

AGENDA

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, June 25, 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: 2532 319 9694

Password: DVv2vzGXc43

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

Audio conference: 1-415-655-0001 Access Code: 25323199694##

For those wishing to make public comment, you must e-mail Rod Eslinger at 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 June 11, 2024 Meeting Minutes / Discussion – Action **Pages 2-4**
5. Preliminary Plat for Heritage Estates / Discussion – Action **Pages 5-13**
6. Recycling & Sustainability Program Update by Recycling & Sustainability Coordinator Regan Watts **Pages 14-20**
7. Violation Status Report / Discussion **Page 21**
8. Review of May bills / Discussion **Page 22**
9. Proposed Future Agenda Items
 - a. Next scheduled meeting July 9, 2024
10. Director's Update
11. Announcements
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

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Join WebEx Meeting: <https://eauclairecounty.webex.com> Meeting ID: 2531 866 1753

Password: reNBFWgq357

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

Audio conference: 1-415-655-0001 Access Code: 25318661753##

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

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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: Dane Zook, James Dunning, Michele Skinner, Robin Leary, Caleb Aichele (attended remotely)

Members Absent:

Ex officio Present:

Staff Present: Rod Eslinger, Matt Michels, Evan Maki

1. Call to Order and confirmation of meeting notice

Chair Zook called the meeting to order at 6:00 pm and confirmed with Director Eslinger that the meeting was properly noticed.

2. Roll Call – Director Eslinger called the roll. Members present are noted above.

3. Public Comment - None

4. Review/Approval of May 28, 2024 Meeting Minutes / Discussion – Action

ACTION: Motion by Robin Leary to approve the May 28, 2024, committee meeting minutes. Motion carried on a voice vote: 5-0-0

5. Public Hearings

- a. **Proposed Ordinance: File No. 24-25/039** to rezone 9.50 acres +/- from the A-P Agricultural Preservation District to the A-2 Agriculture-Residential District and 28.67 acres +/- from the A-P Agricultural Preservation District to the A-3 Agricultural District. Owners: Loren & Sara Roth. Applicant: Mark Erickson. Legal: Part of the NE ¼ of the NW ¼, Section 26, Township 27 North, Range 8 West, Town of Lincoln, Eau Claire County, Wisconsin. **RZN-0015-24**

Matt Michels, Senior Planner for Eau Claire County, introduced the petition to the committee. The applicant is requesting to rezone 9.5 acres of land from the A-P, Agricultural Preservation District to the A-2 Agriculture-Residential District and 28.67 acres from the A-P District to the A3 Agricultural District to potential sell the north acreage. The land uses in this area are mixed with residences, woodlots, agriculture, wetland and forestry. Mr. Michels reviewed the zoning and future land use maps with the committee along with the soils map for the property.

Matt reviewed staff findings with the committee and gave his recommendation to approve the rezoning.

Findings in Favor:

1. The request is generally consistent with the goals, objectives, and policies of the Eau Claire County Comprehensive Plan, as required by Section 19.01.020.B of the Eau Claire County Code; and Wisconsin Statutes §66.1001(1)(am) and §66.1001(3)(j), including the intent, description, and policies of the Rural Lands Future Land Use classification in Section 3.3 of the Eau Claire County Comprehensive Plan and Map 9 (Future Land Use) of the Eau Claire County Comprehensive Plan.
2. There are numerous A-2 zoned lots near the subject property, and adjacent lands to the north of County Road SS are planned for Rural Residential uses.
3. The property has required road frontage on Oak Knoll Road and County Road SS.
4. The applicant indicates that they intend to keep the agricultural land in production.

The Town of Lincoln Town Board met on June 10, 2024 and recommended approval of the request.

Dave Sumner, 9037 Nine Mile Creek Road, inquire why the applicant was selling his land. It was clarified that Mr. Roth wasn't selling the land at this time, but rezoning the land would give him options. Mr. Sumner didn't have objections to the rezoning.

Mark Erickson, owner of Everyday Surveying and Engineering and the agent for the applicant, spoke in favor of the request. He noted that the town board supported the petition 3-0 and clarified for the committee that all the tillable land will remain in ag. and will be included in the north lot.

ACTION: Motion by James Dunning to approve the Proposed Ordinance: File No. 24-25/039. Motion carried on a roll call vote: 5-0-0.

6. 2025 Budget Planning Schedule / Discussion

Director Eslinger presented the 2025 county budget timeline to the committee and indicated that the joint committee meeting with the Finance and Budget be on Tuesday, August 13th at 4 pm in the County Board Room.

7. 2024 1st Quarter Department Report /Discussion

Director Eslinger reviewed the 1st quarter report with the committee. The committee asked questions about the groundwater modeling project and groundwater testing in general. Chair Zook inquired about the Town of Washington considering petitioning to incorporate a portion of the town into a village.

8. Farmland Preservation Plan Update – Midterm Report / Discussion

Matt Michels updated the committee on the progress with the Farmland Preservation Plan. He provided the committee with background information on the plan and provided some data. Mr. Michels told the committee he hopes to have the plan finalized by fall with county board adoption by the end of the year. Matt indicated that the Department of Agricultural, Trade and Consumer Protection (DATCP) is required to certify the plan for compliance with state law. The Farmland Preservation Plan is an annex of the county's comprehensive plan.

9. Proposed Future Agenda Items

- a. Next scheduled meeting June 25, 2024
- b. GIS Update planned in July by Peter Strand, GIS Administrator

10. Director's Update

Director Eslinger informed the committee that he signed an agreement with GRAEF to provide stormwater consulting services for stormwater permit application, while the department actively recruits for the vacant

county environmental engineer position. Funding for the contract with GRAEF will come from saved salary and benefits expenses.

11. Announcements

Director Eslinger noted that the department is working on fee updates to its codes to reflect cost of providing the services. He indicated that staff will present the fee changes to the committee sometime in July and that the fee updates are due to Corporation Counsel by August 20th.

12. Adjourn

ACTION: Meeting adjourned by unanimous consent at 7:37 PM.

Respectfully Submitted,

Rodney Eslinger
Clerk, Committee on Planning & Development

Preliminary Plat Report



To: Committee on Planning and Development
Regarding: Preliminary Plat of “Heritage Estates”
Surveyor: Real Land Surveying
Owner/Agent: JTH Enterprises / Pete Gartmann
Date: June 19, 2024
CC: Town of Seymour, City of Eau Claire, RLS Pete Gartmann

Committee Members:

The statutory time limit for the County to take action on this matter expires on *July 23, 2024*. The County must “Approve, Conditionally Approve or Deny” this submitted Preliminary Plat by this time or it automatically is deemed approved by statute. Committee may also, by majority vote, require the subdivider to submit other reasonable and pertinent information necessary to review the plat, as per 18.86.030 F 2 (a).

Staff has reviewed and recommends conditionally approving the *May 23, 2024* “Preliminary Plat of “Heritage Estates”.

Recommended conditions for approval are as follows:

- 1) That the Town of Seymour approves this preliminary plat. –
-This was approved Monday, June 10th with no conditions)
- 2) That the City of Eau Claire conditionally approve this preliminary plat as it is located in the Extra-Territorial Jurisdictional area.
-This was approved Monday, April 1st with the condition that the plat meets the County and Town requirements and that a final plat is submitted at a later date and said plat is similar to the (preliminary) plat approved.
- 3) That the storm water plans meet the approval of the Eau Claire County Land Conservation Department, (lot configuration may be affected) and address issues discussed regarding the proposed storm water easement.
- 4) That the Final Plat conforms to 18.78.060 Final Plat Submittal, 18.78.070 Final Plat Review and Approval, 18.78.080 Recording of the Final Plat, 18.80 Final Plat, 18.82 Design Standards, 18.83 Required Improvements, 18.84 Subdivision Improvement Guarantees and 18.85.030 Legal, Engineering and Inspection Fees which are requirements and procedures outlined within the Subdivision Control of the County Code that may not have specifically identified previously in detail. (i.e., vision corner easements at all road intersections and noted with restrictions in 18.22.025; etc.)
- 5) That the Final Plat complies with all applicable portions of A-E 7, s. 236 of the Wisconsin Statutes and that the Department of Administration has no objection to the final plat and certifies to this.
- 6) That in submitting for final plat approval, the owner will also furnish to the county an abstract of title or a policy of title insurance certified to date for examination as allowed in s. 236.21 (2) (b).

Notes:

- 1) The developer will need to meet with the USPS Postmaster to determine type and location of mailbox installation for this development for the final.
- 2) Ownership condition for Outlots must be stated on the face of the final plat. If a percentage interest divided amongst the lot owners is used, lot owner deeds must reflect the percentage of Outlot ownership interest.
- 3) The assumed impervious area for each lot should be a minimum of 7,500 square feet. The 7,500 square feet assumed impervious area will also be utilized in stormwater calculations.
- 4) A preliminary stormwater plan has not been submitted for review. Any discrepancies found during review may warrant a revision to the plat and may include lot reconfiguration.
- 5) The stormwater plan will meet the requirements of Title 17.06.
- 6) There are some lots in the proposed plat where the soils indicated that there is limited suitable area on several lots for a POWTS to be installed which could limit the actual buildable area.
- 7) Chapter 18.77.090 (Groundwater management and drinking water supply) not addressed. To be addressed with final plat.
- 8) The full Health Department report and recommendations are attached as part of this packet.
- 9) Soil borings have been reviewed and are approved.
- 10) Per 18.87.010 C - Coordination with Highway Department. New Road Access Permits to the County Road system shall be coordinated with the Highway Department.
- 11) Per 18.87.030 A.2 - Length. In residential districts, blocks shall not be shorter than 600 feet nor longer than 1,500 feet in length unless otherwise dictated by exceptional topography or other limiting factors of good design (staff did not verify actual length).
- 12) Subdivision name is acceptable for recording.

Respectfully submitted:

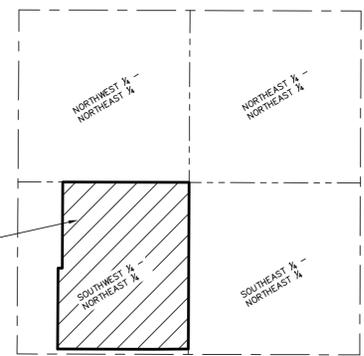
Dean J. Roth, PLS

Eau Claire County Surveyor
Land Records Division Supervisor
Department of Planning and Development
Room 3344 - 721 Oxford Avenue
Eau Claire, WI 54703-5481
Voice: 715-839-4742
FAX 715-831-5802
E-mail: dean.roth@eauclairecounty.gov



TEMPORARY ROADWAY EASEMENT NOTE:
 TEMPORARY ROADWAY EASEMENT SHALL TERMINATE AND BE DISCONTINUED UPON THE EXTENSION OF THE PUBLIC STREET.

LOCATION SKETCH OF THE NORTHEAST 1/4 OF SECTION 12 (NOT TO SCALE)



SURVEYOR'S NOTE:
 THE BOUNDARY OF THIS SUBDIVISION PLAT IS A RETRACEMENT OF A MAP OF SURVEY, PERFORMED BY M.R. ROOD, DATED AUGUST 30, 2005. EAU CLAIRE COUNTY MAP INDEX #T-1067

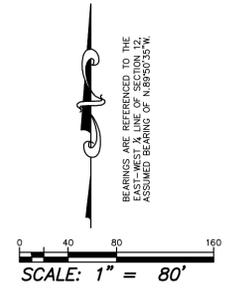
PROPERTY DESCRIPTION
 LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 12, TOWNSHIP 27 NORTH, RANGE 9 WEST, TOWN OF SEYMOUR, EAU CLAIRE COUNTY, WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE EAST 1/4 CORNER OF SECTION 12; THENCE N.89°50'35" W., ALONG THE EAST-WEST 1/4 LINE OF SECTION 12, A DISTANCE OF 1323.87 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12; THENCE N.00°16'51" E., ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, A DISTANCE OF 42.15 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF OLSON DRIVE, ALSO BEING THE POINT OF BEGINNING; THENCE S.89°29'06" W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 265.72 FEET; THENCE N.89°51'05" W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 744.23 FEET; THENCE N.00°20'10" E., A DISTANCE OF 618.76 FEET; THENCE S.89°50'18" E., A DISTANCE OF 32.00 FEET; THENCE N.00°20'10" E., A DISTANCE OF 637.67 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12; THENCE S.89°49'58" E., ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, A DISTANCE OF 376.69 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12; THENCE S.00°16'51" W., ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, A DISTANCE OF 1273.02 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE:
 I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 DATED THIS _____ DAY OF _____, 2024
 PETER J. GARTMANN, P.L.S. 2279

NOTES
 TOTAL AREA TO BE PLATTED = 29.08 ACRES
 ENTIRE PARCEL IS ZONED RH
 ALL LOTS OF THIS SUBDIVISION WILL BE SERVED BY PRIVATE SEWER SYSTEM AND WELL. NO PUBLIC SEWER OR WATER IS AVAILABLE
 ALL STREETS HAVE A RIGHT-OF-WAY WIDTH OF 66'
 EAU CLAIRE COUNTY HIGHWAY DEPARTMENT HAS TENTATIVELY APPROVED THE LOCATION OF THE PROPOSED TOWN ROAD ONTO OLSON DRIVE
 SHADED AREAS ARE SLOPES > 20%, WHICH ARE CONSIDERED AS ENVIRONMENTALLY SENSITIVE AREAS, PER EAU CLAIRE COUNTY CODE
 OUTLOTS 1 AND 2 ARE FOR STORM WATER REQUIREMENTS
 ALL LOTS ARE SUBJECT TO A 15' UTILITY EASEMENT ALONG ALL STREET FRONTAGE
 OUTLOTS 1 AND 2 WILL BE JOINTLY OWNED BY ALL LOTS, GIVING 1/15TH OWNERSHIP. OUTLOTS 1 AND 2 ARE NOT APPROVED FOR BUILDING PURPOSES. NO LAND USE OR SANITARY PERMITS FOR STRUCTURES WILL BE ISSUED UNTIL THESE LOTS MEET ALL OF THE CRITERIA FOR A BUILDABLE LOT, AS DEFINED BY TITLES, 8, 17 AND 18 OF THE EAU CLAIRE COUNTY CODE.

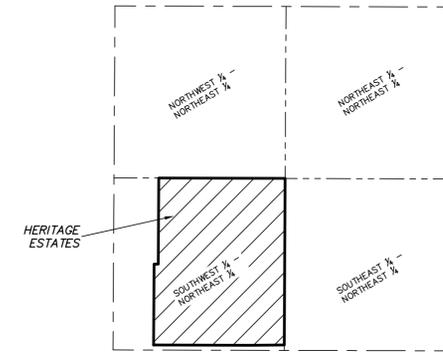
LEGEND

- FOUND 1" OUTSIDE DIAMETER IRON PIPE
- ▭ EXISTING BUILDING
- ▨ EXISTING BITUMINOUS SURFACE
- ▧ EXISTING GRAVEL SURFACE
- OH — EXISTING OVERHEAD LINES
- T — EXISTING UNDERGROUND TELEPHONE
- G — EXISTING GUY WIRE
- ⊕ EXISTING TELEPHONE PEDESTAL
- ⊙ EXISTING POWER POLE
- ⊞ EXISTING AIR CONDITIONING UNIT
- ⊠ EXISTING CABLE PEDESTAL
- F — EXISTING FENCE
- ☁ EXISTING TREE LINE
- ◉ ENVIRONMENTALLY SENSITIVE AREAS



PRELIMINARY PLAT OF
HERITAGE ESTATES
 LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4,
 SECTION 12, TOWNSHIP 27 NORTH, RANGE 9 WEST,
 TOWN OF SEYMOUR, EAU CLAIRE COUNTY, WISCONSIN

LOCATION SKETCH OF THE NORTHEAST 1/4 OF SECTION 12
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OUTLOTS 1 AND 2 ARE FOR STORM WATER REQUIREMENTS

ALL LOTS ARE SUBJECT TO A 15' UTILITY EASEMENT ALONG ALL STREET FRONTAGE

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LEGEND

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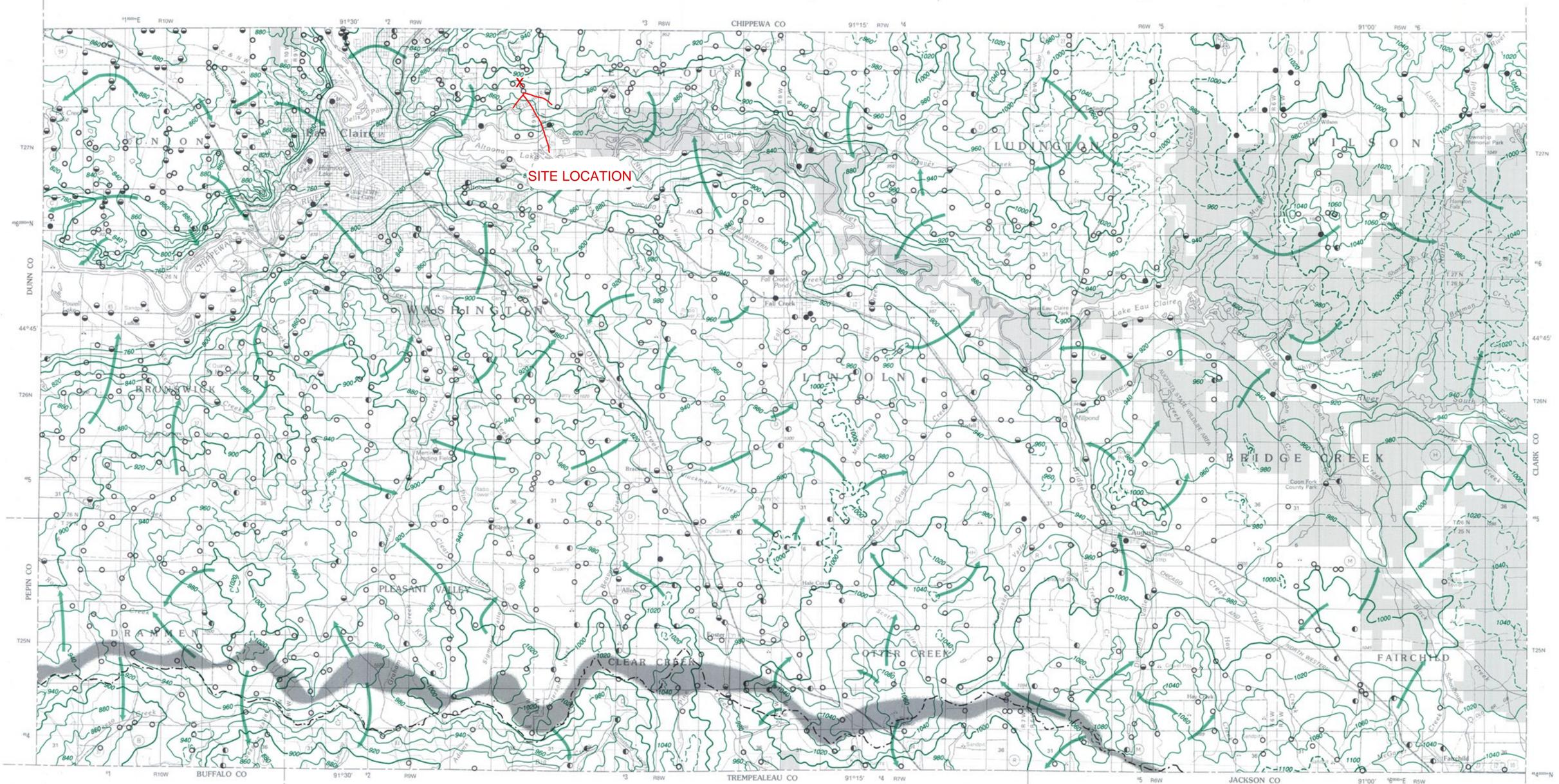
WEST 1/4 CORNER SECTION 12 FOUND BRASS CAP MONUMENT (TIES VERIFIED)

EAST 1/4 CORNER SECTION 12 FOUND BRASS CAP MONUMENT (TIES VERIFIED)

PREPARED BY REAL LAND SURVEYING
CADD No. 24033 PRELIM PLAT

PRELIMINARY PLAT OF
HERITAGE ESTATES
LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4,
SECTION 12, TOWNSHIP 27 NORTH, RANGE 9 WEST,
TOWN OF SEYMOUR, EAU CLAIRE COUNTY, WISCONSIN

Generalized Water-Table Elevation Map of Eau Claire County, Wisconsin



M.A. Muldoon 1992

Introduction

This map is part of the Eau Claire County Groundwater Resource Investigation, a joint project of the Wisconsin Geological and Natural History Survey and the Eau Claire County Board. The purpose of this project was to compile and interpret hydrogeologic data for Eau Claire County. The resulting information can be used by Eau Claire County's soil-and-water-resource and land-use planners.

The water cycle

Gravity and solar energy play active roles in a continuous water recycling process called the *water cycle* (fig. 1).

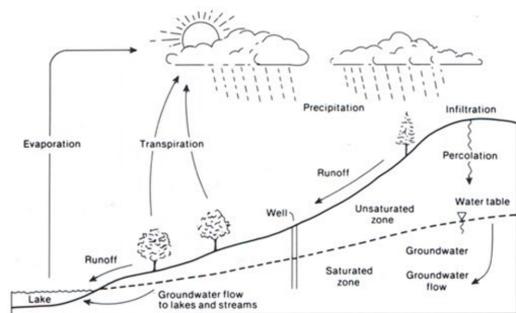


Figure 1. The water cycle.

Water falling on the land surface can flow downhill as overland runoff, evaporate, transpire through plants, or infiltrate into the ground. As this infiltrating water seeps downward through rock or soil, it travels through pore spaces and open cracks or fractures in the subsurface material. When these pores and cracks are completely filled with water, the material is said to be *saturated*.

The *water table* marks the top of this saturated zone, where hydraulic pressure in the pores is equal to atmospheric pressure. *Groundwater* is the water contained in the saturated zone below the water table. The amount of infiltrating precipitation partly determines the position, or elevation, of the water table, which fluctuates seasonally, and from one year to another. Above the water table, pores and cracks are partly or completely filled with air and partly filled with water, and the material is said to be *unsaturated*.

Gravity moves groundwater slowly through pore spaces; eventually, the groundwater discharges to a well, the land surface, or a water body where solar energy evaporates some of it into the atmosphere, thus continuing the water cycle.

In Wisconsin, the water cycle generally operates with 30 to 32 inches of precipitation during an average year, from which about 75 percent (22 to 26 inches) returns to the atmosphere by evapotranspiration. The remainder either flows over the land surface and collects in surface-water bodies or infiltrates into the ground as *recharge* to the groundwater system. The ratio of overland runoff to groundwater recharge varies considerably around the state, depending upon factors such as topography, soil type, vegetative cover, rainfall intensity, and individual farming and general land-use practices.

Movement of groundwater and surface water

A saturated subsurface material that yields sufficient water to a well is called an *aquifer*. *Permeability* is a measure of the relative ease with which water can flow through an aquifer; it is dependent on the nature of the materials through which the water is flowing. Large pores or fractures in the subsurface can hold more water than small ones, but in order for water to flow effectively, these pores or fractures must be interconnected.

Groundwater can move as rapidly as several feet per day in porous sands and sandstones, or as slowly as less than 1 inch per year in clay or in unfractured crystalline rock. For example, sandy soils and sandstones frequently have relatively large pore spaces that are well connected with each other, allowing water to move more easily than it can in clayey soils that have small, poorly connected pores. Rocks such as crystalline granite commonly have few fractures that are poorly connected; as a result they commonly have low permeability and transmit little water. However, no matter how rapidly or slowly the groundwater flows, its natural direction of movement is in response to gravity, from upland recharge areas (where water infiltrates into the subsurface) to lowland discharge areas (lakes, rivers, springs, and seeps). Discharge areas are often associated with surface-water bodies, so groundwater has a significant role in the development and environmental health of lakes, streams, and wetlands. Wells also function as groundwater-discharge points.

A *surface-water divide* is a line of separation, commonly a ridge or narrow tract of high ground that divides the surface waters that flow naturally into one basin from those that flow naturally into a different basin. It is a line across which no surface water flows. There is one major surface-water divide in Eau Claire County. North of the surface-water divide (which is located in southern Eau Claire County), the streams and rivers flow into the Eau Claire or Chippewa Rivers. These rivers come together near the city of Eau Claire and eventually flow into the Mississippi River. South of the surface-water divide, most streams flow into the Buffalo River, which is also a tributary of the Mississippi River.

A *groundwater divide* is similar to a surface-water divide, in that it is a ridge defined by contours of the water table. Shallow groundwater moves away from the divide in different (often opposite) directions. A groundwater divide does not necessarily coincide with a surface-water divide. The one major groundwater divide in Eau Claire County approximately coincides with the surface-water divide. Over much of central and southern Eau Claire County, discharge areas include north-flowing creeks that serve as tributaries to the Eau Claire River. In the northern part of the county, discharge areas include Fivemile, Sevenmile, Ninemile, Hay, and Muskrat Creeks and the North Fork of the Wolf River; these south-flowing streams are tributaries to the Eau Claire River. In the northwest corner of the county the Chippewa River and Dells Pond serve as groundwater discharge areas.

Contamination of groundwater

Because groundwater comes from precipitation that percolates down from the land surface, any water-soluble material or liquid that is put on or in the ground has the potential to be transported to the saturated zone. The unsaturated zone can be a good natural filter and may remove many harmful materials from the recharging water by a variety of physical and biological processes. In general, fine-grained materials are better able to attenuate contaminants; as a result, areas with thin or sandy soils over a rock aquifer or thin or sandy soils with a shallow water table are especially susceptible to groundwater contamination from land-use activities. Once a contaminant reaches the saturated zone, it has the potential to move with the groundwater and discharge to wells or surface-water bodies. Concentration of contaminants in the saturated zone can be reduced by the processes of dilution, adsorption onto fine-grained particles, and chemical breakdown.

Contamination that occurs today may not become evident for several or even hundreds of years because groundwater can move as slowly as a few inches per year. Once contaminated, groundwater is difficult to purify and may take many years, decades, or centuries to be cleaned by dilution, attenuation, and chemical breakdown of contaminants.

Data compilation and interpretation

Data were compiled by Julie Gassen, Lucy Buchan, Xiangxue Cheng, and David Johnson at a scale of 1:24,000, using U.S. Geological Survey quadrangles (7.5-minute series, topographic) as base maps. All available Wisconsin Geological and Natural History Survey geologic logs were plotted onto these base maps. The Wisconsin Department of Natural Resources well constructor's reports were examined and checked against each other, and the most representative, reliable, and useful data available for each section were plotted.

Data density varies considerably across Eau Claire County; the density ranges from few data points on county-owned lands (eastern part of the county and along the Eau Claire River) to at least one report per 1 to 2 square miles in inhabited parts of the county. A total of 1,028 well data points was used in constructing the water-table map.

Domestic wells are not ideal measuring points for determining water-table elevation. Most wells are open over long intervals and are completed far below the top of the saturated zone. Domestic wells provide good estimates of water-table elevation in areas where groundwater flow is more horizontal than vertical and poor estimates in areas where groundwater flow is more vertical than horizontal. To determine whether vertical groundwater flow was significant, water levels were compared for wells of different depths. Over much of Eau Claire County, wells completed at different depths had similar water levels; however, in some areas, vertical groundwater gradients seemed significant. In those areas, the wells with the shallower open intervals were assumed to provide the closest estimate of the elevation of the water table, and data from the deeper wells were not used.

Well constructor's reports provide measurements taken at different times of the year and in different years. Because of the seasonal variations in water levels as well as changes in water levels with depth, a water level determined from a well constructor's report was not used as an exact data point. Instead, the water level was considered to be part of a range of values. The elevations of springs, groundwater seepage areas (such as wetlands), lakes that intersect the water table, and rivers were used as data points in most areas.

The bedrock geology of Eau Claire County consists of Precambrian crystalline rock (commonly referred to as granite) overlain by a thick sequence of Cambrian sandstones with minor amounts of shale (Brown, 1988). Pleistocene deposits (thin in most places) consist of till deposited prior to the late Wisconsin; these deposits have been eroded from much of the county. Evidence of these late glaciations is sparse except in the northeast part of Eau Claire County (Cates and Madison, 1989). The latest advance of the glaciers terminated north and northeast of Eau Claire County; however, water from the melting ice followed the Chippewa River drainage and deposited thick sand and gravel sequences. Although the geology is complex, the water table closely mimics topography, suggesting good hydraulic connections between the Cambrian sandstone and the surficial deposits. The shallow groundwater system appears to be a single unconfined aquifer at the scale of this water-table map (1:100,000).

Many wells in Eau Claire County are completed in sandstone (71%) or a mixture of sandstone and shale (9%). The sand and gravel aquifer is used in places (17% of the wells), and a few wells are completed in granite or sandstone and granite (3%).

Limitations of the map

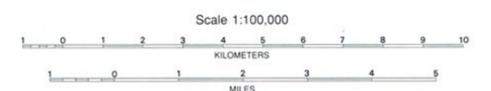
This map depicts, in a general way, the direction of shallow groundwater flow, which is primarily perpendicular to lines of equal water-table elevation. "Shallow" refers to depth below the water table, and not to depth below the land surface. The accuracy of the interpretation varies throughout the study area, increasing with greater data density and decreasing with greater hydrogeologic complexity. The water-table elevation lines are solid where enough data are available to locate the lines with a reasonable degree of confidence (within ± 0.3 mile on the map). The lines are dashed where data are less abundant or where hydrologic conditions are more complex and their locations are considered to be accurate to within ± 0.7 mile on the map. In the areas where a question mark appears on the map, such as the tops of hills, data are insufficient to interpret water-table elevation.

It was beyond the resources of this study to field-check the locations and water levels given on the Department of Natural Resources well constructor's reports that were used to construct this map. This map is a summary of available water-level data for Eau Claire County. It is intended for use at the published scale of 1:100,000 but should not be considered definitive for site-specific applications.

References

- Brown, B.A., 1988, Bedrock geology of Wisconsin, west-central sheet: Wisconsin Geological and Natural History Survey Regional Map Series (Map 88-7), scale 1:250,000.
- Cates, K.J., and Madison, F.M., 1989, Soils of Eau Claire County, Wisconsin, and their ability to attenuate contaminants: Wisconsin Geological and Natural History Survey, Soil Map 9 (Map 89-6), scale 1:100,000.

Base map from U.S. Geological Survey County Map Series (Topographic), 1985.



Explanation

- 1020 — average elevation of water table in feet, solid where considered accurate within ± 0.3 mile on the land surface; dashed where considered accurate within ± 0.7 mile on the land surface; 20-ft contour interval. Datum is mean sea level.
- ?
- — — elevation of water table unknown; insufficient data
- - - - surface-water divide
- groundwater divide, approximately located
- general direction of shallow groundwater flow
- county-owned land and Wisconsin Department of Natural Resources Wildlife Refuge

Geologic materials contributing water to well (All geologic information is taken from Department of Natural Resources Well Constructor's reports on file at the Wisconsin Geological and Natural History Survey.)

- sandstone
- sandstone and shale
- sand and/or gravel
- granite or granite and sandstone

Data have not been field checked. Water-level elevation data were generalized from information collected over a period of approximately 50 years.

Sources of data

U.S. Geological Survey quadrangles (7.5-minute series, topographic; 1972-84) were used to determine surface-water and well-water elevations

Water-level observation wells from the Groundwater Level Monitoring Network operated and maintained by the U.S. Geological Survey and Wisconsin Geological and Natural History Survey

Wisconsin Department of Natural Resources well constructor's reports (1936-87)

Wisconsin Geological and Natural History Survey published and unpublished geologic logs (1896-1988)

UWEX University of Wisconsin-Extension
Published by and available from
Geological and Natural History Survey
Ronald Hennings, Acting Director and State Geologist
3817 Mineral Point Road, Madison, Wisconsin 53705

Cartography by K. Campbell Roushar

Miscellaneous Map 35



HERITAGE ESTATES
CTH Q/ OLSON DR
TOWN OF SEYMOUR
EAU CLAIRE COUNTY

JTH Enterprises, LLC is proposing to develop 30-acres to single-family residential located along CTH Q/ Olson Drive in the Town of Seymour, Eau Claire County. The site is currently wooded forest. No environmentally sensitive area disturbance is expected during construction.

Proposed Impervious

1,640-LF public road X 26-FT wide = 49,729-SF (1.14acres)
14 lots x 2,300-SF homes = 32,200-SF (0.74 acres)
14 lots x 2,750-SF driveway = 38,500-SF (0.88 acres)
14 outbuildings/sheds x 700-SF = 9,800 (0.22 acres)
1 lot previously developed and to remain.

Percent Impervious = (2.98 acres / 30 acres) *100 = 9.93%

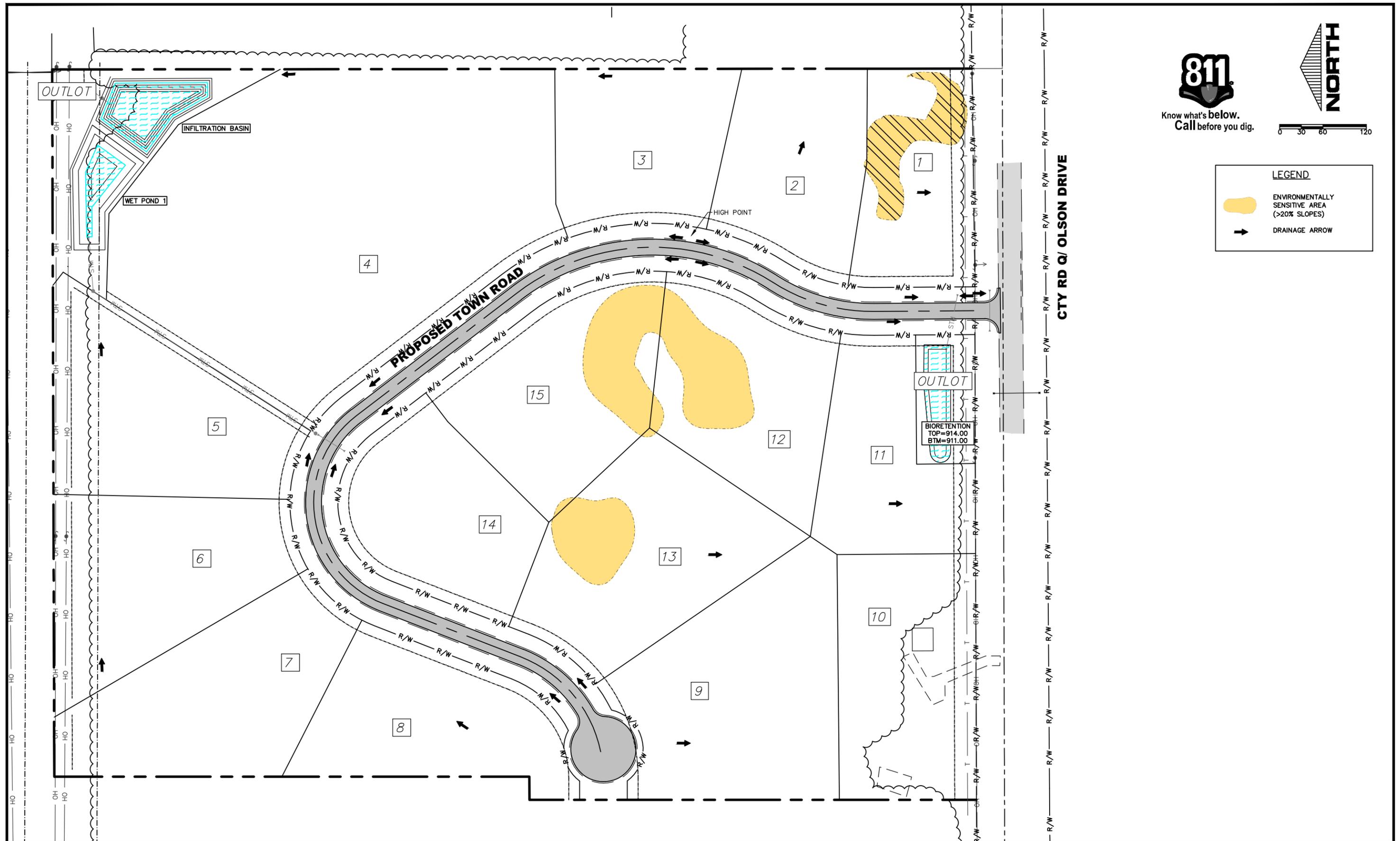
Density

30 acres / 15 lots = 2 acres per lot

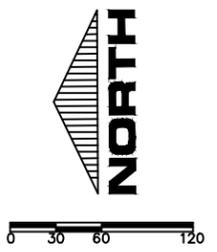
Stormwater

Runoff from the proposed road, driveways, and homes will be collected with roadside ditches and conveyed to stormwater ponds via culverts. There will be one (1) wet detention pond with infiltration cell and one (1) bioretention basin. During extreme rainfall events (100-yr and greater), Bioretention Pond 2 will overflow into the CTH Q/Olson Drive right-of-way and Wet Pond 1 will overflow to the northeast.

This development will provide an easement between Lot 4 and 5 will be necessary for accessing the wet pond. This development will meet and exceed both the WIDNR and Eau Claire County requirements for storm water runoff.



811
 Know what's below.
 Call before you dig.



LEGEND

- ENVIRONMENTALLY SENSITIVE AREA (>20% SLOPES)
- DRAINAGE ARROW

NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

PROJ. NO.
24019



ADVANCED ENGINEERING CONCEPTS
 1360 INTERNATIONAL DR
 EAU CLAIRE, WI 54701
 PH: 715-552-0330
 info@aec.engineering
 COPYRIGHT 2024 AEC LLC.

SHEET INDEX

HERITAGE ESTATES
 JTH ENTERPRISES, LLC
 5972 HEATHERMOOR LN,
 EAU CLAIRE, WI

DWG NAME
24019_PG2
INDEX
DATE
05/2024

2
16

Date: 6/10/2024

To: Dean Roth, Eau Claire County Planning and Development

From: Elizabeth Paulson, REHS. Environmental Health Specialist

Re: Proposed plat for Heritage Estates

I have reviewed the Proposed Plat of "Heritage Estates" for compliance with sections 18.77.080 C. and 18.77.090 of Title 18, Eau Claire County Code.

1. The proposed site is entirely wooded. The prior land use and management activities within the subdivision are described as very limited activity in wooded area. The Eau Claire County contour and generalized water-table elevation maps indicate that groundwater in the proposed plat likely flows to the southwest. The submitted materials indicated land areas activity within the 1,200 radius of the proposed subdivision comprise of open and semi wooded areas, scattered residential and Fivemile Creek is located over 2,000 feet to the east of the proposed subdivision.

The Health Department has reviewed available groundwater data in the area. Nitrate concentrations from available nearby wells suggest relatively low nitrate levels in the area. Therefore, nitrate contamination does not appear to be a widespread issue in the area, but higher levels are possible as nitrate levels can be variable.

The proposed development has the potential to contribute nitrate and other contaminants to local groundwater by onsite wastewater treatment leaching. The proposed lot density is consistent with nearby developments as well as the minimum standards to reduce risk for widespread nitrate increases (generally at least 1 lot per acre). **However, there are some lots in the proposed plat where the soils indicated that there is limited suitable area on several lots for a POWTS to be installed which could limit the actual buildable area.** It will be important to assure proper siting, construction, and maintenance of individual POWTS and wells within the proposed development and the Health Department would support increasing lot sizes where buildable area appears restricted to increase the distances between septic drain fields and potable wells. Individual homeowners in this development may also want to consider optional practices to prevent or mitigate potential nitrate or other groundwater contaminants, including but not limited to: installing a POWTS pre-treatment device, drilling a deeper well, water treatment system, etc. The Health Department would also support consideration of alternative wastewater treatment and drinking water distribution strategies that may be feasible in the area to further reduce risk of drinking water contamination, including but not limited to: clustered POWTS, connection to municipal water and sewer, etc.

2. The soil borings performed for lots 1-9,11-15 were done on May 20, 2024 by William Heidt CST #227872 are approved. Lot 10 has an existing structure and therefore a boring was not required. Lots 1-9 and 11-15 have approved soil borings but there are sites with limited suitable areas noted, these lots include 1, 6, 7, 9, and 11. The lower portions of lots 6 and 7 are not suitable for a septic system. It is recommended that full soil tests are performed to determine a suitable

area. The soil borings indicate that all the lots would be mound systems which would require larger site areas.

Please contact with have any questions,

Elizabeth Paulson, REHS | *Environmental Health Specialist*

Elizabeth.Paulson@eauclairecounty.gov

(P) 715-839-4723 (F) 715-839-1674

720 Second Avenue, Eau Claire, WI 54703

www.ehealthdepartment.org



Program Update

RECYCLING & SUSTAINABILITY

Regan Watts, Recycling & Sustainability Coordinator

regan.watts@eauclairecounty.gov

www.eauclairecounty.gov/recycling

www.eauclairecounty.gov/sustainability

Recycling

The County's role as a Responsible Unit

Enforcement

Ensure compliance with state statute and county code regarding recycling and proper waste disposal.

Engagement & Outreach

Work within the community to improve knowledge of recycling and proper waste disposal practices for residents, property managers, businesses, and community organizations.

Access

Provide adequate access to residents to properly recycle traditional recycling and other problematic waste materials banned from the landfill.

Program Administration

Manage grants, vendor contracts, and reporting requirements for Responsible Unit.



Program Highlights

Earth Week Open House



40+ vendors and 600+ community members attended our 2nd Earth Week Open House event at The Brewing Projekt in April. People were able to learn about the variety of businesses and community orgs focused on sustainability.

Free Electronics Recycling



2 years ago we partnered with First Choice Computer Recycling to provide year-round free electronics recycling drop off for County residents. the weight of electronics collected tripled to almost 700,000 pounds in 2023.

Fighting Food Waste



The County was awarded a grant through the USDA to reduce/divert food waste. In 1 year, six schools and 1080 households started composting. Over 120,000+ pounds of food waste has been diverted from the landfill.

Upcoming Items

Safety & Maintenance Assessments



Working with Sonja, Risk Manager, to assess our rural recycling sites for maintenance needs, improved signage, etc.

Community Presentations



There will be a greater emphasis over the next year or so on hosting more educational presentations throughout the county.

Website Redesign



We are continuing to update the website and make it easier to navigate and find information.

Sustainability

A growing program focused on achieving carbon neutrality and 100% renewable energy.

Facilities

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Community

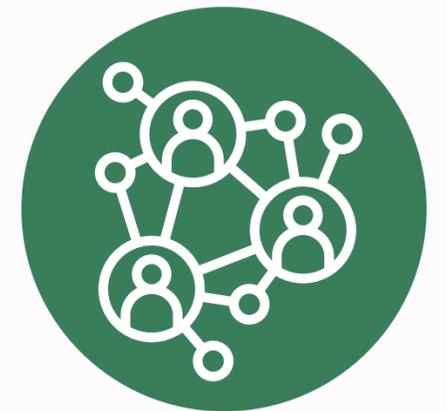
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Engagement & Outreach

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Policy & Funding

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Program Highlights

CARP Adoption



40+ vendors and 600+ community members attended our 2nd Earth Week Open House event at The Brewing Projekt in April. People were able to learn about the variety of businesses and community orgs focused on sustainability.

Leading by Example



County facilities have gotten several investments over the past few years that will result in long term savings by leveraging grants, incentive programs, and improving efficiency.

Collaborating Statewide



The County is an active member in WLGCC. In January, Regan was appointed to the board. This coalition serves as a united voice and resource for local governments with sustainability goals.

Upcoming Items

Program Development



Now that the community and operational plans are developed we can begin to establish the program.

Lead



We will continue to identify cost saving investments that the county can invest in to meet our sustainability goals.

Educate & Support



We are going to leverage the existing work in the community and identify opportunities to support those efforts while educating others on opportunities available to them.

Violation Number	Date Letter Sent	Date Final Sent	Date of Citation	Violation	Property Owner	Address/PIN
V-0014-15	3/13/2015	12/12/2016	2/14/2017, 1/3/2018	Junkyard	Gregg Slowik	3831 Service Rd / 1800422610023200004
V-0057-19	10/7/2022	1/26/2021		junk	Knute Forest	4312 Tower Dr. / 1802022709113409004
V-0060-19				Built over property line	Thomas Metcalfe	7754 Blue Valley Rd. / 1802222710324202004
V-0061-19	10/7/2022	5/21/2024	6/20/2024	Junkyard	Ronald Herrick	4680 Tower Dr / 1802022709114300019
V-0020-20	9/29/2020	1/26/2021		construction of garage after permit denial	Steven and Betty Nix	E8394 Crowe Ave. / 1800622508084402004
V-0028-20	12/16/2020	5/15/2015	11/13/2019, 12/16/2020, 3/20/2024, 5/3/2024, 6/14/2024	Junkyard	Michael Salter	5852 North Shore Dr / 1802022709134109000
V-0035-20	7/9/2021	10/26/2021		Construction without a permit	Asher	W5588 State Road 37 / 1800422610333400002
V-0051-21	11/16/2021			Contractor business A2	Benjamin Parr Revocable Trust	2204 Elk Creek Rd. / 1802222710187409003
V-0002-22	1/21/2022	7/8/2022		Landlocked land division 0.41 acres	Hougen	/1801822509334400005
V-0010-22	7/7/2022	8/30/2022	10/11/2022, 4/24/2023, 8/14/2023	Junkyard	Shane Lindseth	7824 Elayne Dr. / 1802422708202402009
V-0015-22	9/1/2022			Parking on non-improved surface & multiple accessory dwellings	Terry Anderson	3635 Valley View Pl / 1802422709342402011
V-0017-22	9/5/2022			Filling in a wetland (beach) & floodplain & shoreland	Anthony & Tamara Wedgeworth	19745 Cty Rd ND / 1801422606054202010
V-0002-23	2/7/2023			Junkyard/unlicensed vehicle(s)	Nick Davis	4293 Parkwood Dr / 18020-2-270914-240-0011
V-0003-23	2/9/2023			Accessory dwelling unit in the AP district	John & Helen Drawbert	3697 S Elco Rd / 1802422708324100001
V-0004-23	2/13/2023	1/10/2018	9/19/2023	Junkyard	Grant Parker	9125 Partridge Rd / 1802222710071100005
V-0006-23	4/5/2023			Construction without a permit	LL MAHAL REVOCABLE TRUST	11265 Cty Rd F / 1801822509081309000
V-0007-23	4/6/2023			CUP for operating business in AP	Chad Dalhoe	7350 Balsam Rd / 1801822609201109000
V-0008-23	4/13/2023			Operation of TRH w/o permit in the floodplain & AP district	Mcintosh	1800422610102400002
V-0010-23	4/24/2023			Junkyard	Hemenway	9760 Cty Rd V / 1801222607342300002
V-0014-23	6/6/2023			Structure in the wetland/shoreland/floodplain districts	D & J Mumm LLC	19765 Cty Rd ND / 1801422606054102000
V-0015-23	10/24/2023			Land division less than 40 acres without CSM	Mewhorter	13852 Lowes Creek Rd / 1801822509224409000
V-0030-20	8/24/2023			junkyard material	Leopold Schulte	S10375 CTH HHI / 180182250912202003
V-0020-23	9/8/2023			Operation of cottage industry on a RH zoned parcel	Josh Hurt	5972 Heathermoor Ln / 1802022708182202008
V-0021-23	10/24/2023			Land division less than 40 acres without CSM	John Gingerich	1800222506053100000
V-0026-23	11/3/2023			Construction without permits	Levi Miller	Cty Rd D / 1801422707133200003
V-0029-23	12/6/2023			Junkyard	Elizabeth Nelson	2510 Crescent Ave / 1802222710261400003
V-0031-23	12/6/2023			Junkyard	Justin & Dawn Greenawald	6454 Hart Rd / 1802422609151109002
V-0002-24				Farm animals (goats, pig, geese) in an RH zoning district	Daniel & Christine Redetzke	3204 Conch Ave / 1802422708303402000
V-0005-24	6/13/2024			Junkyard	Ronald Bulman	3783 North Shore Dr / 1802022709151100011
V-0007-24				Signs	Star Plaza LLC	2511 E Clairemont / 1802422709272309002
V-0009-24	6/4/2024			Fence (finished side facing in)	Andrew & Micaela Gaede	1615 Moss Rd / 1802422708223402004
V-0010-24	6/19/2024			Construction of building without permits	Jason Wudi & Adam Pecor	024 1084 08 030 / 1802422708212300003
V-0011-24	6/19/2024			Construction of buildings without permits	Nathan Siebenaler & Courtney Webster	3900 Hickory Rd / 1801822609233300002
V-0012-24	6/19/2024			Junkyard--unlicensed vehicle(s)	Cozy Acres MHP--Lot 18	4900 OLSON DR TRLR 18 / 1802022709111400002
V-0013-24	6/19/2024			Junkyard--unlicensed vehicle(s)	Cozy Acres MHP--Lot 42	4900 OLSON DR TRLR 42 / 1802022709111400002
V-0014-24	6/19/2024			Junkyard--unlicensed vehicle(s)	Cozy Acres MHP--Lot 64	4900 OLSON DR TRLR 64 / 1802022709111400002
V-0015-24	6/19/2024			Land division less than 40 acres without CSM	Huntsinger Farms Inc	1800422610060080000
V-0016-24	6/19/2024			Land division less than 40 acres without CSM	Tangley/Walker	1801222607083300000
V-0017-24				Junk	John Olinger	8550 Olson Dr / 1802022708091302002
V-0018-24				Sign	Fast Signs	3622 Mall Dr / 1802422709342402022

40 active violations around Eau Claire County as of June 19, 2024

5 currently in the citation process (notated by the red/pink color in the cells above)

**Planning and Development
May 2024**

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

Planning

Vendor	Amount	Description	Line Item#
Rod Eslinger	24.79	April Expense Reimbursement	100-15-56920-330-000
APG	108.80	Public Notice for 04.09 & 05.14	100-15-56920-321-000
WI-DNR	950.00	2020 NMM RA Annual Report	100-00-23170-000-000
Voyager	114.29	April Fuel	100-15-56920-330-000
Digicopy	2.88	Name Sign	100-15-56920-310-000
Kwik Trip-Pcard	8.00	Carwash	100-15-56920-241-000
Amazon-Pcard	229.42	Office Supplies	100-15-56920-310-000
Amazon-Pcard	79.98	Copy Paper	705-08-51451-310-381
FedEx-Pcard	40.78	Map Lamination	100-15-56920-390-000
DATCP-Pcard	12.24	Conference Registration	100-15-56920-340-000
UWEX	25.00	Conference Registration	100-15-56920-340-000
ECC Highway	72.86	April Fuel	100-15-56920-330-000
Dave Hayden	787.50	BEAD Broadband Consulting Services-March	100-15-56925-200-749
All Season Tires-Pcard	83.99	Oil Change - Equinox	100-15-56920-241-000
Survey Monkey-Pcard	468.00	Farmland Preservation Survey	100-15-56922-390-000
WU Conference Management-Pcard	25.00	Dave Hayden Conference - BEAD	100-15-56925-340-749

Resurvey

Vendor	Amount	Description	Line Item#
Menards-Pcard	118.13	Survey Supplies	100-15-51740-360-200

Emergency Management

Vendor	Amount	Description	Line Item#
5 Bugle Training & Consulting LLC	8,000.00	Hazardous Materials Commodity Flow Study	100-15-52927-200-728
Valerie Desio	57.77	EM Supplies Reimbursement	100-15-52924-390-000
Valerie Desio	52.33	Feb-Apr Mileage Reimbursement	100-15-52924-330-000

Recycling

Vendor	Amount	Description	Line Item#
Town of Wilson	150.00	March Recycling Attendant	211-15-53635-208-000
Earthbound Environmental Services	6,471.30	March Curbside	211-15-53635-201-000
First Choice Computer Recycling	574.20	2023 Dec Batteries	211-15-53636-309-745
First Choice Computer Recycling	3,412.61	April Batteries Residential Electronics	211-15-53636-309-745
GFL	46,170.42	April Curbside	211-15-53635-201-000
GFL	6,881.55	April Dropsite	211-15-53635-208-000
Perla Martinez-Beltran	400.00	Canva Translations	211-15-53635-368-000
Perla Martinez-Beltran	50.00	Canva Translations	211-15-53637-200-748
Recycling Connections	2,110.54	Kitchen Compost Pails	211-15-53635-390-749
Trash on Trucks	4,356.60	April Curbside	211-15-53635-201-000
Village of Fairchild	108.80	April Recycling Attendant	211-15-53635-208-000
Waste Management	41,985.54	April Curbside	211-15-53635-201-000
Town of Wilson	120.00	April Recycling Attendant	211-15-53635-208-000
Grand Harbor Resort-Pcard	279.04	Conference	211-15-53635-340-000
Scheels-Pcard	23.20	Scale - Office Supplies	211-15-53637-310-748
Facebook-Pcard	4.21	Advertisement	211-15-53635-368-000

Land Conservation

Vendor	Amount	Description	Line Item#
Darrell Kleven	716.00	2023 NMFE	207-15-56924-200-708
Dudley Joe Smith	500.00	2024 NMFE	207-15-56924-200-708
Jon Nicolet	625.00	2024 NMFE	207-15-56924-200-708
Kyle Wathke	141.00	2024 NMFE	207-15-56924-200-708
Kyle Wathke	444.00	2023 NMFE	207-15-56924-200-708
Priscilla Capelle Haehn	30.00	Tree Sale Refund	100-15-46810-000-701
Ronald Anderson	500.00	2024 NMFE	207-15-56924-200-708
Ronald Anderson	976.00	2023 NMFE	207-15-56924-200-708
Scott Geske	500.00	2024 NMFE	207-15-56924-200-708
Turning Point Systems Group	1,119.00	Geo Max - Rotating Laser	207-15-57410-200-000
Doug Graff	500.00	2024 NMFE	207-15-56924-200-708
Steve Carlson	352.00	2024 NMFE	207-15-56924-200-708
Andrew Odegard	82.00	2024 NMFE	207-15-56924-200-708
Derrick Westphal	292.00	2024 NMFE	207-15-56924-200-708
Douglas Krenz	472.00	2024 NMFE	207-15-56294-200-708
John Ristau	500.00	2024 NMFE	207-15-56924-200-708
Joseph Matz	976.00	2024 NMFE	207-15-56924-200-708
Russell Krenz	665.00	2024 NMFE	207-15-56924-200-708
Timothy Bluem	280.00	2024 NMFE	207-15-56924-200-708
Voyager	317.24	April Fuel	100-15-56920-330-000
DATCP-Pcard	12.24	Conference Registration	100-15-56920-340-000
Home Depot-Pcard	1,039.74	Rainbarrel Workshop Supplies	207-15-56922-340-000
Walmart-Pcard	4.97	Rainbarrel Workshop Supplies	207-15-56922-340-000
Dragonfly Gardens-Pcard	3,465.00	Native Plants	100-15-56922-829-701
Amazon-Pcard	13.89	Native Plant Sale Supplies	100-15-56922-829-701
RTK Mobile-Pcard (2)	60.00	GPS Data	100-15-56920-226-000
Menards Pcard	101.90	Tree Sale Supplies	100-15-56922-829-701
Sammys Pizza Pcard	151.40	Rainbarrel Workshop Meal	207-15-56922-340-000

Division	Totals
Planning	3,033.53
Resurvey	118.13
Emergency Management	8,110.10
Recycling	113,098.01
Land Conservation	14,836.38
Total	124,359.77