

CITY OF
EAGLE RIVER
Wisconsin
City Council

January 13, 2026

Property Location: 505 W. Division Street, Eagle River, WI

Common Name: Riverside Park

Purpose of This Handout

This handout is provided to help meeting attendees understand **what is—and is not—being considered** by the Eagle River City Council at its January 13, 2026 meeting.

Background

- **Riverside Park** is a County-owned parcel that currently experiences very limited public use.
- The property should not be confused with **Riverview Park**, which is a separate location where the City's Christmas decorations are displayed, and houses the pickleball courts.
- The Vilas County Board Chair, Jerry Burkett, has raised the idea that the property could potentially be better utilized if it were sold for residential development.
- From the County's perspective, the riverfront nature of the property means it may:
 - Attract a higher sale price than non-riverfront parcels, and
 - Generate ongoing property tax revenue if developed.
- Increased tax base from future residential use would benefit Vilas County residents as a whole, rather than leaving the property in a largely unused condition.

Property Ownership & Authority

- The property is **owned by Vilas County**, but it is physically **located within the City of Eagle River**.

- This arrangement is similar to other County-owned properties located in the City, such as the County Courthouse and Fairgrounds.
- Because the parcel lies within City limits:
 - Any future development must comply with City of Eagle River zoning and land use ordinances.
- While the City has submitted a letter, and a resolution (#1052) expressing support for the County's exploration of a possible sale:
 - The City does not have authority to decide whether the property is sold.
 - The decision to sell, retain, or otherwise dispose of the property rests solely with the Vilas County Board of Commissioners.

What the Eagle River City Council Is Considering

The Planning Commission met on **January 8, 2026**, and has forwarded recommendations to the Council regarding the subdivision of the parcel and the zoning classification change only. This is **not a discussion or vote on whether the property will be sold**.

Instead, the Council's role is limited to reviewing recommendations made by the Planning Commission on January 8th regarding **land use and zoning-related actions** that would be required *if* the County chooses to proceed with a future sale or development.

Specifically, the City Council will consider the following recommendations made by the City Council:

1. Subdivision Plat Approval

- The proposal includes dividing the property into multiple parcels.
- State of Wisconsin approval is required when land is divided into four or more parcels.
- As part of that process, the City must review and sign off on the subdivision for compliance with State statute.
- The following motion was made to recommend to the Council to approve the preliminary plat: ***Motion by Grassl, 2nd by Forer to recommend City Council approval of the preliminary plat as presented. Carried on a roll call vote 4 to 1***

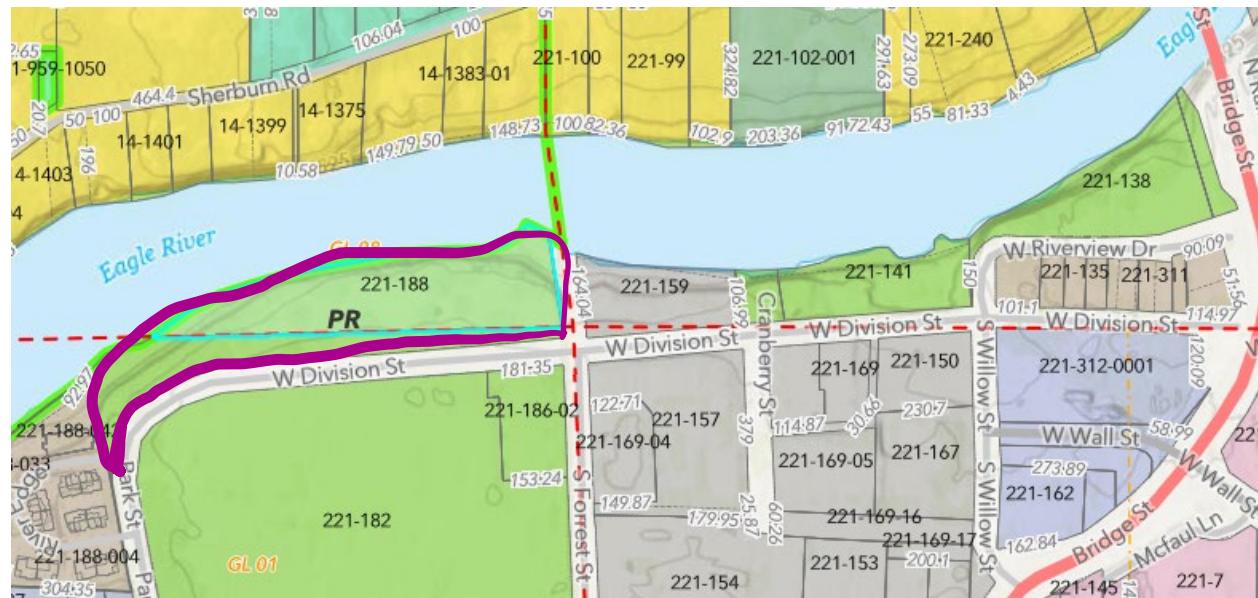
2. Zoning District Change

- The property is currently zoned **Park/Recreation**.
- Residential development is not permitted under the current zoning classification.
- The Planning Commission's review focused on whether the requested zoning change is:
 - Consistent with the City's zoning code,
 - Compatible with surrounding land uses, and
 - Appropriate from a land use planning perspective.

- The following motion was made to amend the zoning district classification from Park/Recreation (PR) to Single Two-Family Residential (R-2): **Motion by Grassl, 2nd by Forer to recommend the City Council amend the zoning district classification for the lots north of West Division, south of Eagle river, area known as Riverside Park, northern part of the fairgrounds from Park/ Recreation(PR) to Single Two-Family Residential (R-2). Carried on a roll call vote 4 to 1**

Location Map – 505 W. Division Street

Property in question is the section of land NORTH of W. Division Street only.



Map of 505 W. Division Street, Eagle River, WI (Parcel 221-188)

PRELIMINARY PLAT OF RIVERSIDE

LOCATED IN PART OF GOV'T LOT 1, SECTION 32 AND GOV'T LOT 8, SECTION 29, ALL IN TOWNSHIP 40 NORTH, RANGE 10 EAST,
CITY OF EAGLE RIVER, VILAS COUNTY, WISCONSIN



CURRENT OWNER AND SUBDIVIDER:
VILAS COUNTY
330 COURT STREET,
EAGLE RIVER, WI 54521

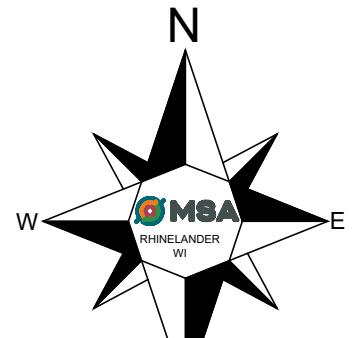
SURVEYOR:
E. SCOTT TECCA, PLS
MSA PROFESSIONAL SERVICES, INC.
11 E. MARSHALL AVE., SUITE 201
RICE LAKE, WI 54868

ENGINEER:
MSA PROFESSIONAL SERVICES, INC.
1835 NORTH STEVENS STREET
RHINELANDER, WI 54501

LEGEND

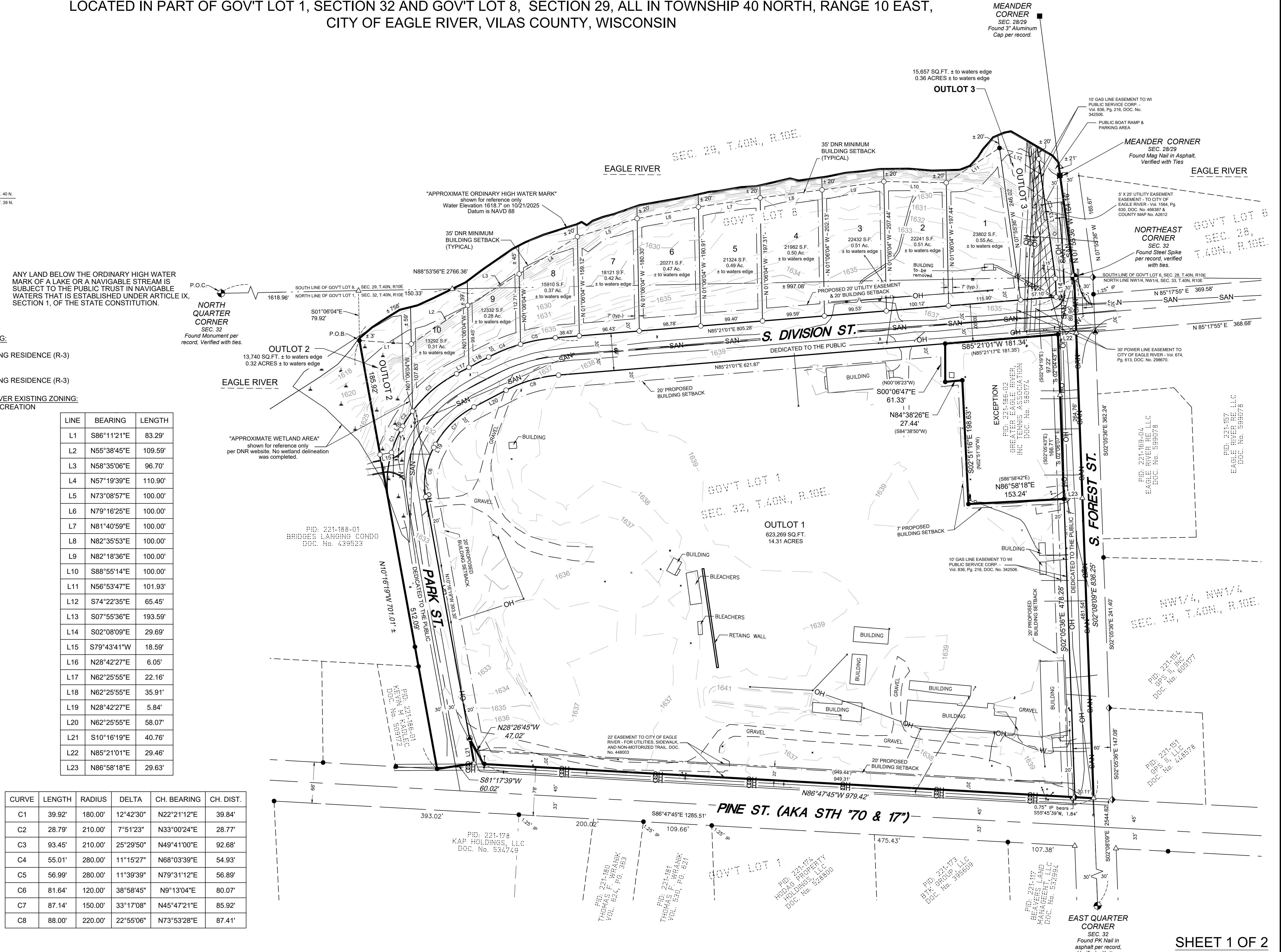
- 1 1/4" x 18" Long Rebar
4.03 lbs./ Lineal Foot Set
- 1" Dia. Iron Pipe Found, or as noted
- ◆ 0.75" Pipe Found
- ▲ Mag Nail Found
- Meander Corner Found as noted
- (XXX) Previously Recorded As
- USPLS Monument of Record Found as Noted
- △ Computed Point - Nothing Found or set

—————	SUBDIVISION BOUNDARY
—————	LOT LINE/RIGHT-OF-WAY
— — — — —	EASEMENT LINE
— — — — —	SECTION / 1/4 SECTION LINE
— — — — —	CENTERLINE
— — — — —	PREVIOUS SURVEY
	EASEMENT AREA - TO AMERICAN TRANSMISSION COMPANY, LLC., - Vol. 1514, Pg. 605, Doc. No. #458692



BEARINGS REFERENCES TO VILAS COUNTY
COORDINATE SYSTEM, NAD83(2011) WITH THE
NORTH LINE OF THE NORTHEAST QUARTER OF
SECTION 32 BEARING N88°53'56"E.

CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	39.92'	180.00'	12°42'30"	N22°21'12"E	39.84'
C2	28.79'	210.00'	7°51'23"	N33°00'24"E	28.77'
C3	93.45'	210.00'	25°29'50"	N49°41'00"E	92.68'
C4	55.01'	280.00'	11°15'27"	N68°03'39"E	54.93'
C5	56.99'	280.00'	11°39'39"	N79°31'12"E	56.89'
C6	81.64'	120.00'	38°58'45"	N9°13'04"E	80.07'
C7	87.14'	150.00'	33°17'08"	N45°47'21"E	85.92'
C8	88.00'	220.00'	22°55'06"	N73°53'28"E	87.41'



PRELIMINARY PLAT OF RIVERSIDE

LOCATED IN PART OF GOVT LOT 1, SECTION 32 AND GOVT LOT 8, SECTION 29, ALL IN TOWNSHIP 40 NORTH, RANGE 10 EAST,
CITY OF EAGLE RIVER, VILAS COUNTY, WISCONSIN

SURVEYORS CERTIFICATE

I, E. SCOTT TECCA, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF EAGLE RIVER, WISCONSIN, AND UNDER THE DIRECTION OF THE CITY OF EAGLE RIVER, THE PLAT OF RIVERSIDE HAS BEEN SURVEYED, DIVIDED, AND MAPPED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED; AND THAT THIS LAND IS ALL OF GOVT LOT 8, SECTION 29, TOWNSHIP 40 NORTH, RANGE 10 EAST, AND A PART OF PART OF GOVT LOT 1, SECTION 32, CITY OF EAGLE RIVER, VILAS COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 32, THENCE S02°08'09"E, ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 836.25 FEET TO THE EXTENSION OF THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 70; THENCE N86°47'45"W, ALONG SAID NORTH LINE, A DISTANCE OF 979.42 FEET; THENCE N28°26'45"W, ALONG SAID NORTH LINE, A DISTANCE OF 47.02 FEET; THENCE S10°16'19"E, ALONG SAID NORTH LINE, A DISTANCE OF 40.76 FEET; THENCE S81°17'39"W, ALONG SAID NORTH LINE, A DISTANCE OF 60.02 FEET TO THE WESTERLY RIGHT OF WAY LINE OF PARK STREET; THENCE N10°16'19"W, ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE EXTENSION THEREOF, A DISTANCE OF 701.01 FEET, MORE OR LESS TO THE SOUTH EDGE OF EAGLE RIVER; THENCE NORTHEASTERLY ALONG SAID NORTH LINE, A DISTANCE OF 758 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE NORTH LINE OF SAID SECTION 32; THENCE N88°53'56"E, ALONG SAID NORTH LINE OF SAID SECTION 32, A DISTANCE OF 997.1 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPTING THAT PART AS FOLLOWS:

A PARCEL OF LAND BEING A PART OF MILL LOT 1 OF THE COUNTY CLERK'S PLAT OF GOVT. LOT 1 AND PART OF THE SE1/4-NE1/4, SAID PARCEL LOCATED IN GOVT. LOT 1, SECTION 32, TOWN 40 NORTH, RANGE 10 EAST, CITY OF EAGLE RIVER, VILAS COUNTY, WISCONSIN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32 BEING MARKED BY A SURVEY SPIKE IN THE PAVEMENT OF THE CITY BOAT LANDING ROAD, THENCE S15°44'23"W 95.89 FEET TO AN IRON PIPE ON THE SOUTHERLY R/W LINE OF W. DIVISION STREET AND ON THE WESTERLY R/W LINE OF S. FOREST STREET AND THE PLACE OF BEGINNING, THENCE ALONG THE WESTERLY R/W LINE OF SAID S. FOREST STREET S 2°04'19"E 97.22 FEET AND S 2°05'43"E 166.71 FEET TO AN IRON PIPE, THENCE LEAVING SAID R/W LINE S 86°58'42"W 153.24 FEET TO AN IRON PIPE, THENCE N 2°51'16"W 198.63 FEET TO AN IRON PIPE, THENCE S 84°38'50"W 27.44 FEET TO AN IRON PIPE, THENCE N 0°06'23"W 61.33 FEET TO AN IRON PIPE ON THE SOUTHERLY R/W LINE OF SAID W. DIVISION STREET, THENCE N 85°21'17"E 181.35 FEET ALONG SAID SOUTHERLY R/W LINE BACK TO THE PLACE OF BEGINNING.

SAID PARCEL CONTAINS 972,200 SQUARE FEET OR 22.31 ACRES MORE OR LESS TOTAL AND 844,373 SQUARE FEET OR 19.38 ACRES MORE OR LESS MINUS RIGHT-OF-WAY.

E. SCOTT TECCA
PROFESSIONAL LAND SURVEYOR #S-4049
DATED THIS 18TH DAY OF NOVEMBER, 2025

OWNER'S CERTIFICATE - COUNTY OF VILAS
THE COUNTY OF VILAS, AS OWNER, DOES HEREBY CERTIFY THAT SAID OWNER HAS CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED HEREON. SAID OWNER FURTHER CERTIFIES THAT THIS PLAT IS REQUIRED BY S. 236.10 OR S. 236.12 WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: THE VILAS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT, THE WISCONSIN DEPARTMENT OF ADMINISTRATION, THE WISCONSIN DEPARTMENT OF TRANSPORTATION, WISCONSIN DEPARTMENT OF NATURAL RESOURCES, AND THE CITY OF EAGLE RIVER.

IN WITNESS WHEREOF, THE COUNTY OF VILAS HAS CAUSED THESE DOCUMENTS TO BE SIGNED BY
THEIR REPRESENTATIVE THIS ____ DAY OF _____, ____.

PUBLIC WORKS/
ECONOMIC DEVELOPMENT DIRECTOR

STATE OF WISCONSIN) SS
VILAS COUNTY)

PERSONALLY CAME BEFORE ME ON THIS ____ DAY OF _____, ____.

THE ABOVE NAMED _____, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____
COUNTRY, STATE

MY COMMISSION EXPIRES

CITY OF EAGLE RIVER APPROVAL CERTIFICATE

I, BECKY BOLTE, BEING THE DULY APPOINTED, QUALIFIED, AND ACTING CITY CLERK OF THE CITY OF EAGLE RIVER, DO HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE COMMON COUNCIL OF THE CITY OF EAGLE RIVER, VILAS COUNTY, WISCONSIN AND FURTHER CERTIFY THAT CONDITIONS OF SAID APPROVAL WERE FULFILLED ON

THE ____ DAY OF _____, ____.

RESOLUTION NO. _____

BECKY BOLTE, CITY CLERK

CITY OF EAGLE RIVER TREASURER CERTIFICATE

I, CORY HOFFMANN, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE CITY OF EAGLE RIVER, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF

THE ____ DAY OF _____
ON ANY OF THE LAND IN RIVERSIDE.

CORY HOFFMANN, CITY TREASURER

VILAS COUNTY TREASURER CERTIFICATE

I, PAULETTE M. SARNICKI, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE COUNTY OF VILAS, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF

THE ____ DAY OF _____
ON ANY OF THE LAND IN RIVERSIDE.

PAULETTE M. SARNICKI, COUNTY TREASURER

VILAS COUNTY REGISTER OF DEEDS CERTIFICATE

RECEIVED FOR RECORDING THIS ____ DAY OF _____, ____ AT
____ O'CLOCK ____ M.

AND RECORDED IN VOLUME ____ OF PLATS AT VILAS COUNTY ON PAGES
____ AS DOCUMENT NO. ____.

SHERRY BIERMAN, REGISTER OF DEEDS
VILAS COUNTY, WISCONSIN