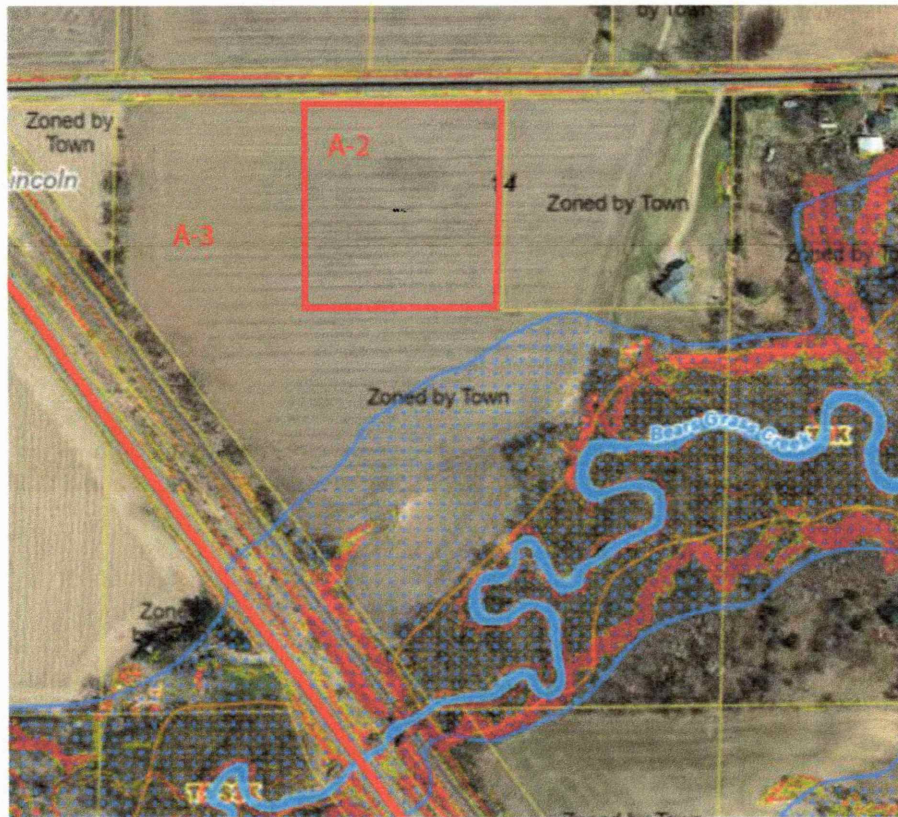




Current Status:

The parcel is currently zoned A-3 and designated as an Outlot, which means it cannot be built upon. In 2017, during the survey process, the property was intentionally identified as an Outlot to avoid the significant cost and time required for a full Floodplain Analysis.

Proposed Workaround:

Rezoning approximately 5 acres of the parcel to A-2 while leaving the remainder as A-3 Outlot is being considered as a workaround. This approach would allow the Degrasse family to develop the 5-acre portion without having to complete the expensive and time-consuming Floodplain Analysis needed to convert the entire original A-3 parcel into a buildable lot.

TOWN OF LINCOLN PLAN COMMISSION RECOMMENDATION

REZONE NUMBER: RZN-007-26

COMPUTER NUMBER: 012102901020

PUBLIC HEARING DATE: August 2026

PLAN COMMISSION CONTACT: Dessy Johnson

OWNER/AGENT: Michael Degrasse, 6135 Maplewood Ct, Fall Creek, WI 54742

REQUEST: Rezone 5 acres +/- of land from A-3 District to A-2 to allow construction of a single-family home.

LOCATION: Corner of Highway 12 and County Road AF

LEGAL DESCRIPTION: A part of the NE¼ of the SW¼, Section 14, T26N, R7W, Town of Lincoln, Eau Claire County, Wisconsin, being a 5 acre parcel in Outlot 1, Certified Survey Map No. 3326, Recorded in Volume 18 of Certified Survey Maps on Pages 336-337, as Document No. 1152624.

RECOMMENDATION: Approval of request based on findings outlined at the end of this report.

BACKGROUND

SITE CHARACTERISTICS:

- The property to be rezoned is open field.
- There are no environmentally significant areas at the site.

TOWN OF LINCOLN ZONING ORDINANCE

EXISTING ZONING DISTRICT:

- A. *"The A-3 agricultural district is established to:*
- (1) protect the agricultural base of the town;*
 - (2) preserve the town's natural resources and open space;*
 - (3) provide an area for limited residential and hobby farm development in a rural atmosphere;*
 - (4) minimize urban sprawl and its associated public costs. The following standards apply in this district."*

REQUESTED ZONING DISTRICT:

The A-2 agriculture-residential district is established to:

- A. Provide an area for limited residential and hobby farm development in a rural atmosphere;
- B. Preserve the town's natural resources and open space;"

TOWN OF LINCOLN COMPREHENSIVE PLAN:

The Town of Lincoln Future Land Use Map includes the property in the Rural Preservation (RP) planning area. Following is a description of the intent of the Town's comprehensive plan future land use category and applicability:

Rural Preservation (RP) – The primary intent of this classification is to preserve productive agricultural lands in the long-term, protect existing farm & forestry operations from encroachment by incompatible uses, promote further investments in farming, maintain farmer eligibility for incentive programs, and to preserve wildlife habitat and open spaces. In other words, to preserve the rural character of these areas. However, the term rural preservation is not intended to imply that changes in land use will not occur in these areas.

Rezoning land to the A-R Floating Agricultural-Residential District is preferred over additional non-farm A-2 parcels.

ANALYSIS

The rezoning petition has been evaluated for consistency with the purpose of the A-2 District and the uses allowed in the district. The request is generally consistent with the purpose of the zoning code based on the following findings:

- The proposed rezoning is substantially consistent with the intent and purpose of the Town of Lincoln Future Land Use plan.
- Existing uses in the area include woodlands, agricultural fields, and farm and non-farm single-family residences.
- Zoning is predominantly A-P, and A-2 Floating in vicinity of the subject property.

CONCLUSION

The rezone petition has been evaluated for consistency with the following:

- Town of Lincoln Comprehensive Plan future land use designation
- Town of Lincoln Comprehensive Plan goals, objectives, and policies
- Town of Lincoln Zoning Ordinance, including purpose of the zoning code and allowable uses in the A-2 District

In addition, the following factors have also been considered:

FINDINGS

Findings in Favor:

1. The request is generally consistent with the goals, objectives, and policies of the Town of Lincoln Comprehensive Plan, as required by Wisconsin Statutes §66.1001(1)(am) and §66.1001(3)(j), including the intent, description, and policies of the Rural Preservation Future Land Use classification in Section 3.1.2 of the Town of Lincoln Comprehensive Plan and 3.1.1 Future Land Use of the Town of Lincoln Comprehensive Plan.