

PIERCE COUNTY WISCONSIN
DEPARTMENT OF LAND MANAGEMENT & RECORDS
Pierce County Courthouse
414 W. Main Street P.O. BOX 647
Ellsworth, Wisconsin 54011
ZONING OFFICE 715-273-6747
PLANNING OFFICE 715-273-6746
Fax: 715-273-6864



TO: PC JOURNAL PUBLISH & POST
12-21-2022 & 12-28-2022
THANK YOU

Notice of Public Hearing

State of Wisconsin)
) ss.
County of Pierce)

Public notice is hereby given to all persons in Pierce County, Wisconsin, that a public hearing will be held on the 4th day of January, 2023, at 6:00 pm, in the County Boardroom in the Courthouse, Ellsworth, WI, before the Land Management Committee to consider and take action on a request for a conditional use permit for Filling & Grading in the Kinnickinnic River Bluffland Area pursuant to Pierce County Code §240-45E in the General Rural Flexible 8 District for John Armstrong & Jo Ann Lincoln (owners) by Ross Wegge (agent) on property located in Lot 24 Hidden Hills of the Kinni Phase 2 being part of the NE ¼ of the SE ¼ of Section 9, T27N, R19W, Town of Clifton, Pierce County, WI.

Public attendance is available in person or virtually with the link or phone number provided below:

<https://us06web.zoom.us/j/88443446730?pwd=S1Y5b3dzU3piQ05KOVc3RkdWVWYvZz09>

Meeting ID Number: 844 4344 6730
United States: + 1 (312) 626-6799

Password: 410564
Access Code: 410564

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

Adam Adank
Zoning Administrator
Pierce County, Wisconsin

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Date: December 22, 2022

You are receiving a Notice of Public Hearing from the Land Management Department due to your proximity to a parcel of land on which a conditionally permitted use has been proposed.

We encourage those in proximity to such a request to attend the Public Hearing to raise any questions or concerns they may have. Public attendance is available in person or virtually. To attend virtually, please use the following (clickable link can be found on Pierce County's website):

<https://us06web.zoom.us/j/88443446730?pwd=S1Y5b3dzU3piQ05KOVc3RkdWVWYvZz09>

Meeting ID Number: 884 4344 6730
United States: + 1 (312) 626-6799

Password: 410564
Access Code: 410564

We would like to encourage you to contact Land Management staff to discuss any questions or concerns you may have prior to the meeting. In many cases staff will be able to answer any questions you may have and can bring any concerns to the Land Management Committees attention without you having to attend the Public Hearing. If you wish to provide additional information, please submit it a week before the meeting to be provided to the Committee for review.

A staff report which will analyze the request from a County Zoning Code and planning perspective will be generated by staff for the Land Management Committees consideration prior to the meeting. The staff report is typically available about a week prior to the holding of the meeting and Public Hearing. Staff reports can be provided to you by mail or can also be found on Pierce County's web site.

Please feel free to contact the Land Management Department at (715) 273-6746 or by email at land.mgmt@co.pierce.wi.us with any questions or concerns you may have.

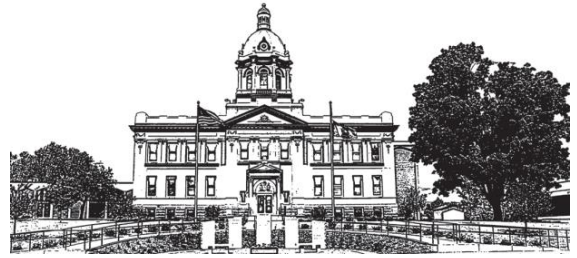
Thank you.

CUPPH22.08

cc: file

LeRoy Peterson, Chairperson, Town of Clifton
Kris Johnson, Clerk, Town of Clifton
Adjoining Property Owners (or within 300')

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**ISSUANCE OF A CONDITIONAL USE PERMIT FOR FILLING & GRADING IN THE KINNICKINNIC RIVER
BLUFF IN THE GENERAL RURAL FLEXIBLE 8 DISTRICT
BY THE LAND MANAGEMENT COMMITTEE
PIERCE COUNTY, WISCONSIN**

*FOR: JOHN ARMSTRONG & JO ANN LINCOLN, OWNERS, BY ROSS WEGGE, AGENT, ON PROPERTY LOCATED IN
THE NE ¼ OF THE SE ¼, LOT 24, HIDDEN HILLS OF THE KINNI PHASE 2, IN SECTION 9, T27N, R19W, TOWN OF
CLIFTON, PIERCE COUNTY, WI.*

Applicant: John Armstrong & Jo Ann Lincoln
4377 Porter Gulch Rd
Aptos, CA 95003

Ross Wegge
203 Walnut Hill Way
River Falls, WI 54022

File Number: CUPPH22.08

Application Filed: July 12, 2022

Hearing Date: January 4, 2023

Date of Approval: January 4, 2023

Dates of Published Notice: December 21st , and 28th, 2022

Tax Parcel Number: 002-01019-0824

APPROVED

The request for a conditional use permit for filling & grading in the Kinnickinnic River Bluff in the General Rural Flexible 8 District for the above application is APPROVED with the following conditions in addition to what is required by terms of the ordinance:

1. Activities shall be conducted as submitted in the application and as presented to the LMC. If plans are modified, the applicant shall go back to the Town for review and back to the LMC for reconsideration.
2. Applicants shall address any erosion control issues during and after the construction of the residence.

APPEAL RIGHTS

The decision regarding the issuance of the conditional use permit for filling & grading in the Kinnickinnic River Bluff in the General Rural Flexible 8 District by Ross Wegge, agent, for John Armstrong & Jo Ann Lincoln, owners, by the Land Management Committee may be appealed by any person aggrieved by filing an action with the Circuit Court of Pierce County within 30 days after the date of filing shown below. The County assumes no liability for and makes no warranty as to the legality of any construction or operation commenced prior to the expiration of this 30-day period.

LAND MANAGEMENT COMMITTEE

Zoning Administrator

Date: _____

Date Filed: _____

CUPPH22.04

Parcel Number	Property Address 1	Property Address 2	Owner Name	Owner Address 1	Owner Address 2
2010250200	N8078 1094TH ST	RIVER FALLS, WI 54022	NEIL Q ANDERSON	421 N MAIN ST	RIVER FALLS, WI 54022
2010230300			NEIL Q ANDERSON	421 N MAIN ST	RIVER FALLS, WI 54022-0474
2010210600			GREGORY J ERICKSON	PO BOX 779	RIVER FALLS, WI 54022-0779
2010190825			CORY L HUPPERT	W9331 460TH AVE	HAGER CITY, WI 54014-7708
2010190824	N8050 1100TH ST	RIVER FALLS, WI 54022	JOHN ARMSTRONG	4377 PORTER GULCH RD	APTOS, CA 95003
2010190823			CORY L HUPPERT	W9331 460TH AVE	HAGER CITY, WI 54014-7708
2010190822			CORY L HUPPERT	W9331 460TH AVE	HAGER CITY, WI 54014-7708
2010190826			CORY L HUPPERT	W9331 460TH AVE	HAGER CITY, WI 54014-7708
2010210700			DAVID VAN EECKHOUT	N8072 1094TH ST	RIVER FALLS, WI 54022
2010220700			AARON M CLAY	20 SERENITY CRT	RIVER FALLS, WI 54022