

## AGENDA

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

**Date:** Tuesday, January 23, 2024

**Time:** 6:00 p.m.

**Location:** Eau Claire County Courthouse, 721 Oxford Ave, Room 1277, Eau Claire, Wisconsin 54703

\*Event link below can be used to connect to meeting and interact (by the chair) from computer or through the WebEx Meeting smartphone app.

**Join WebEx Meeting:** <https://eauclairecounty.webex.com> Meeting ID: 2534 575 3463

Password: rqPkgYmA337

\*Meeting audio can be listened to using this Audio conference dial in information.

**Audio conference:** 1-415-655-0001 Access Code: 2534 575 3463##

**For those wishing to make public comment, you must e-mail Rod Eslinger at [Rod.Eslinger@eauclairecounty.gov](mailto:Rod.Eslinger@eauclairecounty.gov) at least 60 minutes prior to the start of the meeting.**

*\*Please mute personal devices upon entry*

*A majority of the county board may be in attendance at this meeting, however, only members of the committee may take action on an agenda item.*

1. Call to Order and confirmation of meeting notice
2. Roll Call
3. Public Comment
4. Review/Approval of December 12, 2023 Meeting Minutes / Discussion – Action **Pages 3-5**
5. Public Hearings
  - a. Continuation of a conditional use permit request to convert a single-family dwelling into a two-family dwelling. Owner: TTH LLC. Applicant: Jeremy Skaw. Legal: Lot 12 Block 1 Sunny Meadows, Town of Washington, Eau Claire County, Wisconsin. CUP-00014-23 **Pages 6-25**
  - b. Continuation of a conditional use permit request to convert a single-family dwelling into a two-family dwelling. Owner: TTH LLC. Applicant: Jeremy Skaw. Legal: Lot 11 Block 1 Sunny Meadows, Town of Washington, Eau Claire County, Wisconsin. CUP-00015-23 **Pages 26-46**
  - c. Withdrawn - A conditional use permit request for a religious use for an “Old Order Amish” cemetery. Owner: Christian Borntreger. Legal: The SE ¼ of the NW ¼ of Section 25, Township 26 North, Range 8 West, Town of Lincoln, Eau Claire County, WI: EXCEPT lands conveyed for Highway purposes. CUP-0016-23 **Pages 47-48**
6. Committee Review– To modify the existing building pad area increasing its size approximately 3,500 square feet, Lot 2 Thistledown, Town of Washington, Eau Claire County, Wisconsin. (Dennison/Gartmann) / Discussion – Action **Pages 49-53**
7. Committee Review– To remove a plat restriction that prohibits any additional access to County Trunk Highway Q, Lot 9 Mossy Ridge, Town of Seymour, Eau Claire County, Wisconsin. (Hauck/Skaw) / Discussion – Action **Pages 54-62**

Prepared by: Heidi Pederson

*PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through sign language, interpreters, remote access, or other auxiliary aids. Contact the clerk of the committee or Administration for assistance (715-839-5106). For additional information on ADA requests, contact the County ADA Coordinator at 839-7335, (FAX) 839-1669 or 839-4735, TTY: use Relay (711) or by writing to the ADA Coordinator, Human Resources, Eau Claire County Courthouse, 721 Oxford Avenue, Eau Claire, WI 54703.*

8. Committee Review– To allow for lot width to be reduced less than 100-feet in an unzoned township, located in part of the SW ¼ of the NW ¼, Section 1, Township 27 North, Range 7 West, Town of Ludington, Eau Claire County, Wisconsin. (Olson/Cedar Corporation) / Discussion – Action **Pages 63-68**
9. Nashville North CUP 0017-22 (special event for music concerts) review and alter permit condition #1 / Discussion – Action **Pages 69-74**
10. Review of December bills / Discussion **Pages 75-76**
11. Proposed Future Agenda Items / Discussion
  - a. Next scheduled meeting February 27, 2024
12. Adjourn

Prepared by: Heidi Pederson

*PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through sign language, interpreters, remote access, or other auxiliary aids. Contact the clerk of the committee or Administration for assistance (715-839-5106). For additional information on ADA requests, contact the County ADA Coordinator at 839-7335, (FAX) 839-1669 or 839-4735, TTY: use Relay (711) or by writing to the ADA Coordinator, Human Resources, Eau Claire County Courthouse, 721 Oxford Avenue, Eau Claire, WI 54703.*

## MINUTES

Eau Claire County

### • PLANNING & DEVELOPMENT COMMITTEE •

**Date:** Tuesday, December 12, 2023

**Time:** 7:00 p.m.

**Location:** *Eau Claire County Courthouse, 721 Oxford Ave, Room 1277, Eau Claire, Wisconsin 54703*

\*Event link below can be used to connect to meeting and interact (by the chair) from computer or through the WebEx Meeting smartphone app.

**Join WebEx Meeting:** <https://eauclairecounty.webex.com> Meeting ID: 2604 233 9924

Password: N2fG4x73AGN

\*Meeting audio can be listened to using this Audio conference dial in information.

**Audio conference:** 1-415-655-0001 Access Code: 26042339924##

***For those wishing to make public comment, you must e-mail Rod Eslinger at [Rod.Eslinger@eauclairecounty.gov](mailto:Rod.Eslinger@eauclairecounty.gov) at least 60 minutes prior to the start of the meeting.***

*\*Please mute personal devices upon entry*

*A majority of the county board may be in attendance at this meeting, however, only members of the committee may take action on an agenda item.*

Members Present: Robin Leary, James Dunning, Dane Zook, Todd Meyer

Members Absent: Nick Smiar

Ex officio Present:

Staff Present: Rodney Eslinger, Ben Bublitz, Dean Roth

#### 1. Call to Order and confirmation of meeting notice

Chair Leary called the meeting to order at 7 p.m. and confirmed with Director Eslinger the meeting was properly noticed.

#### 2. Roll Call - Director Eslinger called roll of the committee: Members present are noted above.

#### 3. Public Comment - None

#### 4. Review/Approval of October 24, 2023, Meeting Minutes / Discussion – Action

**ACTION:** Motion by James Dunning to approve the October 24, 2023 committee meeting minutes as corrected. Motion carried on a voice vote: 4-0-0

#### 5. Public Hearings

- a. A conditional use permit request to convert a single-family dwelling into a two-family dwelling. Owner: TTH LLC. Applicant: Jeremy Skaw. Legal: Lot 12 Block 1 Sunny Meadows, Town of Washington, Eau Claire County, Wisconsin. CUP-00014-23

Ben Bublitz, Land Use Manager for Eau Claire County, presented the request to convert a single-family dwelling at 3413 Alf Avenue into a two-family dwelling. Mr. Bublitz noted that this request and the following conditional use permit request are identical in nature. He reviewed the location of the site within the Town of Washington, an aerial of the site, site plan, and adjacent land uses and zoning with the committee. Ben noted that the property is in the urban mixed use planning area, which is planned for mixed residential and commercial densities and uses that are severed by sewer and water. Mr. Bublitz reviewed the rough floor plans with the committee and indicated that the intent of the finished floor would result in two separate dwelling units. On November 16, 2023, the Town of Washington Town Board met and voted

4-1 to recommend approval of the conditional use request with the following conditions: widen driveway pads, new driveway permit is required, screening on the south property line at a minimum, and building inspector must grant permit for two family dwelling units.

Staff concluded that the applicant's request for a conditional use permit to convert a single-family residence to a two-family dwelling in the R-1 Residential Single-Family District complies with the code standards, is consistent with the purpose of the code and the standards for granting a conditional use. Mr. Bublitz recommended approval subject to the conditions in the staff report along with the town's conditions.

Speaking in support:

Jeremy Skaw, Real Land Surveying, spoke in favor of the request. Mr. Skaw was representing the applicant, Kyle Tutor. Mr. Skaw clarified the request for the committee and answered their questions.

Speaking in opposition:

Judy Funk, 3436 La Mont Street  
Jackie and Don Myers, 3517 Alf Ave.  
Linda Anderson, 3511 Alf Ave.  
Thomas Bauer, 3412 La Mont Court  
John Vonasek, 3511 Brian Street  
Dorothy Krall, 3421 La Mont Court

Reasons stated in the opposition testimony: The current owner was denied a rezoning request 1993 to change the zoning from R1 (single-family) to R2 District (two-family), on and off street parking, conflict with the single family neighborhood, icy roads, sewer and water, structures were never finished, and safety.

**ACTION:** Motion by Dane Zook to postpone the request to convert a single-family dwelling into a two-family dwelling to allow additional time for the town board to review the neighbor's opposition petition, and parking concerns. Motion carried on a voice vote: 4-0-0

- b. A conditional use permit request to convert a single-family dwelling into a two-family dwelling. Owner: TTH LLC. Applicant: Jeremy Skaw. Legal: Lot 11 Block 1 Sunny Meadows, Town of Washington, Eau Claire County, Wisconsin. CUP-00015-23

**ACTION:** Motion by Dane Zook to postpone the request to convert a single-family dwelling into a two-family dwelling to allow additional time for the town board to review the neighbor's opposition petition, and parking concerns. Motion carried on a voice vote: 4-0-0

#### 6. Committee Review of CUP-2011-21 Blugold Real Estate LLC to modify condition 2 / Discussion – Action

Ben Bublitz, Land Use Manager, presented the Blugold Real Estate's request to modify condition 2 of their CUP-2011-21 for the UWEC Children's Nature Academy to expand the academy from building A into building B as their daycare is at full capacity. The expansion will provide capacity for an additional 80 children. The property has adequate onsite parking, and the septic system was verified by Peterson Onsite that it is sized properly to handle the additional wastewater flows. The applicant will be working with Ayers Associates to prepare the construction plans. As required by the terms of the original permit, the applicant informed the Town of Washington of their desires to amend the permit.

Renee Strehlau represented the UWEC Children's Nature Academy and spoke in favor of the request. She qualified the need for the expansion and stated that by state code only so many children are allowed per room.

**ACTION:** Motion by James Dunning to approve the Blugold Real Estate LLC's request to modify their original conditional use permit (CUP-2011-21) request to use space in building B for the UWEC Children's Nature

Academy. Motion carried on a voice vote: 4-0-0

7. Final Plat for Ladybug Lane / Discussion – Action

Dean Roth, Eau Claire County Surveyor, presented the staff report for the Lady Bug Subdivision. Mr. Roth recommended approval of the Final Plat of Ladybug Lane subject to the conditions outlined in the staff report.

**ACTION:** Motion by Todd Meyer to approve the Final Plat of Ladybug Lane as recommended by staff. Motion carried on a voice vote: 4-0-0

8. Planning and Development Dept. 3<sup>rd</sup> Quarter Review – Discussion

Director Eslinger presented the P&D Q3 report to the committee and informed them that the report's format will be changing to better align with the County Board's strategic plan priorities.

9. Review of October-November bills / Discussion

The committee reviewed the October-November bills.

10. Proposed Future Agenda Items / Discussion

- a. Next scheduled meeting January 23, 2024, at 6:00 PM

11. Adjourn

**ACTION:** Meeting adjourned by unanimous consent at 8:25 p.m.

Respectfully Submitted,



Rodney Eslinger  
Clerk, Committee on Planning & Development

**CONDITIONAL USE PERMIT NUMBER:** CUP-0014-23

**COMPUTER NUMBERS:** 024-2201-04-000

**PUBLIC HEARING DATE:** December 12, 2023 and January 23, 2024

**STAFF CONTACT:** Ben Bublitz, Land Use Manager

**OWNER:** TTH LLC, 3837 Robin Road, Eau Claire, WI 54703

**AGENT:** Jeremy Skaw, Real Land Surveying, 1356 International Drive, Eau Claire, WI 54701

**REQUEST:** Conditional use permit for a two-family dwelling

**LOCATION:** 3413 Alf Avenue, Eau Claire, WI 54701

**LEGAL DESCRIPTION:** Lot 12 Block 1, Sunny Meadows Subdivision, Town of Washington, Eau Claire County, Wisconsin.

**SUMMARY**

The request is for a conditional use permit to convert an existing single-family dwelling into a two-family dwelling. The existing structure will be modified to split the dwelling into two separate living spaces. The property is currently zoned R-1 which allows two family dwellings as a conditional use. If approved the property owner will obtain a building permit to ensure all structure modifications also conform to the uniform dwelling code (state building code). The property is connected to city utilities, so if any additional sewer and water capacity is needed there shouldn't be any issue.

\*Since the December 12, 2023 meeting staff has become aware of some additional historical information the committee should be aware of. In 1993 there was a rezone request made on both of these lots to rezone the property from R1M to R2. This request was denied with the Town of Washington recommending denial at the time. Rezoning to R2 would have allowed duplexes as an allowable use rather than a conditional use.

**BACKGROUND**

REQUEST CHARACTERISTICS:

- The overall property size is approximately 0.25 acres (10,890 sq.ft.).
- The site is located in the Town of Washington in close proximity to the City of Eau Claire.

**CURRENT ZONING:** The R-1 Residential-Single-Family district is established to provide an area for single-family residences at moderate densities and is served by public water and sewage disposal facilities.

**ADJACENT ZONING & LAND USES:**

	ZONING	LAND USE
North	R3	Multifamily

West	R-1	Residential
South	R-1	Residential
East	R-1	Residential

**LAND USE PLANS:** The County and Town of Washington Comprehensive Plan Future Land Use Maps both include this property in an urban mixed use planning area.

**Urban Mixed Use (UM)**

**Intent and Description:** The primary intent of this classification is to identify areas suitable for a broader range of Smart Growth Areas – As defined under State Statute 66.1001, Smart Growth Areas are those “areas that, where practical, will enable the development and redevelopment of lands with existing infrastructure and municipal, state, and utility services, where practical, or that will encourage efficient development patterns that are both contiguous to existing development and at densities which will have relatively low municipal, state governmental, and utility costs.” Chapter 1 Chapter 2 Chapter 3 Chapter 4 Chapter 5 Appendices 40 commercial, institutional, recreational, and residential uses, which might be served by public services within the next 20 years. This classification is reserved for those areas that are immediately adjacent to the Cities of Eau Claire and Altoona. Land within the classification includes retail businesses and pre-existing higher density residential developments. The existing land use pattern, transportation infrastructure, and availability of sanitary sewer make these areas suitable for mixed-use neighborhoods with higher density residential development than what is permitted under the Rural Residential classification. Higher density development within these areas can require the use of public sanitary sewer or group septic systems. Areas included in UM could potentially represent prime candidates for “receiving areas” under a county-wide Transfer of Development Rights program.

**APPLICABLE ZONING REGULATIONS**

**Section 18.02. Purpose.** This section describes the purpose of the zoning code. Generally, the purpose of the zoning ordinance is as follows: to separate incompatible land uses from one another; to maintain public health and safety; to protect and conserve natural resources; to prevent overcrowding; to preserve property values; and to maintain the general welfare of the citizens.

**Section 18.21.010 Purpose.** The R-1 Residential-Single-Family district is established to provide an area for single-family residences at moderate densities and is served by public water and sewage disposal facilities.

**Chapter 18.103.070 Conditional Uses.** Approval criteria for conditional uses: 1) the use must be in conformance with the purpose of the zoning district it is located in; 2) the use will not be injurious to the use and enjoyment of other property in the immediate vicinity; 3) adequate utilities, access, drainage and other necessary facilities have been or are provided; 4) adequate off-street parking is provided; 5) adequate measures have been taken to prevent or control offensive odors, fumes, dust, noise and vibration so these will not constitute a nuisance, and lighting is controlled so that it does not result in disturbance to neighboring properties; 6) soil conditions are adequate to support the use; 7) access does not pose traffic congestion or hazards.

**Chapter 18.33 Use Table.** The use table establishes uses permitted within each zoning district, and how they are permitted.

**ANALYSIS:** The following is an analysis of the request based upon the standards for approval of conditional use permits:

**Chapter 18.103.070 Conditional Uses.** Standards for approval of conditional uses: 1) The use must be in conformance with the purpose of the zoning district it is located in; two family dwellings *are allowed as a conditional use in the R-1 zoning district.*

2) The use will not be injurious to the use and enjoyment of other property in the immediate vicinity; *There doesn't appear to be negative impacts on neighboring property owners. There are several two and multi family dwellings in the area. The structures are existing and the exterior appearance will not change.*

3) Adequate utilities, access, drainage and other necessary facilities have been or are provided; *The Health Department will ensure the existing utilities are adequate, or the necessary improvements are made.*

4) Adequate off-street parking is provided; *Off-street parking is available on improved surfaces or within the garage.*

5) Adequate measures have been taken to prevent or control offensive odors, fumes, dust, noise and vibration so these will not constitute a nuisance, and lighting is controlled so that it does not result in disturbance to neighboring properties; *Beyond typical remodeling noises there should be no issue.*

6) Soil conditions are adequate to support the use; *it appears the soils are adequate to support the use.*

7) Access does not pose traffic congestion or hazards; *the site has off-street parking areas available, and there is an existing entrance that will continue to be used.*

**TOWN BOARD ACTION:** The Town of Washington Town Board met November 16, 2023 to review the request, and recommended approval of the conditional use permit.

\*The Town of Washington decided not to reevaluate the request, as desired by the Committee. The Town did not take any additional action or review the petition submitted at the previous Committee meeting.

**STAFF CONCLUSIONS AND RECOMMENDATION:** Staff has concluded that the proposed two family dwelling is consistent with the purpose of the zoning code, consistent with the standards for conditional use permits, adheres to applicable zoning regulations, and adheres to 2017 Wisconsin Act 67 and Wis. Stat. 59.69(5e).

Staff recommends approval of the conditional use permit with the following conditions:

1. The conditional use permit is for a two-family dwelling. The site plan, and the narrative shall be attached to and made part of the permit. Any updates/corrections shall be submitted to the department within 30 days of approval of the conditional use permit.
2. Driveway pads shall be enlarged to accommodate two additional parking areas at least 180 sq.ft. in area. Meeting the requirements of Chapter 18.77. There shall be a minimum of four off-street parking spaces.
3. A new driveway permit is required from the Town of Washington.
4. Vegetative screening meeting the requirements of 18.75.050 is required along the South property line.
5. Building permits must be applied for and issued for the structure modification.
6. Property shall comply with all applicable laws and regulations including, but not limited to, land use, building, erosion control, and sanitary provisions.
7. Uses authorized under this conditional use permit shall be limited to the two family dwelling proposed in the application. However, future changes shall require approval from the Land Use Manager and may require approval by the committee at a public hearing.
8. The owner shall allow staff from the Eau Claire County Department of Planning and Development to enter the property at reasonable times to inspect the premises for compliance with the conditions of this permit.
9. The permit is subject to Sections 18.21.080 to 18.21.100 of the Zoning Code. These provisions establish when a conditional use permit lapses, the conditions under which it can be revoked, and when a conditional use permit expires due to the abandonment of a use.

**Ben Bublitz**

---

**From:** vold@townofwashington.wi.gov  
**Sent:** Tuesday, December 12, 2023 8:47 AM  
**To:** Ben Bublitz  
**Subject:** RE: Public Hearings

**WARNING!! This email originated outside Eau Claire County. Do not click any links or attachments unless you know the sender.**

Chrm. Solberg moved TO APPROVE THE REQUEST FROM TTH LLC AND JEREMY SKAW, AGENT; FOR A CONDITIONAL USE PERMIT TO CONVERT A SINGLE-FAMILY DWELLING INTO A 2-FAMILY DWELLINGS AT 3413 ALF AVENUE WITH THE FOLLOWING CONDITIONS: WIDEN DRIVEWAY PAD, NEW DRIVEWAY PERMIT REQUIRED, SCREENING, AND BUILDING INSPECTOR MUST GRANT PERMIT FOR TWO DWELLING UNITS. The motion was seconded by Supv. Tomesh and AMENDED THE SCREENING IS ON THE SOUTH PROPERTY LINE AT A MINIMUM. Supv. Mueller seconded the amendment to the motion.

Aye 4 Nye 1

Chrm. Solberg moved TO APPROVE THE REQUEST FROM TTH LLC AND JEREMY SKAW, AGENT; FOR A CONDITIONAL USE PERMIT TO CONVERT A SINGLE-FAMILY DWELLING INTO A 2-FAMILY DWELLINGS AT 3415 ALF AVENUE WITH THE FOLLOWING CONDITIONS: WIDEN DRIVEWAY PAD, NEW DRIVEWAY PERMIT REQUIRED, SCREENING ON THE SOUTH PROPERTY LINE AT A MINIMUM, AND BUILDING INSPECTOR MUST GRANT PERMIT FOR TWO DWELLING UNITS. The motion was seconded by Supv. Mueller.

Aye 4 Nye 1

---

**From:** Ben Bublitz <Ben.Bublitz@eauclairecounty.gov>  
**Sent:** Tuesday, December 12, 2023 8:37 AM  
**To:** vold@townofwashington.wi.gov  
**Subject:** RE: Public Hearings

Hi Jackie,

Can you forward the Towns motion to the two CUP applications on Alf Avenue?

Thank you,

**Ben Bublitz** | Land Use Manager  
721 Oxford Ave., Suite 3344 • Eau Claire, WI 54703  
**Office:** 715-839-4743 **Cell:** 715-829-2877 **Fax:** 715-831-5802  
**Email:** [ben.bublitz@eauclairecounty.gov](mailto:ben.bublitz@eauclairecounty.gov)





**Eau Claire County**  
**DEPARTMENT OF PLANNING**  
**AND DEVELOPMENT**  
**Eau Claire County Courthouse - Room 3344**  
**721 Oxford Avenue**  
**Eau Claire, Wisconsin 54703-5212**  
**(715) 839-4741**

**Building Inspection**  
839-2944  
**Emergency Management**  
839-4736  
**Geographical Information Systems**  
839-4730  
**Land Conservation**  
839-6226  
**Land Records**  
839-4742  
**Land Use Management**  
839-4743  
**Planning**  
839-5055  
**Recycling**  
839-2756

November 1, 2023

## **Notice of Application Received**

The Eau Claire County Department of Planning and Development has received the following application for a conditional use permit scheduled for the Committee on Planning and Development on 12/12/2023

**Owner:** TTH LLC

**Applicant:** Jeremy Skaw, Real Land Surveying

**Application Number:** CUP-0014-23

**Legal Description:** Lot 12 Block 1, Sunny Meadows, Town of Washington, Eau Claire County, Wisconsin.

**Zoning District:** R-1-M Single-Family Residential

**Site Address:** 3413 Alf Avenue, Eau Claire, WI 54701

**Purpose:** Two-Family Dwelling Unit

**Date Received:** 10/30/2023

To view the application materials, click on link below.

[Planning and Development | Eau Claire County \(eauclairecounty.gov\)](https://eauclairecounty.gov/planning-and-development)



**Department of Planning and Development**  
 Eau Claire County Courthouse  
 721 Oxford Avenue, Room 3344  
 Eau Claire, Wisconsin 54703  
 (715) 839-4741

**Office Use Only**

Date Application Accepted:	10/30/2023
Accepted By:	Ben Bublitz
Receipt Number:	075143
Town Hearing Date:	11/16/2023
Scheduled Hearing Date:	12/12/2023

**CONDITIONAL USE PERMIT APPLICATION**

Property Owner Name:TTH LLC	Phone#
Mailing Address:3837 Robin Road, Eau Claire, WI 54703	
Email Address:	

Agent Name:Jeremy Skaw	Phone#(715)514-4116
Mailing Address:1356 International Drive, Eau Claire, WI 54701	
Email Address:JSkaw@rlswi.com	

**SITE INFORMATION**

Site Address:3413 Alf Ave., Eau Claire, WI 54701	
Property Description: <u>NW</u> $\frac{1}{4}$ <u>NE</u> $\frac{1}{4}$ Sec. <u>34</u> , T <u>27</u> N, R <u>9</u> W, Town of <u>WASHINGTON</u>	
Zoning District:R1	Code Section(s):
Overlay District: Check Applicable	<input type="checkbox"/> Shoreland <input type="checkbox"/> Floodplain <input type="checkbox"/> Airport <input type="checkbox"/> Wellhead Protection <input type="checkbox"/> Non-Metallic Mining
Computer #(s): or PIN #(s):	1802422709341202069

**GENERAL APPLICATION REQUIREMENTS**

Applications are due by 12:00 PM of the Tuesday three weeks prior to the Planning and Development Committee meeting. All information from the checklist below must be included. The department is allowed 10 working days after submitting an application to determine if an application is approved, conditionally approved or denied.

<input type="checkbox"/> Complete attached information sheet	<input type="checkbox"/> Site Plan Drawn to Scale	<input type="checkbox"/> Confirmed with the Town their submittal deadline and process.	<input type="checkbox"/> Provide <b>\$545.00</b> application fee (non-refundable). Send application to <a href="mailto:landuse@co.eau-claire.wi.us">landuse@co.eau-claire.wi.us</a> or to the address above.
--	---	--	--

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I give permission for the staff of the Eau Claire County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the public hearing process. I further agree to withdraw this application if substantive false or incorrect information has been included.

Owner/Agent Signature  Date 10-30-23

**NOTICE: PERMIT FEES DOUBLE WHEN WORK BEGINS PRIOR TO ISSUANCE OF PERMITS & APPROVALS.**

At the public hearing, the applicant may appear in person or through an agent or an attorney of his/her choice. The applicant/agent/attorney may present testimony, evidence, and arguments in support of the application. All site plans, pictures, etc. become the property of the Department, and will remain in the file.

## **STANDARDS FOR CONDITIONAL USE PERMITS**

The Committee on Planning and Development has the authority to grant conditional use permit only when the standards are met. The conditional use permit standards are located in Section 18.21.060 of the Eau Claire County Code. Those standards are as follows:

- A. The proposed use is in conformance with the purpose of the zoning district in which it is located.
- B. The use will not be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted.
- C. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
- D. Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.
- E. Adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.
- F. Soil conditions are adequate to accommodate the proposed use.
- G. Proper facilities and access points are provided which would eliminate any traffic congestion or hazard which may result from the proposed use.

**SUPPLEMENTAL INFORMATION FOR A CONDITIONAL USE PERMIT**

In order to process your application as quickly as possible, please fill in all the sections below that are applicable to your request, and attach all appropriate maps or plans described below that are relevant to your request.

**WRITTEN DESCRIPTION OF THE PROPOSED USE:**

General description of the use (home occupation, accessory structure in excess of 1,200 square feet, filling in a floodplain, non-metallic mining, or any other listed conditional use in zoning districts).

The intent of this conditional use permit is to create a 2-family dwellings from an existing single-family dwelling located at 3413 Alf Avenue.

Within 500 feet of these lots (that are in the Town of Washington), there are 10 lots either zoned R2 or R3. Within 700 feet of these lots (that are in the City of Eau Claire), there are 13 lots either zoned R2 or R3.

Multifamily is this part of the town (and the adjacent city of Eau Claire) is a commonplace and the addition of two additional duplexes would blend very well.

**IF THE PROPOSED USE INVOLVED A BUSINESS ACTIVITY, DESCRIBE THE PROPERTY**

Description of the type of business activity:

**RENTAL PROPERTIES**

Equipment used in the business activity:

N/A

Days and hours of operation: N/A

Number of employees: N/A

Nuisance abatement measures that will be implemented: N/A

Noise abatement measures: N/A

Vibration abatement measures: N/A

Dust control measures: N/A

Measures to control fumes or odors: N/A

Visual screening measures (plants, fences, walls, etc.)

N/A

DESCRIPTION OF ANY OTHER FEATURES OR CHARACTERISTICS THAT MAY BE SUBJECT TO ZONING REGULATIONS

Exterior appearance of any structure, including a description of the building materials used, the height of eaves, the color of the structure, etc. (required for conditional use permit applications for accessory structures in excess of 1,200 square feet)

See attached document for additional information regarding the building info.

Any proposed excavation or fill, the amount of material that will be mined in a non-metallic mining operation, the amount of material that will be stockpiled, etc.

See attached document for additional information regarding the building info.

Other features or characteristics (signs, fences, outdoor display areas, etc.)

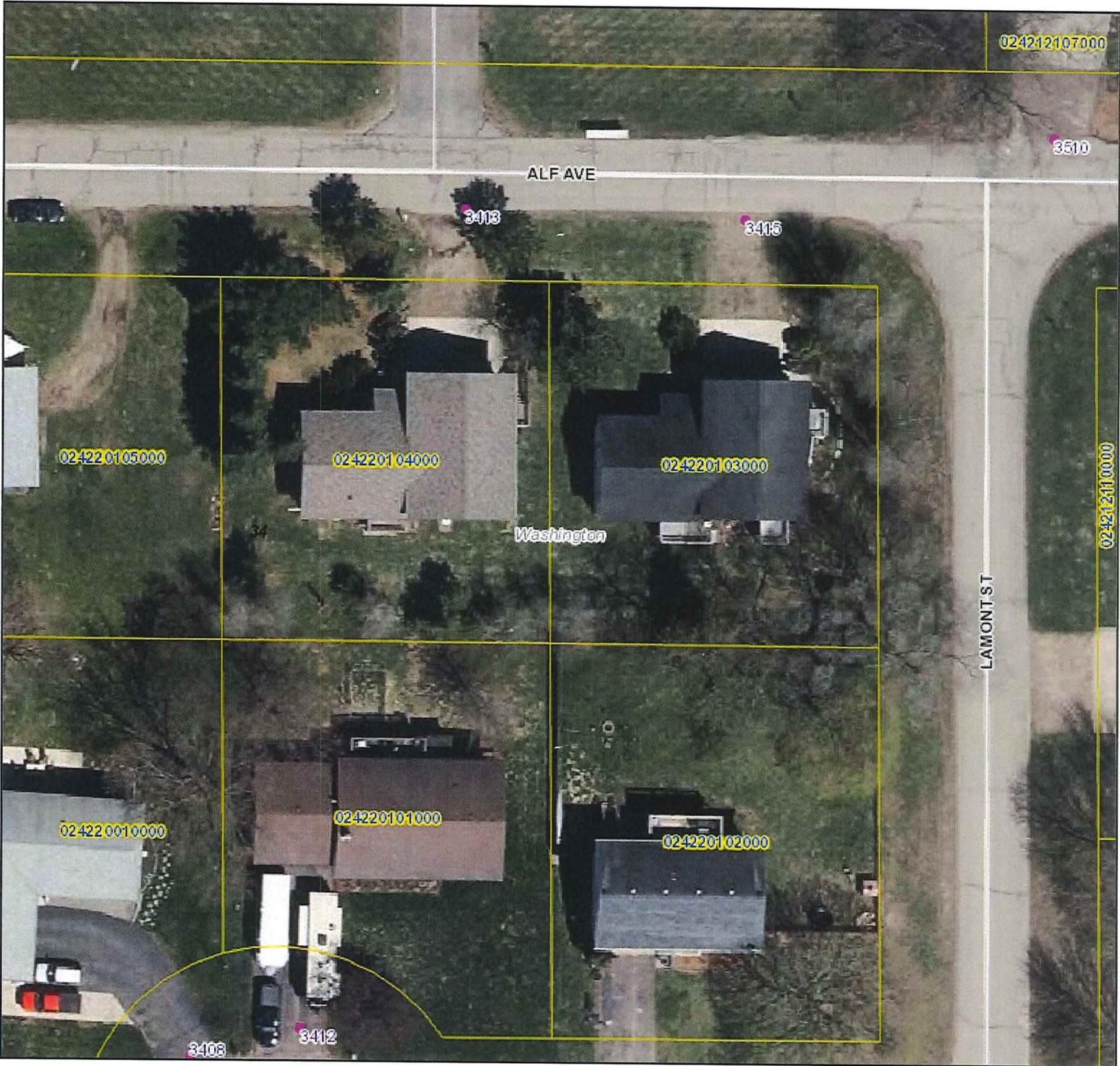
See attached document for additional information regarding the building info.

SCALED SITE PLAN-[EAU CLAIRE COUNTY, WI » WG XTREME](#)

<input type="checkbox"/> Show parcel and building dimensions of all existing and proposed structures	<input type="checkbox"/> Landscape and screening plans
<input type="checkbox"/> Show all signs, fences and other features that may be regulated by zoning	<input type="checkbox"/> Show the well and septic system
<input type="checkbox"/> Site access, driveway, and nearest road (labeled)	<input type="checkbox"/> Parking areas with spaces
<input type="checkbox"/> Drainage plans including the erosion control plan	<input type="checkbox"/> Show all navigable water ways, wetlands, floodplains, slopes in excess of 20%, and any other unique limiting condition of the property
<input type="checkbox"/> The layout of the use within the structure; if the use only occupies part of the structure, the floor plan should illustrate only the layout of that part of the structure occupied by the use and any access to the use through halls, doorways, etc.	
<input type="checkbox"/> The location of any equipment that will be used	

FOR ALL NON-AGRICULTURAL ACCESSORY STRUCTURES

<input type="checkbox"/> Show floor plan, including attics
<input type="checkbox"/> Show scaled building elevations
<input type="checkbox"/> Show color scheme
<input type="checkbox"/> Provide information addressing 59.69 (5e) with substantial evidence supporting your request



Legend

- Addresses
- Address Labels
- Parcels
- Parcel Labels
- Parks
- Sections
- Villages (Scale below 35K)
- Cities (Scale below 35K)
- Towns
- Surrounding Counties
- Rivers and Streams
- Lakes and Rivers
- Interstate
- US Highway
- State Highway
- Ramp
- Major Arterial
- Minor Arterial
- Collector
- Local
- Private Drive
- Recreation
- Service
- Other
- Ortho 6 Inch 2018 (Color)
- Ortho 6 Inch 2020 (Color)



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Author:	
Date Printed: 10/30/23 12:42 PM	
Sources:	

## Jeremy Skaw

---

**From:** Toot's LLC <toots.llcs@gmail.com>  
**Sent:** Wednesday, September 20, 2023 2:15 PM  
**To:** Jeremy Skaw  
**Subject:** Re: Conditional Use Permit Application  
**Attachments:** Outlook-z3pleruw.png

Sounds great, let me know if this works, or if I need to add/tweak anything.

1. Exterior appearance

3413 Alf ave

- Tan vinyl siding with brick accent on the bottom 4 ft of the front of the house  
Brown gutters, brown windows, 20' eaves, deck access on 1st and 2nd story, shingle roof  
Concrete driveways

Bi-level on the right side, two story on the left side, with tuck underneath 2 stall garage  
3415 Alf Ave

-Tan vinyl siding with brick accent on the bottom 4 ft of the front of the house  
White gutters, white windows, 20' eaves, deck access on 1st and 2nd story, shingle roof  
Concrete driveways

Bi-level on the right side, two story on the left side, with tuck underneath 2 stall garage

3413 Alf Ave

2. Half of the concrete driveway to be poured, landscaping clean up in front of the yard where shrubs used to be

3415 Alf Ave

Deck materials to be staged, then built, half of the concrete driveway to be poured, bringing in black dirt to grade back side of house

3. Privacy fence in back, between the 2nd story unit and the bi-level unit for individual privacy.

Thank you for the help!

Regards,

Shaun Tutor

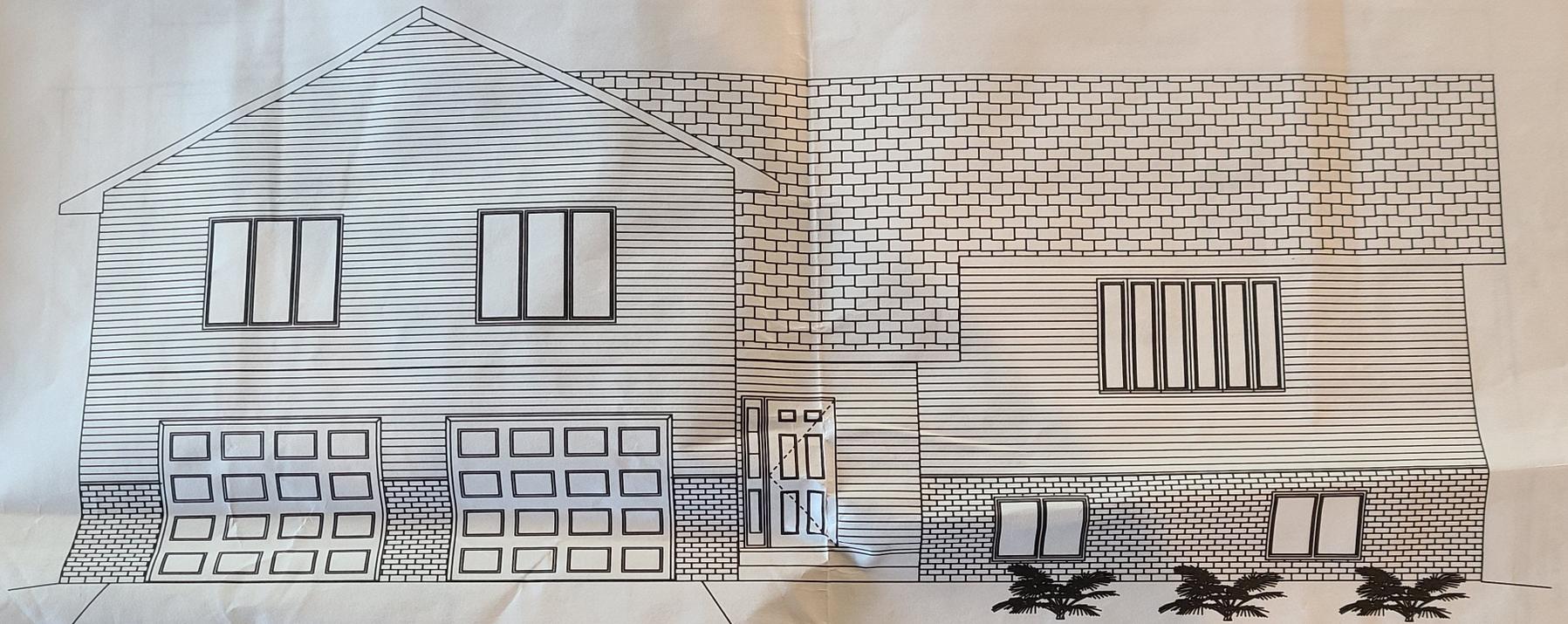
On Tue, Sep 19, 2023 at 7:54 PM Jeremy Skaw <[jskaw@rlswi.com](mailto:jskaw@rlswi.com)> wrote:

Evening Shaun,

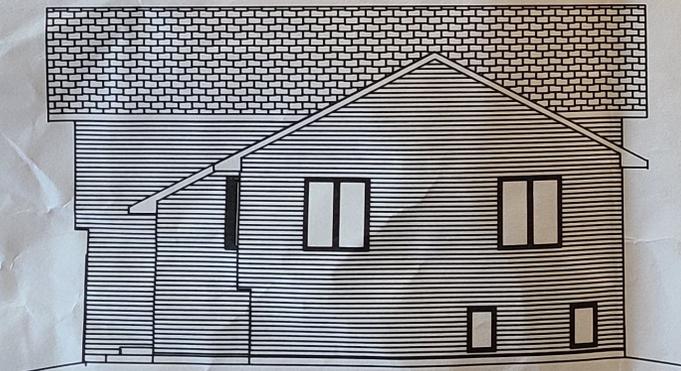
We'll take care of the rest of the permit, but please fill out three short answer questions on page 4. They are more geared for you to answer.

Thanks,  
Jeremy

**Jeremy Skaw, P.L.S.**  
Field Supervisor  
715.514.4116 Office  
715.895.8211 Direct  
715.225.4572 Mobile



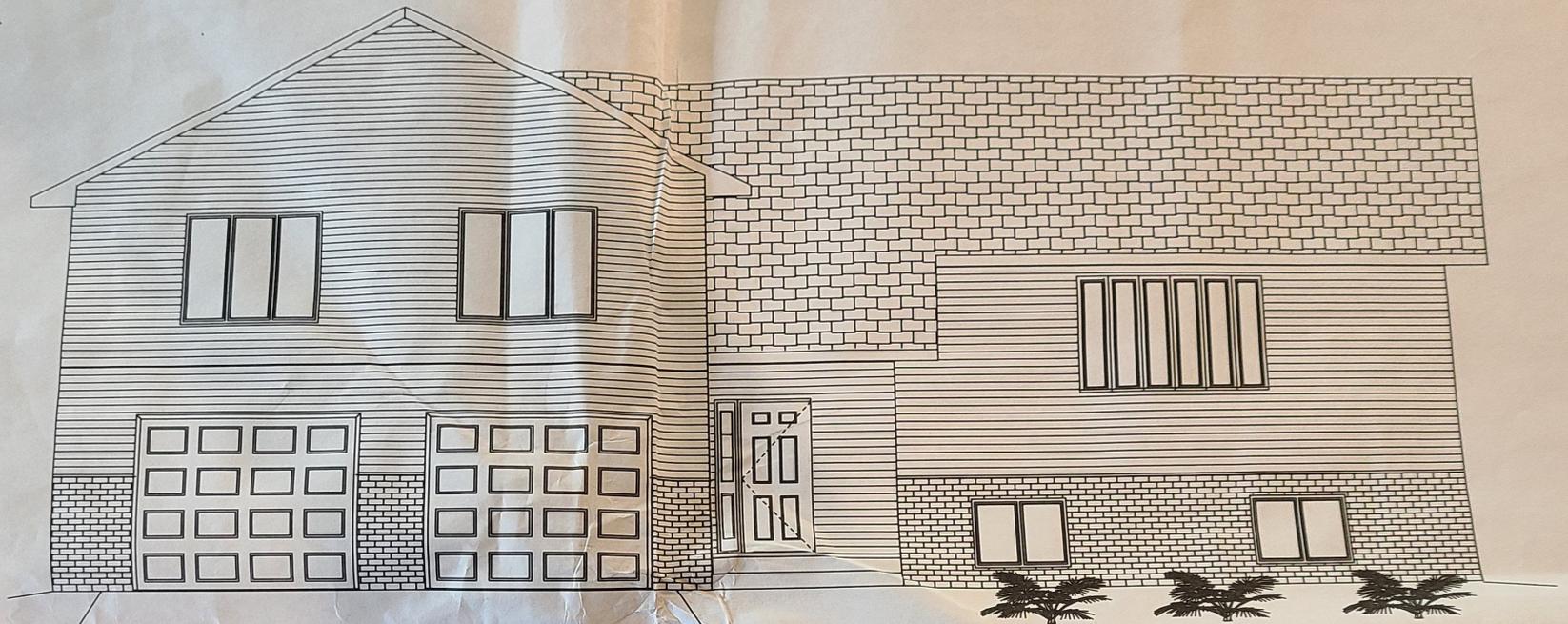
FRONT ELEVATION



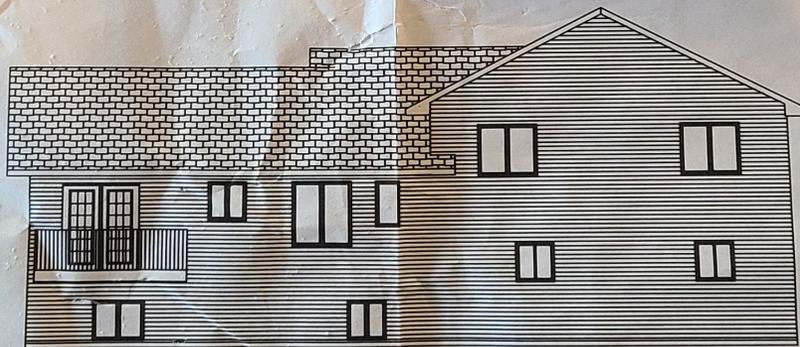
RIGHT ELEVATION



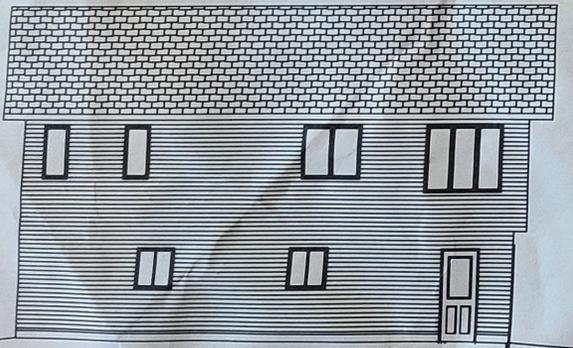




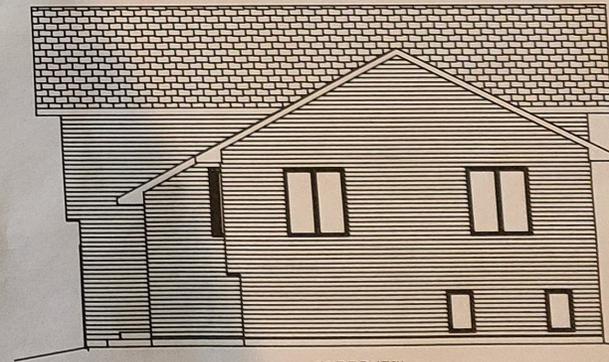
FRONT ELEVATION



REAR ELEVATION

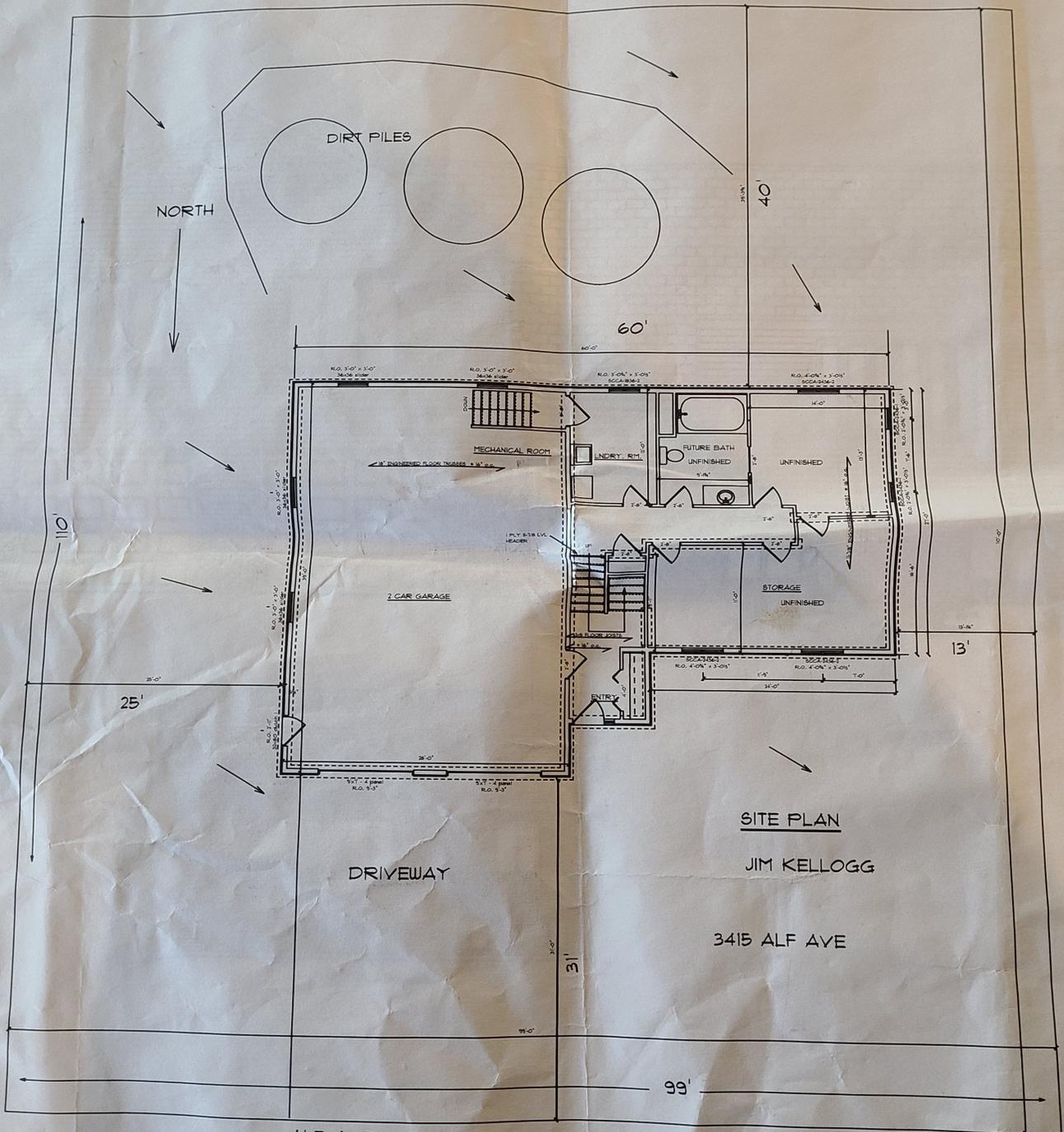


LEFT ELEVATION



RIGHT ELEVATION

LAMONT STREET



ALF AVE.

SITE PLAN  
JIM KELLOGG

3415 ALF AVE

EX A

Rec'd  
12/12/23

December 12, 2023

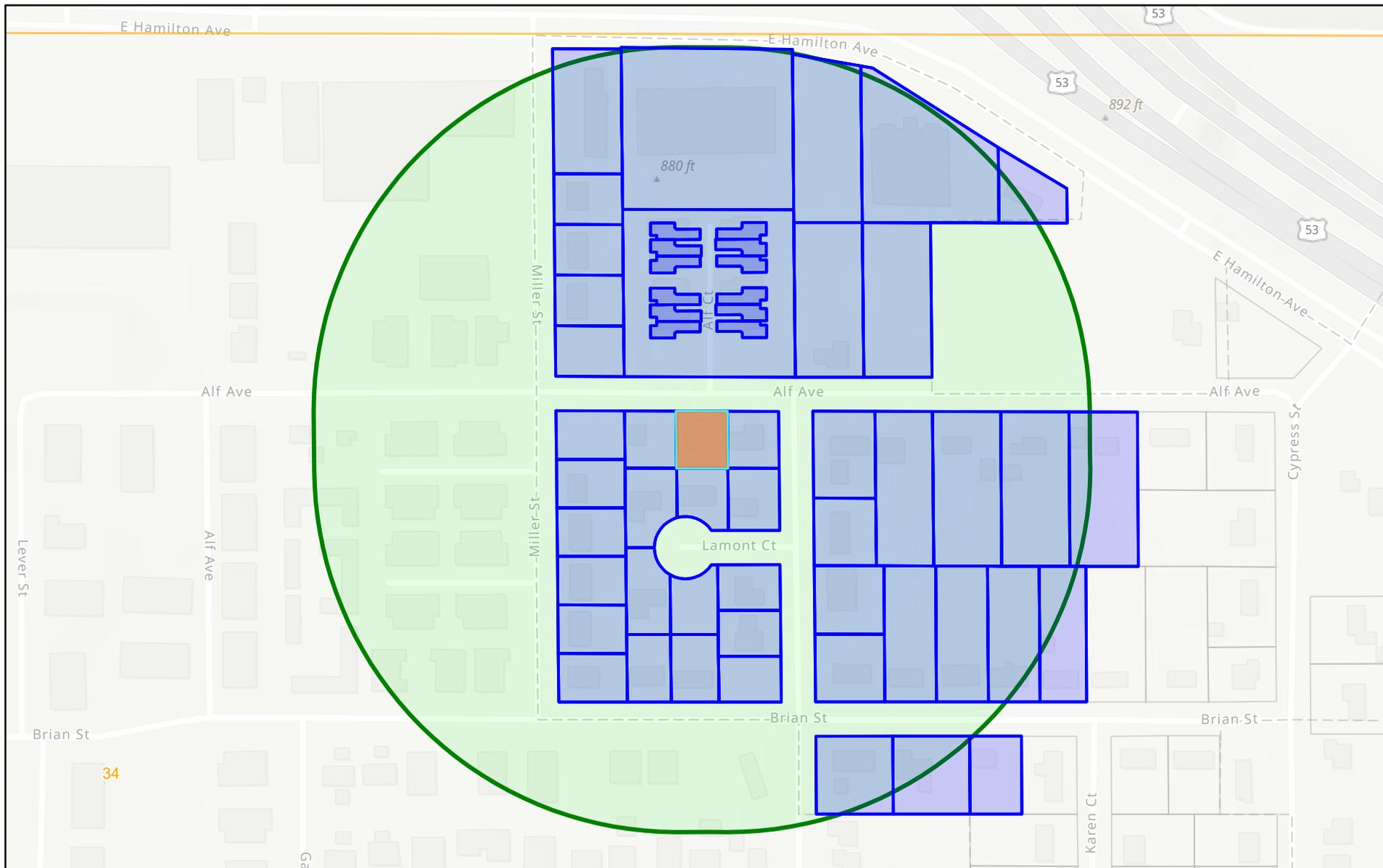
TO: Eau Claire County Planning and Development

We the residents of the Town of Washington, Eau Claire County, Wisconsin are petitioning Eau Claire County Planning and Development to deny the requests of TTH, LLC and Jeremy Shaw Land Surveying to convert single family dwellings into two-family dwellings. Leagel Descriptions: Lot 11 and Lot 12, Block 1 Sunny Meadows, Town of Washington, Eau Claire County, Wisconsin, (Site location: 3413 and 3415, Alf Avenue, Eau Claire, WI)

Name	Address	City/State	Date
Ron Funk	3426 Lamont St	Eau Claire WI	11-25-23
Judy Funk	3436 Lamont St	Eau Claire WI	11-25-23
Eileen Sturgis	3424 Brian St.	Eau Claire, WI	11-25-23
M J	3414 Brian St.	Eau Claire WI	11-25-23
Jill Jey	3414 Brian St.	Eau Claire WI	11-25-23
Russ Jony	3510 Brian St.	Eau Claire WI	11-25-23
MaLori VanDenMeerendank	3531 Brian St.	Eau Claire WI	11-25-23
Mitchell VanDenMeerendank	3531 Brian St.	Eau Claire WI	11-25-23
Dorothy Krall	3421 Lamont St	Eau Claire WI	11-25-23
Linda Anderson	3511 Alf Ave	Eau Claire	11-25-23
Donald L Myers	3517 Alf Ave	Eau Claire	11-25-23
Robert W. Hlynch	3433 Lamont St.	Eau Claire	11/25/23
Norma Klumpke	3433 Lamont St	Eau Claire	11/25/23
Jenna Monahan	3414 Lamont Ct	Eau Claire	12/10/23
Samuel Monahan	3414 Lamont Ct	Eau Claire	12/10/23
Greg Carr	3407 Lamont Ct	Eau Claire	12/10/23
Karin Carr	3407 Lamont Ct.	Eau Claire	12/10/23
Amy Heimstead	3408 Lamont Ct.	Eau Claire	12/11/23

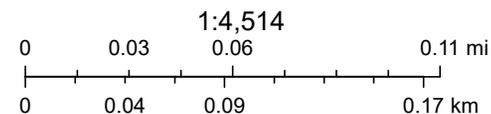


# Public Notification



10/31/2023, 2:09:43 PM

- County Boundary
- Tax Parcel
- Section



Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA,

FirstName LastName	Address	City State Zip
DUANE A & CAROLYN E THOMPSON	8542 SW 86TH TER	OCALA FL 34481-7213
PHC DEVELOPMENT LLC	1620 S HASTINGS WAY	EAU CLAIRE WI 54701-4620
SANDRA RYE	3510 ALF AVE	EAU CLAIRE WI 54701-7607
ALVERNE FINSETH	3614 BRIAN ST	EAU CLAIRE WI 54701-7656
CHARLES P & PAULINE L KOTHBAUER	3621 ALF AVE	EAU CLAIRE WI 54701-7691
ARLISS E RUNDBLAD	3611 ALF AVE	EAU CLAIRE WI 54701-7691
COLE BRUNER	1818 GRAND AVE	WAUSAU WI 54403-6869
BRIAN R & VICKI A JOHNSON	3516 ALF AVE	EAU CLAIRE WI 54701-7607
DONALD L & JACQUELINE M MYERS	3517 ALF AVE	EAU CLAIRE WI 54701-7608
TYLER PRESTON	3624 BRIAN ST	EAU CLAIRE WI 54701-7656
ROBERT TWEED	N 7903 780TH ST	COLFAX WI 54730-5065
LINDA ANDERSON	3511 ALF AVE	EAU CLAIRE WI 54701-7608
HERITAGE SENIOR LIVING LLC	7901 W NATIONAL AVE STE C	WEST ALLIS WI 53214-4568
TERRI KINGSWAN	3421 LAMONT ST	EAU CLAIRE WI 54701-7627
RUSSELL LOWRY	3510 BRIAN ST	EAU CLAIRE WI 54701-7612
ROBERT KLIMPKE	3433 LAMONT ST	EAU CLAIRE WI 54701-7627
DMKD PROPERTIES LLC	1614 WEBSTER AVE	EAU CLAIRE WI 54701-6641
ADAM FITZMAURICE	3516 BRIAN ST	EAU CLAIRE WI 54701-7612
3319 MILLER STREET LLC	630 WATER ST	EAU CLAIRE WI 54703-6150
MURYL C OLSON	2414 18TH AVE	RICE LAKE WI 54868-9032
OAK GROVE APARTMENTS LLC	3306 MALL DR	EAU CLAIRE WI 54701-7632
ROBERT C & ELLEN M WING	5709 70TH ST	CHIPPEWA FALLS WI 54729-5742
KIRK R & JULIE A FREY	3414 BRIAN ST	EAU CLAIRE WI 54701-7610
GEORGE & EILEEN STURGIS	3424 BRIAN ST	EAU CLAIRE WI 54701-7610
VASANT A & VENU V RAIKAR	3430 LAMONT ST	EAU CLAIRE WI 54701-7662
RONALD R & JUDITH L FUNK	3436 LAMONT ST	EAU CLAIRE WI 54701-7661
THOMAS BAUER TRUST	3412 LAMONT CT	EAU CLAIRE WI 54701-7626
JENNA M LEPPER	3414 LAMONT CT	EAU CLAIRE WI 54701-7626
RANDI & AMY HEIMSTEAD	3408 LAMONT CT	EAU CLAIRE WI 54701-7626
IRENE J ROSKOS	3319 ALF CT	EAU CLAIRE WI 54701-7609
MARK A & PAMELA J CRANDELL	3324 ALF CT	EAU CLAIRE WI 54701-7609
JOANN JOHNSON	3310 ALF CT	EAU CLAIRE WI 54701-7609
DAVID L HANVELT	3313 ALF CT	EAU CLAIRE WI 54701-7609
MICHEAL PETERSON	3315 ALF CT	EAU CLAIRE WI 54701-7609
MARLO M ERICKSON	927 LORING ST STE 2	ALTOONA WI 54720-1195
CALEB A & MELISSA L LOKKEN	3906 RIVERVIEW DR	EAU CLAIRE WI 54703-0145
JARED W GRANDE	2703 SEYMOUR RD	EAU CLAIRE WI 54703-3333
STEVEN O'BRIEN	6650 COUNTY ROAD V	FALL CREEK WI 54742-5050
MIKE MOUA	3415 LAMONT CT	EAU CLAIRE WI 54701-7626
GREGORY CARR	3407 LAMONT CT	EAU CLAIRE WI 54701-7626
LAGESSE TRUST OF 2001	3321 ALF CT	EAU CLAIRE WI 54701-7609
BETTY KEEPERS	3323 ALF CT	EAU CLAIRE WI 54701-7609
CYNTHIA ANN BUCKLI REVOCABLE TRUST	3322 ALF CT	EAU CLAIRE WI 54701-7609
WILLIAM SCOTT	3320 ALF CT	EAU CLAIRE WI 54701-7609
LEONARD R REIMAN	3314 ALF CT	EAU CLAIRE WI 54701-7609
ANNEMARIE KRESSER	3312 ALF CT	EAU CLAIRE WI 54701-7609
ARNOLD & JOANNE SEIFERT CHILDREN'S TRUST	N1824 950TH ST	EAU CLAIRE WI 54701-1824
MITCHELL VANDENMEERENDONK	3531 BRIAN ST	EAU CLAIRE WI 54701-7613
PATRICK E & LAURIE J BOEHM	3611 BRIAN ST	EAU CLAIRE WI 54701-7614
JOHN S & ROSANNE M VONASEK	3511 BRIAN ST	EAU CLAIRE WI 54701-7613

**CONDITIONAL USE PERMIT NUMBER:** CUP-0015-23

**COMPUTER NUMBERS:** 024-2201-03-000

**PUBLIC HEARING DATE:** December 12, 2023 and January 23, 2024

**STAFF CONTACT:** Ben Bublitz, Land Use Manager

**OWNER:** TTH LLC, 3837 Robin Road, Eau Claire, WI 54703

**AGENT:** Jeremy Skaw, Real Land Surveying, 1356 International Drive, Eau Claire, WI 54701

**REQUEST:** Conditional use permit for a two-family dwelling

**LOCATION:** 3415 Alf Avenue, Eau Claire, WI 54701

**LEGAL DESCRIPTION:** Lot 11 Block 1, Sunny Meadows Subdivision, Town of Washington, Eau Claire County, Wisconsin.

**SUMMARY**

The request is for a conditional use permit to convert an existing single-family dwelling into a two-family dwelling. The existing structure will be modified to split the dwelling into two separate living spaces. The property is currently zoned R-1 which allows two family dwellings as a conditional use. If approved the property owner will obtain a building permit to ensure all structure modifications also conform to the uniform dwelling code (state building code). The property is connected to city utilities, so if any additional sewer and water capacity is needed there shouldn't be any issue.

\*Since the December 12, 2023 meeting staff has become aware of some additional historical information the committee should be aware of. In 1993 there was a rezone request made on both of these lots to rezone the property from R1M to R2. This request was denied with the Town of Washington recommending denial at the time. Rezoning to R2 would have allowed duplexes as an allowable use rather than a conditional use.

**BACKGROUND**

REQUEST CHARACTERISTICS:

- The overall property size is approximately 0.25 acres (10,890 sq.ft.).
- The site is located in the Town of Washington in close proximity to the City of Eau Claire.

**CURRENT ZONING:** The R-1 Residential-Single-Family district is established to provide an area for single-family residences at moderate densities and is served by public water and sewage disposal facilities.

**ADJACENT ZONING & LAND USES:**

	ZONING	LAND USE
North	R3	Multifamily
West	R-1	Residential
South	R-1	Residential

East	R-1	Residential
------	-----	-------------

**LAND USE PLANS:** The County and Town of Washington Comprehensive Plan Future Land Use Maps both include this property in an urban mixed use planning area.

**Urban Mixed Use (UM)**

**Intent and Description:** The primary intent of this classification is to identify areas suitable for a broader range of Smart Growth Areas – As defined under State Statute 66.1001, Smart Growth Areas are those “areas that, where practical, will enable the development and redevelopment of lands with existing infrastructure and municipal, state, and utility services, where practical, or that will encourage efficient development patterns that are both contiguous to existing development and at densities which will have relatively low municipal, state governmental, and utility costs.” Chapter 1 Chapter 2 Chapter 3 Chapter 4 Chapter 5 Appendices 40 commercial, institutional, recreational, and residential uses, which might be served by public services within the next 20 years. This classification is reserved for those areas that are immediately adjacent to the Cities of Eau Claire and Altoona. Land within the classification includes retail businesses and pre-existing higher density residential developments. The existing land use pattern, transportation infrastructure, and availability of sanitary sewer make these areas suitable for mixed-use neighborhoods with higher density residential development than what is permitted under the Rural Residential classification. Higher density development within these areas can require the use of public sanitary sewer or group septic systems. Areas included in UM could potentially represent prime candidates for “receiving areas” under a county-wide Transfer of Development Rights program.

**APPLICABLE ZONING REGULATIONS**

**Section 18.02. Purpose.** This section describes the purpose of the zoning code. Generally, the purpose of the zoning ordinance is as follows: to separate incompatible land uses from one another; to maintain public health and safety; to protect and conserve natural resources; to prevent overcrowding; to preserve property values; and to maintain the general welfare of the citizens.

**Section 18.21.010 Purpose.** The R-1 Residential-Single-Family district is established to provide an area for single-family residences at moderate densities and is served by public water and sewage disposal facilities.

**Chapter 18.103.070 Conditional Uses.** Approval criteria for conditional uses: 1) the use must be in conformance with the purpose of the zoning district it is located in; 2) the use will not be injurious to the use and enjoyment of other property in the immediate vicinity; 3) adequate utilities, access, drainage and other necessary facilities have been or are provided; 4) adequate off-street parking is provided; 5) adequate measures have been taken to prevent or control offensive odors, fumes, dust, noise and vibration so these will not constitute a nuisance, and lighting is controlled so that it does not result in disturbance to neighboring properties; 6) soil conditions are adequate to support the use; 7) access does not pose traffic congestion or hazards.

**Chapter 18.33 Use Table.** The use table establishes uses permitted within each zoning district, and how they are permitted.

**ANALYSIS:** The following is an analysis of the request based upon the standards for approval of conditional use permits:

**Chapter 18.103.070 Conditional Uses.** Standards for approval of conditional uses: 1) The use must be in conformance with the purpose of the zoning district it is located in; two family dwellings *are allowed as a conditional use in the R-1 zoning district.*

- 2) The use will not be injurious to the use and enjoyment of other property in the immediate vicinity; *There doesn't appear to be negative impacts on neighboring property owners. There are several two and multi family dwellings in the area. The structures are existing and the exterior appearance will not change.*
- 3) Adequate utilities, access, drainage and other necessary facilities have been or are provided; *The Health Department will ensure the existing utilities are adequate, or the necessary improvements are made.*
- 4) Adequate off-street parking is provided; *Off-street parking is available on improved surfaces or within the garage.*
- 5) Adequate measures have been taken to prevent or control offensive odors, fumes, dust, noise and vibration so these will not constitute a nuisance, and lighting is controlled so that it does not result in disturbance to neighboring properties; *Beyond typical remodeling noises there should be no issue.*
- 6) Soil conditions are adequate to support the use; *it appears the soils are adequate to support the use.*
- 7) Access does not pose traffic congestion or hazards; *the site has off-street parking areas available, and there is an existing entrance that will continue to be used.*

**TOWN BOARD ACTION:** The Town of Washington Town Board met November 16, 2023 to review the request, and recommended approval of the conditional use permit.

\*The Town of Washington decided not to reevaluate the request, as desired by the Committee. The Town did not take any additional action or review the petition submitted at the previous Committee meeting.

**STAFF CONCLUSIONS AND RECOMMENDATION:** Staff has concluded that the proposed two family dwelling is consistent with the purpose of the zoning code, consistent with the standards for conditional use permits, adheres to applicable zoning regulations, and adheres to 2017 Wisconsin Act 67 and Wis. Stat. 59.69(5e).

Staff recommends approval of the conditional use permit with the following conditions:

1. The conditional use permit is for a two-family dwelling. The site plan, and the narrative shall be attached to and made part of the permit. Any updates/corrections shall be submitted to the department within 30 days of approval of the conditional use permit.
2. Driveway pads shall be enlarged to accommodate two additional parking areas at least 180 sq.ft. in area. Meeting the requirements of Chapter 18.77. There shall be a minimum of four off-street parking spaces.
3. A new driveway permit is required from the Town of Washington.
4. Vegetative screening meeting the requirements of 18.75.050 is required along the South property line.
5. Building permits must be applied for and issued for the structure modification.
6. Property shall comply with all applicable laws and regulations including, but not limited to, land use, building, erosion control, and sanitary provisions.
7. Uses authorized under this conditional use permit shall be limited to the two family dwelling proposed in the application. However, future changes shall require approval from the Land Use Manager and may require approval by the committee at a public hearing.
8. The owner shall allow staff from the Eau Claire County Department of Planning and Development to enter the property at reasonable times to inspect the premises for compliance with the conditions of this permit.
9. The permit is subject to Sections 18.21.080 to 18.21.100 of the Zoning Code. These provisions establish when a conditional use permit lapses, the conditions under which it can be revoked, and when a conditional use permit expires due to the abandonment of a use.

**Ben Bublitz**

---

**From:** vold@townofwashington.wi.gov  
**Sent:** Tuesday, December 12, 2023 8:47 AM  
**To:** Ben Bublitz  
**Subject:** RE: Public Hearings

**WARNING!! This email originated outside Eau Claire County. Do not click any links or attachments unless you know the sender.**

Chrm. Solberg moved TO APPROVE THE REQUEST FROM TTH LLC AND JEREMY SKAW, AGENT; FOR A CONDITIONAL USE PERMIT TO CONVERT A SINGLE-FAMILY DWELLING INTO A 2-FAMILY DWELLINGS AT 3413 ALF AVENUE WITH THE FOLLOWING CONDITIONS: WIDEN DRIVEWAY PAD, NEW DRIVEWAY PERMIT REQUIRED, SCREENING, AND BUILDING INSPECTOR MUST GRANT PERMIT FOR TWO DWELLING UNITS. The motion was seconded by Supv. Tomesh and AMENDED THE SCREENING IS ON THE SOUTH PROPERTY LINE AT A MINIMUM. Supv. Mueller seconded the amendment to the motion.

Aye 4 Nye 1

Chrm. Solberg moved TO APPROVE THE REQUEST FROM TTH LLC AND JEREMY SKAW, AGENT; FOR A CONDITIONAL USE PERMIT TO CONVERT A SINGLE-FAMILY DWELLING INTO A 2-FAMILY DWELLINGS AT 3415 ALF AVENUE WITH THE FOLLOWING CONDITIONS: WIDEN DRIVEWAY PAD, NEW DRIVEWAY PERMIT REQUIRED, SCREENING ON THE SOUTH PROPERTY LINE AT A MINIMUM, AND BUILDING INSPECTOR MUST GRANT PERMIT FOR TWO DWELLING UNITS. The motion was seconded by Supv. Mueller.

Aye 4 Nye 1

---

**From:** Ben Bublitz <Ben.Bublitz@eauclairecounty.gov>  
**Sent:** Tuesday, December 12, 2023 8:37 AM  
**To:** vold@townofwashington.wi.gov  
**Subject:** RE: Public Hearings

Hi Jackie,

Can you forward the Towns motion to the two CUP applications on Alf Avenue?

Thank you,

**Ben Bublitz** | Land Use Manager  
721 Oxford Ave., Suite 3344 • Eau Claire, WI 54703  
**Office:** 715-839-4743 **Cell:** 715-829-2877 **Fax:** 715-831-5802  
**Email:** [ben.bublitz@eauclairecounty.gov](mailto:ben.bublitz@eauclairecounty.gov)



**Eau Claire County  
DEPARTMENT OF PLANNING  
AND DEVELOPMENT  
Eau Claire County Courthouse - Room 3344  
721 Oxford Avenue  
Eau Claire, Wisconsin 54703-5212  
(715) 839-4741**

**Building Inspection**  
839-2944  
**Emergency Management**  
839-4736  
**Geographical Information Systems**  
839-4730  
**Land Conservation**  
839-6226  
**Land Records**  
839-4742  
**Land Use Management**  
839-4743  
**Planning**  
839-5055  
**Recycling**  
839-2756

November 1, 2023

## **Notice of Application Received**

The Eau Claire County Department of Planning and Development has received the following application for a conditional use permit scheduled for the Committee on Planning and Development on 12/12/2023

**Owner:** TTH LLC

**Applicant:** Jeremy Skaw, Real Land Surveying

**Application Number:** CUP-0015-23

**Legal Description:** Lot 11 Block 1, Sunny Meadows, Town of Washington, Eau Claire County, Wisconsin

**Zoning District:** R-1-M Single-Family Residential

**Site Address:** 3415 Alf Ave, Eau Claire, WI 54701

**Purpose:** Two-Family Dwelling Unit

**Date Received:** 10/30/2023

To view the application materials, click on link below.

[Planning and Development | Eau Claire County \(eauclairecounty.gov\)](https://eauclairecounty.gov/planning-and-development)



**Department of Planning and Development**  
 Eau Claire County Courthouse  
 721 Oxford Avenue, Room 3344  
 Eau Claire, Wisconsin 54703  
 (715) 839-4741

**Office Use Only**

Date Application Accepted:	10/30/2023
Accepted By:	Heidi
Receipt Number:	075498
Town Hearing Date:	11/16/2023
Scheduled Hearing Date:	12/12/2023

**CONDITIONAL USE PERMIT APPLICATION**

Property Owner Name:TTH LLC	Phone#
Mailing Address:3837 Robin Road, Eau Claire, WI 54703	
Email Address:	

Agent Name:Jeremy Skaw	Phone#(715)514-4116
Mailing Address:1356 International Drive, Eau Claire, WI 54701	
Email Address:JSkaw@rlswi.com	

**SITE INFORMATION**

Site Address:3415 Alf Ave., Eau Claire, WI 54701			
Property Description: <u>NW</u> $\frac{1}{4}$ <u>NE</u> $\frac{1}{4}$ Sec. <u>34</u> , T <u>27</u> N, R <u>9</u> W, Town of <u>WASHINGTON</u>			
Zoning District:R1	Code Section(s):		
Overlay District: Check Applicable	<input type="checkbox"/> Shoreland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Airport <input type="checkbox"/> Wellhead Protection <input type="checkbox"/> Non-Metallic Mining
Computer #(s): or PIN #(s):	1802422709341202068		

**GENERAL APPLICATION REQUIREMENTS**

Applications are due by 12:00 PM of the Tuesday three weeks prior to the Planning and Development Committee meeting. All information from the checklist below must be included. The department is allowed 10 working days after submitting an application to determine if an application is approved, conditionally approved or denied.

<input type="checkbox"/> Complete attached information sheet	<input type="checkbox"/> Site Plan Drawn to Scale	<input type="checkbox"/> Confirmed with the Town their submittal deadline and process.	<input type="checkbox"/> Provide <b>\$545.00</b> application fee (non-refundable). Send application to <a href="mailto:landuse@co.eau-claire.wi.us">landuse@co.eau-claire.wi.us</a> or to the address above.
--	---	--	--

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I give permission for the staff of the Eau Claire County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the public hearing process. I further agree to withdraw this application if substantive false or incorrect information has been included.

Owner/Agent Signature  Date 10-30-23

**NOTICE: PERMIT FEES DOUBLE WHEN WORK BEGINS PRIOR TO ISSUANCE OF PERMITS & APPROVALS.**

At the public hearing, the applicant may appear in person or through an agent or an attorney of his/her choice. The applicant/agent/attorney may present testimony, evidence, and arguments in support of the application. All site plans, pictures, etc. become the property of the Department, and will remain in the file.

## **STANDARDS FOR CONDITIONAL USE PERMITS**

The Committee on Planning and Development has the authority to grant conditional use permit only when the standards are met. The conditional use permit standards are located in Section 18.21.060 of the Eau Claire County Code. Those standards are as follows:

- A. The proposed use is in conformance with the purpose of the zoning district in which it is located.
- B. The use will not be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted.
- C. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
- D. Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.
- E. Adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.
- F. Soil conditions are adequate to accommodate the proposed use.
- G. Proper facilities and access points are provided which would eliminate any traffic congestion or hazard which may result from the proposed use.

**SUPPLEMENTAL INFORMATION FOR A CONDITIONAL USE PERMIT**

In order to process your application as quickly as possible, please fill in all the sections below that are applicable to your request, and attach all appropriate maps or plans described below that are relevant to your request.

**WRITTEN DESCRIPTION OF THE PROPOSED USE:**

General description of the use (home occupation, accessory structure in excess of 1,200 square feet, filling in a floodplain, non-metallic mining, or any other listed conditional use in zoning districts).

The intent of this conditional use permit is to create a 2-family dwellings from an existing single-family dwelling located at 3415 Alf Avenue.

Within 500 feet of these lots (that are in the Town of Washington), there are 10 lots either zoned R2 or R3. Within 700 feet of these lots (that are in the City of Eau Claire), there are 13 lots either zoned R2 or R3.

Multifamily is this part of the town (and the adjacent city of Eau Claire) is a commonplace and the addition of two additional duplexes would blend very well.

**IF THE PROPOSED USE INVOLVED A BUSINESS ACTIVITY, DESCRIBE THE PROPERTY**

Description of the type of business activity:

**RENTAL PROPERTIES**

Equipment used in the business activity:

**N/A**

Days and hours of operation: N/A

Number of employees: N/A

Nuisance abatement measures that will be implemented: N/A

Noise abatement measures: N/A

Vibration abatement measures: N/A

Dust control measures: N/A

Measures to control fumes or odors: N/A

Visual screening measures (plants, fences, walls, etc.)

N/A

DESCRIPTION OF ANY OTHER FEATURES OR CHARACTERISTICS THAT MAY BE SUBJECT TO ZONING REGULATIONS

Exterior appearance of any structure, including a description of the building materials used, the height of eaves, the color of the structure, etc. (required for conditional use permit applications for accessory structures in excess of 1,200 square feet)

See attached document for additional information regarding the building info.

Any proposed excavation or fill, the amount of material that will be mined in a non-metallic mining operation, the amount of material that will be stockpiled, etc.

See attached document for additional information regarding the building info.

Other features or characteristics (signs, fences, outdoor display areas, etc.)

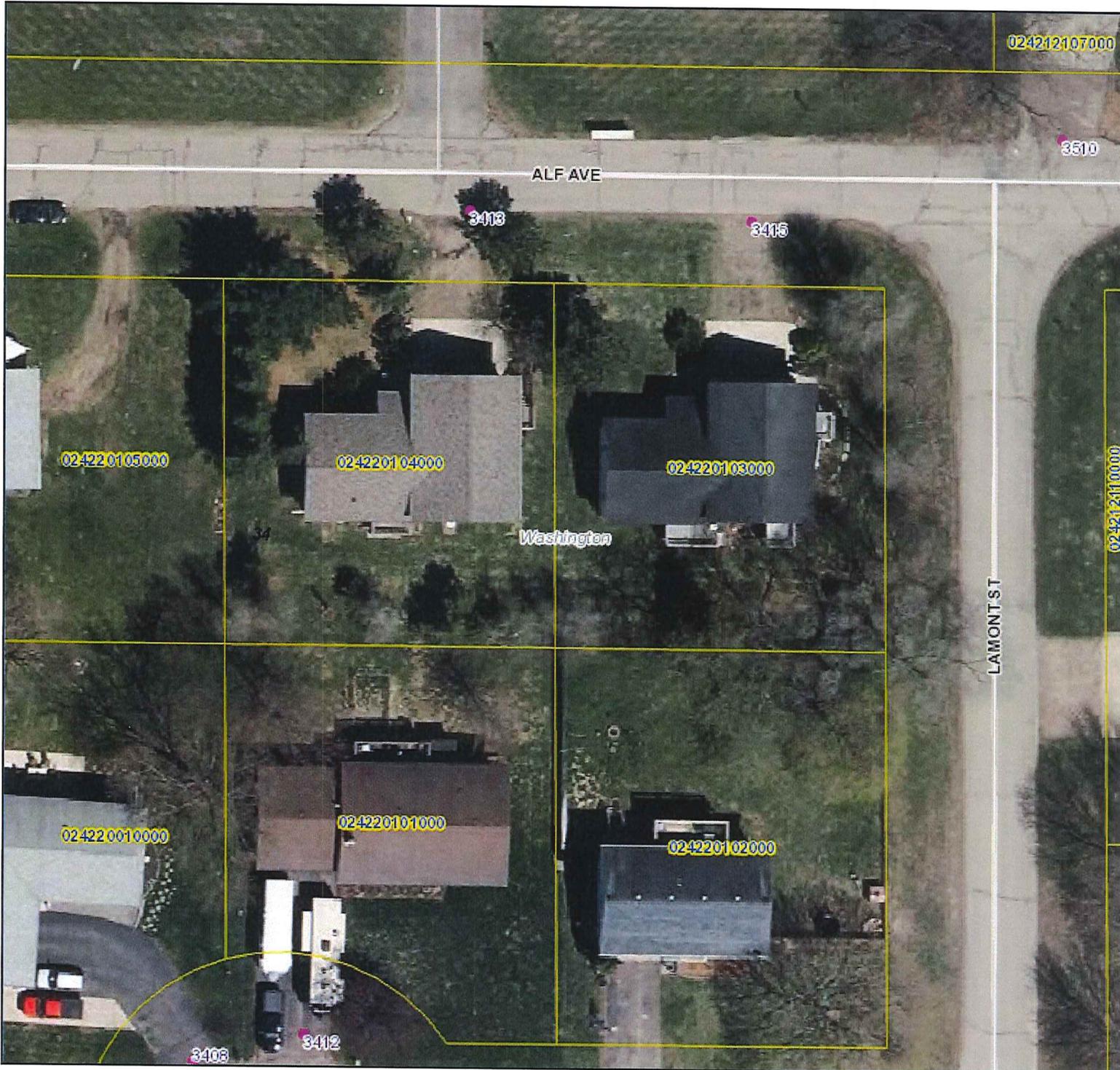
See attached document for additional information regarding the building info.

SCALED SITE PLAN-[EAU CLAIRE COUNTY, WI » WG XTREME](#)

<input type="checkbox"/> Show parcel and building dimensions of all existing and proposed structures	<input type="checkbox"/> Landscape and screening plans
<input type="checkbox"/> Show all signs, fences and other features that may be regulated by zoning	<input type="checkbox"/> Show the well and septic system
<input type="checkbox"/> Site access, driveway, and nearest road (labeled)	<input type="checkbox"/> Parking areas with spaces
<input type="checkbox"/> Drainage plans including the erosion control plan	<input type="checkbox"/> Show all navigable water ways, wetlands, floodplains, slopes in excess of 20%, and any other unique limiting condition of the property
<input type="checkbox"/> The layout of the use within the structure; if the use only occupies part of the structure, the floor plan should illustrate only the layout of that part of the structure occupied by the use and any access to the use through halls, doorways, etc.	
<input type="checkbox"/> The location of any equipment that will be used	

FOR ALL NON-AGRICULTURAL ACCESSORY STRUCTURES

- |  |
|--|
| <input type="checkbox"/> Show floor plan, including attics   |
| <input type="checkbox"/> Show scaled building elevations   |
| <input type="checkbox"/> Show color scheme   |
| <input type="checkbox"/> Provide information addressing 59.69 (5e) with substantial evidence supporting your request |



**Legend**

- Addresses
- Address Labels
- Parcels
- Parcel Labels
- Parks
- Sections
- Villages (Scale below 35K)
- Cities (Scale below 35K)
- Towns
- Surrounding Counties
- Rivers and Streams
- Lakes and Rivers
- Interstate
- US Highway
- State Highway
- Ramp
- Major Arterial
- Minor Arterial
- Collector
- Local
- Private Drive
- Recreation
- Service
- Other
- Ortho 6 Inch 2018 (Color)
- Ortho 6 Inch 2020 (Color)



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Author:	
Date Printed: 10/30/23 12:42 PM	
Sources:	

## Jeremy Skaw

---

**From:** Toot's LLC <toots.llcs@gmail.com>  
**Sent:** Wednesday, September 20, 2023 2:15 PM  
**To:** Jeremy Skaw  
**Subject:** Re: Conditional Use Permit Application  
**Attachments:** Outlook-z3pleruw.png

Sounds great, let me know if this works, or if I need to add/tweak anything.

1. Exterior appearance

3413 Alf ave

- Tan vinyl siding with brick accent on the bottom 4 ft of the front of the house

Brown gutters, brown windows, 20' eaves, deck access on 1st and 2nd story, shingle roof

Concrete driveways

Bi-level on the right side, two story on the left side, with tuck underneath 2 stall garage

3415 Alf Ave

-Tan vinyl siding with brick accent on the bottom 4 ft of the front of the house

White gutters, white windows, 20' eaves, deck access on 1st and 2nd story, shingle roof

Concrete driveways

Bi-level on the right side, two story on the left side, with tuck underneath 2 stall garage

3413 Alf Ave

2. Half of the concrete driveway to be poured, landscaping clean up in front of the yard where shrubs used to be

3415 Alf Ave

Deck materials to be staged, then built, half of the concrete driveway to be poured, bringing in black dirt to grade back side of house

3. Privacy fence in back, between the 2nd story unit and the bi-level unit for individual privacy.

Thank you for the help!

Regards,

Shaun Tutor

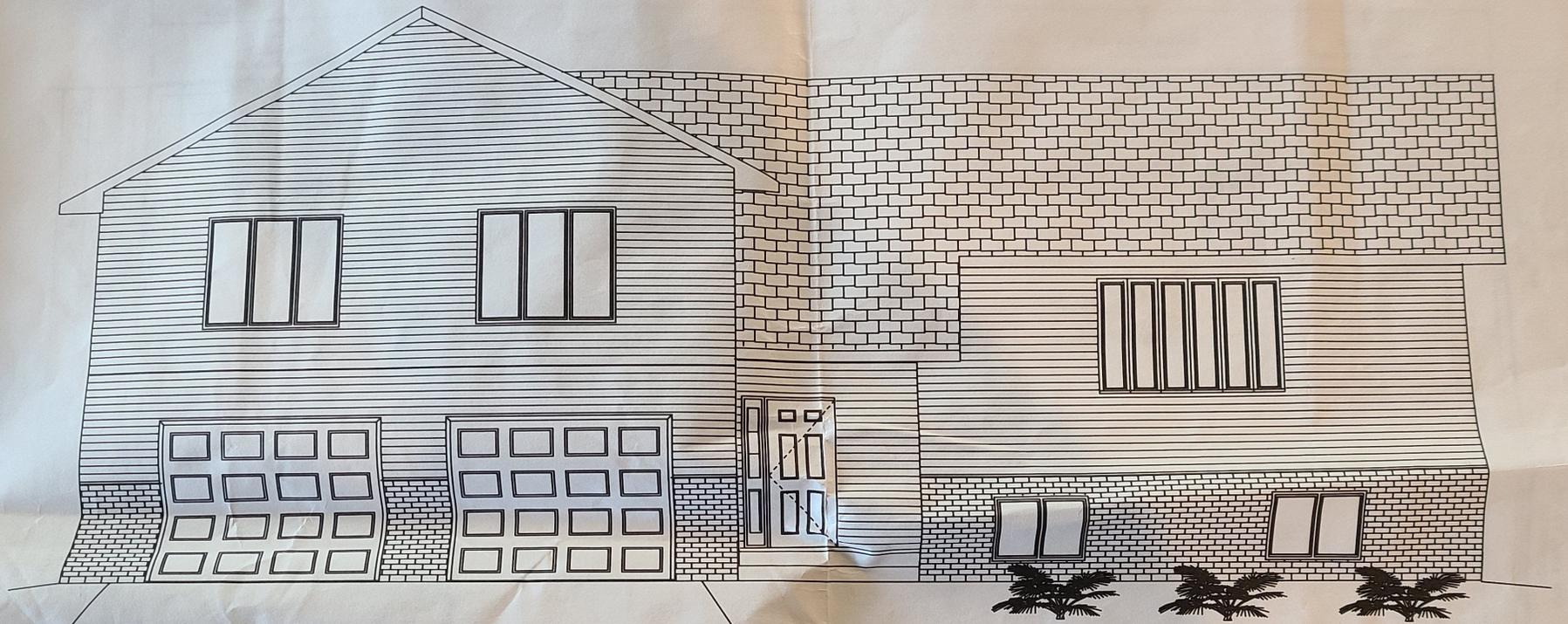
On Tue, Sep 19, 2023 at 7:54 PM Jeremy Skaw <[jskaw@rlswi.com](mailto:jskaw@rlswi.com)> wrote:

Evening Shaun,

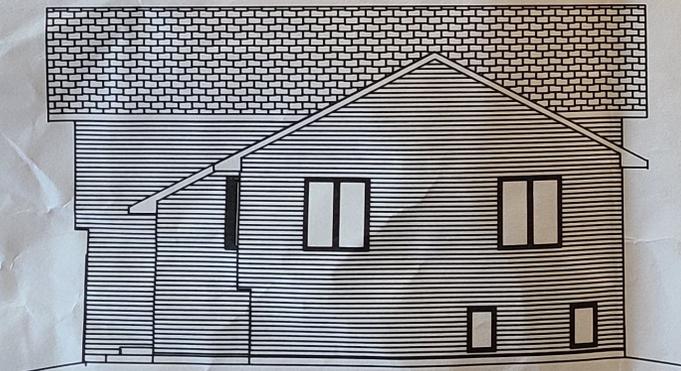
We'll take care of the rest of the permit, but please fill out three short answer questions on page 4. They are more geared for you to answer.

Thanks,  
Jeremy

**Jeremy Skaw, P.L.S.**  
Field Supervisor  
715.514.4116 Office  
715.895.8211 Direct  
715.225.4572 Mobile

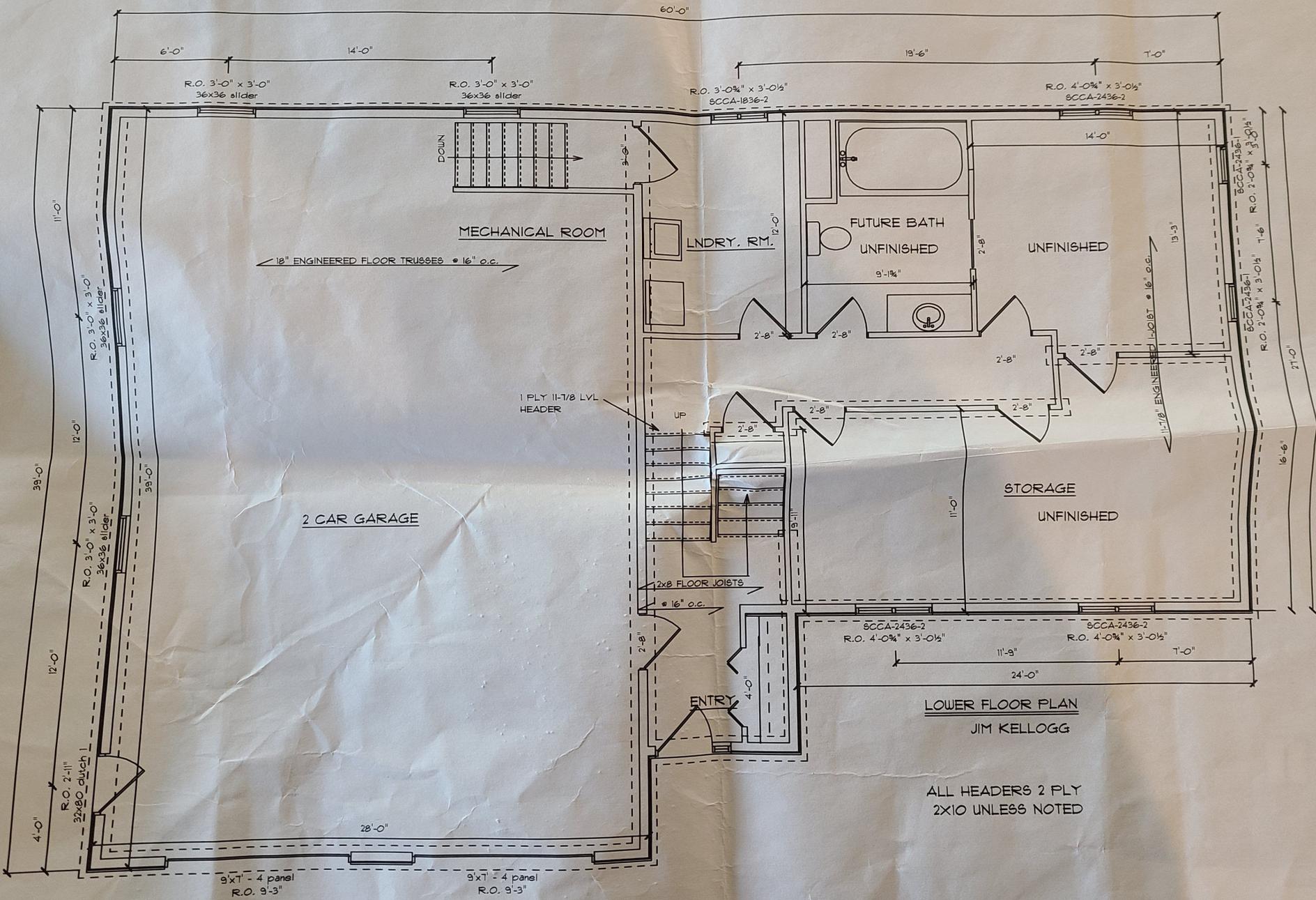


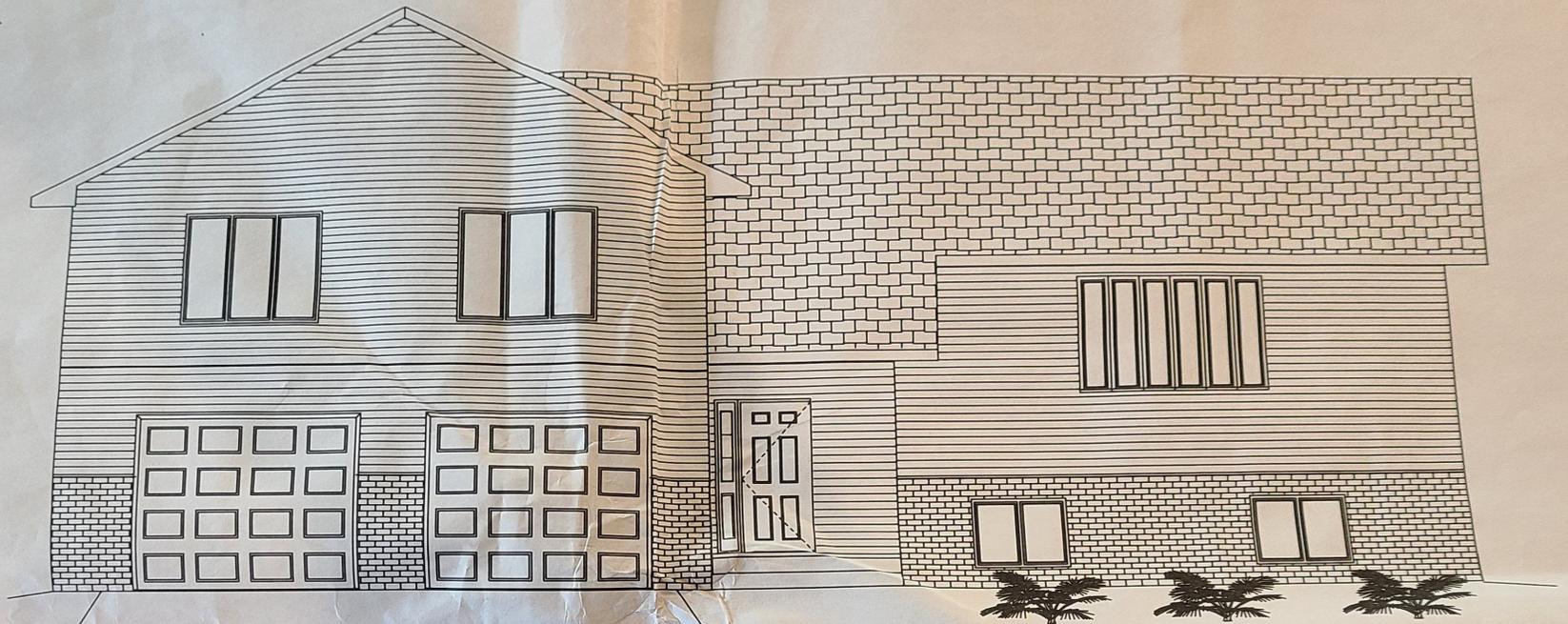
FRONT ELEVATION



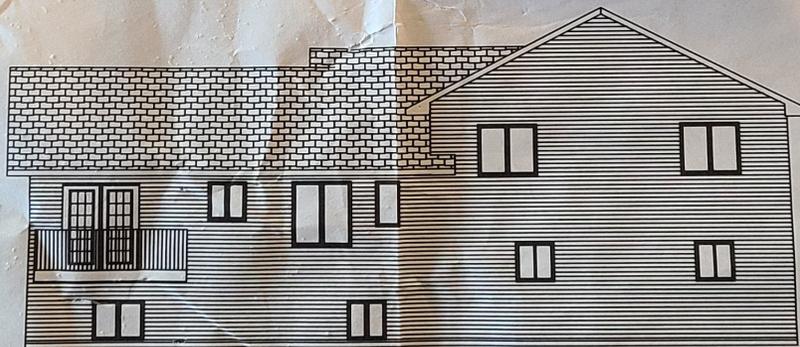
RIGHT ELEVATION



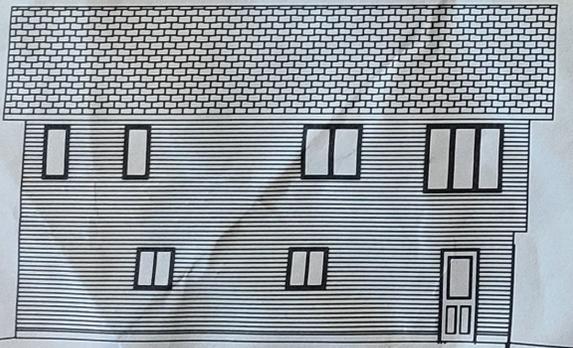




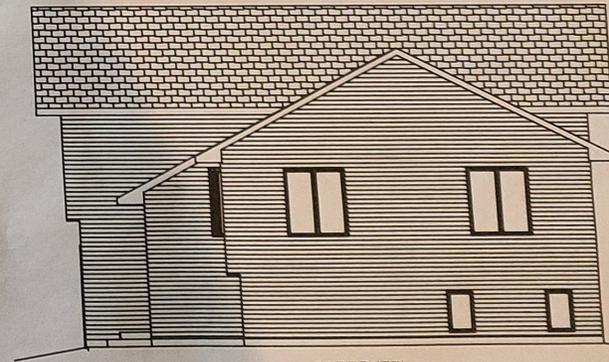
FRONT ELEVATION



REAR ELEVATION

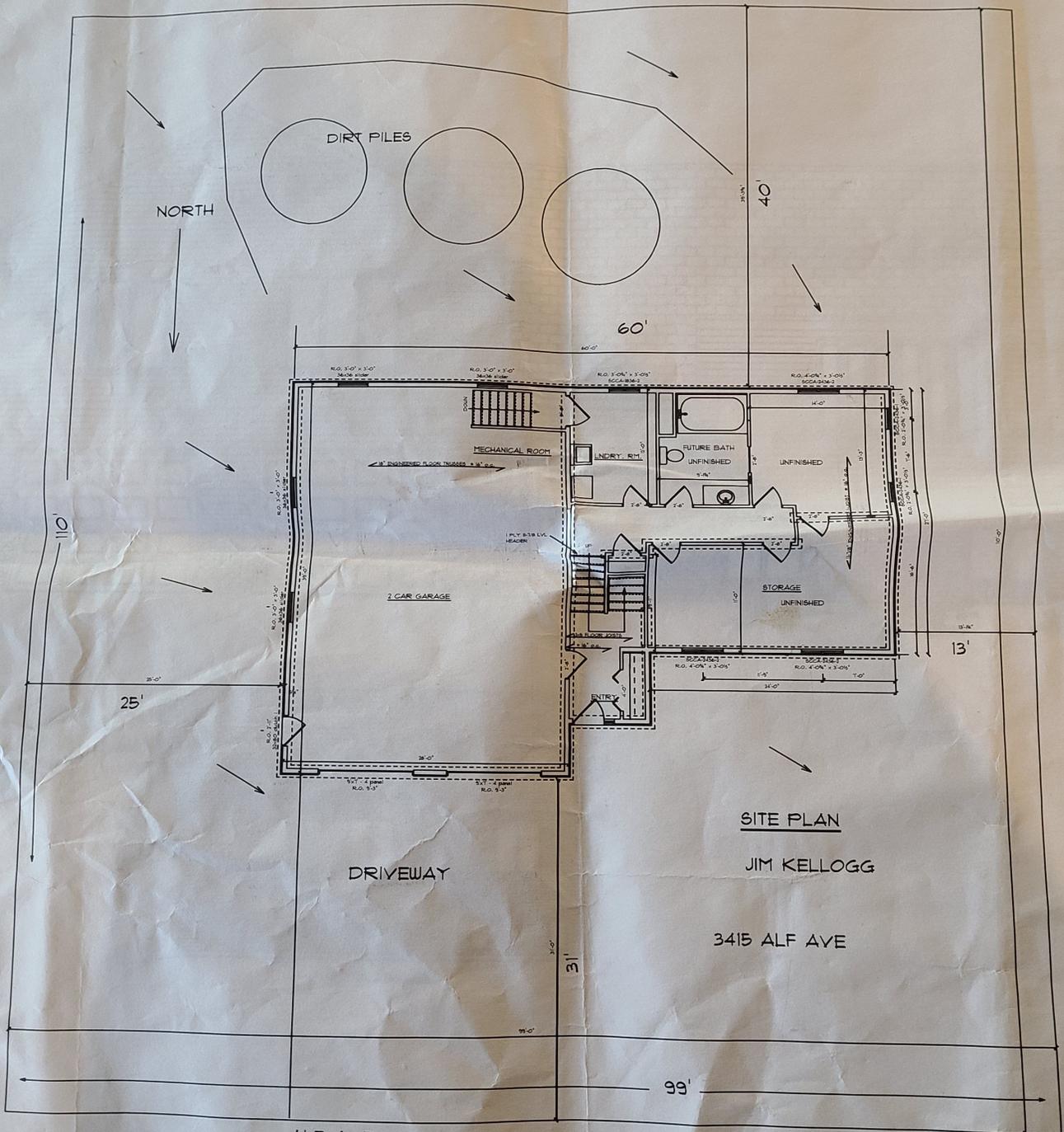


LEFT ELEVATION



RIGHT ELEVATION

LAMONT STREET



ALF AVE.

SITE PLAN

JIM KELLOGG

3415 ALF AVE

EX A

Rec'd  
12/12/23

December 12, 2023

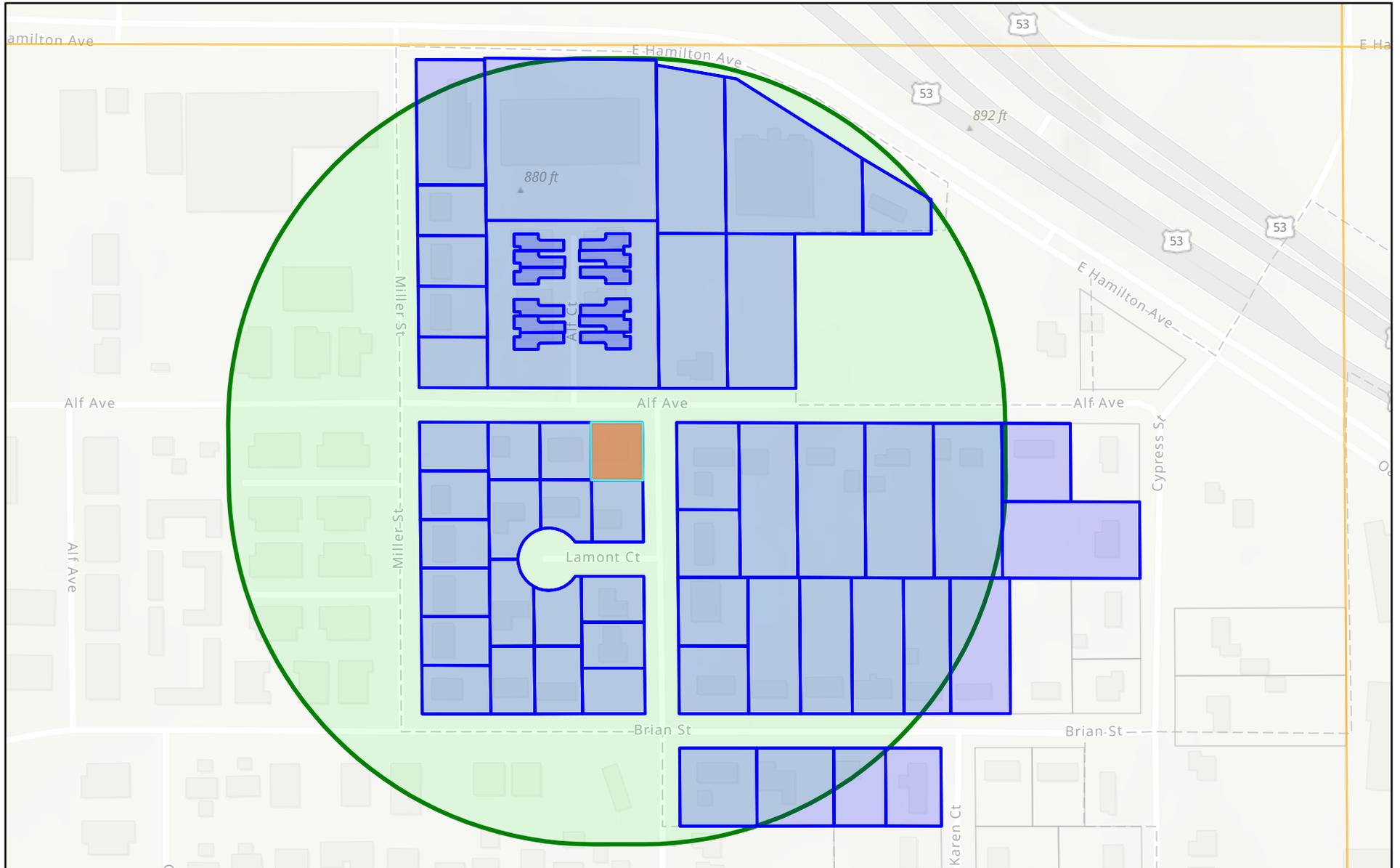
TO: Eau Claire County Planning and Development

We the residents of the Town of Washington, Eau Claire County, Wisconsin are petitioning Eau Claire County Planning and Development to deny the requests of TTH, LLC and Jeremy Shaw Land Surveying to convert single family dwellings into two-family dwellings. Leagel Descriptions: Lot 11 and Lot 12, Block 1 Sunny Meadows, Town of Washington, Eau Claire County, Wisconsin, (Site location: 3413 and 3415, Alf Avenue, Eau Claire, WI)

Name	Address	City/State	Date
Ron Funk	3426 Lamont St	Eau Claire WI	11-25-23
Judy Funk	3436 Lamont St	Eau Claire WI	11-25-23
Eileen Sturgis	3424 Brian St.	Eau Claire, WI	11-25-23
M J	3414 Brian St.	Eau Claire WI	11-25-23
Jill Jey	3414 Brian St.	Eau Claire WI	11-25-23
Russ Jony	3510 Brian St.	Eau Claire WI	11-25-23
MaLora VanDenMeerendank	3531 Brian St.	Eau Claire WI	11-25-23
Mitchell VanDenMeerendank	3531 Brian St.	Eau Claire WI	11-25-23
Dorothy Krall	3421 Lamont St	Eau Claire WI	11-25-23
Linda Anderson	3511 Alf Ave	Eau Claire	11-25-23
Donald L Myers	3517 Alf Ave	Eau Claire	11-25-23
Robert W. Hlynko	3433 Lamont St.	Eau Claire	11/25/23
Norma Klumpke	3433 Lamont St	Eau Claire	11/25/23
Jenna Monahan	3414 Lamont Ct	Eau Claire	12/10/23
Samuel Monahan	3414 Lamont Ct	Eau Claire	12/10/23
Greg Carr	3407 Lamont Ct	Eau Claire	12/10/23
Karin Carr	3407 Lamont Ct.	Eau Claire	12/10/23
Amy Heimstead	3408 Lamont Ct.	Eau Claire	12/11/23

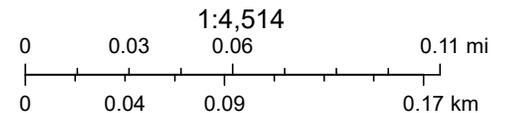


# Public Notification



10/31/2023, 2:20:08 PM

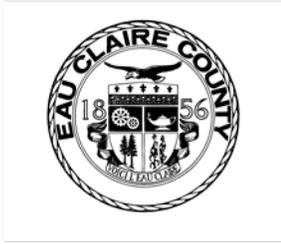
-  County Boundary
-  Tax Parcel
-  Section



Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA,

FirstName LastName	Address	City State Zip
JOSHUA MALEK	3426 CYPRESS ST	EAU CLAIRE WI 54701-7617
JEFFREY CONGER	3721 ALF AVE	EAU CLAIRE WI 54701-7692
DUANE A & CAROLYN E THOMPSON	8542 SW 86TH TER	OCALA FL 34481-7213
PHC DEVELOPMENT LLC	1620 S HASTINGS WAY	EAU CLAIRE WI 54701-4620
SANDRA RYE	3510 ALF AVE	EAU CLAIRE WI 54701-7607
ALVERNE FINSETH	3614 BRIAN ST	EAU CLAIRE WI 54701-7656
CHARLES P & PAULINE L KOTHBAUER	3621 ALF AVE	EAU CLAIRE WI 54701-7691
ARLISS E RUNDBLAD	3611 ALF AVE	EAU CLAIRE WI 54701-7691
COLE BRUNER	1818 GRAND AVE	WAUSAU WI 54403-6869
BRIAN R & VICKI A JOHNSON	3516 ALF AVE	EAU CLAIRE WI 54701-7607
DONALD L & JACQUELINE M MYERS	3517 ALF AVE	EAU CLAIRE WI 54701-7608
RDT PROPERTIES EC LLC	N 7903 780TH ST	COLFAX WI 54730-5065
TYLER PRESTON	3624 BRIAN ST	EAU CLAIRE WI 54701-7656
LINDA ANDERSON	3511 ALF AVE	EAU CLAIRE WI 54701-7608
HERITAGE SENIOR LIVING LLC	7901 W NATIONAL AVE STE C	WEST ALLIS WI 53214-4568
TERRI KINGSWAN	3421 LAMONT ST	EAU CLAIRE WI 54701-7627
RUSSELL LOWRY	3510 BRIAN ST	EAU CLAIRE WI 54701-7612
ROBERT KLIMPKE	3433 LAMONT ST	EAU CLAIRE WI 54701-7627
DMKD PROPERTIES LLC	1614 WEBSTER AVE	EAU CLAIRE WI 54701-6641
ADAM FITZMAURICE	3516 BRIAN ST	EAU CLAIRE WI 54701-7612
3319 MILLER STREET LLC	630 WATER ST	EAU CLAIRE WI 54703-6150
MURYL C OLSON	2414 18TH AVE	RICE LAKE WI 54868-9032
OAK GROVE APARTMENTS LLC	3306 MALL DR	EAU CLAIRE WI 54701-7632
ROBERT C & ELLEN M WING	5709 70TH ST	CHIPPEWA FALLS WI 54729-5742
KIRK R & JULIE A FREY	3414 BRIAN ST	EAU CLAIRE WI 54701-7610
GEORGE & EILEEN STURGIS	3424 BRIAN ST	EAU CLAIRE WI 54701-7610
VASANT A & VENU V RAIKAR	3430 LAMONT ST	EAU CLAIRE WI 54701-7662
RONALD R & JUDITH L FUNK	3436 LAMONT ST	EAU CLAIRE WI 54701-7661
THOMAS BAUER TRUST	3412 LAMONT CT	EAU CLAIRE WI 54701-7626
JENNA M LEPPER	3414 LAMONT CT	EAU CLAIRE WI 54701-7626
RANDI & AMY HEIMSTEAD	3408 LAMONT CT	EAU CLAIRE WI 54701-7626
IRENE J ROSKOS	3319 ALF CT	EAU CLAIRE WI 54701-7609
MARK A & PAMELA J CRANDELL	3324 ALF CT	EAU CLAIRE WI 54701-7609

JOANN JOHNSON	3310 ALF CT	EAU CLAIRE WI 54701-7609
DAVID L HANVELT	3313 ALF CT	EAU CLAIRE WI 54701-7609
MICHEAL PETERSON	3315 ALF CT	EAU CLAIRE WI 54701-7609
MARLO M ERICKSON	927 LORING ST STE 2	ALTOONA WI 54720-1195
CALEB A & MELISSA L LOKKEN	3906 RIVERVIEW DR	EAU CLAIRE WI 54703-0145
JARED W GRANDE	2703 SEYMOUR RD	EAU CLAIRE WI 54703-3333
STEVEN O'BRIEN	6650 COUNTY ROAD V	FALL CREEK WI 54742-5050
MIKE MOUA	3415 LAMONT CT	EAU CLAIRE WI 54701-7626
GREGORY CARR	3407 LAMONT CT	EAU CLAIRE WI 54701-7626
LAGESSE TRUST OF 2001	3321 ALF CT	EAU CLAIRE WI 54701-7609
BETTY KEEPERS	3323 ALF CT	EAU CLAIRE WI 54701-7609
CYNTHIA ANN BUCKLI REVOCABLE TRUST	3322 ALF CT	EAU CLAIRE WI 54701-7609
WILLIAM SCOTT	3320 ALF CT	EAU CLAIRE WI 54701-7609
LEONARD R REIMAN	3314 ALF CT	EAU CLAIRE WI 54701-7609
ANNEMARIE KRESSER	3312 ALF CT	EAU CLAIRE WI 54701-7609
ARNOLD & JOANNE SEIFERT CHILDREN'S TRUST	N1824 950TH ST	EAU CLAIRE WI 54701-1824
MITCHELL VANDENMEERENDONK	3531 BRIAN ST	EAU CLAIRE WI 54701-7613
PATRICK E & LAURIE J BOEHM	3611 BRIAN ST	EAU CLAIRE WI 54701-7614
JOHN S & ROSANNE M VONASEK	3511 BRIAN ST	EAU CLAIRE WI 54701-7613
MADLINE PAGLIARO	3510 KAREN CT	EAU CLAIRE WI 54701-7625



**Eau Claire County**  
**DEPARTMENT OF PLANNING**  
**AND DEVELOPMENT**  
Eau Claire County Courthouse, Rm. 3344  
721 Oxford Avenue  
Eau Claire, Wisconsin 54703-5481  
(715) 839-4741

Land Use Controls  
839-4743

Planning  
839-5055

Land Information  
839-4742

Land Conservation  
839-6226

Emergency Management Coordinator  
839-4736

# Memo

To: Committee on Planning and Development  
From: Ben Bublitz, Land Use Manager, Planning and Development  
Date: 1/18/2024  
Re: CUP-0016-23

---

I am writing to inform the Committee on Planning and Development the applicant, Christian Borntreger, has withdrawn the applicant for an Old Order Amish Cemetery (Religious Use) as of 1/17/2024.

I Christian Berntzen am willing to withdraw the conditional use application regarding the religious use cemetery so it would be canceled for the <sup>Jan</sup> 23rd meeting.

Christian Berntzen 1-17-24



**Eau Claire County**  
**DEPARTMENT OF PLANNING**  
**AND DEVELOPMENT**  
**Eau Claire County Courthouse - Room 3344**  
**721 Oxford Avenue**  
**Eau Claire, Wisconsin 54703-5212**  
**(715) 839-4741**

**Building Inspection**  
839-2944  
**Emergency Management**  
839-4736  
**Geographical Information Systems**  
839-4730  
**Land Conservation**  
839-6226  
**Land Records**  
839-4742  
**Land Use Management**  
839-4743  
**Planning**  
839-5055  
**Recycling**  
839-2756

## **REPORT:**

**TO:** COMMITTEE ON PLANNING AND DEVELOPMENT

**FROM:** Ben Bublitz, Land Use Manager

**DATE:** January 23, 2024

**RE:** Request to amend the building pad locations on lot 2 of Thistledown.

Pete Gartmann, Professional Land Surveyor, has requested approval to amend the “building pad area” as platted for lot 2 of Thistledown. The Thistledown Subdivision is located in Section 11, T26N-R9W, Town of Washington. The affidavit to enlarge the building pad requires the approval of the following approving authorities: City of Eau Claire, Town of Washington and Eau Claire County.

Attachment B of the application shows both the platted “existing building pad” and the “additional/changed building pad area” for the lot. When the Plat of Thistledown was developed, a condition of approval from the City of Eau Claire was to have pre-designed building pad locations on each lot.

The City of Eau Claire and the Town of Washington are required to approve the requested change as outlined in the affidavit. The affidavit needs to be recorded in the Register of Deeds office before the change is effective.

**STAFF RECOMMENDATION:** Staff has reviewed this request and recommends that the committee approve the adjustments for the building pad locations for Lot 2 of Thistledown subject to the following conditions:

1. After all certificates have been executed, the final correction affidavit shall be recorded in the Register of Deeds office.
2. A copy of the recorded correction affidavit shall be provided to the department for filing in the property file.



**Department of Planning and Development**  
 Eau Claire County Courthouse  
 721 Oxford Avenue, Room 3344  
 Eau Claire, Wisconsin 54703  
 (715) 839-4741

**Office Use Only**

Application Accepted:	1-12-2024
Accepted By:	Ibeidi
Receipt Number:	076165
Scheduled Hearing Date:	1-23-2024

**COMMITTEE REVIEW APPLICATION**

Property Owner Name: David Dennison	Phone#
Mailing Address: 4280 Talmadge Rd Eau CLaire WI 54701	
Email Address:	

Agent Name: Pete Gartmann RLS	Phone# 715-514-4116
Mailing Address: 1356 International Dr Eau CLaire WI 54701	
Email Address: pgartmann@rls-wi.com	

**SITE INFORMATION**

Site Address: 4280 Talmadge Rd Eau CLaire WI 54701	
Property Description: NE ¼ SW ¼ Sec. 11, T26 N, R9 W, Town of Washington	
Zoning District: Res	Code Section(s):
Overlay District: Check Applicable	<input type="checkbox"/> Shoreland <input type="checkbox"/> Floodplain <input type="checkbox"/> Airport <input type="checkbox"/> Wellhead Protection <input type="checkbox"/> Non-Metallic Mining
Computer #(s): or PIN #(s):	024235503000

**GENERAL APPLICATION REQUIREMENTS**

- Applications will not be accepted until the applicant has met with department staff to review the application and determine if all necessary information has been provided. All information from the checklist must be included.
- A detailed written statement that specifically identifies what is being requested for review.
  - Written narrative that justifies the need for the request. When applicable, it is the applicant's responsibility to prove that an "unnecessary hardship" exists.
  - The applicant may be required to flag/stake the property/project corners and label them accordingly (e.g. NE Lot corner, NE building corner).
  - A scaled site plan of the site and surrounding area for a distance of 100 feet, including buildings and other structures. Also, include the proposed addition/structure/location of septic system, well, driveway, property lines, navigable water ways, wetlands, floodplains, slopes in excess of 20%, and any other unique limiting condition of the property. All maps and engineering data to be no larger than 11" x 17".
  - Provide a \$220.00 application fee (non-refundable). Send application to [landuse@eauclairecounty.gov](mailto:landuse@eauclairecounty.gov) or to the address above. \*\* Review by the committee is not a public hearing\*\*

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I give permission for the staff of the Eau Claire County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the public hearing process. I further agree to withdraw this application if substantive false or incorrect information has been included.

Owner/Agent Signature

Date

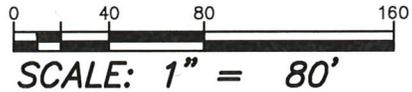
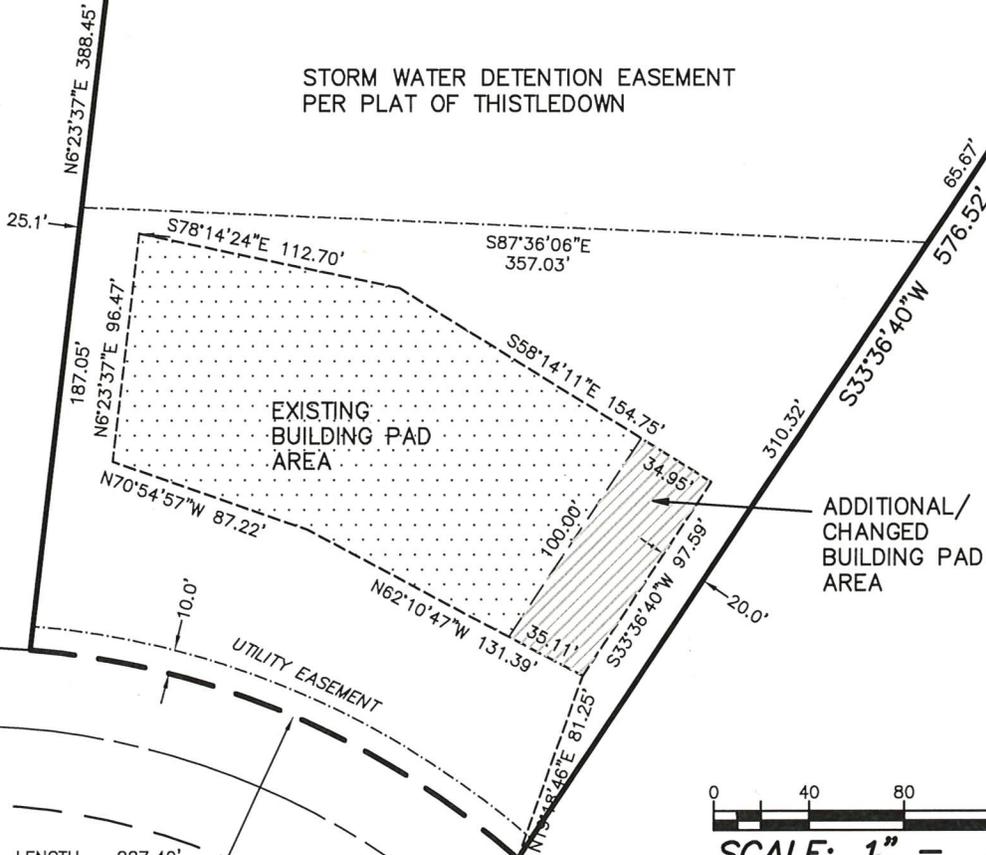
1-12-24

At the meeting, the applicant may appear in person or through an agent or an attorney of his/her choice. The applicant/agent/attorney may present testimony, evidence, and arguments in support of the application. All site plans, pictures, etc. become the property of the Department, and will remain in the file.

N89°12'51"E 481.69'

LOT 2

STORM WATER DETENTION EASEMENT  
PER PLAT OF THISTLEDOWN



LENGTH = 227.40'  
 RADIUS = 357.90'  
 CENTRAL ANGLE = 36°24'16"  
 BEARING = N66°57'52"W  
 CHORD = 223.60'  
 TANGENT IN = N48°45'44"W  
 TANGENT OUT = N85°10'00"W

ATTACHMENT "B"

LOT 2 THISTLEDOWN

**AFFIDAVIT**

STATE OF WISCONSIN  
COUNTY OF EAU CLAIRE <sup>SS</sup>

I, PETER J. GARTMANN, Professional Land Surveyor No. 2279, hereby depose and say:

That I am a land surveyor registered in the State of Wisconsin:

That "Thistledown" is a recorded plat located in Section 11, T26N, R9W, Town of Washington, Eau Claire County, Wisconsin.

That "Lot 2" is a part of said recorded plat of "Thistledown"

That there are "Building Pad Locations" defined and shown on said "Lot 2, Thistledown"

That the purpose of this document is to establish a change in the "Building Pad Locations" of said "Lot 2" as defined on the original plat of "Thistledown", to the current location, as shown on "Attachment B".

That the Town of Washington, the City of Eau Claire, and Eau Claire County have approved the changes in the Building Pad Locations for Lot 2, Thistledown, as shown by the signatures and dates shown on "Attachment A"

That I make this Affidavit for the purpose of defining the changes to the "Building Pad Locations", on said Lot 10, Thistledown, and for no other purpose.

\_\_\_\_\_  
PETER J. GARTMANN, P.L.S. 2279

Subscribed and sworn to before me  
this \_\_\_\_\_<sup>TH</sup> day of \_\_\_\_\_, 2015

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My commission expires \_\_\_\_\_.

This instrument drafted by:  
PETER J. GARTMANN

**ATTACHMENT "A"**

**CERTIFICATE OF COUNTY PLANNING AND DEVELOPMENT:**

I, RODNEY J. ESLINGER, DIRECTOR OF THE EAU CLAIRE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT, HEREBY CERTIFY THAT THE CHANGE AS SHOWN ON ATTACHMENT "B" IS HEREBY APPROVED.

\_\_\_\_\_ DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023  
LANCE J. GURNEY

**CERTIFICATE OF TOWN OF WASHINGTON APPROVAL:**

I, JANELLE HENNING, TOWN ADMINISTRATOR, TOWN OF WASHINGTON, THAT THE CHANGE AS SHOWN ON ATTACHMENT "B" IS HEREBY APPROVED BY THE TOWN OF WASHINGTON, EAU CLAIRE COUNTY, WISCONSIN.

\_\_\_\_\_ DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023  
JANELLE HENNING  
TOWN ADMINISTRATOR

**CERTIFICATE OF CITY DEPARTMENT OF PLANNING AND DEVELOPMENT:**

I, AARON, DIRECTOR OF COMMUNITY DEVELOPMENT, CITY OF EAU CLAIRE, HEREBY CERTIFY THAT THE CHANGE AS SHOWN ON ATTACHMENT "B" IS HEREBY APPROVED.

\_\_\_\_\_ DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023  
AARON WHITE, DIRECTOR  
COMMUNITY DEVELOPMENT

**Eau Claire County**  
**DEPARTMENT OF PLANNING**  
**AND DEVELOPMENT**  
**Eau Claire County Courthouse - Room 3344**  
**721 Oxford Avenue**  
**Eau Claire, Wisconsin 54703-5212**  
**(715) 839-4741**

Building Inspection  
839-2944  
Emergency Management  
839-4736  
Geographical Information Systems  
839-4730  
Land Conservation  
839-6226  
Land Records  
839-4742  
Land Use Management  
839-4743  
Planning  
839-5055  
Recycling  
839-2756

## REPORT:

TO: COMMITTEE ON PLANNING AND DEVELOPMENT

FROM: Ben Bublitz, Land Use Manager

DATE: January 23, 2024

RE: Request to remove a plat restriction limiting additional access to County Road Q on the Plat of Mossy Ridge.

Jeremy Skaw, Professional Land Surveyor, has requested approval to remove the notation that reads *'no direct access to C.T.H "Q" except at existing driveway.'* The Mossy Ridge subdivision is located in Section 10, T27N-R8W, Town of Seymour. The affidavit to remove the access restriction will need to be approved by the Town of Seymour and Eau Claire County. The Eau Claire County Highway Department has already verified the proposal is within their access approval standards and they approve of the request.

The application contains a copy of the plat showing the access restriction note. Exhibit B of the application shows the concept map illustrating the owners intend to subdivide the property. To subdivide property, county code requires direct access to each proposed lot.

The Town of Seymour is required to approve the requested change, and the affidavit needs to be recorded in the Register of Deeds office before the change is effective.

**STAFF RECOMMENDATION:** Staff has reviewed this request and recommends that the committee approve the request to remove the access restriction on the plat of Mossy Ridge subject to the following conditions:

1. After all certificates have been executed, the final correction affidavit shall be recorded in the Register of Deeds office.
2. A copy of the recorded correction affidavit shall be provided to the department for filing in the property file.





Real Land Surveying  
1356 International Drive  
Eau Claire, WI 54701  
(715) 514-4116

January 10, 2024

## Committee Review Narrative

Jim and Karen Hauck have a lot located at 9708 Olson Drive (Lot 9 of Mossy Ridge) which is about six miles east of the intersection of Olson Drive and USH 53. On the plat of Mossy Ridge(see Exhibit A) recorded February, 2004, there is an access note that seems to pertain to lot 9, the note reads, “no direct access to C.T.H. “Q” except at existing driveway”. As you can see on Exhibit C, the current driveway for 9708 Olson Drive is located near the southwest corner of the property, directly across from the intersection of Olson Drive with C.T.H. QQ.

Mr. Hauck has hired RLS to perform a 2-lot CSM on the existing lot, which essentially splits the lot in half in a north/south direction (see Exhibit B.) Per Eau Claire County code, direct road access is required on all new lots. As it currently sites, lot 2 of the proposed CSM currently does not have legal access onto Olson Drive. My request is for the committee to remove the access restriction for lot 9, as shown on the plat of Mossy Ridge.

I reached out to the Eau Claire County Highway Department regarding a possible driveway for lot 2. Ben Klitzke, the Eau Claire County Highway surveyor performed a site visit and stated that a new driveway will meet the requirements (please see attached email correspondence.)

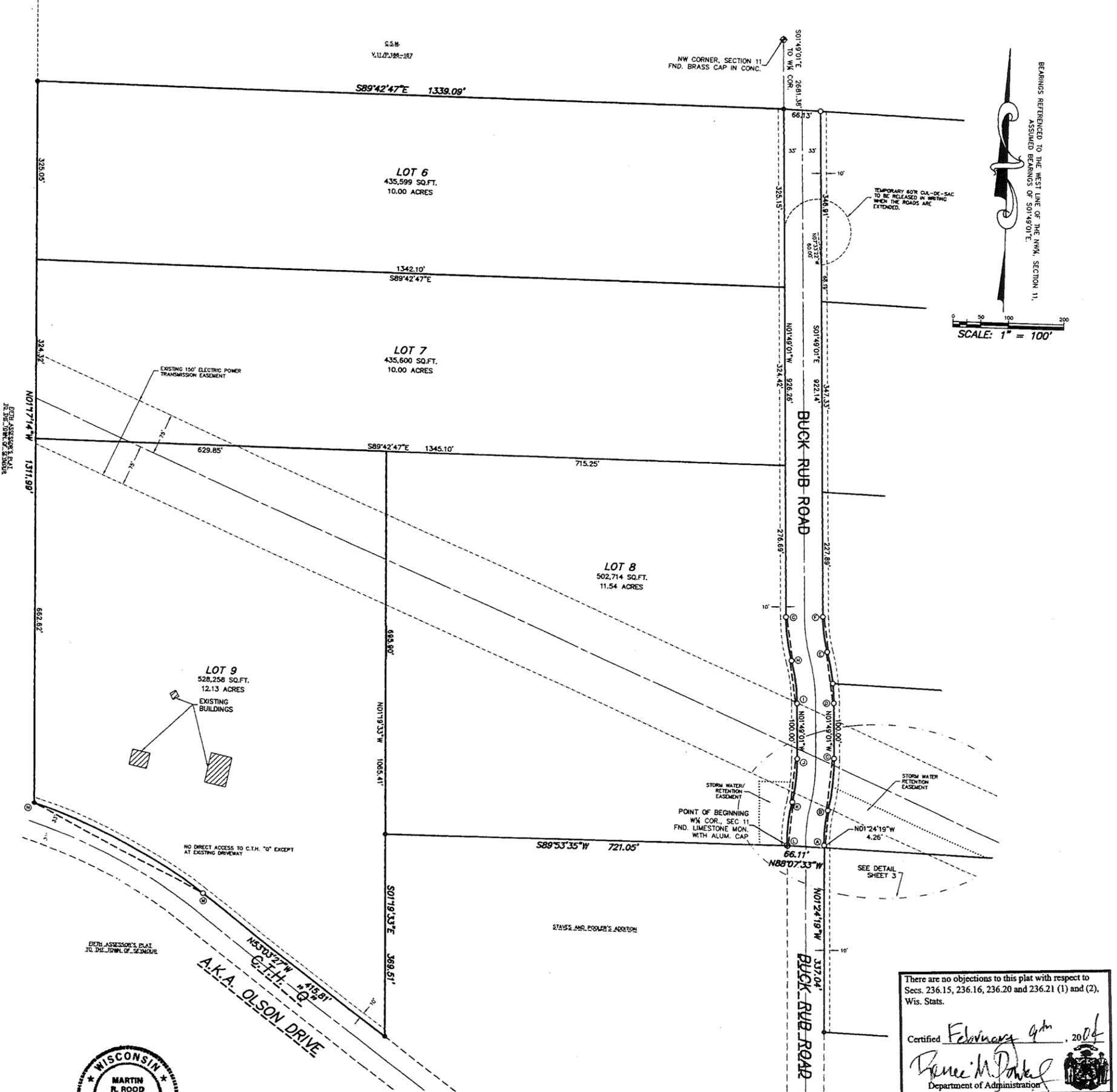
**Jeremy Skaw, P.L.S.**

Field Supervisor

715.514.4116 Office  
715.895.8211 Direct  
715.225.4572 Mobile

[www.rlswi.com](http://www.rlswi.com)

# Exhibit A



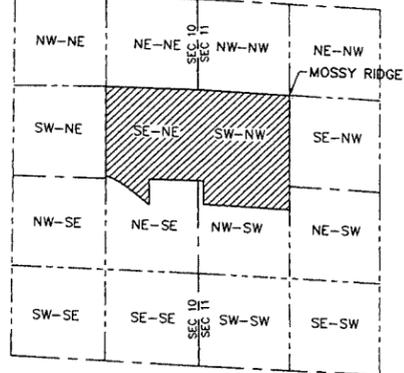
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats.

Certified February 4th, 2004  
*Renee M. Dowdy*  
 Department of Administration

WISCONSIN  
 MARTIN R. ROOD  
 S-1824  
 ALTOONA, WI  
 LAND SURVEYOR  
 December 1, 2003

CURVE TABLE									
CURVE	LOT	LENGTH	RADIUS	BEARING	CHORD	DELTA	TANGENT	1ST TANGENT	2ND TANGENT
A-B	2	63.50'	264.00'	N05°04'25.5"E	63.35'	13°46'53"	31.90'	N01°49'01"W	N11°57'52"E
B-C	2	95.25'	396.00'	N05°04'25.5"E	95.02'	13°46'53"	47.86'	N11°57'52"E	N01°49'01"W
D-E	2-3	95.25'	396.00'	N08°42'26"W	95.02'	13°46'50"	47.85'	N01°49'01"W	N15°35'51"W
	3	36.32'	396.00'	N04°26'40"W	36.31'	5°15'18"	18.17'		
E-F	3	58.93'	396.00'	N11°20'05"W	58.87'	8°31'32"	29.52'		
G-H	8	63.50'	264.00'	N08°42'26"W	63.34'	13°46'50"	31.90'	N15°35'51"W	N01°49'01"W
H-I	8	79.37'	330.00'	S08°42'26"E	79.18'	13°46'50"	39.88'	S01°49'01"E	S15°35'51"E
J-K	8	79.37'	330.00'	S05°04'25.5"W	79.18'	13°46'50"	39.88'	S15°35'51"E	S01°49'01"E
K-L	8	79.37'	330.00'	S05°04'25.5"W	79.18'	13°46'53"	39.88'	S01°49'01"E	S11°57'52"W
M-N	9	346.35'	988.39'	N63°05'46"W	344.58'	20°04'38"	174.97'	N53°03'27"W	N73°08'05"W

**LOCATION SKETCH**  
 IN THE SE¼-NE¼ AND THE NE¼-SE¼, SECTION 10 AND  
 IN THE SW¼-NW¼ AND THE NW¼-SW¼, SECTION 11, T27N, R8W.



- LEGEND**
- FND. 1" O.D. IRON PIPE
  - SET 1-1/4" x 18" REBAR WEIGHING 4.30 LBS./LIN.FT.
  - SET 1" O.D. x 18" IRON PIPE WEIGHING 1.13 LBS./LIN.FT. AT ALL OTHER LOT CORNERS. RECORDED AS
  - ( ) UTILITY EASEMENTS, WIDTH AS SHOWN UNLESS NOTED OTHERWISE

**MOSSY RIDGE**  
 IN THE SE¼-NE¼ AND THE NE¼-SE¼, SECTION 10 AND  
 IN THE SW¼-NW¼ AND THE NW¼-SW¼, SECTION 11, T27N, R8W,  
 TOWN OF SEYMOUR, EAU CLAIRE COUNTY, WISCONSIN

PREPARED BY REAL LAND SURVEYING  
 CADD No. 5780

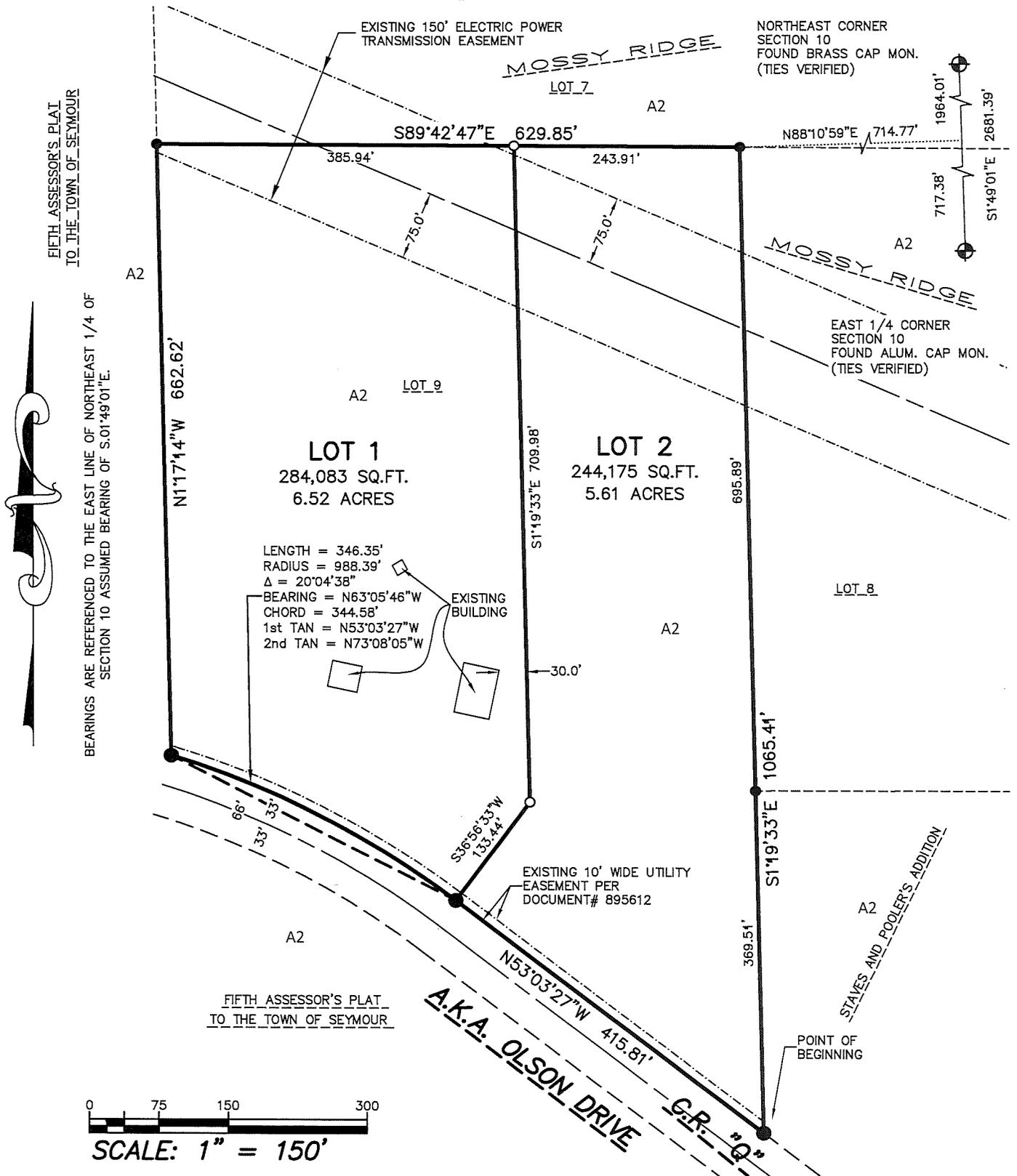
# PRELIMINARY

VOLUME \_\_\_\_\_ OF CERTIFIED SURVEY MAP, PAGE \_\_\_\_\_

CERTIFIED SURVEY MAP, NUMBER \_\_\_\_\_

Exhibit B

IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4,  
AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4  
SECTION 10, TOWNSHIP 27 NORTH, RANGE 8 WEST,  
TOWN OF SEYMOUR, EAU CLAIRE COUNTY, WISCONSIN  
BEING ALL OF LOT 9 OF MOSSY RIDGE DOC.# 895612



## LEGEND

- FOUND 1-1/4" REBAR
- FOUND 1" OUTSIDE DIAMETER IRON PIPE
- SET 1" OUTSIDE DIAMETER x 18" IRON PIPE WEIGHING 1.13 POUNDS PER LINEAR FOOT
- ( ) RECORDED AS

- ABBREVIATIONS:
- ALUM. - ALUMINUM
  - B.C. - BRONZE CAP
  - COR. - CORNER
  - DOC.# - DOCUMENT NUMBER
  - E. - EAST
  - FND. - FOUND
  - LBS/LF - POUNDS PER LINEAR FOOT
  - MON. - MONUMENT
  - N. - NORTH
  - NE - NORTHEAST
  - NW - NORTHWEST
  - O.D. - OUTSIDE DIAMETER
  - R/W - RIGHT OF WAY
  - R#W - RANGE # WEST
  - S. - SOUTH
  - SE - SOUTHEAST
  - SEC. - SECTION
  - SQ.FT. - SQUARE FEET
  - SW - SOUTHWEST
  - V.# - VOLUME #
  - P. - PAGE #
  - W. - WEST
  - C.R. - COUNTY ROAD
- CURVE DATA ABBREVIATIONS:
- L - ARC LENGTH
  - R - RADIUS
  - Δ - CENTRAL ANGLE
  - B - CHORD BEARING
  - C - CHORD LENGTH

REAL LAND SURVEYING, LLC  
1356 INTERNATIONAL DRIVE  
EAU CLAIRE, WI 54701  
(715)514-4116  
rlswi.com  
CADD No. 23331 CSM

FIELDWORK  
COMPLETION  
DATE: \_\_\_\_\_

SHEET 1 OF 2 SHEETS

**CERTIFIED SURVEY MAP, NUMBER \_\_\_\_\_**

IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4,  
AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4,  
SECTION 10, TOWNSHIP 27 NORTH, RANGE 8 WEST,  
TOWN OF SEYMOUR, EAU CLAIRE COUNTY, WISCONSIN  
BEING ALL OF LOT 9 OF MOSSY RIDGE

**SURVEYOR'S CERTIFICATE:**

I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:  
THAT BY THE DIRECTION OF JAMES & KAREN HAUCK REVOCABLE LIVING TRUST, REPRESENTED BY JAMES AND KAREN  
HAUCK I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND PARCEL WHICH IS REPRESENTED BY THIS CERTIFIED SURVEY  
MAP.

THAT THE EXTERIOR BOUNDARY OF THE LAND PARCEL SURVEYED AND MAPPED IS AS FOLLOWS: A PARCEL OF LAND  
LOCATED IN THE NORTHWEST ¼ - NORTHEAST ¼ AND NORTHEAST ¼ - NORTHEAST ¼ OF SECTION 3, TOWNSHIP 27 NORTH,  
RANGE 7 WEST, TOWN OF LUDINGTON, EAU CLARE COUNTY, WISCONSIN; AND BEING MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:

- BEING ALL OF LOT 9 OF MOSSY RIDGE  
AND BEING SUBJECT TO EXISTING EASEMENTS.

THAT THIS CERTIFIED SURVEY MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY SURVEYED AND  
DESCRIBED, AND THE DIVISION OF IT. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE  
WISCONSIN STATUTES, A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE, AND THE SUBDIVISION REGULATIONS OF THE  
TOWN OF SEYMOUR, EAU CLAIRE COUNTY, WISCONSIN IN SURVEYING AND MAPPING THE SAME.

\_\_\_\_\_ DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023  
PETER J. GARTMANN, P.L.S. NO. 2279

**CERTIFICATE OF COUNTY PLANNING AND DEVELOPMENT:**

I, RODNEY J. ESLINGER, DIRECTOR OF THE EAU CLAIRE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT, HEREBY CERTIFY THAT  
THIS CERTIFIED SURVEY MAP IS APPROVED OF AS COMPLYING WITH SUBTITLE III, SUBDIVISION CONTROL, OF TITLE 18 OF THE COUNTY  
CODE OF GENERAL ORDINANCES.

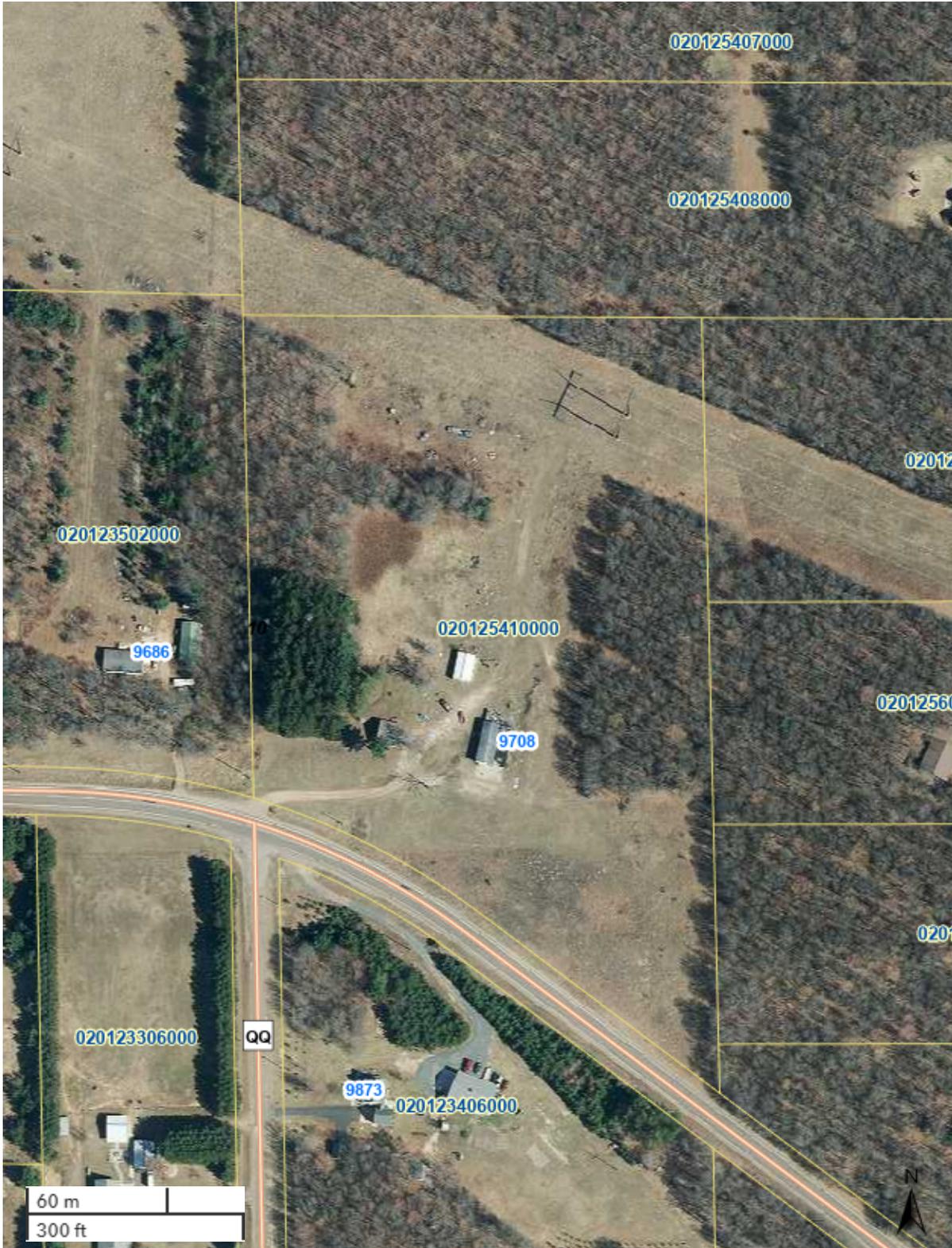
\_\_\_\_\_ DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023  
RODNEY J. ESLINGER

Owner:

JAMES AND KAREN HAUCK  
REVOCABLE LIVING TRUST  
7272 OLSON DRIVE  
EAU CLAIRE, WI. 54703

REPRESENTED BY:

JAMES AND KAREN HAUCK  
7272 OLSON DRIVE  
EAU CLAIRE, WI. 54703



- PLSS Corners
  - Center Of Section
  - Meander Corner
  - Quarter Corner
  - Section Corner
  - Witness Corner
- Address Labels
- Parcels
- Parcel Numbers
- Surrounding Counties
  - Eau Claire
  - Surrounding
  - Sections
  - Townships
- Rivers and Streams
- Lakes and Rivers
- Interstate
- US Highway
- State Highway
- Ramp
- Major Arterial
- Minor Arterial
- Collector
- Local
- Private Drive
- Recreation
- Service
- Other

Date created: 1/10/2024  
 Last Data Uploaded: 1/10/2024 1:11:03 AM  
 Developed by  
 Schneider  
 GEOSPATIAL

## Jeremy Skaw

---

**From:** Benjamin Klitzke <Benjamin.Klitzke@eau Clairecounty.gov>  
**Sent:** Monday, September 18, 2023 2:56 PM  
**To:** Jeremy Skaw  
**Cc:** Travis Pickering; Jon Johnson  
**Subject:** RE: Driveway @ 9708 Olson Drive

Hi Jeremy,

I did speak with Jim Hauk this morning regarding driveway access after a split of the current 12 acre parcel. I told him the driveway requirements for existing driveway separation and that the new driveway would have to meet stopping/sight distance requirements. Jim told me the approximate location of the new driveway and after analysis of the parcel map, I told him that it should meet the requirements but I would do a preliminary site visit to verify.

I did not look up a copy of the plat and see the statement "" no direct access to CTH Q except at existing driveway" on Lot 9 (12 acre parcel). I am not sure why this restriction was placed on the plat in 2003. Jon and I are in agreement that we do not put restriction statements regarding accessing of County Roads on current plats. We deal with access request through the driveway permit process.

My opinion is that if the split of the parcel meets Planning and Development's requirements, then the new lot could have it's own driveway access per previously stated requirements.

Please let me know if you have any questions or concerns.

Thanks,

Ben

Ben Klitzke, PLS  
Eau Claire County Highway Dept.  
5061 US Highway 53  
Eau Claire WI 54701  
Ph. 715-839-2979

---

**From:** Highway <ecchwy@eau Clairecounty.gov>  
**Sent:** Monday, September 18, 2023 1:36 PM  
**To:** Benjamin Klitzke <Benjamin.Klitzke@eau Clairecounty.gov>  
**Subject:** FW: Driveway @ 9708 Olson Drive

---

**From:** Jeremy Skaw <[jskaw@rlswi.com](mailto:jskaw@rlswi.com)>  
**Sent:** Monday, September 18, 2023 1:27 PM  
**To:** Highway <[ecchwy@eau Clairecounty.gov](mailto:ecchwy@eau Clairecounty.gov)>  
**Subject:** Driveway @ 9708 Olson Drive

**WARNING!! This email originated outside Eau Claire County. Do not click any links or attachments unless you know the sender.**

I am working with a potential client (Jim Hauck) that is looking to subdivide his parcel located at 9708 Olson Drive. He wants to divide his lot in ½ and create a new lot on the east side of the current lot. I recommend he call the Highway department and verify that IF a driveway permit would be applied for the new lot, would it be granted? Jim spoke with someone at the Highway department today and whomever he spoke to said there shouldn't be any issue getting a new driveway permit for the new lot.

The reason I'm reaching out today is because on the plat, there is a note noting "no direct access to CTH Q except at existing driveway." With this being said, would Jim still likely be issued a driveway permit on the eastern side of his property?

Thanks,  
Jeremy

**Jeremy Skaw, P.L.S.**  
Field Supervisor

715.514.4116 Office  
715.895.8211 Direct  
715.225.4572 Mobile

[www.rlswi.com](http://www.rlswi.com)



CONFIDENTIALITY NOTICE: The information contained in this email and attached document(s) may contain confidential information that is intended only for the addressee(s). If you are not the intended recipient, you are hereby advised that any disclosure, copying, distribution or the taking of any action in reliance on the information is prohibited. If you have received this email in error, please immediately notify the sender and delete it from your system.

This message is private and meant only for the person it was intended for. It may contain confidential information that cannot be shared under the law. If you are not the intended recipient or received this message by mistake, please let the sender know immediately and delete the message from your computer and any other devices. Thank you for your understanding.

**Eau Claire County  
DEPARTMENT OF PLANNING  
AND DEVELOPMENT  
Eau Claire County Courthouse - Room 3344  
721 Oxford Avenue  
Eau Claire, Wisconsin 54703-5212  
(715) 839-4741**

Building Inspection  
839-2944  
Emergency Management  
839-4736  
Geographical Information Systems  
839-4730  
Land Conservation  
839-6226  
Land Records  
839-4742  
Land Use Management  
839-4743  
Planning  
839-5055  
Recycling  
839-2756

**REPORT:**

TO: COMMITTEE ON PLANNING AND DEVELOPMENT

FROM: Ben Bublitz, Land Use Manager

DATE: January 23, 2023

RE: Request to reduce the required 100-feet of road frontage in an unzoned township to 47.94-feet.

Dustin LaBlonde, Professional Land Surveyor, has submitted a concept CSM proposing to divide 1.94 acres from the owners existing 81.37 acres. The proposed lot is part of SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of section 1 and the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 2, T27N-R7W, Town of Ludington. The property is unzoned.

The map is being presented to the committee since all new lots are required to have at least 100 feet of road frontage, and this proposal is indicating 47.94 feet of frontage. The proposed frontage is all the frontage the current owner has. The application identifies this as the owner's unique hardship since the proposal is not to change the current frontage situation. The owner intends to remain in the house and sell the remaining property to a non-adjointing landowner. The remaining property may be sold under the updated subdivision code, but it's understood that lot is considered unbuildable since there isn't the required road frontage and access to a public road.

The Town of Ludington administers a subdivision ordinance in addition to the County code and will also need to approve the proposal. The applicant has indicated they have already spoken with the Town of Ludington and they have indicated they will approve of the proposal even though it falls short of the Town's typical 5-acre minimum.

**Applicable Code Sections:**

Section 18.85.010 Purpose. The purpose of this subtitle is to regulate and control the division of land within the unincorporated areas of the county in order to: A. promote the public health, safety, prosperity, aesthetics, economic well-being, environmental quality, and general welfare of the county; and B. implement the policies of the comprehensive plan, land and water resource management plan, and farmland preservation plan.

Section 18.87.030.B(5)(c)(ii). In an unzoned town, the minimum lot width and minimum lot frontage is 100 feet.

Section 18.86.060 the committee can grant variances to Chapters 18.87, 18.88, and 18.89 of the code. The committee must find that there is exceptional or undue hardship in the request; it is not detrimental to the public good, and without impairment to the intent and purpose of the code. The committee must consider all the facts and testimony when deliberating this matter.

STAFF RECOMMENDATION: Staff has reviewed this request and recommends the committee approve the request for a parcel having less than the minimum 100 feet of road frontage. The following reasons may be used to support of the request:

1. The variance is not detrimental to the public good; approving the request will not change current conditions of this property and the available road frontage.
2. The purpose of the Subdivision Control Code will be upheld.
3. 47.94 feet of frontage is the minimum relief necessary.
4. The division of land will be approved by both the Town of Lundington and Eau Claire County Planning and Development if this request is granted, meeting the requirements of both subdivision codes.



**Department of Planning and Development**  
 Eau Claire County Courthouse  
 721 Oxford Avenue, Room 3344  
 Eau Claire, Wisconsin 54703  
 (715) 839-4741

**Office Use Only**

Application Accepted:	01.11.2024
Accepted By:	Holly Weigand
Receipt Number:	076133
Scheduled Hearing Date:	01.23.2024

**COMMITTEE REVIEW APPLICATION**

Property Owner Name: Michael A. & Jann M. Olson	Phone# 715-579-8324
Mailing Address: N 2450 Oakdale Drive, Fall Creek, Wisconsin 54742	
Email Address: molson@adv-tank.com	

Agent Name: Cedar Corporation	Phone# 715-235-9081
Mailing Address: 604 Wilson Avenue, Menomonie, Wisconsin 54751	
Email Address: dustin.lablonde@cedarcorp.com	

**SITE INFORMATION**

Site Address: N 2450 Oakdale Drive, Fall Creek, Wisconsin 54742	
Property Description: SW & SE ¼ NW & NE ¼ Sec. 1 & 2, T27 N, R7 W, Town of Ludington	
Zoning District: Unzoned Town	Code Section(s): Title 18.87.03(B)(5)(C)(ii)
Overlay District: Check Applicable	<input type="checkbox"/> Shoreland <input type="checkbox"/> Floodplain <input type="checkbox"/> Airport <input type="checkbox"/> Wellhead Protection <input type="checkbox"/> Non-Metallic Mining
Computer #(s):	014106009020    014106304000
or PIN #(s):	

**GENERAL APPLICATION REQUIREMENTS**

Applications will not be accepted until the applicant has met with department staff to review the application and determine if all necessary information has been provided. All information from the checklist must be included.

- A detailed written statement that specifically identifies what is being requested for review.
- Written narrative that justifies the need for the request. When applicable, it is the applicant's responsibility to prove that an "unnecessary hardship" exists.
- The applicant may be required to flag/stake the property/project corners and label them accordingly (e.g. NE Lot corner, NE building corner).
- A scaled site plan of the site and surrounding area for a distance of 100 feet, including buildings and other structures. Also, include the proposed addition/structure/location of septic system, well, driveway, property lines, navigable water ways, wetlands, floodplains, slopes in excess of 20%, and any other unique limiting condition of the property. All maps and engineering data to be no larger than 11" x 17".
- Provide a \$215.00 application fee (non-refundable). Send application to [landuse@eauclairecounty.gov](mailto:landuse@eauclairecounty.gov) or to the address above. \*\* Review by the committee is not a public hearing\*\*

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I give permission for the staff of the Eau Claire County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the public hearing process. I further agree to withdraw this application if substantive false or incorrect information has been included.

Owner/Agent Signature  Date 11/28/2023

At the meeting, the applicant may appear in person or through an agent or an attorney of his/her choice. The applicant/agent/attorney may present testimony, evidence, and arguments in support of the application. All site plans, pictures, etc. become the property of the Department, and will remain in the file.

<b>Date</b>	11/28/2023
<b>To</b>	Department of Planning and Development
<b>From</b>	Dustin J. LaBlonde, PLS on behalf of Michael A. & Jann M. Olson
<b>Subject</b>	Olson CSM Committee Review Application – Written Brief

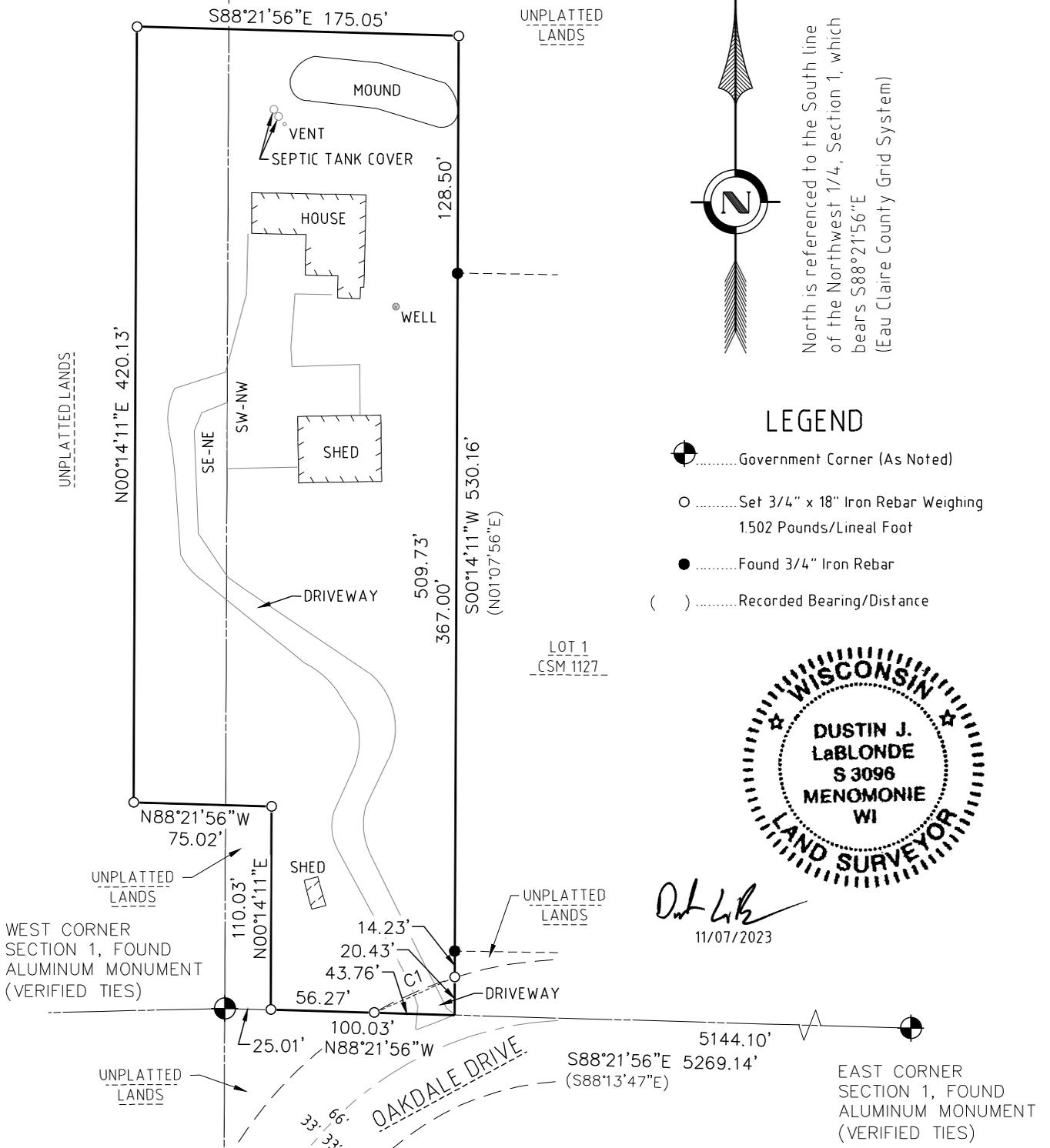
Enforcement of the Eau Claire County Land Division Ordinance would result in unnecessary hardship because the current layout of the existing parcel(s) would not allow for 100 feet of lot frontage configuration. Maintaining the current parcel layout would not include all of the existing improvements, including the driveway for the residence. Realigning the existing concrete driveway would be significantly difficult and expensive.

The unique characteristics of the property prevent compliance with the ordinance because the existing parcel only has an existing lot frontage of approximately 48 feet, this frontage does not differ from what is currently in use.

Granting this variance would not harm the public interest because we would be maintaining the existing use of the property.

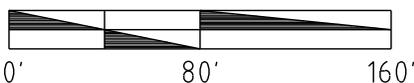
**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
**VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_.**

LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1 AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, ALL IN TOWNSHIP 27 NORTH, RANGE 7 WEST, TOWN OF LUDINGTON, EAU CLAIRE COUNTY, WISCONSIN.



Curve Table							
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length	1st Tangent	2nd Tangent
C1	47.94'	217.62'	12°37'16"	S66°21'57"W	47.84'	S72°40'35"W	S60°03'19"W

SCALE: 1" = 80'



OWNER/PREPARED FOR:  
 MICHAEL A. & JANN M. OLSON  
 N 2450 OAKDALE DRIVE,  
 FALL CREEK, WISCONSIN 54742

Dustin J. LaBlonde, PLS  
 Cedar Corporation  
 604 Wilson Avenue  
 Menomonie, Wisconsin 54751

10/24/2023 COMPLETION DATE OF THE FIELDWORK

SHEET 1 OF 2 SHEETS

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_.**

LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST  
QUARTER OF SECTION 1 AND THE SOUTHEAST QUARTER OF  
THE NORTHEAST QUARTER OF SECTION 2, ALL IN TOWNSHIP 27  
NORTH, RANGE 7 WEST, TOWN OF LUDINGTON, EAU CLAIRE  
COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE**

I, Dustin J. LaBlonde, Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped part of the Southwest quarter of the Northwest quarter of Section 1 and part of the Southeast quarter of the Northeast quarter of Section 2, all in Township 27 North, Range 7 West, Town of Ludington, Eau Claire County, Wisconsin, more particularly described as follows:

Commencing at the West quarter corner of said Section 1;  
Thence S88°21'56"E 25.01 feet along the South line of said Southwest quarter of the Northwest quarter to the point of beginning;  
Thence N00°14'11"E 110.03 feet;  
Thence N88°21'56"W 75.02 feet;  
Thence N00°14'11"E 420.13 feet;  
Thence S88°21'56"E 175.05 feet;  
Thence S00°14'11"W 530.16 feet to the South line of said Southwest quarter of the Northwest quarter;  
Thence N88°21'56"W 100.03 feet along said South line to the point of beginning.

Said parcel contains 84,525 square feet (1.94 acres) more or less.

Said survey is subject to easements of record.

That I have made such survey, land division, and map at the direction of Michael A. & Jann M. Olson, owners, N 2450 Oakdale Drive, Fall Creek, Wisconsin 54742. That such map is a correct representation of the exterior boundaries of the land surveyed, and the subdivision thereof made. That I fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes, A-E 7 of the Wisconsin Administrative Code and the subdivision regulations of the Town of Ludington and Eau Claire County in surveying, dividing and mapping the same.

Dated this 7th day of November, 2023.



Dustin J LaBlonde, P.L.S. #3096



**APPROVED BY THE TOWN OF LUDINGTON TOWN BOARD**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
TOWN BOARD OFFICIAL

**CERTIFICATE OF COUNTY PLANNING AND DEVELOPMENT**

I, Rodney J. Eslinger, Director of the Eau Claire County Department of Planning and Development, hereby certify that this Certified Survey Map is approved of as complying with Subtitle III, the Subdivision Control Code of Title 18 of the County Code of General Ordinances.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
RODNEY J. ESLINGER, DIRECTOR

**Eau Claire County**  
**DEPARTMENT OF PLANNING**  
**AND DEVELOPMENT**  
**Eau Claire County Courthouse - Room 3344**  
**721 Oxford Avenue**  
**Eau Claire, Wisconsin 54703-5212**  
**(715) 839-4741**

Building Inspection  
839-2944  
Emergency Management  
839-4736  
Geographical Information Systems  
839-4730  
Land Conservation  
839-6226  
Land Records  
839-4742  
Land Use Management  
839-4743  
Planning  
839-5055  
Recycling  
839-2756

## REPORT:

TO: COMMITTEE ON PLANNING AND DEVELOPMENT

FROM: Ben Bublitz, Land Use Manager

DATE: January 23, 2024

RE: Review of Conditional Use Permit CUP-0017-22 (Nashville North)

As required by permit condition 2 CUP-0017-22 is required to be reviewed by the committee annually to determine if any changes or modifications are necessary. During the 2023 season the Planning and Development office did not receive any complaints about the four events that took place. That being said, there are two items that need some attention to ensure compliance with the permit. The first being condition 1 which describes the months each event will take place. Due to scheduling and weather concerns one event fell outside of the approved months and there are scheduling changes proposed for the 2024 season as well. Staff recommends changing condition 1 to read:

*This permit is granted to host up to four special events a year as described in the application occurring between June and October with no more than one event a month. The scaled site plan and narrative shall be attached to and made part of the permit. Any updates/corrections to the plan shall be submitted to the department within 30 days of approval of the conditional use permit.*

This updated language will allow the permit holder additional flexibility when scheduling future events without worrying about being in violation of their permit.

The second item is an updated site plan. The stage area has shifted without prior approval. Staff would consider this change a minor modification that typically would be approved administratively. Nothing has changed beyond the orientation of the stage and seating areas.

Although not required, the Town of Seymour did hold a review of the permit and events at their January 8, 2024 meeting. The Town did not receive any calls or complaints regarding these events, and they are unanimously in support of the changes and keeping the permit in place.

**From:** [Jessica Janssen](#)  
**To:** [Ben Bublitz](#); [Sue Larson](#)  
**Subject:** Nashville North  
**Date:** Tuesday, January 9, 2024 10:00:39 AM

---

**WARNING!! This email originated outside Eau Claire County. Do not click any links or attachments unless you know the sender.**

Ben,

Nashville North attended our board meeting last night (January 8, 2024) to provide an update on how this past year's events went as well as what they have planned for this coming year. I know that it is not required that you have any input from our board for the plan commission, but I thought I would pass along that we do not have any concerns with the changes they are requesting, specifically moving one date to a Saturday afternoon and making it earlier in the day. It sounds like they have one set of new neighbors who are welcoming to the idea of the shows, so that is also good to hear. The town did not receive any calls or complaints regarding their shows this past season. We unanimously approved of this event moving forward in 2024. If you have any questions, please let me know.

Thanks,

Jessica

--

**Jessica Janssen**

Chair, Town of Seymour

Eau Claire County, WI

715-577-3840

[seymourchair@gmail.com](mailto:seymourchair@gmail.com)

**From:** [EllieMay](#)  
**To:** [Ben Bublitz](#)  
**Cc:** [Mark Anderson](#)  
**Subject:** Nashville North USA  
**Date:** Monday, January 8, 2024 1:00:16 PM

---

**WARNING!! This email originated outside Eau Claire County. Do not click any links or attachments unless you know the sender.**

Good afternoon Ben.

To address your previous email in regards to the shows for last year , We originally planned on not having a show in July! Because there is so much going on in that month. But then we had another thought, it's just too cold in October so we made a last-minute decision to move the October show to July and we were so busy that we totally just didn't even think about it! (Changing without notifying you) It was an honest mistake on our part and we apologize! it won't happen again! We will make sure we apologize to our neighbors as well! although we had no complaints! We never realized it until you brought it to our attention, it was a miscommunication and just an accident!

I just wanted to send you this email in reference to the events for Nashville North 2024.

We already have signed contracts on the dates below, so I don't anticipate any of these dates changing.

The shows will be as follows Tuesday, June 4th  
Tuesday, July 9th  
Tuesday, August 6th  
And Saturday, September 7th

We would like to move the September show from the normal Tuesday show to a Saturday afternoon show (Sat. Sept 7th) because, school has begun that week and a lot of parents just have a lot to do just getting their kids prepared, not to mention during the week there's school and we have neighbors that have kids so by having it on a Saturday and starting a little earlier will fix that, and I think make our neighbors very happy.

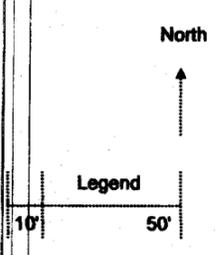
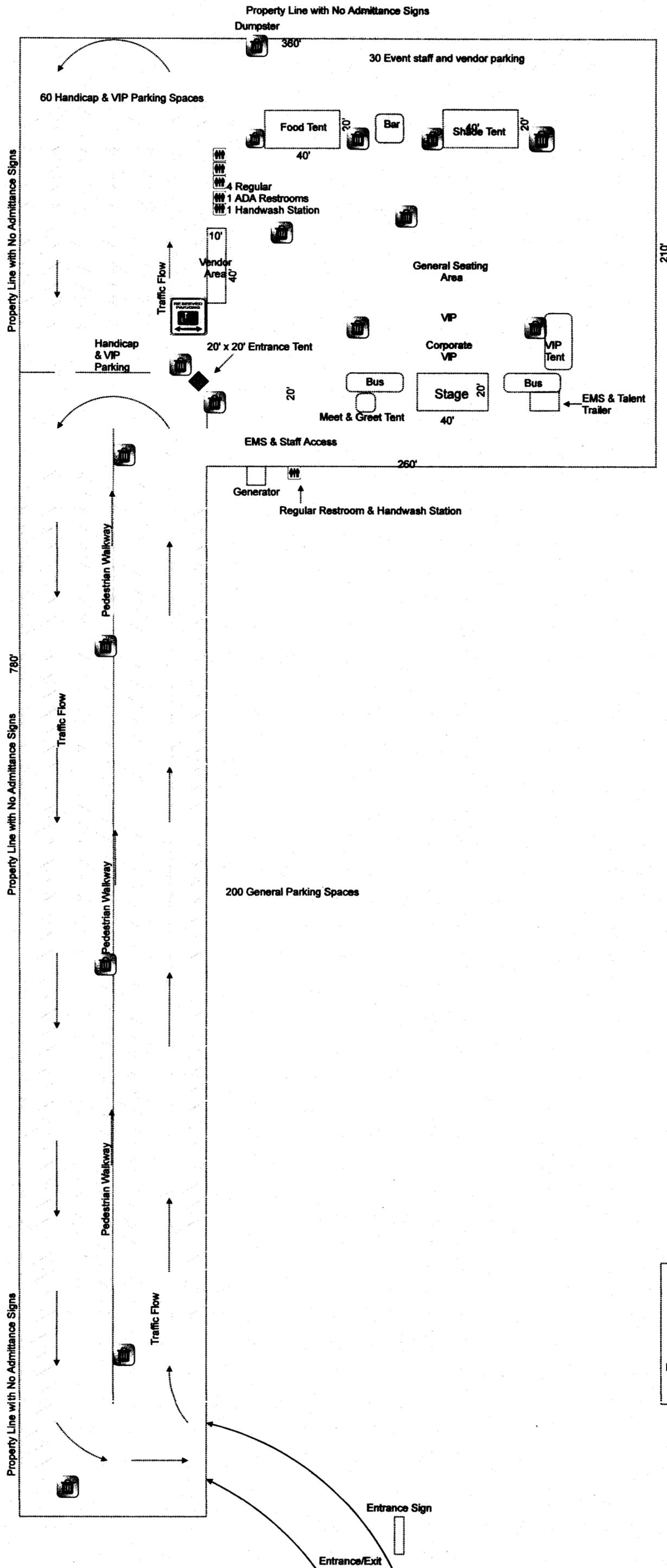
Mark is working on making the minor changes in the site plan and should have that over to you this week so you have it before the meeting.

Let us know if there is anything else you need .

Thank you  
EllaMay Kay  
Steve Kassa  
Mark Anderson

Nashville North USA  
(715) 834-7409  
(715) 319-8421

[Www.Nashvillenorthusa.com](http://Www.Nashvillenorthusa.com)



KASSA RESIDENCE





**Eau Claire County  
DEPARTMENT OF PLANNING  
AND DEVELOPMENT  
Eau Claire County Courthouse - Room 3344  
721 Oxford Avenue  
Eau Claire, Wisconsin 54703-5212  
(715) 839-4741**

Building Inspection  
839-2944  
Emergency Management  
839-4736  
Geographical Information Systems  
839-4730  
Land Conservation  
839-6226  
Land Records  
839-4742  
Land Use Management  
839-4743  
Planning  
839-5055  
Recycling  
839-2756

July 28, 2022

Steve Kassa/Ella May Kay  
1300 N 130<sup>th</sup> Ave  
Fall Creek, WI 54742

**RE: CUP-0017-22**

Dear Property Owner(s):

The Eau Claire County Committee on Planning and Development held a public hearing on Tuesday, July 26, 2022, concerning a conditional use permit request for multiple special events (music concerts), pursuant to Section(s) 18.01.010, 18.05.001, and 18.30.270 of the Eau Claire County Code.

**Property Owner:** Curtis Kassa  
**Applicant:** Steve Kassa/Ella May Kay  
**Zoning District:** A-2 Agriculture-Residential

The committee after receiving staff analysis and recommendations, and after considering the testimony given at the hearing, has approved the conditional use permit with conditions (see attached conditions). **The permit is not valid until such time as all conditions are met and approval granted by the Eau Claire County Planning and Development Department.**

In the event that the petitioner, the county, or an aggrieved person objects to the decision of the committee, they have 30 days from the date the decision is written and filed to appeal the decision to the Eau Claire County Board of Land Use Appeals. Administrative appeal applications can be obtained from the Eau Claire County Planning and Development Department, or from the Eau Claire County website. <<http://www.co.eau-claire.wi.us>> *Select Departments>> Planning & Development>>Applications, Forms, and Guides.*

7/28/2022  
Date

Rodney J. Golwiger  
Clerk, Committee on Planning and Development

Copy: Property owners within 660 feet of request.

# CONDITIONAL USE PERMIT # CUP-0017-22

On Tuesday, July 26, 2022, the Eau Claire County Committee on Planning and Development approved the issuance of a conditional use permit for multiple special events (music concerts) in the Town of Seymour, Eau Claire County, Wisconsin, and subject to the following conditions.

1. The permit is granted to host special events August 9 and September 13, 2022, with four (4) events the following years occurring in June, August, September, and October. The scaled site plan and narrative shall be attached to and made part of the permit. Any updates/corrections to the plan shall be submitted to the department within 30 days of approval of the conditional use permit.
2. Annually, in March, the applicant shall reappear in front of the Eau Claire County Committee on Planning and Development to review and determine if any modifications are necessary to be made to the conditional use permit.
3. Property shall comply with all applicable laws and regulations including, but not limited to, land use, building, erosion control, sanitary, and assembly license provisions.
4. The music shall stop around 9:00PM with the event activities being complete by 10 PM.
5. The Health Department shall review and determine if additional permitting is required.
6. All driveways and traveled portions of the site shall be of dust free material.
7. Any violation of section 18.30.270 constitutes a violation of this permit and is grounds for revocation.
8. All outside lighting shall be shielded downward to reduce glare to adjacent properties and not to cause light pollution. Any new lighting will be required to be shielded as to direct the light source downward.
9. Any signage related to the events requires a permit from the department and will need to follow Title 18 requirements.
10. No signs are to be placed in the road right-of-way.
11. Any temporary structures or tents shall obtain any necessary permits for temporary structures.
12. Uses authorized under this conditional use permit shall be limited to the special events proposed in the application. However, future changes to the special event shall require approval from the Land Use Manager and may require approval by the committee at a public hearing.
13. The owner shall allow staff from the Eau Claire County Department of Planning and Development to enter the property at reasonable times to inspect the premises for compliance with the conditions of this permit.
14. The permit is subject to Sections 18.21.080 to 18.21.100 of the Zoning Code. These provisions establish when a conditional use permit lapses, the conditions under which it can be revoked, and when a conditional use permit expires due to the abandonment of a use.

Under Section 18.21.080 of the county zoning code, a conditional use permit shall lapse and become void one year after the approval of the committee unless a certificate of occupancy has been issued or a land use permit has been issued.

Under Section 18.21.090, this permit is subject to revocation, modification, or further conditions by the committee if:

- A. The department or a member of the committee finds that there has been noncompliance with any of the conditions established above.
- B. The department or a member of the committee finds that the use for which this permit is hereby granted is so exercised as to be substantially detrimental to persons or property in the neighborhood of the use. Any such revocation shall be preceded by a public hearing and heard in the manner described below.

Whenever, in the opinion of the Land Use Manager, or the committee, the conditions required of this conditional use permit have been violated, the Land Use Manager shall call a hearing to be held on the matter of revocation of said permit by providing notice of a hearing as described in the Eau Claire County Zoning Code. In addition, the owner of the property, as described by the most current tax rolls of Eau Claire County, shall be served by mail with an order to show cause.

After the revocation hearing has been conducted, the committee may revoke or modify the original permit, or deny the revocation.

**Planning and Development  
December 2023**

The following bills were sent to the Finance Department for payment:

**Planning**

<b>Vendor</b>	<b>Amount</b>	<b>Description</b>	<b>Line Item#</b>
Ayres Associates	13,052.00	2023 Aerial Image Project	202-15-51740-200-742
David Hayden	862.50	BEAD Broadband Consulting Services	100-15-56925-200-749
Nick's Automotive - Pcard	59.73	Oil Change	100-15-56920-241-000
Action Signs - Pcard	139.00	Truck Equipment	405-15-57730-811-021
Amazon - Pcard	94.92	Office Supplies	100-15-56920-310-000
APG - Pcard	383.60	Newspaper Subscription	100-15-56920-320-000
Amazon - Pcard	39.99	Copy Paper	705-08-51451-310-381
ICLEI - Pcard	2,250.00	Membership	100-15-56923-390-746
Voyager	270.92	November Fuel	100-15-56920-330-000
Ewalds	48,716.50	2023 Ford F-150 Lightning	201-15-57730-811-023
Seymour Ball Club	1,000.00	Financial Assurance Return	100-00-23173-000-000
David Hayden	637.50	BEAD Broadband Consulting Services	100-15-56925-200-749
Rod Eslinger	32.75	Mileage Expense	100-15-56920-330-000
Hannah Wirth	93.80	WCCA Conference Expenses	100-15-56920-340-000
Ben Publitz	89.00	WCCA Conference Expenses	100-15-56920-340-000
Dave Hayden	1,996.90	BEAD Broadband Consulting Services	100-15-56925-200-749

**Resurvey**

<b>Vendor</b>	<b>Amount</b>	<b>Description</b>	<b>Line Item#</b>

**Emergency Management**

<b>Vendor</b>	<b>Amount</b>	<b>Description</b>	<b>Line Item#</b>
City of Eau Claire	1,093.59	HazMat Level "B" Equipment	100-15-52926-812-722
Tyler Esh	91.02	Snacks/Foods for Attendees	100-15-52924-330-000
Tyler Esh	165.72	Mileage/Conference Meals	100-15-52924-340-000
Valerie Desio	45.00	Conference Expenses	100-15-52924-340-000

**Recycling**

<b>Vendor</b>	<b>Amount</b>	<b>Description</b>	<b>Line Item#</b>
Earthbound Environmental	5,946.60	September Curbside	211-15-53635-201-000
Earthbound Environmental	6,153.30	October Curbside	211-15-53635-201-000
Earthbound Environmental	6,255.06	November Curbside	211-15-53635-201-000
GFL Environmental	45,054.24	November Curbside	211-15-53635-201-000
GFL Environmental	10,799.44	November Dropsite	211-15-53635-208-000
Town of Wilson	120.00	October Recycling Attendant	211-15-53635-208-000
Hy-Vee - Pcard	186.37	Conference Meal	100-15-54110-200-740
Amazon - Pcard	55.41	Recycling Supplies	211-15-53637-310-748
Trash on Trucks	4,350.24	November Curbside	211-15-53635-201-000
Waste Management	42,173.16	November Curbside	211-15-53635-201-000
GFL Environmental	44,860.26	December Curbside	211-15-53635-201-000
GFL Environmental	5,930.43	December Dropsite	211-15-53635-208-000

**Land Conservation**

<b>Vendor</b>	<b>Amount</b>	<b>Description</b>	<b>Line Item#</b>
Alpha Nurseries	3,656.53	2023-2024 Tree Order	100-15-56922-829-701
John Menard III	8,636.00	SW-22-05 Partial FA Release	100-00-23172-000-000
Paint Creek Nursery	4,000.00	2023-2024 Tree Order	100-15-56922-829-701
Laura's Lane Nursery	132.00	2023-2024 Tree Order	100-15-56922-829-701
Danyelle Steinke	1,040.00	2022 SEG (Extension) Amendment	207-15-56924-200-707
Remington Auto	823.75	Financial Assurance Release	100-00-23172-000-000
WDATCP	100.00	Nursery Dealer License	100-15-56922-829-701

**Planning and Development  
December 2023**

Amazon - Pcard	11.24	Tree Sale Supplies	100-15-56922-829-701
RTK Mobile - Pcard	30.00	GPS Data	100-15-56920-226-000
NASECA WI - Pcard	364.00	Training	100-15-56920-340-000
Voyager	157.29	November Fuel	100-15-56920-330-000
Lake Eau Claire	6,019.00	Sediment & Aeration Costs	201-15-57730-829-000
Karow Farms	2,200.00	SEG-23-02	207-15-56924-200-707

---

<b>Division</b>	<b>Totals</b>
Planning	69,719.11
Resurvey	-
Emergency Management	1,395.33
Recycling	171,884.51
Land Conservation	27,169.81
<b>Total</b>	<b>242,998.95</b>