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AGENDA NOTICE (6/24/2026)

THE PLANNING COMMISSION OF THE CITY OF EAGLE RIVER WILL HOLD A MEETING ON THURSDAY, AUGUST 6, 2026, AT 5:00 P.M. AT CITY HALL, 525 E. MAPLE STREET IN EAGLE RIVER.

Notice is hereby given that a majority of the City Council of the City of Eagle River may be attending scheduled Planning Commission meetings either in person or via zoom. This constitutes a meeting of the City Council pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis. 2d 553, 494 N.W.2d 409 (1993), and must be noticed as such, although the Council will not take any formal action at these meetings.

This meeting will be available by Zoom at the following link:

<https://us06web.zoom.us/j/85111695208?pwd=x5pMv8crrbsPuYwefObTYbJG0m83b3.1>

Meeting ID: 851 1169 5208

Passcode: 963936

- 1) Call to Order.
- 2) Roll Call.
- 3) Approval of minutes.
- 4) Discussion and possible action on the following agenda item(s):
 - a) **Easement Request:** Request by River Trail Commission/Great Headwaters Trail Foundation for a Recreational Easement, Tax Parcel 221-187, Commencing at the Northeast Corner of Government Lot 2 of Section 32, Township 40 North Range 10 East, thence South on the East l/st11 line of said Section 32 to the intersection of the North line of the County Road; thence West along the North line of said County Road 4 rods; thence North and parallel with, and 4 rods distant from said 118th line, to the shore line of Eagle River at low water mark; thence Northeasterly along the shore of said Eagle River to the intersection with said 1/8th line which is the PLACE OF BEGINNING. Wisconsin Stat. § 62.22(1m) expressly authorizes a city's governing body to acquire and convey easements and other limited property interests for public purposes.
 - b) **Discussion Only:** Rezoning of properties in the city where stormwater drainage and flooding issues exist (Kim Schaffer)
 - c) **Discussion regarding Detachment from the City of Eagle River:**
 - i) **Tuff:** Parcel #221-1058-5801, 1020 Elm Drive, SE-SE, Sect. 33, T40N, R10E, PRT SE SE
- 5) Adjournment.

Robin Ginner, City Administrator

July 2, 2026

A meeting of the Plan Commission of the City of Eagle River was called to order at 5:00pm by Mayor Deb Brown.

Roll Call: Alex Forer, Mary Horant, Brad Adamovich, Adam Grassl, John Hletko, Kim Schaffer and Deb Brown. Also in attendance Robin Ginner and Becky Bolte.

Motion by Grassl, 2nd by Horant to approve the minutes of the 6-4-2026 meeting. Carried, all.

a) Conditional Use Permit Public Hearing Continuation: Request by Amerco Real Estate Company/U-Haul for a conditional use permit to construct two (2) self-storage units totaling 51,977 square feet at 1100 N. Railroad Street, Eagle River, computer number 221-1019-06, in accordance with Chapter 106, Article VI, Division 7, Sec 106-473 Uses permitted by conditional grant, (8) Storage buildings not used for habitation – human or animal. Mayor Brown, per City Attorney Garbowicz, explained that today's public hearing, a continuation for determination of the 6-4-26 public hearing, was for the Commissioners to make decisions. Experts can/will be called to speak but the public comment portion was completed at the previous meeting. Additional written public communications were supplied to Commissioners for review. Shawn Odden, representative for U-Haul Company of WI, Dan Graf, representative for Aspirus, and Justin Vreeland, of Vreeland Engineering representing U-Haul, were present. U-Haul provided plans from Vreeland Associates Land Surveyors & Engineers: Existing and Proposed Site Plan, Proposed Grading Plan, Proposed Erosion Control Plan, Site Details Plan, Proposed Stormwater Plan and Detail, and Proposed Landscaping Plan. Ginner reported that updated engineering plans by Vreeland Associates Land Surveyors and Engineers had been supplied to the city to correct an error in elevations presented on plan and updated printed copies were provided to Commissioners and made available to meeting attendees. John Promer of the city retained Engineering firm, MSA Engineering, was present and presented MSA written recommendations after full review of the submitted U-Haul plans. Ginner provided a legal opinion by City Attorney Steve Garbowicz regarding five impact opinions submitted from multiple real estate agencies on the negative impact to property value of Bortolotti's Cin Cin if the storage facility were to build at this location. Garbowicz opinion that two of the letters, from Rudy Gudgeon of Wisconsin Investment Realty and James Mulleady of Shorewest Realtors, provided enough evidence that the Commissioners could use in their determination. Continued discussion of concerns. *Motion by Hletko, 2nd by Schaffer for discussion, to recommend City Council approval of the conditional use permit to Amerco Real Estate Company/U-Haul to construct self-storage units as presented in plan at 1100 N Railroad with the following conditions:*

- 1. Directional lighting followed as presented*
- 2. Siding is as presented*
- 3. Payment for construction damage to Airport Rd and Bluebird Rd as presented*
- 4. All MSA recommendations be followed for stormwater*
- 5. To provide monument signs for the businesses to the west of the subject property*

Discussion.

Motion by Hletko to amend motion, adding additional conditions:

- 6. Allow entrance off Airport Rd per plan*
- 7. Require landscaping as presented*
- 8. Construction vehicles are to use only Bluebird Rd to Airport Rd to Hwy 45 – not allowing use of Bluebird Rd South of property.*

Amended motion 2nd by Schaffer. Carried on a roll call vote 4/3 Ayes: Hletko, Schaffer, Grassl, Forer. Nays: Horant, Adamovich, Brown

b) Conditional Use Permit Public Hearing: The Vilas County Fair Board has submitted a request for a conditional use permit to allow camping by circus workers at the Vilas County Fairgrounds, July 13-15, 2026. The Vilas County Fairgrounds property, Parcel 221-182, 133 South Forrest Street, is described as Sect. 32, T40N,R10E, MILL LOT 1 COUNTY CLERK'S PLAT GOVT LOT 1 & PRT SE NE EXC 23-382,196-

598,580174, 584885 RESOLUTION 441482: Ginner explained the use is allowed by conditional use and that because of the dates requested and scheduled City Council meeting dates, the City Council pre-approved contingent on Planning Commission recommendation as approved by City Attorney Garbowicz. Jeff Kordus and Dale Ayers of the Vilas County Fair Board were present and explained that they are requesting camping be allowed for the circus performers. Discussion. Mayor Brown opened the Public Hearing for comments at 6:07PM. Kathryn Craffey of 202 N 3rd expressed concerns that the application was not submitted 30 days before as conditional use application states. Ginner confirmed the application is instructional not by ordinance. No other public comments. Mayor closed the public hearing at 6:10pm. Discussion. *Motion by Horant, 2nd by Schaffer to recommend City Council approval of a Conditional Use Permit to The Vilas County Fair Board to allow camping by circus workers July 13-15, 2026, at the Vilas County Fairgrounds property, Parcel 221-182, 133 South Forrest Street. Carried on a roll call vote, all.*

c) Conditional Use Permit Public Hearing: The Vilas County Fair Board has submitted a request for a conditional use permit to allow camping by carnival workers at the Vilas County Fairgrounds during the County Fair, August 13-16, 2026, with additional shoulder dates as required for set-up/tear-down of the fair attractions. The Vilas County Fairgrounds property, Parcel 221-182, 133 South Forrest Street, is described as Sect. 32, T40N,R10E, MILL LOT 1 COUNTY CLERK'S PLAT GOVT LOT 1 & PRT SE NE EXC 23-382,196-598,580174, 584885 RESOLUTION 441482: Mayor opened the Public Hearing at 6:14PM. No public comments. Mayor closed the Public Hearing at 6:15pm. *Motion by Grassl, 2nd by Horant to recommend City Council approval of a Conditional Use Permit to the Vilas County Fair Board to allow camping by carnival workers at the Vilas County Fairgrounds, parcel 221-182, 133 South Forrest Street during the County Fair, August 13-16, 2026, with additional shoulder dates as required for set-up/tear-down of the fair attractions. Discussion. Motion by Grassl, 2nd by Horant, to amend motion to specify shoulder days - that the total occupation is not to exceed 8 days. Carried on a roll call vote, all.*

d) Rezoning Public Hearing: Resolution to consider the rezoning and subsequent change to the Comprehensive Plan of the City of Eagle River, for Elm Drive properties listed below from Parks/Recreation to Office/Residential zoning classification: i) Tuff: Parcel #221-1058-5801, 1020 Elm Drive, SE-SE,Sect. 33, T40N,R10E, PRT SE SE. Full description in tax roll. ii)Hom: Parcel #221-1058-6012, SE-SE,Sect. 33, T40N,R10E, LOT 3 22CS212 CSM 5874 PRT SE SE. Full description in the tax roll. iii) Buskager: Parcel #221-1058-6011, 1025 Elm Drive, SE-SE,Sect. 33, T40N,R10E, LOT 2 22CS212 CSM 5874 FKA PRT SE SE EXC 540834: Ginner presented that the request was from city zoning not the residents to fix zoning where non-conforming use exists. The public hearing was opened at 6:23PM. Katie Hom was not in favor of changing her zoning classification on parcel 221-1058-6012. Buskager was in favor of Office/Residential rezone at 1025 Elm Drive, Tuff was not present. No other comments. Public hearing closed at 6:31PM. Discussion. *Motion by Horant, 2nd by Forer to recommend City Council adoption of Resolution to rezone and subsequent change to the comprehensive plan of the City of Eagle River to Office/Residential zoning classification for the Tuff and Buskager parcels only: Tuff: Parcel #221-1058-5801, 1020 Elm Drive and Buskager: Parcel #221-1058-6011, 1025 Elm Drive. Carried on a roll call vote. 6/1 Ayes: Horant, Forer, Adamovich, Hletko, Schaffer, Brown Nays: Grassl*

e) Dennis Meadows submitted a written withdrawal of request to purchase City-Owned Parcel Adjacent to 655 N Bond.

Motion by Horant, 2nd by Hletko to adjourn at 6:32PM. Carried, all.



Application for a Hearing before Planning Commission

Applicant MUST provide the following information:

Name _____ Phone _____

Mailing Address _____

Interest in the Property _____

Name of Property Owner _____

Mailing Address _____

The above signed applicant does petition the City Council as follows:

Amend the Zoning Classification or Boundaries of a District

Change may only be initiated by the City Council, Plan Commission or a petition by one or more of the owners or lessees of the property proposed to be changed.

Present Zoning Classification _____

Requested Zoning Classification _____

Applicant must provide the following information

- Legal description and address of the property in question.
- A sketch drawn to a scale of not less than 100 feet to the inch, showing area to be changed, its location, the location of the existing boundaries and the uses within 300 feet of the property proposed to be changed.
- Property owners names, mailing address of all property within 300 feet of the property in question.
- Present use of the property in question.
- Proposed use of the property in question.

Zoning Ordinance Amendment

Change initiation, must be initiated by Zoning Administrator.

Requested Amendment to section: _____

Conditional Use Permit

Zoning Classification of Property _____

List the requested conditional use, _____

Applicant must provide the following information:

- A legal description and address of the property where the use will take place.
- The names and mailing addresses of the abutting property owners.
- Present uses of the abutting properties.
- A site plan of the property showing distances of structures to property lines, parking areas, landscaping, lighting, traffic line of sight visibilities and any other information which will assist the Planning Commission to make a decision.

Additional information may be requested by the Eagle River Plan Commission or the Eagle River City Council to evaluate your application. The lack of information may in itself be sufficient cause to deny a petition. Failure to provide the above required information may result in additional public hearings, which additional costs will be borne by the applicant.

The completed application must be submitted to the Zoning Administrator's office no less than 30 days before the date of the Planning Commission meeting (unless waived by Zoning Administrator), 525 E. Maple Street, PO Box 1269, Eagle River, WI 54521.

Applicant or Owner of the property or Agent shall appear before the Planning Commission.

Dated this ____ day of _____, 20____

Respectfully submitted by _____

For Office Use Only:

Permit distribution: ☐ Treasurer (w/check) ☐ File ☐ Planning Commission

Payment: \$ n/a ☐ Cash ☐ Check # _____ Date: _____ Admin: _____ Date: _____



July 9, 2026

City of Eagle River Planning Commission
525 E. Maple St.
Eagle River, WI 54521

The River Trail Commission

In 2018 the Towns of St. Germain and Cloverland and the City of Eagle River formed The River Trail Commission to develop a 10.3 mile paved bike/pedestrian path, the River Trail, connecting Eagle River and the 13 mile Three Eagle Trail to St. Germain and the 55 mile Heart of Vilas County Bike Trail System. The goal is to provide a safe alternative to biking/walking on the roadways and help boost economic growth by driving increased business for local restaurants, shops, lodging and service providers.

Progress on the trail has been slow but steady and we are gaining momentum. The next step in this process is to secure the necessary land rights. In this regard, the proposed paved trail will cross a section of property owned by the City of Eagle River. This letter is to formally request a recreational easement across such property for the purpose of creating the trail.

Specifically, the property is Tax Parcel 221-187 and the recreational easement would be across a strip of land 25 feet in width lying adjacent to the right-of-way line of Wisconsin State Hwy 17/70. The strip being located in:

Commencing at the Northeast Corner of Government Lot 2 of Section 32, Township 40 North Range 10 East, thence South on the East 1/4 line of said Section 32 to the intersection of the North line of the County Road; thence West along the North line of said County Road 4 rods; thence North and parallel with, and 4 rods distant from said 118th line, to the shore line of Eagle River at low water mark; thence Northeasterly along the shore of said Eagle River to the intersection with said 1/8th line which is the PLACE OF BEGINNING.

The strip extends the full length of the parcel's frontage along the Hwy 17/70 and is bounded by the aforementioned right-of-way line and on the opposite side by a line parallel thereto and 25 feet distant therefrom, measured perpendicular to the right-of-way line. A map of the property with the proposed trail is attached hereto.

The River Trail represents a shared vision for a vibrant and connected community, and your involvement is essential to bringing this dream to fruition. By granting a recreational easement, you will directly contribute to a project that will have a lasting, positive impact on our region.

Sincerely,

Jim Swenson – Chairman - River Trail Commission

Phone: (715) 891-1600

Email: rivertrailcommission2018@gmail.com



NOTICE OF PUBLIC HEARING

Posted 7/22/2026

The River Trail Commission, in conjunction with the Great Headwaters Trail Foundation, is requesting a permanent recreation easement across City of Eagle River Light & Water property located at 815 W Pine Street, parcel #221-187, described as **S GL 02, SECT. 32, T40N, R10E, E 66' GOVT LOT 2 LNG N HWY 70, EXC 937-426 AFF 567426**, for the purpose of constructing a bike/pedestrian trail as part of the River Trail project. The recreational easement would cut across a strip of land 25 feet in width lying adjacent to the right-of-way line of Wisconsin State Hwy 17/70. The strip being located in:

Commencing at the Northeast Comer of Government Lot 2 of Section 32, Township 40 North Range 10 East, thence South on the East 1/4th line of said Section 32 to the intersection of the North line of the County Road; thence West along the North line of said County Road 4 rods; thence North and parallel with, and 4 rods distant from said 118th line, to the shore line of Eagle River at low water mark; thence Northeasterly along the shore of said Eagle River to the intersection with said 1/8th line which is the PLACE OF BEGINNING.

The City of Eagle River Planning Commission will hold a public hearing to review the request on **Thursday, August 6, 2026 at 5:00 p.m.** located at the Eagle River City Hall, 525 E. Maple Street, Eagle River WI 54521. Comments can be made at the public hearing or by mail to City Administrator, PO. Box 1269, Eagle River, WI 54521; by phone (715) 479-8682 x227 or email rcginner@eagleriverwi.gov. Documents will be available for review at City Hall. PETITIONERS, OR THEIR REPRESENTATIVES, SHALL BE PRESENT.

KAP HOLDINGS LLC
PO BOX 939
EAGLE RIVER, WI 54521

SCOTT J VANIDESTINE
836 W PINE ST
EAGLE RIVER, WI 54521

JOHN R BURCZYK TRUST
741 RIVER EDGE
EAGLE RIVER, WI 54521

EAGLE RIVER PROPERTIES LLC
147 BARBER FARM RD
JERICHO, VT 05465

BRIDGES LANDING CONDO
, 00000

KATIE L RHEINSCHMIDT
741 E RIVER EDGE RD
EAGLE RIVER, WI 54521

KEVIN M KADLEC
C/O MIDWEST MNGMNT BOX 348
PORT CHARLOTTE, FL 33981

STUART A LANDAU TRUST
5100 DORSET AVE
CHEVY CHASE, MD 20815

KENT & PATRICIA KOHN TRUST
812 RIVER EDGE
EAGLE RIVER, WI 54521

OWO LLC
7276 CONCRETE CT
RHINELANDER, WI 54501

JOHN MACALUSO JR
W171N4970 GREENVIEW AVE
MENOMONEE FALLS, WI 53051

EVELYN D ABBATE TRUST
812 RIVER EDGE
EAGLE RIVER, WI 54521

KEVIN M KADLEC
C/O MIDWEST MNGMNT
BOX 348
PORT CHARLOTTE, FL 33981

DANIEL M BAKOTIC TRUST
503 NAVAJO DR
NEW LENOX, IL 60451

MATTHEW J BROWN
N3666 TOWER RD
TIGERTON, WI 54486

PATRICIA A LANGE
24 MEDALIST LN
ROTONDA WEST, FL 33947

DONALD L PETERSON
16804 ENNERDALE AVE
LOCKPORT, IL 60441

CITY OF EAGLE RIVER
PO BOX 1269
EAGLE RIVER, WI 54521

MATTHEW J GUTHRIE
149 FIELDSTONE LN
DIXON, IL 61021

CM BODY SHOP LLC
822 W PINE ST
EAGLE RIVER, WI 54521

ELLEN S MOMMAERTS
1740 DUBLIN LN APT 73
NEENAH, WI 54956

DAVID LUEBKE
5345 PERCH LAKE RD
EAGLE RIVER, WI 54521

CHARLES BURGESS
604 CEDAR LN
PFLUGERVILLE, TX 78660

SCOTT J VANIDESTINE
836 W PINE ST
EAGLE RIVER, WI 54521

BRIAN T WIRTH
864 STONECROP DR
HARTFORD, WI 53027

**PERPETUAL RECREATIONAL TRAIL
EASEMENT AGREEMENT**

Document Number

Title of Document

Record this document with the Register of Deeds

Name and Return Address:

(Parcel Identification Number)

PERPETUAL RECREATIONAL TRAIL EASEMENT AGREEMENT

This Perpetual Recreational Trail Easement Agreement is made this _____ day of _____, 2026, by and between the City of Eagle River, Vilas County, Wisconsin, hereinafter referred to as "City"; and the River Trail Commission, hereinafter referred to as "Commission";

WHEREAS, City owns real property located in the City of Eagle River more particularly described on Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, Commission desires to acquire a permanent and perpetual exclusive recreational trail easement over, across and through a certain portion of property as shown on Exhibit B attached hereto and incorporated herein by reference with the right of entry in and across the property; and

WHEREAS, City desires to provide a recreational trail easement to enhance tourism in this area;

NOW, THEREFORE, in consideration of the promises contained herein, THE CITY AND COMMISSION AGREE AS FOLLOWS:

1. **Recitals.** The above-referenced recitals are correct and hereby incorporated by reference.

2. **Grant of Easement.** City grants and conveys unto Commission a permanent, exclusive recreational trail easement over, across and through that portion of the real estate owned by City for the construction, operation, use, maintenance, repair, and reconstruction of a recreational trail specifically for the purposes of hiking and a bike path. It should also be noted that the City of Eagle River Light & Water has lines beneath Exhibit A and should the City of Eagle River Light & Water Department be required to maintain or reconstruct their water lines, Light & Water shall not be responsible for any damaged trail infrastructure ~~but shall return the area to the condition it was in prior to any disturbance of the surface.~~ **will fill any holes, but not responsible for asphalt trail restoration. (RCG - Updated draft coming from Garbowicz 8/5/27)**

3. **Right of Entry.** City consents to the entry by the servants, employees, workers, agents, or independent contractors of Commission for and incidental to the construction, operation, use, maintenance, repair, and reconstruction of the easement area and entry by the general public for use of the recreational trail, but reserves the right to make such use of the land included in the easement area which will not disturb or interfere with such recreational trail or prevent ingress or egress thereto for the purpose of construction, operation, use, maintenance, repair, or reconstruction thereof.

4. **Interference.** Commission shall submit plans for the construction of the bike trail over Exhibit A to the City for their comment, alteration or modification.

5. Venue and Governing Law. This Agreement shall be governed in all respects, whether as to validity, construction, capacity, performance, or otherwise, by the laws of the State of Wisconsin.

6. Indemnification. Commission, its successors, heirs, and assigns hereby indemnifies and holds harmless the City and its elected and appointed officials, officers, employees, and authorized representatives from and against any and all suits, actions, legal or administrative proceedings, claims, demands, damages, liabilities, interest, attorneys' fees, costs, and expenses of whatsoever kind or nature ("Claims") which might arise or be asserted against the City from the construction, presence, existence, or maintenance of the Easement or recreational trail by the Commission or the City, except that this provision shall not apply to the extent that the Claims result from or arise out of the sole negligence or willful misconduct of the City or its elected and appointed officials, officers, employees, or authorized representatives. In the event a Claim subject to indemnity under this provision is asserted against the City, its elected and appointed officials, officers, employees, or authorized representatives, the City shall promptly notify the Commission, and the Commission shall defend, at its own expense, any suit based on such Claim. If any judgment or Claims subject to indemnity under this provision against the City, its elected and appointed officials, officers, employees, or authorized representatives shall be allowed, the Commission shall pay for all costs and expenses in connection herewith.

7. Binding on Future Parties. This Agreement shall run with the Property and shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, administrators, successors, and assigns. That should either of these municipal entities as parties to this agreement cease to exist at some point in the future, this agreement shall become null and void and terminate any easement granted herein.

8. Entire Agreement; Modification; Recording. This agreement shall be recorded with the Vilas County Register of Deeds and constitutes the entire agreement of the parties with respect to the subject matter hereof and the easements herein granted shall be perpetual in duration and, except as provided for herein, shall not be changed, altered, modified or amended, except by an instrument in writing executed by the City and the Commission, or each of their respective heirs, successors, or assigns, and recorded with the Vilas County Register of Deeds.

9. Enforcement. This Agreement may be enforced by proceedings at law or in equity by or against the parties hereto and their respective successors in interest.

10. Severability. Invalidation of any one of the provisions of this Agreement shall in no way affect any other provisions and all other provisions shall remain in full force and effect.

11. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

12. No Liens. No party to this agreement shall permit any claim, lien or other encumbrance arising from any party's use of the easement referenced herein to accrue against or attach to the property of any other party to this agreement.

13. Authority to Sign. The undersigned persons executing this document on behalf of the Commission and City represent and certify that they are fully empowered to execute and deliver this document; that Grantor has full capacity to convey the real estate interest described here; and that all necessary action for the making of such conveyance has been taken and done.

14. Trail Closure. City has the right to temporarily close the trail to the general public for construction, maintenance activities, flooding, or weather-related conditions or accumulation.

IN WITNESS WHEREOF, the parties have executed this agreement on the day, month and year first above written.

Drafted By:
Steven C. Garbowicz, Attorney at Law
State I.D. #1018485
221 South First Street; P.O. Box 639
Eagle River, WI 54521
715.479.6444 x 1

CITY OF EAGLE RIVER:

By: Debra A. Brown, Mayor

By: Becky J. Bolte, Clerk

ACKNOWLEDGMENT

STATE OF WISCONSIN)
)ss.
COUNTY OF VILAS)

Personally came before me this _____ day of _____, 2026, the above named Debra A. Brown and Becky J. Bolte, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin.
My Commission Expires:_____

RIVER TRAIL COMMISSION:

By Jim Swenson, Chairman

ACKNOWLEDGMENT

STATE OF WISCONSIN)
)ss.
COUNTY OF VILAS)

Personally came before me this _____ day of _____, 2026, the above named Jim Swenson, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin.
My Commission Expires:_____

Commencing at the Northeast Comer of Government Lot 2 of Section 32, Township 40 North Range 10 East, thence South on the East 1/8th line of said Section 32 to the intersection of the North line of the County Road; thence West along the North line of said County Road 4 rods; thence North and parallel with, and 4 rods distant from said 118th line, to the shore line of Eagle River at low water mark; thence Northeasterly along the shore of said Eagle River to the intersection with said 1/8th line which is the PLACE OF BEGINNING.

EXHIBIT A

Info

Parcel ID: 221-187

Zoom to

Ascent Systems[Permits](#) | [Land Records](#)**Zoning**

Highway Commercial (ER)

Site Address

815 W PINE STREET

Owner / Mailing InfoCITY OF EAGLE RIVER
PO BOX 1269
EAGLE RIVER, WI 54521**Source Maps**[B6534](#)**research more survey information using
the online [survey index](#)***View in other maps:**[Address](#) | [Imagery](#) | [PLSS](#) | [Recreation](#) | [Tax](#)

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1 of 3

20 ft

Vilas County Land Information





RESOLUTION NO. XXX

A RESOLUTION APPROVING A PERPETUAL RECREATIONAL TRAIL EASEMENT AGREEMENT WITH THE RIVER TRAIL COMMISSION

WHEREAS, the City of Eagle River is the owner of certain real property legally described in Exhibit A of the proposed Perpetual Recreational Trail Easement Agreement; and

WHEREAS, the River Trail Commission has requested that the City grant a perpetual recreational trail easement over a portion of said property for the purpose of constructing, operating, maintaining, repairing, and reconstructing a recreational trail for hiking and bicycling, as more particularly described in the proposed Easement Agreement; and

WHEREAS, the Common Council finds that the proposed recreational trail will promote outdoor recreation, enhance regional trail connectivity, encourage tourism, and provide a public benefit to the residents and visitors of the City of Eagle River; and

WHEREAS, the Common Council further finds that granting the proposed easement is in the best interests of the City and serves a valid public purpose while allowing the City to retain ownership of the underlying property; and

WHEREAS, the Common Council has reviewed the proposed Perpetual Recreational Trail Easement Agreement prepared by the City Attorney.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Eagle River, Wisconsin, as follows:

Section 1. Approval. The Common Council hereby approves the Perpetual Recreational Trail Easement Agreement between the City of Eagle River and the River Trail Commission, substantially in the form presented to the Common Council, together with the attached exhibits and legal description.

Section 2. Authorization. The Mayor and City Clerk are hereby authorized and directed to execute the Perpetual Recreational Trail Easement Agreement and any ancillary documents necessary to carry out the intent of this Resolution, subject to final review and approval by the City Attorney as to legal form.

Section 3. Recording. Following execution by all parties, the City Clerk is authorized to cause the Easement Agreement to be recorded in the office of the Vilas County Register of Deeds.

Section 4. Effective Date. This Resolution shall take effect immediately upon its adoption.

Adopted this ____ day of _____, 2026.

CITY OF EAGLE RIVER

ATTEST

Debra A Brown, Mayor

Becky Bolte, Clerk

Step-by-Step Process for Detachment of Territory (Reversing Annexation) Under Wisconsin Statute § 66.0227 From City of Eagle River (Vilas County) to Town of Lincoln

This document outlines the statutory process for detaching territory from the City of Eagle River and attaching it to the Town of Lincoln. It is intended as a clear reference for **Property Owners** initiating the request and for **City Officials** handling the petition.

Important Notes

- This is a complex legal process requiring cooperation between the City and Town.
 - A single property owner can initiate but usually needs sufficient land area or support to meet signature thresholds.
 - This is **not legal advice**. Consult a municipal attorney, the City Clerk, Town Clerk, and Vilas County for your specific situation.
 - All timelines are strict; missing them voids the process.
-

SECTION 1: PROCESS FOR PROPERTY OWNER(S)

1. Prepare the Territory Description

- Obtain a precise legal description and scale map of the exact territory (your property or larger area) to be detached.
- Confirm it is contiguous to the Town of Lincoln.
- Consider impacts on taxes, zoning, services, utilities, and special districts.

2. Publish Class 1 Notice of Intent

- Publish a Class 1 notice (under Chapter 985) in a local newspaper of general circulation.
- The notice must state the intention to circulate a detachment petition, include the legal description and map, name the City and Town involved, and provide contact information.
- Keep proof of publication.

3. Circulate and File the Petition (within 120 days of notice publication)

- The petition must be signed by:
 - A **majority of the owners** of **three-fourths (3/4)** of the taxable land area in the territory, **OR**
 - All owners if there is no taxable land.
- File the signed petition with the **City of Eagle River Clerk**.

4. **City Review and Possible Ordinance (60 days)**

- The City Common Council may (but is not required to) pass a detachment ordinance by a **3/4 vote** of all members.
- If passed, proceed to Town acceptance.
- If the City does not pass the ordinance within 60 days, the petition is automatically rejected.

5. **Town of Lincoln Acceptance (60 days after City ordinance)**

- The Town Board must pass an attachment ordinance by a **3/4 vote** of all members.
- If the Town does not act or rejects it, the process ends.

6. **Referendum (if triggered)**

- Either governing body **may** call a referendum.
- Or, electors can force one with a petition signed by at least **5%** of the votes cast for governor in the last election (in the relevant area).
- The referendum is held in the territory whose electors petitioned for detachment.
- Ballots: “For Detachment” or “Against Detachment.”
- Requires a **majority “For Detachment”** vote to proceed.
- Timing: 70–100 days after petition filing or ordinance passage.

7. **Final Filing and Recording (if approved)**

- The City Clerk handles filing the ordinances, certificate, legal description, and map with:
 - Vilas County Register of Deeds
 - Wisconsin Department of Administration (DOA)
 - Affected utilities, school districts, etc.
- Zoning from the City generally continues until the Town acts to change it.
- Adjust taxes, assets, and liabilities as needed.

SECTION 2: PROCESS FOR THE CITY OF EAGLE RIVER

1. Receive Notice and Petition

- Upon receiving the Class 1 Notice publication or the petition, log the date.
- Review the petition for completeness, proper signatures, and legal description.

2. **Governing Body Action (within 60 days of petition filing)**

- Place the detachment request on the Common Council agenda.
- Council may enact a detachment ordinance by **three-fourths (3/4) vote** of all members.
- Consider fiscal impact, service delivery, tax base effects, and “rule of reason.”
- If approved, forward the ordinance promptly to the Town of Lincoln.
- If not approved within 60 days → Petition is rejected; notify petitioner.

3. **Referendum Consideration**

- The City **may** call a referendum on its own.
- Must call one if a valid elector petition (5% threshold) is filed within 30 days of the ordinance passage.
- Oversee or coordinate the election per state law (Chs. 6 & 7).

4. **Coordinate with Town of Lincoln**

- Provide the Town with the detachment ordinance and supporting documents.
- Monitor the Town’s 60-day response period.

5. **Final Administrative Steps (if both ordinances pass and referendum succeeds, if held)**

- Prepare and file required documents:
 - Certified copies of both ordinances
 - Legal description and scale map
 - Certificate of detachment/attachment
- File with: Vilas County Register of Deeds, DOA, and other affected entities.
- Update City records, tax rolls, maps, and notify departments (public works, utilities, assessor, etc.).

6. **Post-Detachment**

- Adjust any shared services, infrastructure responsibilities, or financial settlements with the Town.
- Respond to any legal challenges (detachment actions can be reviewed by courts for reasonableness).