName LastName | Address | City State Zip |
|----------------------------|---------------------------|--------------------------|
| STEVEN RIVERA | 2628 SHORT RD | EAU CLAIRE WI 54701-8221 |
| SARAH KLINK | 6543 US HIGHWAY 12 | EAU CLAIRE WI 54701-8318 |
| SPENCER WEBB | 6636 US HIGHWAY 12 | EAU CLAIRE WI 54701-8317 |
| SPIRIT REALTY LP | 2727 N HARWOOD ST STE 300 | DALLAS TX 75201-2407 |
| TAMBORNINO LLC | 2020 HIGH POINT DR | ALTOONA WI 54720-3506 |
| THE BOHN SHED INC | 1303 DANIELS AVE | ALTOONA WI 54720-1971 |
| KAMRAN KHAN | 643 26TH ST | CHETEK WI 54728-9500 |
| FINLAND HOLDING GROUP LLC | S 7800 Redwood Drive | EAU CLAIRE, WI 54701 |
| DALE PLANERT | 2140 NINE MILE CREEK RD | EAU CLAIRE WI 54701-8300 |
| OVERGARD PROPERTIES II LLC | 5575 NORTH SHORE DR | EAU CLAIRE WI 54703-2075 |
| SPIRIT REALTY LP | 2727 N HARWOOD ST STE 300 | DALLAS TX 75201-2407 |
| J&D MFG PROPERTIES LLC | 6200 US HIGHWAY 12 | EAU CLAIRE WI 54701-8360 |
| CITY OF ALTOONA | 1303 LYNN AVE | ALTOONA WI 54720-1942 |
| THE BOHN SHED INC | 1303 DANIELS AVE | ALTOONA WI 54720-1971 |

THE CITY of *Altoona*

ORDINANCE 5B-21

To rezone Lot 2 of CSM 2751 from C Commercial District to I Industrial District

THE COMMON COUNCIL OF THE CITY OF ALTOONA DOES HEREBY ORDAIN AS FOLLOWS:

Section One:

Having conducted a duly noticed public hearing consistent with WI Stats. §62.23(7)(d) and Altoona Municipal Code, and upon recommendation of the Altoona Plan Commission, Lot 2 of CSM 2751, parcel 201116101020, graphically illustrated in Exhibit A and described in Exhibit B, shall be zoned I Industrial District.

Section Two:

That the official zoning map of the City of Altoona be changed to reflect this amendment.

Section Three:

That this Ordinance need not be codified and shall take effect upon its adoption and publication as required by law.

Dated this 11th day of May, 2021.

CITY OF ALTOONA

By: _____
Brendan Pratt, Mayor

By: _____
Cindy Bauer, City Clerk

Approved: 5/11/2021

Published: _____

Adopted: 5/11/2021

This ordinance drafted by City Planner Joshua Clements.

EXHIBIT A

Graphical Illustration of Property for Zoning Assignment.

Attach Page 1 of CSM 2751

City Council | May 13, 2021
New Business | Item 5 & 6 | Page 13 of 14

RECORDED ON
12/27/2010 03:25PM

REC FEE: 30.00
TRANSFER FEE:
EXEMPT #
PAGES: 3

CERTIFIED SURVEY MAP NO. 2751
VOLUME 15 **PAGE** 222

Part of the Southwest 1/4 of the Northwest 1/4, and part of the of
Northwest 1/4 of the Southwest 1/4, all in Section 30, Town 27
North, Range 8 West, City of Altoona, Eau Claire County,
Wisconsin.







0 125 250

SCALE 1" = 250'

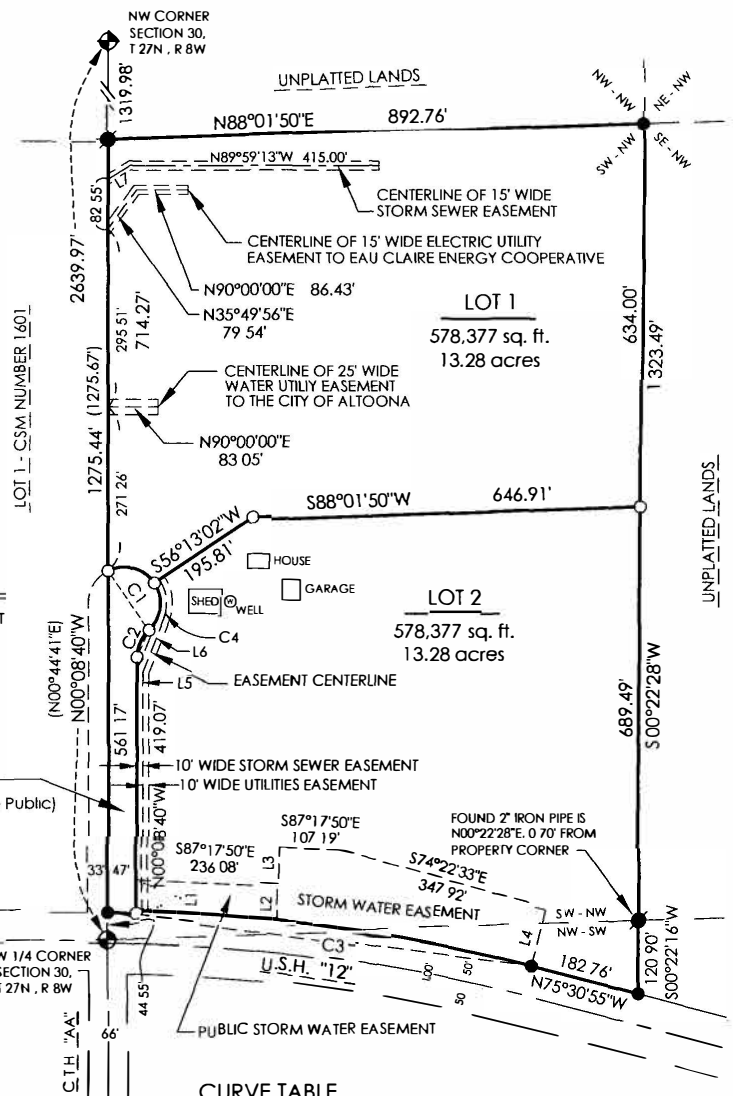
BEARINGS ARE REFERENCED
TO THE WEST LINE OF THE
NORTHWEST 1/4 OF SECTION
30, T27N, R8W, WHICH IS
ASSUMED TO BEAR
N00°08'40"W

Owner/Subdivider:
Curt Tambornino
6208 Industrial Drive
Eau Claire, WI 54701

LEGEND

-  = FOUND ALUM. CAPPED MONUMENT
 = FOUND 2" O D IRON PIPE
 = FOUND 1" O D IRON PIPE
 = SET 3/4" x 24" IRON REBAR
 WEIGHING 150 LBS/LIN. FT.
 (1275 67) = PREVIOUSLY RECORDED AS

OUTLOT 1 —
(Dedicated to the Public)
30,055 sq. ft.
0.69 acres



CURVE TABLE

| CURVE | LOT | RADIUS | ARC LENGTH | BEARING | CHORD | DELTA | TANGENT IN | TANGENT OUT |
|-------|-------|----------|------------|-------------|---------|------------|-------------|-------------|
| C1 | | 60.00' | 172.72' | N34°25'18"W | 118.96' | 164°56'00" | N48°02'42"E | S63°06'42"W |
| | LOT 1 | 60.00' | 87.03' | N75°20'08"W | 79.60' | 83°06'20" | | |
| | LOT 2 | 60.00' | 85.69' | N07°07'52"E | 78.59' | 81°49'40" | | |
| C2 | | 60.00' | 50.46' | N23°57'01"E | 48.99' | 48°11'22" | N00°08'40"W | N48°02'42"E |
| C3 | | 2914.93' | 710.46' | N82°29'52"W | 708.70' | 1°32'200" | N75°30'55"W | N89°28'48"W |
| | OL 1 | 2914.93' | 47.01' | N89°01'05"W | 47.01' | 0°55'26" | | |
| | LOT 2 | 2914.93' | 663.45' | N82°02'09"W | 662.01' | 1°30'26" | | |
| C4 | | 70.00' | 67.67' | N06°05'21"W | 65.06' | 55°23'14" | N21°36'16"E | N33°46'58"W |

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N00°08'40"W | 5505' |
| L2 | S02°42'10"W | 59' 20" |
| L3 | N02°42'10"E | 60' 00" |
| L4 | S14°29'05"W | 100' 00" |
| L5 | N00°08'40"W | 395' 10" |
| L6 | N21°36'16"E | 94' 50" |
| L7 | N58°01'05"E | 41' 29" |

SHEET 1 OF 3 SHEETS

KRAMER LAND DESIGN STUDIO
1818 BRACKETT AVENUE • EAU CLAIRE, WI 54701
PH: (715) 831-0654 • FX: (715) 831-6270
EMAIL: INFO@KLD5.NET

EXHIBIT B

Narrative Description of Property for Zoning Assignment.

All of Lot 2 Certified Survey Map Number 2751 recorded in Volume 15 of Certified Survey Maps on Page 222 as Document Number 1041517, located in part of the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Northwest Quarter, Section 30, Township 27 North, Range 8 West, City of Altoona, Eau Claire, Wisconsin.

Beginning at the Southwest Corner of said Lot 2;

Thence N00°08'40"W, 419.07 feet;

Thence along the arc of a curve 50.46 feet, concave southeasterly, with a chord bearing of N07°07'52"E, a chord length of 78.59 feet, and a radius of 60.00 feet;

Thence along the arc of a reverse curve 67.67 feet, concave westerly, a chord bearing of N06°05'21"W, a chord length of 65.06 feet, and a radius of 70.00 feet;

Thence N56°13'02"E, 195.81 feet;

Thence N88°01'50"E, 646.91 feet;

Thence S00°22'28"W, 689.49 feet;

Thence S00°22'16"W, 120.90 feet to the northerly right-of-way line of United States Highway 12;

Thence N75°30'55"W, 182.76 feet along said right-of-way;

Thence 710.46 feet along the arc of a curve, concave southwesterly, with a chord bearing of N82°02'09"W, a chord length of 662.01 feet, and a radius of 2914.93 feet to the point of beginning.

Said parcel contains 578,377 square feet or 13.28 total acres, more or less.

[To Agenda>>](#)

THE CITY of *Altoona*

MEMORANDUM

TO: Altoona City Council

FROM: Michael Golat, City Administrator

SUBJECT: Summary of THURSDAY, May 13 Council Meeting Items

Provided below for your consideration is a summary of the THURSDAY, May 13 Council Meeting agenda items.

(VIII) UNFINISHED BUSINESS

(IX) NEW BUSINESS

ITEM 7 - Public Hearing at 6:10pm or as soon thereafter is possible regarding a proposed Certified Survey Map to subdivide parcel 20122990100, located east of 1410 Lake Road, into two parcels. (Discussed at May 11 Plan Commission).

See Enclosed:
Proposed Certified Survey Map
CSM Application - Vollendorf

The applicant proposes to subdivide a 2.93-acre property located east of 1410 Lake Road into two parcels, 1.47 and 1.46 acres. Each proposed parcel includes shoreline and steep slope area, and features approximately 89 feet of frontage on Lake Road. The proposed lots meet City of Altoona minimum lot requirements.

Suggested Motion: I Move to Close the Public Hearing

ITEM 8 - Discuss/Consider approval of a proposed Certified Survey Map to subdivide parcel 20122990100 into two parcels.

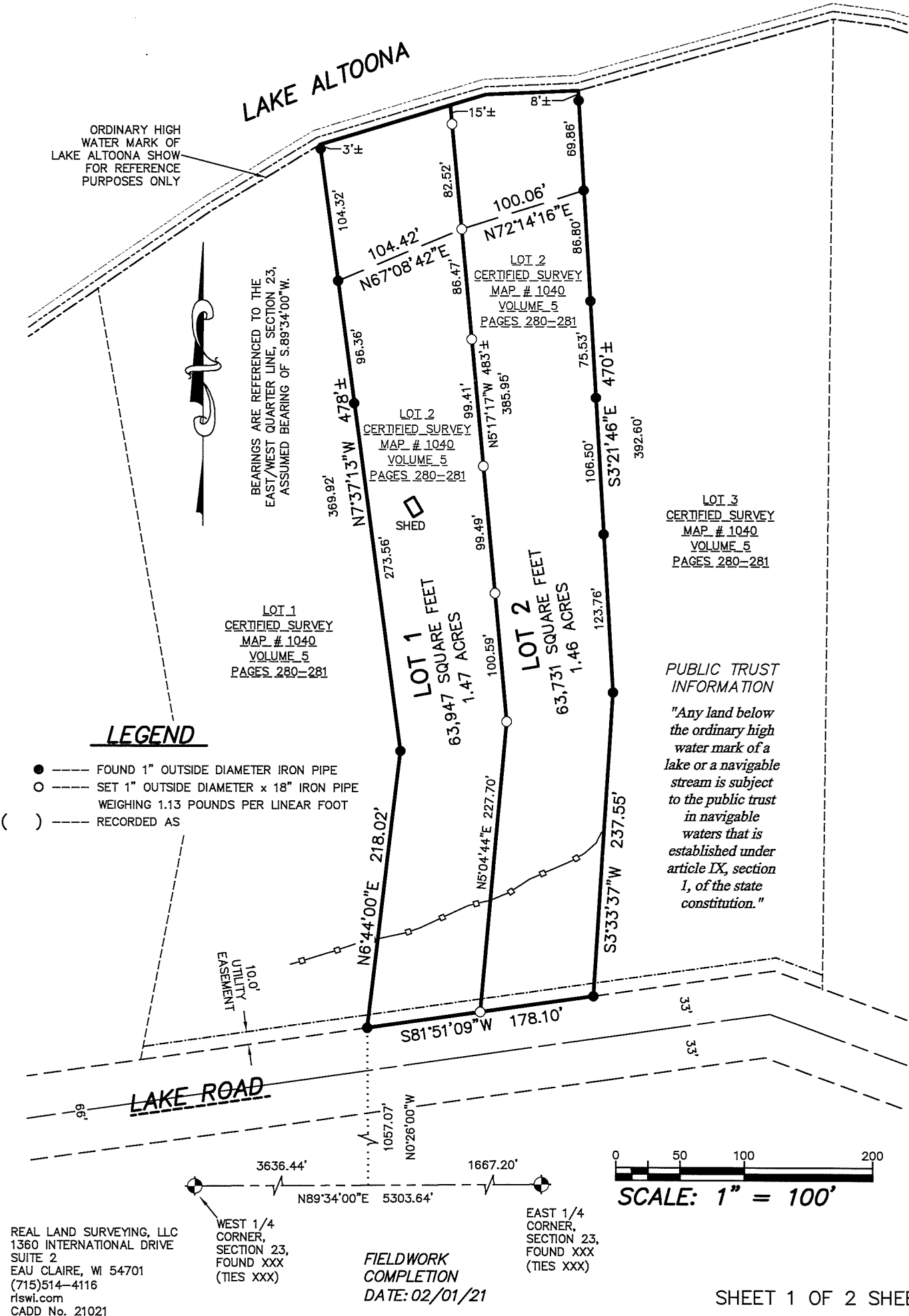
See ITEM 7 for materials and summary.

Suggested Motion: I move to approve / not approve the CSM.

VOLUME _____ OF CERTIFIED SURVEY MAPS, PAGE _____

CERTIFIED SURVEY MAP, NUMBER _____

LOCATED IN THE NORTHWEST ¼ OF THE NORTHEAST ¼
& SOUTHWEST ¼ OF THE NORTHEAST ¼,
SECTION 23, TOWNSHIP 27 NORTH, RANGE 9 WEST,
CITY OF ALTOONA, EAU CLAIRE COUNTY, WISCONSIN
BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP #1040,
VOLUME 5 OF CERTIFIED SURVEY MAPS, PAGES 280-281



VOLUME ____ OF CERTIFIED SURVEY MAPS, PAGE ____

CERTIFIED SURVEY MAP, NUMBER _____

LOCATED IN THE NORTHWEST ¼ OF THE NORTHEAST ¼
& SOUTHWEST ¼ OF THE NORTHEAST ¼,
SECTION 23, TOWNSHIP 27 NORTH, RANGE 9 WEST,
CITY OF ALTOONA, EAU CLAIRE COUNTY, WISCONSIN
BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP #1040,
VOLUME 5 OF CERTIFIED SURVEY MAPS, PAGES 280-281

SURVEYOR'S CERTIFICATE:

I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:
THAT BY THE DIRECTION OF _____, I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND PARCEL WHICH IS
REPRESENTED BY THIS CERTIFIED SURVEY MAP.

THAT THE EXTERIOR BOUNDARY OF THE LAND PARCEL SURVEYED AND MAPPED IS AS FOLLOWS: A PARCEL OF LAND
LOCATED IN THE NORTHWEST ¼ OF THE NORTHEAST ¼ & SOUTHWEST ¼ OF THE NORTHEAST ¼, SECTION 23, TOWNSHIP 27
NORTH, RANGE 9 WEST, CITY OF ALTOONA, EAU CLAIRE COUNTY, WISCONSIN, BEING ALL OF LOT 2 OF CERTIFIED SURVEY
MAP #1040, VOLUME 5 OF CERTIFIED SURVEY MAPS, PAGES 280-281, AND BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

- BEING ALL OF LOT 2 CERTIFIED SURVEY MAP #1040, VOLUME 5 OF CERTIFIED SURVEY MAPS, PAGES 280-281.

AND BEING SUBJECT TO EXISTING EASEMENTS.

THAT THIS CERTIFIED SURVEY MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY SURVEYED AND
DESCRIBED, AND THE DIVISION OF IT. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE
WISCONSIN STATUTES, AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE, AND THE SUBDIVISION REGULATIONS OF THE CITY
OF ALTOONA, EAU CLAIRE COUNTY, WISCONSIN IN SURVEYING AND MAPPING THE SAME.

_____ DATED THIS _____ DAY OF _____, 2021
PETER J. GARTMANN, P.L.S. NO. 2279

CERTIFICATE OF THE ALTOONA CITY COUNCIL:

THE CITY OF ALTOONA HEREBY CERTIFIES THIS CERTIFIED SURVEY MAP COMPLIES WITH THE CITY OF ALTOONA’S MUNICIPAL
CODE SUBDIVISION ORDINANCE AND IS APPROVED BY THE ALTOONA CITY COUNCIL PURSUANT TO THE SUBDIVISION
ORDINANCE.

APPROVED THIS _____ DAY OF _____, 2020 BY THE ALTOONA COMMON COUNCIL

BRENDAN PRATT, CITY OF ALTOONA MAYOR

Owner:
MARK VOLLENDORF
1404 LAKE RD
ALTOONA, WI 54720



APPLICATION FOR CERTIFIED SURVEY MAP

Fee: \$100 x 2 (# of lots) = \$ 200

Pete Gaethmann RLS (Agent)

1. Applicant's Name(s) Mark & Kris Vollenckorf
First Middle Last

Address: 1404 Lake Road Altoona WI 54720
Street City State/Zip

Phone Number: 715-829-7492
Home Office Cell

2. Interest in subject property: OWNER

3. Address or Parcel Number of proposed Certified Survey Map: 201229809000 CSM # 1040

4. Legal description of subject property:

Lot(s) _____
Block(s) _____
Addition _____
Parcel # _____

5. The reasons for requesting the approval of such a Certified Survey Map are as follows: Subdivide

6. I(we), the undersigned, do hereby respectfully make application to the Plan Commission and City Council to approve the Certified Survey Map (CSM) as requested above.

Respectfully submitted this 17th day of April 20 21.

Signatures: [Signature] _____

CHECKLIST

1. Preliminary consultation with Plan Commission. Meeting date: May 11
2. Submit final CSM 15 days prior to Final Review by Plan Commission. Date submitted: 4/18/21
3. Class two notice- two times, last notice being 7 days before Public Hearing.
4. City Clerk shall notice CSM as an Agenda Item giving name, address of property, and requested action. Date of Meeting before the Plan Commission: _____
5. City Clerk shall schedule a Public Hearing of CSM before Common Council. Date of Public Hearing before the Common Council: _____
6. City Clerk shall give notice as an Agenda Item for the Public Hearing giving name, address of property, and requested action.
7. City Clerk shall send Agenda/Notice to abutting property owners and property owners within 200 feet of the applicant's total parcel of said Public Hearing before the Common Council. (Ref: Ch. 18.12, Sect. 18.12.16)
8. Include DOT note regarding noise if CSM abuts US Highway 53.

NA

APPENDIX A

City of Altoona Environmental Assessment Checklist for Subdivisions and Land Divisions by Certified Survey

All "yes" answers must be explained in detail by attaching maps and supportive documentation describing the impacts of the proposed development.

| Land Resources | Yes | No |
|--|----------------|----------------|
| Does the project site involve: (if "yes", how does the developer propose to address the matter?) | | |
| A. Changes in relief and drainage patterns (attach a topographic map showing, at a minimum, two (2) foot contour intervals). | _____ | <u>X</u> _____ |
| B. A floodplain. (If yes, attach two (2) copies of a typical stream valley cross-section showing the channel of the stream, the 100-year floodplains limits and the floodway limits (if officially adopted), of each side of the channel and a cross-section of area to be developed.) | <u>X</u> _____ | _____ |
| C. An area of soil instability--greater than 20% slope and/or organic soils, peats, or mucks at or near the surface. | <u>X</u> _____ | _____ |
| D. Prime agricultural land (Class I, II, or III soils). | _____ | <u>X</u> _____ |
| E. Wetlands and mapped environment corridors. | _____ | <u>X</u> _____ |
| F. Unique physical features or wildlife habitat. | _____ | <u>X</u> _____ |
| Water Resources | | |
| A. Location within the area traversed by a navigable stream or dry run. | <u>X</u> _____ | _____ |
| B. Lake frontage. | <u>X</u> _____ | _____ |

Human and Scientific Interest

Yes

No

Does the project site involve:

- A. An area or buildings of archeological or geological interest.
- B. An area of historical interest.
- C. An area of buildings or monuments with unique architecture.
- D. Unique, uncommon or rare plants, animal habitats, old growth, trees significant for research or preservation.

| | |
|-------|----------|
| _____ | <u>X</u> |
| _____ | <u>X</u> |
| _____ | <u>X</u> |
| _____ | <u>X</u> |

Energy, Transportation and Communications

- A. Does the development encompass any future street appearing on the City of Altoona Official Map?
- B. Is the development traversed by an existing or planned utility corridor (gas, electricity, communications, water, sewer interceptor, storm sewer)?

| | |
|-------|----------|
| _____ | <u>X</u> |
| _____ | <u>X</u> |

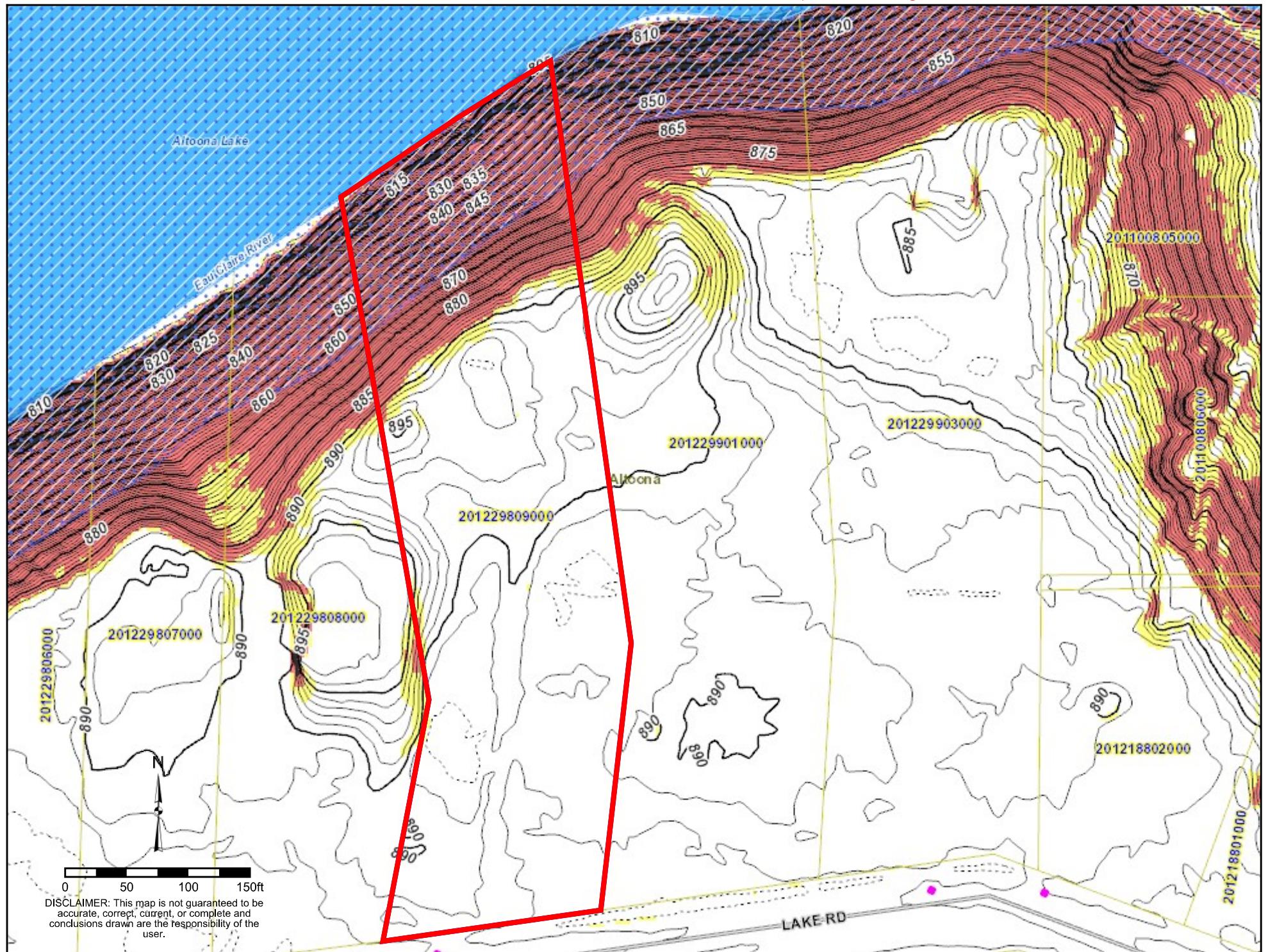
City Planning

- A. Is the development consistent with the City Master Plan and other adopted planning documents?

| | |
|-------|----------|
| _____ | <u>X</u> |
|-------|----------|

If no, please explain.

in Fill Development



THE CITY of *Altoona*

May 12, 2021

TO MAYOR AND COUNCIL MEMBERS:

The following is an Addendum to the City Council Agenda of May 13, 2021 to be held at 6:00 p.m. on Zoom Teleconference/Video Conference.

ADDENDUM I

IX. NEW BUSINESS

9. **Discuss/consider approval of part time wage increases for 2021. (Discussed at the May 13, 2021 Personnel Committee meeting).**



Cindy Bauer
City Clerk

Seasonal Workers Wage Adjustment

| | 2020 Current Hourly Rate | | | 2021 Proposed Hourly Rate** | | |
|---------------------|-----------------------------|---------|-------------------------|--------------------------------|---------------------|-------------------------|
| | | | <i>Annual raise</i> | | | <i>Annual raise</i> |
| Recreation | Start | Maximum | + \$/yr* | Start | Maximum | + \$/yr* |
| Program Instructor | 10.00 | 12.00 | +0.50 /yr | 12.50 | 14.50 | +0.50 /yr |
| Concessions | 11.00 | 13.00 | +0.50 /yr | 13.50 | 15.50 | +0.50 /yr |
| Referee/Umpire | 20.00 | 30.00 | | 25.00 | *per game 35.00 | +2.00 |
| Fitness Instructors | 15.00 | 22.00 | | 17.50 | *per class 24.50 | +2.00 |
| Parks | Start | Maximum | + \$/yr* | Start | Maximum | + \$/yr* |
| Seasonal Supervisor | 13.00 | 15.00 | +0.50 /yr | 15.50 | 18.00 | +0.50 /yr |
| Seasonal I | 11.00 | 13.00 | +0.50 /yr | 13.50 | 15.50 | +0.50 /yr |
| Seasonal II | 13.00 | 15.00 | +0.50 /yr | 15.50 | 17.50 | +0.50 /yr |
| Gardeners | 15.00 | 15.00 | | 17.50 | 17.50 | |
| Public Works | Start | Maximum | + \$/yr* | Start | Maximum | + \$/yr* |
| Seasonal PW I | 13.00 | 15.00 | +0.50 /yr | 15.50 | 18.00 | +0.50 /yr |

* additional per year worked

** At department head discretion, new employees may receive wages higher than starting wage based on experience.

HIRING WAGES IN THE COMMUNITY:**2021**

| MERCHANT | \$ WAGE RATE QUOTED |
|---|--|
| 44 Below | \$10.50/hr + tips |
| 50-50 | 8.5 |
| Aldi's | 13.50-14/hr (trouble hiring) |
| Big Lots | 7.25 (much difficulty filling positions) |
| Chipotle | 15.00/hr (Just increased) |
| City of Eau Claire - Recreation** | 10.00-20.00/hr depending on position |
| City of Eau Claire - Streets** | 14.00-18.00/hr (hiring higher end) |
| City of Eau Claire (cemetary labor) | 13.03 |
| City of Menomonie (Posted information, 18 or older) | starting \$13.00-13.50/hr depending on position |
| City of Superior (seasonal labor) | 16.37 to 18.41 |
| Culvers | 13/hr (most hired are 13-14/hr) |
| Erbert's and Gerbert's | 9.25 |
| Excel--Customer Service | 15.25 |
| Festival Foods | 8.00 - 9.00/hr * 9 WITH EXPERIENCE |
| Florian Gardens | 11 |
| Fuji (host) | 9 |
| Harbor Freight | 12.55 |
| Hardee's | 9.5 |
| HyVee | 9.38 - Cashier |
| HyVee | 16.00 Clerk |
| J&D Manufacturing | starting \$14/hr (+.50) |
| JC Penny | 12 |
| Jimmy John's (delivery) | av. \$25.00 per hour |
| Johnny's Steak House | 12.00/hr server + \$500 sign on bonus |
| McDonalds | \$8-10 closing shifts 12/hr *high school/young college age |
| Menards (retail) REQUESTED - WILL NOT DISCLOSE | Unconfirmed: 14.00-27.00/hr (+weekend bonus) |
| Menards (summer warehouse) | 19.75 |
| Monster Scoop Ice Cream | 9.00 (closed) |
| Noodles and Company | 11 |
| Old Navy | 10.00 (difficulty filling positions) |
| Pepsi--Truck Loader | 19 |

| MERCHANT | \$ WAGE RATE QUOTED |
|--|---|
| Play It Again Sports | 11 |
| Ramoanes | 11 |
| Red Robin (host) | 12 |
| River Praire Center (King Pin) | 12.00- 15.00/hr banquet servers |
| River Praire Center (King Pin) | 15.00-20.00/hr banquet cooks |
| Sam's Club Stocker | 15 |
| Somewhere Pub (ice cream service) | 10 |
| Taco Bell | 10.25 |
| Target | 15.00 / hr |
| Town of Washington - Seasonal Roadway worker | 17.00-17.75/hr |
| UPS Package Handler | 14.5 |
| Walmart | 11-14.00/hr (must be 18 and graduated from high school) |
| Za 51 (dishes/food prep) | 11 |

**Paid Holidays and Overtime as needed

*Most expressed difficulty in filling positions - some indicating that this was normal for this time of year.
Fewer qualified applications*

CITY OF EAU CLAIRE PAY PLAN

RECREATION PAY PLAN FOR TEMPORARY EMPLOYEES

All employees will start at step A unless indicated. Employees may move up a pay step for each year/season worked for the Department.

Maximum of four steps

Effective January 1, 2020

Approved by City Council November 12, 2019

| Position (Z01-1) | Pay Period | Step A | Step B | Step C | Step D | Step E | Step F | Step G | Step H |
|--|------------|--------|--------|--------|--------|--------|--------|--------|--------|
| Section 1 | Hourly | 10.00 | 10.25 | 10.50 | 10.75 | 11.00 | 11.25 | 11.50 | 11.75 |
| Recreation Facilitator (step A)* | | | | | | | | | |
| Facility Maintenance Attendant (step A) | | | | | | | | | |
| Lifeguards (step B) | | | | | | | | | |
| Swim Instructor (step B) | | | | | | | | | |
| Head Lifeguard (step D) | | | | | | | | | |
| Swim Instructor (WSI) (step D) | | | | | | | | | |
| Adaptive Swim Instructor - WSI (step D) | | | | | | | | | |
| Head Swim Instructor - WSI (step E) | | | | | | | | | |
| Lead Concession Facilitator (step E) | | | | | | | | | |
| Program Coordinator (step E)* | | | | | | | | | |
| Section 2 | Hourly | 12.00 | 12.50 | 13.00 | 13.50 | 14.00 | 14.50 | | |
| Adult Instructors (step A) | | | | | | | | | |
| Facility Assistant (step A) | | | | | | | | | |
| Program Planner (step A)* | | | | | | | | | |
| Specialized Recreation Planner (step A) | | | | | | | | | |
| Section 3 | Hourly | 15.00 | 16.00 | 17.00 | 18.00 | 19.00 | 20.00 | | |
| Facility Specialist (step A)* | | | | | | | | | |
| Recreation/Concessions Specialist (step A) | | | | | | | | | |
| Section 4 | Hourly | 20.00 | 22.00 | 24.00 | 26.00 | 28.00 | 30.00 | | |
| Interpreter (2 hr minimum) | | | | | | | | | |
| DPI Certified Teacher-Summer School | | | | | | | | | |
| Instructors/Partnership Programs | | | | | | | | | |

POSITION CATEGORIES

Recreation Facilitator (sec 1, step A)

Activity Leader
Facility Attendant
Cashiers/Concessions
Playground Leader
Registration Assistance
Scorers/Timers
Skating Rink Attendant/Skateguard
Youth Program Instructor

Program Coordinator (sec 1, step E)

Baseball
Football
Hockey
Softball
Specialized Recreation Leader
Lead Concession Facilitator

Program Planner (sec 2, step A)

Aquatics
Fairfax Admissions
Playgrounds
Skating Rinks
Soccer
Specialized Recreation

Facility Specialist (sec 3, step A)

DPI Specialist (aquatics, playgrounds, facility)
Fairfax Pool
Hobbs Ice Arena