



Snowmobile Capital of the World ★ ATV/UTV Capital of Wisconsin ★ Hockey Capital of Wisconsin

AGENDA NOTICE (4/26/2024)

THE PLANNING COMMISSION OF THE CITY OF EAGLE RIVER WILL HOLD A MEETING ON THURSDAY, MAY 2, 2024, AT 5:00 P.M. AT CITY HALL, 525 E. MAPLE STREET IN EAGLE RIVER.

- 1) Call to Order.
- 2) Roll Call.
- 3) Approval of minutes
- 4) Public Hearings, discussion and possible action on the following agenda item(s):
 - a) Rotary Square sidewalk modification – Sidewalk addition east/west from building to First Street/Holperin's; addition of railings across back sidewalk.
 - b) Thad Beversdorf is requesting a conditional use permit to remodel a structure to house a multi-family housing development at 115 S. Third Street, Eagle River, computer number 221-660-02, in accordance with Chapter 106, Article VI, Division 5, Sec 106-414 Uses permitted by conditional grant, (1) Multi-Family Dwellings (3 or more units), and (2) Mixed use developments not qualifying as being permitted by right. The property, zoned as Office Residential, is described as: LOT 2 18CS131 LOTS 7-14 BLK 1 ORIGINAL PLAT EAGLE RIVER PRT NW NE.
- 5) Adjournment

Robin Ginner, City Administrator

Please note that, upon reasonable notice, at least 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services, or provide a video link for meetings. For additional information to request this service, please contact the City Clerk's Office at 715-479-8682 ext. 224, 525 E. Maple Street, P.O. Box 1269, Eagle River WI 54521.

March 7, 2024

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

Roll Call: Adam Grassl, John Hletko, Kim Schaffer, Mike Adamovich, and Deb Brown. Also in attendance; Robin Ginner, Steve Garbowicz, and Becky Bolte

Motion by Grassl, 2nd by Adamovich to approve the minutes of the 1/4/24 meeting as presented. Carried, all.

Tamarack Street: Update of findings requested by Planning Commission regarding Discontinuance of a portion of West Tamarack Street.

Ginner presented written answers to questions from the 1-4-2024 Planning Commission meeting. Written responses from Attorney Garbowicz indicated he was making sure the discontinuance was going to move forward before pursuing the quit claim deed with Goldsworthy. Garbowicz response advised that if we were to discontinue the entire street, the entire discontinuance process would have to start again from the beginning. Garbowicz response advised if the development does not happen, he didn't believe he could make a discontinuance of street contingent on some event occurring and for future land sales of this strip, the process for discontinuing a strip of land would be the same. Garbowicz response advised that it was not recommended to continue requesting DOT involvement, citing the DOT received notice of the hearing and chose not to attend. Phil Kriesel of MSA worked with Ginner on the question of: If a West Tamarack Road project was a viable project. Kriesel response advised that while the road could be built, it is not recommended by MSA due to financial and topography feasibility. The petitioner, Carl Ruederbush, was present with Mayor Hyslop asking if he had a site plan with Ruederbush stating he had no plan to do anything at this time, his interest is for future development and flexibility. Mayor Hyslop stated there are different avenues for vacation and recommended we pursue the quit claim deed so the property doesn't revert back to Charlie Goldsworthy. Garbowicz spoke to the property being used as a recreational trail and Mayor added there is a major storm sewer located there. Brown recommended approaching Goldsworthy for the quit claim deed. Mayor asked to consider if there is a potential for city use, as once it's gone, it's gone forever, stating the first step would be to get the quit claim deed from Goldsworthy and go from there. Garbowicz spoke on the concern from the Sno-Eagles for easement on the deed. Mayor Hyslop recapped that the Commission would like to hold off on the discontinuance again until the city obtains the quit claim deed and then address if the discontinuance is needed or not, no action taken.

Control of Dogs and Cats: Draft changes to Chapter 10 Animals, Section 10-4 Control of dogs and cats of municipal code. Issue referred to the Planning Commission from the City of Eagle River Common Council for consideration and recommendation development.

Garbowicz presented that unleashed and not under control dogs are bringing jury trials and expense to City. The presented changes give the City Attorney more control when he must go to court on animal-related cases. Discussion on whether to include electronic leashes. Garbowicz stated that in court and in front of a judge, the Ordinance should have no room for interpretation such as how far an electronic leash works. Laux proposed an alternate re-write of the Ordinance based on zones within the City. Hyslop stated the ordinance already accounts for different areas/zones, with dog rule signage on public property. Laux expressed support for electronic leashes being included in the code. Presented changes include the removal of cats from Section 10-4 with Garbowicz stating that cats should remain part of the Ordinance. *Motion by Grassl, 2nd by Mayor Hyslop to recommend to City Council the revised section 10-4 with main addition to existing*

code being the words physical leash and under immediate control and vicinity of the owner and restoring all references to cats back to original code. Discussion again on physical or electronic leashes with Garbowicz recommending not including electronic leashes. The changes from originally presented changes to Section 10-4 (a)(b)(e) were read into record by Clerk:

Sec. 10-4 – Control of dogs and cats

(a) At large. No person shall permit any dog or cat to be at large in the city at any time. A dog or cat is at large when the animal is on any public street, alley, park or other public grounds, or when otherwise off the premises occupied by the owner or person who has custody of such dog or cat and is not constrained by a physical leash and within immediate control and vicinity of the owner or the person who has custody of such dog or cat.

(b) Prohibition against animals in public grounds and facilities. No owner or person having control of any dog, cat or other animal shall permit such dog, cat or other animal to enter into or be upon any public park, school grounds, public building or other public grounds unless such animal is physically leashed and within the immediate control and vicinity of the owner or custodian of the animal, and where the public grounds and facilities are not otherwise signed prohibiting animals.

(d) Exhibition and amusement. Notwithstanding any restrictions or prohibitions contained in this section, individuals or companies possessing animals of any kind and any number kept for exhibition or amusement purposes, temporarily, by a carnival or circus offering exhibitions within the city limits must obtain a permit through the City of Eagle River to exhibit said animals. All animal defecation shall be cleaned up and removed by the owners and/or operators of such circus or carnival.

(e) Exceptions. The provisions of this section shall not be applicable to any service animal owned or controlled by any disabled person or law enforcement. Service animals are not exempt from being physically leashed and within immediate control and vicinity unless the work of the animal requires that they be un-leashed; however, the animal must always be within the immediate control of the owner or person who has custody of the animal.

Motion carried on a roll call vote, Ayes: Grassl, Hyslop, Schaffer, Adamovich Nays: Hletko, Brown

Motion by Hletko, 2nd by Grassl to adjourn at 6:35pm.

Becky J Bolte – Clerk

Robin Ginner

From: warner russell <warnerrussell@att.net>
Sent: Wednesday, April 17, 2024 3:45 PM
To: Robin Ginner; Jed Lechleitner; Karen Margelofsky; Kevin McGuire; Jeremy Oberlander
Subject: Proposed Sidewalks and Railing
Attachments: 2024-04-17 Railings Rev 01.pdf

Hi all attached is a rendition of the back of the pavilion on the square by Kevin McGuire.

This drawing is to be presented at the planning commission on May 2 for possibly adding sidewalks to the back of the property for easy access from the rear of the building and separate the gravel from the turf.

Note with stairs on the West side of building are needed to make up the 14" elevation and small ramp away from the building to the East side to make up the 6" elevation connecting first street sidewalk.

Also you can see the added railing for safety that we are working on with AWI, Advanced Welding Institute for cost of materials.

Warner C Russell Owner

Junior Firefighter Promotions L.L.C.

Firefighter Owned & Operated Since 2011

Office 847-508-2914 9am - 4pm Mon - Fri.

Info@thefiresafetysimulator.com

<http://www.thefiresafetysimulator.com>

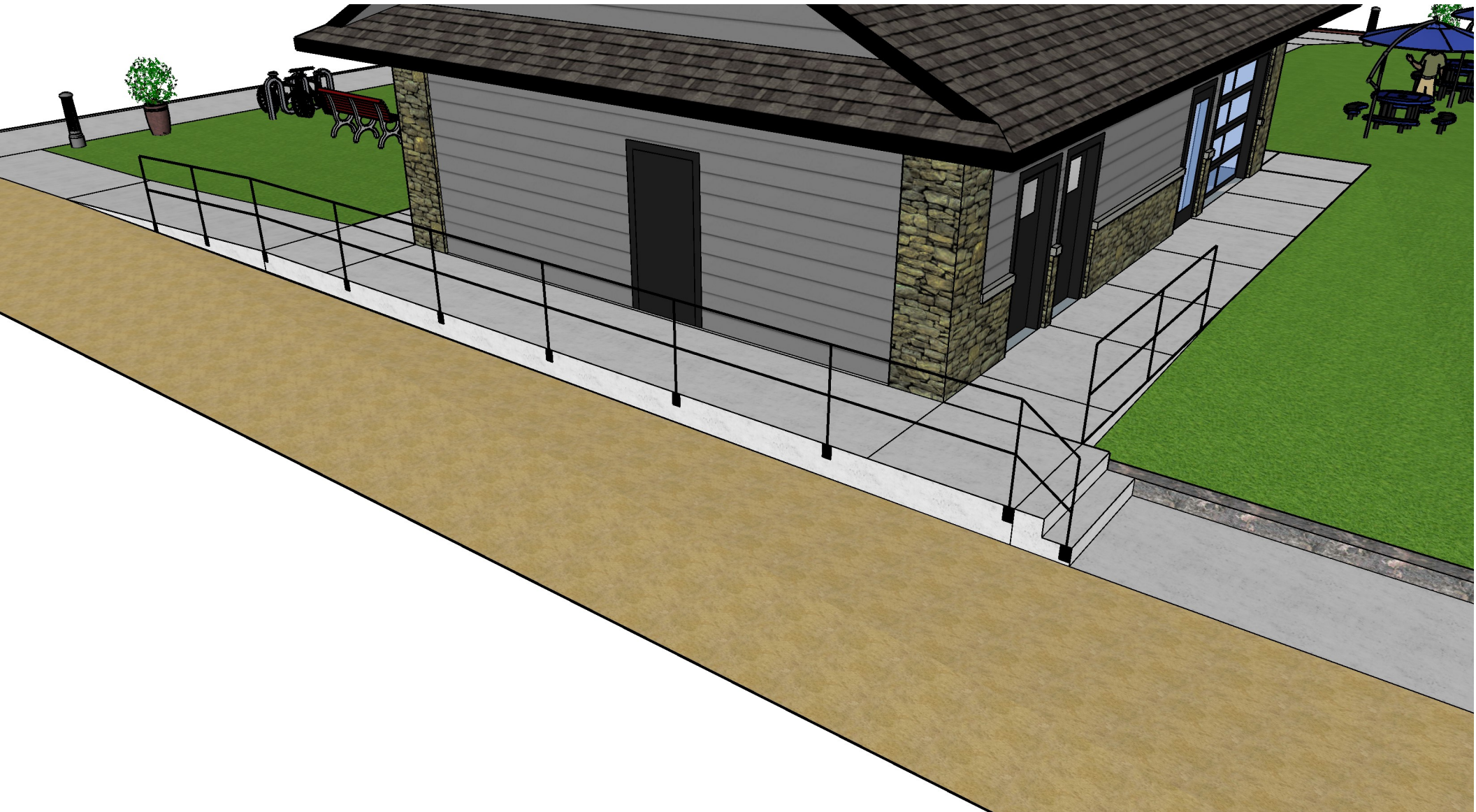
Info@juniorfirefighterpromotions.com

<http://www.juniorfirefighterpromotions.com>

The Fire Safety Simulator
US Patent # 10,522,051

YouTube site JFP3441

Facebook.com/JuniorFirefighterPromotionsLLC



City of Eagle River Zoning Permit Application

Site Address 115 South Third Street

Permit # _____

Building Remodeling Signs Conditional Use Re-Zoning
Demolition Excavation Moving (Deposit Required) Other _____

The undersigned hereby applies for a permit to do the work herein described and located on the application. The undersigned agrees that all work will be done in accordance with the Municipal Code of the City of Eagle River and with the statutes of the State of Wisconsin Administrative Code applicable to the said premise.

Applicant Name Thad and Lauren Beversdorf

Phone #'s 312-953-1405 / 773-983-3579

Mailing Address 3160 Germond Rd, Rhinelander, WI 54501

thadbeversdorf20@gmail.com

Intended Purpose of Application Conditional Use

Size of Structure 9200 sqft

Contractor Name Thad Beversdorf

Phone #'s 312-953-1405

It is understood no structure or improvement may be constructed on City owned property, utility easements or highway right of ways without specific written permission from the City Council or designated representative. When establishing the site for construction, grade will be as established by City Council's designated representative. JB (Initial)

Expiration of Permit: If no Zoning Compliance certificate is issued within two years of the date of the issuance of the building permit, such building permit shall lapse. The holder of the permit must apply for an extension to the Administrator who may grant an extension. If no compliance certificate is issued within twenty-four months of the date of the issuing of the building permit, such building permit shall lapse. The holder of the building permit may apply for a re-issue of the building permit to the Administrator. It is understood the total building permit fee will be assessed at this time. By the granting of this permit the undersigned agrees to allow Administrator unfettered and unlimited access to the subject property for inspections to determine compliance to the City of Eagle River Code of Ordinances and applicable laws.

Diggers Hotline MUST be contacted prior to the start of the excavation 1-800-242-8511.

JB (Initial)

Signature of Applicant or Agent: [Signature]

Date 3/27/24

This permit is a zoning permit only. The improvement may require a building permit. For single family and two family residential properties you need to contact Baas Inspection Agency LLC at 715 891 0323 to determine if you need a building permit and inspection. For Commercial Property and Multi Family (4 or more units) you need to contact the State Building Inspector for District 7.

Permit Fee \$200

Project Cost \$300,000

Zoning District OR

Minimum Setbacks

Front 20' Corner Side 15' Each Side 7' Rear 10' Max Height 30'

Site Plan Required attached

Approved [Signature]

Remarks _____

Signed _____

Date _____

Zoning Administrator

For Office Use Only:

Permit distribution: Clerk (w/check) Light & Water Fire Dept. (commercial only) File

Payment: \$ _____ Cash Check # _____ Date: _____ Admin: _____ Date: _____

Application for a Hearing before the City of Eagle River Plan Commission

Date Filed 3/27/24 Fee Paid _____ Petition # 2024-02

Applicant MUST provide the following information:

Name Thad & Lauren Beversdorf Phone 312-953-1405

Mailing Address 3160 Germond Rd., Rhinelander, WI 54501

Interest in the Property 100%

Name of Property Owner Thad & Lauren Beversdorf

Mailing Address 3160 Germond Rd., Rhinelander, WI 54501

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 initiated, must be initiated by Zoning Administrator.

Requested Amendment to section: _____

Conditional Use Permit

Zoning Classification of Property _____ Office/Residence _____

List the requested conditional use, _____ Multifamily dwellings (3 or more) and mixed use. _____

We are looking to convert the upper level to 4 - 6 one and/or two bedroom flats from its current use as office space. The lower level will be used for light commercial businesses. Parking will be available in the asphalt lot directly behind the building, which is also being purchased. There is additional street parking on S Third St. in the front of the building.

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 Plan 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 City Clerk's office no less than 30 days before the date of the Plan Commission meeting, 525 E. Maple Street, PO Box 1269, Eagle River, WI 54521.

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

Dated this 3/27/24 day of _____, 20____.

Respectfully submitted by 

Addendum – Additional Information

Address: 115 S. Third Street

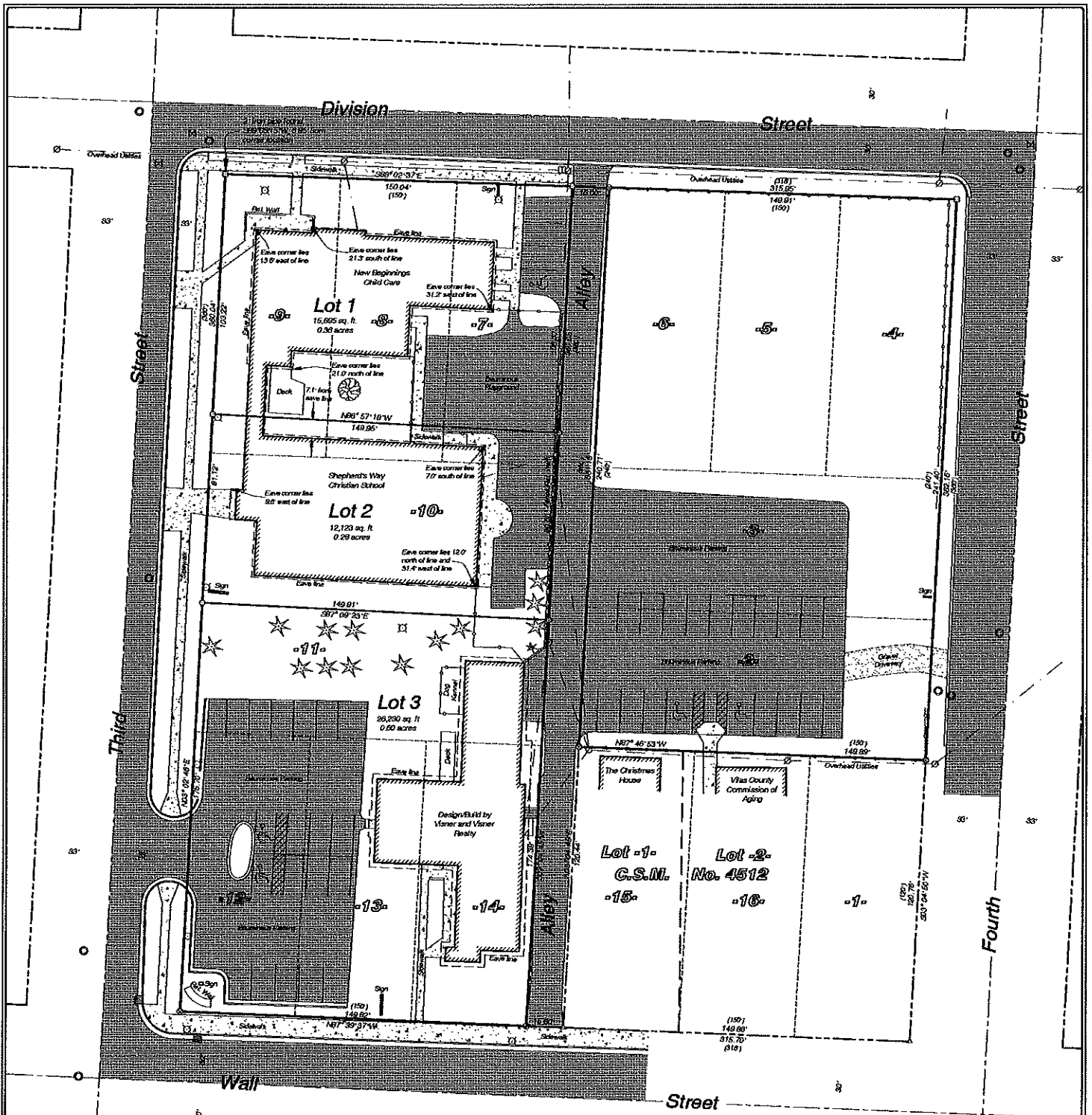
Legal Description:

LOT 2-10, Block 1 of the Original Plat of the Village of Eagle River; being part of the NW1/4 of the NE1/4, Section 33, T 40 N, R10 E, City of Eagle River, Vilas County, Wisconsin

Abutting Property Owners:

1. DESIGN BUILD BY VISNER INC
PO BOX 803
EAGLE RIVER, WI 54521
Parcel ID: 221-660-03
Use: OFFICE

2. DEBORAH M JENSEN
502 E DIVISION ST
EAGLE RIVER, WI 54521
Parcel ID: 221-660-01
Use: RESIDENCE



- Legend**
- 1" x 18" iron pipe set weighing 1.13lbs/ft.
 - △ Computed position
 - 4" sq. concrete man. found
 - ⊙ 1" dia. iron pipe found
 - ⊕ Steel survey nail set
 - () Bearing or distance of record
 - ⊙ Manhole
 - ⊕ Catch Basin
 - ⊕ Gate Valve
 - ⊕ Light Pole
 - ⊕ Utility Pole
 - ⊕ Telephone Pedestal
 - Chain link fence
 - Overhead Utilities
 - Original plat lot line
 - ★ Cariforous tree
 - ⊕ Deciduous tree

City of Eagle River Zoning setbacks				
Zoning District	Front	Corner	Side	Rear
R-1	25'	25'	10'	25'
CR	25'	25'	7'	25'
O-2	25'	25'	7'	30'

- Notes:**
- City of Eagle River Zoning Districts
 - Single Family Residential 1 (R-1) : Lots 2 - 6
 - Office/Residential (CR) : Lots 7 - 11
 - Highway Commercial (O-2) : Lots 12 - 14
 - Impervious Surface (CR district no greater than 65%)
 - Lot 1 = 9,709 sq. ft. (62% of lot area)
 - Lot 2 = 8,018 sq. ft. (75% of lot area)
 - Lot 3 = 15,318 sq. ft. (59% of lot area)
 - Due to the snow conditions at the time of survey some improvements were taken from an aerial photo.

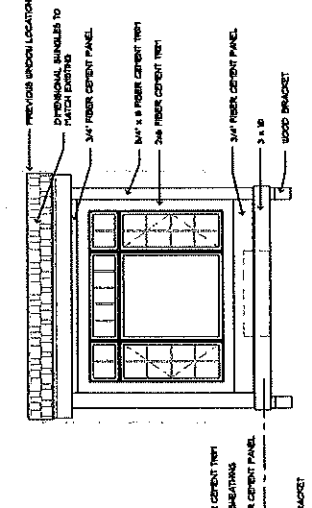
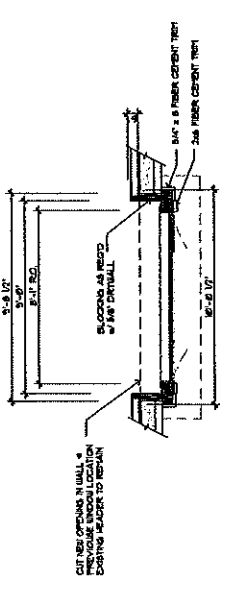
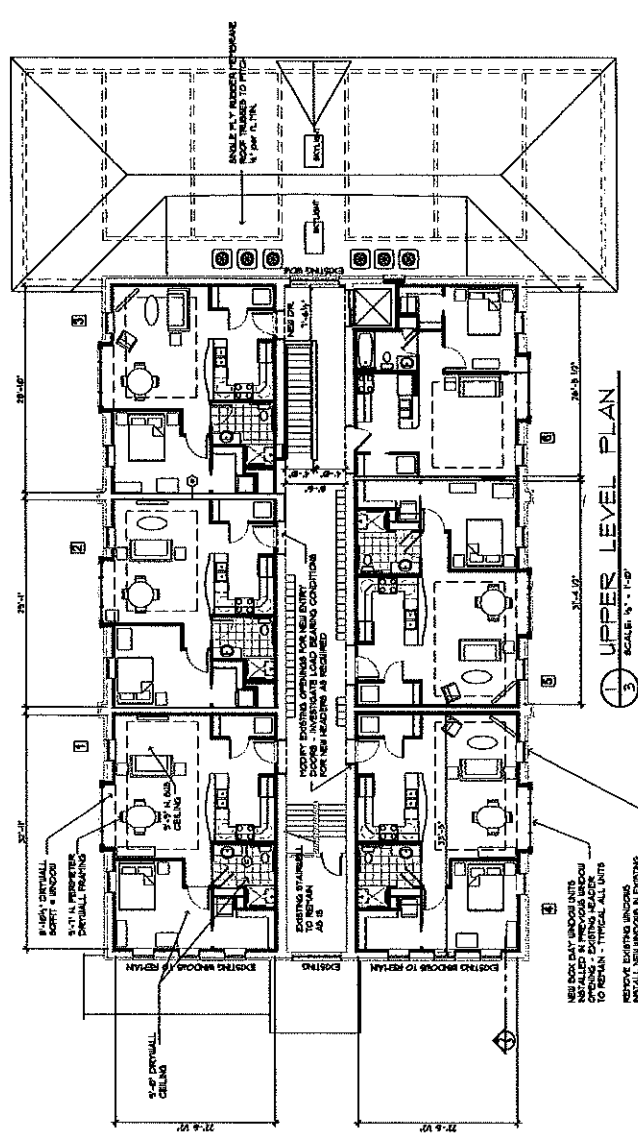
SHEET 1 OF 1
 MAP # 2019011
 DRAWN BY: JMD
 DATE: 07/26/2013

**Lots 2 - 14, Block 1 of the
 Original Plat of the Village of Eagle River;
 being a part of the NW 1/4 of the NE 1/4,
 Section 33, T 40 N, R 10 E,
 City of Eagle River,
 Vilas County, Wisconsin**

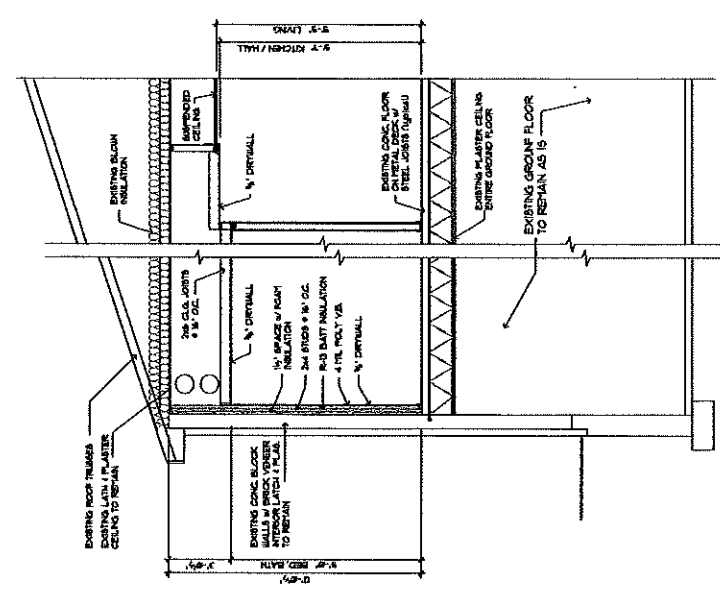
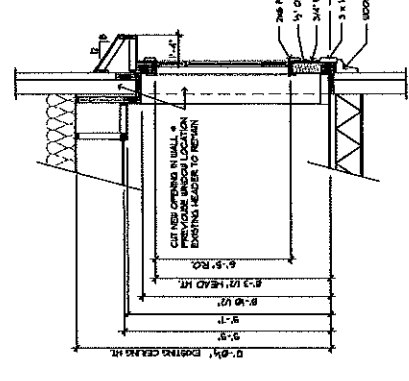
PREPARED FOR:
 Design/Build by Visner
 507 Wall Street
 Eagle River, WI 54521



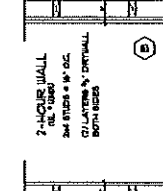
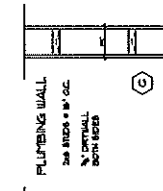
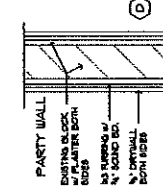
5230 Highway 70 West
 Eagle River, WI 54521
 Phone 715.479.2670
 Fax 715.479.7274
 www.mainesandassociates.com



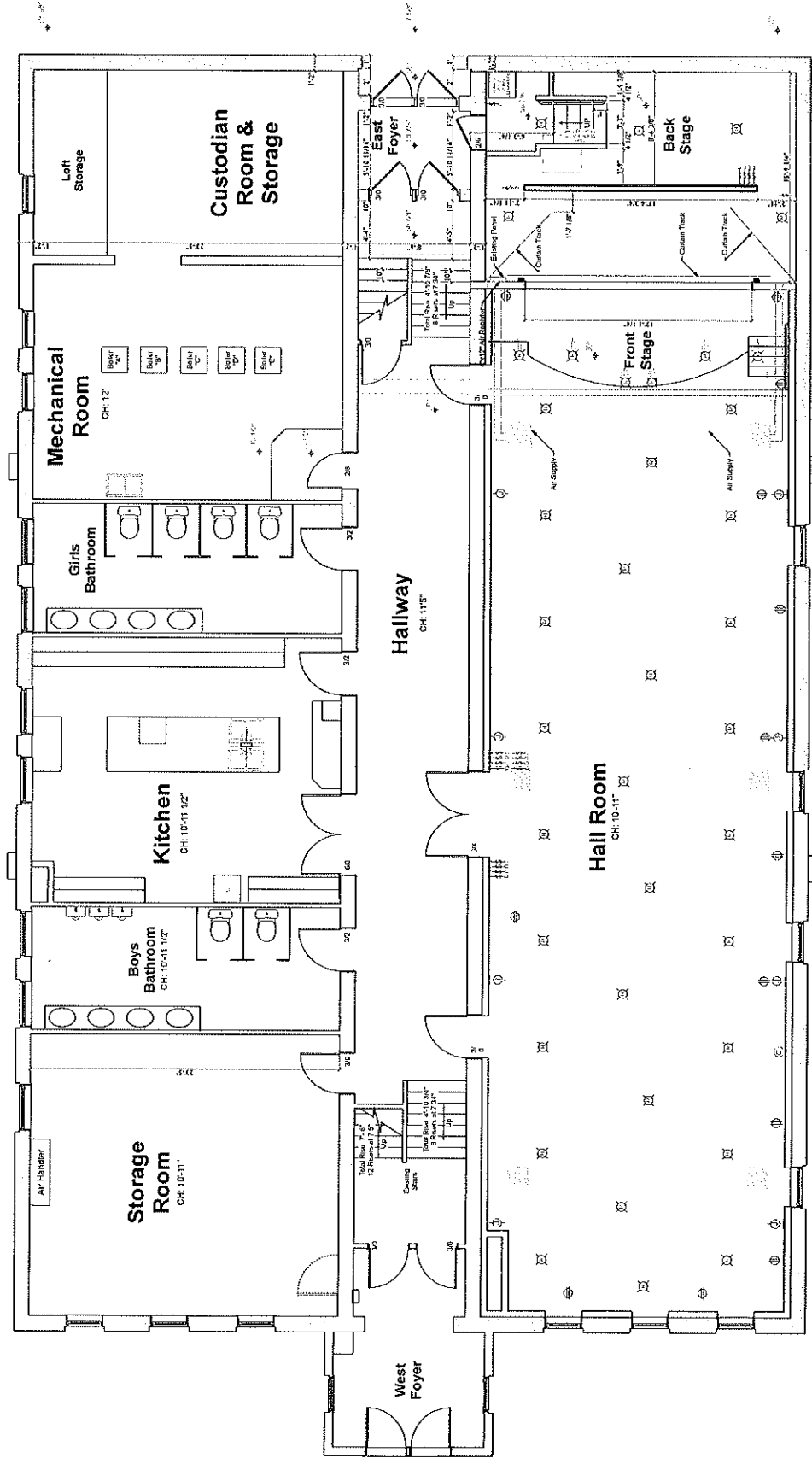
2 BOX WINDOW DETAILS
 SCALE: 1/4" = 1'-0"



3 TYPICAL WALL SECTION
 SCALE: 1/4" = 1'-0"



4 WALL TYPES
 SCALE: 1/4" = 1'-0"



As Built Main Level Floor Plan

Scale: 1/8" = 1'-0"
 (When sized appropriately on 11"x17" paper)

Design/Build
 by **Visner Inc.**
 Architectural & Interior Design
 Construction Management
 Design/Build
 P.O. Box 1057
 509 E. Wall St.
 Eagle River, WI 54521
 866-416-2335

Jeff
 on 3rd

Eagle River
 Community Center
 Eagle River, WI 54521

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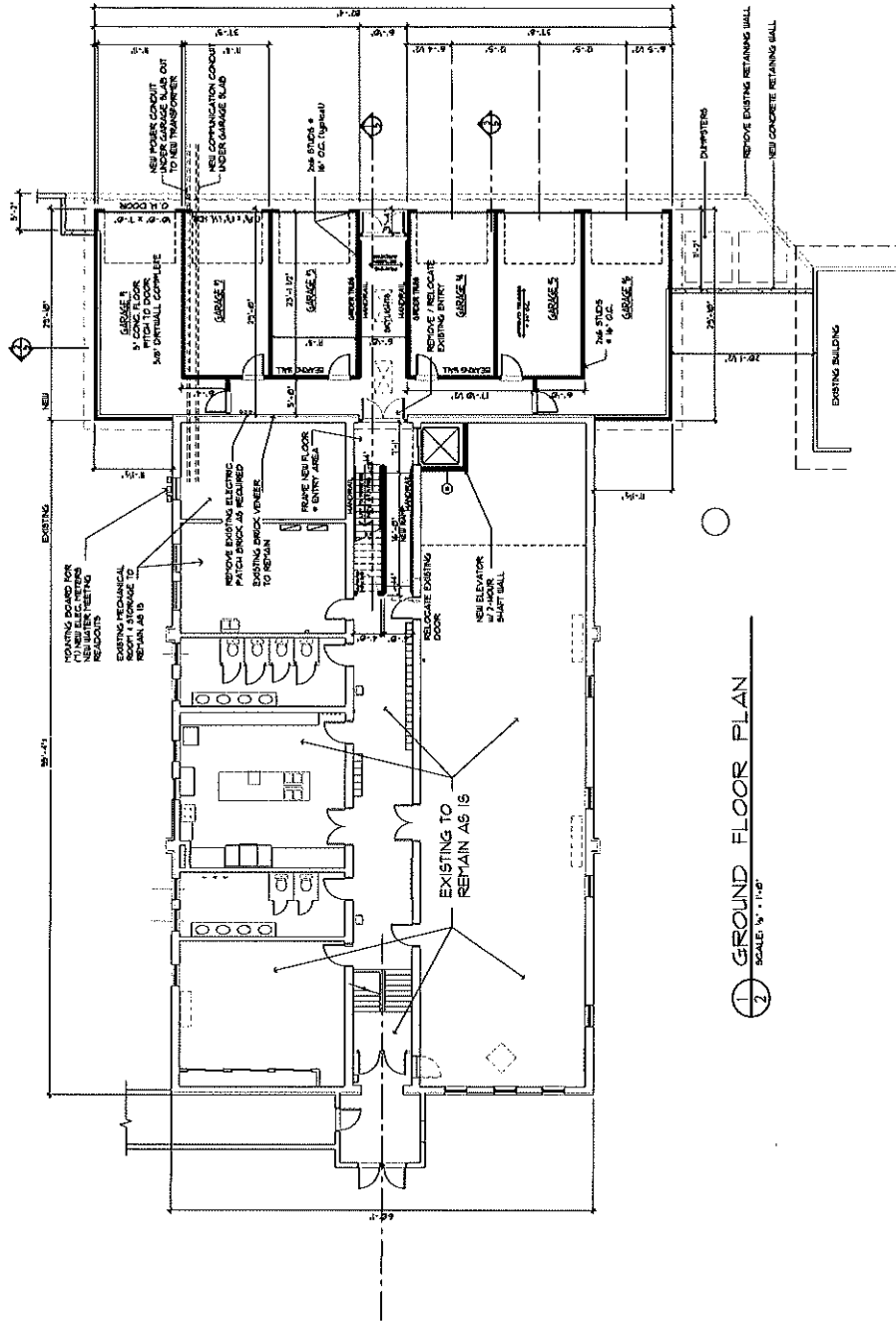
SUBMITTALS

DATE Description

02-22-12 100% RFI

GROUND
FLOOR

2



1 GROUND FLOOR PLAN
 2 SCALE: 1/4" = 1'-0"

Design/Build
by Visnet Inc.

Architectural & Interior Design
 Construction Management
 Design/Build

P.O. Box 1057
 509 E. Wall St.
 Eagle River, WI 54521
 866-416-2335

John
 on 3rd

Eagle River
 Community Center
 Eagle River, WI 54521

THE BOARD OF SUPERVISORS OF
 REGISTRATION AND EXAMINATION
 ARCHITECTS AND INTERIORS

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SUBMITTALS

Date: Description: E-2012 BID SET

Sheet No. 001

Scale: 1" = 30'-0"

Author: Designer: Checker: P.L.

SHEET TITLE

COVER SHEET

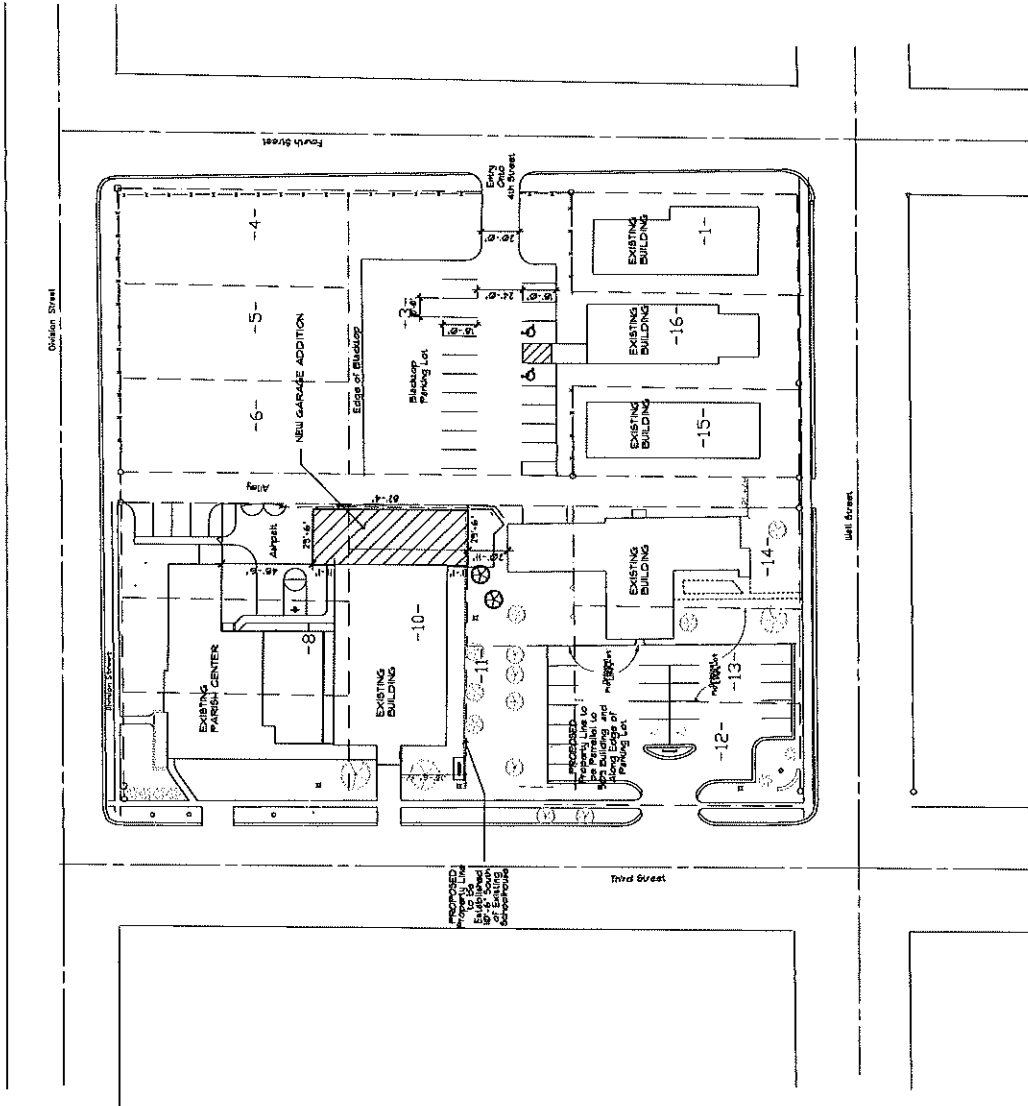
SITE PLAN

1

DRAWING INDEX

- SHEET 1 - SITE PLAN / PROJECT DATA
- SHEET 2 - GROUND FLOOR PLAN
- SHEET 3 - UPPER LEVEL PLAN / DETAILS
- SHEET 4 - EXTERIOR ELEVATIONS
- SHEET 5 - BUILDING SECTION
- SHEET 6 - FOUNDATION PLAN

PROJECT DATA:



⊕ SITE PLAN
 SCALE: 1" = 30'-0"

Legal Notice - Request for Conditional Use, Multi-Family Dwelling, 115 S Third Street

Publish twice, weeks of April 15 & 22, 2024
Affidavit Requested

NOTICE OF PUBLIC HEARING
CITY OF EAGLE RIVER PLANNING COMMISSION

Thad Beversdorf is requesting a conditional use permit to remodel a structure to house a multi-family housing development at 115 S. Third Street, Eagle River, computer number 221-660-02, in accordance with Chapter 106, Article VI, Division 5, Sec 106-414 Uses permitted by conditional grant, (1) Multi-Family Dwellings (3 or more units), and (2) Mixed use developments not qualifying as being permitted by right. The property, zoned as Office Residential, is described as: LOT 2 18CS131 LOTS 7-14 BLK 1 ORIGINAL PLAT EAGLE RIVER PRT NW NE. Complete legal in tax roll.

The City of Eagle River Planning Commission will hold a public hearing to review the request on **Thursday, May 2, 2024 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.

CITY OF
EAGLE RIVER
Wisconsin

Snowmobile Capital of the World ★ ATV/UTV Capital of Wisconsin ★ Hockey Capital of Wisconsin

April 15, 2024

«Name»
«Address»
«City»

Dear Sir or Madam -

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Sincerely,



Robin Ginner
City Administrator

NATHAN D LEVANDE
103 N SECOND ST
EAGLE RIVER, WI 54521

PETER E ANDERSON IV
PO BOX 2062
EAGLE RIVER, WI 54521

LUTHERAN CHURCH CHRIST EVANGELICAL
201 N THIRD ST
EAGLE RIVER, WI 54521

ERIC H OLSEN
1431 MOON BEACH CAMP
SAINT GERMAIN, WI 54558

U S A
EAGLE RIVER, WI 54521

ERPC LLC
C/O MIDWEST MNGMNT BOX 348
PORT CHARLOTTE, FL 33981

JAMES G RITZER
PO BOX 762
EAGLE RIVER, WI 54521

HIGHLAND LAKES REAL LLC
ESTATE HOLDINGS
RHINELANDER, WI 54501

DESIGN BUILD BY VISNER INC
PO BOX 803
EAGLE RIVER, WI 54521

KENDALL INVESTMENT CORP
PO BOX 220
THREE LAKES, WI 54562

ERIC H OLSEN
1431 MOON BEACH CAMP
SAINT GERMAIN, WI 54558

TODD M HENRY
15116 E IL RTE 72
DAVIS JUNCTION, IL 61020 9512

MATTHEW F GORE
36893 N DEER TRAIL DR
LAKE VILLA, IL 60046

S&W HOLDINGS LLC
4925 SHERBURN RD
EAGLE RIVER, WI 54521

NORTHWOODS LAND TRUST INC
PO BOX 321
EAGLE RIVER, WI 54521

DEBRA L JASTROW
PO BOX 1842
EAGLE RIVER, WI 54521

DESIGN BUILD BY VISNER INC
PO BOX 803
EAGLE RIVER, WI 54521

JOSEPH N GANZER
517 E DIVISION ST
EAGLE RIVER, WI 54521

DEBORAH M JENSEN
502 E DIVISION ST
EAGLE RIVER, WI 54521

RED EYE PROPERTIES LLC
9815 W STH 70
MINOCQUA, WI 54548

JAMES C CALVETTI
PO BOX 1961
EAGLE RIVER, WI 54521

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

GERALD ELLIOTT JR
1499 EAGLE FLIGHT TRL
EAGLE RIVER, WI 54521

COMMUNITY BIBLE CHURCH
PO BOX 531
EAGLE RIVER, WI 54521

COMMUNITY BIBLE CHURCH
PO BOX 531
EAGLE RIVER, WI 54521

DESIGN BUILD BY VISNER INC
PO BOX 803
EAGLE RIVER, WI 54521

GARY S GOSKA TRUST
PO BOX 2104
EAGLE RIVER, WI 54521

REBECCA J BELLMAN
PO BOX 1334
EAGLE RIVER, WI 54521

KAREN J MCKENDRY
PO BOX 1521
EAGLE RIVER, WI 54521

DESIGN BUILD BY VISNER INC
PO BOX 803
EAGLE RIVER, WI 54521

FRANCIS A SAILER TRUST
C/O STEPHEN F SAILER TRSTEE
EAGLE RIVER, WI 54521

EAGLE RIVER MASONIC
LODGE 248
EAGLE RIVER, WI 54521

DESIGN BUILD BY VISNER INC
PO BOX 803
EAGLE RIVER, WI 54521

KURT G ALLGAUER
840 N SLEIGHT ST
NAPERVILLE, IL 60563

MASONS LODGE 248
PO BOX 1912
EAGLE RIVER, WI 54521