

PIERCE COUNTY BOARD OF SUPERVISORS

Tuesday, May 23, 2017 – 7:00 p.m.

Courthouse – County Board Room

414 W. Main St., Ellsworth, WI 54011

1.	Call to order
2.	Call of the roll by the Clerk 2a) Establish Quorum 2b) Adopt Agenda
3.	Pledge of Allegiance to the flag
4.	Public Comment: County Board will receive public comments on any issue not related to agenda items, discussion by board members may take place but no action will be taken on any item raised.
5.	Discuss/Take Action on purchases of Highway Department equipment in excess of \$75,000 pursuant to §40-23(B) Pierce County Code: Track dozer
6.	Discuss and take action on 2017 – 2018 County Board meeting dates
7.	Resolutions for consideration: First reading: 7a) None
8.	Resolutions for consideration: Second reading: 8a) None
9.	Ordinances for consideration: First reading: 9a) None
10.	Ordinances for consideration: Second reading: 10a) Ordinance No. 17-02 Map amendment (Rezone) for 11.01 acres from General Rural to General Rural Flexible on property located in Lot 1 Certified Survey Map Vol. 8 Pg. 166 being part of the NW 1/4 of the NW 1/4 of Section 10, T27N, R16W, Town of Gilman, Pierce County, Wisconsin. Jerrod & Danette Faber 10b) Ordinance No. 17-03 Map amendment (Rezone) for 1 acre from Rural Residential-12 to General Rural Flexible-8 on property located in NE 1/4 of the SE 1/4 of Section 19, T26N, R19W, Town of Oak Grove, Pierce County, Wisconsin. Bailey Webster
11.	Election to Committee: 11a) Human Services Board: One County Board member for the term of 04/2017 to 04/2020. One citizen member for the same term.
12.	Appointments: 12a) None
13.	Future agenda items:
14.	Next meeting: June 27, 2017; 7 p.m., County Board Room, Courthouse
15.	Adjourn
Questions regarding this agenda may be made to Jamie Feuerhelm at 715-273-6744. Upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities requiring special accommodations for attendance at the meeting. For additional information or to make a request, contact the Administrative Coordinator at 715-273-6851.	

jrf 05/12/2017

5.

**Discuss/Take Action on
purchases of Highway**

**Department equipment in excess
of \$75,000 pursuant to §40-23(B)
Pierce County Code: Track doze**

Bid Opening for Pierce County Highway – 17,500 lb. Track Type Tractor
Tuesday, February 14th, 2017 @ 2:00 P.M. by Ray Dohm, Ruth Kay, Al Thoner and Chad Johnson
Results are as follows

VENDOR	YEAR/MAKE MODEL	OUTRIGHT COST	TRADE ALLOWANCE	COST LESS TRADE	BUY BACK 5YR/5000 HR	Non-GPS Grade Control	DIFFERENCE	COMMENTS
Fabick Equipment	2017 CAT D3K2XL	\$102,300.00	\$18,000.00	\$ 84,300.00	\$56,000.00	\$4,200.00	\$32,500.00 LOW	
Miller- Bradford & Risberg	2017 CASE 750 MLT	\$ 99,995.00	\$25,000.00	\$ 74,995.00	\$46,842.00	\$18,500.00	\$46,653.00 +\$14,153	Interim Tier 4
Nortrax	2017 John Deere 550K XLT	\$131,300.00	\$15,000.00	\$116,300.00	\$63,500.00	\$13,500.00	\$66,300.00 +\$33,800	
Nortrax	2017 John Deere 450K LT	\$108,800.00	\$15,000.00	\$ 93,800.00	\$48,000.00			MACHINE DOES NOT MEET SPECS
Roland Machinery	2017 Komatsu D37-EX24	\$121,537.00	\$16,000.00	\$105,537.00	\$43,000.00	N/A	\$62,537.00 +\$30,037	

6.

**Discuss and take action on 2017
– 2018 County Board meeting
dates**

OFFICE OF THE COUNTY CLERK
PIERCE COUNTY COURTHOUSE
414 W. MAIN STREET PO BOX 119
ELLSWORTH, WISCONSIN 54011
Phone: 715-273-6744
Fax: 715-273-6861



TO: Finance/Personnel Committee &
Pierce County Board

DATE: April 5, 2017

FROM: Jamie R. Feuerhelm
Pierce County Clerk

RE: County Board Meeting Dates 2017-18

Following the guidelines of WI STATS 59.11 (1) and Pierce County Code 4-4 (A, C, D), I make the following recommendations for the meetings of the Pierce County Board of Supervisors from May 2017 through April of 2018.

Generally speaking, meetings are set for the fourth Tuesday of every month at 7:00 p.m.; exceptions being April (organizational meeting), November (budget meeting), & December (holiday exception).

Future Meeting Schedule 2017 – 2018

May 23, 2017
June 27, 2017
July 25, 2017
August 22, 2017
September 26, 2017
October 24, 2017
November 14, 2017 (Annual Budget Meeting – 9:00 a.m.)
December 19, 2017*
January 23, 2018
February 27, 2018
March 27, 2018
April 17, 2018 (Annual Organizational Meeting – 9:00 a.m.)

*Point of interest: The Christmas holidays scheduled for 2017 are all day Monday, Dec. 25th & Tuesday the 26th. Fourth Tuesday would be the 26th; thus meeting scheduled for 19th to avoid Holiday week. These may be a consideration when setting the date for December's meeting.

SUGGESTED MOTION: Motion to approve County Board meeting dates from May 2017 through April of 2018 as presented.

10a.

Ordinances for Second Reading:

**Ordinance No. 17-02 Map amendment
(Rezone) for 11.01 acres from General
Rural to General Rural Flexible on
property located in Lot 1 Certified Survey
Map Vol. 8 Pg. 166 being part of the NW
1/4 of the NW 1/4 of Section 10, T27N,
R16W, Town of Gilman, Pierce County,
Wisconsin. Jerrod & Danette Faber**

ORDINANCE 17-02

MAP AMENDMENT (REZONE) FOR 11.01 ACRES FROM GENERAL RURAL TO GENERAL RURAL FLEXIBLE IN THE TOWN OF GILMAN. JERROD & DANETTE FABER.

The Board of Supervisors of Pierce County, Wisconsin does ordain as follows:

- Section 1: The Official Pierce County Zoning Map for the Town of Gilman is amended to change the zoning from General Rural to General Rural Flexible on 11.01 acres described as Lot 1 Certified Survey Map Vol. 8 Pg. 166 being part of the NW ¼ of the NW ¼ Section 10, T27N, R16W, Town of Gilman, Pierce County, Wisconsin (Parcel number 010-01025-0300).
- Section 2: That this ordinance shall not be codified.
- Section 3: That this ordinance shall take effect upon its adoption and publication as required by law.

Dated this 18th day of April, 2017.

Jeffrey A. Holst, Chair
Pierce County Board of Supervisors

ATTESTED TO BY:

APPROVED AS TO FORM AND LEGALITY BY:

Jamie Feuerhelm, County Clerk

Bradley D. Lawrence, Corp. Counsel

BL

Adopted: _____

Rezone application was approved by Land Management Committee on April 5, 2017.

STAFF REPORT LAND MANAGEMENT COMMITTEE

Land Management Committee Meeting,

April 5, 2017

Agenda Item 6

Applicant: Jerrod & Danette Faber (owners)

Request: Map amendment (rezone) from General Rural to General Rural Flexible

Background:

The LMC held a public hearing for this request on 3-1-17 and after discussion, referred the back to the Town of Gilman to reconsider the justification used to recommend approval. The applicants are requesting to rezone an 11.01 acre parcel in order to split the lot into two parcels. With the current zoning district and acreage, the parcel does not have enough density to allow the split and the property owners don't want to purchase more land from adjoining property owners.

Issues Pertaining to the Request:

- The property includes all of Lot 1 CSM Vol. 8 Pg. 166 being part of the NW ¼ of the NW ¼ of Sec. 10, T27N, R16W in the Town of Gilman.
- Current land use is residential with a dwelling, multiple accessory structures, and undeveloped.
- The proposed use on the proposed lot is residential with a new dwelling.
- Adjacent land uses are agricultural, residential, and undeveloped.
- This parcel and adjacent zoning is General Rural.
- The value of land for agricultural use according to the USDA Web Soil Survey is as follows:

New Name	New Slope	% Area	New Capability Unit	New Farmland Classification
Sargeant Silt Loam (818B)	1-6%	23%	2e	Prime Farmland, if drained.
Vlasaty Silt Loam (816B2)	2-6%	51%	2e	All areas Prime Farmland.
Vlasaty Silt Loam (816C2)	6-12%	7%	3e	Farmland of Statewide Importance
Wykoff Loam (843C2)	6-12%	19%	3e	Farmland of Statewide Importance

Today important farmlands are prime, unique, farmland of statewide or local importance.

- Pierce County Zoning Code §240-15 Purpose and Intent of Zoning Districts states:
 - General Rural is established to maintain and enhance agricultural operations in the county. The district also provides for low-density residential development which is consistent with a generally rural environment and allows for nonresidential uses which require relatively large land areas and/or are compatible with surrounding rural land.
 - General Rural-Flexible is established to achieve the same objectives as the General Rural (GR) District but to allow a greater density of residential development with the approval of the town board.
- Pierce County's adopted Comprehensive Plan states: "The County will approve re-zonings or map amendments only when the proposed change is consistent with an adopted or amended town comprehensive plan. In cases where a town has not adopted a comprehensive plan, rezoning will be approved only when consistent with the Pierce County Plan (encouraged vs. discouraged). In such cases, Pierce County will solicit a non-binding town recommendation regarding the proposed rezone."

Applicant: Jerrod & Danette Faber
Map Amendment (Rezone)
April 5, 2017 ~

- The Town of Gilman again recommended approval of this request on 3/15/17 stating: "Our primary justification for supporting this rezone is found in the [Gilman] Comprehensive Plan in the following places: Page 10. C. Goals, Objectives & Recommendations. Goal 1: Encourage and support a variety of affordable housing choices in the Town of Gilman. Objectives: 1. Support affordable housing options to attract future residents and first time home buyers. Because of the nature of this property and location on 850th and County Rd BB, we believe this rezone is appropriate and consistent with the objectives of the Comprehensive Plan."

Staff Recommendation:

Given that the Gilman Town Board determined that this proposed map amendment (rezone) of 11.01 acres from General Rural to General Rural-Flexible is consistent with their Comprehensive Plan, staff recommends that the LMC approve this map amendment (rezone) and forward a recommendation to the County Board of Supervisors.

Submitted By: Emily Lund
Assistant Zoning Administrator

Amended Letter of Support of Faber Rezone

The Gilman Town Plan Commission

The members of the Plan Commission for Gilman Township have voted to support the proposed rezone of the Faber property located at w3665 850th Ave. from General Rural to General Rural Flexible. Our primary justification for supporting this rezone is found in the Comprehensive Plan in the following places:

Page 10

C. Goals, Objectives and Recommendations

Goal 1: Encourage and support a variety of affordable housing choices in the Town of Gilman.

Objectives:





1. Support affordable housing options to attract future residents and first time home buyers.

Because of the nature of this property and location on 850th and County Road BB, we believe this rezone is appropriate and consistent with the objectives of the Comprehensive Plan.



Land Management Committee

JERROD S FABER
(April 5th, 2017)
Rezone GR to GRF

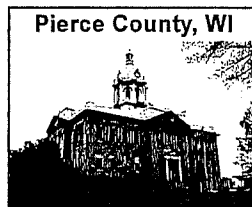
Legend

-  FABER Rezone
-  Parcels
-  Dwellings
-  Contours (10ft)

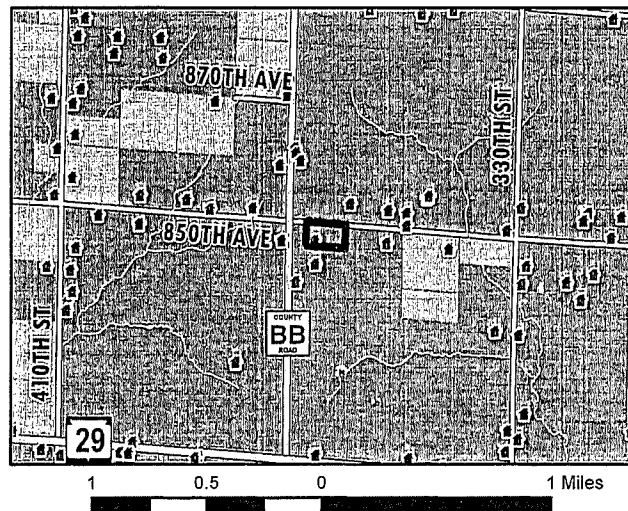
Zoning

-  General Rural
-  Primary Agriculture

Orthos - 2015 Pierce County

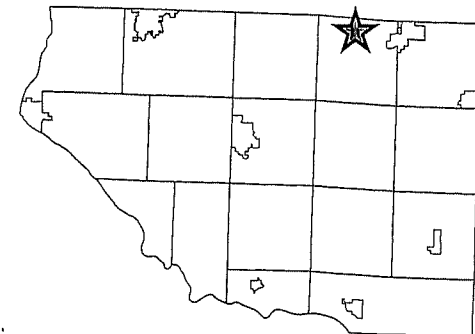


Prepared by the Department of Land Management



Site Location

W3665 850TH AVE
Town of Gilman



E COUNTY
ALD

Ellsworth, WI 54011-4117
3-4334

Publication

oath, says:
COUNTY HERALD, a weekly
published in the County of

Public Hearing
Rezoning Request

columns of said newspaper, and was
published for 2 successive weeks;
namely, February 15, 2017
published on every Wednesday, to and
including February 22, 2017

on this 22nd day of February 2017

June R. Logmore

before
in

My commission
expires July 23, 2017

	254501
	2445538
	2 col. x 3"
Publication Fee	\$42.04

NOTICE OF PUBLIC HEARING

State of Wisconsin)

County of Pierce) ss.

Public notice is hereby given to all persons in Pierce County, Wisconsin, that a public hearing will be held on the 1st day of March, 2017, at 6:00 pm, in the County Board Room in the Courthouse, in Ellsworth, WI before the Land Management Committee to consider and take action on a request for a Map Amendment (Rezoning) from General Rural to General Rural Flexible District for Jerrod & Danette Faber, owners on property located in the NW 1/4 of the NW 1/4 of Section 10, T27N, R16W, Town of Gilman, Pierce County, WI.

All persons interested are invited to said hearing and to be heard.

BRAD ROY, Zoning Administrator
Pierce County, Wisconsin.

(Pub. 02/15/17, 02/22/17) WNAXLP

FEB 24 2017

10b.

Ordinances for Second Reading:

Ordinance No. 17-03 Map amendment (Rezone) for 1 acre from Rural Residential-12 to General Rural Flexible-8 on property located in NE 1/4 of the SE 1/4 of Section 19, T26N, R19W, Town of Oak Grove, Pierce County, Wisconsin. Bailey Webster

ORDINANCE 17-03

**MAP AMENDMENT (REZONE) FOR 1 ACRE FROM RURAL RESIDENTIAL-12 TO
GENERAL RURAL FLEXIBLE-8 IN THE TOWN OF OAK GROVE.
BAILEY WEBSTER.**

The Board of Supervisors of Pierce County, Wisconsin does ordain as follows:

Section 1: The Official Pierce County Zoning Map for the Town of Oak Grove is amended to change the zoning from Rural Residential-12 to General Rural Flexible-8 on 1 acre located in part of the NE ¼ of the SE ¼ of Sec 19, T26N, R19W, Town of Oak Grove, Pierce County, Wisconsin, described as follows:

Commencing at the E 1/4 corner of Section 19; Thence West along North line of SE ¼ 1,277 feet to a point which is 66 feet East of the Northwest corner of the NE ¼ of the SE ¼; Thence South parallel with the West line of the NE ¼ of the SE ¼ 166 feet to the Point of Beginning; Thence South 335.20 feet; Thence North 87 degrees 33 minutes 34 seconds East 117.02 feet; Thence North 5 degrees 42 minutes 8 seconds East 331.85 feet; Thence West 149.88 feet to the Point of Beginning (Parcel number 020-01050-0900).

Section 2: That this ordinance shall not be codified.

Section 3: That this ordinance shall take effect upon its adoption and publication as required by law.

Dated this 18th day of April, 2017.

Jeffrey A. Holst, Chair
Pierce County Board of Supervisors

ATTESTED TO BY:

APPROVED AS TO FORM AND LEGALITY BY:

Jamie Feuerhelm, County Clerk

Bradley D. Lawrence, Corp. Counsel

302

Adopted: _____

Rezone application was approved by Land Management Committee on April 5, 2017.

STAFF REPORT LAND MANAGEMENT COMMITTEE

Land Management Committee Meeting, April 05, 2017

Agenda Item 7

Applicant: Bailey Webster (owner)

Request: Map amendment (rezone) from Rural Residential-12 to General Rural Flexible-8

Background:

The applicant is requesting to rezone a total of 1.00 acres in Section 19 in the town of Oak Grove. The applicant is requesting the rezone in order to obtain appropriate permits to sustain operation of a Direct Market Agriculture business on the premises. The business consists of the production and sale of fresh produce and nursery items. Pierce County Code does not permit Direct Market Agriculture operations in districts zoned residential.

The applicant appeared before the Land Management Committee on November 16th, 2016 for this rezone request. After holding a public hearing, the request was referred back to the Town of Oak Grove for further consideration and clarification of the recommended condition.

Issues Pertaining to the Request:

- The property is located in the NE ¼ of the SE ¼ of Section 19, T26N, R19W in the Town of Oak Grove.
- The parcel is currently a single family residence. Direct Market Agricultural operations are currently occurring on the parcel.
- Access to the lot is located off of 1180th ST on the eastern edge of the parcel.
- The proposed future use of the parcel is to maintain the existing single-family residence and operate a Direct Market Agriculture business.
- Adjacent land uses are agriculture, low-density residential and undeveloped land.
- Adjacent zoning districts include Rural Residential-12 to the east and south, General Rural Flexible-8 to the north and west.
- Pierce County Zoning Code §240-15 **Purpose and Intent of Zoning Districts:**

Rural Residential-12 is established to provide for residential subdivision development in predominantly rural areas not suited for agricultural uses, served by on-site absorption sanitary systems and private wells. The district is intended to protect residential development from incompatible uses.

General Rural-Flexible is established to achieve the same objectives as the General Rural (GR) District but to allow a greater density of residential development with the approval of the town board.

General Rural is established to maintain and enhance agricultural operations in the county. The district also provides for low-density residential development which is consistent with a generally rural environment and allows for nonresidential uses which require relatively large land areas and/or are compatible with surrounding rural land.

- The Value of Land for Agriculture is as follows:

<i>Soil Name</i>	<i>Slope</i>	<i>Amount (acres)</i>	<i>% of Total</i>	<i>Prime Soils?</i>
Forkhorn Sandy Loam	1-6%	1.00	100%	Prime Farmland

Applicant: Bailey Webster
Map Amendment
April 5, 2017

- Pierce County's adopted Comprehensive Plan states: "The County will approve re-zonings or map amendments only when the proposed change is consistent with an adopted or amended town comprehensive plan. In cases where a town has not adopted a comprehensive plan, rezoning will be approved only when consistent with the Pierce County Plan (encouraged vs. discouraged). In such cases, Pierce County will solicit a non-binding town recommendation regarding the proposed rezone."
- The Town of Oak Grove recommended approval of this request on July 18th 2016.
- The Town referenced the following supporting objective under "Economic Development Goal #1" of their adopted town comprehensive plan:

Objective 1: "Promote ag-based businesses."

- The Town removed the following concerns/suggested condition from their original recommendation after further consideration:
 1. "Combine 1 acre lot with adjacent 5-acre GRF-8 lot."

Staff Recommendation:


Given the Oak Grove Town Board of Supervisors has determined that this proposed rezone of 1.00 acres from Rural Residential-12 to General Rural-Flexible 8 is consistent with their comprehensive plan, staff recommends that the LMC approve this rezone request and forward a recommendation to the County Board of Supervisors.

Submitted By: Ryan Bechel
Zoning Specialist

Land Management Committee

Bailey/Webster
(April 5th, 2017)
Rezone RR20 to GRF

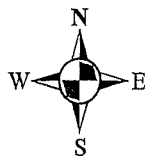
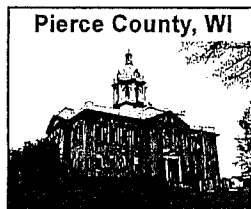
Legend

 Webster Rezone
Parcels

Zoning

General Rural Flexible - 8
Rural Residential - 12

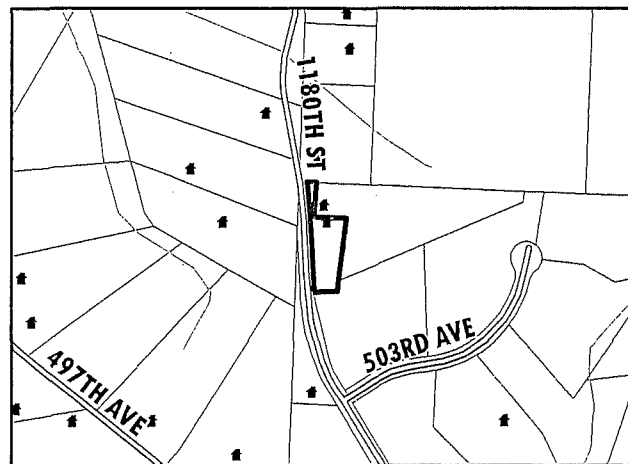
Orthos - 2015 Pierce County



Prepared by the Department of Land Management



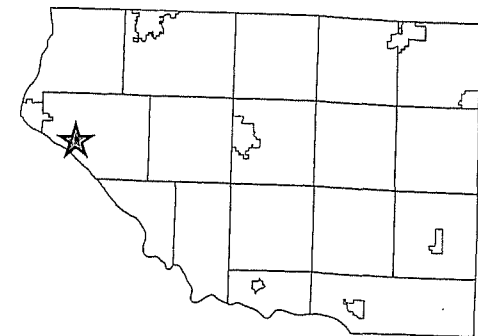
200 100 0 200 Feet



0.25 0.125 0 0.25 Miles

Site Location

N5092 1180TH ST
Town of Oak Grove



Publication

Path, says:
The HERALD, a weekly
published in the County of

ing 11/16/16
r rezone

columns of said newspaper, and was
k for 2 successive weeks;
/, November 2, 2016
hed on every Wednesday, to and
1, 2016

John Call
1 this 9th day of November 2016

one R. Lojmore

My commission
expires July 23, 2017

	254501
	2406686
	2 col. x 3"
1 Fee	\$42.37

NOTICE OF PUBLIC HEARING

State of Wisconsin)
County of Pierce) ss.

Public notice is hereby given to all persons in Pierce County, Wisconsin, that a public hearing will be held on the 16th day of November, 2016, at 6:00 pm, in the County Board Room in the Courthouse, in Ellsworth, WI before the Land Management Committee to consider and take action on a request for a Map Amendment (Rezone) from Rural Residential 12 District to General Rural Flexible 8 District by Bailey Webster, owner on property located in part of the NE 1/4 of the SE 1/4 of Section 19, T26N, R19W, Town of Oak Grove, Pierce County, WI.

All persons interested are invited to said hearing and to be heard.

BRAD ROY, Zoning Administrator
Pierce County, Wisconsin

(Pub. 11/02/16, 11/09/16) WNAXLP

NOV 14 2016

9a.

Ordinances for Second Reading:

**Ordinance No. 16-06 Map Amendment
(Rezone) for 5.5 Acres from Rural
Residential 20 (RR-20) to General Rural
Flexible (GRF) on Property Located in Gov.
Lot 3 being part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$
& the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 33, T25N,
R18W in the Town of Trenton**

ORDINANCE 16-06

**MAP AMENDMENT (REZONE) FOR 5.5 ACRES FROM RURAL RESIDENTIAL 20
(RR-20) TO GENERAL RURAL FLEXIBLE (GRF) IN THE TOWN OF TRENTON.
TOWN OF TRENTON.**

The Board of Supervisors of Pierce County, Wisconsin does ordain as follows:

Section 1: The Official Pierce County Zoning Map for the Town of Trenton is amended to change the zoning from Rural Residential 20 to General Rural Flexible on 5.5 acres located in Government Lot 3 being part of the SW ¼ of the SE ¼ and the SE ¼ of the SE ¼ of Section 33, T25N, R18W, Town of Trenton, Pierce County, Wisconsin, described as follows:

A 2.0 acre parcel located in Government Lot 3 described as Lots 10, 11, 12 Block 54, Village of Trenton Vacated Plat; Also Lots 7, 8, 9, 10, 11, 12 Block 53 Village of Trenton Vacated Plat; Also all portions of the said Village of Trenton Vacated Plat located between the above lots (Parcel number 030-01128-1010);

And the 3.5 acre parcel located in Government Lot 3 in part of the SE ¼ of the SE ¼ of Section 33 described as all of that part of Block 56 of the Original Village of Trenton Vacated Plat; Also Lots 7, 8, 9 Block 54, Original Village of Trenton Vacated Plat; All of Block C, Original Village of Trenton Vacated Plat, includes Assessor Parcel 658; Also that part of said Village of Trenton Vacated Plat lying between said parcels (Parcel number 030-01128-0100).

Section 2: That this ordinance shall not be codified.

Section 3: That this ordinance shall take effect upon its adoption and publication as required by law.

Dated this 28th day of March, 2017.

Jeffrey A. Holst, Chair
Pierce County Board of Supervisors

ATTESTED TO BY:

APPROVED AS TO FORM AND LEGALITY BY:

Jamie Feuerhelm, County Clerk

Bradley D. Lawrence, Corp. Counsel

BDL

Adopted: _____

Rezone application was approved by Land Management Committee on March 15, 2017.

STAFF REPORT LAND MANAGEMENT COMMITTEE

Land Management Committee Meeting, March 15, 2017

Agenda Item 4

Applicant: Town of Trenton (owner and applicant)

Request: Map amendment (rezone) from Rural Residential 20 to General Rural Flexible

Background:

The applicant is requesting to rezone 5.5 acres, consisting of a 2 acre parcel and an adjacent 3.5 acre parcel, located in Section 33 of the Town of Trenton. This rezone request is intended to enable the applicant to obtain a permit for managed camping and outdoor recreation. Pierce County Code does not permit the establishment of campgrounds in Rural Residential zoning districts.

Issues Pertaining to the Request:

- The properties are located in part of Government Lot 3 in the SW ¼ of the SE ¼ and the SE ¼ of the SE ¼ of Sec. 33, T25N, R18W in the Town of Trenton.
- The parcels have uniform address number N1720 860th Street and access 860th Street from the northwest of the properties.
- Current land use on these parcels is undeveloped. The adjacent land uses are commercial, residential, and undeveloped.
- These parcels, and the adjacent parcels, are currently zoned Rural Residential 20.
- The value of land for agricultural use according to the USDA Web Soil Survey is as follows:

Soil Name	Slope	Amount (acres)	% of Total	Capability Unit	Prime Soils?
Algonsee-Kalmarville complex	0-3%	0.31	5.6%	7w	NA
Plainfield Sand	15-60%	1.84	33.5%	7s	NA
Scotah Loamy Fine Sand	0-3%	2.95	53.6%	4w	NA
Water	0	0.40	7.3%	-	NA

- Pierce County Zoning Code §240-15 Purpose and Intent of Zoning Districts states:

Rural Residential-20 is established to provide for the densest residential development in the unincorporated areas of the county. The district is intended to be used where residential development is encouraged on lots without public sew and water and in locations where such a density of development is compatible with surrounding uses. *The district is intended to enhance residential areas by restricting nonresidential development.*

General Rural is established to maintain and enhance agricultural operations in the county. The district also provides for low-density residential development which is consistent with a generally rural environment and allows for nonresidential uses which require relatively large land areas and/or are compatible with surrounding rural land.

General Rural-Flexible is established to achieve the same objectives as the General Rural (GR) District but to allow a greater density of residential development with the approval of the town board.

Applicant: Town of Trenton
Map Amendment (Rezone)
March 15, 2017

- Pierce County's adopted Comprehensive Plan states: "The County will approve re-zonings or map amendments only when the proposed change is consistent with an adopted or amended town comprehensive plan. In cases where a town has not adopted a comprehensive plan, rezoning will be approved only when consistent with the Pierce County Plan (encouraged vs. discouraged). In such cases, Pierce County will solicit a non-binding town recommendation regarding the proposed rezone."
- The Town of Trenton recommended approval of this request on February 14, 2017. The Town attached a copy of the Utilities and Community Facilities – Goals, Objectives, and Policies section of their adopted comprehensive plan and highlighted: "Goal #1. Provide adequate, good quality, and varied park and recreation facilities to meet the needs of all community residents;" and "Objective #2: To provide passive and active park and recreational facilities to meet the needs of all age groups."

Staff Recommendation:

Given that the Trenton Town Board determined that this proposed rezone of 5.5 acres from Rural Residential-20 to General Rural-Flexible is consistent with their comprehensive plan, staff recommends that the LMC approve this rezone request and forward a recommendation to the County Board of Supervisors.

Submitted By: Emily Lund
Assistant Zoning Administrator

Town Recommendation Form

Request: Conditional Use Permit Plat Approval - Concept, Preliminary, Final (Circle One)
X Map Amendment - (Rezone) Other: _____

Applicant/Agent:

Name Brian Berg (Chair)

Address (if applicable) N1720 860th St

Property Description: SE 1/4 of the SE 1/4 of Government Lot # _____, Section 23, T 25 N, R 18 W

Subdivision _____ Town of _____

Parcel # 030 - 01128 - 1010 Alternate Parcel # _____

030 - 01128 - 0100
Zoning District RR 20 Acreage 5.1

A town recommendation is required as part of the application for a rezone (map amendment) or a conditional use permit. This recommendation is necessary whether a town has adopted a comprehensive plan or has not. Pierce County will ask to further each Town's planning goals when considering the establishment of conditionally permitted uses and when considering approval of a request for a rezone/map amendment.

Pierce County will consider adherence to applicable goals, objectives, and policies, of an adopted or amended town comprehensive plan to be consistent with the "public interest" for decisions relating to that Town. In cases where an adopted plan gives guidance regarding the establishment of a proposed conditional use, the specific portion of the plan relating to the request should be referenced. If a town plan is silent regarding the establishment of a proposed use, or a town has not adopted a comprehensive plan, the recommendation will be advisory in nature.

Pierce County will approve re-zonings (map amendments) within a given town only when the proposed amendment is consistent with that town's comprehensive plan. The specific portion of the plan which supports the rezone request should be referenced. It should be noted that if a town's comprehensive plan is silent on a proposed rezone, approval cannot be granted unless consistency is achieved through plan amendment. In cases where a town has not adopted a comprehensive plan, a zoning request will be considered based upon its consistency with the Pierce County Comprehensive Plan. In such cases, a town's recommendation regarding the proposed rezone will be used to assist the Land Management Committee in evaluating applicable goal statements.

Questions regarding the need for a Town Recommendation and its generation or use should be directed to Land Management Department Staff at (715) 273-6746.

Town Recommendation: X Approval _____ Denial _____

Justification/Plan Reference: See attached

Concerns/Suggested Conditions: _____

over →

Please attach additional information as necessary.

Town Chair Signature: Brian Berg

Meeting Date: 2/14/2017

UTILITIES AND COMMUNITY FACILITIES GOALS, OBJECTIVES, AND POLICIES

Goals:

- ① Provide adequate, good quality, and varied park and recreation facilities to meet the needs of all community residents.
2. To encourage and maintain a level of emergency preparedness so that prompt and efficient reaction may be taken to protect the lives and property within the Town.
3. Provide for the coordinated development of community facilities to match the changing needs of the Town population (e.g., recreation, senior, and Town maintenance facilities).

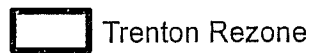
Objectives:

1. Provide cost effective community services in order to maintain stable tax rates.
- ② To provide passive and active park and recreational facilities to meet the needs of all age groups.
3. To protect scenic values by controlling billboards, signs, junkyards, and other unsightly land uses and practices.
4. To protect resource-based recreation areas within the community.
5. To preserve and protect scenic areas of unique and natural beauty within the community.
6. Expand Town services only as development warrants such expansions and as Town residents and taxpayers request higher levels of service.

Land Management Committee

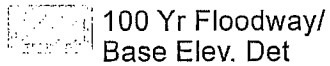
Town of Trenton
(March 15th, 2017)
Rezone RR20 to GRF

Legend



Trenton Rezone

Parcels

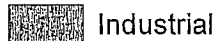


100 Yr Floodway/
Base Elev. Det

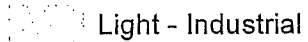
Zoning



General Rural Flexible



Industrial



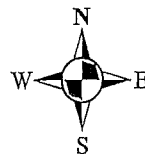
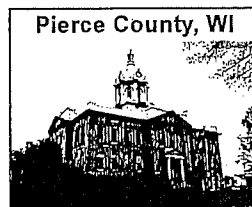
Light - Industrial

Rural Residential - 20

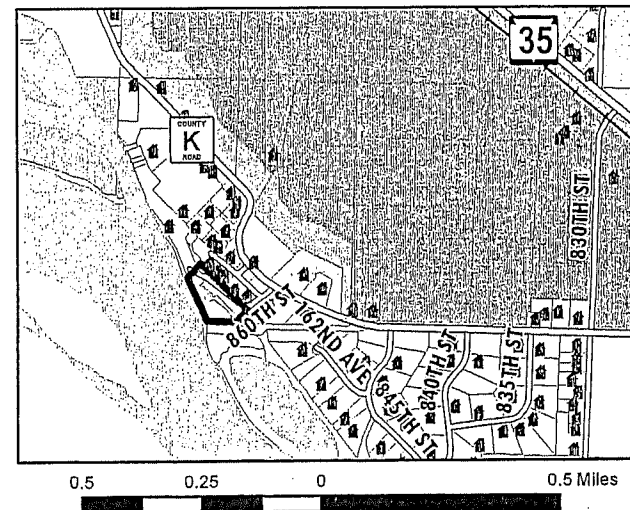
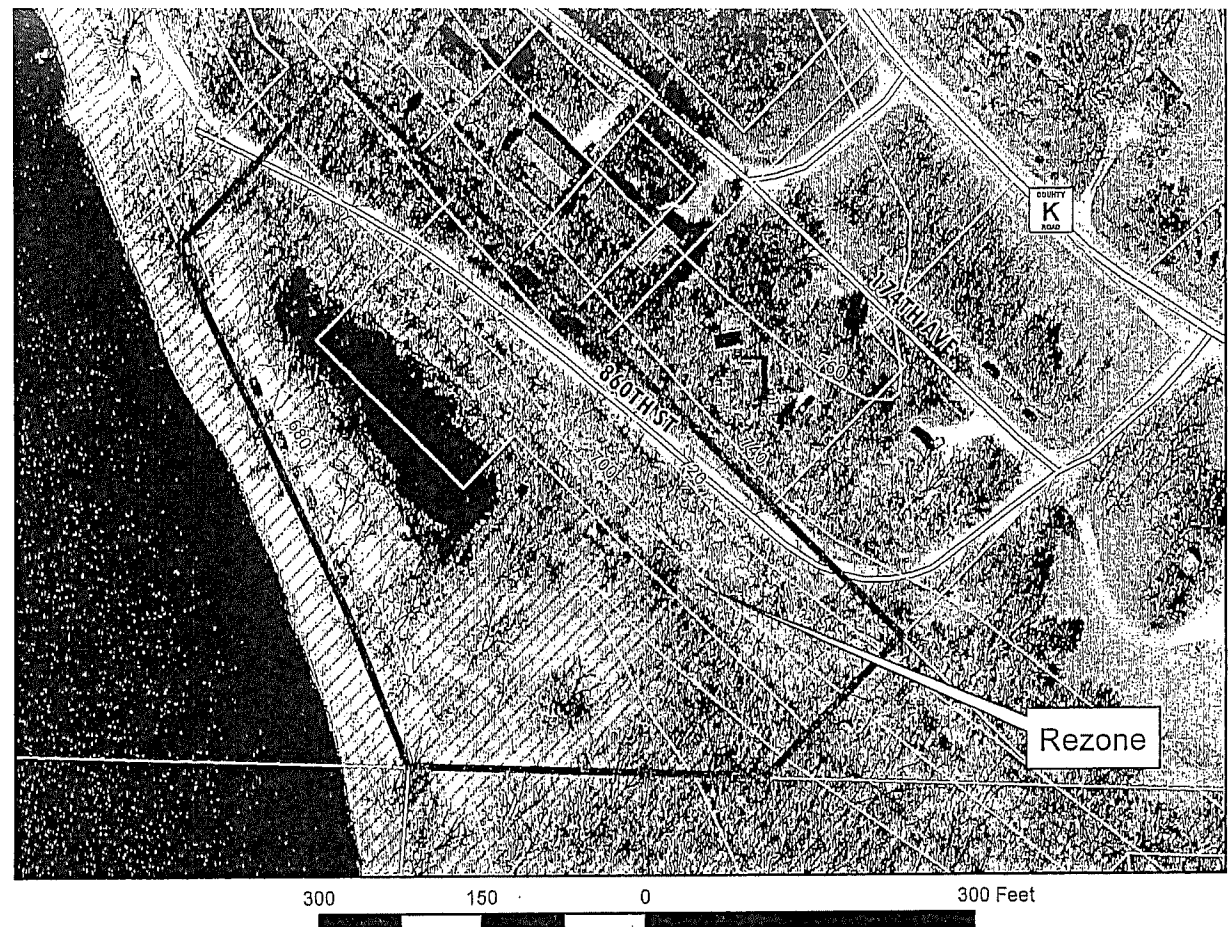


Rural Residential - 8

Orthos - 2015 Pierce County

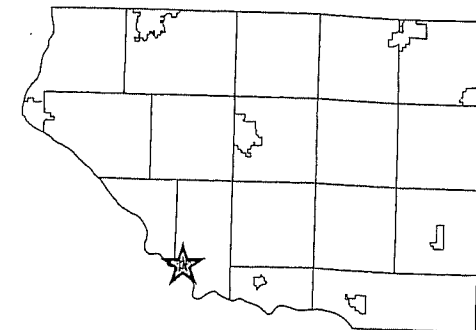


Prepared by the Department of Land Management



Site Location

SEC 33 - TWN 25 - RNG 18
Town of Trenton



11a.

Election to Committee: Human Services Board:

****One County Board member for the term of 04/2017 to 04/2020 currently held by Supervisor Ruth Wood.**

****One citizen member for the term of 04/2017 to 04/2020 currently held by Dr. Ogden Rodgers.**

Open nominations will be taken from the floor. Both have expressed an interest in serving another term.